

Umatilla County

Department of Land Use Planning



AGENDA

**Umatilla County Planning Commission
Public Hearing
Thursday, November 19, 2015, 6:30 p.m.
Justice Center Media Room
Pendleton, OR**

Members of Planning Commission

Randy Randall, Chair
Gary Rhinhart, Vice-Chair
Tammie Williams
Don Wysocki
David Lee
Don Marlatt
Suni Danforth
Cecil Thorne
Tami Green

Members of Planning Staff

Tamra Mabbott, Planning Director
Carol Johnson, Senior Planner
Bob Waldher, Senior Planner
Brandon Seitz, Assistant Planner
Julie Alford, GIS
Gina Miller, Code Enforcement
Tierney Dutcher, Administrative Assistant

- 1. Call to order**
- 2. Adopt minutes** (September 24, 2015 and October 22, 2015)
- 3. Continued Hearing:**

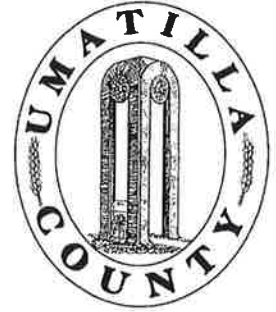
REQUEST FOR A PUBLIC HEARING FOR LAND USE DECISION REQUEST #LUD-185-15, BLUE MOUNTAIN CHRISTIAN FELLOWSHIP, applicant/property owners. During the public comment period, a "Request for a Public Hearing" was submitted on July 27, 2015. The request is to develop an 80 foot by 80 foot cemetery on church-owned property. The area of the Blue Mountain Christian Fellowship property proposed for the cemetery is located on the south side of Sunquist Road (County Road No. 512) at the northeast corner of Tax Lot #1100, in Township 6N, Range 35E, Section 21A. The situs address for this property is 52322 Sunquist Road, Milton Freewater, OR 97862. Criteria of approval are found in Umatilla County Development Code 152.059 (B), 152.617 (II).

- 4. Continued Hearing:**

CONDITIONAL USE PERMIT REQUEST #C-1248-15 AND LAND USE DECISION REQUEST #LUD-188-15 FOR WALLULA TO MCNARY 230-kV TRANSMISSION LINE, PACIFIC POWER, applicant. Planning Commission will review the Conditional Use Permit Request and Land Use Decision Request by Pacific Power to build a 230-kV transmission line from the McNary Substation near Umatilla, OR to Wallula, WA, near the Oregon/Washington border. The proposed transmission line route would pass through public and private lands and would parallel existing Bonneville Power Administration and Pacific Power transmission lines. Criteria of approval include Umatilla County Development Code 152.059, 152.617 (II)(7), and 1972 Umatilla County Zoning Ordinance 3.114, 3.116, 3.026, and 7.040.

Umatilla County

Department of Land Use Planning



DIRECTOR
TAMRA MABBOTT

LAND USE
PLANNING,
ZONING AND
PERMITTING

CODE
ENFORCEMENT

SOLID WASTE
COMMITTEE

SMOKE
MANAGEMENT

GIS AND
MAPPING

RURAL
ADDRESSING

LIAISON, NATURAL
RESOURCES &
ENVIRONMENT

MEMO

TO: Umatilla County Planning Commissioners

FROM: Bob Waldher, Senior Planner

DATE: November 10, 2015

RE: November 19, 2015 Planning Commission Hearing

The Umatilla County Planning Commission held a public hearing on Thursday, October 22, 2015. Because a quorum of Planning Commissioners was not present, the agenda items listed below were continued to Thursday, November 19, 2015. In addition to the October hearing packet, relevant information pertaining to the agenda items is also included in the August and September hearing packets, and should be reviewed prior to the hearing. Previous hearing packets can be found on the County's website at: [http://www.co.umatilla.or.us/planning/Land Use Hearings.htm](http://www.co.umatilla.or.us/planning/Land%20Use%20Hearings.htm).

Continued Agenda Items

LAND USE DECISION REQUEST #LUD-185-15, BLUE MOUNTAIN CHRISTIAN FELLOWSHIP, applicant/property owners.

CONDITIONAL USE PERMIT REQUEST #C-1248-15 AND LAND USE DECISION REQUEST #LUD-188-15 FOR WALLULA TO MCNARY 230-KV TRANSMISSION LINE, PACIFIC POWER, applicant.

PLAN MAP AMENDMENT #P-114-15, ZONE MAP AMENDMENT #Z-305-15, AND TEXT MAP AMENDMENT #T-15-060 FOR WEBB SLOUGH QUARRY, OREGON DEPARTMENT OF TRANSPORTATION (ODOT), applicant.

PLAN MAP AMENDMENT #P-115-15, ZONE MAP AMENDMENT #Z-306-15, AND TEXT MAP AMENDMENT #T-15-063 FOR WESTON MOUNTAIN QUARRY, ODOT, applicant.

Attachments

Attached for review are the following documents:

- Draft Minutes from October 22, 2015 Hearing
- Revised Site Plan and Support Information for Land Use Decision #LUD-185-15 Provided by Blue Mountain Christian Fellowship

**UMATILLA COUNTY
PLANNING COMMISSION**

DRAFT MINUTES

OCTOBER 22, 2015

DRAFT MINUTES
UMATILLA COUNTY PLANNING COMMISSION
Meeting of Thursday, October 22, 2015
6:30 p.m., Umatilla County Justice Center, Media Room
Pendleton, Oregon

** ** ** **

COMMISSIONERS

PRESENT: Don Wysocki
ABSENT: Randy Randall, Gary Rhinhart, Tammie Williams, David Lee, Cecil Thorne, Suni Danforth, Don Marlatt
STAFF: Tamra Mabbott, Bob Waldher, Gina Miller.

** ** **

NOTE: THE FOLLOWING IS A SUMMARY OF THE MEETING. A RECORDING OF THE MEETING IS AVAILABLE AT THE PLANNING DEPARTMENT OFFICE.

CALL TO ORDER:

Commissioner Wysocki called the meeting to order at 6:30 p.m. and read the opening statement.

CONTINUED HEARING:

REQUEST FOR A PUBLIC HEARING FOR LAND USE DECISION REQUEST #LUD-185-15, BLUE MOUNTAIN CHRISTIAN FELLOWSHIP, applicant/property owners. During the public comment period, a "Request for a Public Hearing" was submitted on July 27, 2015. The request is to develop an 80 foot by 80 foot cemetery on church-owned property. The area of the Blue Mountain Christian Fellowship property proposed for the cemetery is located on the south side of Sunquist Road (County Road No. 512) at the northeast corner of Tax Lot #1100, in Township 6N, Range 35E, Section 21A. The situs address for this property is 52322 Sunquist Road, Milton Freewater, OR 97802. Criteria of approval are found in Umatilla County Development Code 152.059 (B), 152.617 (II).

Commissioner Wysocki re-opened the continued hearing. Due to a lack of quorum for the Planning Commission, the hearing was continued until Thursday, November 22, 2015 at 6:30 p.m. in the Media Room of the Justice Center.

CONTINUED HEARING:

CONDITIONAL USE PERMIT REQUEST #C-1248-15 AND LAND USE DECISION REQUEST #LUD-188-15 FOR WALLULA TO MCNARY 230-kV

TRANSMISSION LINE, PACIFIC POWER, applicant. Planning commission will review the Conditional Use Permit Request and Land Use Decision Request by Pacific Power to build a 230-kV transmission line from the McNary Substation near Umatilla, OR to Wallula, WA, near the Oregon/Washington border. The proposed transmission line route would pass through public and private lands and would parallel existing Bonneville Power Administration and Pacific Power transmission lines. Criteria of approval include Umatilla County Development Code 152.059, 152.617 (II)(7), and 1972 Umatilla County Zoning Ordinance 3.114, 3.116, 3.026, and 7.040.

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NEW HEARING:

PLAN MAP AMENDMENT #P-114-15, ZONE MAP AMENDMENT #Z-305-15, AND TEXT MAP AMENDMENT #T-15-060 FOR WEBB SLOUGH QUARRY, OREGON DEPARTMENT OF TRANSPORTATION (ODOT), applicant. Planning Commission will review the request of ODOT to amend the Umatilla County Comprehensive Plan to add the existing Webb Slough quarry (listed in the Comprehensive Plan Technical Report), and the proposed quarry expansion, to the list of Goal 5 protected, significant resource aggregate sites. This amendment would expand the Aggregate Resource (AR) Overlay Zone to protect the site and to allow mining of the expanded aggregate site. The subject quarry is located on the west side of US Highway 395, at Mile Post 34.80, described as Township 3 South, Range 30½ East, Sections 12 & 13, Tax Lot 503. Standards of approval are provided in Oregon Administrative Rules (OAR) and include OAR 660-023-0180 (3), (5), & (7); OAR 660-023-040; and OAR 660-023-050.

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October 22, 2015

3

Planning Commission DRAFT Minutes

Range 35 East, Sections 24, Tax Lot 7303. Standards of approval are provided in OAR 660-023-0180 (3), (5), & (7); OAR 660-023-040; and OAR 660-023-050.

Commissioner Wysocki re-opened the continued hearing. Due to a lack of quorum for the Planning Commission, the hearing was continued until Thursday, November 22, 2015 at 6:30 p.m. in the Media Room of the Justice Center.

ADJOURNMENT:

Commissioner Wysocki adjourned the hearing at 6:35 p.m.

Respectfully submitted,

Gina Miller
Secretary

UMATILLA COUNTY PLANNING COMMISSION

November 19, 2015

CONTINUED HEARING:

REQUEST FOR A PUBLIC HEARING FOR LAND USE DECISION REQUEST #LUD-185-15, BLUE MOUNTAIN CHRISTIAN FELLOWSHIP, applicant/property owners. During the public comment period, a “Request for a Public Hearing” was submitted on July 27, 2015. The request is to develop an 80 foot by 80 foot cemetery on church-owned property. The area of the Blue Mountain Christian Fellowship property proposed for the cemetery is located on the south side of Sunquist Road (County Road No. 512) at the northeast corner of Tax Lot #1100, in Township 6N, Range 35E, Section 21A. The situs address for this property is 52322 Sunquist Road, Milton Freewater, OR 97862. Criteria of approval are found in Umatilla County Development Code 152.059 (B), 152.617 (II).

BLUE MOUNTAIN CHRISTIAN FELLOWSHIP

Paul Zehr

1747 County Road
Milton Freewater, Oregon 97862

October 13, 2015

Mr. Bob Waldher
Umatilla County Department of Land Use Planning
216 S. E. 4th Street
Pendleton, Oregon 97801

RE: Land Use Decision # LUD-185-15

Dear Bob:

Attached you will find a map showing our revised location for the proposed cemetery. After the hearing in August due to some concern as to the actual water table level, we were asked to have an inspection made at a much deeper level. We did that and the report is also attached. We were asked if we could discuss the situation more thoroughly with the neighbors to see if we could reach a better understanding.

By moving the location to the south side of our existing building the proposed cemetery is virtually invisible to all the neighbors with the exception of Adam Gregory who borders us on the south. I discussed this with Adam and his wife Jennifer. They both said they had no problem at all with the proposed cemetery location.

I personally talked with Lee Andrews and Danny Amon. They both expressed having no problem with the proposed cemetery. I also talked with Tim Brown whose property borders us on the east. We had a good talk. He expressed reservations and his preference was that we would not have a cemetery. He did however recognize our legal right and said it's our decision to make. His main concern was the water level, which the attached letter from Mr. Wysocki clearly answers. The other neighbor I talked to was Michael Watts. Again, I would say Michael was negative but I really don't expect any problems if the request is granted. From his house the cemetery would be for all practical purposes invisible.

I've attached the original landscape design that was submitted in August. It seems to me by not having a fence it would draw less attention to the cemetery than having a fence would. I would ask that that requirement would be dropped if possible. If you have any other questions you may contact me at 541-619-6173 or email to paul@smithseed.com. We would like to proceed with our request and plan on being at the next hearing on October 22. Let me know if we need further preparation or additional information to submit at the ~~hearing~~. Thank you.

hearing

Sincerely,



Paul Zehr

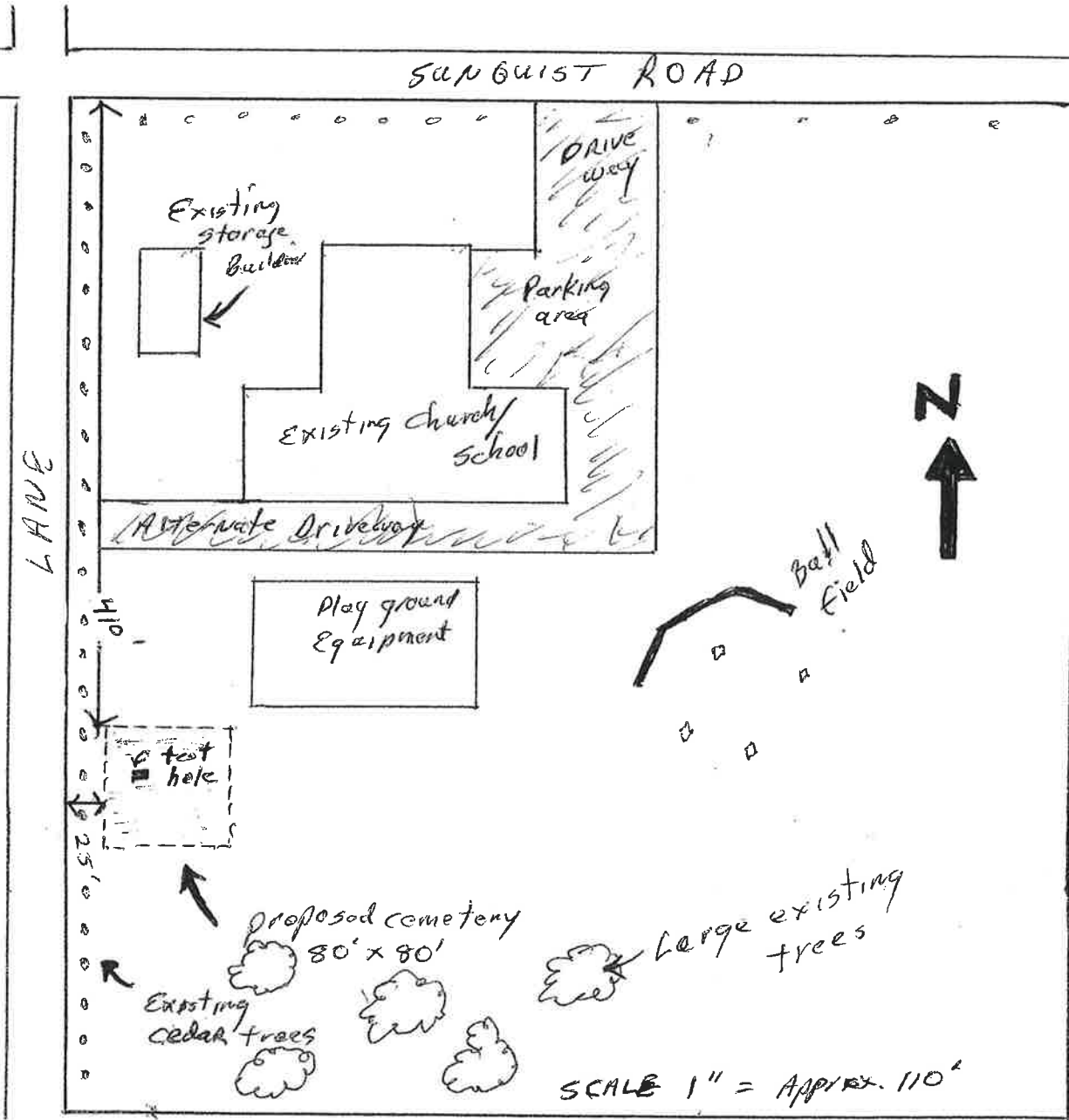
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OCT 15 2015

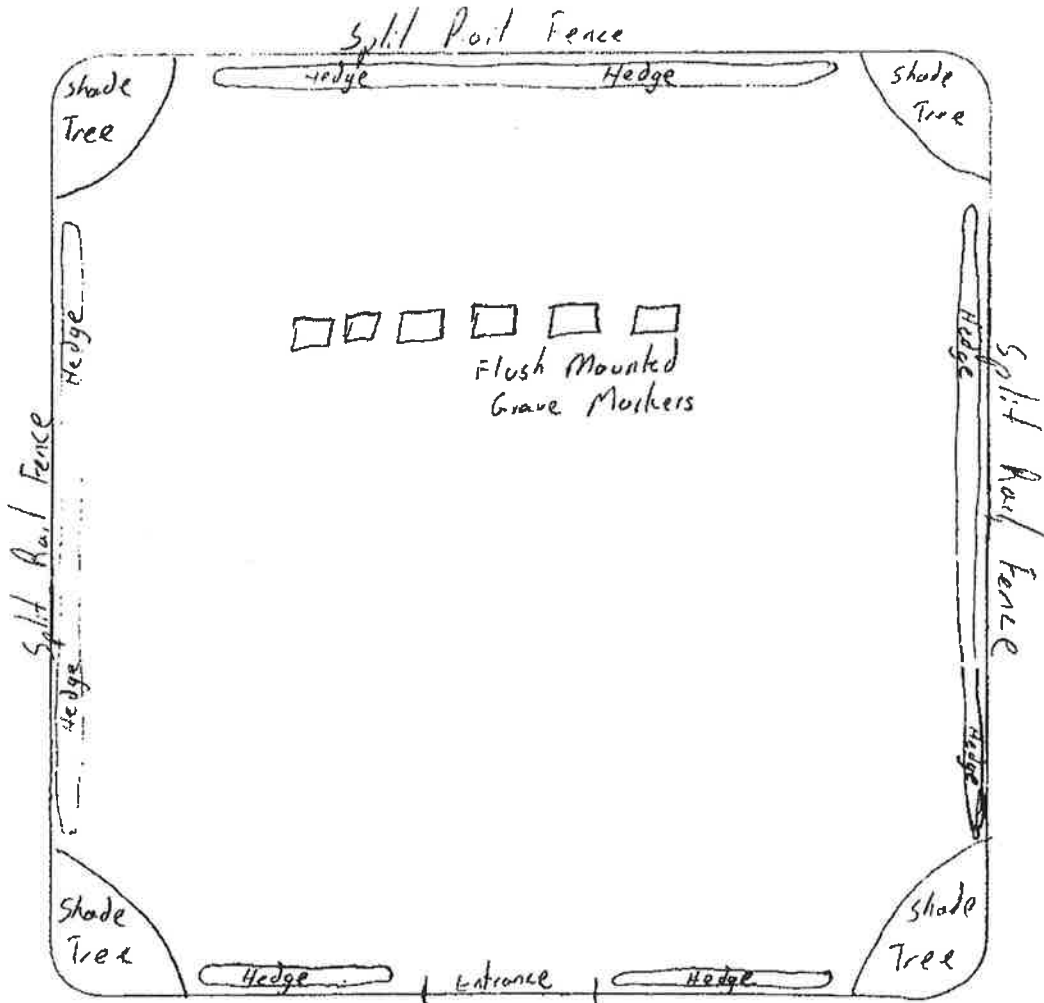
UMATILLA COUNTY
PLANNING DEPARTMENT

BLUE MOUNTAIN CHRISTIAN FELLOWSHIP
52322 SUNQUIST ROAD
MILTON FREEWATER, OREGON 97862

RE: Land use request for cemetery. #LUD-185-15
Township 6N, Range 35E, Section 21A, Tax Lot 1100



BAICF Cemetery Landscape Proposal





Extension Service Umatilla County

Oregon State University, 2411 NW Garden, Umatilla Hall PO Box 100, Pendleton, OR 97801
T 541-278-5403 | F 541-278-5436 | <http://extension.oregonstate.edu/umatilla/>

Extension Service

October 12, 2015

To whom it may concern:

On Friday, October 9, 2015 at the request of Mr. Paul Zehr, I evaluated a soil pit located in the NE 1/4 Section 21, T.6N., R.35E., Umatilla County, Oregon (address 52288 Sunquist road). The soil pit was located approximately 150 feet south of the church building and 50 feet east of the west property line at the site Mr. Zehr identified for the proposed cemetery. The pit was excavated to approximately seven feet. A detailed profile description of the soil on the north wall of the pit follows. No evidence of a water table or perched water was observed. No mottling was observed in the profile. Mottling is an indicator of fluctuating water and impeded drainage. The soil described in the pit is a typical Freewater very gravelly silt loam.

The published Umatilla County Area Soil Survey (UCASS) map page 5 shows the area is mapped as 28A Freewater gravelly silt loam, 0 to 3 percent slope. During an earlier evaluation, I physically walked the property boundaries and traversed across the property. I dug several observation holes to inspect the soil and probed numerous locations with a 3/4" diameter hand probe for visual and tactile examination. Soils in this parcel can be hand probed to a depth of 1 foot or less before refusal, because of abundant gravel or cobble in the soil. The soils on this site are a complex two soils that differ by the amount of cobble (rock > 3 inch and < 10 inch in diameter). These two soils are so intermingled on the landscape that it is impossible to separate them at the scale of mapping used in the Umatilla county survey. Areas such as these are called "complexes". The complex at this site is composed of 28A Freewater gravelly silt loam, 0 to 3 percent slope and 29A Freewater very cobbly loam, 0 to 3 percent slopes. The area is composed of approximately 35 percent 28A and 65 percent 29A.

Freewater soils are deep, somewhat excessively drained, coarse-textured soils developed from alluvium on stream terraces or floodplains. Elevation of the site is between 760 to 775 feet. The site gently slopes with fall from SE to NW. Mean annual precipitation is 12 to 16 inches, average annual air temperature is 50 to 54 degrees F, and the average frost-free period is 145 to 195 days. Freewater soils can be subject to rare periods of flooding. The local water table is likely > 10 feet.

Siting a cemetery at this location poses negligible risk to the water table or health provided current state regulations for earth interment are followed <http://www.oregon.gov/MortCem/Documents/ORSChapter692.pdf>.

Please contact me with questions.

Respectfully,

Don Wysocki
Extension Soil Scientist

Extension Service Umatilla County

Oregon State University, 2411 NW Carden, Umatilla Hall PO Box 100, Pendleton, OR 97801
T 541-278-5403 | F 541-278-5436 | <http://extension.oregonstate.edu/umatilla/>

The Freewater soil at this site is a somewhat excessively drained soil formed in gravelly alluvium mixed with loess in the upper part. The landform is a stream terrace, the slope is 0 to 2 percent.

TAXONOMIC CLASS: Sandy-skeletal, mixed, mesic Fluventic Haploxerolls

A1—0 to 8 inches; very dark grayish brown (10YR 3/2) silt loam, dark grayish brown (10YR 4/2) dry; moderate medium granular structure; slightly hard, friable, slightly sticky and slightly plastic; many fine roots; common fine tubular pores; < 15 percent gravel gradual wavy boundary. (3 to 8 inches thick)

AC—8 to 23 inches; very dark grayish brown (10YR 3/2) very gravelly sandy loam, dark grayish brown (10YR 4/2) dry; moderate medium subangular blocky structure; slightly hard, friable, slightly sticky and slightly plastic; common fine roots; common fine tubular pores; 30 percent cobble and 10 percent gravel; clear wavy boundary.

2C1—23 to 31 inches; dark brown (10YR 3/3) extremely gravelly loamy sand, dark grayish brown (10YR 4/2) dry; single grain; loose; few fine roots; 40 percent cobbles and 20 percent gravel; clear wavy boundary.

2C2—31 to 58 inches; dark brown (10 YR 3/3) extremely gravelly loamy sand, brown (10YR 5/3) dry; single grain; loose; few fine roots; 60 percent cobbles and 20 percent gravel; clear wavy boundary.

2C3—58 to 72 inches; dark brown (10 YR 3/3) extremely gravelly loamy sand, brown (10YR 5/3) dry; single grain; loose; few fine roots; 60 percent cobbles and 20 percent gravel.

UMATILLA COUNTY PLANNING COMMISSION

November 19, 2015

CONTINUED HEARING:

**CONDITIONAL USE PERMIT REQUEST #C-1248-15 AND
LAND USE DECISION REQUEST #LUD-188-15 FOR
WALLULA TO MCNARY 230-kV TRANSMISSION LINE,
PACIFIC POWER, applicant.** Planning Commission will review the Conditional Use Permit Request and Land Use Decision Request by Pacific Power to build a 230-kV transmission line from the McNary Substation near Umatilla, OR to Wallula, WA, near the Oregon/Washington border. The proposed transmission line route would pass through public and private lands and would parallel existing Bonneville Power Administration and Pacific Power transmission lines. Criteria of approval include Umatilla County Development Code 152.059, 152.617 (II)(7), and 1972 Umatilla County Zoning Ordinance 3.114, 3.116, 3.026, and 7.040.

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