

UMATILLA COUNTY BOARD OF COMMISSIONERS
Meeting of Tuesday, September 24, 2013
1:30 p.m., Room 114, County Courthouse, 216 SE 4th St
Pendleton, Oregon 97801

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COMMISSIONERS PRESENT: Larry Givens (Chairman), Bill Elfering, George Murdock
ABSENT: None.
COUNTY COUNSEL: Doug Olsen
STAFF: Richard Jennings, Tamra Mabbott, Connie Hendrickson

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

CALL TO ORDER:

New Hearing:

ZONING MAP AMENDMENT, #Z-298-13: Applicant and Property Owner, Trena Norris, proposes to change the zoning on Tax Lot #3200, Map 5N2713C, from F-1, Exclusive Farm Use Zone, to R-1A, Two acre Residential Zone. The Norris property is located at 28428 Hwy 730, Umatilla, OR, south of State Highway 730 approximately 1.5 miles west of the city limits of Umatilla. The property is located within the Urban Growth Boundary (UGB) of the City of Umatilla. Lands within the UGB are jointly managed by the city and county according to the Joint Management Agreement (JMA). The JMA summarizes the process for action on Amendments and defines the County as the lead in processing Amendment requests within the UGB. In addition to the JMA, lands within the UGB are subject to the City Comprehensive Plan, County Zoning, and Statewide Planning Goals 1, 2, 5, 6, 11, 12 & 14.

Chairman Givens called the meeting to order at 1:33. He read the Opening Statement and identified the hearing as Zone Map Amendment #Z-298-13. There were no abstentions, biases, conflict of interest, objection to jurisdiction or declaration of ex parte contact.

Staff Report:

Planning Director Tamra Mabbott stated that she was presenting the staff report for Senior Planner Carol Johnson who was the original planner on the application. She referred to a map on the wall which delineated the property to be rezoned.

Mrs. Norris met with Mrs. Mabbott several months ago to discuss her options for rezoning the property. She owns two homes on the 12.5 acre parcel and due to a family hardship requested to rezone the property so it could be divided and sold. The Planning Commission recommended approval to the Board of Commissioners for this rezone at the August 22nd hearing. A land division application was approved for this parcel at the same

time. Mrs. Mabbott said the findings of facts were contained in the packets received by the Commissioners which included the applicable criteria and the statewide planning goals.

Mrs. Mabbott said there were a few areas in the county where the land owners at the time of the planning and zoning in the 1980's requested that their property remain in a farm zone. The Norris property is zoned F-1 and the properties bordering hers to the east and the west are zoned R-1A. The City of Umatilla is supportive of this rezone because it would correct the conflict in zoning under their comprehensive plan.

Chairman Givens questioned why land owners would want to keep their property in a farm zone when everything around it was zoned residential. Mrs. Mabbott responded that land in an EFU (Exclusive Farm Use) zone, which includes the F-1 zone, automatically qualified for farm deferral for tax purposes.

There were no proponents or opponents present at the hearing. Chairman Givens asked if there had been any comments from public agencies and Mrs. Mabbott said that Bev Bridgewater from the West Extension Irrigation District had asked for conditions of approval for the application and would sign the final plat when those conditions were met. There was no rebuttal or request for continuance or for keeping the record open.

Commissioner Elfering moved that Exhibits 1 through 6 be accepted and entered into the record. It was seconded by Commissioner Murdock and passed unanimously. Chairman Givens closed the hearing so they could begin deliberations.

Commissioner Murdock made the following motion "in the matter of amending the Zoning Map from Exclusive Farm Use to Residential for Trena Norris I move that we adopt Board Ordinance No. 2013-09". It was seconded by Commissioner Elfering and passed unanimously.

Commissioner Murdock moved that the findings be adopted; it was seconded by Commissioner Elfering. It passed unanimously.

Chairman Givens adjourned the hearing at 1:48 p.m.

Respectfully submitted,

Connie Hendrickson
Administrative Assistant

Adopted by the Board of Commissioners on October 16, 2013