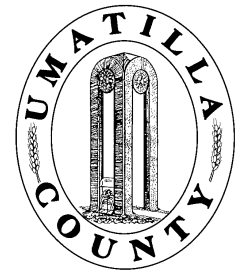


Umatilla County

Department of Land Use Planning



AGENDA

**Umatilla County Planning Commission Public Hearing
Thursday, February 28, 2019, 6:30 p.m.
Justice Center Media Room, Pendleton, Oregon**

Planning Commission

Suni Danforth, Chair
Gary Rhinhart, Vice-Chair
Tammie Williams
Don Wysocki
Tami Green

Cecil Thorne
Hoot Royer
Molly Tucker Hasenbank
Jon Salter

Planning Staff

Bob Waldher, Planning Director
Carol Johnson, Senior Planner
Elizabeth Ridley, Planner/ GIS
Gina Miller, Code Enforcement Coordinator
Tierney Dutcher, Administrative Assistant

1. Call to Order

2. Continued Hearing:

COUNTY TEXT AMENDMENT #T-19-078, PLAN AMENDMENT #P-122-19, & ZONING MAP AMENDMENT #Z-313-19, to Co-adopt City of Stanfield Urban Growth Boundary (UGB) Adjustment. The City of Stanfield requests the County co-adopt a proposed change to the city's UGB that would remove 110 acres of industrial land and 28 acres of open space from within the UGB and replace it with 110 acres of land to be rezoned from Exclusive Farm Use (EFU) to City Industrial, and annexed into the City. The criteria of approval are found in Umatilla County Development Code 152.750-152.755 and the Joint Management Agreement between the City and County.

3. New Hearing:

PLAN AMENDMENT #P-123-19, to amend the Exception for Local Access Improvements set forth in Umatilla County Ordinance 2003-09, which Ordinance is a part of the County's Transportation System Plan. The applicant, TA Operating, LLC, requests to amend County Ordinance 2003-09 and the Umatilla County Transportation System Plan, consistent with the Land Use Board of Appeals' opinion in Space Age Fuel. The proposed amendment addresses concerns found in Express and Space Age Fuels v. Umatilla County, 54 Or LUBA 571,597 (2007) and Space Age Fuel, Inc. v. Umatilla County, 72 Or LUBA 92, 100-01 (2015). The criteria of approval for amendments are found in Umatilla County Development Code 152.750-152.755.

4. New Hearing:

UMATILLA COUNTY DEVELOPMENT CODE UPDATES, #T-19-079.

A summary of the updates includes the following:

(see reverse)

1. Update Chapter Title UCDC Section 152.001
2. Update and Add to Definition Section 152.003
3. Clarify Statutory Provision Chapter Citing Section 152.004
4. Clarify Fence Section 152.019
5. Add Barnhart IAMP to Section 152.019
6. Update Dimensional Standards Section 152.119
7. Clarify Rural Residential Limitations for poultry Sections 152.133 (B), 152.158 (B), 152.163 (B) and 152.338 (B)
8. Update Rural Residential Height Limitations Sections 152.134 (C) (2), 152.159 (C) (2), 152.164 (C) (2) and 152.339 (C) (2)
9. Update Residential Forest zones Sections 152.171, 152.216 and 152.231
10. Update AR Overlay Zone 152.486
11. Clarify Subdivision and Land Partition Replats Section 152.695
12. Clarify Classification of Land Division Types Section 152.643
13. Update Required Survey Section 152.644
14. Update Delegation of Authority for Land Divisions, Section 152.645
15. Update Land Division Types Section 152.646
16. Update Property Line Adjustment Procedure Section 152.724
17. Update Temporary Hardship Homes Section 152.576
18. Update Churches Conditional Use Section 152.617 (K)
19. Renumber Road Standard Section 152.648
20. Remove Duplicate Variance Section in UCDC 152.651
21. Clarify Language for the Type I Land Division Section 152.665
22. Clarify Type I Land Division Tentative Plan Contents Section 152.666
23. Clarify Type I Land Division Approval Section 152.667
24. Clarify Type I Land Division Hearing Section UCDC 152.668
25. Update Type I Land Division Final Plat Section 152.699
26. Update Type II Land Division Standards Section 152.684
27. Update Type II Land Division Final Plat Section 152.686
28. Update Property Line Adjustment Standards Section 152.722
29. Update Property Line Adjustment Procedures upon Approval Section 152.724
30. Remove unused Type VI Land Division Sections 152.725 – 152.739
31. Relocate Corrections and Amendments to Plats to Section 152.725

5. Adjournment