

**UMATILLA COUNTY PLANNING COMMISSION**  
**Meeting of Thursday, September 25, 2014**  
**6:30 p.m., Umatilla County Justice Center, Media Room**  
**Pendleton, Oregon**

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**COMMISSIONERS**

**PRESENT:** Randy Randall, (Chair), Gary Rhinhart, (Vice Chair), John Standley, Tammie Williams, Don Wysocki, David Lee, Don Marlatt, Suni Danforth, Cecil Thorne.

**ABSENT:** None.

**STAFF:** Tamra Mabbott, Shane Finck, Connie Hendrickson.

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**CALL TO ORDER:**

Chairman Randall called the meeting to order at 6:30.

**APPROVAL OF MINUTES:**

Commissioner Standley made a motion to approve the minutes from the August 28, 2014 hearing as presented. Commissioner Rhinhart seconded the motion and it passed unanimously.

Chairman Randall asked if there were any objections to waiving the reading of the opening statement, there were none.

**NEW HEARING:**

Chairman Randall opened the hearing for land use application #P-112-14 submitted by the City of Hermiston and called for the staff report.

**STAFF REPORT:**

Mrs. Mabbott introduced Clint Spencer, Planner for the City of Hermiston, and told the Commissioners this land use matter for the EOTEC (Eastern Oregon Trade and Event Center) site had already been adopted by the City of Hermiston. The city acquired the property in order to get access from Airport Road to the EOTEC site. They are rezoning it from Urbanizable F1 to Urban Commercial.

Mr. Spencer said the city needed to rezone the property to a commercial designation before annexing it because the current zoning is Urbanizable F1 which is a farm zone. The city of Hermiston doesn't have a corresponding zone so bringing it into the city limits with an F1 zone would put it out of compliance with their zoning ordinance. The final step in this process is the co-adoption by the County pursuant to the Joint Management Agreement so the annexation process can be completed. Commissioner

Standley asked if the Planning Commission for the City of Hermiston had any problems with this application and Mr. Spencer answered that they did not.

Mr. Spencer added that a great deal of background research had been done prior to putting the fairgrounds overlay in place for the EOTEC site. A traffic engineering firm had done an analysis for possible traffic impacts and an event management plan was drawn up for events that would generate more than 1000 trips per hour.

Commissioner Thorne asked if the ingress and egress to the site would be mainly through Airport Road and Mr. Spencer said there would be a street that connects to Airport Road and there will be second driveway fire and emergency access.

Chairman Randall closed the hearing. Commissioner Williams made a motion approve Plan Amendment #P-122-14 to co-adopt the Plan Map Amendment submitted by the City of Hermiston. Commissioner Standley seconded the motion and it passed unanimously.

#### **NEW HEARING:**

Chairman Randall opened second hearing Text Amendment #T-14-057 for co-adoption for the City of Hermiston Transportation System Plan.

#### **STAFF REPORT:**

Mrs. Mabbott reported the county was required to co-adopt city transportation system plans because when the county does a review of properties that are outside the city but in the urban growth boundary, there must be a plan to follow. She referred to the maps showing the urban growth boundary and described the different areas. She referred to a map and indicated the county is responsible for the permitting in the urbanizable areas that are zoned F1, FU10 and F2.

The first transportation plan for the City of Hermiston was developed in 1997 and amended in 1999, 2000 and 2003. The recent updates to the plan in 2013 include traffic volumes reflecting current traffic, a capital improvement project list and the increased list of intersections that have been studied. Before co-adopting the most recent amendment the older amendments have to be adopted first.

Mr. Spencer reported that the older documents from 2003 and earlier established the road standards and classification plan and contained project lists. In between 2003 and 2014 more projects have been added to the lists. The city is now prioritizing and coming up with new cost estimates. Not many of the projects will impact the county. One of the projects on the list is to add lanes to Punkin Center and Hwy 395. They will also be adding signal lights on 11<sup>th</sup> Street.

Commissioner Wysocki mentioned the location of the OSU experiment station and said there are industrial areas along Feedville Road. He asked if their plans would have any effect on the experiment station in the future. Mrs. Mabbott stated that the experiment

station had been annexed into the city. Mr. Spencer reported it is located in the city's Open Space zone that specifically allows agricultural experiment uses.

Chairman Randall closed the hearing. Commissioner Standley made a motion to make a recommendation to the Board of Commissioners to accept Text Amendment #T-14-057 to co-adopt the City of Hermiston's Transportation System Plan. Commissioner Lee seconded the motion and it passed unanimously.

**OTHER BUSINESS:**

Mrs. Mabbott told the Commissioners that the decision they approved and that was approved by the Board of Commissioners for the East End Rod & Gun Club had been appealed to the Land Use Board of Appeals (LUBA) as did the decision for A & B Asphalt. The date to hear arguments has not yet been set. There was discussion about the process for LUBA appeals.

There was discussion about the ongoing disagreement between the City of Umatilla and the Port of Umatilla over the zoning of some property. Mrs. Mabbott stated that was the reason the County spends a lot of time making sure their maps are correct.

Chairman Randall adjourned the meeting at 7:02 p.m.

Respectfully submitted,



Connie Hendrickson  
Administrative Assistant

*(Adopted by the Planning Commission 10/23/14)*