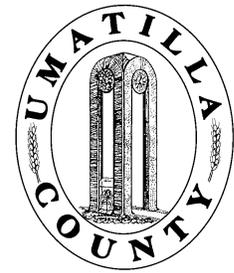


# Umatilla County

Department of Land Use Planning



## AGENDA

**Umatilla County Planning Commission Public Hearing**  
**Thursday, May 24, 2018, 6:30 p.m.**  
**Justice Center Media Room, Pendleton, OR**

### Planning Commission

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

Tami Green  
Cecil Thorne  
Hoot Royer  
Molly Tucker Hasenbank

### Planning Staff

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

1. **Call to Order**
2. **Adopt Minutes (Thursday, March 22, 2018)**
3. **New Hearing:**

**CONDITIONAL USE PERMIT #C-1301-18 – CENTRAL WASHINGTON ASPHALT, INC., APPLICANT, JAMES SPENCE PROPERTIES, INC., OWNERS.**

The applicant requests an amendment of one of the conditions of approval in Conditional Use Permit #C-333 (1984) and implied limitation in Conditional Use Permit #C-479 (1987) to change the hours of operation. Current hours of operation are limited to daylight hours. The modification would change the condition to the following:

*“[H]ours of operation will be day-light hours only, except for those projects for which road work is required by contracting governmental entities to occur during dark periods between sunset (nautical dusk) to dawn. Those governmental projects may occur during night-time (nautical dusk to dawn) hours. In no case shall basting or crushing occur except during day-light hours.”*

The asphalt batch plant related to this request is located on a portion of property described as Township 5N, Range 36E, Section 07; Tax Lot #200. The subject property is zoned Exclusive Farm Use (EFU) with Aggregate Resource (AR) overlay, and is located off Walla Walla River Road, east of City of Milton-Freewater. The uses on the subject property, including the asphalt plant, are existing and not new uses.

The applicable criteria of approval for modifying Conditional Uses and Land Use Decisions are found in Umatilla County Development Code (UCDC) Sections 152.611. Criteria of approval for Asphalt Plants are found in UCDC Section 152.617(I)(A).

4. **Adjournment**