

This meeting of the Wallowa County Planning Commission convened at 7:00 p.m. on Tuesday, June 26, 2012, with the following present:

MEMBERS: Ken Wick
Ramona Phillips
Scott Lathrop
Benjamin Curry
Ron Lathrop - via Telephone

STAFF: Harold Black, Planning Director
Chrystal Allen, Permit Tech

OTHERS PRESENT:

Verna Limbaugh
Enterprise Resident

Brandon Powers
Enterprise Resident

KEN WICK, CHAIRMAN: [Introduced members and staff and read agenda.]

[Please note that draft and adopted findings, staff reports, written testimony, and the official Planning Commission meeting audio record are available for review and/or purchase in the Planning Department.]

Public Hearing Procedure

Ladies and Gentlemen, I call the regular June 26, 2012 hearing session of the Wallowa County Planning Commission to order. My name is Ken Wick, and I am the Chairman of the Planning Commission for Wallowa County, Oregon. The members of the Planning Commission are appointed by the Wallowa County Board of Commissioners and we all serve as volunteers. Now I would like to introduce the current members of the Commission who are present tonight, and the staff of the Planning Commission, who have prepared the materials we will consider. (Does introductions of members and staff).

We conduct two types of hearings, legislative and quasi-judicial. Legislative hearings involve the making of rules, either new ones or revisions to existing rules. In these cases we recommend our conclusions to your elected lawmakers, the County Commissioners, who always take the final action on legislative issues. Oregon law requires that persons who attend a land-use hearing be advised of certain rights and duties before the quasi-judicial hearing begins. We must tell you about approval criteria, the raise-it-or-waive-it rule, and the right to have the record left open. First approval criteria: the law requires the County to list the applicable County and State zoning criteria. A County Planner will do so in a few minutes. The law requires us to identify those standards which an applicant must satisfy in order for the County to approve an application. Each of the standards must be supported by substantial evidence in the record. Make sure to direct your testimony, claims, or evidence toward the criteria stated by the Planner or any other criteria which you believe applies to the application. Second, the raise-it-or-waive-it-rule. The law says that any issue which might be raised in an appeal of the decision after this hearing must be raised before the record of this hearing is closed. If you do

not raise the issue before the record is closed, you cannot raise the issue on appeal. You must identify the issue clearly enough so that the County and all parties have an opportunity to respond to the issue. Third, the right to have the record remain open. The law grants the participant the right upon proper request to have the record of the hearing remain open for at least seven days. The request must be made before the conclusion of this hearing. The participant is the applicant or anyone who has submitted written or oral testimony regarding the application. The request may be made at any time during the initial hearing, but must be made prior to the time the Planning Commission Chair announces that the hearing is closed. Once the hearing is closed, there is no longer a legal right to have the record remain open for additional evidence.

Limbaugh CUP#12-03

Harold Black presents the Limbaugh CUP#12-03 Staff Report dated June 14, 2012 and attachments.

Vera Limbaugh states her name and address for the record and explains that her mother is quite ill and needs onsite care. Limbaugh states that she has sold her house in town and is currently living in her mother's basement. Limbaugh explains the proposed location for the new structure was chosen because of the existing level ground area and further explains that a previous home site approval allowed them to install a septic system.

Testimony

No oral or written testimony presented.

Benjamin Curry moves to close the public portion of the hearing.

Scott Lathrop seconds the motion. [**Motion passes 5-0-0**]

The **Planning Commission** discuss the proposed hardship dwelling and agree that this application meets the requirements for approval.

Benjamin Curry moves to approve this application as presented.

Scott lathrop seconds the motion. [**Motion passes 5-0-0**]

Minutes

Ramona Phillips moves to approve the May 29, 2012 minutes as written.

Scott Lathrop seconds the motion. [**Motion passes 4-0-0**]

There being no further business before the commission, the meeting was, on motion duly made and seconded, adjourned at 7:30 p.m.

Chrystal Allen
Permit Technician

Date