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UMATILLA COUNTY RECORDS

THE BOARD OF COMMISSIONERS OF UMATILLA COUNTY

STATE OF OREGON

In the Matter of Amending)	
Umatilla County Development)	ORDINANCE NO. 2025-09
Code to Add Conditional Use to)	
Home Occupation to Host)	
Commercial Gatherings and)	
Weddings in EFU Zone)	

WHEREAS the Board of Commissioners has ordained Ordinance No. 83-04, adopting the County Land Development Ordinance, codified in Chapter 152 of the Umatilla County Code of Ordinances;

WHEREAS an application was received to propose text changes to the development code to allow a resident to host commercial gatherings and weddings as Home Occupations in the Exclusive Farm Use Zone, #T-094-24. The amendment would create a conditional use permit path and criteria for establishing commercial gatherings and weddings as a Home Occupation in the zone.

WHEREAS the Umatilla County Planning Commission held a public hearing regarding the proposed amendments on February 23, 2025, and forwarded the proposed amendments to the Board of Commissioners with a recommendation for adoption;

WHEREAS the Board of Commissions held a public hearing on March 12, 2025, to consider the proposed amendments, and voted to approve the amendments to the Land Development Ordinance, and adopted Ordinance No. 2025-03;

WHEREAS on April 14, 2025, a Notice of Intent to Appeal was filed by 1000 Friends of Oregon with the Land Use Board of Appeals, LUBA Nos. 2025-028 and 2025-029;

WHEREAS motions to intervene in the land use appeal were filed by Jim Whitney and by Central Oregon LandWatch;

WHEREAS on May 1, 2025, Umatilla County filed with Land Use Board of Appeals a Notice of Withdrawal for Reconsideration;

WHEREAS the applicant requested Umatilla County to reconsider the previously adopted text amendment, with revised standards of review;

WHEREAS the Board of Commissions held a public hearing on June 18, 2025, to consider the revised amendments, and voted to approve the amendments to the Land Development Ordinance.

NOW, THEREFORE the Board of Commissioners of Umatilla County ordains the adoption of the following amendments to the County Land Development Ordinance, codified in Chapter 152 of the Umatilla County Code of Ordinances, to amend as follows (Strikethrough text is deleted; Underlined/Italicized text is added):

**§ 152.617 STANDARDS FOR REVIEW:
CONDITIONAL USES AND LAND USE
DECISIONS ON EFU AND GF ZONED
LANDS.**

(H) Home Occupations/Cottage Industry.

(a) Standards

(1) The home occupation/cottage industry shall be secondary to the main use of the property as a residence and shall be operated by the resident or employee of a resident of the property on which the business is located;

(2) The home occupation/cottage industry must be operated completely within the dwelling or in other buildings normally associated with uses permitted within the zone in which the property is located;

(3) The home occupation/cottage industry shall not interfere with other uses permitted in the zone in which the property is located;

(4) There shall be no more than five people employed, including both full and part time employees;

(5) No structural alterations shall be allowed to accommodate the home occupation/cottage industry except when

otherwise required by law, and then only after the plans for such alterations have been reviewed and approved.

(6) No materials or mechanical equipment shall be used which will be detrimental to the residential use of the property or adjoining residences because of vibration, noise, dust, smoke, odor, interference with radio or television reception, or other factors;

(7) Retail sales shall be limited or accessory to a service;

(8) Outside storage of materials, equipment or products related to the home occupation/cottage industry shall not be allowed;

(9) There shall be no display other than a Type 2 sign that will indicate from the exterior that the building is used in whole or part for any purpose other than a dwelling;

(10) A home occupation/cottage industry approved under this division shall be reviewed after one year for compliance with the above conditions and each subsequent year that the home occupation/cottage industry exists.

(11) The existence of a home occupation/cottage industry shall not be used as justification for any future zone change.

(12) No materials or commodities shall be delivered to or from the property which are of such bulk or quantity as to require delivery by a commercial vehicle or the parking of customer vehicles in a manner of frequency as to cause unreasonable disturbance or unreasonable inconvenience to nearby residents or so as to necessitate on-street parking;

(13) Customers visiting the home occupation/cottage industry must use an approved off-street parking area. No more than 10 vehicles from customers/visitors of the home occupation/cottage industry can be present at any given time on the subject parcel. All off-street parking must be provided on the subject parcel where the home occupation/cottage industry is operated. Parking on public roads or easements must not occur at any time.

(14) A property line adjustment may not be approved where the adjustment would separate a home occupation from the dwelling on the parcel.

(b) Home Occupation to Host Commercial Gatherings and Weddings in the Exclusive Farm Use Zone

(1) This section is not intended to apply to events hosted at such public gathering places as churches, community centers, grange halls, or schools, or similar structures; or to events

hosted by non-profit organizations for charitable purposes. Nor is this section intended to apply to events covered by the State's Mass Gathering Statute (ORS 433.735 - 433.770). An activity carried on in conjunction with a marijuana crop is prohibited.

(2) The home occupation shall be operated substantially within the dwelling or in other buildings normally associated with uses permitted within the zone in which the property is located.

(3) The home occupation shall not interfere with other uses permitted in the zone in which the property is located;

(4) A home occupation shall be operated by a resident or employee of a resident of the property on which the business is located, and shall employ no more than five full-time or part-time persons;

(5) No structural alterations shall be allowed to accommodate the home occupation/cottage industry except when otherwise required by law, and then only after the plans for such alterations have been reviewed and approved.

(6) No materials or mechanical equipment shall be used which will be detrimental to the residential use of the property or adjoining residences because of vibration, noise, dust, smoke, odor, interference with radio or television reception, or other factors.

(7) Retail sales shall be limited or accessory to a service;

(8) Outside storage of materials, equipment or products related to the home occupation/cottage industry shall not be allowed;

(9) There shall be no display other than a Type 2 sign that will indicate from the exterior that the building is used in whole or part for any purpose other than a dwelling;

(10) A home occupation/cottage industry approved under this division shall be reviewed after one year for compliance with the above conditions and each subsequent year that the home occupation/cottage industry exists;

(11) The existence of a home occupation/cottage industry shall not be used as justification for any future zone change.

(12) No materials or commodities shall be delivered to or from the property which are of such bulk or quantity as to require delivery by a commercial vehicle or the parking of customer vehicles in a manner of frequency as to cause unreasonable disturbance or unreasonable inconvenience to nearby residents or so as to necessitate on-street parking;

(13) All off-street parking must be provided on the subject parcel where the home occupation/cottage industry is operated. Parking on public roads or easements must not occur at any time.

(14) A property line adjustment may not be approved where the adjustment would separate a home occupation from the dwelling on the parcel.

(15) Uses provided in OAR 660-033-0120 may only be approved as Home Occupation if:

- (a) The scale and intensity of the use is no more intensive than the limitations and conditions otherwise specified for the use in OAR 660-033-0120, and
- (b) The use is accessory, incidental and subordinate to the primary residential use of a dwelling on the property.

FURTHER by unanimous vote of those present, the Board of Commissioners deems this Ordinance necessary for the immediate preservation of public peace, health, and safety; therefore, it is adjudged and decreed that an emergency does exist in the case of this Ordinance and it shall be in full force and effect from and after its adoption.

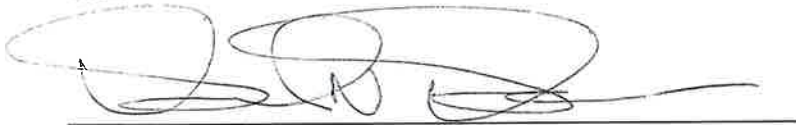
FURTHER this ordinance supersedes and replaces Ordinance No. 2025-03, *ab initio*.

DATED this 18th day of June, 2025.

UMATILLA COUNTY BOARD OF COMMISSIONERS



Celinda A. Timmons, Chair




Daniel N. Dorran, Commissioner



John M. Shafer, Commissioner



ATTEST:
OFFICE OF COUNTY RECORDS



Records Officer

