

WALLOWA COUNTY PLANNING DEPARTMENT
WALLOWA COUNTY COURTHOUSE
101 S. RIVER ST. Rm. #105
ENTERPRISE, OR 97828
541-426-7770

Public Notice

Notice is hereby given of a public hearing to be held by the Wallowa County Planning Commission on **Tuesday, January 30, 2024**, at 7:00 pm in the Courtroom, 2nd floor of the Wallowa County Courthouse.

FINDINGS AMD#23-03 EW TRUST - NAKATO – Submitted by Shin Nakato on behalf of EW Trust. The proposal would change the zoning on approximately 24.4 acres of property described as Township 1 North, Range 42 East, Section 3, Tax lot 1401 currently zoned a combination of Industrial (M-1) and Exclusive Farm Use (EFU). If approved, the approximately 24.4 acres of zone M-1 would be rezoned to Rural Service (RS) and the Wallow County Comprehensive Land Use Plan and associated zoning maps would be revised.

CUP#23-05 SUTO – Submitted by John and Billie Suto. The proposed Conditional Use Permit is a request for a Home-based Occupation in the form of a Bed and Breakfast. The property in question is described as Township 02 South, Range 44E, Section 9, and Tax Lot 102 in the Existing Lot (EL-1) zone. It is more commonly known as 81814 Reavis Lane, Enterprise, Oregon 97828 and consists of approximately 5.93 acres.

APP#23-01 OF ZP#23-13 DOLLAR GENERAL – Submitted by Sweyn and Beckijo Wall; Eric Cederstam; Kelly and Connie Guentert; Kerry Johnson; Karin Nix; and Bill Smergut. Seeks the appeal of ZP#23-13 approving the establishment of a Dollar General Store. The property in question is described as Township 01 North, Range 42E, Section 11, and Tax Lot 1300 in the City of Wallowa Commercial/Industrial Urban Growth Area (WUGA CI) zone. It is more commonly known as 70970 Frontage Rd, Wallowa, Oregon 97885 and consists of approximately 2.34 acres.

APP#23-02 OF LLA#23-01 BURNS-DUBY/DOLLAR GENERAL – Submitted by Sweyn and Beckijo Wall; Eric Cederstam; Kelly and Connie Guentert; Kerry Johnson; Karin Nix; and Bill Smergut. Seeks the appeal of LLA#23-01 adjusting a parcel boundary within the City of Wallowa's Urban Growth Area. The properties in question are described as Township 01 North, Range 42E, Section 11, Tax Lots 1300 and 300. Tax Lot 1300 is in the City of Wallowa Commercial/Industrial Urban Growth Area (WUGA CI) zone and Tax Lot 300 is zoned both WUGA CI and WUGA Residential. They are more commonly known as 70970 and 70972 Frontage Rd, Wallowa, Oregon 97885.

The February 2024 Planning Commission meeting is scheduled for Tuesday the 27th.

These matters will be reviewed for conformance to the WCCLUP and all relevant WCLDO Articles, and any other applicable goal, regulation or ordinance of Wallowa County or the State of Oregon. All applications and draft staff reports may be reviewed in the Planning Dept. Monday – Thursday from 7:00 am to 5:00 pm. Written comments must be received by the Wallowa County Planning Department – 101 S River St. Room 105, Enterprise OR 97828 – by 3:00 pm on **Tuesday, January 30, 2024**. Oral comments may be given at the time of the hearing, which is open to the public. Failure of an issue to be raised in a hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the board based on that issue.

For persons with disabilities that wish to attend, please call at least 24 hours before the meeting so accommodation may be made.

As the Wallowa County website is in transition, please contact the Planning Department for information on how to access this meeting remotely.

Jim Nave, Chair
Wallowa County Planning Commission