



# MALHEUR COUNTY PLANNING DEPARTMENT

251 B Street West, #12 Vale, Oregon 97918

Phone (541)473-5185

TO : Malheur County Planning Commission

FROM: Carol Parker, Planning Director

Date : January 14, 2025

Subject: Revisions to Malheur County Development Code

Please find attached a copy of the revisions to the Malheur County Development Code, which is scheduled for your February 27, 2025 public hearing. This public hearing is for the Planning Commission to recommend a decision to the County Court on March 19, 2025 and April 2, 2025.

The revised language and/or new language in the following Development Code Sections 6-1, 6-3, 6-4, 6-5, 6-6, 6-11, 6-12, 7-1, 7-3, and 7-9 and pursuant to ORS 215 and OAR 660.

The language/words highlighted in "yellow" is new; whereas the language/words in "red" are to be deleted/removed.

Throughout the development code the language in yellow has been added to adequately state, which county department, state agency and/or federal agency is to be contacted and responses required for submitted land use applications (prior to, or after a decision is rendered).

Specific sections where definitions were listed, have been removed and added to Section 6-1-3 (Definitions) and numbered for easier location of definitions for your review. The only section with definitions remaining in place are those for the Ontario UGA.

PAGE	SECTION	DESCRIPTION OF REVISION
1-28	6-1-3	New and revised definitions
34	6-3A-1	Added Minimum acres for resource zones
35 - 39	6-3A-2	Added new permitted uses to resource zones (6a, 6b, 6c, 6d, 7, 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, and 36
40 - 45	6-3A-3	E(4, i), Q, S, T, U, W, X and Y
49 - 51	6-3C-2	6-3C-2 and E (Accessory Dwelling Unit),

52 - 53	6-3C-3	N, O(1), and P
55	6-3D-3	C and D
69	6-3F-3	M
92 - 93	6-3L-3	Removed special definitions to Definition section of code
96 - 97	6-3M-2	Removed special definitions to Definition section of code
102 - 103	6-3N-2	Removed special definitions to Definition section of code
116	6-4-12	Added new section on Solar Power Generation Facility
119	6-4-5	New language for clear vision areas
125 - 129	6-4-12	New section for Solar Power Generation Facility
129 - 135	6-5-1	Revised Site design review to be an application not an overlay
134 - 142	6-6-5	Revised conditional use applications
143	6-6-8-3	Revised Temporary MF or RV language
146-148	6-6-8-5	B(2, 3,9)
151-155	6-6-8-7	10 , 12, A(1,vi), D(1,2), F
178	6-11-12	B,C
179	6-12-1	Revised A
179	6-12-2	A
180 - 181	6-12-3	A, B, D
182	6-12-3	A, B
182	6-12-4	B

185 - 190	7-1-5	Removed special definitions to Definition section of code
194	7-3-4	B(2)
234	7-9-7	A(1, 2)
235	7-9-10	Added language to notice