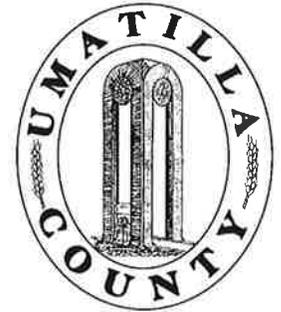


Umatilla County

Department of Land Use Planning



AGENDA

Umatilla County Planning Commission

Public Hearing

Thursday, March 26, 2015, 6:30 p.m.

Stafford Hansell Government Center

Hermiston, OR

Members of Planning Commission

Randy Randall, Chair

Gary Rhinhart, Vice-Chair

John Standley

Tammie Williams

Don Wysocki

David Lee

Don Marlatt

Suni Danforth

Cecil Thorne

Members of Planning Staff

Tamra Mabbott, Planning Director

Carol Johnson, Senior Planner

Shane Finck, Planner

1. Call to Order

2. New Hearing:

TYPE III LAND DIVISION, REPLAT REQUEST, #LD-2N-191-15; Wells Surveying, Applicant, Mary A Amundson, Property Owner. The applicant requests approval of a replat of Lots 9, 10, 11, 12, 24, 25, 26, 27, 28, 29, 30 and the north half of Lots 6 and 7, of Block 5, in the Plat of the Town of Doris, now Rieth, Recorded in Book 5, Page 9, and also identified as Tax Lots 700 and 802 on Assessor's Map 2N3207CC, together with a portion of George Street previously vacated by Board Order No. RD2017-27. The applicant's replat proposal combines a number of small platted subdivision lots into one lot, Lot 1, of the Amundson Replat. The property is located in Rieth, west of City of Pendleton. The Replat approval standards are in Umatilla County Development Code Section 152.697 (C).

3. Other business:

Presentation on the North Hwy 395 Economic Development Project by Consultant Eric Hovee, Planning Director Tamra Mabbott and the Hwy 395 Development Technical Advisory Committee.

4. Status of Appeals or Board actions.

Next Scheduled Meeting:

Thursday, April 23, 2015, Justice Center Media Room, Pendleton, OR.

**UMATILLA COUNTY
PLANNING COMMISSION
HEARING**

**THURSDAY,
March 26, 2015**

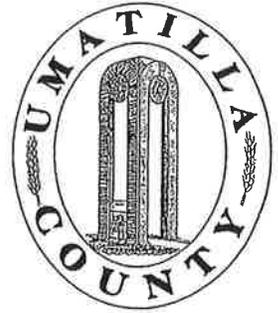
**TYPE III LAND DIVISION –
REPLAT, #LD-2N-191-15**

**AMUNDSON REPLAT
TYPE III LAND DIVISION - REPLAT, #LD-2N-191-15
MARCH 26, 2015 PLANNING COMMISSION HEARING
PACKET LIST**

1. Staff Memo, page 1
2. Vicinity Map, page 2
3. Applicant's Preliminary Replat Survey Map, page 3
4. Staff Report, pages 4 through 6

Umatilla County

Department of Land Use Planning



March 19, 2015

DIRECTOR
TAMRA MABBOTT

LAND USE
PLANNING,
ZONING AND
PERMITTING

CODE
ENFORCEMENT

SOLID WASTE
COMMITTEE

SMOKE
MANAGEMENT

GIS AND
MAPPING

RURAL
ADDRESSING

LIAISON, NATURAL
RESOURCES &
ENVIRONMENT

MEMO

To: Umatilla County Planning Commissioners
From: Carol Johnson, Senior Planner *CJ*
Re: March 26, 2015, Planning Commission Hearing,
Wells Surveying for Jim Amundson, Applicant
Amundson Replat Type III Land Division, # LD-2N-191-15
cc: Tamra J. Mabbott, Planning Director

Request:

Wells Surveying, on behalf of Jim Amundson, is requesting a Replat of Lots 9 through 12, Lots 24 through 30 and the North Half of Lots 6 and 7 of the Plat of the Town of Doris.

Location:

The subject property is located in the unincorporated community of Rieth, east of the City of Pendleton.

Standards:

The Standards of Approval are found in the Umatilla County Development Code Section 152.697(C), Type III Land Divisions. The Replat Standards generally consist of complying with the zoning development requirements (i.e., parcel/lot size, setbacks, etc.), conformance to the existing development scheme of the area including the logical extension of existing roads and public facilities within, and adjoining the site. In addition, the applicant is required to supply a survey plat that meets county and state regulations.

Conditions:

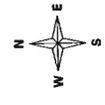
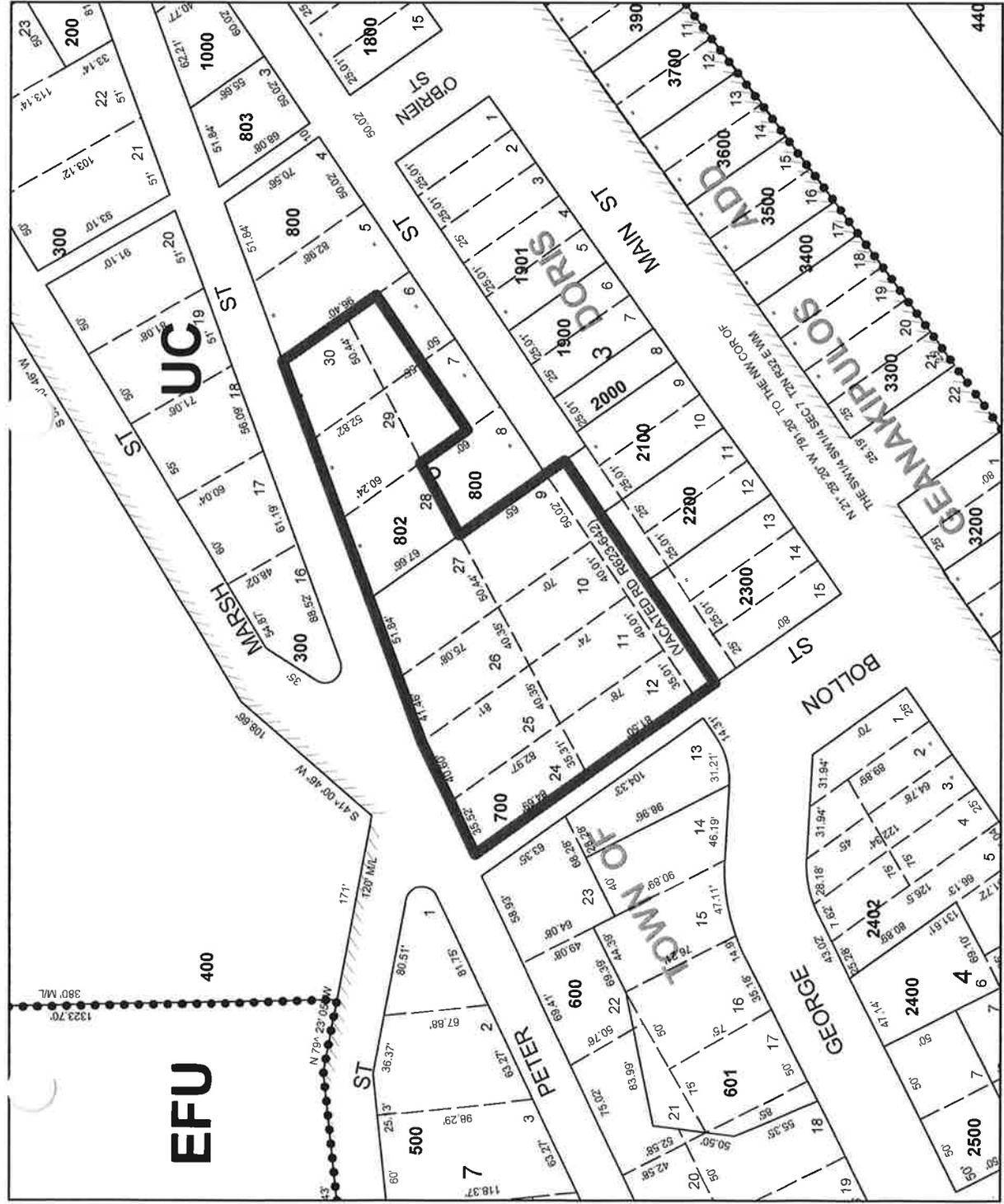
The proposed Conditions of Approval consider participation in future road improvements and require the recording of the final survey plat.

Decision:

The decision by the Planning Commission is final unless appealed to the Board of Commissioners.

PROPERTY OWNERS WITHIN 100'
NOTICE OF SUBJECT PARCELS

- MAP 2N3207CC
- 300 AMUNDSON MARY A
 - 400 MRT EXPLORATION CO
C/O UNION PACIFIC RR
 - 500 AMUNDSON MARY A
 - 600 GAU JAMES G & JANELLE
PHILLIPS JUDY
 - 700 AMUNDSON MARY A
 - 800 FEDERAL NATIONAL MORTGAGE ASSOC
C/O BANK OF THE WEST
 - 802 AMUNDSON MARY A
 - 1900 MECHAM RICHARD A ET AL
 - 1901 UMATILLA COUNTY
 - 2000 CARTMELL LEONARD & HELEN
 - 2100 PANDURO JOSE & CHAVEZ JORGE A
PANDURO M
 - 2200 KNIGHT MARLENE
 - 2300 FOLKNER LOREN
C/O TIPTON JEFF
 - 2402 SWART ROBERT S ET AL



DATE: 3/16/15

MAP DISCLAIMER: No warranty is made by Umatilla County as to the accuracy, reliability or completeness of this data. Parcel data should be used for reference purposes only. Not intended for legal use. Created by J. Alford, Umatilla County Planning Department

LAND DIVISION/REPLAT #LD-2N-191-15
JIM AMUNDSON, APPLICANT / MARY AMUNDSON, OWNER
MAP 2N3207CC, TAX LOTS 700 & 802

SUBJECT PROPERTY



AMUNDSON REPLAT North
A REPLAT OF LOTS 9, 10, 11, 12, 24, 25, 26, 27, 28, 29, 30, & THE SOUTH HALF OF LOTS 6 & 7,
BLOCK 5, ORIGINAL PLAT OF DORIS, NOW RIETH, UMATILLA COUNTY, OREGON.
LOCATED IN THE SW1/4 OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M.,
UMATILLA COUNTY, OREGON.
FEBRUARY, 2015

OWNERS DECLARATION

I, MARY A. AMUNDSON, OWNER OF THE LANDS CONTAINED IN THIS REPLAT DO HEREBY ESTABLISH AND ACKNOWLEDGE THIS REPLAT AS THE OFFICIAL MAP AND PLAT OF "AMUNDSON REPLAT", A REPLAT OF LOTS 9, 10, 11, 12, 24, 25, 26, 27, 28, 29, 30, AND THE NORTH HALF OF LOTS 6 & 7, BLOCK 5, OF THE ORIGINAL TOWN PLAT OF DORIS, IN UMATILLA COUNTY, OREGON.

MARY A. AMUNDSON, OWNER

ACKNOWLEDGEMENT
STATE OF OREGON)
COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2015.

BY MARY A. AMUNDSON

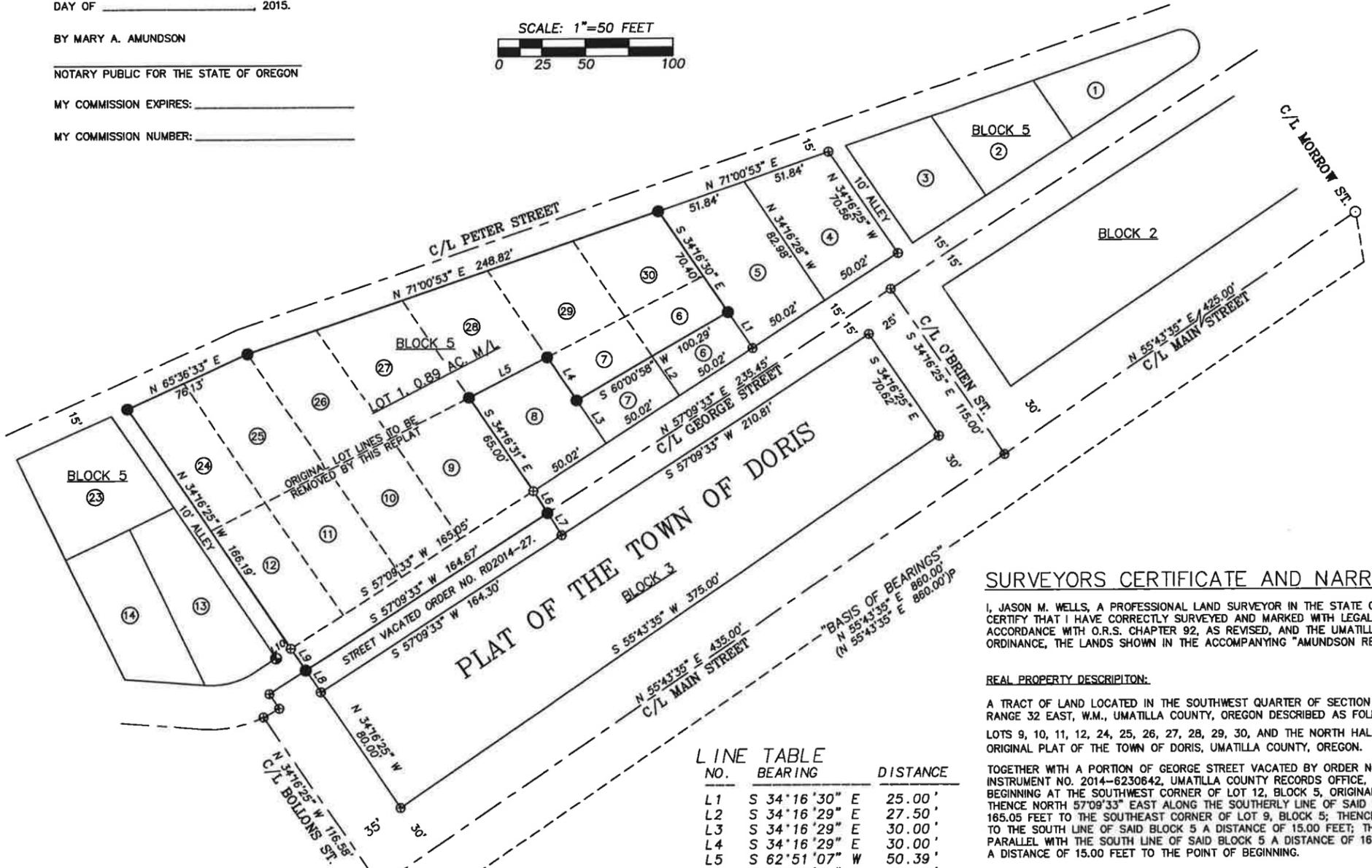
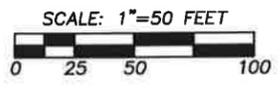
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER: _____

NARRATIVE

THIS REPLAT WAS PERFORMED AT THE REQUEST OF JM AMUNDSON, SON OF MARY AMUNDSON OWNER OF THE LANDS AFFECTED BY THIS REPLAT, TO REPLAT THE ORIGINAL LOT LINES OF LOTS IN BLOCK 5 AS SHOWN. IT IS THE INTENT OF THE OWNER TO CONSTRUCT A RESIDENCE ON THE REPLATTED PROPERTY. A FEW SURVEYS OF CERTAIN AREAS HAVE BEEN DONE IN THE PAST BUT VERY FEW MONUMENTS FROM THEM WERE FOUND. RECORD ANGLES AND DISTANCES FROM THE ORIGINAL PLAT OF THE TOWN WERE LAID OUT HOLDING THE TWO FOUND BRASS CAP MONUMENTS IN MAIN STREET. THE ORIGINAL PLAT FOR BLOCK 5 DOES NOT SHOW ANY BEARINGS FOR THE LOTS, BLOCKS, OR STREETS. I THEREFORE HELD RECORD DISTANCES TO ESTABLISH THE BEARINGS SHOWN.

THIS SURVEY WAS MADE WITH A TWO PERSON CREW USING A TRIMBLE 5700 SERIES GPS RECEIVER OPERATED IN REAL TIME KINEMATIC MODE. MONUMENTS SET WERE VERIFIED BY SEPARATE OBSERVATIONS.



LINE TABLE

NO.	BEARING	DISTANCE
L1	S 34°16'30" E	25.00'
L2	S 34°16'29" E	27.50'
L3	S 34°16'29" E	30.00'
L4	S 34°16'29" E	30.00'
L5	S 62°51'07" W	50.39'
L6	S 32°50'27" E	15.00'
L7	S 32°50'27" E	15.00'
L8	N 34°16'25" W	15.00'
L9	N 34°16'25" W	15.00'
L10	S 57°09'33" W	10.00'

LEGEND

- SET A 5/8"x30" IRON REBAR WITH 1 1/4" PURPLE PLASTIC CAP STAMPED "WELLS SURVEYING PLS54657."
 - FOUND 2 INCH BRASS CAP IN CONCRETE BY COUNTY SURVEYOR.
 - ⊕ CALCULATED POINT ONLY. NOTHING SET OR FOUND.
 - ⊙ FOUND 5/8" IRON PIN FROM SURVEY NO. 91-94-A.
- NOTE: BEARINGS AND DISTANCES ON THIS PLAT ARE RECORD FROM THE ORIGINAL PLAT OF THE TOWN OF DORIS. RECORD DISTANCES WERE HELD TO ESTABLISH RECORD BEARINGS AS SOME BEARINGS WERE NOT SHOWN ON THE ORIGINAL PLAT.

I CERTIFY THIS IS AN EXACT COPY OF AMUNDSON REPLAT.
JASON M. WELLS, PLS

SURVEYORS CERTIFICATE AND NARRATIVE

I, JASON M. WELLS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS, IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCE, THE LANDS SHOWN IN THE ACCOMPANYING "AMUNDSON REPLAT".

REAL PROPERTY DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON DESCRIBED AS FOLLOWS:
LOTS 9, 10, 11, 12, 24, 25, 26, 27, 28, 29, 30, AND THE NORTH HALF OF LOTS 6 & 7, BLOCK 5, ORIGINAL PLAT OF THE TOWN OF DORIS, UMATILLA COUNTY, OREGON.

TOGETHER WITH A PORTION OF GEORGE STREET VACATED BY ORDER NO. RD2014-27, RECORDED AS INSTRUMENT NO. 2014-6230642, UMATILLA COUNTY RECORDS OFFICE, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, BLOCK 5, ORIGINAL PLAT OF THE TOWN OF DORIS; THENCE NORTH 57°09'33" EAST ALONG THE SOUTHERLY LINE OF SAID BLOCK 5 A DISTANCE OF 165.05 FEET TO THE SOUTHEAST CORNER OF LOT 9, BLOCK 5; THENCE SOUTH 32°50'27" EAST PERPENDICULAR TO THE SOUTH LINE OF SAID BLOCK 5 A DISTANCE OF 15.00 FEET; THENCE SOUTH 57°09'33" WEST PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 5 A DISTANCE OF 164.67 FEET; THENCE NORTH 34°16'25" WEST A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

JASON M. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR
"TENTATIVE"
OREGON
NOVEMBER 29, 2010
JASON M. WELLS
54657PLS
RENEWS 6/30/16

WELLS SURVEYING
1 SW NYE AVENUE, SUITE B
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362
DATE: 05/14 DR. BY: JMW
CK. BY: WRW NO: 14-xxxx

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

PROJECT: JAmundsonentent
A REPLAT OF LOTS 9, 10, 11, 12, 24, 25, 26, 27, 28, 29, 30, AND THE NORTH HALF OF LOTS 6 & 7, BLOCK 5, ORIGINAL PLAT OF THE TOWN OF DORIS, NOW RIETH, UMATILLA COUNTY, OREGON.
LOCATED IN THE SW1/4 OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.

APPROVALS

UMATILLA COUNTY SURVEYOR

I CERTIFY I HAVE EXAMINED THE ACCOMPANYING PLAT, THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO THE FILING AND RECORDING OF SUCH PLATS, AND THEREFORE APPROVE SAID PLAT FOR SIGNATURE BY THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON.

DATED THIS _____ DAY OF _____, 2015.

UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS

THE ACCOMPANYING REPLAT IS APPROVED FOR FILING AND RECORDING IN THE RECORD OF PLATS OF UMATILLA COUNTY BY THE UNDERSIGNED, BY ITS ORDER.

DATED THIS _____ DAY OF _____, 2015.

COMMISSIONER

COMMISSIONER

COMMISSIONER

UMATILLA COUNTY PLANNING COMMISSION

THE ACCOMPANYING REPLAT IS HEREBY APPROVED THIS

_____ DAY OF _____, 2015.

CHAIRPERSON

ASSESSOR AND TAX COLLECTOR

WE, THE ASSESSOR AND THE TAX COLLECTOR OF UMATILLA COUNTY, OREGON, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING REPLAT AND THAT ALL AD/VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

DATED THIS _____ DAY OF _____, 2015.

COUNTY ASSESSOR

COUNTY TAX COLLECTOR

**UMATILLA COUNTY PLANNING COMMISSION
PRELIMINARY FINDINGS AND CONCLUSIONS
AMUNDSON REPLAT, #LD-2N-191-15
A Replat of Lots 9 through 12, Lots 24 through 30, and
North Half of Lots 6 & 7 of the PLAT OF THE TOWN OF DORIS,
ASSESSORS MAP #2N 32 07CC, TAX LOTS #700 & 802**

1. **APPLICANT:** Wells Surveying, on behalf of Jim Amundson, P. O. Box 1696, Pendleton, Oregon 97801
2. **OWNERSHIP:** Mary A. Amundson, 43561 Main Street, Pendleton, Oregon 97801
3. **PROPERTY LOCATION:** Subject Property is located in the unincorporated community of Rieth, east of the City of Pendleton.
4. **REQUEST:** The request is to Replat Lots 9 through 12, Lots 24 through 30, and the North Half of Lots 6 & 7 Lot 1 of the Town of Doris into a single Lot.
5. **EXISTING ACREAGE:** Lots 9-12 & 24-27 (Tax Lot 700) = 0 .57 acre
Lots 28-30 & the North Half of Lots 6 & 7 (Tax Lot 802) = 0.58 acres
6. **RESULTING ACREAGE:** New Lot 1 = 1.15 acres
- COMPREHENSIVE PLAN:** County Unincorporated Community
8. **PROPERTY ZONING:** Unincorporated Community (UC), one acre parcel size
9. **ACCESS:** The property is bordered by platted streets, Bollens Street and Peter Street. Access is via Bollens Street at the southwest corner of the property.
10. **PROPERTY EASEMENTS:** No easements were listed in the application materials.
12. **EXISTING LAND USE:** Currently the property is vacant. The applicant proposes a replat to accommodate construction of a single-family dwelling that would meet zoning setback requirements.
13. **UTILITIES:** The area is served by Pacific Power and Light, Pacific Power & Light, CenturyLink Communications and the Rieth Community Water System.
14. **WATER/SEWER:** Water is available approximately from the Rieth Community Water System 180 feet west of the subject property. City of Pendleton sewer is also nearby approximately 80 feet west of the Amundson property.

15. STANDARDS OF THE UMATILLA COUNTY DEVELOPMENT CODE:

The criteria for approval contained in Section 152.697(C), Type III Land Divisions, are provided in underlined text. The evaluation responses follow in standard text.

- (1) Complies with applicable elements of the Comprehensive Plan;
- (2) Complies with applicable provisions listed in the zoning regulations of the Umatilla County Development Code Chapter; The County's state-acknowledged Comprehensive Plan allows the subject property and properties surrounding property to be designated and zoned unincorporated community. The proposed replat lot size would be consistent with the unincorporated community dimensional standards.
- (3) Conforms and fits into the existing development scheme in the area, including logical extension of existing roads and public facilities within and adjoining the site; The replated lot would continue to have access along the southwest corner of the lot. Additionally, the applicant is required to sign and record for future financial participation in the upgrading of Bollens Street, a platted public street. The Irrevocable Consent Agreement runs with the property and is binding on the heirs, assigns and all other successors in interest to the owner of the property, according to the interest of the property and does not operate as a personal contract of the owner. Therefore, by the Board of Commissioners and the property owner signing the ICA agreement fulfills the County Development Code standard for an improvement agreement for the Type III Land Division.
- (4) Complies with the standards and criteria of Section 152.667 (Forest/Multiple use Areas), if applicable due to the size, scope, and/or location of the request. The proposed Replat properties are not located within a Forest/Multiple use designated area. Therefore, the standards found in Section 152.667 for Forest/Multiple Use areas are not applicable.

(D) Decision on a tentative replat plan. The findings and conclusions of the Planning Commission shall include two copies of the tentative plan upon which the decision is noted and any conditions described. One copy shall be returned to the applicant, while the other is retained by the Planning Department. Approval by the Planning Commission shall be final upon signing of the findings, and stands as the county's official action unless appealed. Approval of the tentative plan shall not constitute acceptance of the final replat for recording. However, such approval shall be binding upon the county for purposes of preparation of the replat, and the county may require only such changes in the replat as are necessary for compliance with the terms of its approval of the tentative plan. The above decision for the tentative replat plan will be followed.

16. PROPERTY OWNERS & AGENCIES NOTIFIED: March 5, 2015

17. PLANNING COMMISSION HEARING DATE: March 26, 2015

5

18. AGENCIES NOTIFIED: Department of Environmental Quality, County Public Works, County Assessor, City of Pendleton, Pendleton Fire Dept, Pacific Power & Light, Rieth Water Control District and Century Link

19. COMMENTS: None to date.

DECISION: BASED UPON THE ABOVE STATED FINDINGS AND CONCLUSIONS, THE UMATILLA COUNTY PLANNING COMMISSION COULD APPROVE THE AMUNDSON REPLAT, TYPE III LAND DIVISION REQUEST, #LD-2N-191-15, SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL:

The following "precedent condition" must be fulfilled prior to final approval of this request.

1. Sign and record an Irrevocable Consent Agreement for future financial participation in improvements to Bollens Street.
2. Submit a Subdivision Replat complying with State and County regulations. The survey shall show all easements and include the replat name, *Amundson Replat*.

The following "subsequent condition" must be fulfilled for final approval of the Replat.

3. Record the Subdivision Replat.

UMATILLA COUNTY PLANNING COMMISSION

Dated _____ day of _____, 20____

Randy Randall, *Planning Commission Chairman*

Mailed _____ day of _____, 20____

(4)