

MINUTES
UMATILLA COUNTY PLANNING COMMISSION
Meeting of Thursday, May 23, 2024, 6:30pm

COMMISSIONERS

PRESENT: Sam Tucker, Vice Chair; Tami Green, John Standley, Emery Gentry, Ann Minton, Malcolm Millar and Andrew Morris

COMMISSIONER

PRESENT VIA ZOOM: None

COMMISSIONERS

ABSENT: Suni Danforth, Chair; Kim Gillet

PLANNING STAFF:

Megan Davchevski, Planning Manager, Tierney Cimmiyotti, Planner, Charlet Hotchkiss, Planner and Shawna Van Sickle, Administrative Assistant

NOTE: THE FOLLOWING IS A SUMMARY OF THE MEETING. RECORDING IS AVAILABLE AT THE PLANNING OFFICE.

CALL TO ORDER

Vice Chair Tucker called the meeting to order at 6:30PM and read the opening statement.

NEW HEARING

TYPE III LAND DIVISION, REPLAT REQUEST #LD-1N-127-24: RILEY STUMP, APPLICANT, RILEY & KORY STUMP/OWNERS. The applicants request approval to replat Lots 2 and 3 of Block 2 of Rancho Vista Addition to vacate the shared property line for a homesite at the properties located on Assessor’s Map 1N3210AB, Tax Lots 1400 & 1300. The land use standards applicable to the applicant’s request are found in Umatilla County Development Code Section 152.697(C), Type III Land Divisions.

Vice Chair Tucker called for any abstentions, bias, conflicts of interest, declarations of ex parte contact or objections to jurisdiction. No reports were made.

He called for the Staff Report.

STAFF REPORT

Ms. Charlet Hotchkiss stated by introducing herself and the applicant’s proposal. She stated the proposed request is to Replat Lots 2 and 3, Block 2, of Rancho Vista Subdivision to vacate shared lot lines for a home site. She added that the subject properties are located in Rancho Vista Addition Subdivision, south of Pendleton, off of Highway 395 along the west side of McKay Reservoir and Dam. The Standards of Approval are in the found in the Umatilla County

Development Code Section 152.697(C), Type III Land Divisions. Standards for reviewing a Replat generally consist of complying with development standards and survey plat requirements.

Ms. Hotchkiss stated that notice of the applicant's request and the public hearing were mailed on May 3, 2024 to the owners of properties located within 250-feet of the perimeter of Lots 2 and 3 and to applicable public agencies. Notice was also published in the East Oregonian on May 11, 2024 notifying the public of the applicants request before the Planning Commission on May 23, 2024. She mentioned no public comments had been received.

Ms. Hotchkiss explained the Planning Commission is tasked with determining if the application satisfied all of the criteria of approval based on the facts in the record. The proposed Conditions of Approval address the survey and recording requirements with final approval accomplished through the recording of the final survey plat. She stated the decision made by the Planning Commission is final unless timely appealed to the County Board of Commissioners.

She concluded asking if there are any questions from the Planning Commissioners.

Vice Chair Tucker stated he assumed the applicants want this line to be eliminated so that they don't have to worry about additional setbacks. Ms. Hotchkiss stated the applicants own both lots and believe they want to have a bigger lot for their home site. Vice Chair Tucker asked if this could be approved right now they could build, but they want to center their build in the middle of the two properties. Ms. Hotchkiss agreed.

Applicant Testimony: Riley Stump, 3903 NE Riverside Ave, Pendleton, OR. Mr. Riley Stump stated he's like the ability to build a shop and a home anywhere on their property as opposed to two on one side or the other. He stated his request seems pretty simple to remove the line between the two lots, so they can accomplish this.

Vice Chair Tucker asked if the Stumps own both properties. Mr. Stump stated he and his wife own both lots. Commissioner Morris asked if this would change the property line setbacks from others within the subdivision. Mr. Stump stated he did not believe this would change his setbacks just allow for more room for them to build. Vice Chair Tucker confirmed the setbacks would remain the same.

Opponents: None

Public Agencies: None

Applicant Rebuttal: Riley Stump, 3903 NE Riverside Ave, Pendleton, OR. No Request for rebuttal.

Vice Chair Tucker called for any requests for the hearing to be continued, or for the record to remain open. There were none. Vice Chair Tucker closed the hearing. No new exhibits were added to the record.

DELIBERATION & DECISION

Commissioner Minton made a motion to approve the Type III Land Division, Replat Request #LD-1N-127-24 for Riley and Kory Stump.

Commissioner Millar seconded the motion. Motion carried with a vote of 7:0 to approve.

NEW HEARING

TYPE III LAND DIVISION, REPLAT REQUEST #LD-1N-128-24: RON & MARY JO PIATT, APPLICANTS/OWNERS. The applicants request approval to replat Lots 2 and 8 of Block 4 of Rancho Vista Addition to vacate the shared property lines to build a shop as an accessory structure to the existing single-family dwelling on Lot 2. Assessor's Map 1N3210AB, Tax Lots 2400 & 2500. The land use standards applicable to the applicant's request are found in Umatilla County Development Code Section 152.697(C), Type III Land Divisions.

Vice Chair Tucker called for any abstentions, bias, conflicts of interest, declarations of ex parte contact or objections to jurisdiction. No reports were made.

He called for the Staff Report.

STAFF REPORT

Ms. Charlet Hotchkiss stated by introducing herself and the applicant's proposal. She explained the proposed request is to Replat Lots 2 and 8, Block 4, of Rancho Vista Subdivision to vacate the shared lot lines to build a shop as an accessory structure to the existing single-family dwelling on Lot 2. She added that the subject properties are located in Rancho Vista Addition Subdivision, south of Pendleton, off of Highway 395 along the west side of McKay Reservoir and Dam. The Standards of Approval are in the found in the Umatilla County Development Code Section 152.697(C), Type III Land Divisions. Standards for reviewing a Replat generally consist of complying with development standards and survey plat requirements.

Ms. Hotchkiss stated that the notice of the applicant's request and the public hearing were mailed on May 3, 2024 to the owners of properties located within 250-feet of the perimeter of Lots 2 and 8 and to applicable public agencies. Notice was also published in the East Oregonian on May 11, 2024 notifying the public of the applicants request before the Planning Commission on May 23, 2024. She mentioned no public comments had been received.

Ms. Hotchkiss explained the Planning Commission is tasked with determining if the application satisfied all of the criteria of approval based on the facts in the record. The proposed Conditions of Approval address the survey and recording requirements with final approval accomplished through the recording of the final survey plat. She stated the decision made by the Planning Commission is final unless timely appealed to the County Board of Commissioners.

She concluded asking if there are any questions from the Planning Commissioners.

Applicant Testimony: Ron & Mary Jo Piatt, 70380 Lakeside Road, Pendleton, OR. Mrs. Mary Jo Piatt stated they moved back to Pendleton approximately six years ago and purchased the property they currently reside at. She stated when Lot 8 became available last November they purchased it and would like to build a shop on it. She explained they wanted to have storage for their utility and recreational vehicles inside. Mr. Ron Piatt stated they were just seeking approval, so they can do this build.

Commissioner Morris asked since the lots are separate under existing land use law, wouldn't it be OK to already build a structure on Lot 8 or did he hear incorrectly and there isn't a structure already on the lot. Mrs. Piatt stated the lot is currently vacant and they were told they would have to replat in order to build that accessory structure. Commissioner Morris asked if the structure would be used for any kind of living quarters. The Piatt's both stated no.

Commissioner Standley asked how they were able to get the existing property line moved to the north what looked like 30 to 50 feet. He asked if they purchased that ground. Mr. Piatt stated they purchased it from their neighbor to the north. Commissioner Standley asked if it had already been surveyed and cornered and just wanted to clarify because he could not recall where he saw that within the application packet. Mr. Piatt confirmed the survey was already complete.

Commission Millar asked if the shop is built on this lot then another home cannot. Mr. Piatt stated that is correct. Mrs. Megan Davchevski stated a shop is an accessory structure because this is a residential zone. She explained in order for the owners to have a shop on Lot 8, they would have to complete the replat to combine the properties into one. She stated once they remove the line it is complete and cannot be redone or another residence cannot be added to the property.

Commissioner Standley asked if there was any reason they would want access to Mountain View Road. Mr. Piatt stated they received approval for an access permit off of Mountain View Road, so they may access their property from both sides, east and west. Ms. Hotchkiss stated she just received the access permit that day and previously the packet mentioned that was still missing when they were sent out to the Planning Commission.

Commissioner Morris asked if the landowner ever wanted to divide the property again in the future would they be able to do that. Mrs. Davchevski stated they would not be able to do that because both lots are below the two-acre minimum so once it is complete it cannot reestablish that line.

Opponents: None

Public Agencies: None

Applicant Rebuttal: Ron & Mary Jo Piatt, 70380 Lakeside Road, Pendleton, OR. No Request for rebuttal.

Vice Chair Tucker called for any requests for the hearing to be continued, or for the record to remain open. There were none. Vice Chair Tucker closed the hearing.

DELIBERATION & DECISION

Commissioner Millar made a motion to approve the Type III Land Division, Replat Request #LD-1N-128-24 for Ron & Mary Jo Piatt.

Commissioner Gentry seconded the motion. Motion carried with a vote of 7:0 to approve.

OTHER BUSINESS

Mrs. Davchevski stated there is another Planning Commission hearing next month on June 27th. This hearing will be our annual code update to codify state statutes that Oregon State Legislature has changed for zones Exclusive Farm Use (EFU) and Grazing Farm (GF). She stated these are already approved at the state level and we are required to implement them.

Mrs. Davchevski stated the next Umatilla County Board of Commissioners hearing will be held on June 5th at The Vert Auditorium at 10:00 am. Vice Chair Tucker asked what the implications if someone from the Planning Commission wish to address the Board of Commissioners on that matter. He stated he was just curious, as a member of the public. Mrs. Davchevski mentioned she would consult County Counsel and let him know. Vice Chair Tucker stated the Planning Commission had a somewhat contentious piece that the public were very interest in. He asked if there was any indication of whether the County Commissioners hearing would have the same level of interest and attendance. Ms. Tierney Cimmiyotti stated it is hard to tell, but that our office has not received any phone calls following the Planning Commission's hearing but believe a similar turnout is anticipated. Some discussion followed about interest from public and the presence of it on social media between Mrs. Davchevski and Vice Chair Tucker. Mrs. Shawna Van Sickle stated the hearing has been sent to public notice in the local newspapers as always.

ADJOURNMENT

Vice Chair Tucker adjourned the meeting at 7:00PM.

Respectfully submitted,

Shawna Van Sickle,

Administrative Assistant

Minutes adopted by the Planning Commission on September 26, 2024