



PLANNING DIVISION

216 SE 4th ST, Pendleton, OR 97801, (541) 278-6252

Email: planning@umatillacounty.gov

AGENDA

**Umatilla County Planning Commission Public Hearing
Thursday, May 23, 2024, 6:30PM
Justice Center Media Room, Pendleton, Oregon**

**To participate in the hearing please submit comments before 4PM, May 23rd
to planning@umatillacounty.gov or contact the Planning Department at 541-278-6252**

Planning Commission

Suni Danforth, Chair	Emery Gentry
Sam Tucker, Vice Chair	Ann Minton
Tami Green	Malcolm Millar
John Standley	Andrew Morris
Kim Gillet	

Planning Staff

Bob Waldher, Community Development Director
Megan Davchevski, Planning Division Manager
Carol Johnson, Senior Planner
Tierney Cimmiyotti, Planner / GIS
Charlet Hotchkiss, Planner
Shawna Van Sickle, Administrative Assistant

1. Call to Order

- 2. 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.
- 3. 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.

4. Other Business

5. Adjournment

COMMUNITY &
BUSINESS
DEVELOPMENT

MEMO

LAND USE
PLANNING,
ZONING AND
PERMITTING

TO: Umatilla County Planning Commission
FROM: Charlet Hotchkiss, Planner I
DATE: May 16, 2024

CODE
ENFORCEMENT

RE: May 23, 2024 Planning Commission Hearing
Type III (Replat) Land Division, #LD-1N-127-24
Map 1N 32 10AB, Tax Lots 1400 & 1300

SOLID WASTE
COMMITTEE

SMOKE
MANAGEMENT

Request

GIS AND MAPPING

The request is to Replat Lots 2 and 3, Block 2, of Rancho Vista Addition Subdivision to vacate the shared lot lines for a home site.

RURAL ADDRESSING

LIAISON, NATURAL
RESOURCES &
ENVIRONMENT

Location

The subject properties are located in Rancho Vista Addition Subdivision, south of Pendleton, off of Highway 395 along the west side of the McKay Reservoir and Dam.

PUBLIC TRANSIT

Notice

Notice of the applicant's request and the public hearing was 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.

Criteria of Approval

The Criteria of Approval are 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.

Conclusion

The Planning Commission is tasked with determining if the application satisfies 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.

Decision

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

**UMATILLA COUNTY
PLANNING COMMISSION HEARING – MAY 23, 2024
LAND DIVISION REQUEST #LD-1N-127-24
RILEY STUMP, APPLICANT
RILEY & KORY STUMP, OWNERS
PACKET CONTENT LIST**

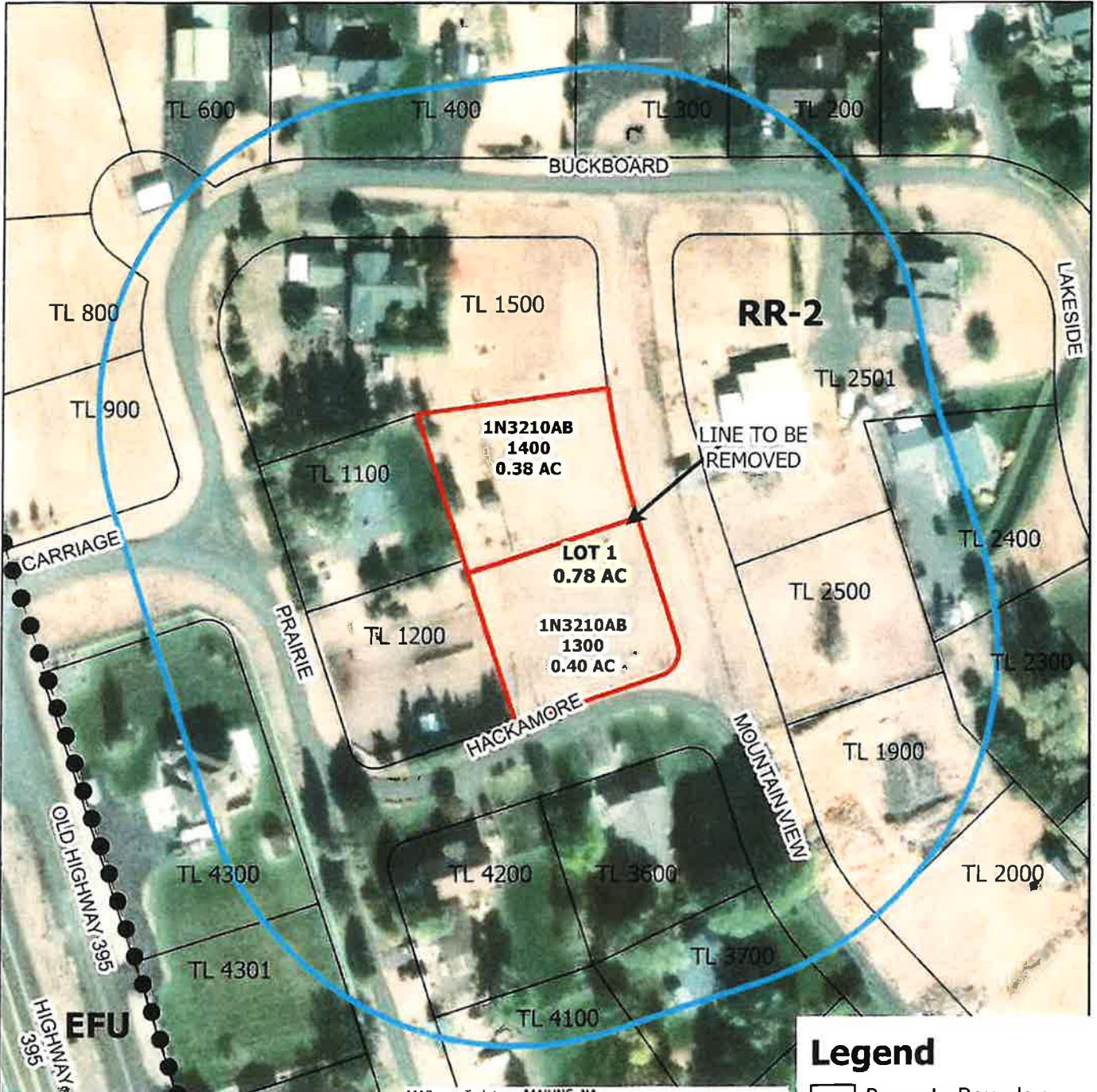
1.	Staff Memo to Planning Commission	Pages 1
2.	Table of Contents	Page 3
3.	Vicinity and Notice Map	Page 5
4.	Preliminary Plat	Page 7
5.	Staff Report/Preliminary Findings	Pages 9-12

APPLICANTS/OWNERS: RILEY & KORY STUMP
MAP: 1N 32 10AB TAX LOTS: 1300 & 1400 #LD-1N-127-24

N



Notified Property Owners with 250 feet of Subject Parcel 0 60 120 240 Feet



Legend

- Property Boundary
- Subject Lots
- 250 ft Notice Boundary

MAP	Taxlot	MAILING_NA
1N3210AB	200	GOLTER TERRY D & MARY LYNN TRS
1N3210AB	300	GOLTER TERRY D & MARY LYNN TRS
1N3210AB	400	VOGEL RICHARD L & DONNA E
1N3210AB	600	VOGEL RICHARD L & DONNA E
1N3210AB	800	VOGEL RICHARD L & DONNA E
1N3210AB	900	VOGEL RICHARD L & DONNA E
1N3210AB	1100	MCGIRR CHANCE D & DEANNA L
1N3210AB	1200	MCGIRR CHANCE D & DEANNA L
1N3210AB	1300	STUMP RILEY G & KORY A
1N3210AB	1400	STUMP RILEY G & KORY A
1N3210AB	1500	CORLEY LANCE S
1N3210AE	1900	ARMSTRONG TODD D & ARMSTRONG APRIL D
1N3210AE	2000	MATLACK KENNETH W & SHIRLEY J
1N3210AE	2300	HOLCOMB ELIZABETH & ROMAN
1N3210AE	2400	RONALD AND MARY JO PIATT TRUST ET AL
1N3210AE	2500	PIATT RONALD A & MARY JO (TRS)
1N3210AF	2501	HENDERER CHEYANNE
1N3210AE	3600	JORDAN ELDON B & GLORIA JEAN
1N3210AE	3700	SCHARF JOSHUA L & JENNIFER L
1N3210AE	4100	COINER AUSTIN & COINER LINDSEY
1N3210AE	4200	COINER AUSTIN & COINER LINDSEY
1N3210AE	4300	ECKMAN DAVID W & DEANA M
1N3210AE	4301	ECKMAN DAVID W & DEANA M

Map Disclaimer: No warranty is made by Umatilla County as to the accuracy, reliability or completeness of the data. Parcel data should be used for reference purposes only. Created by M. Davchevski, Umatilla County Planning Department Date: 3/6/2024

**UMATILLA COUNTY PLANNING COMMISSION
PRELIMINARY FINDINGS AND CONCLUSIONS
STUMP REPLAT, #LD-1N-127-24
A Replat of Lots 2 and 3, Block 2
of RANCHO VISTA ADDITION,
ASSESSORS MAP #1N 32 10AB, TAX LOTS #1400 & #1300**

1. **APPLICANTS:** Riley Stump, 3903 NW Riverside Avenue, Pendleton, OR 97801
2. **OWNERSHIP:** Riley G. Stump and Kory A. Stump, 3903 NW Riverside Avenue, Pendleton, OR 97801
3. **PROPERTY LOCATION:** The subject property is located in the Rancho Vista Addition Subdivision, south of Pendleton, off of Highway 395 along the west side of McKay Reservoir and Dam.
4. **REQUEST:** The request is to Replat Lots 2 and 3, Block 2, of Rancho Vista Addition to vacate the shared property line for a home site.
5. **EXISTING ACREAGE:** Lot 2 (Tax Lot #1400) = 0.382 acres
Lot 3 (Tax Lot #1300) = 0.401 acres
6. **RESULTING ACREAGE:** Lot 1 = 0.783
7. **COMPREHENSIVE PLAN:** Rural Residential
8. **PROPERTY ZONING:** Rural Residential (RR-2), two-acre minimum parcel size
9. **ACCESS:** Access to the subject properties is provided from Hackamore Trail a platted public road. A precedent condition of approval will be for the applicant to receive an approved Road Approach Permit from County Public Works.
10. **PROPERTY EASEMENTS:** There is an existing utility easement that was created with the Rancho Vista Addition subdivision: one 10-foot wide utility easement located along the west lot line of Lots 2 and 3 (proposed Lot 1).
11. **EXISTING LAND USE:** Both Lots 2 and 3 are currently undeveloped. The applicant provides the purpose for the replat request is to establish a home site.
12. **UTILITIES:** The area is served by Pacific Power and Century Link. Trash service is through Pendleton Sanitary.
13. **WATER/SEWER:** The subject properties are not located within an irrigation district. The applicant stated that neither property contains groundwater rights. A septic system and well will be required to service a proposed dwelling.

14. **WETLAND RESOURCES:** National Wetlands Inventory Mapping shows there are no wetlands known to occur on the subject property.
15. **PROPERTY OWNERS & AGENCIES NOTIFIED:** May 3, 2024
16. **PLANNING COMMISSION HEARING DATE:** May 23, 2024
17. **AGENCIES NOTIFIED:** Umatilla County Environmental Health, Umatilla County Assessor, Umatilla County GIS, Pacific Power Co., Pendleton Sanitary, Pendleton Fire District, Oregon Water Resources and Umatilla County Surveyor.
18. **COMMENTS:** Pending.
19. **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; Umatilla County's state-acknowledged Comprehensive Plan designates and zones the subject property and surrounding properties as Rural Residential (RR-2). Rancho Vista Addition subdivision was platted prior to the current minimum lot size in the RR-2 zone of two acres. The current lots are each under two acres and the resulting re-platted lot would also be non-conforming, which is consistent with the non-conforming section of the Umatilla County Development Code (UCDC).

Additionally, the applicant is required to sign and record for future financial participation in the upgrading of Hackamore Trail, a platted public street. The Irrevocable Consent Agreement (ICA) 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, the Board of Commissioners and the property owners signing of the ICA agreement fulfills the UCDC standard for an improvement agreement for the Type III Land Division.

The Planning Commission finds and concludes the precedent condition of approval requiring an ICA for Hackamore Trail be recorded is imposed. This criterion is pending.

(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 subject property fits the existing development scheme of the Rancho Vista Addition subdivision. The applicant plans to conform to the Codes Covenants and Restrictions of Rancho Vista Addition. Access to the re-platted lot will continue to be from Hackamore Trail. A precedent condition of approval for this replat is that the applicant receive a Road Approach Permit from County Public Works for access from Hackamore Trail. The

Planning Commission finds and concludes this criterion is pending.

(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 subject property is located in the RR-2 zone. 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. This criterion is pending.

TENTATIVE DECISION: APPROVED

BASED UPON THE ABOVE STATED FINDINGS AND CONCLUSIONS, TYPE III LAND DIVISION REQUEST #LD-1N-127-24 IS APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL:

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

1. Pay all notice fees as invoiced by Planning.
2. Receive an approved Road Approach Permit from County Public Works for access from Hackamore Trail.
3. Sign and record an Irrevocable Consent Agreement for future financial participation in improvements to Hackamore Trail. *Document provided by Planning.*
4. Pay and possibly prepay property taxes to the Umatilla County Tax Department.
5. Submit a Subdivision Replat complying with State and County regulations. The survey shall show all easements, road names and include the Replat name, *Riley Stump Replat.*

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

1. Record the Subdivision Replat.

Umatilla County Planning Commission
Preliminary Findings and Conclusions,
Stump Replat, Type III Land Division, #LD-1N-127-24
Page 4 of 4

UMATILLA COUNTY PLANNING COMMISSION

Dated _____ day of _____, 20____

Suni Danforth, *Planning Commission Chair*

Mailed _____ day of _____, 20____

COMMUNITY &
BUSINESS
DEVELOPMENT

LAND USE
PLANNING,
ZONING AND
PERMITTING

CODE
ENFORCEMENT

SOLID WASTE
COMMITTEE

SMOKE
MANAGEMENT

GIS AND MAPPING

RURAL ADDRESSING

LIAISON, NATURAL
RESOURCES &
ENVIRONMENT

PUBLIC TRANSIT

MEMO

TO: Umatilla County Planning Commission
FROM: Charlet Hotchkiss, Planner I
DATE: May 16, 2024

RE: May 23, 2024 Planning Commission Hearing
Type III (Replat) Land Division, #LD-1N-128-24
Map 1N 32 10AB, Tax Lots 2400 & 2500

Request

The request is to Replat Lots 2 and 8, Block 4, of Rancho Vista Addition Subdivision to vacate the shared lot lines to build a shop as an accessory structure to the existing single-family dwelling on Lot 2.

Location

The subject properties are located in Rancho Vista Addition Subdivision, south of Pendleton, off of Highway 395 along the west side of the McKay Reservoir and Dam.

Notice

Notice of the applicant's request and the public hearing was 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.

Criteria of Approval

The Criteria of Approval are 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.

Conclusion

The Planning Commission is tasked with determining if the application satisfies 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.

Decision

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

**UMATILLA COUNTY
PLANNING COMMISSION HEARING – MAY 23, 2024
LAND DIVISION REQUEST #LD-1N-128-24
RON & MARY JO PIATT, APPLICANTS/OWNERS
PACKET CONTENT LIST**

1.	Staff Memo to Planning Commission	Pages 1
2.	Table of Contents	Page 3
3.	Vicinity and Notice Map	Page 5
4.	Preliminary Plat	Page 7-8
5.	Staff Report/Preliminary Findings	Pages 10-13

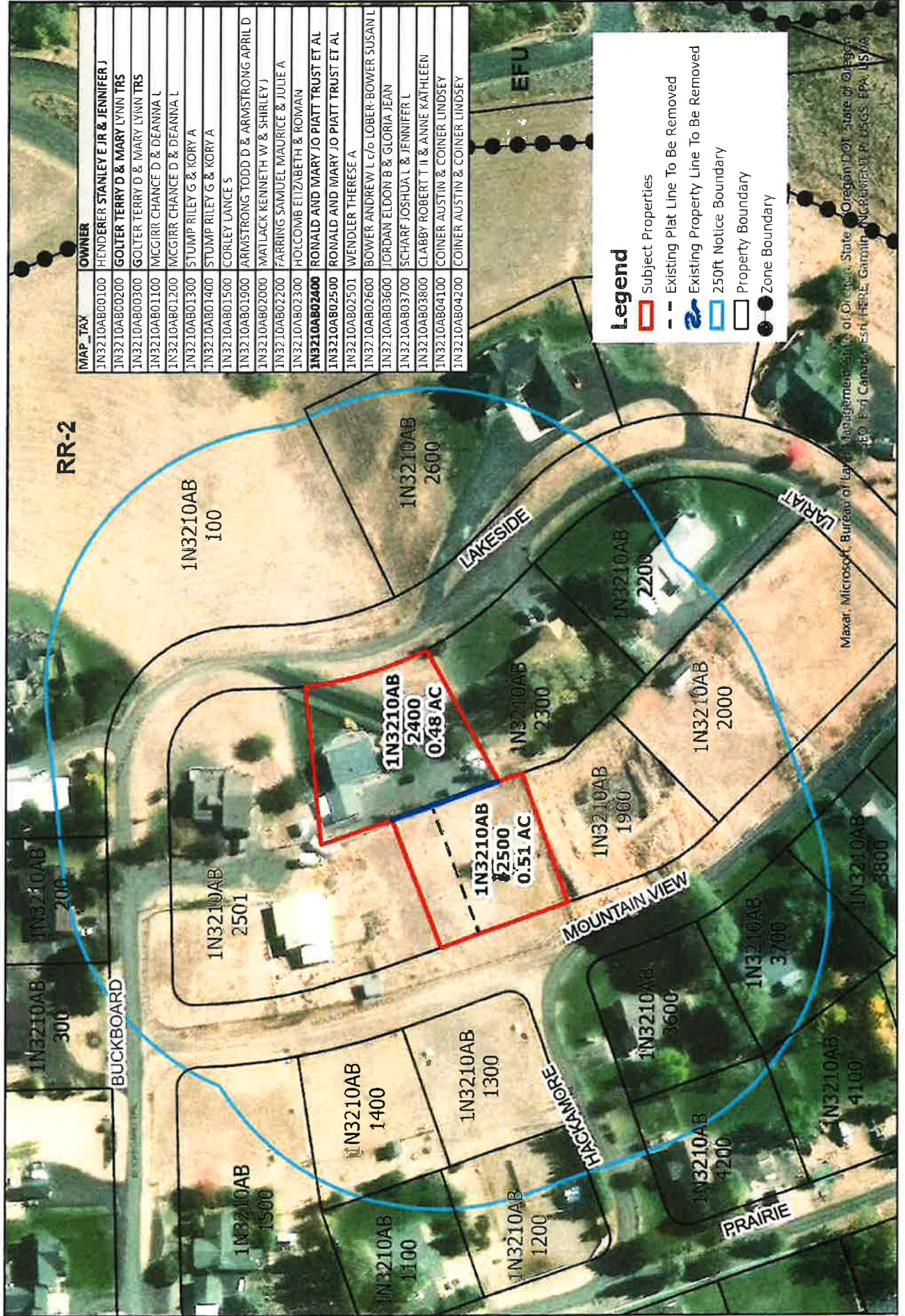
RONALD & MARY JO PIATT, APPLICANTS
RONALD & MARY JO PIATT TRUST ET AL, OWNERS
MAP: 1N 32 10AB TAX LOTS: 2400 & 2500

Notified Property Owners with 250 feet of Subject Parcel

REPLAT #LD-5N-128-24



Map Disclaimer: No warranty is made by Umatilla County as to the accuracy, reliability or completeness of the data. Faxed data should be used for reference purposes only. Created by T. Cimmiotti, Umatilla County Planning Department Date: 3/14/2024



MAP TAX	OWNER
1N3210AB00100	HENDERER STANLEY JR & JENNIFER J
1N3210AB00200	GOLTER TERRY D & MARY LYNN TRS
1N3210AB00300	GOLTER TERRY D & MARY LYNN TRS
1N3210AB01100	MCGIRR CHANCE D & DEANNA L
1N3210AB01200	MCGIRR CHANCE D & DEANNA L
1N3210AB01300	STUMP RILEY G & KORY A
1N3210AB01400	STUMP RILEY G & KORY A
1N3210AB01500	CORLEY LANCE S
1N3210AB01900	ARMSTRONG TODD D & ARMSTRONG APRIL D
1N3210AB02000	MATLACK KENNETH W & SHIRLEY J
1N3210AB02200	FARRING SAMUEL MAURICE & JULIE A
1N3210AB02300	HOLCOMB ELIZABETH & ROWAN
1N3210AB02400	RONALD AND MARY JO PIATT TRUST ET AL
1N3210AB02500	RONALD AND MARY JO PIATT TRUST ET AL
1N3210AB02501	WENDLER THERESE A
1N3210AB02600	BOWER ANDREW L c/o LOBER-BOWER SUSAN L
1N3210AB03600	JORDAN ELDON B & GLORIA JEAN
1N3210AB03700	SCHARF JOSHUA L & JENNIFER L
1N3210AB03800	CLABBY ROBERT T II & ANNE KATHLEEN
1N3210AB04100	COINER AUSTIN & COINER LINDSEY
1N3210AB04200	COINER AUSTIN & COINER LINDSEY

Legend

- Subject Properties
- Existing Plat Line To Be Removed
- Existing Property Line To Be Removed
- 250ft Notice Boundary
- Property Boundary
- Zone Boundary

Maxar, Microsoft, Bureau of Land Management, State of Oregon, State of Washington, HERE, Garmin, NICTEAMET, P, USGS, EPA, USVA

REPLAT TENTATIVE PLAN

Block 7
Rancho
Vista

PIATT REPLAT

A REPLAT OF LOTS 2 & 5, AND THE SOUTHERLY 40 FEET OF LOT 9, IN BLOCK 4 OF THE RANCHO VISTA ADDITION TO THE NE1/4 OF SECTION 10, T14N, R02E, W1N.

BOOK _____ PAGE _____

SHEET 1 OF 2

APPROVALS

UMATILLA COUNTY
PLANNING COMMISSION

This plat is approved this _____ day of _____ 2024.

COUNTY PLANNER

UMATILLA COUNTY
TAX COLLECTOR / ASSESSOR

Taxes are paid in full this _____ day of _____ 2024.

TAX COLLECTOR

TAX ASSESSOR

COUNTY SURVEYOR

This plat is examined and approved this _____ day of _____ 2024.

UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY
COMMISSIONERS

This plat is approved this _____ day of _____ 2024.

CHAIR

COMMISSIONER

COMMISSIONER



THIS IS A TRUE AND EXACT COPY

PROJECT DATE: December 7, 2023

Project No. 23-21 SCALE: 1" = 40'

WITNESS TREE SURVEYING

Stephen K. Woodcock, P.L.S., C.F.A.S.
Pilot Rock, Oregon, 97168
(503) 452-8822

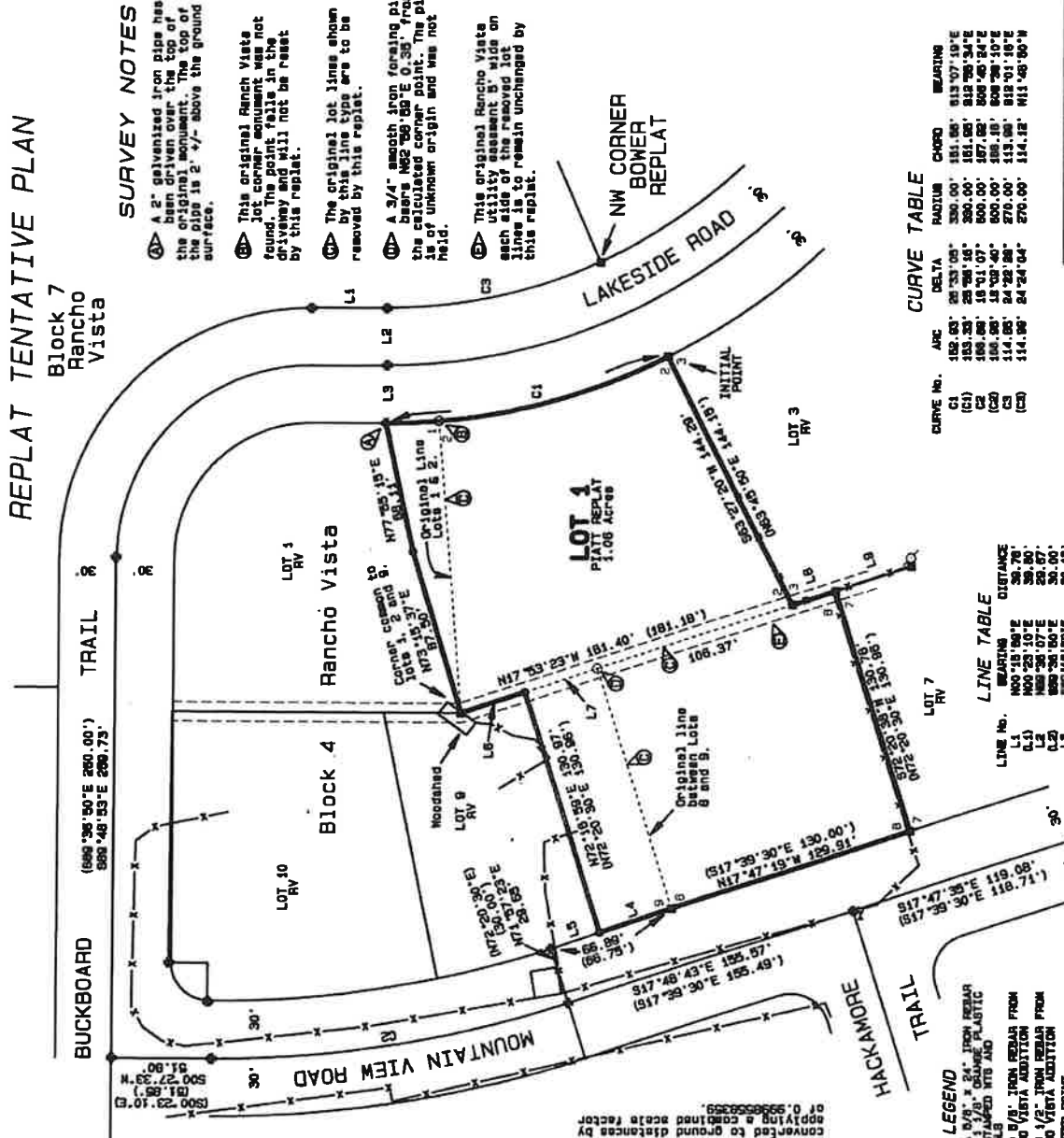
SURVEY FOR

Ronald and Mary Jo Piatt
70380 Lakeside Road
Pendleton, OR 97801

RECEIVED BY
Umatilla County Surveyor

Date: _____
Rec'd By: _____
No. _____

LOCATION: T14N, R02E, S10, NE1/4 of the NE1/4
Umatilla County, Oregon.



CURVE TABLE

CURVE NO.	ARC	DELTA	RADIUS	CHORD	BEARING
C1	182.00'	28°33'00"	330.00'	151.00'	S13°07'19"E
C2	183.33'	28°30'56"	300.00'	161.00'	S13°30'34"E
C3	185.00'	18°31'07"	600.00'	197.00'	S09°40'54"E
C4	186.00'	18°30'48"	600.00'	198.10'	S09°38'30"E
C5	144.00'	24°24'04"	270.00'	114.10'	N12°31'19"E
C6	144.00'	24°24'04"	270.00'	114.10'	N12°30'00"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N00°15'00"E	50.78'
L2	N00°23'10"E	39.00'
L3	N00°25'07"E	29.07'
L4	N00°15'00"E	30.13'
L5	S00°15'00"E	30.00'
L6	N18°00'43"N	40.00'
L7	N17°30'33"E	26.89'
L8	N17°19'38"E	23.87'
L9	S17°30'30"E	23.88'
L10	S17°30'00"E	41.00'
L11	S17°30'30"E	41.07'

- LEGEND**
- SET A 5/8" x 3/4" IRON NAIL IN PLACE
 - CAP STAMPED WITH AND PLASTIC ENVELOPE
 - FOUND 5/8" IRON NAIL FROM RANCHO VISTA ADDITION
 - FOUND 5/8" IRON NAIL FROM RANCHO VISTA ADDITION
 - COMPUTED POINT
 - R1 RANCHO VISTA ADDITION PLAT BOOK # 1600
 - R2 BOWER REPLAT BOOK # 6
 - (XX, XX) RANCHO VISTA RECORD DATA
 - Lot 7 RV ORIGINAL RANCHO VISTA LOT
 - Ⓢ SEE SURVEY NOTES

BASIS OF BEARINGS
Bearings are based on GPS observed
MARKS Oregon North Grid bearing
rotated 1°12'33" clockwise to true
bearing. Grid distances were
converted to ground distances by
applying a combined scale factor
of 0.9998552359.

REPLAT TENTATIVE PLAN

PIATT REPLAT

A REPLAT OF LOTS 2 & 9, AND THE SOUTHERLY 40 FEET OF LOT 8, IN QUARTER 4, SECTION 10, T1N, R32E, S1N, UMATILLA COUNTY, OREGON, AS RECORDED IN INSTRUMENT NO. 226358 IN BOOK 8, PAGE 34 OF THE RECORD OF TOWN PLATS OF SAID UMATILLA COUNTY, OREGON.

BOOK

PAGE

SHEET 2 OF 2

NARRATIVE OF SURVEY

This plat was prepared at the request of Mr. Ronald Piatt. The purpose of the survey is to replat the lands described in the legal description and combine them into one lot. The above plat includes the plat recorded as instrument numbers 2016-0760233, 2023-08182 and 2024-01-11-01 in Umatilla County Records. With the exception of that line lying 40 feet north of the southerly line of Block 8, all monuments on the replat boundary are at the corners of the Rancho Vista Addition. Those monuments shown as "found" on this replat were on average 4 to 6 inches below the surface of the ground. The majority of these found along the roadways were bent to various extents. Measurements were made to where the monuments turned to the vertices. The northeast corner of Lot 2 was not re-monumented because it marks a line being removed by this replat. The deeded line identifying the southerly 40 feet of Lot 9 was monumented at the dead end of the line with a 1/2" iron rebar. This survey was performed with a Trimble R6B RTK GPS base/rover pair.

OWNER'S DECLARATION

We, Ronald A. Piatt and Mary Jo Piatt, trustees of the Ronald and Mary Jo Piatt Trust dated January 26, 2016, hereby declare that we have caused this plat to be prepared and that it ends to be replatted in accordance with ORS Chapter 322 as revised.

Ronald A. Piatt, Trustee; Mary Jo Piatt, Trustee

State of: Oregon; County of: Umatilla

On this 2024 day of 2024, the above named individuals appeared personally before me and are known to me to be the persons who executed this plat declaration and acknowledged that they did so freely and voluntarily.

Before me: Notary Public for Oregon; Commission number: My commission expires:

RECEIVED BY Umatilla County Surveyor; Date: Rec'd by: No.:

SURVEYOR'S CERTIFICATE

I, Stephen K. Hedcock, a Registered Professional Surveyor in the State of Oregon, do hereby certify that I have correctly surveyed and marked with legal monuments the lands described hereon. I do also state that the initial point of this replat is the southeast corner of Lot 2, Block 4 of the Rancho Vista Addition to Umatilla County and is monumented with the original 1/2" iron rebar as shown hereon.

LEGAL DESCRIPTION

All of that portion of Block 4 of the Rancho Vista Addition to Umatilla County, Oregon recorded on May 11th, 1980 as Instrument No. 226358 in Book 8, Page 34 of the Record of Town Plats of said Umatilla County, said portion consisting of the Lot 2, Block 4, southerly 40 feet of Lot 2, and that portion of Lot 9, southerly 40 feet of Lot 9, common to Lots 1, 2, and 9 of said Block 4, thence along the line common to said Lots 1 and 2, N65°36'10"E a distance of 151.86 feet to the easterly corner common to said Lots 1 and 2, said point lying on the westerly line of Lakeside Road, thence along said westerly line 27.87 feet along the arc of a curve to the right having a radius of 339.00 feet, and a central angle of 4°47'19", thence along the line common to said Lots 1 and 2, thence 677°55'15"W a distance of 68.11 feet to a 5/8" iron rebar; thence 873°19'37"W a distance of 87.50 feet to the point of beginning.

SUBJECT TO: Easement as shown on the plat of Rancho Vista Addition Recorded May 11, 1980 in Book 8, Page 34, Record of Town Plats.

SUBJECT TO: Restrictive Covenants, including the terms and provisions thereof, contained in Declaration for Rancho Vista Addition recorded May 11, 1980 in Book 8, Page 34, Record of Town Plats.



THIS IS A TRUE AND EXACT COPY

SURVEY FOR

Ronald and Mary Jo Piatt; 70380 Lakeside Road; Pendleton, OR 97801

LOCATION: T1N, R32E, S10E, NW1/4 of the NE1/4 Umatilla County, Oregon.

PROJECT DATE: December 7, 2023

Project No. 23-21

SCALE: 1" = 40'

WITNESS TREE SURVEYING

Stephen K. Hedcock, PLS, CREAS; Pjatt Rec'd; Oregon 97808; (503) 443-5822

**UMATILLA COUNTY PLANNING COMMISSION
PRELIMINARY FINDINGS AND CONCLUSIONS
PIATT REPLAT, #LD-1N-128-24
A Replat of Lots 2 and 8, Block 4
of RANCHO VISTA ADDITION,
ASSESSORS MAP #1N 32 10AB, TAX LOTS #2400 & #2500**

1. **APPLICANTS:** Ron and Mary Jo Piatt, 70380 Lakeside Road, Pendleton, OR 97801
2. **OWNERSHIP:** Ron and Mary Jo Piatt, 70380 Lakeside Road, Pendleton, OR 97801
3. **PROPERTY LOCATION:** The subject property is located in the Rancho Vista Addition Subdivision, south of Pendleton, off of Highway 395 along the west side of McKay Reservoir and Dam.
4. **REQUEST:** The request is to Replat Lots 2 and 8, 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.
5. **EXISTING ACREAGE:** Lot 2 (Tax Lot #2400) = 0.5 acres
Lot 8 (Tax Lot #2500) = 0.5 acres
6. **RESULTING ACREAGE:** Lot 1 = 1 acre
7. **COMPREHENSIVE PLAN:** Rural Residential
8. **PROPERTY ZONING:** Rural Residential (RR-2), two-acre minimum parcel size
9. **ACCESS:** Access to Tax Lot #2400 is provided from Lakeside Road a platted public road. Access to Tax Lot #2500 is provided from Mountain View Road a platted public road. A precedent condition of approval will be for the applicant to receive an approved Road Approach Permit from County Public Works for the access or accesses they wish to use.
10. **PROPERTY EASEMENTS:** There is an existing utility easement that was created with the Rancho Vista Addition subdivision: one 10-foot wide utility easement located along the along the shared lot line of Lot 2 and Lot 8 (5 feet on each lot). When proposed Lot 1 is created the easement will be 10 feet wide and run northwest to southeast through the center of the property. This easement can not be built within, and must be accessible for utility needs.
11. **EXISTING LAND USE:** Lot 2 is currently developed with a single-family dwelling. Lot 8 is currently undeveloped. The applicant provides the purpose for the replat is eliminate shared lot lines between Lots 2, 8 and 9 in order to build a garage for storage as an accessory building to the existing single-family dwelling on Lot 2.
12. **UTILITIES:** The area is served by Pacific Power and Century Link. Trash service is through

Pendleton Sanitary.

13. **WATER/SEWER:** The subject properties are not located within an irrigation district. The applicant provided the property has no water rights. There is an existing septic system and domestic well on Lot 2 that serves the existing dwelling.
14. **WETLAND RESOURCES:** National Wetlands Inventory Mapping shows there are no wetlands known to occur on the subject property.
15. **PROPERTY OWNERS & AGENCIES NOTIFIED:** May 3, 2024
16. **PLANNING COMMISSION HEARING DATE:** May 23, 2024
17. **AGENCIES NOTIFIED:** Umatilla County Environmental Health, Umatilla County Assessor, Umatilla County GIS, Pacific Power Co., Pendleton Sanitary, Pendleton Fire District, Oregon Water Resources and Umatilla County Surveyor.
18. **COMMENTS:** Pending.
19. **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; Umatilla County's state-acknowledged Comprehensive Plan designates and zones the subject property and surrounding properties as Rural Residential (RR-2). Rancho Vista Addition subdivision was platted prior to the current minimum lot size in the RR-2 zone of two acres. The current lots are each under two acres and the resulting re-platted lot would also be non-conforming, which is consistent with the non-conforming section of the Umatilla County Development Code (UCDC).

Additionally, the applicant is required to sign and record for future financial participation in the upgrading of Lakeside Road, a platted public street and Mountain View Road, also a platted public street. The Irrevocable Consent Agreements (ICAs) run 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, the Board of Commissioners and the property owners signing of the ICA agreements fulfills the UCDC standard for an improvement agreement for the Type III Land Division.

The Planning Commission finds and concludes the precedent condition of approval requiring an ICA for Lakeside Road and an ICA for Mountain View Road be recorded is imposed. This criterion is pending.

(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 subject property fits the existing development scheme of the Rancho Vista Addition subdivision. The applicant plans to conform to the Codes Covenants and Restrictions of Rancho Vista Addition. Access to the re-platted lot will be from both Lakeside Road and Mountain View Road. A precedent condition of approval for this replat is that the applicant receive a Road Approach Permit from County Public Works for access from Mountain View Road and a 2nd Road Approach Permit for access from Lakeside Road. The Planning Commission finds and concludes this criterion is pending.

(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 subject property is located in the RR-2 zone. 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. This criterion is pending.

TENTATIVE DECISION: APPROVED

BASED UPON THE ABOVE STATED FINDINGS AND CONCLUSIONS, TYPE III LAND DIVISION REQUEST #LD-1N-128-24 IS APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL:

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

1. Pay all notice fees as invoiced by Planning.
2. Receive two approved Road Approach Permits from County Public Works for access from Mountain View Road and Lakeside Road. *Road Approach Permit for access from Mountain View Road was approved December 20, 2023. Still need permit for access from Lakeside Road.*
3. Sign and record two Irrevocable Consent Agreements for future financial participation in improvements to Lakeside Road and Mountain View Road. *Documents provided by Planning.*

4. Pay and possibly prepay property taxes to the Umatilla County Tax Department.
5. Submit a Subdivision Replat complying with State and County regulations. The survey shall show all easements, road names and include the Replat name, *Piatt Replat*.

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

1. Record the Subdivision Replat.

UMATILLA COUNTY PLANNING COMMISSION

Dated _____ day of _____, 20____

Suni Danforth, *Planning Commission Chair*

Mailed _____ day of _____, 20____