

MINUTES
UMATILLA COUNTY PLANNING COMMISSION
Meeting of Thursday, December 19, 2024, 6:30pm

COMMISSIONERS

PRESENT: Suni Danforth, Chair, John Standley, Emery Gentry, Tami Green and Malcolm Millar

COMMISSIONER

PRESENT VIA ZOOM: Kim Gillet, Ann Minton, Andrew Morris, and Sam Tucker, Vice Chair.

COMMISSIONERS

ABSENT: Tami Green

PLANNING STAFF:

Robert Waldher, Community Development Director, 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

Chair Suni Danforth called the meeting to order at 6:31PM and read the Opening Statement.

NEW HEARING

TYPE III LAND DIVISION, REPLAT REQUEST #LD-5N-915-24: JUAN D. GONZALEZ, APPLICANT, JUAN D. GONZALEZ & JOANNA G. ROMERO, OWNERS. The applicants request approval to replat Lots 2 and 3 of Block 3 of the Charles Tracts Subdivision to change the original dividing lot line from an East-West direction to a North-South direction on the subject property located on Assessor’s Map 5N2827DB, Tax Lot 800. 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.

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

Chair Danforth called for the Staff Report.

STAFF REPORT

Ms. Charlet Hotchkiss, Planner, stated the hearing is for a replat of Lots 2 and 3, Block 3, of Charles Tract Subdivision, in Hermiston, and to change the original dividing lot line from an East-West direction to a North-South direction.

Ms. Hotchkiss stated the applicant indicated the reason was so both lots would have access to Klaus Road, which is the improved road in that area. The property currently only provides access to the original Lot 3, on Block 3, onto Klaus Road. She stated East Third Street is currently unimproved and Highway 395 has restricted access. The applicant has proposed the new lot sizes would be identical with existing lots and the development on the lots would stay the same.

Ms. Hotchkiss explained that the subject property is located on the east side of Highway 395 on the southeast corner of Klaus Road and Highway 395 Intersection in Hermiston. She added, the Standards of Approval are found in the Umatilla County Development Code Section 152.697(C), Type III Land Division. Standards for reviewing a Replat generally consist of complying with development standards and survey plat requirements.

Ms. Hotchkiss stated notices of the applicant's request and the public hearing was mailed on November 29, 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 November 30, 2024 notifying the public of the applicants request before the Planning Commission on December 19, 2024. No public comments were received.

Ms. Hotchkiss ended stating the Planning Commission was 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. The decision made by the Planning Commission is final, unless timely appealed to the County Board of Commissioners.

Commissioner Malcolm Millar had a question regarding the conditions of approval, specifically paying or prepaying property taxes to Umatilla County as a set precedent condition of approval.

Mrs. Carol Johnson explained anytime there is a change to either a replat, subdivision, etc. the Oregon Department of Revenue will not allow for that property to be readjusted or created without the property taxes to be paid and current. This includes the tax lien that goes on the property on July 1st for that upcoming tax year.

Applicant Testimony: None.

Opponents: None

Public Agencies: None

Rebuttal Testimony: None.

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

Chair Danforth closed the hearing for deliberation.

DELIBERATION & DECISION

Commissioner Tucker stated he feels this seems to be non-controversial and feels like they should approve the application.

Commissioner Tucker made a motion to recommend approval of Type III Land Division, Replat Request #LD-5N-915-24 based on foregoing Findings of Fact and Conclusions of Law.

Commissioner Standley seconded the motion. Motion carried with a vote of 9:0.

MINUTES

Chair Danforth called for any corrections or additions to the October 24, 2024 meeting minutes. No additions nor corrections were noted.

Commissioner Standley moved to approve the draft minutes from the October 24, 2024 meeting minutes, as presented. Commissioner Gentry seconded the motion. Motion carried by consensus.

OTHER BUSINESS

None.

ADJOURNMENT

Chair Danforth adjourned the meeting at 6:41PM.

Respectfully submitted,

Shawna Van Sickle,

Administrative Assistant

Minutes adopted by Planning Commission on January 23, 2025.