



# PLANNING DIVISION

216 SE 4<sup>th</sup> ST, Pendleton, OR 97801, (541) 278-6252

Email: [planning@umatillacounty.gov](mailto:planning@umatillacounty.gov)

## AGENDA

### Umatilla County Planning Commission Public Hearing Thursday, March 26, 2026, 6:30PM Justice Center Media Room, Pendleton, Oregon

To participate in the hearing please submit comments **before 4PM, March 26<sup>th</sup>**  
to [planning@umatillacounty.gov](mailto:planning@umatillacounty.gov) or contact the Planning Department at 541-278-6252

#### Planning Commission

Sam Tucker, Chair                      Andrew Brown  
Andrew Morris, Vice Chair  
John Standley  
Emery Gentry  
Malcolm Millar  
Tami Green  
Jim Setzer

#### Planning Staff

Bob Waldher, Community Development Director  
Megan Davchevski, Planning Division Manager  
Tierney Cimmiyotti, Planner / GIS  
Bryce Fairchild, Planner II  
Charlet Hotchkiss, Planner  
Shawna Van Sickle, Administrative Assistant

#### 1. Call to Order

2. **NEW HEARING: TYPE III LAND DIVISION, REPLAT REQUEST #LD-4N-1091-26: RONALD V. MCKINNIS, APPLICANT, DARRYL & KIMBERLY PENNEY, CLAY & COLTON AKES, OWNERS.** The applicants request approval to replat Lots 2 and 4 of Block 3 of the Wildwood Subdivision to adjust the shared property line in order to provide adequate setback spacing to rectify a Code Violation. These properties are located on Assessor's Map 4N 37 29C, Tax Lots 9900 and 10100. 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: CO-ADOPTION OF CITY OF HERMISTON COMPREHENSIVE PLAN MAP AMENDMENT #P-141-26: CITY OF HERMISTON, APPLICANT / UMATILLA COUNTY, OWNERS.** The applicant requests the County co-adopt City Ordinance 2378 amending the comprehensive plan map from urbanizable to urban status for approximately 19.5 acres located on 1835 Airport Road, directly south of the Umatilla County Fairgrounds. The City Council also adopted Ordinance 2379 annexing said property effective upon co-adoption of Ordinance 2378. The criteria of approval are found in Umatilla County Development Code 152.750 - 152.754 and the Joint Management Agreement between the City and County.

**4. Other Business**

**5. Adjournment**



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COMMUNITY &  
BUSINESS  
DEVELOPMENT

## MEMO

LAND USE  
PLANNING,  
ZONING AND  
PERMITTING

**TO:** Umatilla County Planning Commission

**FROM:** Bryce Fairchild, Planner II

**DATE:** March 1, 2026

CODE  
ENFORCEMENT

**RE:** **March 26th, 2026 Planning Commission Hearing**

SOLID WASTE  
COMMITTEE

City of Hermiston Plan Map Amendment Co-adoption

Plan Map Amendment, #P-141-26

SMOKE  
MANAGEMENT

City of Hermiston, Applicant / Umatilla County, Owner

GIS AND  
MAPPING

### ***Background Information***

On January 26, 2026 Hermiston City Council adopted Ordinance 2378, amending the Comprehensive Plan Map from “Urbanizable” to “Urban” for approximately 19.5 acres located directly south of the Umatilla County Fairgrounds at 1835 E Airport Road.

The City Council also adopted Ordinance 2379 annexing said property effective upon co-adoption of Ordinance 2378.

RURAL  
ADDRESSING

LIAISON,  
NATURAL  
RESOURCES &  
ENVIRONMENT

PUBLIC TRANSIT

### ***Co-Adoption***

The City of Hermiston Joint Management Agreement (JMA) Section E (10) requires Comprehensive Plan Amendments applicable in the Urban Growth Area to be processed by the City. The JMA requires amendments to be adopted by ordinance, first by the City, then to the County for co-adoption review.

### ***Hearings***

The Hermiston City Council held a public hearing on January 14<sup>th</sup> 2026 and approved the plan map amendment and subsequently adopted Ordinances 2378 and 2379.

This hearing before the Umatilla County Planning Commission is the County’s first evidentiary hearing for co-adoption. A subsequent Public Hearing before the Umatilla County Board of Commissioners is scheduled for Tuesday, April 14, 2026 at 9:00 AM in Room 130 of the Umatilla County Courthouse, 216 SE 4th Street, Pendleton, OR 97801.

### ***Conclusion***

The Umatilla County Planning Commission has an obligation to make a recommendation to the Board of Commissioners for co-adoption of the Comprehensive Plan Map Amendment, changing the designation of the property from “Urbanizable” to “Urban” status.

### Attachments

- Umatilla County Public Notice Map
- City of Hermiston Comprehensive Plan Map Amendment
- City of Hermiston Ordinance 2378
- City of Hermiston Findings of Fact
- Traffic Impact Analysis
- Umatilla County Land Use Request Application

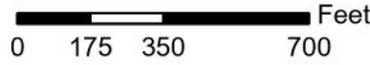
**PLAN MAP AMENDMENT #P-141-26  
CO-ADOPTION OF HERMISTON ORDINANCE NO. 2378, 2379  
CITY OF HERMISTON, APPLICANT  
UMATILLA COUNTY, OWNER**

**MARCH 26, 2026, PLANNING COMMISSION  
PACKET CONTENT LIST**

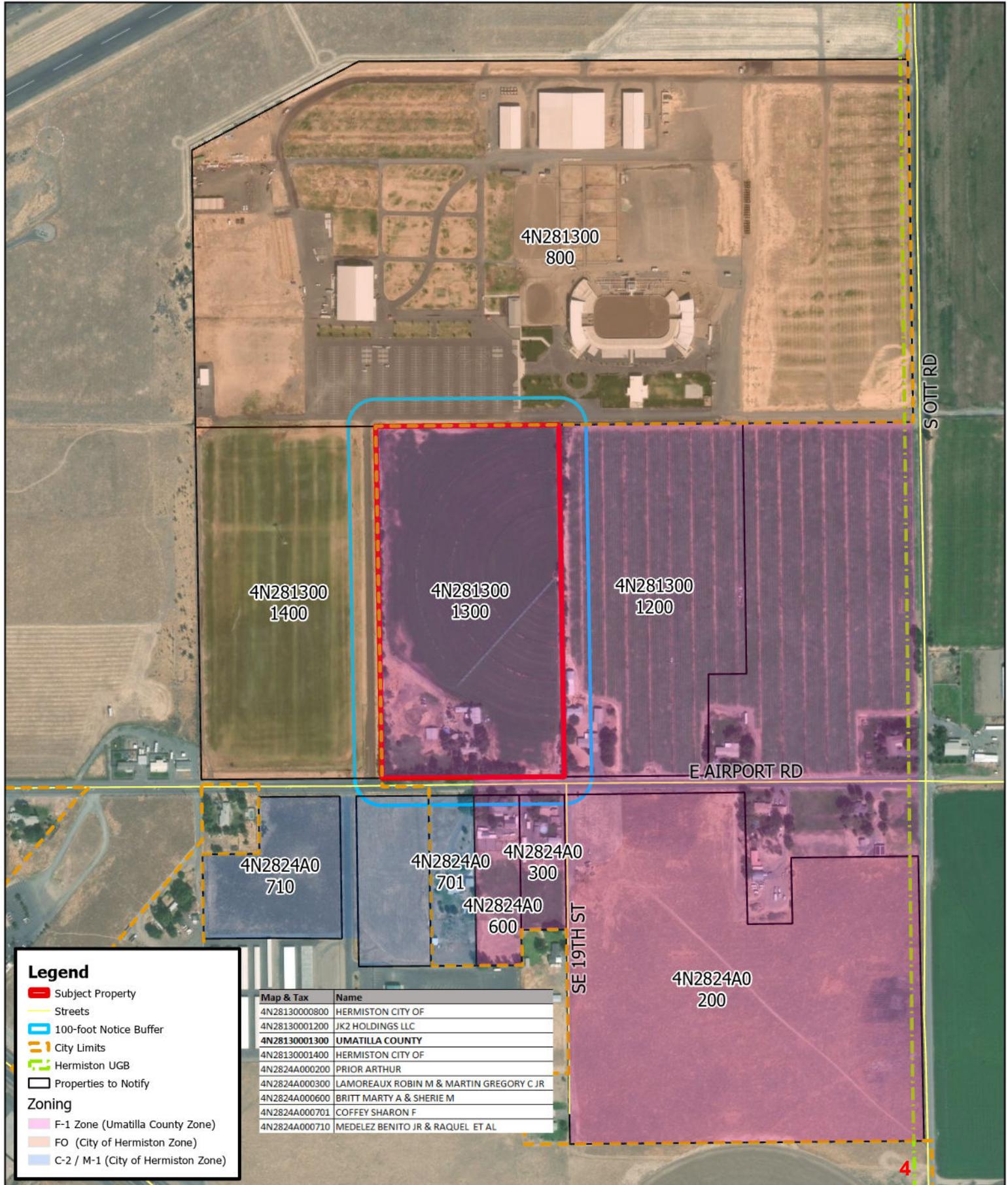
1. Staff Memo to Planning Commission, pages 1-2
2. Table of Contents, page 3
3. Umatilla County Public Notice Map, page 4
4. City of Hermiston Comprehensive Plan Map Amendment Map, page 5
5. City of Hermiston Ordinance No. 2378, pages 6-7
6. City of Hermiston Co-adoption notice from City Planner, Clinton Spencer, pages 8-9
7. City of Hermiston Findings of Fact, pages 10-25
8. Traffic Impact Analysis, pages 26-33
9. Umatilla County Land Use Request Application, pages 34-45

**CITY OF HERMISTON, APPLICANT  
 UMATILLA COUNTY, OWNERS  
 MAP: 4N 28 13 TAX LOT: 1300  
 PLAN AMENDMENT #P-141-26**

Notified property owners within 100 feet of subject property.



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 B. Fairchild, Umatilla County Planning Department Date: 2/25/2026

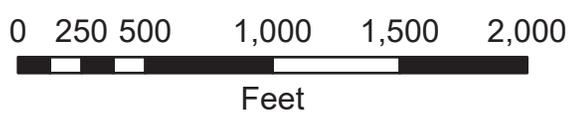
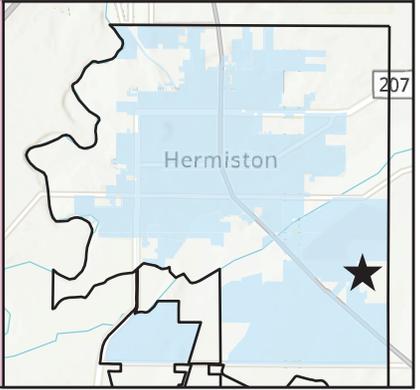
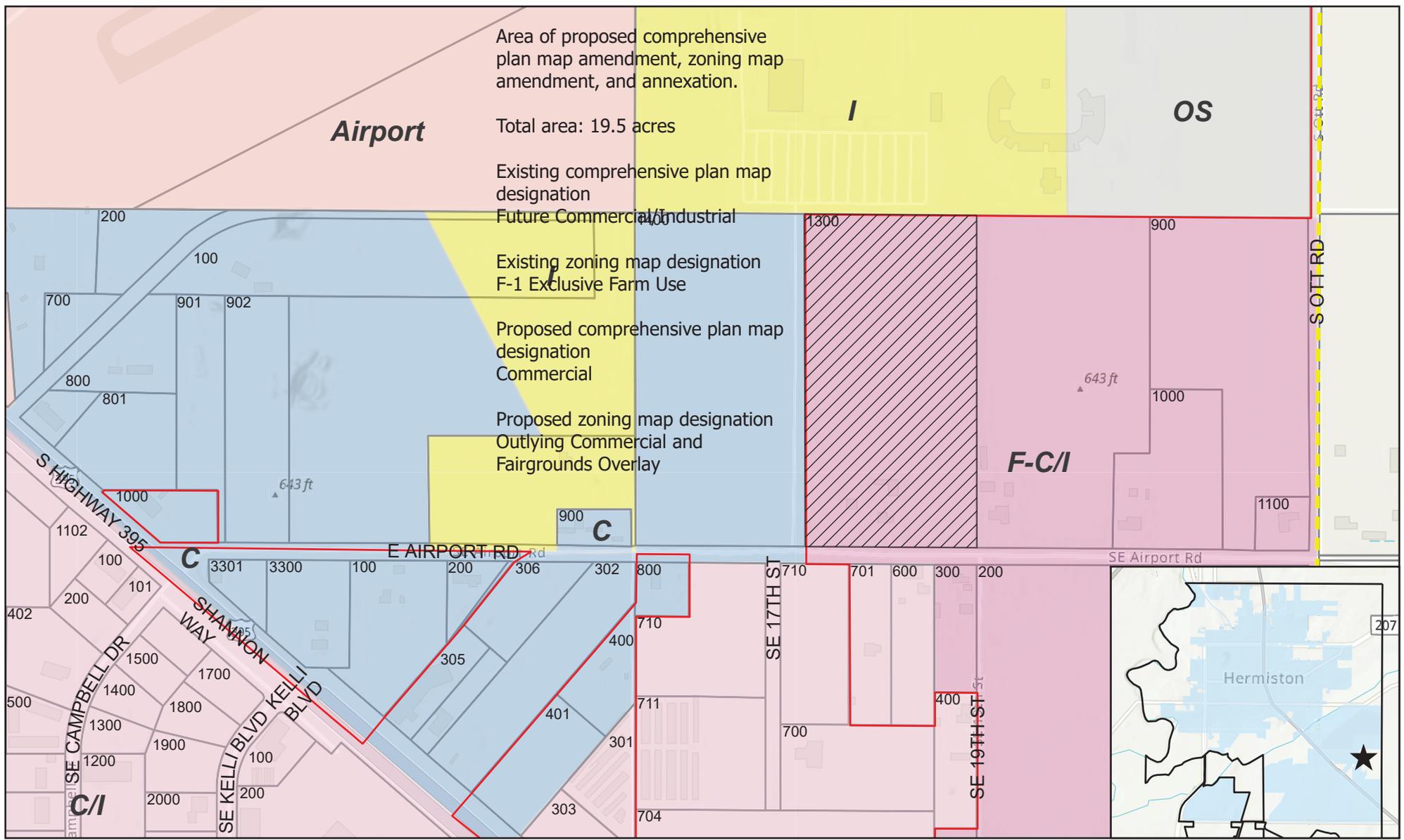


**Legend**

- Subject Property
  - Streets
  - 100-foot Notice Buffer
  - City Limits
  - Hermiston UGB
  - Properties to Notify
- Zoning**
- F-1 Zone (Umatilla County Zone)
  - FO (City of Hermiston Zone)
  - C-2 / M-1 (City of Hermiston Zone)

Map & Tax	Name
4N28130000800	HERMISTON CITY OF
4N28130001200	JK2 HOLDINGS LLC
4N28130001300	UMATILLA COUNTY
4N28130001400	HERMISTON CITY OF
4N2824A000200	PRIOR ARTHUR
4N2824A000300	LAMOREAUX ROBIN M & MARTIN GREGORY C JR
4N2824A000600	BRITT MARTY A & SHERIE M
4N2824A000701	COFFEY SHARON F
4N2824A000710	MEDELEZ BENITO JR & RAQUEL ET AL

# Comprehensive Plan Map Amendment and Annexation - 4N 28 13



- Area of Proposed Land Use Action
- Property Line
- Hermiston UGB
- City Limits

- Comprehensive Plan Map Designation
- C
  - I
  - C/I
  - Airport
  - OS
  - F-C/I



# **City of Hermiston Ordinance No. 2378**

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January 26th, 2026

**ORDINANCE NO. 2378**

AN ORDINANCE AMENDING THE CITY OF HERMISTON COMPREHENSIVE PLAN MAP TO CONVERT CERTAIN LANDS FROM URBANIZABLE STATUS TO URBAN STATUS LOCATED WITHIN THE URBAN GROWTH BOUNDARY OF THE CITY OF HERMISTON IN ACCORD WITH THE PROVISIONS OF POLICY 6 IN THE CITY'S COMPREHENSIVE PLAN.

THE CITY OF HERMISTON DOES ORDAIN AS FOLLOWS:

**SECTION 1.** The following described property shall be changed on the city comprehensive plan map from Future Commercial/Industrial (FC/I) to Commercial (C) and shall be designated as Outlying Commercial (C-2) with Fairgrounds Overlay (FO) on the city zoning map:

The East Half of the Southwest Quarter of the Southeast Quarter of Section 13, Township 4 North, Range 28, East of the Willamette Meridian, Umatilla County, Oregon

Also including the 66 foot right-of-way for E Airport Rd adjacent to the south boundary of property described above.

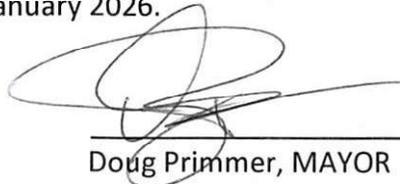
All being East of the Willamette Meridian, Umatilla County, Oregon;

**SECTION 2.** The findings of fact as adopted by the City Council on January 26, 2026, are incorporated herein by reference.

**SECTION 3.** The effective date of this ordinance shall be thirty days after co-adoption by the Umatilla County Board of Commissioners.

PASSED by the City Council this 26<sup>th</sup> day of January 2026.

SIGNED by the Mayor this 26<sup>th</sup> day of January 2026.

  
\_\_\_\_\_  
Doug Primmer, MAYOR



ATTEST:   
\_\_\_\_\_  
Heather KP La Beau, DEPUTY CITY RECORDER

# **Notification from the City of Hermiston**

## **RE: Adoption of Ordinance No. 2378**

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February 9, 2026

February 9, 2026



**Planning  
Department**

Mr. Bob Waldher  
Umatilla County Planning Director  
216 SE 4<sup>th</sup> Street  
Pendleton, OR 97801

Re: Co-Adoption of Hermiston Ordinance No 2378

Dear Mr. Waldher:

On January 26, 2026, the Hermiston City Council adopted Ordinance 2378 amending the comprehensive plan map from urbanizable to urban status for approximately 19.5 acres on the north side of E Airport Rd. The city council also adopted ordinance 2379 annexing said property effective upon co-adoption of ordinance 2378. Per Section E10 of the Hermiston Planning Area Joint Management Agreement the matter of conversion now comes before Umatilla County for co-adoption. A copy of ordinance 2378 is attached to this letter for the county's use.

The applicants in the matter of conversion and annexation is the City of Hermiston. The necessary applications and fees associated with the co-adoption process have been forwarded to the county.

Sincerely,

A handwritten signature in black ink, appearing to read "Clinton Spencer", is written over a light gray background.

Clinton Spencer  
Planning Director

# **City of Hermiston Findings of Fact**

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City of Hermiston Comprehensive Plan Map Amendment and Annexation

## Exhibit A

### Findings of Fact

#### Comprehensive Plan Map and Zoning Map Amendment

1835 E Airport Road

January 26, 2026

**Application to Amend the City of Hermiston Comprehensive Plan Map and associated Zoning Map, effecting a change to the zoning of the subject property.**

**Owner:** Farm City Pro Rodeo

**Applicant:** City of Hermiston  
180 NE 2<sup>nd</sup> Street  
Hermiston, OR 97838  
541 567-5025  
[planning@hermiston.gov](mailto:planning@hermiston.gov)

#### **Purpose of This Application:**

The City of Hermiston seeks to amend the comprehensive plan map and zoning map for a 19.5 acre parcel located at 1835 E Airport Road. The property is described as 4N 28 13 Tax Lot 1300. The property is located within the urbanizable portion of the Hermiston urban growth boundary (UGB) and is designated on the comprehensive plan map with a Future Commercial/Industrial map designation. Current zoning is F-1 on the Umatilla County zoning map.

The purpose of the application is to amend the Hermiston comprehensive plan map designation for this property from the urbanizable F C/I designation to the urban Commercial designation, implementing the planned intent of the comprehensive plan. Additionally, the property will be removed from the Umatilla County F-1 designation and amended to the Hermiston Outlying Commercial (C-2) designation and the Fairgrounds Overlay (FO) will be applied.

Finally, annexation to the City of Hermiston with the C-2 and FO designations is proposed.

#### **Documents to be Modified:**

- City of Hermiston Comprehensive Plan Map.
- City of Hermiston Zoning Map.

#### **Current Use of the Property:**

The property is currently occupied with a rural single-family homesite and multiple barns and outbuildings. The residential use occupies approximately 3.24 acres of the site. The remaining 16 acres are used for irrigated agriculture.

**Surrounding Uses:** This area south of Hermiston is a mix of commercial, light industrial, and residential uses. The area is urbanizing, spurred by the Eastern Oregon Trade and Event Center (EOTEC). The development on the subject property is approximately one half-mile from Highway 395. The site is adjacent to EOTEC on the north and west property lines. The Hermiston Airport is further to the north beyond EOTEC. Lands to the west beyond EOTEC are developed residentially but are zoned for commercial and industrial development. Lands to the south are light industrially and rural residentially developed. Lands to the west, north, and south are zoned for commercial and industrial development within the city limits. Lands to the east are zoned for agricultural use and are planned on the Hermiston comprehensive plan for future commercial and industrial use.

**Required Review:**

The City of Hermiston Zoning provisions, found as part of Title XV Land Usage, in Chapter 157 Zoning part 157.226 Amendments provides the requirements for amendment to the Zoning Map and at (E) provide the Approval Criteria. The City of Hermiston also provides application forms with procedures for both a Comprehensive Plan Map Amendment and a Zone Change. Both applications have several questions that reflect the Zoning ordinance provisions that will also be included here. As this is also a request to amend the Comprehensive Plan Map the 14 Statewide Planning Goals are also considered.

City of Hermiston Zoning 157.226 Amendments (E) Approval Criteria: The review criteria are listed in **bold** with responses in regular text.

**(E) Approval criteria.**

**(1) The following criteria must be followed in deciding upon a quasi-judicial proceeding:**

**(a) The burden in all land use proceedings is upon the applicant, whether a zone change, conditional use or variance is the subject of the hearing;**

*Response:* The applicant is submitting this application with supporting material to provide evidence for the governing body to consider.

**(b) The requested zone change or conditional use must be justified by proof that:**

**1. The change is in conformance with the Comprehensive Plan and also the goals and policies of the plan;**

*Response:* The City of Hermiston Comprehensive Plan has been acknowledged by the Land Conservation and Development Commission addressing the Statewide Land Use

Planning Goals. For this request Goals 1 Citizen Involvement, 2 Planning Process, 8 Recreational Needs, 9 Local Economy, 11 Public Services and Facilities, 12 Transportation, and 14 Urbanization are applicable. Goals 3 Agricultural Lands, 4 Forest Lands, 5 Natural Resources, 6 Air, Water, and Land Resource Quality, 7 Areas Subject to Natural Hazards, 10 Housing, 13 Energy Conservation, 15 Willamette River Greenway, 16, Estuarine Resources, 17 Coastal Shorelands, 18 Beaches and Dunes, and 19 Ocean Resources are not applicable.

The following City of Hermiston Comprehensive Plan Policies are considered:

- Policy 1: The City of Hermiston will insure that citizens have an adequate opportunity to be involved in all phases of the planning process.

*Response:* As this request will be heard by both the Planning Commission and City Council, with notice to adjoining landowners and affected agencies Goal 1 and Policy 1 are satisfied.

- Policy 2: The City of Hermiston will monitor and update periodically its comprehensive plan and implementing ordinances to respond to changing conditions.

*Response:* This request provides an opportunity for the City of Hermiston to evaluate this area of the urban growth boundary and consider implementing the urbanizable Future Commercial/Industrial designation as an urban Commercial designation.

- Policy 4: The City of Hermiston will promote compact urban development within and adjacent to existing urban areas to insure efficient utilization of land resources and facilitate economic provision of urban facilities and services.

*Response:* The proposal is adjacent to urban development or urban comprehensive plan map designations to the north, west, and south. The site is adjacent to city limits to the west and south. Urbanization and annexation of the site is a logical extension of the existing zoning and development pattern, further extending the city limits into land planned for urban development. It is not necessary to leave any rural land nor to create any islands of urbanizable land by extending the existing city limits and urban comprehensive plan map designation onto the subject property.

- Policy 19: The City of Hermiston will assure the availability of a sufficient supply of commercial land to accommodate 20-year projected need and strive to achieve the balanced distribution of commercial activities in neighborhoods, downtown, and along outlying highways.

*Response:* Changing the comprehensive plan map designation of the property to Commercial is considered within the text of the 2024 Economic Opportunities Analysis. The EOA notes that Hermiston has 66 acres of Future Commercial/Industrial land within the urban growth boundary. These 66 acres are comprised of three sites, the subject property being one of these three sites. Changing the designation from Future

Commercial/Industrial to Commercial is the realization of the planned use of the property consistent with the comprehensive plan.

- Policy 20: The City of Hermiston supports economic development and job growth which will diversify and strengthen the mix of economic activity in the local marketplace and provide employment opportunities for local residents.

*Response:* The applicant intends to develop the property with a recreational vehicle park, defined as a commercial use in the C-2 zoning definitions. Development of a recreational vehicle park on the site supports the local economy providing tourism opportunities as well as affordable workforce housing opportunities for temporary workers.

- Policy 23: The City of Hermiston will plan for the timely and efficient provision of a full complement of urban services and facilities in all developed and developing areas within the community. Timely means a point within the 20-year timeframe when the city deems development appropriate for a given property based on factors including but not limited to the need for additional urban development within the urban growth boundary and the extent of undeveloped or undeveloped land between the existing development and the subject property.

*Response:* Public services are available within the existing Eastern Oregon Trade and Event Center to the north. The City plans to extend public infrastructure in the form of new water and sewer main lines south to E Airport Road as part of development of this property. There is adequate capacity in the existing lines within EOTEC to provide service for site development. Additionally, the extension of lines to E Airport Road consistent with 157.164(E) will provide public benefit and future utility access for properties south of E Airport Road as well as to the east and west of the site.

- Policy 31: The City of Hermiston will promote a balanced, well-integrated local transportation system which provides safe, convenient and energy-efficient access, and facilitates the movement of commodities.

*Response:* As part of the development of the EOTEC site, the city and county partnered to improve E Airport Road to collector status from the intersection with Highway 395 to the east boundary of EOTEC. Improvement of and development upon this parcel will continue widening and improvement of E Airport Road to collector status matching existing improvements.

- Policy 32: The City of Hermiston will protect the operation of the Hermiston Airport from conflicting land uses and encourage expansion of air and rail transportation to facilitate economic development.

*Response:* The site is within 2,000 feet of the Hermiston Municipal Airport runway and within the conical surface of the runway. As such, no structure may be erected on the site exceeding 150 feet in height. Future development approvals regarding site improvements will consider airport height limitations as part of the review process.

- Policy 34: The City of Hermiston will comply with the requirements of the Transportation Planning Rule with the adoption of the Transportation System Plan and related amendments to implementing ordinances.

*Response:* The City has commissioned a trip generation analysis compliant with the Transportation Planning Rule. The analysis demonstrates that the existing F-1 zoning in Umatilla County permits a recreational vehicle park as a conditional use and the proposed C-2 zoning with Fairgrounds Overlay also permits a recreational vehicle park as an outright use. There is no substantial change in potential trip generation between the two uses. However, a trip cap is recommended to ensure the compatibility of the analysis. Should the recreational vehicle park be abandoned as a development proposal, a new traffic impact analysis will be required as part of the land use application process.

**2. The showing of public need for the rezoning and whether that public need is best served by changing the zoning classification on that property under consideration;**

*Response:* The usage pattern for EOTEC has shown an ongoing and immediate need for recreational vehicle spaces available for use in conjunction with events. Additionally, EOTEC fields inquiries from the general public as the availability of overnight spaces available for public use. The location of the site adjacent to the EOTEC grounds and the HEROES sports complex is an optimal location to provide spaces available for tournaments, tourism, and EOTEC users. The site location adjacent to the EOTEC complex on the north and west property lines demonstrates that this is the optimal site for additional EOTEC development as compared with other sites which will require shuttle service or vehicular trips to access the EOTEC site.

**3. The public need is best served by changing the classification of the subject site in question as compared with other available property.**

*Response:* The subject property is adjacent to the Eastern Oregon Trade and Event Center on two sides. The proposed use of the site for a recreational vehicle park and athletic fields is highly site specific. In the case of the RV park, the park is intended to service users of the EOTEC facility as well as the general public for overnight and extended use. EOTEC events such as the Umatilla County Fair require a large number of RV spaces to be available in conjunction with time limited events. These spaces must be located within walking distance of EOTEC. There are limited properties which meet the siting criteria. Of those sites which do meet the criteria, this subject property is the only one adjacent to public facilities and available for immediate servicing.

**4. The potential impact upon the area resulting from the change has been considered.**

*Response:* The City has held public hearings before the planning commission and city council to consider the potential impact and solicit public input into the proposed

amendment to the comprehensive plan and zoning designations. The recreational vehicle park proposed for the site is an outright use under the Fairgrounds Overlay. A site plan review and public notice and comment is required for the subsequent land use application process. Potential impacts are considered in each land use process.

The proposed development of the site is subject to the recreational vehicle park standards contained in 157.147 of the Hermiston Code of Ordinances. These standards are intended to minimize the impacts of development on surrounding property and to protect the health and welfare of users within the RV park. All development will be fully compliant with the RV park standards and the development standards of the City of Hermiston.

**The 14 applicable Statewide Planning Goals are also considered.**

**Goal 1 Citizen Involvement: To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.**

*Response:* The City of Hermiston Comprehensive Plan and Zoning Ordinance outlines the City's citizen involvement program that includes the activities of the Planning Commission and provides for the public hearing process with its required notice provisions. These notice provisions provide for adjoining and affected property owner notice; notice to interested local, state, and federal agencies; and allows for public comment to the process.

The city finds that this application is consistent with Goal 1.

**Goal 2 Planning: To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.**

*Response:* Goal 2 establishes the underlining process that a county or a city needs to utilize when considering changes to their Comprehensive Plans and development codes. This requested change of Comprehensive Plan and Zoning designation is also guided by Goal 2 requirements. This application meets those requirements for this request.

The city finds that this application is consistent with Goal 2.

**Goal 3 Agricultural Lands: To preserve and maintain agricultural lands.**

*Response:* The Goal 3 requires counties to preserve and maintain agricultural lands for farm uses. Counties must inventory agricultural lands and protect them by adopting exclusive farm use zones consistent with Oregon Revised Statute 215.203 et. seq. Goal 3 does not allow nonfarm uses like industrial development on lands zoned for exclusive farm use. This application is to consider modifications to the application of the Outlying Commercial zone within the city limits on lands that have already been identified for urban industrial and commercial uses. Per OAR 660-033-0020(1)(c), "Agricultural Land" does

not include land within acknowledged urban growth boundaries or land within acknowledged exception areas for Goal 3 or 4.

Goal 3 does not apply to this action.

**Goal 4 Forest Lands: To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.**

*Response:* There are no forest lands in the City of Hermiston.

Goal 4 does not apply to this action.

**Goal 5 Open Spaces, Scenic and Historic Areas, and Natural Resources: To protect natural resources and conserve scenic and historic areas and open spaces.**

*Response:* The subject property does not have any overlays or other known cultural or historical sites. There are no wetlands inventoried on the subject property.

Goal 5 does not apply to this action.

**Goal 6 Air, Water and Land Resources Quality: To maintain and improve the quality of the air, water and land resources of the state.**

*Response:* Goal 6 addresses the quality of air, water, and land resources. In the context of comprehensive plan amendments, a local government complies with Goal 6 by explaining why it is reasonable to expect that the proposed uses authorized by the plan amendment will be able to satisfy applicable federal and state environmental standards, including air and water quality standards.

All development within the Hermiston urban growth boundary is required to comply with federal and state environmental standards (157.004). Compliance is a requirement of all land use applications.

Goal 6 does not apply to this action.

**Goal 7 Areas Subject to Natural Hazards and Disasters: To protect people and property from natural hazards.**

*Response:* There are no known natural hazards on the subject property, and it is located significantly above and outside the influence of the Umatilla River which has a history of flooding.

Goal 7 does not apply to this action.

**Goal 8 Recreation Needs: To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.**

*Response:* The subject property is intended to provide additional recreational facilities following amendment to the comprehensive plan map and annexation. In compliance with Policy 18 of the comprehensive plan, the city will work to acquire additional parks and recreation facilities throughout the community. Development of this site with athletic facilities satisfies the city's comprehensive planning policy relative to recreation.

The city finds that this application is consistent with Goal 8.

**Goal 9 Economy: To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.**

*Response:* Goal 9 requires local governments to adopt comprehensive plans and policies that contribute to a stable and healthy economy. Hermiston has a Comprehensive Plan that has been acknowledged to comply with Goal 9. Specifically, the city has adopted an economic opportunities analysis as of 2024 which has been acknowledged by the State of Oregon. The 2024 EOA specifically identifies this site as a location for future economic development. As noted above, a recreational vehicle park is considered a commercial use in the city's zoning definitions. In the absence of development as an RV park, the proposed change still designates this land for commercial use, thereby implementing the comprehensive planning of this site for future commercial and industrial development.

The city finds that this application is consistent with Goal 9.

**Goal 10 Housing: To provide for the housing needs of citizens of the state.**

*Response:* Housing is not specifically considered as part of this application. Commercial land is not considered as part of city's residential land inventory. The 2021 residential buildable land inventory demonstrates that the subject property is not included in nor necessary for the provision of housing through the 20-year planning horizon.

However, the Oregon Legislature in 2019 passed HB 2001 which amended certain housing rules relating to provision of housing in commercial zones. Specifically, OAR 660-046-0330 states that cities adopting a comprehensive plan amendments shall adopt findings regarding increase or decrease in housing capacity. Since several recent legislative changes allow residential use within commercial zones, and the proposed RV park development is considered a residential use providing short and medium-term residential occupancies, the city is required to consider the housing capacity impacts. Under 197A.270, a city is required to assume

Goal 10 does not apply to this action.

**Goal 11 Public Services: To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.**

*Response:* Goal 11 requires local governments to plan and develop a timely, orderly, and efficient arrangement of public facilities and services. The city has adopted a public facilities plan as of September 2025. The public facilities plan demonstrates that there is adequate capacity to service development within the urban growth boundary through the 20-year planning horizon with minor system upgrades. System upgrades are planned within the city capital improvement plan and funded through the city-wide system development charge fee. Development is required to pay into the SDC fees at the time of permitting thereby paying a proportionate share into future system upgrades.

The city finds that this application is consistent with Goal 11.

**Goal 12 Transportation: To provide and encourage a safe, convenient and economic transportation system.**

*Response:* Goal 12 requires local governments to provide and encourage a safe, convenient, and economic transportation system, implemented through the Transportation Planning Rule. A trip generation report prepared by a registered traffic engineer is attached to these findings as evidence of compliance with the Transportation Planning Rule. As noted in the report, no significant change in trip generation is generated between those uses permitted in the F-1 and C-2 zones when subjected to a trip cap.

The city finds that this application is consistent with Goal 12.

**Goal 13 Energy: To conserve energy.**

*Response:* Goal 13 directs local jurisdictions to manage and control land and uses developed on the land to maximize the conservation of all forms of energy, based on sound economic principles. The site is situated adjacent to EOTEC and intended to minimize the need for vehicular trips for RV park users to access EOTEC events and athletic events.

Goal 13 does not apply to this action.

**Goal 14 Urbanization: To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.**

*Response:* Goal 14 prohibits urban uses on rural lands. To locate urban uses on rural lands, local governments must either expand their urban growth boundaries to add property or take a Goal 14 exception setting forth reasons why urban development should be allowed on rural lands. This application is to change the Comprehensive Plan and Zoning Map designation on lands within the urban growth boundary allowing commercial uses on the subject property. By locating urban uses on land within the urban growth boundary, the city is eliminating the need to expand the UGB onto rural lands to accommodate urban development.

The city finds that this application is consistent with Goal 14.

The city finds that this application is consistent with the applicable Statewide Planning Goals.

**Conclusion:** This narrative provides evidence that the proposal complies with the Statewide Planning Goals and with the City of Hermiston Comprehensive Plan. No change to traffic impacts based on this application is anticipated with actual traffic impacts analyzed at the time of development.

**Exhibit B**  
**Findings of Fact**  
**Annexation**  
**1835 E Airport Road**  
**January 26, 2026**

The planning commission shall make a recommendation to the city council upon determination that the annexation complies with the applicable criteria in §150.05 of the Hermiston Code of Ordinances relating to annexation.

- A.** §150.05(1) *The proposal is in conformance with all applicable state annexation requirements.*

Response:

1. The proposed annexation of the subject property is aligned with the City of Hermiston Comprehensive Plan, acknowledged as compliant by the State of Oregon, and codified in Code Section 156.02 of Title XV.
2. The City has received consent to annexation from the property owner for approximately 19.5 acres of land and an election was deemed not necessary by the city council on October 27, 2025 (*ORS 222.120(1)*)
3. Notice of public hearing was published in the local newspaper for two consecutive weeks prior to the planning commission hearing on December 17 and 24, 2025. Notices were also posted in four public places in the city for a like period. Comments or remonstrances received have been incorporated into the record. (*ORS 222.120(3)*)
4. Notice of public hearing was physically posted on the property on December 17, 2025. (*HZO §157.229(B)*)
5. Affected agencies were notified. (*ORS 222.005*)
6. A public hearing of the planning commission was held on January 14, 2026. Comments received at the hearing are incorporated into the planning commission record. (*ORS 222.120(2)*)
7. Notice of public hearing of the city council was published in the local newspaper for two consecutive weeks prior to the city council hearing on January 7 and 14, 2026. Notices were also posted in four public places in the city for a like period. Comments or remonstrances received have been incorporated into the record. (*ORS 222.120(3)*)
8. A public hearing of the city council was held on January 26, 2026. Comments received at the hearing are incorporated into the record. (*ORS 222.120(2)*)

The city council finds the proposal is consistent with all applicable state annexation requirements in ORS 222:

- a. The city has received consent from the property owners within the affected area
  - b. An election has been deemed not necessary since consent from more than half the owners has been received
  - c. The property is contiguous with the existing city limits
  - d. All statutorily required notices have been published and posted
- B.** §150.05(2) *The property is contained within the urban portion of the urban growth boundary as identified on the comprehensive plan.*

Response:

- 9. Since the property is contiguous to the existing city limits, the annexation is in accord with Comprehensive Plan Policy 4 which promotes compact urban development within and adjacent to existing urban areas to ensure efficient utilization of land resources and facilitates economic provision of urban facilities and services.
- 10. Annexation is consistent with Policy 5 which requires the city to establish a program for annexation and efficient and orderly provision of public services.
  - a. Property is contained within the urban portion of the UGB (See Finding 11 below)
  - b. Proposed development is consistent with applicable comprehensive plan policies and map designations (See Finding 11 below)
  - c. All city services can be extended readily (See Findings 15-18 below)
  - d. Property owner(s) is willing to bear costs associated with extension of sewer, water and roads except for major facilities -- e.g. sewer pump station or major water main -- necessary to facilitate later growth. (See Findings 15-18 below)
  - e. Proposal is consistent with all applicable state requirements including ORS Chapter 222 governing annexations and Chapter 225 governing utility extensions. (See Findings 1-8 above)
- 11. Following amendment from Future Commercial/Industrial to Commercial as approved by the planning commission on January 14, 2026, the property is located within the urban portion of the urban growth boundary (UGB) as identified on the comprehensive plan map. The property is designated as "C" on the comprehensive plan. The C designation is a urban commercial comprehensive planning designation corresponding to the C-2 zoning designation on the city zoning map.

The city council finds that the property is contained within the urban portion of the urban growth boundary.

- C.** §150.05(3) *The proposed zoning is consistent with the underlying comprehensive plan designation*

Response:

12. The applicant has submitted an application to annex the property with an Outlying Commercial zoning designation. The Fairgrounds Overlay zone is also proposed.
13. The proposed Outlying Commercial and Fairgrounds Overlay zoning designations are an implementing zoning designation for the C comprehensive plan map designation.

The city council finds that the proposed zoning is consistent with the underlying comprehensive plan map designation.

**D.** §150.05(4) *Findings of fact are developed in support or denial of the annexation.*

Response:

14. This document, consisting of three pages of findings adopted by the planning commission on January 14, 2026, serves as findings of fact in support of annexation.

**E.** §150.05(5) *All city services can be readily extended, and the property owner is willing to bear costs associated with sewer, water, and roads.*

Response:

15. Sewer is available to service this property within the Eastern Oregon Trade and Event Center. At the time of connection, the City is responsible for all connection fees, and extension of the sewer line to the southernmost property line at E Airport Road.
16. A 12" water main is available to service this property within the Eastern Oregon Trade and Event Center. Sufficient capacity exists in this water line to serve any potential development on this parcel. At the time of connection, the City is responsible for all connection fees, and extension of the water line to the southernmost property line at E Airport Road.
17. A traffic impact analysis has been prepared considering the traffic impacts generated by a recreational vehicle park, athletic fields, and parking. All intersections studied continue to operate at mobility targets following development. No additional off-site mitigation measures are necessary as a result of development of the parcel.
18. Partial improvement along E Airport Road along the entire frontage of the subject parcel is necessary as a condition of subsequent development. E Airport Road is classified as a major collector street and major collector improvements to match those immediately west of the site will be required as a condition of subsequent development.

The city council finds that all city services can be readily extended and the applicant is willing to bear costs associated with sewer, water, and roads.

**Exhibit C**  
**Recommended Conditions of Approval**  
**1835 E Airport Road**  
**January 26, 2026**

Subject to the testimony presented at the public hearing and the deliberations of the city council, the following conditions of approval as adopted by the planning commission are presented.

1. At such time that development occurs on this parcel, E Airport Road adjacent to the parcel frontage shall be improved to major collector status with improvements matching those installed in E Airport Road adjacent to the west boundary of the site.
2. A trip-cap of 645 average daily trips and 107 PM peak hour trips shall be imposed on the property following annexation. Compliance with the trip cap will require the following actions:
  - a. Each application for development authorization within amended area submitted to the city shall be accompanied by a trip generation letter indicating the average daily and peak hour trips generated for the proposal.
  - b. Each trip generation letter shall indicate available peak hour trips remaining at completion of construction for the proposal.
  - c. At such time that the peak hour trips exceed 107 PM trips, the city shall no longer issue building permits until a revised traffic impact analysis is prepared. The requirement to prepare a new traffic impact analysis shall run with the land.
3. Development of an RV park on the property shall be considered a separate land use decision. Consideration of an RV park approval is a limited land use decision subject to approval under the Hermiston Code of Ordinances.

# Traffic Impact Analysis

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Kittelson & Associates



## POLICY AND PLANNING CONTEXT

The current zoning for the site is F-1 (Exclusive Farm Use), under Umatilla County's Zoning Ordinance. Section 3.012 (7) of the Ordinance allows "Parks, playgrounds, community centers or recreational vehicle parks owned and operated by a governmental agency or a non-profit community organization (in the Hermiston Urban Growth Area only)." As noted earlier, the proposed use of the approximate 19-acre site includes a publicly owned park/field/community space and a 100-space RV Park.

The City of Hermiston is proposing to rezone the site to C-2 Outlying Commercial. A review of the permitted uses associated with the C-2 zoning provides the following guidance:

- All uses permitted under the C-1 zoning are allowed outright in C-2; of these, the higher potential trip generators include a variety of retail uses, clinics, and food uses. These could be generalized by the shopping center land use category within the *Trip Generation Manual*, as published by the Institute of Transportation Engineers.
- RV parks are an outright permitted use and subject to the requirements of Section 157.147 (this site appears to comply with the provisions of this section).
- Government structures or land uses including but not limited to a public park, playgrounds, recreational building, fire station, library or museum are allowed as conditional uses.

If one were to posit that the 19.5 acres of C-2 would be reasonably developed with a maximum floor area ratio (FAR) of 0.25, this could enable 212,350 square feet of retail space. This level of development could equate to 11,408 weekday trips, of which 971 are estimated to occur during the weekday PM peak hour<sup>1</sup>. This level of trip generation far exceeds that of the intended use of the property by an RV park and a publicly owned park/field/community space. As such, the City is proposing a land use limitation to limit the future use of the site assuming the zone change is approved.

## APPLICABLE TPR CRITERIA

Two sections of Oregon's TPR apply to amendments to acknowledged land use designations. Per OAR 660-012-0060(1) and (2), the first step in assessing an amendment's potential transportation impact is to compare the vehicular trip generation of the site assuming a "reasonable worst-case" development scenario under the existing and proposed zoning. If the trip generation potential increases under the proposed zoning, additional analysis is required to assess whether the rezone will "significantly affect" the transportation system. Conversely, if the trip generation under the proposed zoning is equal to or less than that under the existing zoning, no additional quantitative analysis is necessary to conclude that the proposal does not "significantly affect" the transportation system.

We further note that Table 1, Policy 1F.5 of the Oregon Highway Plan establishes the following thresholds for determining significance:

<sup>1</sup> As estimated using the *Trip Generation Manual* (11<sup>th</sup> Edition, as published by the Institute of Transportation Engineers). The 12<sup>th</sup> Edition was recently published and if these rates were used, this level of development would result in 7,727 daily trips and 868 weekday PM peak hour trips, which would yield the same conclusions related to the TPR.

- Any proposed amendment that does not increase the average daily trips by more than 400 is not considered significant.
- Any proposed amendment that increases the average daily trips by more than 400 but less than 1,000 for state facilities is not considered significant where:
  - The annual average daily traffic is less than 5,000 for a two-lane highway
  - The annual average daily traffic is less than 15,000 for a three-lane highway
  - The annual average daily traffic is less than 10,000 for a four-lane highway
  - The annual average daily traffic is less than 25,000 for a five-lane highway

If the increase in traffic between the existing plan and the proposed amendment is more than 1,000 average daily trips, then it is not considered a small increase in traffic and the amendment causes further degradation of the facility and would be subject to existing processes for resolution.

## TRIP GENERATION COMPARISON

To test for a potential significant effect, we reviewed the change in trip generation potential of the permitted land uses associated with the existing versus the proposed zoning designations. As noted above, the existing zoning designation of the property is F-1 and per Section 3.012 of the County's Zoning Code, the highest trip generations permitted on the site are churches, schools, and community centers or RV parks operated by a governmental agency or non-profit organization.

The City's C-2 zoning permits a variety of high trip-generating retail uses. With no trip limits on the C2 uses, the proposed zoning designation has the potential to result in a significant impact per the TPR and OHP Policy 1F.5 based on the estimated trip generation potential. If a land use limitation of parks, playgrounds, community centers or RV Parks operated by a government agency were applied to the zone change, we estimate a trip potential of up to 645 daily trips, or 107 trips in the PM Peak Hour. As this increase is less than the 1,000 trip daily trip threshold for a two lane facility with a volume less than 5,000, the OHP policy identifies there is no significant affect. For this reason, a land use limitation is proposed.

For the purposes of developing a land use limitation associated with public uses, the trip generation was estimated for a variety of uses that could be developed under the zoning and consistent with the land use limitation. This shown in Table 1 using average trip rates (per ITE guidance) obtained from the *Trip Generation Manual, 11<sup>th</sup> Edition*.

**Table 1. Estimated Trip Generation**

Land Use	ITE Code	Size	Daily Trips	Weekday PM Peak Hour Trips
<b>Campground/RV Park</b>	416	100 Spaces	290*	27
<b>Soccer Complex</b>	488	4 fields	285	66
<b>Public Park</b>	411	5 acres**	92	23
<b>Community Center</b>	495	5,000 sq. ft. GFA	144	13
<b>Library</b>	590	5,000 sq. ft. GFA	360	41
<b>Soccer Complex and RV Park</b>		100 RV Spaces AND 4 Soccer Fields	575	93

\*ITE does not identify daily trip making. However, if one were to use a motel rate as a proxy, the percentage of PM trips that occur as a function of the daily trip is 9.3 percent. Based on this ratio, one could posit that the RV park could generate 365 daily trips.

\*\*Public Parks can vary widely in intensity of use. ITE includes trip generation information for other independent variables including number of employees and daily visitors. The fitted curve equation was used to provide more accurate estimates.

Any two of the uses in Table 1 could be combined with an RV Park on the site and result in less than 1,000 daily trips. Using the thresholds in the Oregon Highway Plan described above, the amendment is not deemed to have a significant affect if the average daily trips are more than 400 but less than 1,000 for facilities where the average daily traffic is less than 5,000 for a two-lane highway.

## COMPLIANCE WITH THE APPLICABLE OREGON ADMINISTRATIVE RULE CRITERIA

OAR Section 660-12-0060 of the TPR sets forth the relative criteria for evaluating plan and land use regulation amendments. Table 2 summarizes the criteria in Section 660-012-0060 and the applicability to the proposed limited zone change.

**Table 2. Summary of Criteria in OAR 660-012-0060**

Section	Criteria	Applicable?
1	Describes how to determine if a proposed land use action results in a significant effect.	Yes
2	Describes measures for complying with Criteria #1 where a significant effect is determined.	Yes
3	Describes measures for complying with Criteria #1 and #2 without assuring that the allowed land uses are consistent with the function, capacity and performance standards of the facility.	Yes
4	Determinations under Criteria #1, #2, and #3 are coordinated with other local agencies.	Yes
5	Indicates that the presence of a transportation facility shall not be the basis for an exception to allow development on rural lands.	No
6	Indicates that local agencies should credit developments that provide a reduction in trips.	No
7	Outlines requirements for a local street plan, access management plan, or future street plan.	No
8	Defines a mixed-use, pedestrian-friendly neighborhood.	No
9	A significant effect may not occur if the rezone is identified on the Comprehensive Plan and assumed in the adopted Transportation System Plan.	No
10	Agencies may consider measures other than vehicular capacity if within an identified multimodal mixed-use area (MMA).	No
11	Allows agencies to override the finding of a significant effect if the application meets the balancing test.	No

As shown in Table 2, there are eleven criteria that apply to Plan and Land Use Regulation Amendments. Of these, four are applicable to the proposed land use action. These criteria are provided below in italics with our response shown in standard font.

*OAR 660-12-0060(1) If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9) or (10) of this rule. A plan or land use regulation amendment significantly affects a transportation facility if it would:*

*(a) Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);*

*(b) Change standards implementing a functional classification system; or*

*(c) Result in any of the effects listed in paragraphs (A) through (C) of this subsection based on projected conditions measured at the end of the planning period identified in the adopted TSP. As part of evaluating projected conditions, the amount of traffic projected to be generated within the area of the amendment may be reduced if the amendment includes an enforceable, ongoing requirement that would demonstrably limit traffic generation, including, but not limited to, transportation demand management. This reduction may diminish or completely eliminate the significant effect of the amendment.*

*(A) Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;*

*(B) Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan; or*

*(C) Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan.*

**Response:** The proposed change in zoning designation could result in an increase in daily trip making although no changes to the City's functional street classification designations or standards are warranted by the change in designation. The intended function of the adjacent facilities are appropriate for use by F-1 and C-2.

*(2) If a local government determines that there would be a significant effect, then the local government must ensure that allowed land uses are consistent with the performance standards of the facility measured or projected at the end of the planning period identified in the adopted TSP through one or a combination of the remedies listed in subsections (a) through (c) below, unless the amendment meets the balancing test in subsection (c) or qualifies for partial mitigation in section (11) of this rule. A local government using subsection (c), section (3), section (10) or section (11) to approve an amendment recognizes that additional motor vehicle traffic congestion may result and that other facility providers would not be expected to provide additional capacity for motor vehicles in response to this congestion.*

*(3) Notwithstanding sections (1) and (2) of this rule, a local government may approve an amendment that would significantly affect an existing transportation facility without assuring that the allowed land uses are consistent with the function, capacity and performance standards of the facility where:*

*(a) In the absence of the amendment, planned transportation facilities, improvements and services as set forth in section (4) of this rule would not be adequate to achieve consistency with the identified function, capacity or performance standard for that facility by the end of the planning period identified in the adopted TSP;*

*(b) Development resulting from the amendment will, at a minimum, mitigate the impacts of the amendment in a manner that avoids further degradation to the performance of the facility by the time of the development through one or a combination of transportation improvements or measures;*

*(c) The amendment does not involve property located in an interchange area as defined in paragraph (4)(d)(C); and*

*(d) For affected state highways, ODOT provides a written statement that the proposed funding and timing for the identified mitigation improvements or measures are, at a minimum, sufficient to avoid further degradation to the performance of the affected state highway. However, if a local government provides the appropriate ODOT regional office with written notice of a proposed amendment in a manner that provides ODOT reasonable opportunity to submit a written statement into the record of the local government proceeding, and ODOT does not provide a written statement, then the local government may proceed with applying subsections (a) through (c) of this section.*

**Response:** The City of Hermiston is establishing a land use limitation associated with the site to limit future use to 107 weekday PM peak hour trips or 645 daily trips. This reasonable accommodation ensures the site can be developed without triggering a significant affect under the Oregon Transportation Planning Rule. This land use limitation allows for a combination of public uses.

*(4) Determinations under sections (1)-(3) of this rule shall be coordinated with affected transportation facility and service providers and other affected local governments.*

**Response:** The Applicant is coordinating the proposed zone change with County and ODOT staff.

## CONCLUSIONS

As discussed herein, there are adequate facilities to accommodate the proposed change in zoning, assuming a limitation is placed on the future use of the C-2 zoned lands. This proposed limitation is associated with a land use limitation that limits trips to 107 in the PM Peak and 645 daily. Using the thresholds in the Oregon Highway Plan, the amendment is not significant if the average daily trips are more than 400 but less than 1,000 for facilities where the average daily traffic is less than 5,000 for a two-lane highway. As such, there are no significant affects on the transportation system as defined by the TPR.

The City of Hermiston is proposing an enforceable, ongoing land use restriction that would demonstrably limit development to levels no greater than the proposed 100 space RV Park and associated park/field/community space.

We note that future development review is anticipated under separate cover to address topics including but not limited to assessment of intersection operation and safety.

# **Umatilla County Applications**

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Land Use Request Application



## LAND USE REQUEST APPLICATION REVIEW PROCESS

### Umatilla County Department of Community Development Planning Division

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## LAND USE REQUEST APPLICATION

Return Application  
Materials to:

**Department of Community  
Development – Planning Division**  
216 SE 4<sup>th</sup> ST, Room 104  
Pendleton, OR 97801  
[Planning@umatillacounty.gov](mailto:Planning@umatillacounty.gov)

Voice: (541) 278-6252  
Fax: (541) 278-5480  
[www.umatillacounty.gov](http://www.umatillacounty.gov)

*Revision Date:* November 6, 2023  
Please obtain the most current version of  
this application and other supplemental  
applications before submitting.

#### 1. **Pre-Application Meeting:**

The applicant(s) will meet with the Planning Department staff to review the proposed development/request. Applicable information will be discussed in relation to the proposal. The applicant(s) will then submit all applicable materials to the Planning Department at their convenience.

#### 2. **Determination of Completeness**

The Planning Department staff will review applicable regulations in regards to the type of application. Once the application is determined to be complete the 120 or 150-day clock will begin, which is the maximum amount of time the County has, by law, to process the application.

#### 3. **Administrative Review**

Planning staff reviews applications that fall within the administrative review process. A public notice is sent to the surrounding property owners and affected public agencies. The public notice includes a description of the request and the analysis (preliminary findings) of how the request conforms to the standards set forth in the Umatilla County Development Code. The Planning Director approves administrative decisions. Applications processed through administrative review may be directed to a public hearing at the discretion of the Planning Director, or by the request of a notified property owner or public agency. Decisions made at a public hearing are made by the Planning Commission.

#### 4. **Consideration by Planning Commission**

Public notices are sent to the adjacent property owners for comments of an application that will be heard before the County Planning Commission. The application will then go before the Umatilla County Planning Commission in an Open Record Public Hearing. Public comment is received and a decision is rendered on the application or a recommendation is made to the Board of Commissioners depending upon the type of application being processed.

#### 5. **Consideration by the Board of Commissioners**

The Board of Commissioners hears legislative type of applications (amendments) or appeals. Public hearings are held with testimony being taken for the application or appeal. The Board of Commissioners makes a final decision.

#### 6. **Provision for Appeals**

An appeal is provided for if the applicant/person with standing desires to challenge a decision of the decision-making body (Planning Director, Planning Commission or Board of Commissioners). After a decision is made by any of the decision-making bodies the appeal must be filed within 15 days of the decision. Failure to appeal the decision during that timeframe specified precludes any further appeal on the matter.

# Contact Information for Agencies and Offices

## ***State Offices***

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**Department of Environmental Quality, DEQ**  
Pendleton Office, On-Site Program, 541-276-4063

**Department of Fish and Wildlife, ODFW**  
Pendleton Office, 541-276-2344

**Department of Forestry, ODF**  
Pendleton Office, 541-276-3491

**Department of Geology and Mineral Industries,  
DOGAMI, Albany office, 541-967-2039**

**Division of State Lands, DSL**  
Bend Office, 541-388-6112

**Office of Energy**  
Salem Office, 503-373-1034

**Oregon Department of Transportation, ODOT**  
Pendleton Office, 541-276-1241  
La Grande Office, 541-963-1574

**Oregon Water Resource Department, OWRD  
(Watermaster) Pendleton office, 541-278-5456**

**State Building Codes**  
Pendleton Office, 541-276-7814

**State Historic Preservation Office, SHPO**  
Salem Office, 503-378-4068

## ***County Offices***

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**County Assessor, 541-278-6219**

**County Surveyor, 541-278-5460**

**County Public Works, 541-278-5424**

**County Records, 541-278-6236**

**County Tax Office, 541-278-6213**

**County Environmental Health, 541-278-5432**

**County GIS, 541-278-6232**

## ***Fire Districts/Departments***

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**East Umatilla County Fire District**  
541-566-2311

**Echo Fire District**  
Merle Gehrke, 541-376-8118 or 541-376-8550

**Meacham Volunteer Fire Department**  
Rollin Reynolds, 541-983-2588

**Milton-Freewater Rural Fire Department**  
Rick Saager, 541-938-7146 or 541-938-7222

**Pendleton Fire District; Lower McKay, McKay Creek,  
Rieth & Riverside, 541-276-1442**

**Pilot Rock Fire District**  
Brian Hemphill, 541-443-5121

**Umatilla County Fire District #1**  
(Formerly Hermiston Rural Fire District, and  
Stanfield Rural Fire District)  
541-567-8822

**Umatilla Rural Fire District**  
541-922-3718

## ***Irrigation Districts***

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**Hermiston Irrigation District**  
541-567-3024

**Hudson Bay Improvement District (also serving the  
Walla Walla River**  
Jon Brough, 541-520-2856

**Stanfield Irrigation District**  
Ray Kopacz, 541-449-3272

**West Extension Irrigation**  
Bev Bridgewater, 541-922-3814

**Westland Irrigation District**  
Mike Wick, 541-667-2030

# Umatilla County Department of Community Development

## Land Use Request Application

This application must be submitted to the Umatilla County Department of Community Development, 216 SE 4<sup>th</sup> ST, Pendleton, OR 97801, (541) 278-6252, and must be accompanied by a non-refundable application fee. Acceptance of the application and fee does not guarantee approval or a Determination of Completeness.

**PLEASE COMPLETE THIS APPLICATION PRINTING CLEARLY WITH A BLACK INK PEN**

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### Section 1: Type of Application(s) to Submit

Complete the applicable Supplemental Application that corresponds with the application you are submitting.

**Amendment:**  Comprehensive Plan Text/Map,  Zoning Text/Map

**Conditional Use**  (briefly describe) \_\_\_\_\_

**Land Division**  Type I,  Type II,  Type III,  Type IV

**Land Use Decision**  Farm Dwelling,  Non-Farm Dwelling,  Lot of Record Dwelling

(OTHER LUD, briefly describe) \_\_\_\_\_

**Pre-Application**  Dwellings on resource land (specify) \_\_\_\_\_

**Variance**  Lot Size,  Setbacks,  Other (specify) \_\_\_\_\_

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### Section 2: Contact Information

**Name of Applicant:** City of Hermiston

**Address:** 180 NE 2nd Street

**City, State, Zip:** Hermiston, OR 97838

**Telephone Number & Email Address:** 541 667-5025 planning@hermiston.gov

The APPLICANT is the ...  Legal Owner,  Contract Purchaser,  Agent,  Realtor

**Name of Current Property Owner(s):** Farm City Pro Rodeo  
If Property Owner is not the applicant.

**Address:** 975 SE 4th St

**City, State, Zip:** Hermiston, OR 97838

**Telephone Number:** 541 564-8500

**Date of Pre-Application Meeting with a Planner:** 11/17/25

**A pre-application is required prior to submitting any land use request application. If a pre-application meeting has not occurred, you must request to meet with a planner.**

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## Section 3: Property Information

Complete for all land use request applications.

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1. Location of Property (Provide directions you would give someone to get to the property):  
North side of E Airport Road approximately 1320 feet west of Ott Road, immediately adjacent to entrance road to Eastern Oregon Trade and Event Center.

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2. Account Number(s) of Property: Account # 116962  
Account # \_\_\_\_\_

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3. Map Number(s) of Property: Township 4N Range 28 Section 13 Tax Lot 1300  
Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ Tax Lot \_\_\_\_\_

Use separate sheet of paper for ENTIRE Legal Description and mark it "Exhibit A".

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4. Has the Property or dwelling received a Rural Address? If so, what is it?  Yes 1835 E Airport Road  
 No \_\_\_\_\_

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5. Current size of the Property:  
Note: A "TRACT OF LAND" is contiguous property within the same ownership. A Tract is viewed differently at times in terms of land use.  
Acres 19.5  
Acres \_\_\_\_\_

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6. Current Zoning Designation: There are some 22 zoning designations in Umatilla County.  EFU  Other Zone F-1  
 GF \_\_\_\_\_

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7. Comprehensive Plan Designation: A Comprehensive Plan Designation is different than a Zoning Designation in that it distinguishes land that should be developed for various uses, where zoning actually specifies the uses. There can be multiple zoning designations within a Comprehensive Plan Designation.

<input type="checkbox"/> Agri-business	<input type="checkbox"/> North/South Agriculture
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Orchard District
<input type="checkbox"/> Grazing/Forest	<input type="checkbox"/> Rural Residential
<input checked="" type="checkbox"/> Industrial	<input type="checkbox"/> Special Agriculture
<input type="checkbox"/> Multi-Use	<input type="checkbox"/> West County Irrigation District

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8. Buildings on the Property:  
Single-family dwelling, garage, three barns

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9. Current Use of the Property. If the use is farming, explain the types of crops grown.  
Rural residential

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10. Surrounding Uses of the Property. If the use is farming, explain the type of crops grown.  
North and west - Eastern Oregon Trade and Event Center  
South and east - Rural residential and incidental agricultural uses

11. Does the Property reside in a Floodplain?  
 If so, a Floodplain Development Permit will need to be completed prior to construction.

No, the Property is not in a floodplain.  
 Yes, the Property is in a floodplain:

Zone \_\_\_\_\_

Community Number \_\_\_\_\_

Panel Number \_\_\_\_\_

12. If the Property is in a Floodplain, then is it also located in a wetland as listed on the National Wetlands Inventory maps?

Yes, provide documentation.  
 No, the Property is not in a wetlands

13. How is ACCESS provided to the Property? (i.e. provide name of road that directly serves the Property.) What type of surface does the roadway have?

*Name of Road or Lane*  
 E Airport Road \_\_\_\_\_

Paved,  Gravel,  Dirt

14. Will the Property need an Access Permit onto a County Road or State Highway? If so contact the County Public Works Department, 541-278-5424, or ODOT, 541-276-1241.

Yes, if so please contact the proper authority and provide that documentation  
 No, one already exists (provide a copy)

15. EASEMENTS: Are there any easements on the Property that provide the MAIN ACCESS for the Property OR adjacent properties? Are there any other easements on the property? Attach easement documentation.

*Attach easement documentation:*

Access easements exist  
 Utility line easements exist  
 Irrigation easements exist  
 Other easements exist: \_\_\_\_\_  
 No, other easements exist.

16. Which Rural Fire District/Department covers your Property with fire protection?

	<i>Fire Services:</i>	<i>Private Companies:</i>
	<input type="checkbox"/> East Umatilla	<input type="checkbox"/> Meacham
	<input type="checkbox"/> Echo Rural	<input type="checkbox"/> Milton-Freewater (subscriber)
	<input type="checkbox"/> Pendleton FD	<input type="checkbox"/> Tribal
	<input type="checkbox"/> Pilot Rock FD	
	<input type="checkbox"/> Umatilla Rural	
	<input checked="" type="checkbox"/> Umatilla Dist. #1	<input type="checkbox"/> Not in a RFD
		<input type="checkbox"/> Other, _____

17. Is the Property within an Irrigation District? If the property is served by an Irrigation District, a confirmation letter from that office discussing any concerns of the proposed development must be submitted with this application.

	<i>Irrigation District:</i>	
	<input type="checkbox"/> Hermiston	<input type="checkbox"/> Hudson Bay or Walla Walla River Irrigation
	<input checked="" type="checkbox"/> Stanfield	
	<input type="checkbox"/> West Extension	
	<input type="checkbox"/> Westland	<input type="checkbox"/> Not in an ID
		<input type="checkbox"/> Other, _____

18. Describe the soils on the Property by listing the map name and land capability. Visit <http://websoilsurvey.nrcs.usda.gov> or contact NRCS at (541) 278-8049.

Map Unit	Description	Class
1B	Adkins fine sandy loam	
3A	Adkins fine sandy loam	

19. What type of water use(s) exist on the Property? If there are none currently, will there be water uses developed in the future?

- No current water uses exist  
 Water Uses to be developed:

- Yes, there are water uses  
 Domestic Well  
 Irrigation Well  
 Stock Well  
 Other: \_\_\_\_\_

20. Are there Water Rights on the Property? If there are Water Rights, the water permit, certificate and/or other documentation from the Oregon Water Resources Department shall be included with this application.

- No current water rights exist  
 Will apply for Water Rights  
 Yes, there are water rights, please provide documentation (permit #, etc.)  
 Surface Water Right(s),  
 # \_\_\_\_\_

- Ground Water Right(s),  
 # \_\_\_\_\_

21. Will the water rights require a change of use? Explain.

- No, the proposed use does not require a change with OWRD

- Yes, the proposed use does require a change with OWRD

22. What are the water needs of the proposed development? Provide an explanation that shows how the determination was obtained that shows daily usage of water for the development.

*Expected Water Usage:*

- Exempt Domestic Well (<15,000 gal daily)  
 Exempt Commercial Well (<5,000 gal daily)  
 Water Right required, estimated number of gallons to be used daily: \_\_\_\_\_ gallons  
 No water is necessary for the development

23. What is the source of your water supply for the proposed development? Please explain your response on a separate sheet of paper.

*Water Source:*

- Surface Water, explanation attached  
 Alluvial Groundwater, explanation attached  
 Basalt Groundwater, explanation attached  
 No water is necessary for the development

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24. Who is the provider of the utilities for the Property?

Water  well, or City of Hermiston

Sewer  septic, or City of Hermiston

Telephone Century Link

Electrical Umatilla Electric

Garbage Disposal Sanitary Disposal

---

25. Provide a description of your proposal (*attach a description if necessary*):

The land is proposed for annexation to the City of Hermiston to expand uses on the Eastern Oregon Trade and Event Center. Specifically, the development of a 100 space RV park is proposed for development on the E Airport Road frontage. Development of the RV park is a separate land use action not considered as part of this application.

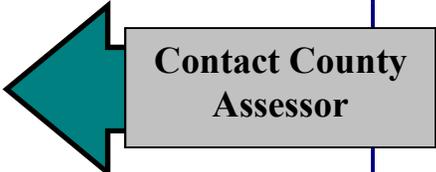
Water and sewer services will be provided through municipal utilities from the City of Hermiston. The E Airport Road frontage will be improved to major collector status to match those improvements to E Airport Road installed west of the subject property.

The proposal before the county is a co-adoption of map amendments to the comprehensive plan map and zoning map adopted by the City of Hermiston on January 26, 2025. The City of Hermiston amended the comprehensive plan map designation from Future Commercial/Industrial to Commercial, implementing an urban commercial designation and removing the urbanizable future designation. Similarly, the City amended the zoning designation from F-1 General Farm Use to Outlying Commercial and applied the Fairgrounds Overlay zoning to facilitate development of additional fairgrounds uses on the site.

## Section 4: Required Application Materials

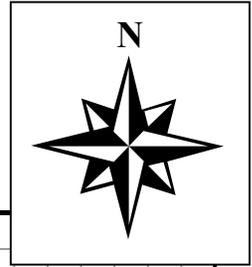
26. These materials are to be submitted with the application: The proceeding page is to be used as a base for the site plan. This drawing DOES NOT take the place of any maps required to be submitted by a Licensed Surveyor. This site plan will show what is or will be on the property. Additional material may be requested.

<input checked="" type="checkbox"/>	<b>Materials to be submitted for ALL types of Applications:</b>
<input type="checkbox"/>	a) Completed Application form.
<input type="checkbox"/>	b) Applicable Application fees.
<input type="checkbox"/>	c) Site Plan Marked Exhibit B (see next page) to include:
<input type="checkbox"/>	• Scale of drawing
<input type="checkbox"/>	• Site area showing <u>property boundaries</u> and dimensions
<input type="checkbox"/>	• Proposed and existing <u>structures</u> with dimensions to nearest Property lines
<input type="checkbox"/>	• Location of existing <u>wells</u>
<input type="checkbox"/>	• Location of existing <u>septic systems</u> (i.e. tanks, drain fields)
<input type="checkbox"/>	• Widths and names of <u>roads</u> adjacent to the site as well as existing roads, which provide direct access to the property.
<input type="checkbox"/>	• Existing <u>access points</u> (driveways, lanes, etc.)
<input type="checkbox"/>	• <u>Easements</u> and rights-of-ways
<input type="checkbox"/>	• Existing <u>utility lines</u> (above and below ground)
<input type="checkbox"/>	• Approximate location of any unusual <u>topographical</u> features.
<input type="checkbox"/>	• Major <u>geographic</u> features
<input type="checkbox"/>	• Location of all creeks, streams, ponds, springs and other drainage ways
<input type="checkbox"/>	d) <u>VICINITY MAP</u> – Assessor’s map of the Property.
<input type="checkbox"/>	e) <u>Property ASSESSOR’S REPORT</u> showing property details.
<input type="checkbox"/>	f) <b>The <u>DEED(S)</u> of the Property in question.</b>
<input type="checkbox"/>	g) <b>OVERLAY MAP</b> showing potential re-division of the parcels (if the parcels are large enough to be re-divided). Within the Hermiston Urban Growth Boundary, a formal “Shadow Plat” may be required.
<input type="checkbox"/>	h) <b>SUPPLEMENTAL APPLICATION</b> for the land use request will also be required to be submitted with this basic application form. <u>Submit a Supplemental Application if applying for any of the following:</u>
	- Amendment to Comprehensive Plan/Map or Zoning Text/Map
	- Conditional Use
	- Land Division
	- Land Use Decision
	- Variance



## Exhibit B, "Site Plan"

Please include the details listed under item (c)  
found in Section 4 (on preceding page)



A large rectangular grid area for drawing the site plan. The grid consists of small squares, providing a scale for the drawing.

---

## Section 5: Certification

*(Please provide legible signatures.)*

**APPLICANT:** I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge.

**X**  \_\_\_\_\_ 1/28/26 \_\_\_\_\_  
Signature of Applicant Date  
Clinton Spencer \_\_\_\_\_  
Printed Name of Applicant

**PROPERTY OWNER(S):** ALL property owners to this land use request are to sign, date and print their names verifying that the applicant is authorized to submit the specified land use request. If there are multiple parcels that are part of this land use request, please indicate which parcel you own. This page can be copied if there are more property owners than this space allows. Attach additional page if necessary.

Legal Owner(s) Farm City Pro Rodeo \_\_\_\_\_

Mailing Address 975 SE 4th St \_\_\_\_\_ City, State, Zip Hermiston, OR 97838 \_\_\_\_\_

Parcel Map # 4N 28 13 1300 \_\_\_\_\_

**X** \_\_\_\_\_ **X** \_\_\_\_\_  
*Signature of Legal Owner* *Signature of Legal Owner*

\_\_\_\_\_ Date \_\_\_\_\_ Date \_\_\_\_\_

\* \* \* \* \*

Legal Owner(s) \_\_\_\_\_

Mailing Address \_\_\_\_\_ City, State, Zip \_\_\_\_\_

Parcel Map # \_\_\_\_\_

**X** \_\_\_\_\_ **X** \_\_\_\_\_  
*Signature of Legal Owner* *Signature of Legal Owner*

\_\_\_\_\_ Date \_\_\_\_\_ Date \_\_\_\_\_

### ADDITIONAL PERSON(S) TO SEND NOTICE

Is there anyone else besides the property owner and adjacent property owners who would like to receive notice of this application during its' review period and notice of decision? (Realtor, Prospective Buyer, Attorney, etc.) Provide name and mailing address:

Name: \_\_\_\_\_ Address: \_\_\_\_\_



September 30, 2025

Clint Spencer  
City of Hermiston  
180 NE 2<sup>nd</sup> Street  
Hermiston, OR 97838

**RE: 1835 E. Airport Road—4N2813 TAX LOT 1300**

Dear Clint:

In relation to the property located at 1835 E. Airport, and adjacent to the current EOTEC property, recently purchased by the Farm-City Pro Rodeo Company, please authorize the City of Hermiston to act on our behalf in all matters pertaining to annexation and map amendments. We recognize that an officer of the Farm-City Pro Rodeo Company board will still be required to sign all applications.

Thank you for your assistance with this matter.

Sincerely,

Dennis L. Barnett  
Treasurer



975 SE 4th St.  
Hermiston, OR 97838  
(541)564-8500







# PLANNING DIVISION

216 SE 4<sup>th</sup> ST, Pendleton, OR 97801, (541) 278-6252

Email: [planning@umatillacounty.gov](mailto:planning@umatillacounty.gov)

COMMUNITY &  
BUSINESS  
DEVELOPMENT

## MEMO

LAND USE  
PLANNING,  
ZONING AND  
PERMITTING

**TO:** Umatilla County Planning Commission

**FROM:** Bryce Fairchild, Planner II

**DATE:** March 19, 2026

CODE  
ENFORCEMENT

**RE:** **March 26, 2026 Planning Commission Hearing**

SOLID WASTE  
COMMITTEE

Penney Type III (Replat) Land Division #LD-4N-1091-26

Map 4N 37 29C, Tax lots 9900 & 10100

SMOKE  
MANAGEMENT

### ***Request***

GIS AND  
MAPPING

The applicant is requesting to Replat Lots 2 and 4, Block 3 of the Wildwood Subdivision in order to alter the shared property line. This request is the result of a Code Violation. The property owner built a general-purpose shed that does not meet the minimum setback requirements in the Mountain Residential (MR) Zone. By moving the common property line through this replat, and obtaining a Zoning Permit, the Code Violation can be resolved.

RURAL  
ADDRESSING

LIAISON,  
NATURAL  
RESOURCES &  
ENVIRONMENT

PUBLIC TRANSIT

### ***Location***

The subject properties are located in the Wildwood Subdivision located directly north of Highway 204, approximately 0.75 miles east of the ODOT gravel station.

### ***Notice***

Notice of the applicant's request and the public hearing was mailed on March 6, 2026 to the owners of properties located within 250-feet of the perimeter of Lots 2 and 4 and to applicable public agencies. Notice was also published in the East Oregonian on March 11, 2026 notifying the public of the applicant's request before the Planning Commission on March 26, 2026.

### ***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 that is made by the Planning Commission is final unless timely appealed to the County Board of Commissioners.

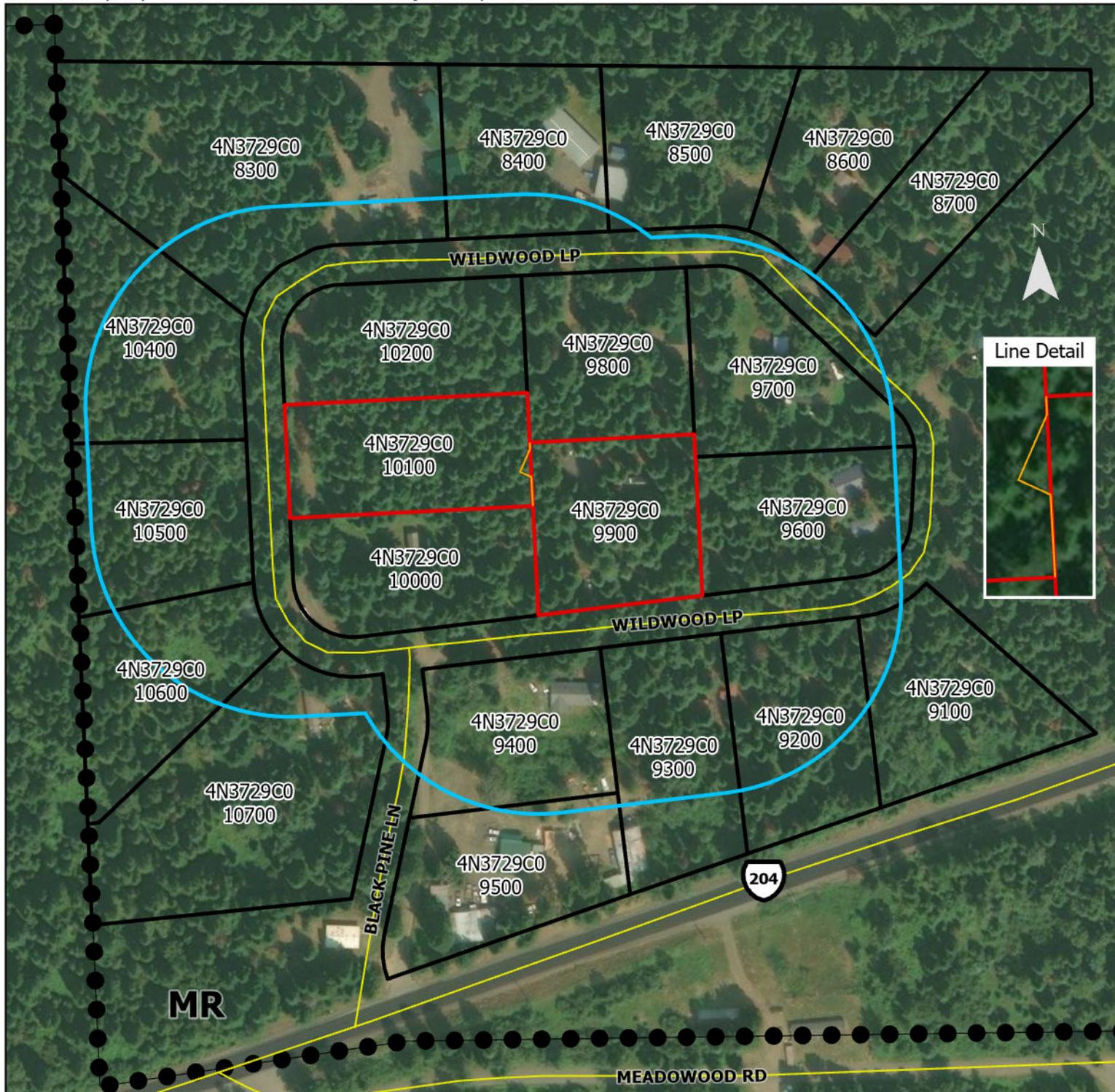
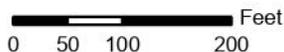
**UMATILLA COUNTY  
PLANNING COMMISSION HEARING – MARCH, 26, 2026  
LAND DIVISION REQUEST #LD-4N-1091-26  
RONALD V. MCKINNIS, APPLICANT  
DARRYL & KIMBERLY PENNEY, CLAY & COLTON AKES, OWNERS  
PACKET CONTENT LIST**

- |                                      |            |
|--------------------------------------|------------|
| 1. Staff Memo to Planning Commission | Pages 1-2  |
| 2. Table of Contents                 | Page 3     |
| 3. Vicinity and Notice Map           | Page 4     |
| 4. Preliminary Plat                  | Page 5     |
| 5. Staff Report/Preliminary Findings | Pages 6-11 |

**RONALD V. MCKINNIS, APPLICANT**  
**DARRYL & KIMBERLY PENNEY, CLAY & COLTON AKES, OWNERS**  
**MAP: 4N 37 29C TAX LOTS: 9900, 10100**  
**#LD-4N-1091-26**

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 B. Fairchild, Umatilla County Planning Department Date: 2/18/2026

Notified Property Owners within 250 feet of Subject Properties.



**Legend**

- Subject Properties
- Properties to Notify
- Notice Buffer - 250 feet
- Proposed Line
- Zoning
- Streets

Map & Tax	Name	Map & Tax	Name
4N3729C008300	GANNON RICHARD F & KRISTA	4N3729C009700	VAUGHN ROBERT L & GAYLE E
4N3729C008400	WEATHERMON LYNN & JOYCE	4N3729C009800	LANGBOTHAM PATRICIA GAYLE
4N3729C008500	BETTENDORF JUDY A (TRS)	4N3729C009900	PENNEY KIMBERLY ANN & DARRYL VAN
4N3729C008600	BETTENDORF JUDY A (TRS)	4N3729C010000	TYNKILA LUCAS & TRACY
4N3729C008700	OUTDOOR LIVING INC	4N3729C010100	AKES CLAY & AKES COLTON
4N3729C009100	PECK DEBRA A	4N3729C010200	BLANKENSHIP GORDON W & MOLLY L
4N3729C009200	WIDELL EDWARD & SUSAN	4N3729C010400	NICHOLE CLAYTON E ET AL
4N3729C009300	KELLY VERNON & DENYCE	4N3729C010500	NICHOLE CLAYTON E ET AL
4N3729C009400	BREWER KATHRYN L	4N3729C010600	BARDSLEY PHILLIP E & PAYNTER JULIA A
4N3729C009500	KERR RONNIE DELAY ET AL	4N3729C010700	RIEKE LELENE M
4N3729C009600	BUTLER EMMETT M & ELWYN A		



**UMATILLA COUNTY PLANNING COMMISSION  
PRELIMINARY FINDINGS AND CONCLUSIONS  
LAND DIVISION REQUEST, #LD-4N-1091-26  
A Replat of Lots 2 and 4, Block 3  
of WILDWOOD SUBDIVISION**

**MAP 4N 37 29C, TAX LOTS #9900 & #10100, ACCOUNTS #138022 & #138024**

1. **APPLICANT:** Ronald V. McKinnis 79980 Prindle Loop Road, Hermiston, OR 97838
  
2. **OWNERS:** Darryl & Kimberly Penney 58455 Wildwood Loop  
Weston, OR 97886  
  
Clay & Colton Akes 85298 Akes Lane, Milton-Freewater,  
OR 97862
  
3. **LOCATION:** The subject properties are located approximately 550 feet north of Highway 204 and approximately .75 miles east of the ODOT gravel pit.
  
4. **REQUEST:** This request is the result of a Code Violation. The tax lot 9900 subject property is developed with a 24' x 30' general purpose shed (built without a Zoning Permit) that does not meet the minimum setback requirements for the Mountain Residential (MR) Zone. The request is to replat lots 2 and 4, block 3 of the Wildwood subdivision in order to provide adequate space on the tax lot 9900 subject property for the structure to meet the minimum setback requirements so the structure can be permitted through a Zoning Permit and the Code Violation can be resolved.
  
5. **EXISTING ACREAGE:** Tax lot 9900 and 10100 are currently assessed as 1.0 acre.
  
6. **RESULTING ACREAGE:** Tax lot 9900 – 1.0 acre  
Tax lot 10100 – 0.99 acres
  
7. **COMP PLAN:** The comprehensive plan designation is multi-use.
  
8. **ZONING:** The subject properties are zoned Mountain Residential (MR).

9. **ACCESS:** Access is provided to the subject properties from Wildwood Loop. This connects to Black Pine Lane in the southwest corner which connects to Highway 204. Wildwood Loop is a platted road that is dedicated to the public. It is a one-lane gravel road.
10. **EASEMENTS:** The subject properties contain no known easements.
11. **LAND USE:** Tax lot 9900 is a mountain residential home site that also includes two (2) general purpose buildings. There is significant tree cover present.
- Tax lot 10100 is undeveloped, vacant land with tree cover present.
12. **UTILITIES:** The subject properties are served by Umatilla Electric Cooperative for electrical service. No other utility information was provided by the applicant.
13. **WATER/SEWER:** Tax lot 9900 is developed with a domestic well and septic system.
- Tax lot 10100 is undeveloped but does have previous approval for a septic system.
14. **FLOODPLAIN:** The subject properties are not in a floodplain and there are no identified wetlands present.
15. **PUBLIC NOTICE SENT:** March 6<sup>th</sup>, 2026
16. **PLANNING COMMISSION HEARING:** March 26<sup>th</sup>, 2026
17. **AGENCIES NOTIFIED:** East Umatilla Fire & Rescue, Oregon Water Resources Department, Umatilla County Assessor, Umatilla County Environmental Health, Umatilla County GIS, Umatilla County Surveyor, Umatilla Electric Cooperative, Code Enforcement, Public Works.
18. **COMMENTS:** Comments are pending.

**STANDARDS OF THE UMATILLA COUNTY DEVELOPMENT CODE:**

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

(C) Criteria for approval of a Type III Land Division. In granting approval of a tentative replat plan, the Planning Commission shall find that the tentative plan:

(1) Complies with applicable elements of the Comprehensive Plan;

Umatilla County's Comprehensive Plan has been acknowledged by the State of Oregon. The Comprehensive Plan designates the subject parcels and surrounding properties as Mountain Residential (Multiple Use). The Comprehensive Plan explains that this area has historically been developed with vacation homes since the 1940s and includes numerous smaller parcels developed with vacation homes. To the extent of this request, it complies with all applicable elements of the Comprehensive Plan.

(2) Complies with applicable provisions listed in the zoning regulations of this chapter;

The Mountain Residential (MR) Zone was created to provide areas for residential and recreational development. As such, the home site and accessory structures are uses that are permitted with a Zoning Permit. The minimum lot area in the MR Zone is two (2) acres, both subject properties are smaller than this threshold and are both assessed as one (1) acre at present size. Thus, these lots are considered to be pre-existing, non-conforming and will remain in this status following the replat. Dwellings and accessory structures are still allowed within these types of lots with the issuance of a Zoning Permit.

(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 proposed replat of the subject properties will not substantially alter the existing development scheme. Wildwood Loop will still be utilized for access for the surrounding properties and will remain unaltered.

In order to further ensure that the replat conforms with the existing development scheme of the area, both sets of property owners shall be required to obtain an access permit from County Public Works. This is imposed with a precedent condition of approval.

(4) Complies with the standards and criteria of § 152.667, if applicable, due to the size, scope, and/or location of the request.

Umatilla County Planning finds that while the subject properties are within the multiple use area, the additional criteria listed in § 152.667 is not applicable due to the small size and scope of this request.

(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-4N-1091-26 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 public notice fees as invoiced by Planning.
2. Pay, and if applicable prepay property taxes to Umatilla County Assessment & Taxation.
3. Receive an approved access permit for both properties from County Public Works.
4. Submit a Subdivision Replat to the Umatilla County Planning Department, GIS, and Surveyor the complies with State and County regulations.

The following **subsequent conditions** must be fulfilled for final approval of this request.

1. Record the Subdivision Replat.

UMATILLA COUNTY PLANNING COMMISSION

Dated \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_

Sam Tucker, *Planning Commission Chair*

Mailed \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_