

Umatilla County

Department of Land Use Planning



AGENDA

Umatilla County Planning Commission Public Hearing

Thursday, May 18, 2023 6:30PM

County Courthouse, Rm 130, 216 SE 4th St Pendleton, Oregon

To participate in the hearing please submit comments before 4PM, May 18th to planning@umatillacounty.gov or contact the Planning Department at 541-278-6252

Planning Commission

Suni Danforth, Chair
Don Wysocki, Vice-Chair
Tammie Williams
Tami Green

Sam Tucker
John Standley
Jodi Hinsley
Emery Gentry
Kim Gillet

Community Development Staff

Bob Waldher, Director
Megan Davchevski, Planning Manager
Carol Johnson, Senior Planner
Tierney Cimmiyotti, Planner II/GIS
Bailey Dazo, Administrative Assistant

1. Call to Order

2. New Hearing

LAND DIVISION REQUEST #LD-2N-209-23: DONALD & FRANCES BARNETT, APPLICANTS/ DONALD & FRANCES BARNETT, TIM & LESLIE CAIN & DONNA SISK, OWNERS. Applicants, Donald and Frances Barnett, seek approval to replat Lots 1 through 8, Block 4 of Geanakopulos Addition into three lots. The subject properties are located southwest of Pendleton, in the unincorporated community of Reith. The applicant's proposed replat reconfigures the lots to eliminate several shared lot lines and adjust the shared lot lines between Lots 4 and 5 and Lots 5 and 6. 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

LAND DIVISION REQUEST #LD-5N-899-23: WILLIAM G & SARAH E ANDERSON, APPLICANTS/ OWNERS. Applicants, Will & Sarah Anderson, seek approval to replat the east half of Lot 2, and all of Lot 3, Block 5 of Hat Rock Tracts. The subject property is located in Hat Rock Tracts subdivision, east of Umatilla, just south of the Columbia River. The land use standards applicable to the applicant's request are found in Umatilla County Development Code Section 152.697(C), Type III Land Divisions.

4. Other Business

5. Adjournment

216 SE 4th Street, Pendleton, OR 97801 • Ph: 541-278-6252 • Fax: 541-278-5480

Website: <https://umatillacounty.net/departments/planning> • Email: planning@umatillacounty.gov

COMMUNITY &
BUSINESS
DEVELOPMENT

MEMO

LAND USE
PLANNING,
ZONING AND
PERMITTING

TO: Umatilla County Planning Commission
FROM: Megan Davchevski, Planning Division Manager
DATE: May 11, 2023

CODE
ENFORCEMENT

RE: May 18, 2023 Planning Commission Hearing
Type III (Replat) Land Division, #LD-2N-209-23
Map 2N 31 12DD, Tax Lots 2500, 2600, 2700, 2701 and 2800

SOLID WASTE
COMMITTEE

SMOKE
MANAGEMENT

Request

GIS AND MAPPING

The request is to Replat Lots 1 through 8, Block 4, of Geanakopulos Addition to vacate the shared lot lines between several lots and relocate the lines between Lots 4 and 5 and Lots 5 and 6. There is an existing shop building on proposed Lot 2 that currently crosses the shared lot line between lots 5 and 6. The proposed replat will correct this and result in approximately 3.24 feet between the structure on Lot 2 and the shared lot line with Lot 1. The replat will result in 3 lots.

RURAL ADDRESSING

LIAISON, NATURAL
RESOURCES &
ENVIRONMENT

PUBLIC TRANSIT

Location

The subject properties are located in Geanakopulos Addition Subdivision, southwest of Pendleton and in the unincorporated community of Reith. The properties are located north of Main Street and between Hill and Delphi Streets.

Notice

Notice of the applicant's request and the public hearing was mailed on April 28, 2023 to the owners of properties located within 250-feet of the perimeter of Lots 1 through 8 and to applicable public agencies. Notice was also published in the East Oregonian on May 6, 2023 notifying the public of the applicants request before the Planning Commission on May 18, 2023.

Criteria of Approval

The Criteria of Approval are found in the Umatilla County Development Code Section 152.697(C), Type III Land Divisions. Standards for reviewing a Replat generally consist of complying with development standards and survey plat requirements.

Conclusion

The Planning Commission is tasked with determining if the application satisfies all of the criteria of approval based on the facts in the record. The proposed Conditions of Approval address the survey and recording requirements with final approval accomplished through the recording of the final survey plat.

Decision

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

**UMATILLA COUNTY
PLANNING COMMISSION HEARING – MAY 18, 2023
TYPE III LAND DIVISION, REPLAT SUBDIVISION REQUEST #LD-2N-209-23
DONALD & FRANCES BARNETT, APPLICANTS
DONALD & FRANCES BARNETT,
TIMOTHY & LESLIE CAIN AND DONNA SISK, OWNERS
PACKET CONTENT LIST**

- | | | |
|----|---------------------------------------|-----------|
| 1. | Staff Memo to Planning Commission | Page 1 |
| 2. | Vicinity and Notice Map | Page 3 |
| 3. | Preliminary Subdivision Replat Survey | Page 4 |
| 4. | Staff Report & Preliminary Findings | Pages 5-8 |

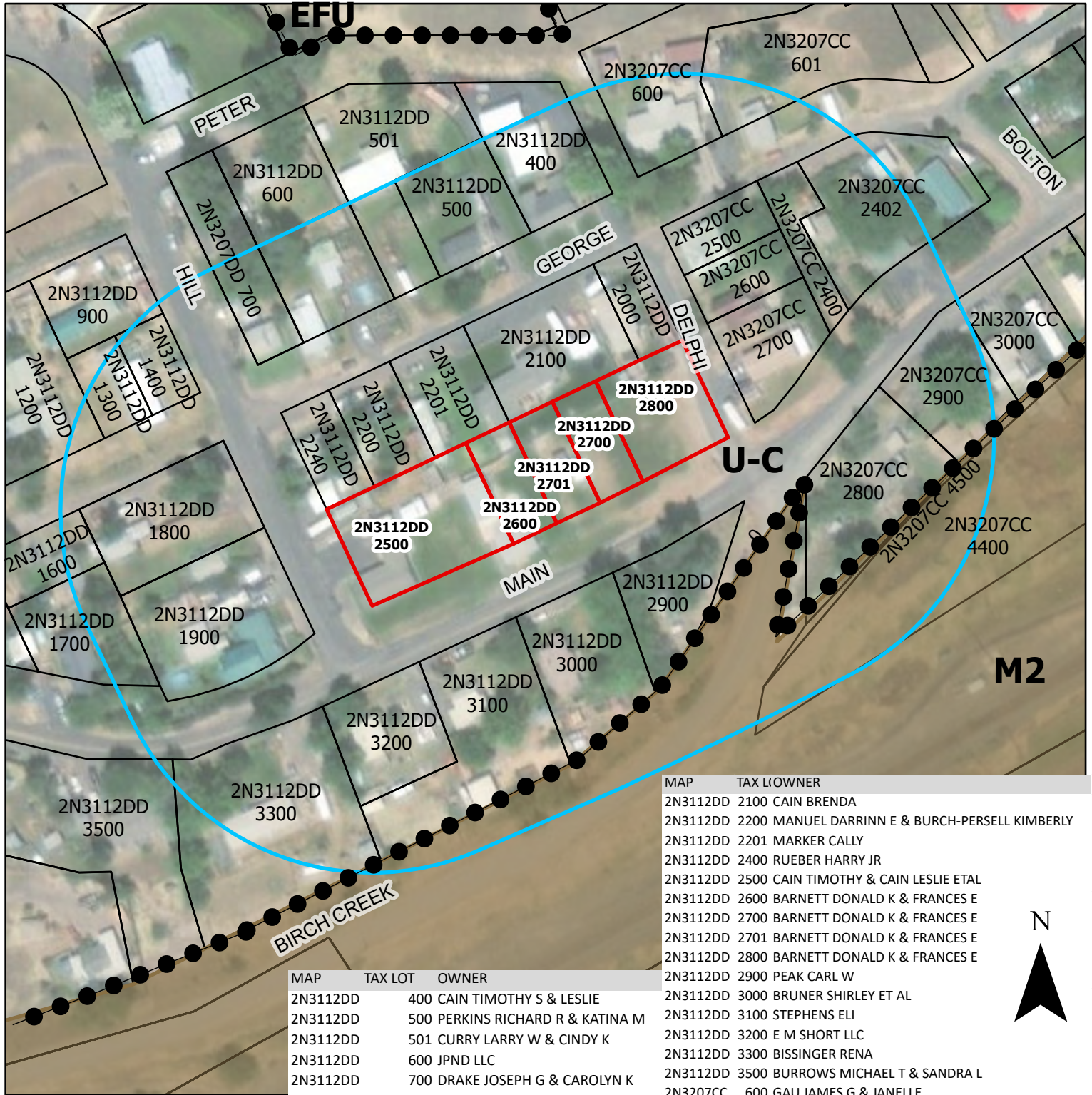
DONALD & FRANCES BARNETT, APPLICANTS/ OWNERS & TIMOTHY & LESLIE CAIN ETAL, OWNERS

MAP: 2N 31 12DD TAX LOTS: 2500, 2600, 2700, 2701 & 2800

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 T. Cimmiyotti, Umatilla County Planning Department Date: 4/10/2023

#LD-2N-209-23

Notified Property Owners with 250 feet of Subject Parcel



MAP	TAX LOT	OWNER
2N3112DD	400	CAIN TIMOTHY S & LESLIE
2N3112DD	500	PERKINS RICHARD R & KATINA M
2N3112DD	501	CURRY LARRY W & CINDY K
2N3112DD	600	JPND LLC
2N3112DD	700	DRAKE JOSEPH G & CAROLYN K
2N3112DD	700	DRAKE JOSEPH G & CAROLYN K
2N3112DD	900	DRAKE HOLLIS E 3RD & CAROL A
2N3112DD	1200	OLDFIELD PAMELLA S & CURTIS G
2N3112DD	1300	OLDFIELD PAMELLA S & CURTIS G
2N3112DD	1400	DRAKE HOLLIS E III & CAROL A
2N3112DD	1600	MARKER BEVERLY ANN
2N3112DD	1700	KOSKI PAUL
2N3112DD	1800	DRAKE JOSEPH G & CAROLYN K
2N3112DD	1800	DRAKE JOSEPH G & CAROLYN K
2N3112DD	1900	DRAKE JOSEPH G & CAROLYN K
2N3112DD	2000	MARTINEZ LINDA

MAP	TAX LOT	OWNER
2N3112DD	2100	CAIN BRENDA
2N3112DD	2200	MANUEL DARRINN E & BURCH-PERSELL KIMBERLY
2N3112DD	2201	MARKER CALLY
2N3112DD	2400	RUEBER HARRY JR
2N3112DD	2500	CAIN TIMOTHY & CAIN LESLIE ETAL
2N3112DD	2600	BARNETT DONALD K & FRANCES E
2N3112DD	2700	BARNETT DONALD K & FRANCES E
2N3112DD	2701	BARNETT DONALD K & FRANCES E
2N3112DD	2800	BARNETT DONALD K & FRANCES E
2N3112DD	2900	PEAK CARL W
2N3112DD	3000	BRUNER SHIRLEY ET AL
2N3112DD	3100	STEPHENS ELI
2N3112DD	3200	E M SHORT LLC
2N3112DD	3300	BISSINGER RENA
2N3112DD	3500	BURROWS MICHAEL T & SANDRA L
2N3207CC	600	GAU JAMES G & JANELLE
2N3207CC	601	GAU JAMES & JANELLE
2N3207CC	2400	GREEN RICHARD D
2N3207CC	2402	DODSON JERRY R JR & REBECCA L
2N3207CC	2500	GAU JAMES G & JANELLE L
2N3207CC	2600	GLEN KAYE M
2N3207CC	2700	DRAKE JOSEPH GLEN & DRAKE CAROLYN K
2N3207CC	2800	REED TIMOTHY J & ROSEMARY G
2N3207CC	2900	REED TIMOTHY J & ROSEMARY G
2N3207CC	3000	CHASE TRAVIS R & STEPHANIE B
2N3207CC	4400	UNION PACIFIC RAILROAD CO
2N3207CC	4500	UMATILLA COUNTY

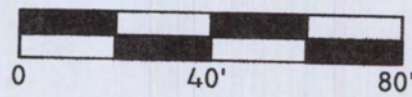
Legend

- ▭ Subject Property
- ▭ 250ft Notice Boundary
- ▭ Pendleton UGB
- Zone Boundary





SCALE 1"=40'

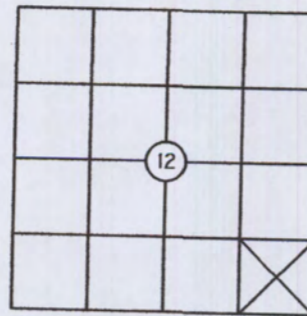


BASIS OF BEARING

BEARING BASE -- NORTH LINE OF LOTS 1 - 8 OF BLOCK 4 FROM COUNTY SURVEY G-014-AX.

SECTION DIAGRAM

T2N R32E.W.M.



PRELIMINARY FOR REVIEW ONLY

February 27, 2023
 Donald K. & Frances E. Barnett
 Are approving of this Revised
 Preliminary Plat Map

UMATILLA COUNTY
BARNETT - CAIN REPLAT

A REPLAT OF LOTS 1 - 8 OF BLOCK 4 IN GEANAKOPOLOS ADDITION TO THE TOWN OF DORIS, NOW KNOWN AS RIETH, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 31 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

SURVEYOR'S NARRATIVE:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF KEVIN HALE, REPRESENTATIVE FOR THE OWNERS, TO PERFORM A REPLAT OF LOTS 1 - 8 OF BLOCK 4 OF GEANAKOPOLOS ADDITION TO THE TOWN OF DORIS, NOW KNOWN AS RIETH, WHICH IS IN THE SE 1/4 OF SE 1/4 OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 31 EAST, W.M., TOWN OF RIETH, UMATILLA COUNTY, OREGON.

I HELD CORNERS FOUND FROM THE COUNTY SURVEY G-14-AX, DONE BY THOMPSON IN 1970. COUNTY SURVEY S-114-AX. KRUMBEIN ALSO USED THIS SURVEY IN 1981 AND ADDED ANOTHER CORNER FOR THIS BLOCK. I RETRACE TIES TO CENTERLINE MONUMENTS IN DORIS (NOW RIETH), AND FIND CORNERS AS SHOWN. THERE IS AN ENCROACHMENT OF A SHOP AND CARPORT ONTO LOT 6 OF BLOCK 4, FROM LOT 5, AS SHOWN.

I USE THE PROJECTION OF THE EXISTING FENCE LINE AT THE WEST SIDE OF ADJUSTED LOT 5 NORTHERLY TO THE NORTH LINE OF SAID LOT AS THE AGREED UPON NEW BOUNDARY OF LOT 1 AND 2.

I HOLD THE NORTH LINE OF LOTS 1-8 AS BEARING BASIS FROM THE PLAT OF THE TOWN OF GEANAKOPOLOS ADDITION, WHICH RUNS PARALLEL WITH GEORGE STREET.

I USE NOAA NCAT TO DETERMINE A COMBINED SCALE FACTOR OF 0.99981598 GROUND TO GRID ABOUT THE 1/2" IRON ROD NEAR THE SOUTHWEST CORNER OF BLOCK 4.

THIS SURVEY WAS PERFORMED USING A CARLSON BRX7 RTK GPS SYSTEM, AND A TOPCON PSI03 ROBOTIC TOTAL STATION. STANDARD ERROR FOR THE RTK SYSTEM IS 8.0MM + 1 PPM X BASELINE MEASURED, AND THE TOTAL STATION IS +/- (3+2PPM X DISTANCE) IN MILLIMETERS.

I FIND NOTHING OUT OF THE ORDINARY ON THIS SURVEY.

ROBERT D. ENGLISH
 ROBERT D. ENGLISH, ORPLS43406LS

PRELIMINARY FOR REVIEW ONLY

LEGEND

- SET 5/8"x30" IRON REBAR WITH RED PLASTIC CAP MARKED ORPLS43406LS/WAPLS44338.
- ⊙ FOUND MONUMENT AS NOTED.
- X CALCULATED POINT - NOTHING FOUND OR SET.
- (XXX) RECORD AND REFERENCE TO COUNTY SURVEY G-014-AX.
- PROPERTY LINE
- - - EXISTING CENTERLINE OF STREETS
- - - OLD LOT LINES/DEED LINES/EASEMENTS AS SHOWN ON ASSESSOR'S MAPS

SURVEYOR'S EXACT COPY STATEMENT

I, ROBERT D. ENGLISH, REGISTERED OREGON SURVEYOR NO. 43406LS DO HEREBY CERTIFY THAT I AM THE SURVEYOR WHO PREPARED THIS REPLAT OF LOTS 1-8 OF BLOCK 4 IN GEANAKOPOLOS ADDITION TO THE TOWN OF DORIS, NOW KNOWN AS RIETH, UMATILLA COUNTY, OREGON AND THAT THE ANNEXED TRACING IS AN EXACT COPY OF SAID REPLAT AS THE SAME IS ON FILE IN UMATILLA COUNTY RECORDS, AND SAID EXACT COPY IS SUBMITTED AS PER O.R.S. 92.120.

ROBERT D. ENGLISH, ORPLS 43406LS

REFERENCES:

- (R1) ASSESSOR'S MAPS 2N3112DD, 2N3207CC
- (R2) OLD SURVEY RECORDED ON PAGE 417 OF SURVEYS, DEC OF 1918.
- (R3) GEANAKOPOLOS ADDITION TO DORIS, BOOK 5, PAGE 21 OF PLAT RECORDS, 1925.
- (R4) COUNTY SURVEY G-014-AX, THOMPSON FOR TURNER, 1970.
- (R5) COUNTY SURVEY S-114-AX, KRUMBEIN FOR PACIFIC NW BELL, 1981.
- (R5) COUNTY SURVEY 15-086-C, WITNESS TREE SURVEYING FOR RIETH WATER DIST., 2015.
- (D1) STATUTORY WARRANTY DEED, DOC. NO. 2019-6920707, THORNTON TO MARTINEZ, 2019. LOT 16, BLOCK 4.
- (D2) STATUTORY WARRANTY DEED, DOC. NO. 2012-5870300, CAIN TO CAIN, 2012. LOT 13, 14, 15, BLOCK 4.
- (D3) BARGAIN & SALE DEED, DOC. NO. 2000-3690552, MARKER TO MARKER, 2000. LOT 11 AND 12, BLOCK 4.
- (D4) WARRANTY DEED, REEL 293, PAGE 1156, NESS TO RUEBER, 1996. LOT 9, BLOCK 4.
- (D5) BARGAIN & SALE DEED, DOC. NO. 2012-5880645, CAIN & SISK TO CAIN & SISK, 2012. LOT 6, 7, 8, BLOCK 4.
- (D6) STATUTORY WARRANTY DEED, DOC. NO. 2022-7380586, WESTON TO BARNETT, 2022. LOTS 1 - 5, BLOCK 4.
- (D7) STATUTORY WARRANTY DEED, DOC. NO. 2012-5880054, ROSS TO EMANUEL/BURCH-PURSELL, 2012. LOT 10, BLOCK 4.

LINE TABLE

LINE#	BEARING	DISTANCE
L1	S64°25'59"W	5.13'
L2	S64°25'59"W	3.96'
L3	S64°25'59"W	3.24'

DISTANCE FROM STRUCTURE TO PROPERTY LINE

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

ROBERT D. ENGLISH

OREGON
 JANUARY 11, 2005
 ROBERT DOUGLAS ENGLISH
 43406LS

RENEWAL DATE: 12/31/23

DATE: 11/29/2022	DWN.BY: RDE	REPLAT FOR: BARNETT AND CAIN LOTS 1-8, BLOCK 4 GEANAKOPOLOS ADD. RIETH, OREGON 97801
SCALE: 1"=40'	CHK. BY: RDE	SURVEY ONE,LLC P.O. BOX 382 PENDLETON OR, 97801 PH:541-276-2055 FAX:541-276-3480
JOB NO. 2022-039	REV.DATE: XX/XX/XX	
DWG NO. HALE BARNETTROS.DWG		

**UMATILLA COUNTY PLANNING COMMISSION
PRELIMINARY FINDINGS AND CONCLUSIONS
BARNETT-CAIN REPLAT, #LD-2N-209-23
A Replat of Lots 1 through 8, Block 4
of GEANAKOPULOS ADDITION,
ASSESSORS MAP #2N 31 12DD, TAX LOTS #2500, 2600, 2700, 2701 & 2800**

1. **APPLICANTS:** Donald K. & Frances E. Barnett, PO Box 1165, Pendleton, OR 97801
2. **OWNERSHIP:** Tax Lots 2600, 2700, 2701 and 2800 -
Donald K. & Frances E. Barnett, 42243 Main Street, Pendleton, OR 97801

Tax Lot 2500 – Timothy and Leslie Cain & Donna Sisk, 42449 George Street, Pendleton
OR 97801
3. **PROPERTY LOCATION:** The subject properties are located in Geanakopulos Addition Subdivision, southwest of Pendleton and in the unincorporated community of Reith. The properties are located north of Main Street and between Hill and Delphi Streets.
4. **REQUEST:** The request is to Replat Lots 1 through 8, Block 4, of Geanakopulos Addition to vacate the shared lot lines between several lots and relocate the lines between Lots 4 and 5 and Lots 5 and 6. There is an existing shop building on proposed Lot 2 that currently crosses the shared lot line between lots 5 and 6. The proposed replat will correct this and result in approximately 3.24 feet between the structure on Lot 2 and the shared lot line with Lot 1. The replat will result in 3 lots.
5. **EXISTING ACREAGE:** Lots 1 and 2 (Tax Lot #2800) = 0.21 acres
Lot 3 (Tax Lot #2701) = 0.11 acres
Lot 4 (Tax Lot #2700) = 0.10 acres
Lot 5 (Tax Lot #2600) = 0.11 acres
Lots 6, 7 and 8 (Tax Lot #2500) = 0.34 acres
6. **RESULTING ACREAGE:** Lot 1 = 0.318 acres
Lot 2 = 0.165 acres
Lot 3 = 0.373 acres
7. **COMPREHENSIVE PLAN:** Unincorporated Community
8. **PROPERTY ZONING:** Unincorporated Community
9. **ACCESS:** Access to the subject properties is primarily from Main Street although Proposed Lot 1 also has access from Hill Street and Proposed Lot 3 also has access from Delphi Street.
10. **PROPERTY EASEMENTS:** There are no known easements on the subject properties.
11. **EXISTING LAND USE:** Proposed Lots 1 and 2 are both developed with home sites and

accessory structures. Proposed Lot 3 contains an existing shed and cellar. The replat is proposed to correct the lot lines so the existing shop and carport on Lot 2 no longer cross the shared lot line.

12. **UTILITIES:** The area is served by Pacific Power and Century Link. Trash service is through Pendleton Sanitary.
13. **WATER/SEWER:** The subject properties are not located within an irrigation district and the applicant stated that none of the properties contain groundwater rights. The properties are all located in the Reith Water District with a connection to the City of Pendleton's wastewater system.
14. **WETLAND RESOURCES:** National Wetlands Inventory Mapping shows there are no wetlands known to occur on the subject property.
15. **PROPERTY OWNERS & AGENCIES NOTIFIED:** April 28, 2023
16. **PLANNING COMMISSION HEARING DATE:** May 18, 2023
17. **AGENCIES NOTIFIED:** Umatilla County Assessor, Umatilla County GIS, Pacific Power Co., Century Link, Pendleton Sanitary, City of Pendleton, City of Pendleton - Public Works, Pendleton Fire District, Reith Water District and Umatilla County Surveyor.
18. **COMMENTS:** None to date.
19. **STANDARDS OF THE UMATILLA COUNTY DEVELOPMENT CODE:**
The criteria for approval contained in Section 152.697(C), Type III Land Divisions, are provided in underlined text. The evaluation responses follow in standard text.

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

(2) Complies with applicable provisions listed in the zoning regulations of the Umatilla County Development Code Chapter; Umatilla County's state-acknowledged Comprehensive Plan designates and zones the subject property and surrounding properties as Unincorporated Community (UC). Geanakopulos Addition subdivision was platted prior to the current minimum lot size in the UC zone of one acre and minimum lot width of 150 feet. The current lots are each under one acre and each resulting re-platted lot would also be non-conforming, which is consistent with the non-conforming section of the Umatilla County Development Code. This criterion is satisfied.

(3) Conforms and fits into the existing development scheme in the area, including logical extension of existing roads and public facilities within and adjoining the site;

The subject property fits the existing development scheme of the Geanakopulos Addition subdivision. Access to the re-platted Lot 1 will continue to be from Hill Street. Access to the re-platted Lot 2 will continue to be from Main Street. Lot 3 is undeveloped and the applicant

has not provided a proposed driveway location or approved access permit. At the time of proposed development, a County Public Works road approach permit will be required. The Umatilla County Planning Commission finds and concludes this criterion is satisfied.

(4) Complies with the standards and criteria of Section 152.667 (Forest/Multiple use Areas), if applicable due to the size, scope, and/or location of the request. The subject property is located in the UC zone. Therefore, the standards found in Section 152.667 for Forest/Multiple Use areas are not applicable.

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

DECISION: APPROVED

BASED UPON THE ABOVE STATED FINDINGS AND CONCLUSIONS, TYPE III LAND DIVISION REQUEST #LD-2N-209-23 IS APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL:

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

1. Pay all notice fees as invoiced by Planning.
2. Pay and possibly prepay property taxes to the Umatilla County Tax Department.
3. Submit a Subdivision Replat complying with State and County regulations. The survey shall show all easements, road names and include the Replat name, *Barnett - Cain Replat*.

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

1. Record the Barnett - Cain Replat.

Umatilla County Planning Commission
Preliminary Findings and Conclusions,
Barnett-Cain Replat, Type III Land Division, #LD-2N-209-23
Page 4 of 4

UMATILLA COUNTY PLANNING COMMISSION

Dated _____ day of _____, 2023

Suni Danforth, *Planning Commission Chair*

Mailed _____ day of _____, 2023

**UMATILLA COUNTY
PLANNING COMMISSION HEARING – MAY 18, 2023
TYPE III LAND DIVISION, REPLAT SUBDIVISION REQUEST #LD-5N-899-23
WILLIAM G & SARAH E ANDERSON, APPLICANTS/ OWNERS
PACKET CONTENT LIST**

- | | | |
|----|---------------------------------------|-----------|
| 1. | Staff Memo to Planning Commission | Page 1 |
| 2. | Vicinity and Notice Map | Page 2 |
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MEMO

COMMUNITY &
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GIS AND MAPPING

RURAL ADDRESSING

LIAISON, NATURAL
RESOURCES &
ENVIRONMENT

PUBLIC TRANSIT

TO: Umatilla County Planning Commission
FROM: Tierney Cimmiyotti, Planner II/ GIS
DATE: May 11, 2023

RE: May 18, 2023 Planning Commission Hearing
Type III (Replat) Land Division, #LD-5N-899-23
Map 5N 29 15AB, Tax Lot 1400

Request

The request is to Replat the east half of Lot 2 and all of Lot 3, Block 5, of Hat Rock Tracts subdivision. The proposed Replat will remove the platted lot line on Tax Lot #1400, placed there as part of the original 1950 Plat, for the purpose of a homesite.

Location

The subject property is located in Hat Rock Tracts subdivision, east of Umatilla, just south of the Columbia River.

Notice

Notice of the applicant's request and the public hearing was mailed on April 28, 2023 to the owners of properties located within 250-feet of the perimeter of Tax Lot #1400. Notice was also published in the East Oregonian on May 6, 2023 notifying the public of the applicants request before the Planning Commission on May 18, 2023.

Criteria of Approval

The Criteria of Approval are found in the Umatilla County Development Code Section 152.697(C), Type III Land Divisions. Standards for reviewing a Replat generally consist of complying with development standards and survey plat requirements.

Conclusion

The Planning Commission is tasked with determining if the application satisfies all of the criteria of approval based on the facts in the record. The proposed Conditions of Approval address the survey and recording requirements with final approval accomplished through the recording of the final survey plat.

Decision

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

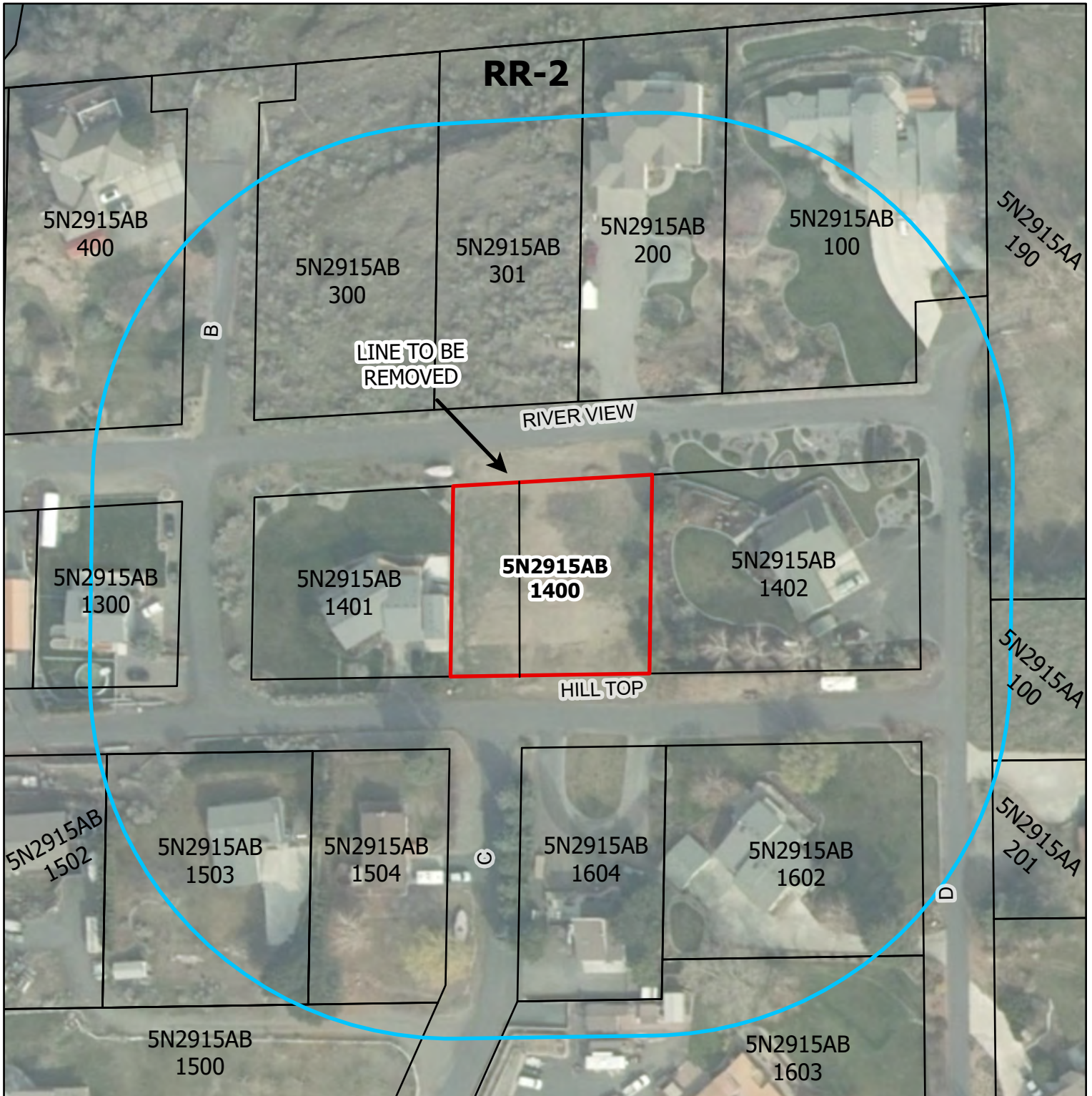
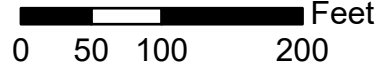
WILLIAM & SARAH ANDERSON, APPLICANTS/ OWNERS

#LD-5N-899-23

MAP: 5N 29 15AB TAX LOT: 1400

Notified Property Owners with 250 feet of Subject Parcel

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 T. Cimmiyotti, Umatilla County Planning Department Date: 4/4/2023



Legend

- Property Boundary
- Subject Property
- 250 ft Notice Boundary

MAP	TAXLOT	OWNER
5N2915AA	100	PETERSON KENNETH D JR & CLAUDIA
5N2915AA	190	OHNGREN OTTO T & BEVERLY D
5N2915AA	201	PETERSON KENNETH D JR & CLAUDIA
5N2915AB	100	RIETMANN JOE D & DONNA M (TRS)
5N2915AB	200	HEIDEMAN AARON D & MARY JANE
5N2915AB	300	WARNER MICHAEL A & CLAIRE T
5N2915AB	301	WARNER MICHAEL A & CLAIRE T (TRS)
5N2915AB	400	CRUM JERRY DEAN & ELIZABETH A
5N2915AB	1300	MROK RODNEY B & LINDA
5N2915AB	1400	ANDERSON WILLIAM G & SARAH E

MAP	TAXLOT	OWNER
5N2915AB	1401	SCARLETT RICHARD & HUNT WANDA
5N2915AB	1402	SEAVERT TRAMPAS L & AMY M
5N2915AB	1500	CURRY WALTER L
5N2915AB	1502	DELANEY NICHOLAS D SR & SHAUNA D
5N2915AB	1503	COMIN BARBARA
5N2915AB	1503	COMIN BARBARA
5N2915AB	1504	RODRIGUEZ JOHN A & ANNA M
5N2915AB	1602	FEHRENBACHER TRUST ET AL
5N2915AB	1603	SIELAFF JOHN P & JACKIE O
5N2915AB	1604	KRUPP JEFFERY J



SURVEYOR'S CERTIFICATE

I, Stephen K. Haddock, a Registered Professional Surveyor in the State of Oregon, do hereby certify that I have correctly surveyed and marked with legal monuments Lot 1 of this Replat as shown hereon. I do also state that the initial point is monumented with a 1/2" Iron Rebar from the plat of HAT ROCK TRACTS set at the SE corner of Lot 3 of BLOCK 5 as shown.

LEGAL DESCRIPTION

All of that property conveyed to William G. and Sarah E. Anderson by the Special Statutory Warranty Deed recorded on October 17, 2019 in Instrument No. 2019-6920456, Office of County Records, Umatilla County, Oregon, more particularly described as Lot 3 and the east half of Lot 2, Block 5, HAT ROCK TRACTS recorded on June 8, 1950 in plat book 7, page 19, Plat Records of said Umatilla County, Oregon.

SUBJECT TO: Easements and restrictive covenants as shown on the Plat and Dedication of HAT ROCK TRACTS, Recorded June 8, 1950, Book 7, Page 19, Plat Records.

NARRATIVE OF SURVEY

This plat was prepared at the request of Mr. William Anderson. The purpose of the plat is to Replat lot 3 and the east 1/2 of Lot 2, Block 5, Hat Rock Tracts as shown hereon to eliminate the east line of said Lot 2. The original plat of HAT ROCK TRACTS was recorded on June 8, 1950. Lot 2 was subsequently divided in half by deeds prepared from Umatilla County Survey R-13-A. I found the monuments from survey R-13-A in good condition and have held them to control the boundary of this Replat. The survey was done with a Trimble R8S RTK GPS base / rover pair.

BOOK PAGE

SHINDELAR REPLAT

A REPLAT OF LOTS 3 AND THE EAST 1/2 OF LOT 2, BLOCK 5, HAT ROCK TRACTS LOCATED IN THE NE1/4, S15, T5N, R29 E, W.M., UMATILLA COUNTY, STATE OF OREGON

APPROVALS

UMATILLA COUNTY PLANNING

This plat is approved this _____ day of _____, 2023.

COUNTY PLANNING

UMATILLA COUNTY TAX COLLECTOR / ASSESSOR

Taxes are paid in full this _____ day of _____, 2023.

TAX COLLECTOR

TAX ASSESSOR

COUNTY SURVEYOR

This plat is examined and approved this _____ day of _____, 2023.

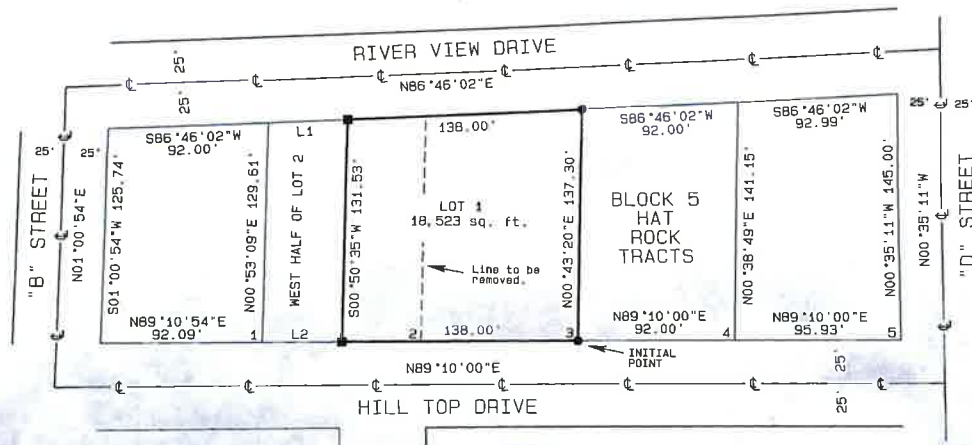
UMATILLA COUNTY SURVEYOR

OFFICE OF COUNTY RECORDS

UMATILLA COUNTY COMMISSIONERS

This plat is approved this _____ day of _____, 2023.

CHAIR
COMMISSIONER
COMMISSIONER



PRELIMINARY PLAT FOR PLANNING ONLY

OWNER'S DECLARATION

We, William G. Anderson and Sarah E. Anderson, owners of the land described hereon, do hereby declare that we have caused this plat to be prepared and this land to be replatted in accordance with ORS Chapter 92 as revised and the ordinance of Umatilla County, Oregon.

[Signature]
William G. Anderson
[Signature]
Sarah E. Anderson

State of: Oregon
County of: Umatilla

On this _____ Day of _____, 2023, the above named individuals appeared personally before me and are known to me to be the identical individuals who executed the plat dedication and acknowledged that they did so freely and voluntarily.

Before me: _____
Printed name: _____
Notary Public for Oregon
Commission number: _____
My commission expires: _____

BASIS OF BEARING

Bearings are based on the centerline of River View Drive as shown on the plat of HAT ROCK TRACTS.

LINE TABLE

LINE No.	BEARING	DISTANCE
L1	N86°46'02"E	46.00'
L2	N89°10'00"E	46.00'

LEGEND

- FOUND 1/2" IRON ROD FROM PLAT OF "HAT ROCK TRACTS"
- FOUND 1/2 INCH IRON ROD FROM SURVEY R-13-A
- ⊙ COMPUTED POINT
- R1 PLAT OF HAT ROCK TRACTS PLAT BOOK 7, PAGE 19
- R2 COUNTY SURVEY R-13-A

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
STEPHEN K. HADDOCK
56298LS
RENEWS 6-30-23

REPLAT FOR
William and Sarah Anderson
P.O. Box 597
La Grande, OR 97850
LOCATION: NE1/4 S15, T5N, R29 E, W.M., UMATILLA COUNTY, OREGON

PROJECT DATE: March 22, 2023
Project No. 23-06 SCALE: 1" = 50'

WITNESS TREE SURVEYING
Stephen K. Haddock, PLS, CFedS
P.O. Box G
Pilot Rock, Oregon 97868
(541) 443-2922

**UMATILLA COUNTY PLANNING COMMISSION
PRELIMINARY FINDINGS AND CONCLUSIONS
ANDERSON REPLAT, #LD-5N-899-23
A Replat of Lots 2 and 3, Block 5
of HAT ROCK TRACTS subdivision,
ASSESSORS MAP #5N 29 15AB, TAX LOT #1400**

1. **APPLICANTS:** Will & Sarah Anderson, PO Box 597, La Grande, OR 97850
2. **OWNERSHIP:** William G & Sarah E Anderson, PO Box 597, La Grande, OR 97850
3. **PROPERTY LOCATION:** The subject property is located in Hat Rock Tracts subdivision, northeast of Pendleton, just south of the Columbia River.
4. **REQUEST:** The request is to Replat the east half of Lot 2 and all of Lot 3, Block 5, of Hat Rock Tracts subdivision to remove the platted lot line on Tax Lot #1400 for a homesite.
5. **EXISTING ACREAGE:** East Half of Lot 2 = 0.14 acres
Lot 3 = 0.29 acres
6. **RESULTING ACREAGE:** Proposed Lot 1 = 0.43 acres
7. **COMPREHENSIVE PLAN:** Rural Residential
8. **PROPERTY ZONING:** Rural Residential (RR-2), two-acre minimum parcel size
9. **ACCESS:** The subject property has road frontage along both Hill Top Drive and River View Drive, both are platted public roads.
10. **PROPERTY EASEMENTS:** The applicant indicates there are no easements on the property.
11. **EXISTING LAND USE:** The east half of Lot 2 and all of Lot 3 are currently undeveloped. The applicant provides the reasoning for the replat request is to establish a homesite.
12. **UTILITIES:** The area is served by Umatilla Electric, Cascade Natural Gas and Century Link. Trash service is through Sanitary Disposal.
13. **WATER/SEWER:** The subject property is not located within an irrigation district. The applicant stated there are no groundwater rights. Water is provided by Hat Rock Water Company. A septic system will be required to service the future dwelling.
14. **WETLAND RESOURCES:** National Wetlands Inventory Mapping shows there are no wetlands known to occur on the subject property.
15. **PROPERTY OWNERS & AGENCIES NOTIFIED:** April 28, 2023

16. **AGENCIES NOTIFIED:** Umatilla County Environmental Health, Umatilla County Assessor, Umatilla County GIS, Umatilla County Surveyor, Umatilla County Public Works/Roads, Umatilla Electric Cooperative, Cascade Natural Gas, Century Link, Sanitary Disposal, Umatilla County Fire District #1 & Hat Rock Water Company

17. **COMMENTS:** None to date.

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

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

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

(2) Complies with applicable provisions listed in the zoning regulations of the Umatilla County Development Code Chapter; Umatilla County's state-acknowledged Comprehensive Plan designates and zones the subject property and surrounding properties as Rural Residential (RR-2). Hat Rock Tracts subdivision was platted in June of 1950, prior to the current minimum lot size in the RR-2 Zone of two acres. The current lots are under two acres and the resulting re-platted lot would also be non-conforming, which is consistent with the non-conforming section of the Umatilla County Development Code.

(3) Conforms and fits into the existing development scheme in the area, including logical extension of existing roads and public facilities within and adjoining the site; The subject property fits the existing development scheme of the Hat Rock Tracts subdivision. The subject property is undeveloped. Legal access is verified with approval of a County Road Approach Permit. The owners will be required to provide a copy of the approved Road Approach Permit from County Public Works off Hill Top Drive or River View Drive, as part of the approval process.

(4) Complies with the standards and criteria of Section 152.667 (Forest/Multiple use Areas), if applicable due to the size, scope, and/or location of the request. The subject property is located in the RR-2 Zone. Therefore, the standards found in Section 152.667 for Forest/Multiple Use areas are not applicable.

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

Umatilla County Planning Commission
Preliminary Findings and Conclusions,
Anderson Replat, Type III Land Division, #LD-5N-899-23

DECISION: BASED UPON THE ABOVE STATED FINDINGS AND CONCLUSIONS, TYPE III LAND DIVISION REQUEST #LD-5N-899-23 IS APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL:

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

1. Pay all notice fees as invoiced by Planning.
2. Pay and possibly prepay property taxes to the Umatilla County Tax Department.
3. Submit a Subdivision Replat complying with State and County regulations. The survey shall show all easements, road names and include the Replat name, *Shindelar Replat*.

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

1. Record the Subdivision Replat.

UMATILLA COUNTY PLANNING COMMISSION

Dated _____ day of _____, 20____

Suni Danforth, *Planning Commission Chair*

Mailed _____ day of _____, 20____