

**MINUTES  
UMATILLA COUNTY PLANNING COMMISSION  
Meeting of Thursday, August 22, 2019, 6:30 pm**

**Umatilla County Justice Center, Media Room, 4700 NW Pioneer Place, Pendleton, OR**

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**COMMISSIONERS**

**PRESENT:** Gary Rhinhart, Molly Tucker Hasenbank, Tammie Williams, Hoot Royer, Jon Salter  
**ABSENT:** Suni Danforth, Chair, Don Wysocki, Vice Chair, Tami Green, Lyle Smith  
**STAFF:** Bob Waldher, Planning Director; Elizabeth Ridley, Planner/GIS; Tierney Dutcher, Administrative Assistant

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

**CALL TO ORDER**

Commissioner Rhinhart called the meeting to order at 6:30 p.m. and read the Opening Statement.

**NEW HEARING**

**TYPE III LAND DIVISION; REPLAT REQUEST #LD-1N-124-19, JANET BRINDLE & MILES AGEE, APPLICANTS/ OWNERS.** The applicants request approval to replat Lots 3, 4, 12, and 13, of Block 4 of the Papoose Woodlands Subdivision Plat, Book 9, Page 32, Assessor’s Map 1N 35 28DD, Tax Lots 2000, 2100, 2900 and 3000. The applicant’s proposed replat consolidates Lots 3, 4, 12, and 13 into a single lot. The property is located approximately two (2) miles north of Meacham, north of Old Highway 30. The Land Use Decision standards applicable to the applicants request are found in Umatilla County Development Code (UCDC) 152.697(C), Type III Land Divisions.

Commissioner Rhinhart called for any abstentions, bias, conflicts of interest, declarations of ex-parte contact or objections to jurisdiction. There were none.

**STAFF REPORT**

Elizabeth Ridley, Planner/GIS, stated that the applicants, Janet Brindle and Miles Agee request approval of a replat, Type III Land Division, of 4 tax lots; 2000, 2100, 2900 and 3000. The choice to consolidate these 4 lots was made due to setback requirements in the Forest Residential Zone (FR). The UCDC states that within the FR Zone, no building or accessory structure shall be located closer than 35 feet (ft.). from a lot line. The applicants first approached the Planning Department with a request to build a cover over their existing dwelling for the purpose of snow protection. Staff determined that the current dwelling does not meet the FR Zone setback requirements, and any future construction would be required to meet the 35 ft. standard. The applicants decided to consolidate the lots to ensure they are able to meet the setback requirements for the proposed structure. The standards of approval are found in UCDC

152.697(C), Type III Land Divisions. Standards of reviewing a replat generally consist of complying with development standards and surveying plat requirements. The notice of the applicants request was mailed to property owners located within 250 ft. of the perimeter of lots 3, 4, 12 and 13, on August 1, 2019 and public notice was published in the East Oregonian newspaper on August 10, 2019. Ms. Ridley stated that she received an email comment from Gregory Smith in support of the replat and provided a copy of the email to the Planning Commissioners.

Ms. Ridley stated that the proposed conditions of approval address the survey and recording requirements. Final approval will be accomplished by recording the final survey plat. The decision made by the Planning Commission will be final unless timely appeal is submitted to the Board of County Commissioners (BCC).

### **TESTIMONY**

**Applicant Testimony:** Janet Brindle, PO Box 927, Pendleton, Oregon and Miles Agee, 43654 Brower Lane, Pendleton, Oregon. Ms. Brindle stated that they have had a trailer at the location since 1988 and replaced it approximately 10 years ago. She stated that the winter snow has caused issues with the roof and roof vents on the trailer. They requested to build a pole barn cover over the trailer with a steep pitch to help save the roof. She stated that they do not plan to change anything else on the property. They are simply requesting to build a protective structure over the top of their existing trailer.

Mr. Agee stated that over time it has become more difficult and dangerous to manage the snow on the roof. He believes the cover will also help with longevity of the trailer. He stated that when the trailer was placed 10 years ago the property line was not quite 35 ft. from the structure, but they were still able to get it permitted. He assumed that he would be able to put a roof over the top, however when they submitted the paperwork they were made aware that it would not be possible. After consulting with the County Planning and Tax & Assessment Departments, they decided that their best move would be to convert the 4 lots into 1 large lot. Consolidation of the lots will help them to save on annual taxes and achieve the goal of meeting setback requirements for the trailer cover they are seeking to build.

**Public Agencies:** No additional comments.

Commissioner Rhinhart added the email from Mr. Gregory Smith to the record as Exhibit A and closed the hearing for deliberation.

### **DELIBERATION & DECISION**

Commissioner Williams made a motion to approve Replat Request, Land Division #LD-1N-124-19, Janet Brindle and Miles Agee, owners. Commissioner Royer seconded the motion. Motion passed with a vote of 5:0.

## **MINUTES**

Commissioner Rhinhart called for any corrections or additions to the minutes from the July 25, 2019 meeting. Commissioner Hasenbank moved to approve the minutes. Commissioner Williams seconded the motion. Motion carried by consensus.

## **OTHER BUSINESS**

Mr. Waldher stated that, on August 7th the BCC approved Plan Amendment #P-124-19 to co-adopt Hermiston City Ordinance 2271 amending the Comprehensive Plan Map from urbanizable to urban status for 71.02 acres on the north side of East Theatre Lane and on the west side of Northeast 10th Street. He reminded them that the Planning Commission recommended approval to the BCC at their meeting on July 25, 2019.

The next Planning Commission Hearing is scheduled for Thursday, October 24, 2019, 6:30pm at the Umatilla County Justice Center, Media Room, 4700 NW Pioneer Place, Pendleton, Oregon.

## **ADJOURNMENT**

Commissioner Rhinhart adjourned the meeting at 6:51 p.m.

Respectfully submitted,

Tierney Dutcher,  
Administrative Assistant

Minutes adopted by the Planning Commission on October 24, 2019