

MINUTES
UMATILLA COUNTY PLANNING COMMISSION
Meeting of Thursday, July 23, 2020, 6:30 pm
Umatilla County Courthouse, 216 SE 4th Street, Pendleton, Oregon
Virtual Meeting

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COMMISSIONERS

PRESENT: Suni Danforth, Chair, Molly Tucker Hasenbank, Tammie Williams, Jon Salter, Hoot Royer, Tami Green

ABSENT: Lyle Smith

STAFF: Bob Waldher, Planning Director; Megan Green, Planner/GIS; Gina Miller

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

CALL TO ORDER

Chair Danforth called the meeting to order at 6:37 p.m. and read the Opening Statement.

NEW HEARING

LAND USE DECISION REQUEST #LUD-271-20: BERN BLISS, APPLICANT/ DIAMOND G TIMBER LIMITED LLC, OWNER. The applicant requests approval for a Lot of Record Dwelling on Tax Lot 200 on Assessor’s Map #6N 35 34A. The applicant proposes a Single Family Lot of Record Dwelling located on high-value farmland. The Land Use Decision standards applicable to the applicant’s request are found in Umatilla County Development Code (UCDC) 152.059(K)(3), Lot of Record Dwelling on High Value Farmland.

STAFF REPORT

Megan Green, Planner, presented the staff report. She read from the findings and covered the standards found in the Development Code the Lot of Record Dwellings. The subject property had previously received approval for a Lot of Record Dwelling in 2007, but did not act on it. Ms. Green said that she received only one comment from an outside agency, Umatilla County Environmental Health. They indicated that a site evaluation would need to be completed for the subject property. The application would be required to sign and record a Covenant Not to Sue for general farming practices on high value farmland. They would also need to apply for a Zoning Permit from County Planning and get all appropriate permits from relative agencies. Ms. Green concluded by stating that the Planning Commission’s decision would be final unless the application was appealed in a timely manner to the Board of Commissioners.

Chair Danforth asked Ms. Green to explain what Environmental Health had requested. Ms. Green explained that this document was related to the onsite septic system that would be installed for the proposed dwelling. Commissioner Salter asked about the soil classifications for the subject property. He said that the soils are rated at a 6, which usually is not considered high value soils. Ms. Green explained that because the soils are located only in Milton-Freewater, which makes them unique and thus are considered high value.

Applicant Testimony: Charles Bliss, 1644 Plaza Way #252, Walla Walla, WA, and Roger Gildersleeve, 14750 SW Spring Hill, Gaston, OR, presented applicant testimony. Mr. Gildersleeve is the grandson of the applicant, Bern Bliss, and is the current owner of the land. The property had been the site of a shake and shingle mill in the '70's and '80's. The land passed back and forth between grandfather and grandson but has remained in the family since purchased in 1970. Mr. Bliss asked when the soil value had been changed. Mr. Waldher replied that the state statute changed and said that because Milton-Freewater has a very unique soil type best suited for viticulture, it would bear this high value soil classification. Further discussion followed of how the soil classification changed and how it would impact the application. Mr. Bliss noted that there is two points of access to Hwy 332 from the subject property that could be used as driveways. He asked for clarification on the Precedent Condition of applying for an access permit from Winesap for the driveway, and Ms. Green advised that they would need to complete this prior to obtaining the Zoning Permit.

Chair Danforth asked if Mr. Bliss and Mr. Gildersleeve would like to have the wording changed on Precedent Condition #2 regarding the access permit requirement, and they indicated they would. Mr. Waldher said that staff could also make this a Subsequent Condition instead so that staff could ensure there would be adequate access either from Hwy 332 or Winesap Road prior to issuing the Zoning Permit. The applications agreed to this suggestion.

Opponent Testimony: None

Proponent Testimony: None

Agency Testimony: None

DELIBERATION

Chair Danforth closed the hearing and moved to deliberation. She said that the property had already been approved previously for a Lot of Record, and with moving the access permit condition to Subsequent Conditions, she was comfortable with approving the application. Commissioner Williams moved to approve the application as amended and Commissioner Hasenbank seconded the motion. The motion carried; 5 in favor and 1 opposed.

MINUTES

Chair Danforth stated that the minutes from June 25, 2020 were ready for adoption. She asked if anyone had any corrections or additions, and there were none. Commission Williams moved to adopt the minutes and Commissioner Salter seconded the motion. Minutes were adopted by consensus.

ADJOURNMENT

Chair Danforth adjourned the meeting at 7:16 a.m.

Respectfully submitted,

Gina Miller
Support Staff

Minutes adopted by the Planning Commission on October 22, 2020.