

MINUTES
UMATILLA COUNTY PLANNING COMMISSION
Meeting of Thursday, July 27, 2017
6:30 p.m., Umatilla County Justice Center, Media Room
Pendleton, Oregon

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COMMISSIONERS

PRESENT: Randy Randall, Chair, Gary Rhinhart, Vice Chair, Don Marlatt, Tami Green, Cecil Thorne

ABSENT: Suni Danforth, Don Wysocki, Clive Kaiser, Tammie Williams

STAFF: Tamra Mabbott, Bob Waldher, Tierney Dutcher

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

CALL TO ORDER

Chair Randall called the meeting to order at 6:34 p.m. and read the opening statement.

MINUTES

Chair Randall asked the Planning Commission to review the minutes from May 25, 2017. Commissioner Green moved to adopt the minutes as written. The motion was seconded by Commissioner Rhinhart. Motion carried by consensus.

NEW HEARING

LAND DIVISION REQUEST, #LD-1N-118-17, ANDREW & SUSAN BOWER, APPLICANTS/ OWNERS. The subject property is located in Rancho Vista Addition, south of Pendleton, near McKay Reservoir in Township 01N, Range 32E, Section 10AB; Tax Lots 2600 & 2700. The applicant requests approval to replat Lots 9 and 10, Block 6, of Rancho Vista Addition into a single lot. The purpose of the reconfiguration is to remove the shared property line to increase the buildable lot size of the subject property. The criteria of approval are found in Section 152.697(C) of the Umatilla County Development Code.

STAFF REPORT

Bob Waldher, Assistant Planning Director, stated that the application was submitted by Andrew and Susan Bower for a Land Use Request for approval to replat Lots 9 and 10 on Block 6 of the Rancho Vista Addition into a single lot. The purpose of the reconfiguration is to remove the shared property line and increase the buildable lot size of the subject property. The property is zoned Rural Residential (RR-2) with a 2 acre minimum parcel size. The subject parcels are approximately a half acre in size. The owners purchased 3 tax lots 2600-2800, but are looking to consolidate and build on the top two parcels to the north. The criteria of approval for a Type III Land Division, or replat, are found in Section 152.697(C) of the Umatilla County Development Code. The Planning Commissions task for this application is to determine whether or not the application complies with applicable land use standards.

Commissioner Marlatt asked why the applicant did not include the third lot in the replat, in order to get closer to the 2 acre minimum parcel size. Mr. Waldher stated that the seller wanted to sell all 3 lots as a single transaction so they were required to purchase all 3 together. The current owners are now looking to build a future home on the 2 tax lots mentioned. They may combine the last parcel in the future to build a shop, or they may sell the third tax lot. Tamra Mabbott, Planning Director, stated that the 2 acre minimum lot size does not require a Variance because the existing parcels are preexisting, sub-standard, legal lots of record that are grandfathered in.

Commissioner Rhinhart pointed out that the lots are located on a steep slope. Mrs. Mabbott stated that the applicants are not planning to build a very large house, but added that it will take some space to add fill and make it level. Mr. Waldher stated that all 3 parcels have been evaluated for septic construction and received approval from Department of Environmental Quality (DEQ) for site suitability. Commissioner Rhinhart asked why this application was not approved in house. Mr. Waldher stated that all subdivision replats are required to go through Planning Commission for approval. There were no concerned neighbors and no appeals were received after notice was sent.

Chair Randall closed the hearing for deliberation.

Commissioner Rhinhart made a motion to approve Land Division LD-1N-118-17 based on the foregoing Findings of Fact and Conclusions of Law. The motion was seconded by Commissioner Marlatt. Motion passed with a vote of 5:0.

OTHER BUSINESS

Mrs. Mabbott announced that Oregon State University student, Ginny Kerns, is working with the Planning Department this summer as an intern. She has been splitting her time between Planning and Public Health and is currently working on updating the recreation element of the Umatilla County Comprehensive Plan. Miss Kerns has been focused on the Plan4Health initiative and one project she has been involved with is the installation of electric wheelchair charging stations to assist with independence and accessibility throughout the county.

OTHER BUSINESS

Mr. Waldher gave a presentation on the Highway 395 North Economic Development Project. Laura Buhl, Land Use & Transportation Planner with the Department of Land Conservation & Development (DLCD), attended via telephone. Ms. Buhl is working with the county on a Transportation & Growth Management Code Assistance Project that we recently received a grant to complete.

Mrs. Mabbott stated that the Highway 395 Development Study came out in February of 2015. The Highway 395 project is part of implementing recommendations that were made based on those study results. Ms. Buhl stated that the study is an important component of this project and has a number of recommendations that are associated with zoning.

Mr. Waldher stated that the project is currently in its third year. The purpose is to enhance the economic vitality of the commercial and industrial zoned properties along Highway 395 North, between the Urban

Growth Boundaries (UGB) of the cities of Hermiston and Umatilla. The south boundary of the project is Punkin Center Road and it follows Highway 395 up to Bensel Road. The entire strip of land is under Umatilla County jurisdiction. The project started out of a desire of local land and business owners who approached the Planning Department asking what they can do to enhance the economic viability and aesthetic of the corridor. Gina Miller, Code Enforcement Program Coordinator and Julie Alford, Cartographer, worked with land owners to help clean up. They issued free junk slips to haul vehicles and other solid waste to the dump. Taking a positive approach in place of penalizing property owners with citations proved to be quite successful.

The County applied for a grant from DLCD, which helped fund the Highway 395 North Economic Development Study. Using the grant money the County hired an Economist, Eric Hovee with E.D. Hovee & Company, LLC, to review the corridor and advise on the potential for redevelopment and return of investment if the strategies are implemented.

The corridor consists of over 700 acres of industrial zoned property and 152 acres of commercial zoned property. As part of the analysis, it was determined that there are a large number of jobs and trades linked to agriculture in the area. Evaluation of comparisons of industrial and commercial zoned properties within the City Limits and Urban Growth Boundaries (UGB) of Hermiston and Umatilla were valued at 3 times more than the industrial and commercial zoned properties in the unincorporated portion of the 395 corridor.

One of the most important things that came out of the study was an implementation work plan, which is a guidance tool to help kick-start improvements to the corridor. Some of the recommendations include; zoning modifications, infrastructure improvements, access management, water and waste water system improvements. New businesses are having a hard time meeting fire flow standards from State Building Codes. If a domestic water system were installed, it may improve the likelihood for future development.

The study identified issues with aesthetics of the corridor. Implementing design standards and amending the design code to have higher standards will help move them in the right direction. The County Economic Development Grants Committee awarded the Highway 395 Project \$5,000 to develop a program that would incentivize land and business owners to make aesthetic improvements to their property. Land owners can apply for a grant for a number of actions that would improve the appearance of their property like facade improvements, signage upgrades, etc. The strategies of the implementation work plan are consistent with the nationally recognized Main Street Program. This process is unique as the group is applying strategies that would be more typical of a downtown improvement plan, but applying them to a rural area.

The Highway 395 Project was awarded a Transportation Growth Management (TGM) Code Assistance Grant in June 2017. The first phase is drafting a scope along with input from the DLCD and Oregon Department of Transportation (ODOT). The TGM program requires a clear transportation relationship. In addition to aesthetics, the Highway 395 project is looking at improving the multi-modal transportation network within the corridor. Ms. Buhl stated that design standards will take in to consideration the concept of making people feel comfortable in a place. Pedestrians and cyclists needs vary greatly from vehicles or large trucks. They hope to improve the way people get around the area in a variety of ways and create a place that offers people real choices on how to get around. Mr. Waldher

stated that they are working on a joint transit analysis for Umatilla and Morrow counties. By learning more about travel patterns and how people are using transit they hope to determine how to enhance accessibility in the region.

The next phase of the project will be to finalize the scope of work and select a consultant. The group will be meeting with the Technical Advisory Committee (TAC) and there will be numerous opportunities for public involvement. The end result will be adopting code amendments and moving forward with the new standards.

OTHER BUSINESS

Mrs. Mabbott thanked the Planning Commission for all their hard work on approving the Ostrom's Mushroom Farm application. She announced that the owners have decided to move forward with the project in Sunnyside. It was determined that their water and wastewater needs would be better met in that region.

The next Planning Commission hearing will be Thursday, August 24, 2017 at 6:30 p.m., Umatilla County Justice Center, Media Room in Pendleton, Oregon.

ADJOURNMENT

Chair Randall adjourned the meeting at 7:44 p.m.

Respectfully submitted,

Tierney Dutcher
Administrative Assistant

Minutes adopted by the Planning Commission on August 24, 2017