

AGENDA

**Umatilla County Planning Commission Public Hearing
Thursday, June 26, 2024, 6:30PM
Justice Center Media Room, Pendleton, Oregon**

**To participate in the hearing please submit comments before 4PM, June 26th
to planning@umatillacounty.gov or contact the Planning Department at 541-278-6252**

Planning Commission

Suni Danforth, Chair	Emery Gentry
Sam Tucker, Vice Chair	Ann Minton
Tami Green	Malcolm Millar
John Standley	Andrew Morris
Kim Gillet	

Planning Staff

Bob Waldher, Community Development Director
Megan Davchevski, Planning Division Manager
Carol Johnson, Senior Planner
Tierney Cimmiyotti, Planner / GIS
Charlet Hotchkiss, Planner
Shawna Van Sickle, Administrative Assistant

1. Call to Order

- 2. NEW HEARING: LAND DIVISION REQUEST #LD-5N-921-25: CAN-AM LAND AND LIVESTOCK LLC, APPLICANT / OWNERS.** Applicant seeks approval to replat Lots 1 and 3, of the Replat of Block 11 (First Amended and Supplemental Plat of Charles Tract Subdivision) into one lot. The subject properties are located north of Hermiston. The applicant's proposed replat reconfigures the lots to eliminate the shared lot lines to better serve future development. 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-923-25: WELKIN ENGINNERING / APPLICANTS, MSP RE HOLDINGS LLC / OWNERS.** Applicant seeks approval to replat Lots 3 through 6, of Sassy Replat (First Amended and Supplemental Plat of Charles Tract Subdivision) into two lots. The subject properties are located north of Hermiston. The applicant's proposed replat

reconfigures the lots to eliminate several shared lot lines and adjust the shared lot lines between Lots 3 and 6 to better serve future development. 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

**UMATILLA COUNTY
PLANNING COMMISSION HEARING – JUNE 26, 2025
TYPE III LAND DIVISION, REPLAT SUBDIVISION REQUEST #LD-5N-921-25
CAN-AM LAND & LIVESTOCK, APPLICANT / OWNER**

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Umatilla County

Community Development Department



COMMUNITY & BUSINESS DEVELOPMENT

LAND USE PLANNING, ZONING AND PERMITTING

CODE ENFORCEMENT

SOLID WASTE COMMITTEE

SMOKE MANAGEMENT

GIS AND MAPPING

RURAL ADDRESSING

LIAISON, NATURAL RESOURCES & ENVIRONMENT

PUBLIC TRANSIT

MEMO

TO: Umatilla County Planning Commission
FROM: Megan Davchevski, Planning Division Manager
DATE: June 18, 2025

RE: June 26, 2025 Planning Commission Hearing
Can-Am Land and Livestock Type III (Replat) Land Division, #LD-5N-921-25
Map 5N 28 27BD, Tax Lots 1800 and 1802

Request

The request is to Replat Lots 1 and 3 of the Replat of Block 11 of the First Amended and Supplemental Plat of Charles Tract Subdivision to vacate the shared lot line. The replat will result in 1 lot.

Location

The subject properties are located in the Block 11 Replat, a replat of the First Amended and Supplemental Plat of Charles Tracts subdivision, north of Hermiston and east of Highway 395.

Notice

Notice of the applicant's request and the public hearing was mailed on June 6, 2025 to the owners of properties located within 250-feet of the perimeter of Lots 1 and 3 and to applicable public agencies. Notice was also published in the East Oregonian on June 11, 2025 notifying the public of the applicants request before the Planning Commission on June 26, 2025.

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.

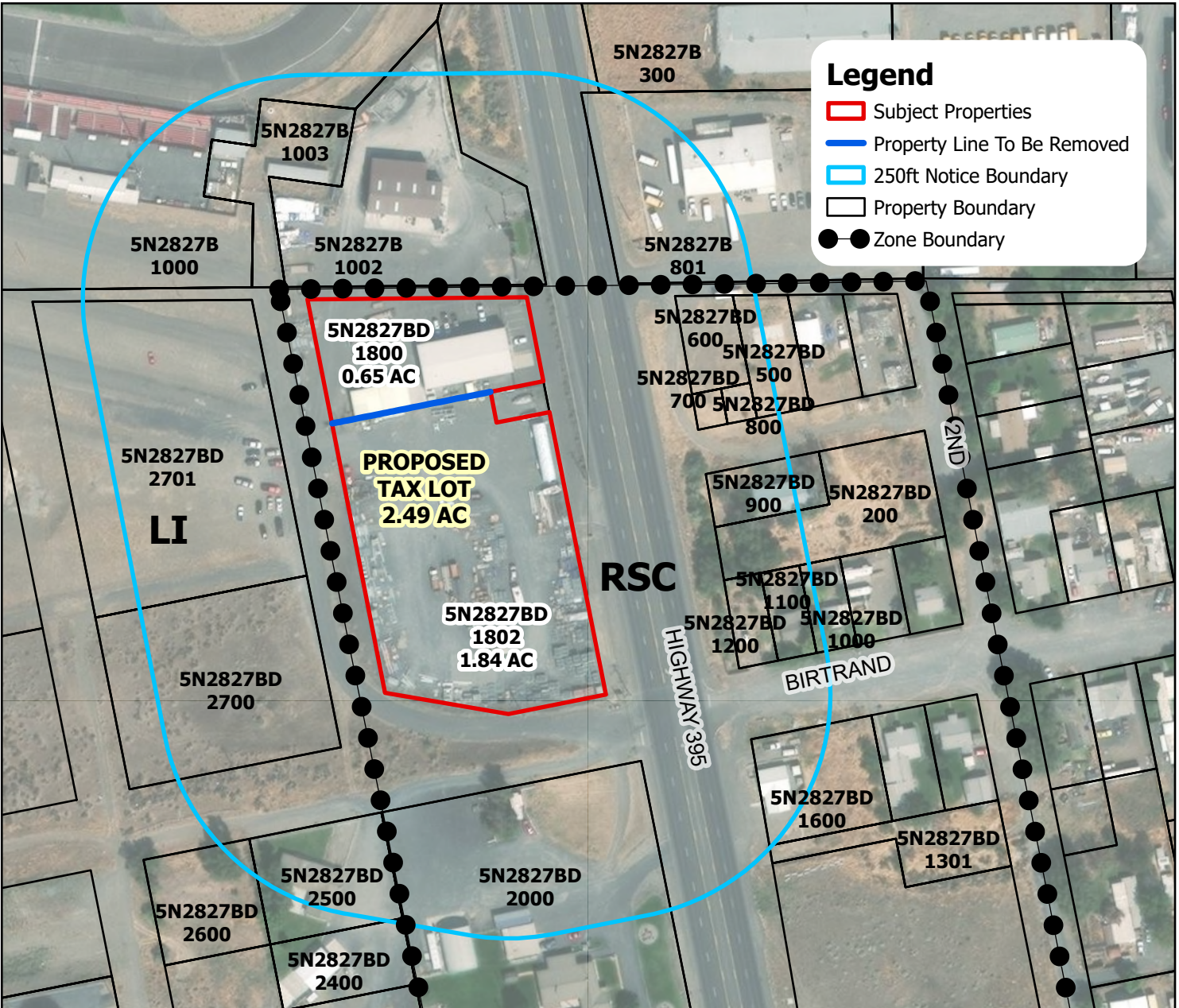
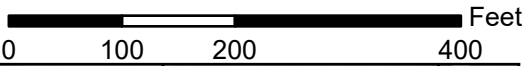
Decision

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

CAN-AM LAND AND LIVESTOCK LLC, APPLICANTS/OWNERS
LAND DIVISION #LD-5N-921-25
MAP: 5N 28 27DB TAX LOTS: 1800 & 1801

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: 5/7/2025

Notified Property Owners with 250 feet of Subject Property



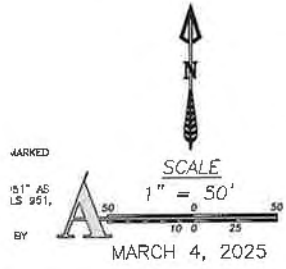
Legend

- Subject Properties
- Property Line To Be Removed
- 250ft Notice Boundary
- Property Boundary
- Zone Boundary

MAP_TAX	OWNER
5N2827B000300	MEDELEZ MARIA L
5N2827B000801	WILHELM JUDITH KAYLEEN WILLIAM MORGAN REUTER FAMILY LP (AGT)
5N2827B001000	SATKO PEGGY A (TRS)
5N2827B001000A1	J R ZUKIN CORP DBA MEADOW OUTDOOR ADVERTISING
5N2827B001002	CAN-AM LAND AND LIVESTOCK LLC
5N2827B001003	SATKO PEGGY A (TRS)
5N2827BD00200	KIK WILLIAM L & KIK BONNIE S
5N2827BD00500	LILLY CHIN FAMILY LLC
5N2827BD00600	LILLY CHIN FAMILY LLC
5N2827BD00700	LILLY CHIN FAMILY LLC
5N2827BD00800	LILLY CHIN FAMILY LLC
5N2827BD00900	KIK WILLIAM L & KIK BONNIE S
5N2827BD01000	RICHER ALEX C & MARIA T

MAP_TAX	OWNER
5N2827BD01100	RICHER ALEX C & MARIA
5N2827BD01200	RICHER ALEX C & MARIA
5N2827BD01301	REYES JESSICA L
5N2827BD01600	NAHOL DAVID C/O WILLIAM MORGAN REUTER FAMILY LIMITED
5N2827BD01800	CAN-AM LAND AND LIVESTOCK LLC
5N2827BD01801	CHARLES TRACTS WATER COMPANY INC
5N2827BD01802	CAN-AM LAND AND LIVESTOCK LLC
5N2827BD02000	KIK WILLIAM L & BONNIE S
5N2827BD02400	CHARLES TRACTS WATER COMPANY INC
5N2827BD02500	KIK WILLIAM L & KIK BONNIE S
5N2827BD02600	B KIK PROPERTIES LLC
5N2827BD02700	SATKO PEGGY A (TRS)
5N2827BD02701	SATKO PEGGY A (TRS)

3, BLOCK 11 PLAT OF CHARLES
 'W1/4 OF SECTION 27, T.5N., R.28E.,
 'EGON



ARMSTRONG
 Surveying Inc. - established 1972

SHEET 1 OF 1
 DRG. NO. 25-6270.DWG
 W.O. 25-6270

**UMATILLA COUNTY PLANNING COMMISSION
PRELIMINARY FINDINGS AND CONCLUSIONS
CAN-AM LAND & LIVESTOCK REPLAT, #LD-5N-921-25
A Replat of Lots 1 and 3 of Block 11
OF CHARLES TRACT SUBDIVISION,
ASSESSOR'S MAP #5N 28 27BD, TAX LOTS #1800 & #1802,
ACCOUNTS #128723 & #128725**

1. **APPLICANTS:** Can-Am Land and Livestock LLC, 81252 N Highway 395, Hermiston OR 97838
2. **OWNERSHIP:** Can-Am Land and Livestock LLC, 81252 N Highway 395, Hermiston OR 97838
3. **PROPERTY LOCATION:** The subject properties are located in the Block 11 Replat, a replat of the First Amended and Supplemental Plat of Charles Tracts subdivision, north of Hermiston and east of Highway 395.
4. **REQUEST:** The request is to Replat Lots 1 and 3 of the Replat of Block 11 of the First Amended and Supplemental Plat of Charles Tract Subdivision to vacate the shared lot line. The replat will result in 1 lot.
5. **EXISTING ACREAGE:** Lot 1 (Tax Lot #1800) = 0.65 acres
Lot 3 (Tax Lot #1802) = 1.84 acres
6. **RESULTING ACREAGE:** Lot 1 = 2.49 acres
7. **COMPREHENSIVE PLAN:** The properties have the Comprehensive Plan Designation of Commercial.
8. **PROPERTY ZONING:** Both properties are zoned Retail Service Commercial (RSC).
9. **ACCESS:** Access to the subject properties is currently from West 2nd Street. Both properties have frontage to State Highway 395 North and it appears that there are existing access points on each tax lot to Highway 395 North. The applicant has not shared with Planning Staff whether or not the existing Highway 395 North access points will be consolidated and/or closed.
10. **PROPERTY EASEMENTS:** The applicant did not provide information about easements. Existing easements are required to be shown on the final replat.
11. **EXISTING LAND USE:** Tax Lot 1800 has an existing shop/office building which is utilized for the business Farm City Fence. There is also an existing storage building on the property. Tax Lot #1802 has not been approved for any structures however there is a mobile office stored on the property. The applicant has indicated that they wish to build a storage building on Tax Lot #1802 in support of the Farm City Fence business, which is what is triggering this

replat request.

12. **UTILITIES:** The area is served by Umatilla Electric Cooperative for power.
13. **WATER/SEWER:** The subject properties are located within the Hermiston Irrigation District and the applicant stated that none of the properties contain irrigation water rights. The applicant did not provide information on well water or sewer and stated water was not required for development.
14. **WETLAND RESOURCES:** Statewide Wetlands Inventory Mapping shows there are no wetlands known to occur on the subject property.
15. **PROPERTY OWNERS & AGENCIES NOTIFIED:** June 6, 2025
16. **PLANNING COMMISSION HEARING DATE:** June 26, 2025
17. **AGENCIES NOTIFIED:** Umatilla County Assessor, Umatilla County GIS, Umatilla County Environmental Health, Umatilla County Public Works, ODOT – Region 5, Umatilla Electric Coop, City of Hermiston, Umatilla County Fire District #1, Oregon Water Resources, Sanitary Disposal and Umatilla County Surveyor.
18. **COMMENTS:** Hermiston Irrigation district provided written comments that the subject properties do not contain irrigation water rights, easements or HID facilities.
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 properties and surrounding properties as Commercial. One of the current lots is under one acre and the resulting re-platted lot would become conforming at over one acre in size. 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 Umatilla County Planning Commission finds Irrevocable Consent Agreements (ICAs) are required at the time of a land division request. The purpose of the ICAs is for future financial participation in road improvements, should a Local Improvement District be formed in the area. The agreements specify that the land owner is only responsible for a fair share of the reasonable and necessary expense of the improvements. This agreement is not tied to the current landowner and runs with the land.

A precedent condition is imposed that the property owner sign and record an Irrevocable Consent Agreement for Lot 1 for future participation of road improvements and maintenance to W 2nd Street and Birtrand Street, both are public roadways. The agreements will be provided by County Planning. Umatilla County Public Works and Oregon Department of Transportation will be notified of this request and may provide comments. Satisfaction of this criterion is pending recording of the ICA.

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 properties are located in the RSC 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-5N-921-25 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 County 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 to County GIS, Planning and the County Surveyor. The survey shall show all easements, road names and include the Replat name, *Can-Am Replat*.
4. Sign and record an Irrevocable Consent Agreement for participation in future road improvements to the public road, West 2nd Street. *Document provided by County Planning.*
5. Sign and record an Irrevocable Consent Agreement for participation in future road

improvements to the public road, Birtrand Street. *Document provided by County Planning.*

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

1. Record the Can-Am Replat.

UMATILLA COUNTY PLANNING COMMISSION

Dated _____ day of _____, 2025

Suni Danforth, *Planning Commission Chair*

Mailed _____ day of _____, 2025



Hermiston, OR 97838-2445
Office: 541-567-3024
Mobile: 541-571-7698
E-mail: Office@HermistonID.org

June 16, 2025

Megan Davchevski
Planning Division Manager
Umatilla County Community Development Department
216 SE 4th St
Pendleton, OR 97801

RECEIVED
JUN 16 2025
UMATILLA COUNTY
COMMUNITY DEVELOPMENT

**RE: Land Division Request #LD-5N-921-25
5N2827DB 1800, 1802**

Planner Davchevski,

The District has reviewed the properties listed above. These parcels are located within the Hermiston Irrigation District boundary, however, there are no water rights, easements, or District facilities on these properties.

HID has no objection to the replat. Thank you for the opportunity to comment on this request.

Respectfully,

Karra

Karra Van Fossen
Water Right Specialist

**UMATILLA COUNTY
PLANNING COMMISSION HEARING – JUNE 26, 2025
TYPE III LAND DIVISION, REPLAT SUBDIVISION REQUEST #LD-5N-923-25
WELKIN ENGINEERING, APPLICANT
MSP RE HOLDINGS OR LLC, OWNER**

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PUBLIC TRANSIT

MEMO

TO: Umatilla County Planning Commission
FROM: Megan Davchevski, Planning Division Manager
DATE: June 18, 2025

RE: June 26, 2025 Planning Commission Hearing
Welkin Engineering Type III (Replat) Land Division, #LD-5N-923-25
Map 5N 28 27DB, Tax Lots 500, 1200, 1300, 1400

Request

The request is to Replat Lots 3 through 6 of Sassy Replat to vacate Lots 4 and 5, combining this land with Lot 6 and relocate the line between Lots 3 and 6. The replat will result in 2 lots.

Location

The subject properties are located in the Sassy Replat, a replat of the First Amended and Supplemental Plat of Charles Tracts subdivision, north of Hermiston and east of Highway 395.

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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.

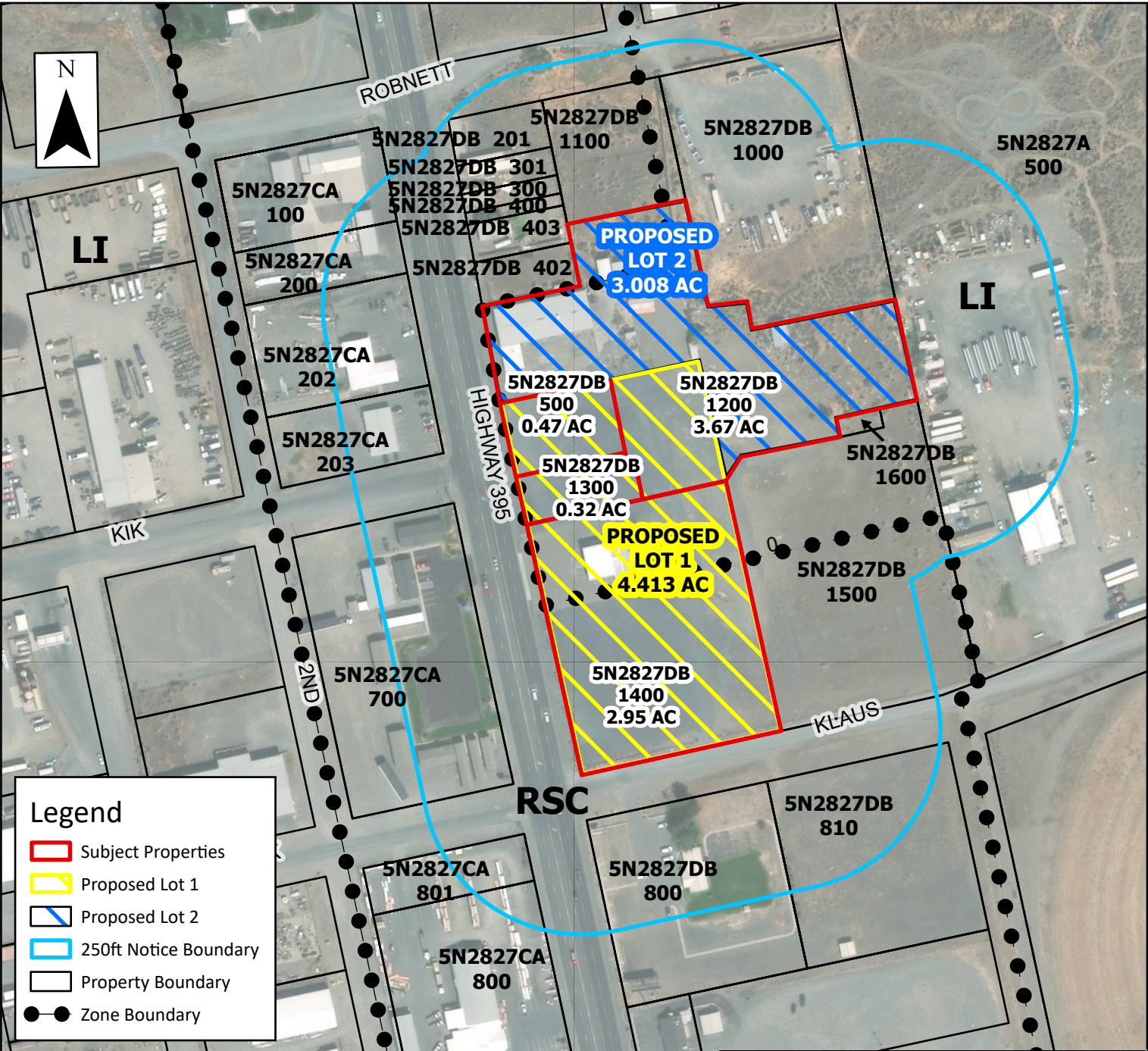
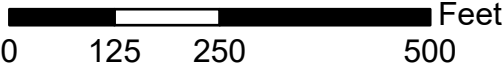
Decision

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

WELKIN ENGINEERING PC, APPLICANT
MSP RE HOLDINGS OR LLC, OWNER
MAP: 5N 28 27DB TAX LOTS: 500, 1200, 1300 & 1400
#LD-5N-923-25

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: 5/5/2025

Notified Property Owners with 250 feet of Subject Property



Legend

- Subject Properties
- Proposed Lot 1
- Proposed Lot 2
- 250ft Notice Boundary
- Property Boundary
- Zone Boundary

MAP_TAX LOT	OWNER	MAP_TAX LOT	OWNER	MAP_TAX LOT	OWNER
5N2827CA00100	CENICEROS HOLDINGS LLC	5N2827DB00201	WILSON KENNETH & JOANNE COLLER RANDY & KRISTEN (AGT)	5N2827DB00500	MSP RE HOLDINGS OR LLC
5N2827CA00200	CENICEROS HOLDINGS LLC	5N2827DB00300	WILSON KENNETH & JOANNE COLLER RANDY & KRISTEN (AGT)	5N2827DB01000	HERNANDEZ MORENO FRANCISCO ET AL
5N2827CA00202	B KIK PROPERTIES LLC	5N2827DB00301	WILSON KENNETH & JOANNE COLLER RANDY & KRISTEN (AGT)	5N2827DB01100	HEADDING DONNA RAE
5N2827CA00203	WASTE CONNECTIONS OF OREGON INC ATTN: TAX DEPARTMENT	5N2827DB00400	WILSON KENNETH & JOANNE COLLER RANDY & KRISTEN (AGT)	5N2827DB01200	MSP RE HOLDINGS OR LLC
5N2827CA00700	B. KIK PROPERTIES LLC	5N2827DB00402	MSP RE HOLDINGS OR LLC	5N2827DB01300	MSP RE HOLDINGS OR LLC
5N2827CA00800	LN REAL ESTATE LLC	5N2827DB00403	WILSON KENNETH & JOANNE COLLER RANDY & KRISTEN (AGT)	5N2827DB01400	MSP RE HOLDINGS OR LLC
5N2827CA00801	C/O THOMSON REUTERS			5N2827DB01500	HEADDING DONNA RAE
				5N2827DB01600	CHARLES TRACTS WATER COMPANY INC
				5N2827DB00810	GONZALEZ JUAN D & ROMERO JOANNA G
				5N2827DB00800	GONZALEZ JUAN D & ROMERO JOANNA G
				5N2827A000500	POSADA HILARIO JR

TENTATIVE REPLAT PLAN
REPLAT OF LOTS 3, 4, 5 AND 6, OF "SASSY REPLAT",
IN SECTION 27, T.5 N., R. 28E., W.M., UMATILLA COUNTY, OREGON
DATE: APRIL 23, 2025 SCALE: 1" = 60'

SURVEY INFORMATION:
BASIS OF BEARINGS AND BOUNDARY RESOLUTION: RECOVERED AND HELD MONUMENTS AND RECORD DATA PER "SASSY REPLAT"; RECORDED IN BOOK 13, PAGE 156, UMATILLA COUNTY PLAT RECORDS. REPLACED MISSING MONUMENTS AT RECORD POSITION, AS SHOWN.

ENCROACHMENTS:
THE NORTHERLY WALL OF AN EXISTING SHOP BUILDING ON PARCEL 2 IS 5' INTO SETBACK.

TITLE REPORT
THE TITLE REPORT FOR THIS PROPERTY SUPPLIED BY "FIRST AMERICAN TITLE INSURANCE COMPANY" FOR. COMMITMENT NO. NCS-1243748-NAS. COMMITMENT DATE: DECEMBER 31, 2024.

RECORD DESCRIPTION
COMMITMENT NO. NCS 1243748-NAS

EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF UMATILLA, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

LOTS 3, 4, 5 AND 6, SASSY REPLAT, LOCATED IN SECTION 27, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

PROPERTY INFORMATION
OWNER / SELLER: MSP RE HOLDINGS OR, LLC, AN OREGON LIMITED LIABILITY COMPANY.

OWNER ADDRESS: PO BOX 27069, SEATTLE WA 98165

BUYER: ATWATER HERMISTON OREGON LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

PROPERTY ADDRESS: 81121 HWY 395, HERMISTON OR (4 PARCELS NE OF HIGHWAY 395 AND, KLAUS ROAD)

VESTING DEED: DOC. NO. 2024-08664

TAX MAP: 5N2827DB TAX LOTS: 500, 1200, 1300, AND 1400

FLOOD ZONE CLASSIFICATION
THE PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

FLOOD ZONE DESIGNATION:
FLOOD ZONE: D (AREA OF UNDETERMINED FLOOD HAZARD).

FLOOD INSURANCE RATE MAP (FIRM) NO.41059C0270G
EFFECTIVE: 9-3-2010.

GROSS LAND AREA
323,265 SF. OR 7.41 ACRES

RSC ZONE BUILDING SET BACKS:

RSC ZONE (FRONTING ON HWY 395)
FRONT: MINIMUM 10 FEET
SIDE: MINIMUM 10 FEET
REAR: MINIMUM 20 FEET

LI ZONE BUILDING SET BACKS:

LI ZONE
FRONT: MINIMUM 20 FEET
FRONT: MINIMUM 40 FEET IF FRONT YARD IS USED FOR OFF-STREET PARKING
SIDE: MINIMUM 20 FEET
REAR: MINIMUM 20 FEET

MINIMUM BUILDING SET BACKS:

RSC ZONE (FRONTING ON HWY 395)
FRONT: MINIMUM 10 FEET
SIDE: MINIMUM 10 FEET
REAR: MINIMUM 20 FEET

EASEMENTS OF RECORD:

- GRANTEE: UMATILLA ELECTRIC COOPERATIVE
DOC.. 2014-6130443,
TO BE EXTINGUISHED BY REPLAT.
- GRANTEE: UMATILLA ELECTRIC COOPERATIVE
DOC. 2014-6130442,
TO BE EXTINGUISHED BY REPLAT.
- GRANTEE: UMATILLA ELECTRIC COOPERATIVE
DOC. BOOK 185, PAGE 110,
RIGHT TO CONSTRUCT OPERATE AND MAINTAIN
ELECTRIC LINES, BLANKET IN NATURE
NOT PLOTTABLE.

LEGEND
□ DENOTES SET 1 1/8" COPPER PLUG, INSCRIBED "WELKIN ENG. PC", IN CONCRETE DRIVEWAY.

○ DENOTES SET 5/8" X 30" IRON ROD W/YPC, INSCRIBED "WELKIN ENGINEERING PC".

● DENOTES FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "951", +3" to -6" FROM SURFACE OF GROUND. SET IN THE PLAT OF "SASSY REPLAT", UNLESS OTHERWISE NOTED.

DOC NO. DOCUMENT NUMBER, UMATILLA COUNTY DEED RECORDS

TL TAX LOT NUMBER (MAP 5N2827DB)

NEW PL PROPOSED PARTITION LINE BY REPLAT

EXISTING LINE TYPES	EXISTING SYMBOLS
— ALTA BOUNDARY	□ AC UNIT
— BUILDING	▨ ADA STRIPING
— CURB	▨ CATCH BASIN (STORM)
— EASEMENT	□ ELECTRIC METER
— EOP — EDGE OF PAVEMENT	— FLAG POLE
— FENCE	— GAS VALVE
— FLOW LINE	— GUY ANCHOR
— GAS	— HOSE BIB
— LOT LINE (TO REMAIN)	— MAIL BOX
— LOT LINE (TO REMOVE)	— LIGHT
— CH—CH—CH— POWER (OVERHEAD)	— POWER POLE
— UG—UG—UG— POWER (UNDER GROUND)	— TELEPHONE PED
— SEPTIC—SEPTIC— SEPTIC FIELD	— TOWER (BPA)
— STRIPING (PARKING LOT)	— TRANSFORMER
— STRIPING (ROADWAY)	— SIGN
— WATER	— WELL
— ULTRA BLOCK RETAINING WALL	
— PH — UG TELECOMM	
— BLD SETBACK —	
— ZONE BOUNDARY	
— STORM DRAIN LINE	

NOTE: FENCES ARE 6" HIGH CYCLONE, UNLESS OTHERWISE NOTED.



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 15, 1987
DAN SPORER
2266
RENEWALS: 06-30-26



ENGINEERING
SURVEYING • PLANNING
25260 SW PARKWAY AVE., SUITE G
WILSONVILLE, OR 97070
TEL: (503) 598-1866
FAX: (503) 598-1868
ekc@WelkinPC.com
www.WelkinPC.com

**UMATILLA COUNTY PLANNING COMMISSION
PRELIMINARY FINDINGS AND CONCLUSIONS
TRACTOR SUPPLY REPLAT, #LD-5N-923-25
A Replat of Lots 3 through 6
of SASSY REPLAT,
ASSESSOR'S MAP #5N 28 27DB, TAX LOTS #500, #1200, #1300, #1400
ACCOUNTS #128895, #156884, #156885, #156886**

1. **APPLICANTS:** Welkin Enginnering PC, Attn: Edward K. Christensen, 25260 SW Parkway Ave., Ste G, Wilsonville OR 97070
2. **OWNERSHIP:** MSP RE Holdings LLC, PO Box 27069, Seattle WA 98165
3. **PROPERTY LOCATION:** The subject properties are located in the Sassy Replat, a replat of the First Amended and Supplemental Plat of Charles Tracts subdivision, north of Hermiston and east of Highway 395.
4. **REQUEST:** The request is to Replat Lots 3 through 6 of Sassy Replat to vacate Lots 4 and 5, combining this land with Lot 6 and relocate the line between Lots 3 and 6. The replat will result in 2 lots.
5. **EXISTING ACREAGE:**
Lot 3 (Tax Lot #1200) = 3.67 acres
Lot 4 (Tax Lot #500) = 0.47 acres
Lot 5 (Tax Lot #1300) = 0.32 acres
Lot 6 (Tax Lot #1400) = 2.95 acres
6. **RESULTING ACREAGE:** Lot 1 = 4.413 acres
Lot 2 = 3.008 acres
7. **COMPREHENSIVE PLAN:** The properties have the Comprehensive Plan Designation of Commercial and Industrial
8. **PROPERTY ZONING:** Tax Lots #500 and #1300 are zoned Light Industrial (LI) and Tax Lots #1200 and #1400 are split zoned Retail Service Commercial (RSC) and LI.
9. **ACCESS:** Access to the subject properties is currently from Highway 395 as all properties have frontage the state highway. Tax Lot #1400 also has frontage and existing access from Klaus Road. The applicant has indicated that access to Lot 1 will only be from Klaus Road while Lot 2 will continue to have access from Highway 395.
10. **PROPERTY EASEMENTS:** There are existing water, utility and power easements on the subject properties that are shown on the tentative replat plan. The applicant proposes to vacate one 12-foot wide water and utility easement on Lot 1.
11. **EXISTING LAND USE:** Proposed Lot 1 was previously a car dealership and currently still has an office building. The applicant has indicated that they wish to re-develop Lot 1 in the

near future and will obtain land use permits to do so. Proposed Lot 2 currently has a metal shop building, the current use of this building was not identified by the applicant.

12. **UTILITIES:** The area is served by Umatilla Electric Cooperative for power.
13. **WATER/SEWER:** The subject properties are located within the Hermiston Irrigation District and the applicant stated that none of the properties contain irrigation water rights. Hermiston Irrigation District confirmed with their letter dated June 16, 2025 that the properties do not have irrigation water rights. The applicant noted that drilling of an exempt well may be desired in the future if the developer chooses to no longer utilize the Charles Tract Water Company shared well located near the property on Tax Lot #1600.

Information in the application includes that the developer wishes to relocate the existing drain field to better suit future development.

14. **WETLAND RESOURCES:** Statewide Wetlands Inventory Mapping shows there are no wetlands known to occur on the subject property.
15. **PROPERTY OWNERS & AGENCIES NOTIFIED:** June 6, 2025
16. **PLANNING COMMISSION HEARING DATE:** June 26, 2025
17. **AGENCIES NOTIFIED:** Umatilla County Assessor, Umatilla County GIS, Umatilla County Environmental Health, Umatilla County Public Works, ODOT – Region 5, Umatilla Electric Coop, City of Hermiston, Umatilla County Fire District #1, Oregon Water Resources, Sanitary Disposal and Umatilla County Surveyor.
18. **COMMENTS:** Hermiston Irrigation district provided written comments that the subject properties do not contain irrigation water rights, easements or HID facilities.
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 Commercial and Industrial. Two of the current lots are under one acre and each resulting re-platted lot would become conforming at well over one acre in size. 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;

Access to the re-platted Lot 1 will change from Highway 395 to Klaus Road. Klaus Road is

a 60-foot wide public road that is currently gravel. The applicant has been conversing with the County Public Works Director and has indicated that they will improve Klaus Road, along re-platted Lot 1, to at least the Ag-Industrial B Road Standard, as directed by the County Public Works Director.

The Umatilla County Planning Commission finds imposing a condition of approval requiring the developer to improve the portions of Klaus Road abutting re-platted Lot 1, to at least the Ag-Industrial B County Road Standard satisfies the criterion.

The Umatilla County Planning Commission finds Irrevocable Consent Agreements (ICAs) are required at the time of a land division request. The purpose of the ICAs is for future financial participation in road improvements, should a Local Improvement District be formed in the area. The agreements specify that the land owner is only responsible for a fair share of the reasonable and necessary expense of the improvements. This agreement is not tied to the current landowner and runs with the land.

A precedent condition is imposed that the property owner sign and record an Irrevocable Consent Agreement for Lot 1 for future participation of road improvements and maintenance to Klaus Road, a public roadway. The agreement will be provided by County Planning. Umatilla County Public Works will be notified of this request and may provide comments regarding any road improvement agreements for Klaus Road. Satisfaction of this criterion is pending recording of the ICA.

Access to the re-platted Lot 2 will continue to be from Highway 395, no further development of Lot 2 is proposed at this time. ODOT Region 5 will be notified of this request and may provide comments regarding access to State Highway 395.

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 properties are located in the RSC and LI 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-5N-923-25 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 County 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 to County GIS, Planning and County Surveyor. The survey shall show all easements, road names and include the Replat name, *Tractor Supply Replat*.
4. Improve Klaus Road to the Ag-Industrial B County Road Standard. The Ag-Industrial B Road Standard consists of a gravel base with 2 inches of asphalt. The improvements are only required along the frontage of Lot 1 and can terminate at the easterly lot line.

[Verification roadway improvements have been completed to County Ag-Industrial B standards may be provided by a combination of photos of the road improvements and receipt copies for gravel and asphalt and services by the road contractor, or by written verification from a licensed Civil (road) Engineer that County Ag-Industrial B standards have been met.]

5. Sign and record and Irrevocable Consent Agreement for participation in future road improvements to the public road, Klaus Road. *Document provided by County Planning.*

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

1. Record the Tractor Supply Replat.

UMATILLA COUNTY PLANNING COMMISSION

Dated _____ day of _____, 2025

Suni Danforth, *Planning Commission Chair*

Umatilla County Planning Commission
Preliminary Findings and Conclusions,
Tractor Supply Replat Type III Land Division, #LD-5N-923-25
Page 5 of 4

Mailed _____ day of _____, 2025



Hermiston, OR 97838-2445
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June 16, 2025

Megan Davchevski
Planning Division Manager
Umatilla County Community Development Department
216 SE 4th St
Pendleton, OR 97801

RECEIVED
JUN 16 2025
UMATILLA COUNTY
COMMUNITY DEVELOPMENT

**RE: Land Division Request #LD-5N-923-25
5N2827DB 500, 1200, 1300, 1400**

Planner Davchevski,

The District has reviewed the properties listed above. These parcels are located within the Hermiston Irrigation District boundary, however, there are no water rights, easements, or District facilities on these properties.

HID has no objection to the replat. Thank you for the opportunity to comment on this request.

Respectfully,

Karra

Karra Van Fossen
Water Right Specialist