

Confederated Tribes of the Umatilla Indian Reservation  
Land Protection Planning Commission Meeting Minutes

Microsoft Teams and Nixyáawii Governance Center, Waluula and Wanaquit Conference Rooms  
October 25, 2022

**Members Present:** Raymond Huesties, **Chair**; Travis Olsen, **Vice-Chair**; Lindsey X. Watchman, **Secretary**; Sam Spino, **Member**; and Kathleen Elliott, **Member**.

**Members Absent:** None.

**TPO staff present:** J.D. Tovey, Planning Director; Holly Anderson, Associate Planner; Lora Elliott, Assistant Planner; Andrea Hall, Office Assistant; Megan George, Environmental Health Assistant.

**Others present:** Kelly Warren, Water Resources; Carey Miller, Cultural Resources Program; Joe Pitt, OLC; Alaina Mildenberger, Public Works; Marty King, Water Resources.

## **AGENDA ITEMS:**

### **1. Call to Order**

The Commission meeting was called to order at 9:04 a.m. by Ray Huesties, Chair.

### **2. Roll Call**

A quorum was established by roll call with Ray Huesties, Lindsey X. Watchman, Sam Spino and Kathleen Elliott attending in person. Travis Olsen attended virtually via Microsoft Teams.

### **3. Review of Agenda**

Motion: Sam Spino. 2nd, Kathleen Elliott. 4-0-0.

### **4. Action Items:**

- a) Approval of October 11, 2022 meeting minutes.  
Motion: Sam Spino. 2<sup>nd</sup>, Kathleen Elliott. 4-0-0.
- b) **Public Hearing for PUD-22-001**, Request for approval of a Planned Unit Development of Trust Allotment UM 70 to divide the property into 13 housing lots:

LPPC Member Kathleen Elliott declared a conflict of interest as an Applicant of the proposed PUD and recused herself from the Commission's deliberation and vote on the proposal.

Holly Anderson presented the staff report detailing the applicants' proposal to subdivide trust allotment UM 70 into multiple housing lots for the benefit of the allottees. She presented a new tentative plat showing the applicants' updated request to divide UM 70 into ten (10) lots rather than the originally-requested thirteen (13) lots due to recent consolidation of interest by the applicants. She also discussed the legal access the lots would use, and the applicants' options of serving the lots with domestic wells and septic systems/sewer. Kelly Warren (DNR – Water Resources) provided additional information on the status of groundwater availability serving UM 70 and adjacent properties, and discussed the additional study needed to determine water availability for the proposed lots.

Staff recommended approval of the proposal, provided the Applicants meets the following

conditions: (1) An approved fire department turnaround shall be shown on the primary access road; (2) For any lots fronting Mustang Lane, the east-west easements from the main access easement shall be shown on the plat; (3) The Applicants shall develop and provide to the Tribal Planning Office a finalized mutual agreement of owners addressing financing, construction and maintenance of shared improvements; and (4) a bulding setback of 40' shall be required adjacent to Mustang and Purchase Lanes.

Four (4) attendees – the Applicants' Agent and individual Applicants – provided testimony in favor of the proposal. Five (5) attendees provided neutral testimony, and no (0) attendees provided testimony in opposition.

The Commission proposed amending the conditions of approval to include a condition requiring an analysis of groundwater availability for a Community Well to serve UM 70.

Motion: Sam Spino made a motion to approve the Planned Unit Development application as amended from the staff report. 2<sup>nd</sup>: Travis Olsen. 3-0-0

**5. Non-action Items:**

- a) None.

**6. Announcements**

- a) The next Land Protection Planning Commission Meeting will be November 11, 2022 in the Walúula and Wanaqit Conference Room at the Nixyáawii Governance Center in Pendleton, Oregon at 9:00 a.m. No public hearings are scheduled during this meeting.

**7. Meeting adjournment:** Lindsey X. Watchman moved to adjourn the meeting at 10:45 a.m. 2<sup>nd</sup> Kathleen Elliott. Passed 4-0-0.

Submitted by:

Lindsey X. Watchman, Secretary  
Land Protection Planning Commission