

**UMATILLA PLANNING COMMISSION MEETING
AGENDA
COUNCIL CHAMBERS
NOVEMBER 23, 2021
6:30 PM**

1. **CALL TO ORDER & ROLL CALL**

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF MINUTES**

3.a [October 26, 2021 Minutes](#) *Suggested Action: Approval*

4. **UNFINISHED BUSINESS**

5. **NEW BUSINESS**

5.a [Cheryl's Place Phase 2 Subdivision \(SUB-3-21\)](#) *Suggested Action: The applicant, Columbia Basin Development, request approval of a tentative plat for a residential subdivision to divide an existing parcel into 31-lots for residential development. The applicant intends to develop the lots with single-family dwellings.*

5.b [ODOT Quarry Plan Amendment \(PA-2-21\)](#) *Suggested Action:*

The applicant, Oregon Department of Transportation, is requesting to have their site located in the UGB be added to the City of Umatilla Comprehensive plan Goal 5 so their resource will be protected to allow mining, processing, and stockpiling.

6. **DISCUSSION ITEMS**

7. **INFORMATIONAL ITEMS**

7.a [Planning Commission Yearly Report](#) *Suggested Action: November 2020-October 2021*

7.b [Community Development Director Check In](#) *Suggested Action: An update on things happening within the City of Umatilla*

8. **ADJOURNMENT**

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**UMATILLA PLANNING COMMISSION MEETING
MINUTES
COUNCIL CHAMBERS
OCTOBER 26, 2021
6:30 PM**

1. **CALL TO ORDER & ROLL CALL**

Meeting called to order at 6:30 p.m.

A. **Present:** Commissioners; Kelly Nobles, Keith Morgan, Bruce McLane, Jennifer Cooper, Devon Mitchell

B. **Absent:** Hilda Martinez

C. **Late arrival:** Heidi Sipe (6:35)

D. **Staff present:** Senior Planner, Jacob Foutz, Community Development Director, Brandon Seitz.

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF MINUTES**

3.a [August 24, 2021 Minutes](#) *Suggested Action: Approval*

Motion to approve by Commissioner Morgan, seconded by Commissioner Nobles. Motion Carries 4-0.

4. **UNFINISHED BUSINESS**

5. **NEW BUSINESS**

5.a [Business Center Replat \(RP-4-21\)](#) *Suggested Action: The applicant, City of Umatilla, requests approval to replat five existing lots to create one single Tax lot. The properties are identified as Tax Lots 3700,3800,3900,4100,4200 on Assessors Map 5N2817BD. The intent of the replat is to create a single lot that meets City standards as well as county assessors' standards for the expansion of an existing commercial building and park space.*

Chair McLane opened the hearing and read into the record the Public Hearing Opening Statement and asked if there was any challenge to jurisdiction, conflict of interests, or ex-parte contacts.

Chair McLane asked for the staff report

Planner Foutz gave a brief overview of the staff report, recommending approval.

Chair McLane asked for testimony. None

Chair McLane called for a motion to close the hearing of RP-4-21. Motion to close by Commissioner Sipe. Second by Commissioner Cooper. Motion Carried 4-0.

Chair McLane asked for any comments or deliberation.

Commissioner Nobles asked for some clarification on why the alley was shown as part of the replat

Director Seitz clarified it would not be shown on the final plat and was shown on the map due to ease of mapping.

Chair McLane called for a motion to approve RP-4-21. Motion to approve by Commissioner Sipe. Seconded by Commissioner Cooper. Motion Carried 4-0.

6. **DISCUSSION ITEMS**

Chair McLane welcomed the new commission member Devon Mitchell.

7. **INFORMATIONAL ITEMS**

- 7.a **Community Development Quarterly Report** *Suggested Action: Report and discussion - to view online click [HERE](#).*

Director Seitz went over the quarterly report.

- 7.b **Community Development Director Check In** *Suggested Action: An update on things happening within the City of Umatilla*

Director Seitz talked about the upcoming winter fest and ice rink as well as future water park at the marina.

8. **ADJOURNMENT**

Meeting Adjourned 7:03

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**CITY OF UMATILLA PLANNING COMMISSION
 REPORT AND RECOMMENDATION
 FOR
 SUBDIVISION PLAT FOR SUB-3-21**

DATE OF HEARING: November 23, 2021

REPORT PREPARED BY: Jacob Foutz, Senior Planner

I. GENERAL INFORMATION

Applicant: Columbia Basin Development, P.O box 5160, Pasco, WA 99302.

Property Owners: Columbia Basin Development, P.O box 5160, Pasco, WA 99302.

Land Use Review: Tentative Plat review for a 31-lot subdivision.

Property Description: Township 5N, Range 28E, Section 20CC, Tax Lot 00100.

Location: The property is generally located west of the Powerline Road and south of Bridgeport Ave intersection.

Existing Development: The subject property is currently undeveloped.

Proposed Development: To subdivide the property into 31-lots for residential development.

Zone Medium-Density Residential (R2)

Adjacent Land Use(s):

Adjacent Property	Zoning	Use
North	R2	Single-family dwellings
South	R2	Undeveloped land
East	NC	Undeveloped land
West	EFU(County)	Undeveloped land and irrigated farm land

II. NATURE OF REQUEST

The applicant, Columbia Basin Development, request approval of a tentative plat for a residential subdivision to divide an existing parcel into 31-lots for residential development. The applicant intends to develop the lots with single-family dwellings. The proposal must comply with the applicable standards for the Medium-Density Residential zoning district (R2) and the Land Division Ordinance (LDO).

III. ANALYSIS

The criteria applicable to this request are shown in underlined text and the responses are shown in standard text. All of the following criteria must be satisfied in order for this request to be approved.

CITY OF UMATILLA ZONING ORDINANCE

SECTION 10-3A-4: DEVELOPMENT STANDARDS:

Minimum lot area	5,000 square feet
Minimum lot width	50 feet
Minimum lot depth	90 feet
Minimum yard setbacks:	
Front and rear yard	10 feet
Side yard	5 feet
Street side yard	10 feet
Garage	18 feet from any street except an alley
Maximum building height	35 feet

(Ord. 688, 6-15-1999)

Findings: No development is proposed at this time and the minimum yard setbacks are not applicable to this request. The minimum lot area, width and depth are applicable to all of the proposed lots. All of the proposed lots meet or exceed the minimum lot standards listed above as shown on the applicant's submitted tentative plat.

Conclusion: All of the proposed lots exceed the minimum lot standards.

CITY OF UMATILLA LAND DIVISION ORDINANCE

SECTION 11-2-6: LAND DIVISION APPROVAL CRITERIA:

No plat for a subdivision or partition may be considered for approval until the city has approved a tentative plan. Approval of the tentative plan shall be binding upon the city and the applicant for the purposes of preparing the subdivision or partition plat. In each case, the applicant bears the burden of proof to demonstrate that the proposal satisfies applicable criteria and standards.

A. Approval Criteria: Land division tentative plans shall only be approved if found to comply with the following criteria:

1. The proposal shall comply with the city's comprehensive plan.

Findings: The City of Umatilla's Zoning Ordinance (CUZO) and Land Division Ordinance (LDO) implement the comprehensive plan goals and policies. If a request is found to meet or be capable of meeting the applicable standards and criteria in the CUZO and LDO the request is considered to be consistent with the comprehensive plan.

Conclusion: This request is found to meet or be capable of meeting all of the applicable standards and criterion in the CUZO and LDO as addressed in this report.

2. The proposal shall comply with the I-82/U.S. 730 interchange area management plan (IAMP) and the access management plan in the IAMP (section 7) as applicable.

Findings: The Interchange Area Management Plan (IAMP) extends along U.S. Highway 730 from its intersection with U.S. Highway 395 west to Eisele Drive just west of the U.S. Post Office within City Limits. The property is not within the IAMP area.

Conclusion: The property is not located within the I-82/U.S. 730 IAMP. This criterion is not applicable.

3. The proposal shall comply with the city's zoning requirements.

Findings: The property is zoned R2 and the applicable City zoning requirements are addressed above. This request complies with all of the dimensional standards as addressed in this report.

Conclusion: The request is for approval of a subdivision that would result in 31-lots. All of the proposed lots will meet the minimum dimensional standards as addressed in this report.

4. The proposal shall comply with the city's public works standards.

Findings: The City's public works standards are engineering design standards for construction of streets, sidewalks, curbs, water and sewer lines, other utilities, and safety standards for installation of such improvements. The applicant did not submit engineered construction plans for these facilities. Section 11-5-4 of the LDO provides the applicant/developer with the option of submitting engineered construction plans after tentative plat approval has been obtained. Engineered plans for all public facilities serving the proposed development will be reviewed by the public works director for compliance with the City's public work standards. The applicant is required to install these facilities in compliance with the approved plans and to submit a final set of "as-built" plans to the City upon completion of the improvements.

Conclusion: This requirement is best satisfied as a condition of approval that the applicant obtain approval of engineered construction plans for all public works and utility facilities prior to starting construction and to submit final "as-built" drawing after construction is completed.

5. The proposal shall comply with applicable state and federal regulations, including, but not limited to, Oregon Revised Statutes 92, 197, 227, and wetland regulations.

Findings: The CUZO and LDO implement the applicable provision of ORS 92, 197, 227. The subject property does not contain wetlands as shown on the National Wetlands Inventory (NWI) or figure 5-1.2 in the City's Comprehensive Plan. Except as implemented through the City's ordinance, applicable state and federal regulations will be required to be met as a condition of approval.

Conclusion: This request is found to meet or be capable of meeting all of the standards and criteria as addressed in this report, the proposal will comply with applicable state and

federal regulations, as implemented through the City's ordinances. The applicant will be required as a condition of approval to comply with all other state and federal requirements.

6. The proposal shall conserve inventoried natural resource areas and floodplains, including, but not limited to, mapped rivers, creeks, sloughs, and wetlands.

Findings: There are no known wetlands, as identified on the NWI, or flood zones on the subject property. The City of Umatilla's Comprehensive Plan does not identify any significant natural resources on the property and there are no known rivers, creeks or sloughs on the property.

Conclusion: There are no inventoried natural resource areas, waterways, water bodies or floodplain areas to conserve on the property. This criterion is not applicable.

7. The proposal shall minimize disruption of natural features of the site, including steep slopes or other features, while providing for safe and efficient vehicle, pedestrian, and bicycle access.

Findings: The subject property is not identified as having slope in Figure 7.1-2 of the City of Umatilla's Comprehensive Plan. There are no identified natural features on the subject property. The proposed streets, sidewalks and other public facilities will be reviewed for compliance with the City's public works standards which are intended to provide for and protect the public health, safety and welfare.

Conclusion: There are no inventoried or known natural features on the site. Therefore, no disruption of natural feature will occur as a result of the proposed subdivision. Vehicle and pedestrian access will be provided as part of the proposed subdivision; however, these will be reviewed against other applicable standards as addressed in this report. If found to meet or be capable of meeting the standards as addressed in this report the proposed subdivision will comply with this standard.

8. The proposal shall provide adjacent lands with access to public facilities and streets to allow its full development as allowed by the City's codes and requirements.

Findings: The subject property is part of what was known as "The Bluffs" phase 1 development plan that was approved in August of 2003. However, only the first phase of the plan was developed and the approval has expired. The applicant's layout and design connect to the existing layout and design of "The Bluffs" phase 1.

Conclusion: The applicants submitted plan includes a tentative street layout that complies with City standards and would provide adjacent lands with access to public facilities and streets to allow its full development.

9. The proposal shall be designed with streets that continue or connect to existing and planned land division plats on adjoining properties. All proposed streets shall comply with standards of this Title and the Public Works Standards.

Findings: The proposed subdivision includes a street layout that connects to the adjoining existing property to the north. The street layout clearly connects Cheryl's place to the existing "The Bluffs" subdivision via High Desert Loop. All proposed streets will be

reviewed through this request and through the public works director's review of engineered construction plans to ensure the streets comply with the City's public works standards.

Conclusion: As addressed above, the proposed subdivision includes a street layout for the property that extends and connects to adjoining lands and existing land division plats. The proposed streets will be reviewed for compliance with the City's street standards as contained in the LDO and reviewed by the public works director for compliance with the City's public work standards.

SECTION 11-4-2: STREETS:

The location, width, and grade of streets shall be considered in their relation to existing and planned streets, to topographical conditions, to public utilities, services, convenience, and safety, and to the proposed use of the land to be served by the streets.

A. Street Arrangement: The arrangement of streets in and serving land divisions shall:

1. Maximize public safety, access, and minimize out of direction travel by utilizing a grid system or comparable design.
2. Avoid cul-de-sacs, except where there is no other practical alternative to serve a portion of the land area to be divided, due to topographical conditions, existing development, or similar circumstances.
3. Provide for the continuation of existing streets in surrounding areas.
4. Conform to any future street plan, neighborhood plan, or other street plan adopted by the City.

Findings: The proposed subdivision continues the existing grid system found in "The Bluffs". The design will allow for future buildout of the property to continue the grid system. The proposed subdivision has two temporary cul-de-sacs at the end of two streets, Renee Avenue & High Desert Loop. These are necessary to allow the future extension of the existing street system to the next phase of development. This will provide for the continuation of existing streets into the surrounding areas.

Conclusion: The proposed subdivision is a grid type layout, and provides a layout and design that may be extended to serve future phases. Although the proposed subdivision includes two temporary cul-de-sacs, the cul-de-sacs will serve as an area to turn around for emergency services until future development. The proposed subdivision continues existing streets. There are no street or neighborhood plans adopted by the city on adjacent properties.

B. Street Layout And Design:

1. All streets, alleys, bicycle, and pedestrian pathways shall connect to other streets within the land division and to existing and planned streets outside the land division. Streets shall terminate at other streets or at parks, schools, or other public uses within a neighborhood.

Finding: The subdivision will be served by the extension of three streets. Renee Avenue, Rile Avenue, and High Desert Loop will all be extended.

Conclusion: The proposed subdivision includes a tentative layout for the remained of the property that would allow all of the proposed streets to connect to other streets or would allow for the proposed streets to be extended onto lands outside the proposed subdivision.

2. Local streets shall align and connect with other streets when crossing streets with higher level classifications.

Findings: The proposed subdivision will not cross a street with a higher-level classification.

Conclusion: The proposed streets will not cross a street with a higher-level classification.

3. Cul-de-sacs and flag lots shall only be permitted when the following conditions are demonstrated:

- a. Existing conditions, such as topographic features, water features, an irrigation canal, a railroad, a freeway, or other condition, that cannot be bridged or crossed prevents the extension of a street.
- b. The existing development pattern on adjacent properties prevents a street connection.
- c. An accessway is provided consistent with the standards for accessways.
- d. A minor street is not a suitable alternative to multiple flag lots (more than 2 adjacent flags) due to size of the site, topographic features, or other physical constraint.

Findings: Two temporary cul-de-sacs are proposed as part of this application. The cul-de-sacs are located at the end of the two proposed streets. As the remainder of the property is built out the cul-de-sacs will be removed, and proposed streets will be extended to serve the remainder of the property. No flag lots are proposed as part of this request.

Conclusion: The proposed subdivision includes two temporary cul-de-sacs but will be removed once the future developments start to buildout. Temporary cul-de-sacs are not subject to this standard. No flag lots are proposed.

4. Cul-de-sacs shall not exceed four hundred feet (400') in length.

Findings: The proposed temporary cul-de-sac is approximately 100 feet in length.

Conclusion: The proposed temporary cul-de-sac does not exceed 400 feet in length.

5. Where a land division includes or is adjacent to land that can be divided and developed in the future, streets, bicycle paths, and pedestrian ways shall continue through the full length of the land division to provide connections for the adjacent land.

Findings: The proposed subdivision includes streets that continue through the full length of the proposed subdivision. The proposed streets and pedestrian ways continue through the full length of the land division to provide connections to the adjacent land.

Conclusion: The proposed subdivision is adjacent to lands that can be divided and developed, including the remainder of the subject property. The proposed subdivision includes a proposed layout that continues the streets and pedestrian ways throughout the property, and connects to adjacent lands that may be divided and developed in the future.

6. Where proposed lots or parcels in a proposed land division exceed double the minimum lot size and can be redivided, the location of lot and parcel lines and other layout details

shall be such that future land divisions may readily occur without interfering with the orderly extension of adjacent streets, bicycle paths, or pedestrianways. Any building restrictions within future transportation locations, such as future street rights of way or future street setbacks, shall be made a matter of record for the purpose of future land divisions.

Findings: The proposed subdivision would create 31 new lots on the subject property and the remainder of the property is large enough to be redivided. The proposed street layout would allow for subsequent land division applications to develop the remainder of the property.

Conclusion: The remainder of the subject property would be large enough to be divided in the future. The location and parcel lines are such that future land division may readily occur without interference.

7. Where there is a reasonable relationship between the impacts of the proposed development and the public need for accessways, such as direct connections to public schools or parks, the land divider shall be required to publicly dedicate accessways to:
 - a. Connect to cul-de-sacs;
 - b. Pass through oddly shaped or unusually long blocks; or
 - c. Provide for networks of public pedestrian and bicycle paths; or
 - d. Provide access to other transportation routes, businesses, residential, or public uses.

Findings: The proposed subdivision provides for the extension of existing streets. There are no existing parks, schools or other public facilities in the area that would require dedication of additional public access.

Conclusion: The proposed subdivision connects to existing streets. There are no public schools, parks or other public facilities in the area that would require dedication of additional public access.

8. New construction or reconstruction of collector and arterial streets shall include bicycle facilities and pedestrian sidewalks as required by applicable city plans.
9. Sidewalks shall be installed along the street frontage of arterial and collector streets and for any street within a multi-family, commercial, or industrial land division by the land divider. Sidewalks on local streets within a subdivision for single-family residential lots shall be provided with the construction of a structure on the lot and shall be completed prior to occupancy of the structure.

Findings: The proposed application includes the creation of new/extension local streets within a single-family residential subdivision. Therefore, installation of sidewalks along the property frontage will be required at time of issuance of a building permit.

Conclusion: Although engineered construction plans were not submitted as part of this application street improvements will be required. The proposed internal roads are considered local streets and sidewalks will be required as a condition of approval on a building permit to be installed prior to issuance of a certificate of occupancy.

10. An easement may be required to provide for all or part of sidewalks along one or both sides of a public right of way which lacks width to include sidewalks within the public right of way.

Findings: All of the proposed new streets will be required to dedicate right of way to a current city standard including sidewalks.

Conclusion: All of the proposed new streets will be required to meet a current city standard including sidewalks within the public right of way.

11. When a sidewalk in good repair does not exist, all applicants for building permits for a new structure or remodeling of more than a minor nature of an existing structure shall, in conjunction with the issuance of a building permit, obtain a permit to construct a sidewalk for the full frontage of the site. No final inspection or certificate of occupancy shall be issued for the building permit until a sidewalk has been constructed in accordance with the permit requirements.

Findings: All of the proposed roads are considered local streets and installation of a sidewalk will be required as a condition of approval on a building permit.

Conclusion: All of the proposed local streets will be required to install sidewalks as a condition of approval upon issuance of a building permit.

12. Offsite pedestrian improvements may be required concurrent with a land division to ensure access between the land division and an existing developed facility such as a commercial center, school, park, or trail system. The approval authority must show a reasonable relationship between the impacts of the land division and the required improvement.

Findings: There are no public lands or facilities adjacent to the proposer's subdivision to provide access to or that would warrant dedication of off-site pedestrian improvements.

Conclusion: There are no public lands or facilities in the vicinity that would warrant dedication of off-site pedestrian improvements.

13. Structures are not allowed in any dedicated sidewalk areas which will obstruct movements on the sidewalk. The minimum widths of sidewalks shall conform to ADA standards.

Findings: No structures are identified on the preliminary plat. A new structure within a public right of way would be subject to review and approval by the City. All new sidewalks will be required to meet ADA standards.

Conclusion: The tentative plat does not show a structure within an area dedicated for sidewalks or that would obstruct movement on a sidewalk. The applicant's engineered construction plans will be reviewed to ensure new sidewalks meet City and ADA standards.

14. Sidewalks generally shall be parallel to adjacent streets in line and grade, except where existing features or topographical conditions warrant an alternative design.

Findings: As addressed in this report the applicant has not submitted construction plans with this application. However, the applicant has indicated that sidewalks will generally be parallel to the adjacent street as required by this standard.

Conclusion: As addressed in this report engineered construction drawings have not been submitted as part of this review. The construction drawings will show the location of curb and sidewalks within the new subdivision. A condition of approval shall be imposed requiring the applicant to generally install sidewalks parallel to the adjacent street.

15. All sidewalks shall be adjacent to the curb as specified in the public works standards, unless impractical due to special circumstances of the site or adjacent street.

Findings: It is not impractical to require the sidewalk to be adjacent to the curb.

Conclusion: Sidewalks shall be adjacent to the curb.

16. Street trees are required along both sides of new public streets, at a minimum of thirty feet (30') on center, with at least one tree for each new lot or parcel. Street tree locations shall be shown on construction plans and shall generally be located at the edge of the right of way. Street trees shall be required with building permits for structures on approved lots and shall be installed prior to approval of occupancy.

Findings: Street trees are not identified on the preliminary plat and are typically not show on the construction plans. A criterion is best met through a condition of approval.

Conclusion: Installation of street trees are generally not shown on construction plans or the preliminary plat. The applicant is aware of this requirement and intends to comply. A condition of approval will be imposed requiring street trees to be installed in accordance with this standard prior to issuance of a certificate of occupancy.

- C. Right Of Way And Roadway Widths: Generally, right of way and roadway widths for state highways and county roads shall be determined by these entities. Unless otherwise determined by the city administrator based on the recommendation of the city engineer and public works director, the widths of streets and roadways shall meet the following standards and, in addition, all street construction shall conform to the public works standards:

1. The city administrator may modify the width of a planter strip to accommodate drainage and public utilities.
2. Curbside sidewalks shall be required.
3. Bike lanes and shoulder bikeways along arterial and collector streets shall be five feet (5') wide and shall be provided for each direction of travel allowed on the street.
4. Sidewalk and bicycle path lighting shall be provided in conjunction with new road construction and new development.
5. Wheelchair ramps and other facilities shall be provided as required by the Americans with disabilities act (ADA).
6. Bikeways shall be designed and constructed consistent with the design standards in the Oregon bicycle plan, 1992, and ASSHTO's "Guide For The Development Of Bicycle Facilities, 1991".

Findings: As addressed in this report construction plans were not submitted as part of this request. Installation of improvements within the right of way will be reviewed by the public works director to ensure improvements meet City standards.

Conclusion: The required improvements within the right of way are typically shown on the construction plans not the preliminary plat. As addressed in this report the applicant will be required to submit engineered construction plans to the public works director prior to starting construction. All improvements will be required to meet City standards.

- D. Reserve Strips: Public reserve strips or street plugs controlling access to streets may be approved where necessary for the protection of the public welfare or of substantial property rights.

Findings: The use of public reserve strips or street plugs is not proposed nor has the City identified the need for such access control measures.

Conclusion: No reserve strips or street plugs are proposed. This criterion is not applicable.

- E. Alignment: Streets other than minor streets shall be in alignment with existing streets by continuations of the centerlines. Staggered street alignment resulting in "T" intersections shall be avoided and in no case shall the distance between centerlines of off set streets be less than two hundred feet (200').

Findings: The proposed streets are in alignment with existing streets by the continuation of the centerlines. One "T" intersection is proposed and is necessary to complete the existing grid pattern.

Conclusion: The proposed streets and future street layout is designed to connect to existing and proposed future streets. No "T" intersections that could be aligned to form continuations of existing streets are proposed and the distance between off set streets is not more than two hundred feet (200').

- F. Future Extension Of Streets: Streets shall be extended to the boundary of the land division. A temporary turnaround may be required for emergency vehicle access if a dead end street results.

Findings: All of the proposed streets extend to the boundary of the land division. The proposed plat has two temporary turnarounds shown.

Conclusion: Two dead end streets are shown on the preliminary plat. However, the dead-end streets are part of a future street extension. In addition, both dead end streets do not serve as the primary access to any proposed lots.

- G. Intersection Angles: Streets shall be laid out to intersect at right angles as nearly as practical. In no case shall the intersection angle be less than seventy five degrees (75°). The intersection of arterial or collector streets with other arterial or collector streets shall have at least one hundred feet (100') of tangent adjacent to the intersection. Other streets, except alleys, shall have at least sixty feet (60') of tangent adjacent to the intersection.

Findings: The layout of the proposed street are nearly at right angles. No new arterial or collector street are proposed.

Conclusion: The proposed street intersections are laid out at nearly right angles.

- H. Existing Streets: When existing streets adjacent to or within a site have widths less than city standards, additional right of way shall be provided with the land division.

Findings: All of the proposed streets will be extensions of existing streets. There is one existing street within the adjacent site to the north with widths that will require dedication of additional right of way. The applicant has submitted plans to extend the right of way from their property line into the new developments first intersection that meets City standards. This is addressed in the preliminary plat.

Conclusion: The existing street adjacent to the site have right of way widths not consistent with City standards. The applicant has submitted plans to extend the right of way from their property line into the new developments first intersection that meets City standards.

- I. Partial Street Dedication And Improvements: Half streets shall be avoided wherever possible. A partial street dedication may be permitted when a land division abuts undeveloped property which is likely to dedicate the remainder of the street. At minimum, two-thirds ($\frac{2}{3}$) of the street dedication and improvement shall be required for any partial street to accommodate two (2) travel lanes, one parking lane, and sidewalk on one side. Reserve strips and street plugs may be required to preserve the objectives of the partial street.

Findings: No partial street dedications/improvements are proposed.

Conclusion: No partial street dedications or improvements are proposed. This criterion is not applicable.

- J. Street Names: Except for extensions of existing streets, no street name shall be used which will duplicate or be confused with the name of existing streets. Street names and numbers shall conform to the established pattern in the city, applicable requirements, and shall be approved by the city.

Findings: There are three streets in the proposed development. High Desert Loop is a continuation from “The Bluffs” subdivision. The other two streets are Riley Avenue and Renee Avenue on the tentative plan lot layout.

Conclusion: All streets are continuations of existing already named streets.

- K. Grades And Curves: Centerline radii of curves shall not be less than three hundred feet (300') on arterial streets, two hundred feet (200') on collector streets, or one hundred feet (100') on local streets. Grades shall not exceed six percent (6%) on arterials, ten percent (10%) on collector streets, or twelve percent (12%) on any other street.

Findings: The submitted tentative plat show no centerline curve radius for the proposed streets. All of the proposed streets are considered local streets, and are straight. The grade of the streets is not shown on the tentative plan. The required construction plans will show grade of all of the proposed streets.

Conclusion: All of the proposed streets have a radius exceeding one hundred feet (100'), because they are straight. The required construction plans will be reviewed to ensure compliance with city standards including grade.

- L. Streets Adjacent To Railroad Rights Of Way: Wherever the proposed land division includes or is adjacent to a railroad right of way, provisions may be required for a street approximately parallel to and on each side of such right of way at a distance suitable for the appropriate use of the land between the streets and the railroad. The distance shall be determined with due consideration at cross streets of the minimum distance required for approach grades to a future grade separation and to provide sufficient depth to allow vegetative or other screening to be placed along the railroad right of way.

Findings: The proposed land division does not include and is not adjacent to a railroad right-of-way.

Conclusion: There are no railroad rights-of-way included or adjacent to the proposed subdivision. This criterion is not applicable.

- M. Marginal Access Streets: Where a land division abuts or contains an existing or proposed arterial street, the city may require marginal access streets, reverse frontage lots with additional depth, screen planting or other screening contained in a nonaccess reservation along the rear or side property line, or other treatment necessary for adequate protection of residential properties and to afford separation of through and local traffic. Alleys are acceptable as a means of providing access to lots or parcels fronting state highways or county roads.

Findings: This proposal does not contain an existing or proposed arterial street. This criterion does not apply.

Conclusion: This proposal does not contain an existing or proposed arterial street. This criterion does not apply.

N. Alleys:

1. Alleys shall be provided in commercial and industrial districts, unless other permanent provisions for access to off street parking and loading facilities are approved by the city.
2. Alleys are encouraged to serve residential development that front along state highways or county roads to minimize congestion and traffic hazards.
3. The corners of alley intersections shall have a radius of not less than two feet (2').

Findings: The applicant's request is for a subdivision in a residential zone and does not include property in a commercial or industrial zoning district.

Conclusion: The subject property is zoned for residential use and does not include a commercial or industrial zoning district. This criterion is not applicable.

SECTION 11-4-3: BLOCKS:

The length, width, and shape of blocks shall take into account the need for adequate lot size and street width. No block shall be more than eight hundred feet (800') in length between street corner lines, unless it is adjacent to an arterial street or unless justified by the location of adjoining streets. The recommended minimum length of blocks along an arterial street is one

thousand six hundred feet (1,600'). Any block over eight hundred feet (800') in length may be required to provide pedestrian connections through the block and crosswalks dedicated and improved to city standards.

Findings: The proposed subdivision would in essentially create three new blocks. The proposed blocks are approximately 584 feet (south of street Riley Avenue), 614 feet (north of Riley Avenue), and 325 feet (west of High Desert Loop).

Conclusion: As addressed in this report all of the proposed lots will be less than the maximum block dimensions. All of the proposed blocks will be less that 800 feet in length.

SECTION 11-4-4: EASEMENTS:

A. Utility Lines: Utility lines shall generally be located within public rights of way unless other provisions are required to meet the specific needs of a particular utility provider. A ten foot (10') wide easement for public and private utilities shall be provided along property frontages (measured from the right of way line) and a six foot (6') wide easement for public and private utilities shall be provided along side and rear lot lines, except as otherwise approved by the city administrator.

Findings: The applicant is proposing to dedicate a ten foot (10') public utility easement along all property frontages including side and rear lot lines.

Conclusion: The applicant is proposing to dedicate a ten foot (10') public utility easement along all property frontages including side and rear lot lines.

B. Watercourses: If a land division is crossed by or adjacent to a natural water body, an easement conforming to the riparian area shall be provided to protect the watercourse.

Findings: The proposed subdivision is not crossed or adjacent to a water body.

Conclusion: The proposed subdivision is not crossed or adjacent to a water body. This criterion is not applicable.

11-4-5: LOTS:

Lot and parcel size, shape, and orientation shall be consistent with the applicable zoning district and for the type of use contemplated. No lot or parcel dimension shall include the adjacent public right of way.

A. Through lots with public streets on both front and rear or both sides shall be avoided except when essential to provide separation of residential development from adjacent arterial or collector streets. An easement at least five feet (5') in width shall be located adjacent to the right of way and there shall be no right of access to the major street. A permanent barrier may be required along the right of way, within the easement.

Findings: There are no through lots proposed.

Conclusion: There are no through lots proposed. This criterion does not apply.

B. Lot and parcel side lot lines shall be at right angles to fronting streets or radius to curved streets to the extent practical, in order to create lots and parcels with building sites which are nearly rectangular.

Findings: All of the proposed lots as show on the submitted preliminary plat are nearly rectangular in shape and will provide building sites which are rectangular in shape.

Conclusion: All of the proposed lots will provide a rectangular building area.

C. Lots shall have a width to depth ratio not to exceed 2.5.

Findings: As shown on the submitted preliminary plat all of the proposed lots do not exceed a width to depth ratio of 2.5.

Conclusion: As shown on the submitted preliminary plat all of the proposed lots will have a width to depth ratio no exceeding 2.5.

D. All lots and parcels shall have a minimum street frontage on a public street of fifty feet (50'), except that lots or parcels fronting a cul-de-sac or curved street may have a minimum street frontage of forty feet (40'), so long as the minimum lot width required by the zoning district is provided at a distance equivalent to the required front yard setback.

Findings: As shown on the submitted preliminary plat all of the proposed lots will have a minimum street frontage on a public street of fifty feet (50').

Conclusion: As shown on the submitted preliminary plat all of the proposed lots will exceed the minimum street frontage standards.

E. Flag lots shall not be acceptable for land divisions, but may be approved if the following circumstances apply:

1. For one or two (2) lot land divisions when it is not practical to create or extend a public street or partial public street due to the nature of surrounding development.
2. When topographic conditions or other physical constraints make it impractical or infeasible to create or extend a public street.
3. When the size and shape of the site limit the possible arrangement of new lots or parcels and prevent the creation or extension of a public street.
4. When allowed, the flag portion of a new lot shall have a minimum width of fifteen feet (15') to accommodate a driveway a minimum of twelve feet (12') wide. Two (2) adjacent flag lots may reduce the street frontage and pole width to twelve feet (12') wide, if joint access easements are created and a driveway is provided with a minimum width of twenty feet (20').

Findings: No flag lots are proposed as part of this application.

Conclusion: No flag lots are proposed as part of this application. These criteria are not applicable.

IV. PUBLIC COMMENT, SUMMARY AND DECISION

This request by the applicant, Columbia Basin Development, for tentative subdivision plat approval for a 31-lot subdivision on property in the Medium-Density Residential (R-2) Zone appears to meet, or be capable of meeting with appropriate conditions of approval, all of the applicable development standards of the City of Umatilla Zoning Ordinance and the criteria and development standards in the City of Umatilla Land Division Ordinance. Therefore, based on the

information in Sections I and II of this report, and the above criteria and standards, findings of fact and conclusions contained in Section III, this request, SUB-3-21, for tentative subdivision plat approval to create a 31-lot subdivision in the Single-Family Residential (R-2) zone may be approved, subject to the conditions of approval contained in Section V of this report.

V. CONDITIONS OF APPROVAL

1. The final plat must be approved and recorded within one year from the date of this approval. The final subdivision plat must comply with the requirements of ORS chapter 92, and the requirements under Section 11-3-1 and 11-3-2 of the City of Umatilla Land Division Ordinance which the City will use as a checklist.
2. The applicant/developer shall submit a preliminary copy of the preliminary plat to the County Surveyor and GIS Department for review prior to submitting the final plat to the City.
3. The applicant/developer shall submit engineered construction plans for streets, water, sewer, street lighting and all other improvements within the street rights-of-way to the City Public Works Director for review and approval. No construction shall begin until the construction plans have been approved.
4. Street trees shall be provided as required by the Land Division Ordinance and shall be required as a condition of approval on each building permit issued for a dwelling within the subdivision.
5. Street names approved by the City shall be shown on the final plat. No street name will be approved that is confusing, offensive or duplicates or sounds too similar to existing street names within the urban growth boundary.
6. If any historic, cultural or other archaeological artifacts, or human remains are discovered during construction the applicant shall immediately cease construction activity, secure the site, and notify appropriate agencies including but not limited to the City of Umatilla, and the Confederated Tribes of the Umatilla Indian Reservation (CTUIR) Cultural Resources Protection Program.
7. The applicant, or applicant's construction contractor, must obtain all federal, state and local permits, prior to starting construction.
8. The applicant shall be responsible for ensuring that all areas disturbed within existing street rights-of-way by construction are returned to their pre-construction condition or better after construction or installation of required improvements.
9. The applicant shall submit a copy of the final recorded plat of the subdivision and 'as-built' drawings of all required improvements to the City of Umatilla.
10. No building permit for a dwelling will be issued until final plat approval of the subdivision has been obtained and recorded in the Umatilla County Records Office.

11. Failure to comply with the conditions of approval established herein may result in revocation of this approval.

VI. EXHIBITS

Exhibit A Notice Map

Exhibit B Submitted Site Plan



Columbia Basin Development Subdivision

Map: 5N2820CC Tax Lot: 100

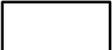
*Notice given to property owners within 100'

Feet

0 100 200 300 400



Legend

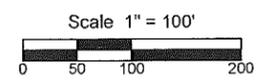
-  Subject Property
-  Tax Lots (9/28/21)



MAP DISCLAIMER: No warranty is made as to the accuracy, reliability or completeness of this data. Map should be used for reference purposes only. Not survey grade or for legal use. Created by Jacob Foutz, on 10/19/2021

CHERYL'S PLACE PHASE 2 TENTATIVE PLAN LOT LAYOUT

LOCATED IN A PORTION OF THE W 1/2 OF THE SW 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY & COUNTY OF UMATILLA, OREGON



BASIS OF BEARINGS

BEARING OF N00°42'48"W, ALONG THE WEST LINE OF THE SW 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, BETWEEN TIED MONUMENTS. OREGON NORTH ZONE STATE PLANE DERIVED FROM OPUS SOLUTIONS FROM STATIC GPS DATA COLLECTED ON CONTROL POINTS. DISTANCES SHOWN ARE TRUE GROUND DISTANCES, USING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.00004281770771.



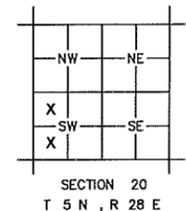
VERTICAL DATUM

NAVD88, HOLDING AN ELEVATION OF 628.27 ON THE 2-1/2" BRASS CAP BY RPE 7728 AT THE SW COR. OF SEC. 20 DERIVED BY ESTABLISHING A GPS NETWORK CONSTRAINED TO POINT COORDINATES OBTAINED THROUGH GPS STATIC OBSERVATIONS ON CONTROL POINTS NEAR THE SITE AND POST PROCESSING THROUGH OPUS.

LEGEND

- ◆ FOUND SURVEY MONUMENT AS DESCRIBED
- ⊕ # # # FOUND 5/8" IRON REBAR PER SURVEY REFERENCES (R1 & R7), WITHIN 0.10' OF CALCULATED UNLESS OTHERWISE NOTED, DENOTED WITH PIN NUMBER, SEE TABLE, SHEET 3 OF 4
- ⊕ # # # FOUND MAG NAIL PER SURVEY REFERENCES (R1 & R7), WITHIN 0.10' OF CALCULATED UNLESS OTHERWISE NOTED, DENOTED WITH PIN NUMBER, SEE TABLE, SHEET 3 OF 4
- (R#) CALCULATED POINT ONLY, NOT FOUND OR SET
- ⊕ (R#) DENOTES RECORD DATA PER SURVEY REFERENCE, SEE LIST
- ⊕ DENOTES PROPOSED RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- SITE BOUNDARY
- EXISTING RIGHT-OF-WAY BOUNDARY (ADJACENT)
- EXISTING RIGHT-OF-WAY CENTERLINE (ADJACENT)
- EXISTING PROPERTY LINE (ADJACENT)
- EXISTING (EXTG) EASEMENT, SEE LIST
- 1-FOOT INTERVAL EXISTING GROUND CONTOURS
- PROPOSED RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY CENTERLINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT (SEE P.U.E. NOTE, SHEET 3)

SECTION DIAGRAM

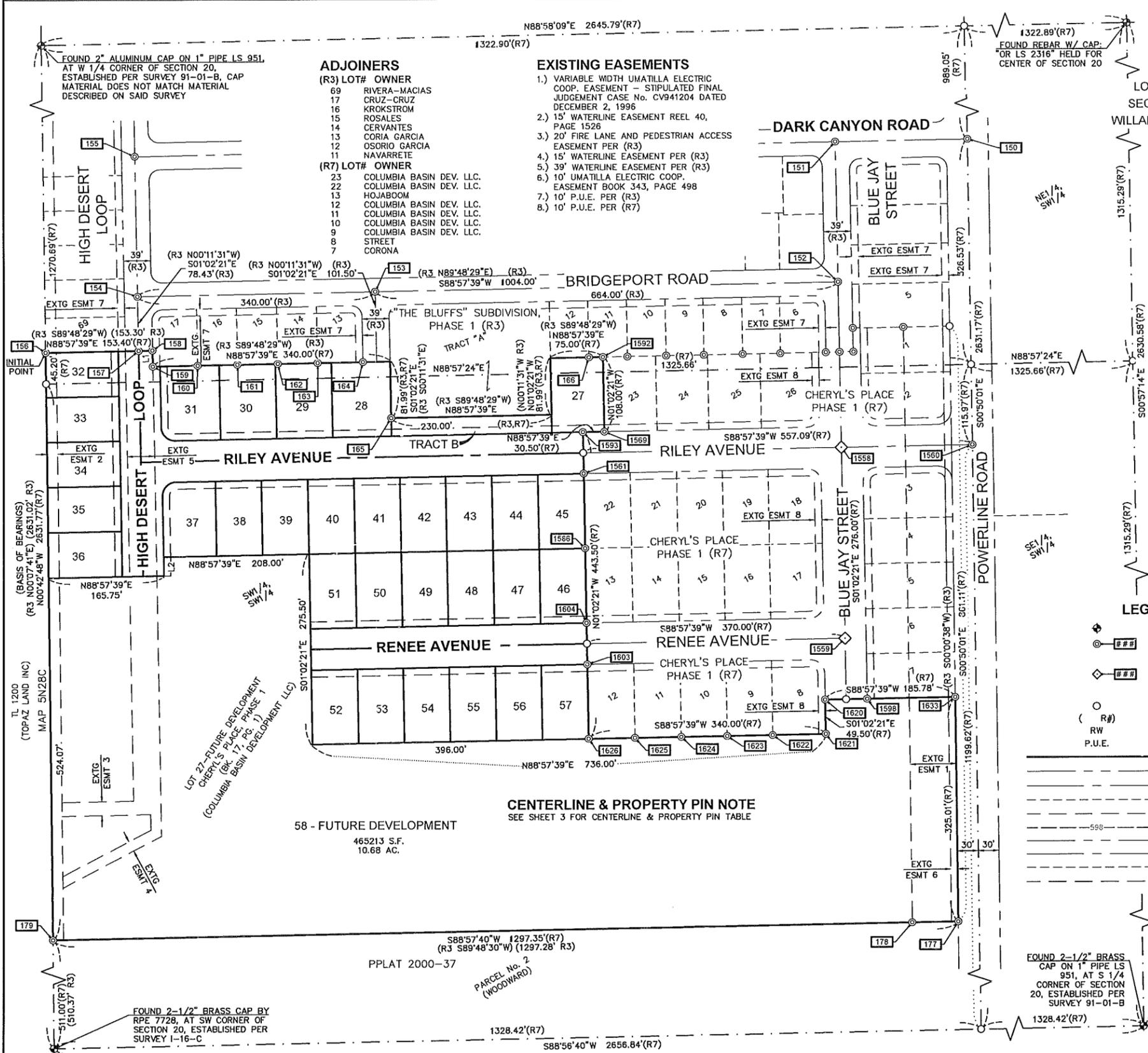


REGISTERED PROFESSIONAL LAND SURVEYOR

PRELIMINARY

OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS

RENEWS 12/31/2021



ADJOINERS

- (R3) LOT# OWNER
- 69 RIVERA-MACIAS
 - 17 CRUZ-CRUZ
 - 16 KROKSTROM
 - 15 ROSALES
 - 14 CERVANTES
 - 13 CORIA GARCIA
 - 12 OSORIO GARCIA
 - 11 NAVARRETE
- (R7) LOT# OWNER
- 23 COLUMBIA BASIN DEV. LLC.
 - 22 COLUMBIA BASIN DEV. LLC.
 - 13 HOJABOOM
 - 12 COLUMBIA BASIN DEV. LLC.
 - 11 COLUMBIA BASIN DEV. LLC.
 - 10 COLUMBIA BASIN DEV. LLC.
 - 9 COLUMBIA BASIN DEV. LLC.
 - 8 STREET
 - 7 CORONA

EXISTING EASEMENTS

- 1.) VARIABLE WIDTH UMATILLA ELECTRIC COOP. EASEMENT - STIPULATED FINAL JUDGEMENT CASE No. CV941204 DATED DECEMBER 2, 1996
- 2.) 15' WATERLINE EASEMENT REEL 40, PAGE 1526
- 3.) 20' FIRE LANE AND PEDESTRIAN ACCESS EASEMENT PER (R3)
- 4.) 15' WATERLINE EASEMENT PER (R3)
- 5.) 39' WATERLINE EASEMENT PER (R3)
- 6.) 10' UMATILLA ELECTRIC COOP. EASEMENT BOOK 343, PAGE 498
- 7.) 10' P.U.E. PER (R3)
- 8.) 10' P.U.E. PER (R7)

CENTERLINE & PROPERTY PIN NOTE

SEE SHEET 3 FOR CENTERLINE & PROPERTY PIN TABLE

58 - FUTURE DEVELOPMENT
465213 S.F.
10.68 AC.

LINE	BEARING	DISTANCE	(RECORD BEARING)	(RECORD DIST.)
L1	S01°02'21"E	23.07'	(S00°11'31"E R3)	(R7)(23.08' R3)
L2	N01°02'21"W	26.93'		

SURVEY REFERENCES

- (R1) SURVEY FOR BAKER-ROGERS, COUNTY ROAD DEPT. (SURVEY NO. I-16-C) BY KRUMBEIN
- (R2) SURVEY FOR UMATILLA COUNTY (SURVEY NO. 91-01-B) BY EDWARDS
- (R3) THE BLUFFS PHASE 1 (BK. 14 OF PLATS, PG. 63) BY CUMMINGS
- (R4) PARTITION PLAT 2000-37 (AFN 2000-3740492) BY CUMMINGS
- (R5) SURVEY FOR CITY OF UMATILLA (SURVEY NO. 00-138-C) BY CUMMINGS
- (R6) SURVEY FOR RSA COMPANY (SURVEY NO. 97-124-B) BY ROGERS
- (R7) CHERYL'S PLACE PHASE 1 (BK. 17 OF PLATS, PG. 1) BY FLOWERS

PBS Engineering and Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600
pbsusa.com

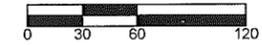
CLIENT: COLUMBIA BASIN DEVELOPMENT, LLC.	PROJECT NO.: 66178.003
SURVEYOR: GREG E. FLOWERS	DATE: 10/13/2021
CALC BY: ROP/ADM	DRAWN BY: DWW
SCALE: 1" = 100'	
SECTION: 20	TOWNSHIP: 5 N
RANGE: 28 E	
CITY: UMATILLA	COUNTY: UMATILLA
SHEET 1 OF 4	

CHERYL'S PLACE PHASE 2 TENTATIVE PLAN LOT LAYOUT

LOCATED IN A PORTION OF THE W 1/2 OF THE SW 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY & COUNTY OF UMATILLA, OREGON



Scale 1" = 60'



BASIS OF BEARINGS

BEARING OF N00°42'48"W, ALONG THE WEST LINE OF THE SW 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, BETWEEN TIED MONUMENTS. OREGON NORTH ZONE STATE PLANE DERIVED FROM OPUS SOLUTIONS FROM STATIC GPS DATA COLLECTED ON CONTROL POINTS. DISTANCES SHOWN ARE TRUE GROUND DISTANCES, USING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.00004281770771.



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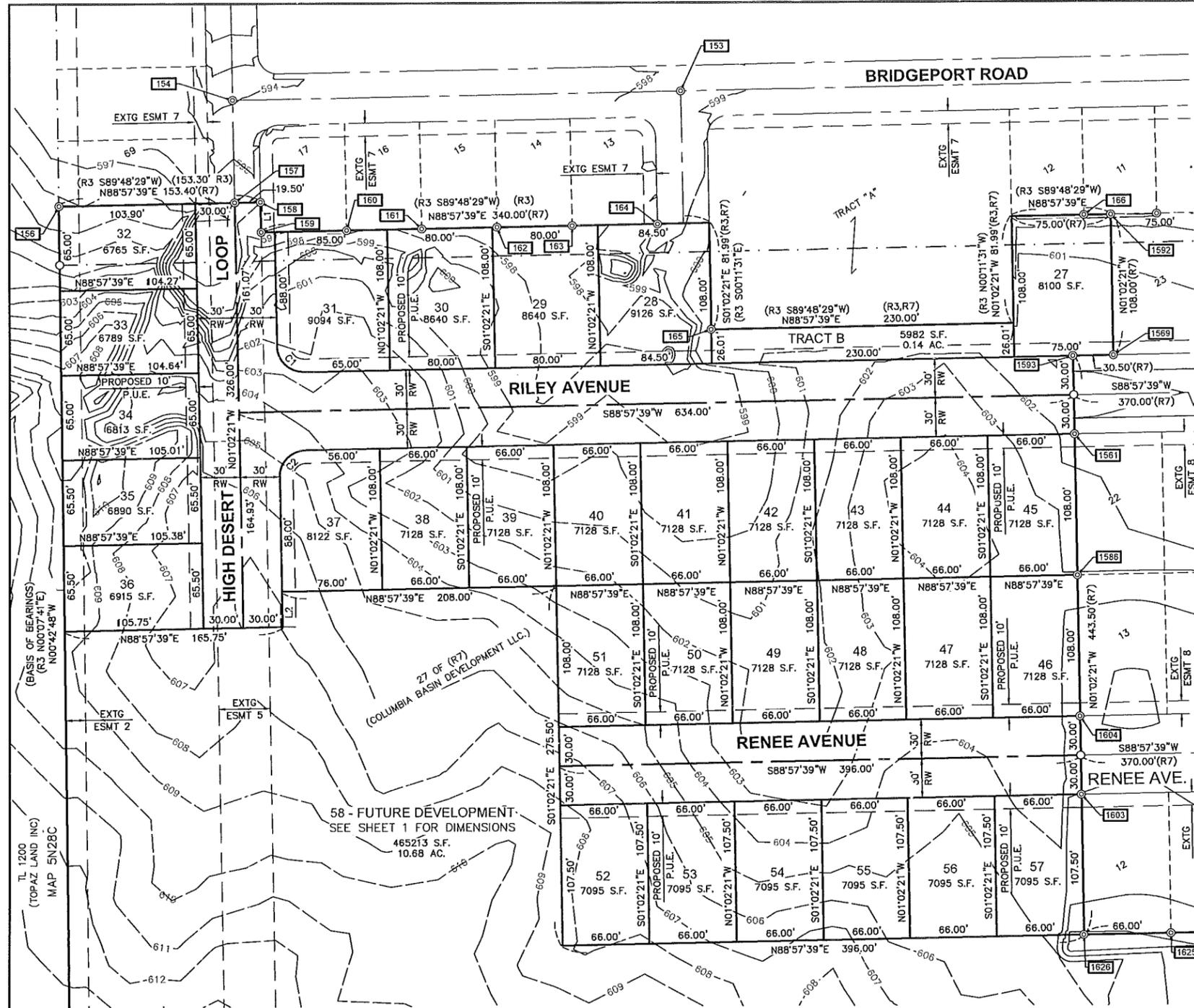
ADJOINERS

(R3) LOT#	OWNER
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17	CRUZ-CRUZ
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15	ROSALES
14	CERVANTES
13	CORIA GARCIA
12	OSORIO GARCIA
11	NAVARRETE
(R7) LOT#	OWNER
23	COLUMBIA BASIN DEV. LLC.
22	COLUMBIA BASIN DEV. LLC.
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12	COLUMBIA BASIN DEV. LLC.
11	COLUMBIA BASIN DEV. LLC.
10	COLUMBIA BASIN DEV. LLC.
9	COLUMBIA BASIN DEV. LLC.
8	STREET
7	CORONA

LEGEND

- ◆ FOUND SURVEY MONUMENT AS DESCRIBED
- ⊙ ## FOUND 5/8" IRON REBAR PER SURVEY REFERENCES (R1 & R7), WITHIN 0.10' OF CALCULATED UNLESS OTHERWISE NOTED, DENOTED WITH PIN NUMBER, SEE TABLE, SHEET 3 OF 4
- ◆ ## FOUND MAG NAIL PER SURVEY REFERENCES (R1 & R7), WITHIN 0.10' OF CALCULATED UNLESS OTHERWISE NOTED, DENOTED WITH PIN NUMBER, SEE TABLE, SHEET 3 OF 4
- CALCULATED POINT ONLY, NOT FOUND OR SET
- (R#) DENOTES RECORD DATA PER SURVEY REFERENCE, SEE LIST
- RW DENOTES PROPOSED RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- SITE BOUNDARY
- EXISTING RIGHT-OF-WAY BOUNDARY (ADJACENT)
- EXISTING RIGHT-OF-WAY CENTERLINE (ADJACENT)
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- PROPOSED RIGHT-OF-WAY CENTERLINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT (SEE P.U.E. NOTE, SHEET 3)

REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY
OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS
RENEWS 12/31/2021



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	31.42'	28.28'	S46°02'21"E	90°00'00"
C2	20.00'	31.42'	28.28'	N43°57'39"E	90°00'00"

LINE TABLE

LINE	BEARING	DISTANCE	(RECORD BEARING)	(RECORD DIST.)
L1	S01°02'21"E	23.07'	(S00°11'31"E R3)	(R7)(23.08' R3)
L2	N01°02'21"W	26.93'		

CENTERLINE & PROPERTY PIN NOTE

SEE SHEET 3 FOR CENTERLINE & PROPERTY PIN TABLE

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- (R6) SURVEY FOR RSA COMPANY (SURVEY NO. 97-124-B) BY ROGERS
- (R7) CHERYL'S PLACE PHASE 1 (BK. 17 OF PLATS, PG. 1) BY FLOWERS

PBS
Engineering and Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600
pbsusa.com

CLIENT: COLUMBIA BASIN DEVELOPMENT, L.L.C.	PROJECT NO.: 66178.003
SURVEYOR: GREG E. FLOWERS	DATE: 10/13/2021
CALC BY: ROP/ADM	DRAWN BY: DWW
SECTION: 20	TOWNSHIP: 5 N
CITY: UMATILLA	COUNTY: UMATILLA
	RANGE: 28 E
	SHEET 2 OF 4
	SCALE: 1" = 60'

CHERYL'S PLACE PHASE 2 TENTATIVE PLAN LOT LAYOUT

LOCATED IN A PORTION OF THE W 1/2 OF THE SW 1/4 OF
SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE
WILLAMETTE MERIDIAN, CITY & COUNTY OF UMATILLA, OREGON

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF COLUMBIA BASIN DEVELOPMENT, LLC. TO DEVELOP LOT 27 OF CHERYL'S PLACE PHASE 1 SUBDIVISION, RECORDED ON APRIL 13, 2020, AS INSTRUMENT NUMBER 2020-6990558, IN BOOK 17 AT PAGE 1, IN THE PLAT RECORDS OF UMATILLA COUNTY OREGON AND SUBDIVIDE IT AS SHOWN HEREIN.

DURING OUR INITIAL FIELD WORK, WE RECOVERED AND TIED MOST OF THE PERIMETER LOT CORNERS, ADJACENT ROAD INTERSECTION PINS AND ALL THE CONTROLLING SECTION CORNERS. THIS PROPERTY IS DEFINED ON THE WEST BY THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 20 AND ON THE EAST BY THE SAID PLAT OF CHERYL'S PLACE PHASE 1, THE TIES TO SECTIONAL MONUMENTATION WERE HELD TO ESTABLISH SAID WEST BOUNDARY. INITIALLY, A DISTANCE OF 510.37 FEET WAS HELD ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 20 FROM THE SOUTHWEST CORNER THEREOF, AS LISTED ON THE BLUFFS PHASE 1 SUBDIVISION, TO ESTABLISH THE SOUTHERLY AND NORTHERLY BOUNDARIES OF THIS LOT, BUT THE RECOVERED PERIMETER LOT CORNERS AND ADJACENT ROAD INTERSECTION PINS FELL NORTH OF SAID CALCULATED BOUNDARIES BY APPROXIMATELY 0.7 OF A FOOT, CONSISTENTLY. BY HOLDING THE ADJACENT ROAD INTERSECTION PINS ON BRIDGEPORT ROAD, THE VAST MAJORITY OF TIED LOT CORNERS FELL WITHIN A 0.1 OF A FOOT FROM THE CALCULATED POSITIONS OF SAID SOUTHERLY AND NORTHERLY BOUNDARIES, HENCE WE MADE THE DECISION TO HOLD SUCH. THIS ALSO AGREES WITH THE RECORD LOT 75 DIMENSIONS SHOWN ON THE BLUFFS PHASE 1 SUBDIVISION.

THIS SURVEY WAS PERFORMED AS A REAL TIME KINEMATIC SURVEY USING TRIMBLE DUAL FREQUENCY GPS RECEIVERS WITH A PRECISION OF ONE CENTIMETER +/- 2 PPM TIMES MEASURED LENGTH. MONUMENTS WERE VISITED IN AUGUST AND SEPTEMBER 2018, MAY 2019 AND MARCH 2020.

TITLE REPORT REFERENCE

ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM INFORMATION CONTAINED IN AMERITITLE, LOCATED IN PENDLETON, OREGON, TITLE REPORT, FILE NUMBER 284685AM, DATED MARCH 4, 2019. IN PREPARING THIS TENTATIVE PLAN, PBS ENGINEERING & ENVIRONMENTAL INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH, NOR IS PBS ENGINEERING & ENVIRONMENTAL INC. AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THE TENTATIVE PLAN AND DISCLOSED BY THE REFERENCED AMERITITLE TITLE REPORT. PBS ENGINEERING & ENVIRONMENTAL INC. HAS RELIED WHOLLY ON AMERITITLE'S REPRESENTATION OF THE TITLE'S CONDITION TO PREPARE THIS MAP AND THEREFORE PBS ENGINEERING & ENVIRONMENTAL INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20 IN TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN IN THE CITY & COUNTY OF UMATILLA, STATE OF OREGON, DESCRIBED AS FOLLOWS:

LOT 27 OF CHERYL'S PLACE PHASE 1, AS SHOWN ON THE PLAT OF "CHERYL'S PLACE, PHASE 1, RECORDED ON APRIL 13, 2020 AS INSTRUMENT NUMBER 2020-6990558 IN BOOK 17 AT PAGE 1 IN THE PLAT RECORDS OF UMATILLA COUNTY, OREGON.

OWNER/DEVELOPER

OWNER/DEVELOPER
COLUMBIA BASIN DEVELOPMENT, LLC
PO BOX 5160
PASCO, WA 99302

FLOOD PLAIN NOTE

FLOOD ZONE FOR THIS AREA IS LISTED AS ZONE X PER UMATILLA COUNTY, OREGON FIRM MAP NUMBER 41059C0265G, IN WHICH ZONE X IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONING

ZONING ON ADJACENT PROPERTIES IS AS FOLLOWS: RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL (R2) TO THE NORTH, SOUTH AND EAST AND EXCLUSIVE FARM USE (EFU) TO THE WEST, BEING OUTSIDE THE CITY LIMITS.

EXISTING USE OF PROPERTY

LAND IS CURRENTLY UNIMPROVED, THERE IS A DIRT ROAD ALONG THE WEST SIDE OF THE SITE ALSO A WATER MAIN POTENTIALLY CROSSES THE SITE IN A NORTH - SOUTH DIRECTION EASTERLY OF THE DIRT ROAD IN WATERLINE EASEMENT PER THE BLUFFS PHASE 1 SUBDIVISION (BK. 14 OF PLATS, PG. 63). ACCESS TO PUBLIC UTILITIES IS AVAILABLE TO THE NORTH FROM THE BLUFFS PHASE 1 SUBDIVISION AND TO THE EAST FROM THE PLAT OF CHERYL'S PLACE PHASE 1, (BK. 17 OF PLATS, PG. 1).

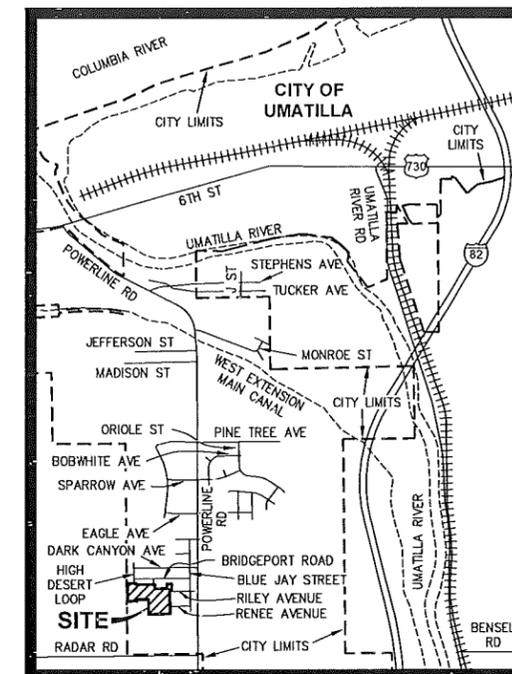
PUBLIC UTILITY EASEMENT NOTE

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT AND ALL OTHER RELATED FACILITIES ABOVE AND BELOW GROUND WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL OBSTRUCTIONS AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH OBSTRUCTIONS AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

(R1 & R7) FOUND CENTERLINE & PROPERTY PIN TABLE (POSITION FROM CALCULATED TO MEASURED)

#	DESCRIPTION	BEARING	DISTANCE
150	5/8" IRON REBAR FLUSH ON SURFACE W/ ILLEGIBLE YPC		HELD
151	5/8" IRON REBAR FLUSH ON SURFACE W/ PARTIALLY ILLEGIBLE YPC		HELD
152	5/8" IRON REBAR FLUSH ON SURFACE W/ YPC: "LS 2316"		HELD
153	5/8" IRON REBAR FLUSH ON SURFACE W/ YPC: "LS 2316"		HELD
154	5/8" IRON REBAR FLUSH ON SURFACE W/ ILLEGIBLE YPC		HELD
155	5/8" IRON REBAR FLUSH ON SURFACE W/ YPC: "LS 2316"		HELD
156	5/8" IRON REBAR W/ YPC: "LS 2316"		HELD
157	5/8" BENT IRON REBAR W/ ILLEGIBLE YPC, SHOWN AT SPINHOLE		HELD
158	5/8" IRON REBAR W/ YPC: "LS 2316"		HELD
159	5/8" IRON REBAR W/ YPC: "LS 2316"		HELD
160	5/8" IRON REBAR W/ YPC: "LS 2316"		HELD
161	5/8" IRON REBAR W/ YPC: "LS 2316"		HELD
162	5/8" IRON REBAR W/ YPC: "LS 2316"		HELD
163	5/8" IRON REBAR W/ YPC: "LS 2316"		HELD
164	5/8" IRON REBAR W/ YPC: "LS 2316"		HELD
165	5/8" IRON REBAR W/ YPC: "LS 2316"	N37°W	0.11'
166	5/8" IRON REBAR W/ YPC: "LS 2316"		HELD
177	5/8" BENT IRON REBAR W/ ILLEGIBLE YPC, SHOWN AT SPINHOLE		HELD
178	5/8" IRON REBAR W/ YPC: "LS 2316"		HELD
179	5/8" IRON REBAR W/ YPC: "LS 2316"		HELD
1558	MAG NAIL AT INTX. RYLEY AVE & BLUE JAY ST.		HELD
1559	MAG NAIL AT INTX. RENEE AVE & BLUE JAY ST.		HELD
1560	5/8" IRON REBAR W/ YPC: "02820 LS"/ INTX. RYLEY & POWERLINE RD		HELD
1561	5/8" IRON REBAR W/ YPC: "02820 LS"		HELD
1569	5/8" IRON REBAR W/ YPC: "02820 LS"		HELD
1586	5/8" IRON REBAR W/ YPC: "02820 LS"		HELD
1592	5/8" IRON REBAR W/ YPC: "02820 LS"		HELD
1593	5/8" IRON REBAR W/ YPC: "02820 LS"		HELD
1598	5/8" IRON REBAR W/ YPC: "02820 LS"		HELD
1603	5/8" IRON REBAR W/ YPC: "02820 LS"		HELD
1604	5/8" IRON REBAR W/ YPC: "02820 LS"		HELD
1620	5/8" IRON REBAR W/ YPC: "02820 LS"		HELD
1621	5/8" IRON REBAR W/ YPC: "02820 LS"		HELD
1622	5/8" IRON REBAR W/ YPC: "02820 LS"		HELD
1623	5/8" IRON REBAR W/ YPC: "02820 LS"		HELD
1624	5/8" IRON REBAR W/ YPC: "02820 LS"		HELD
1625	5/8" IRON REBAR W/ YPC: "02820 LS"		HELD
1626	5/8" IRON REBAR W/ YPC: "02820 LS"		HELD
1633	5/8" IRON REBAR W/ YPC: "02820 LS"		HELD

NOTE: "HELD" DENOTES PIN WAS FOUND WITHIN 0.10' OF CALCULATED



VICINITY MAP
NOT TO SCALE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS

RENEWS 12/31/2021

SURVEY REFERENCES

- (R1) SURVEY FOR BAKER-ROGERS, COUNTY ROAD DEPT. (SURVEY NO. I-16-C) BY KRUMBEIN
- (R2) SURVEY FOR UMATILLA COUNTY (SURVEY NO. 91-01-B) BY EDWARDS
- (R3) THE BLUFFS PHASE 1 (BK. 14 OF PLATS, PG. 63) BY CUMMINGS
- (R4) PARTITION PLAT 2000-37 (AFN 2000-3740492) BY CUMMINGS
- (R5) SURVEY FOR CITY OF UMATILLA (SURVEY NO. 00-138-C) BY CUMMINGS
- (R6) SURVEY FOR RSA COMPANY (SURVEY NO. 97-124-B) BY ROGERS
- (R7) CHERYL'S PLACE PHASE 1 (BK. 17 OF PLATS, PG. 1) BY FLOWERS



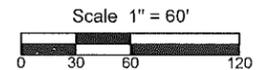
PBS Engineering and
Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600

pbsusa.com

CLIENT: COLUMBIA BASIN DEVELOPMENT, LLC.	PROJECT NO.: 66178.003
SURVEYOR: GREG E. FLOWERS	DATE: 10/13/2021
CALC BY: ROP / ADM	DRAWN BY: DWW
SECTION: 20	TOWNSHIP: 5 N
CITY: UMATILLA	COUNTY: UMATILLA
	RANGE: 28 E
	SHEET 3 OF 4

CHERYL'S PLACE PHASE 2 TENTATIVE PLAN UTILITY LAYOUT

LOCATED IN A PORTION OF THE W 1/2 OF THE SW 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY & COUNTY OF UMATILLA, OREGON



OWNER/DEVELOPER:
COLUMBIA BASIN DEVELOPMENT
ATTN: AARON RILEY
PO BOX 5160
PASCO, WA 99302
PH: (360) 518-1182

ENGINEER:
PBS ENGINEERING & ENVIRONMENTAL INC.
ATTN: JASON MATTOX, PE
400 BRADLEY BLVD., STE 106
RICHLAND, WA 99352
PHONE: (509) 942-1600

SURVEYOR:
PBS ENGINEERING & ENVIRONMENTAL INC.
ATTN: GREG E. FLOWERS
5 N. COLVILLE ST., STE 200
WALLA WALLA, WA 99362
PHONE: (509) 956-3026

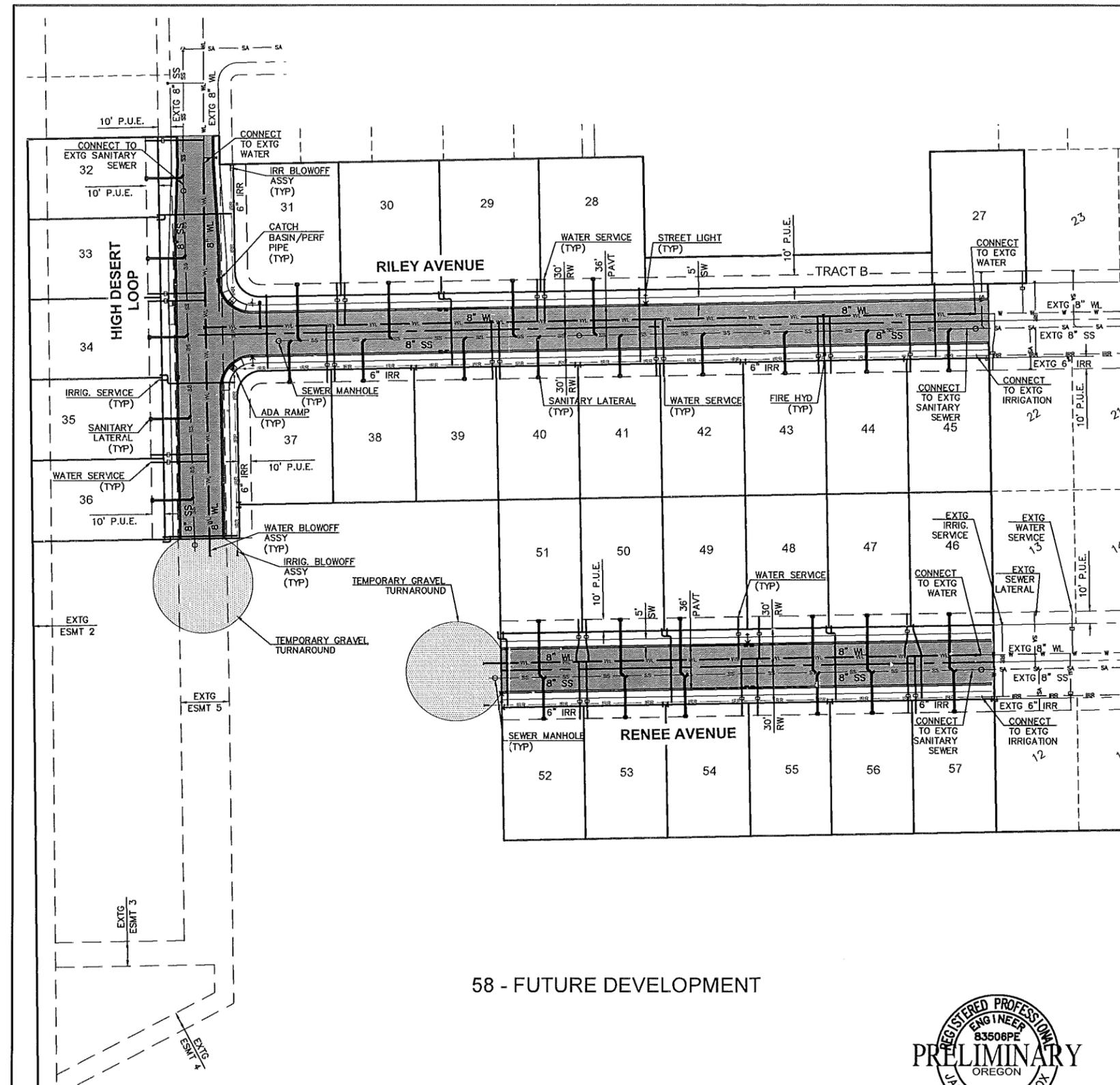
UTILITY PROVIDERS:

WATER - CITY OF UMATILLA
SEWER - CITY OF UMATILLA
IRRIGATION - CITY OF UMATILLA
POWER - PACIFIC POWER CORP

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT AND ALL OTHER RELATED FACILITIES ABOVE AND BELOW GROUND WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL OBSTRUCTIONS AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH OBSTRUCTIONS AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

EXISTING EASEMENTS

- 1.) VARIABLE WIDTH UMATILLA ELECTRIC COOP. EASEMENT - STIPULATED FINAL JUDGEMENT CASE No. CV941204 DATED DECEMBER 2, 1996
- 2.) 15' WATERLINE EASEMENT REEL 40, PAGE 1526
- 3.) 20' FIRE LANE AND PEDESTRIAN ACCESS EASEMENT PER (R3)
- 4.) 15' WATERLINE EASEMENT PER (R3)
- 5.) 39' WATERLINE EASEMENT PER (R3)
- 6.) 10' UMATILLA ELECTRIC COOP. EASEMENT BOOK 343, PAGE 498
- 7.) 10' P.U.E. PER (R3)
- 8.) 10' P.U.E. PER (R7)



58 - FUTURE DEVELOPMENT



EXPIRES: Dec. 31, 2018



PBS Engineering and Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600
pbsusa.com

CLIENT: COLUMBIA BASIN DEVELOPMENT, LLC.		PROJECT NO.: 66178.003
ENGINEER: JASON L. MATTOX		DATE: 10/13/2021
DESIGNER: BMW	DRAWN BY: DWW	SCALE: 1" = 60'
SECTION: 20	TOWNSHIP: 5 N	RANGE: 28 E
CITY: UMATILLA	COUNTY: UMATILLA	SHEET 4 OF 4



**CITY OF UMATILLA PLANNING COMMISSION
REPORT AND RECCOMENDATION
FOR
PLAN AMENDMENT PA-2-21**

DATE OF HEARING: November 23, 2021

REPORT PREPARED BY: Jacob Foutz, Senior Planner

I. GENERAL INFORMATION AND FACTS

Applicant: Oregon Department of Transportation/Teresa Penninger
3012 Island Avenue
La Grande, OR 97850

Property Owner: Oregon Department of Transportation
3012 Island Avenue
La Grande, OR 97850

Land Use Review: Comprehensive Plan Goal 5 Amendment (Type IV review).

Subject Property Description: Township 5N, Range 28, Section 16A, Tax Lot 1700.

Location: The property is located in the along Highway 730 near Power city and Margaret.

Existing Development: Rock pit for mining.

Existing Zoning: General Rural (F-2) Zone.

II. Nature of Request/Applicable Comprehensive Plan and Zoning Ordinance Provisions

The applicant, Oregon Department of Transportation, is requesting to have their site located in the UGB be added to the City of Umatilla Comprehensive plan Goal 5 so their resource will be protected to allow mining, processing, and stockpiling.

The City of Umatilla does not have unique specific decision criteria for Goal 5 exceptions. The
ODOT Quarry PA-2-21

applicable decision criteria from the State of Oregon OARs will be used and is listed below:

- OAR Chapter 660 LCDC Division 23 Procedures and Requirements for Complying with Goal 5. 660-023-0180 Mineral and Aggregate Resources, 660-023-0040 ESEE Decision Process and 660-023-0050 Programs to Achieve Goal 5.

Applicants Narrative:

Intended Outcomes of Application Process:

The request is to add Tax Lot 1700 of Assessor's Map 5N 28 16A to the City of Umatilla list of significant aggregate sites, providing necessary protections under statewide Planning Goal 5 and Oregon Administrative Rule (OAR) Chapter 660 Department of Land Conservation and Development (DLCD) Division 23 Procedures and Requirements for Complying with Goal 5 including limiting conflicting uses within the buffer area, and to allow mining, processing, and stockpiling at the site.

The site is currently listed in the Umatilla County Technical Report on page D-174 as a 1A Site which indicates that at the time of listing the site was determined to be not important. This application will provide evidence that the site is significant and is in an area with other aggregate extraction that supports county roads and local development. The subject property is identified in the City of Umatilla Comprehensive Plan as Natural Resource which recognizes areas that contain high-quality aggregate and basalt.

The Oregon Department of Transportation (ODOT) intends to excavate, process and batch aggregate for public road projects, and to stockpile aggregate material for current and future use.

Location and Current Use of the Property:

The subject property is along Highway 730, just to the east of Interstate 82, within the Urban Growth Boundary of the City of Umatilla. There are two points along Highway 730 which allow access to the site as well as Power City Road. There has been historic aggregate use of the subject property since its acquisition by ODOT in 1951. Current use of the property is aggregate extraction and stockpile. There have been historical permits issued by Umatilla County to allow mining, crushing, and processing. There are also transmission lines installed on and adjacent to the subject property.

Surrounding Uses:

The area around the property is predominately infrastructure with Highway 730 to the north and Interstate 82 to the west. McNary Dam is within sight to the northeast and the associated substation and transmission line infrastructure is to the north. There are transmission lines on and immediately adjacent to the subject property. There are commercial activities in the vicinity including storage facilities, a healthcare clinic, and a labor contractor. Highway 730 to the west becomes the commercial core for the City of Umatilla beyond the ODOT weigh station that is to the northwest. There are residential uses also to the northwest and to the east and southeast. There is a home within the impact area on the east side of Lind Road and a residential unit as

part of one of the previously mentioned storage facilities. There are two aggregate sites to the west of the property: one owned by Umatilla County and the other in private ownership.

Required Review:

- OAR Chapter 660 LCDC Division 23 Procedures and Requirements for Complying with Goal 5 is applicable. These rules provide the procedures and criteria for inventorying and evaluating Goal 5 resources and for developing land use programs to conserve and protect significant Goal 5 resources. This application will specifically review 660-023-0180 Mineral and Aggregate Resources, 660-023-0040 ESEE Decision Process and 660-023-0050 Programs to Achieve Goal 5.
- Applicable Goals and Policies from the City of Umatilla and Umatilla County Comprehensive Plans are incorporated and evaluated.
- Included are the requirements of the Joint Management Agreement between the City of Umatilla and Umatilla County, which determine how the two jurisdictions coordinate land use activities.
- This application provides a review of Statewide Land Use Goals 1 through 14. Goals 15 through 19 are not applicable.

III. Analysis

The criteria applicable to this request are shown in underlined text and the responses are shown in standard text. All of the following criteria must be satisfied in order for this request to be approved.

STANDARDS OF THE OREGON ADMINISTRATIVE RULES, DIVISION 23 FOR GOAL 5 LARGE SIGNIFICANT SITES are found in OAR 660-023-0180 (3), (5), & (7), OAR 660-023-0040, and OAR 660-023-0050.

OAR 660-023-0180 Mineral and Aggregate Resources

(3) An aggregate resource site shall be considered significant if adequate information regarding the quantity, quality, and location of the resource demonstrates that the site meets any one of the criteria in subsections (a) through (c) of this section, except as provided in subsection (d) of this section:

(a) A representative set of samples of aggregate material in the deposit on the site meets Oregon Department of Transportation (ODOT) specifications for base rock for air degradation, abrasion, and sodium sulfate soundness, and the estimated amount of material is more than 2,000,000 tons in the Willamette Valley, 500,000 tons outside the Willamette Valley;

(b) The material meets local government standards establishing a lower threshold for significance than subsection (a) of this section; or

(c) The aggregate site is on an inventory of significant aggregate sites in an acknowledged plan on the applicable date of this rule.

(d) Notwithstanding subsections (a) through (c) of this section, except for an expansion area of an existing site if the operator of the existing site on March 1, 1996 had an enforceable property interest in the expansion area on that date, an aggregate site is not significant if the

criteria in either paragraphs (A) or (B) of this subsection apply:

(A) More than 35 percent of the proposed mining area consists of soil classified as Class I on Natural Resource and Conservation Service (NRCS) maps on the date of this rule; or

(B) More than 35 percent of the proposed mining area consists of soil classified as Class II, or of a combination of Class II and Class I or Unique soil on NRCS maps available on the date of this rule, unless the average width of the aggregate layer within the mining area exceeds:

(i) 60 feet in Washington, Multnomah, Marion, Columbia, and Lane counties;

(ii) 25 feet in Polk, Yamhill, and Clackamas counties; or

(iii) 17 feet in Linn and Benton counties.

Applicants Findings: The Powerline Quarry is in eastern Oregon and has an inventory of 2.95 million tons of available sands and gravels and basalt bedrock. The sand and gravel layer are up to 68 feet deep with the basalt layers between 183 and 290 feet. An evaluation of the sands and gravels to account for rock that may not be of the right size or meet other standards the inventory of half the total available is 365,000 cubic yards or 548,400 tons. For the basalt there is 1.6 million cubic yards or 2.4 million tons.

Historic DOGAMI mapping and the United States Department of Agriculture Soil Conservations Service Soil Survey identify, respectively, lava flows of Quaternary Missoula Flood deposits of silt to boulders over Miocene Columbia River Basalt Group and identify the site as predominately Pits Gravel, a designation that is applied to areas where aggregate extraction has taken place or is anticipated at the time of the soil survey.

Samples of material were tested from the Powerline Quarry in 1980, 1992, and 1993. For this analysis we are relying on testing completed in 1992, specifically test number 92-14527. View the three pages of the lab report as though it were a spreadsheet and read across each of the pages staying within the same row of cells. The requirements are for abrasion to be less than or equal to 30 percent, soundness to be less than or equal to 12 percent, and less than or equal to both 30 percent and 4 inches for degradation. For this testing the abrasion is 12.6 percent, soundness is 1 percent, and degradation is 11.4 percent with a sediment height of .2 inches.

Powerline Quarry exceeds the criteria for a significant aggregate site in accordance with OAR 660-023-0180(3)(a).

Staff's Conclusion: In review of the material provided by the applicant staff have found that proposed site meets the requirements found above. 548,400 tons of sand and gravel as well as 2.4 million tons of basalt rock clearly exceed the requirement of 500,000 tons for protection outside of the Willamette valley as required by criterion 3(a).

(5) For significant mineral and aggregate sites, local governments shall decide whether mining is permitted. For a PAPA application involving an aggregate site determined to be significant under section (3) of this rule, the process for this decision is set out in subsections (a) through (g) of this section. A local government must complete the process within 180 days after receipt of a complete application that is consistent with section (8) of this rule, or by the earliest date after 180 days allowed by local charter.

(a) The local government shall determine an impact area for the purpose of identifying

conflicts with proposed mining and processing activities. The impact area shall be large enough to include uses listed in subsection (b) of this section and shall be limited to 1,500 feet from the boundaries of the mining area, except where factual information indicates significant potential conflicts beyond this distance. For a proposed expansion of an existing aggregate site, the impact area shall be measured from the perimeter of the proposed expansion area rather than the boundaries of the existing aggregate site and shall not include the existing aggregate site.

Applicants Findings: This request is for Goal 5 protections for the entire ODOT aggregate site and is not a request for an expansion. Utilizing an impact area of 1500-feet from the boundary of the mining area is reasonable and does account for the activities in the vicinity.

Staff's Conclusion: Mining is permitted at the existing site, this process will allow for the protection of aforementioned use. The applicants proposed impact area of 1500-feet will be sufficient to account for the activities in the area.

- (b) The local government shall determine existing or approved land uses within the impact area that will be adversely affected by proposed mining operations and shall specify the predicted conflicts. For purposes of this section, "approved land uses" are dwellings allowed by a residential zone on existing platted lots and other uses for which conditional or final approvals have been granted by the local government. For determination of conflicts from proposed mining of a significant aggregate site, the local government shall limit its consideration to the following:

Applicants Findings: There is a variety of activity within the 1,500-foot impact area based on review of aerial photography and site visits. Residential areas are found to the northwest of the site as well as to the east and southeast, however only two residential units to the east fall within the impact area. The one on tax lot 100 of Assessor's Map 5N28E16AC is associated with a self-storage operation which is a commercial activity which was converted from a farm use (hatchery and coop) in 1991. Also, within the impact area are two self-storage operations and a medical facility, both along Highway 730. And Highway 730 and Interstate 82, including the interchange, are within the 1500-foot impact area. These uses appear to have been "approved land uses" granted by either Umatilla County or the City of Umatilla.

Staff's Conclusion: The subject property currently is zoned General rural in the Urban Growth Boundary. The subject property has existed prior to application for a goal 5 protection, the current use will not change and existing uses in the area have been exposed to the use prior to this application.

(A) Conflicts due to noise, dust, or other discharges with regard to those existing and approved uses and associated activities (e. g. , houses and schools) that are sensitive to such discharges;

Applicants Findings: There are uses that could be impacted by noise, dust, or other discharges from the proposed mining operation. Noise from mining activities will be mitigated as the aggregate site, based on past use, is already functionally below ground level containing and muffling most noise. Blasting, which is conducted as part of the mining process, can also create noise, cause vibration, and result in fly rock. The current and continued configuration of the mining site will mitigate noise and fly rock. This same configuration of the mining site will also allow ODOT to manage stormwater and other related discharges onsite. Should any activities

require permitting by the Oregon Department of Environmental Quality those permits will be obtained. Additionally, ODOT will comply with the requirements of DOGAMI.

Staff's Conclusion: This is not a new use, the existing site has mitigated conflicts through time with noise, dust or other charges due to the preexisting use. No changes are proposed to the site at this time, the request is to have the existing use and site be protected under goal 5 provisions.

(B) Potential conflicts to local roads used for access and egress to the mining site within one mile of the entrance to the mining site unless a greater distance is necessary in order to include the intersection with the nearest arterial identified in the local transportation plan. Conflicts shall be determined based on clear and objective standards regarding sight distances, road capacity, cross section elements, horizontal and vertical alignment, and similar items in the transportation plan and implementing ordinances. Such standards for trucks associated with the mining operation shall be equivalent to standards for other trucks of equivalent size, weight, and capacity that haul other materials;

Applicants Findings: Unlike commercial quarry sites, this quarry will be used to support public road projects, with traffic generation temporary and sporadic. Occasional maintenance by the state will also be customary generally consisting of just a few vehicles. Most vehicle trips in and out of the quarry will occur when material from the quarry is used for road maintenance and improvement projects. These projects generally occur from the spring through fall during daylight hours. The level of vehicle trips generated by the quarry does not trigger a traffic impact analysis as it will be less than the 250 average daily trips as outlined at the City of Umatilla Zoning Ordinance 10-11-10.

Staff's Conclusion: The subject property has access to multiple roads in the area. The subject property is not expected to create any conflicts for access and egress. Power City Rd and Margaret St both have access to Highway 730 a major highway. It is worth noting that the applicant is ODOT and as such has a maintenance responsibility for Highway 730.

(C) Safety conflicts with existing public airports due to bird attractants, i.e., open water impoundments as specified under OAR chapter 660, division 013;

Applicants Findings: There are no public airports within the Impact Area. The closest public airport is south of Hermiston.

Staff's Conclusion: This Criterion does not apply.

(D) Conflicts with other Goal 5 resource sites within the impact area that are shown on an acknowledged list of significant resources and for which the requirements of Goal 5 have been completed at the time the PAPA is initiated;

Applicants Findings: There are no county inventoried Goal 5 resource sites within the impact area for Powerline Quarry. The City of Umatilla Comprehensive Plan map designation is Natural Resource, which supports the protection and extraction of aggregate material, but does not appear to provide specific Goal 5 protections.

Staff's Conclusion: There are no Goal 5 resource sites within the impact area. This Criterion does not apply.

(E) Conflicts with agricultural practices; and

Applicants Findings: The subject property is within the Urban Growth Boundary of the City of Umatilla with the nearest agricultural activities over a mile away to the southwest and southeast.

There are also agricultural activities over a mile to the north across the Columbia River. No agricultural activities will be impacted by this operation.

Staff's Conclusion: There are no agricultural practices within the impact area.

(F) Other conflicts for which consideration is necessary in order to carry out ordinances that supersede Oregon DOGAMI regulations pursuant to ORS 517.780;

Applicants Findings: The City of Umatilla nor Umatilla County have ordinances that supersedes DOGAMI regulations.

Staff's Conclusion: This criterion does not apply.

- (c) The local government shall determine reasonable and practicable measures that would minimize the conflicts identified under subsection (b) of this section. To determine whether proposed measures would minimize conflicts to agricultural practices, the requirements of ORS 215.296 shall be followed rather than the requirements of this section. If reasonable and practicable measures are identified to minimize all identified conflicts, mining shall be allowed at the site and subsection (d) of this section is not applicable. If identified conflicts cannot be minimized, subsection (d) of this section applies.

Applicants Findings: ODOT has identified the potential for impacts from noise blasting, and dust. These potential impacts will be minimized using the following actions and practices:

- Noise will be minimized by completing crushing activities during daylight hours.
- Impacts from blasting will be minimized by providing notice to sensitive users 48 hours prior to blasting. Sensitive users would be residences and medical facilities.
- Dust will be minimized by using water or other suppressive measures within the quarry and along gravel roads used for ingress and egress.

Staff's Conclusion: Staff concludes that the mitigation actions listed above will be sufficient to control negative consequences of the use. These actions will be included as conditions of approval.

- (d) The local government shall determine any significant conflicts identified under the requirements of subsection (c) of this section that cannot be minimized. Based on these conflicts only, local government shall determine the ESEE consequences of either allowing, limiting, or not allowing mining at the site. Local governments shall reach this decision by weighing these ESEE consequences, with consideration of the following:
- (A) The degree of adverse effect on existing land uses within the impact area;
- (B) Reasonable and practicable measures that could be taken to reduce the identified adverse effects; and
- (C) The probable duration of the mining operation and the proposed post-mining use of the site.

Applicants Findings: ODOT asserts that all identified conflicts can be minimized as described above.

Staff's Conclusion: The above criterion states "If reasonable and practicable measures are identified to minimize all identified conflicts, mining shall be allowed at the site and subsection (d) of this section is not applicable." Therefore, this criterion is not applicable.

- (e) Where mining is allowed, the plan and implementing ordinances shall be amended to allow such mining. Any required measures to minimize conflicts, including special conditions and procedures regulating mining, shall be clear and objective. Additional land use review (e. g. , site plan review), if required by the local government, shall not exceed the minimum review necessary to assure compliance with these requirements and shall not provide opportunities to deny mining for reasons unrelated to these requirements, or to attach additional approval requirements, except with regard to mining or processing activities:
- (A) For which the PAPA application does not provide information sufficient to determine clear and objective measures to resolve identified conflicts;
- (B) Not requested in the PAPA application; or
- (C) For which a significant change to the type, location, or duration of the activity shown on the PAPA application is proposed by the operator.

Applicants Findings: ODOT is requesting the Umatilla County and the City of Umatilla list the Powerline Quarry in their respective inventories and that the City of Umatilla approve mining. The narrative above identifies that ODOT has acknowledged potential conflicts and identified measures that can reduce or eliminate those same conflicts. Conditions limiting crushing and blasting to daylight hours, providing notice prior to blasting activities, and managing stormwater onsite are achievable.

Staff's Conclusion: As this is a preexisting use that is seeking goal 5 protection there will be no additional land use review required. The required measures to minimize conflict are listed above and will be required as a condition of approval.

- (f) Where mining is allowed, the local government shall determine the post-mining use and provide for this use in the comprehensive plan and land use regulations. For significant aggregate sites on Class I, II and Unique farmland, local governments shall adopt plan and land use regulations to limit post-mining use to farm uses under ORS 215.203, uses listed under ORS 215.213(1) or 215.283(1), and fish and wildlife habitat uses, including wetland mitigation banking. Local governments shall coordinate with DOGAMI regarding the regulation and reclamation of mineral and aggregate sites, except where exempt under ORS 517.780.

Applicants Findings: It is anticipated that the site would be appropriate for industrial, commercial, or open space uses at the time the quarry was no longer needed as an aggregate source. Post mining use will be consistent with the F-2 General Rural Zone and comply with DOGAMI Reclamation Plan requirements. The site is within the City of Umatilla Urban Growth Boundary.

Staff's Conclusion: It is expected that when the site is no longer viable for its use under goal 5 protections that it will be utilized as a use approved in the F-2 General Rural Zone or whatever zone may be applied to the site at that time.

- (g) Local governments shall allow a currently approved aggregate processing operation at an existing site to process material from a new or expansion site without requiring a reauthorization of the existing processing operation unless limits on such processing were established at the time it was approved by the local government.

Applicants Findings: Powerline Quarry is not an existing significant aggregate resource on either Umatilla County or the City of Umatilla's inventory of significant sites. This review criterion does not apply.

Staff's Conclusion: The City of Umatilla does not have a goal 5 natural resource for aggregate. This criterion does not apply.

(7) Except for aggregate resource sites determined to be significant under section (4) of this rule, local governments shall follow the standard ESEE process in OAR 660-023-0040 and 660-023-0050 to determine whether to allow, limit, or prevent new conflicting uses within the impact area of a significant mineral and aggregate site. (This requirement does not apply if, under section (5) of this rule, the local government decides that mining will not be authorized at the site.)

Applicants Findings: ODOT has provided an ESEE analysis. The analysis supports a decision to limit new conflicting uses within the buffer.

Staff's Conclusion: The applicant provided ESEE analysis is more than adequate. This analysis will be used by the City to determine the best course of action.

660-023-0040 ESEE Decision Process

(1) Local governments shall develop a program to achieve Goal 5 for all significant resource sites based on an analysis of the economic, social, environmental, and energy (ESEE) consequences that could result from a decision to allow, limit, or prohibit a conflicting use. This rule describes four steps to be followed in conducting an ESEE analysis, as set out in detail in sections (2) through (5) of this rule. Local governments are not required to follow these steps sequentially, and some steps anticipate a return to a previous step. However, findings shall demonstrate that requirements under each of the steps have been met, regardless of the sequence followed by the local government. The ESEE analysis need not be lengthy or complex, but should enable reviewers to gain a clear understanding of the conflicts and the consequences to be expected. The steps in the standard ESEE process are as follows:

(a) Identify conflicting uses;

Applicants Findings: The subject property is within the Urban Growth Boundary of the City of Umatilla and is zoned F-2 General Rural Zone which allows a variety of farm and rural residential uses, some outright and others conditionally. Some of these uses could create conflicts with an aggregate operation. Conflicts are most likely to arise when a new use would place people, living or working, within the buffer area. Those uses include homes, schools or churches, parks or certain recreation facilities, farm stands, commercial activities such as veterinarians, and other similar uses.

Staff's Conclusion: As this is an existing site the biggest potential conflict of use would be new uses that locate into the area. Due to the potential for conflict the applicants proposed 1,500-foot buffer is accepted by the City.

(b) Determine the impact area;

Applicants Findings: A 1,500-foot buffer extending from the aggregate site boundary.

Staff's Conclusion: A 1,500-foot buffer will be sufficient according the maximum distance the ORS allows for.

(c) Analyze the ESEE consequences; and

Applicants Findings: See the analysis below.

Staff's Conclusion: This criterion is addressed below.

(d) Develop a program to achieve Goal 5.

Applicants Findings: See a full analysis below.

Staff's Conclusion: This criterion is addressed below.

(2) Identify conflicting uses. Local governments shall identify conflicting uses that exist, or could occur, with regard to significant Goal 5 resource sites. To identify these uses, local governments shall examine land uses allowed outright or conditionally within the zones applied to the resource site and in its impact area. Local governments are not required to consider allowed uses that would be unlikely to occur in the impact area because existing permanent uses occupy the site. The following shall also apply in the identification of conflicting uses:

Applicants Findings: City of Umatilla Planning staff, under this provision, will need to identify conflicting uses that exist, or could occur, relative to this site. The F-2 General Rural Zone is applied to the subject and surrounding property which allows a variety of farm and rural residential uses. As previously stated ODOT is concerned with activities that might be negatively impacted by mining activities including processing and stockpiling. ODOT has anticipated conflicting uses the city could identify and based the ESEE analysis attached to this application on these uses.

Staff's Conclusion: Conflicting uses that can be identified at this time are homes, schools or churches, parks or certain recreation facilities, farm stands, commercial activities such as veterinarians, and other similar uses.

(a) If no uses conflict with a significant resource site, acknowledged policies and land use regulations may be considered sufficient to protect the resource site. The determination that there are no conflicting uses must be based on the applicable zoning rather than ownership of the site. (Therefore, public ownership of a site does not by itself support a conclusion that there are no conflicting uses.)

Applicants Findings: ODOT is requesting that conflicting uses be identified, and the site be protected from those uses within the buffer area.

Staff's Conclusion: The previously identified conflicting uses will be restricted within a 1500-foot buffer by an overlay zone. Staff is working on creation of the 1500-foot buffer zone overlay but it is not included in this application.

(b) A local government may determine that one or more significant Goal 5 resource sites are conflicting uses with another significant resource site. The local government shall determine the level of protection for each significant site using the ESEE process and/or the requirements in OAR 660-023-0090 through 660-023-0230 (see OAR 660-023-0020(1)).

Applicants Findings: There are no county inventoried Goal 5 resource sites within the impact area for Powerline Quarry. The City of Umatilla Comprehensive Plan map designation is Natural Resource, which supports the protection and extraction of aggregate material, but does not appear to provide specific Goal 5 protections.

Staff's Conclusion: There are no county inventoried Goal 5 resource sites within the impact area for Powerline Quarry. This criterion is not applicable.

(3) Determine the impact area. Local governments shall determine an impact area for each significant resource site. The impact area shall be drawn to include only the area in which allowed uses could adversely affect the identified resource. The impact area defines the geographic limits within which to conduct an ESEE analysis for the identified significant resource site.

Applicants Findings: The impact area for an aggregate site is 1,500 feet, as specified by OAR 660-023-0180(5)(a). This is the buffer area used for this analysis.

Staff's Conclusion: The impact area for an aggregate site is 1,500 feet, as specified by OAR 660-023-0180(5)(a). This is the buffer area used for this analysis.

(4) Analyze the ESEE consequences. Local governments shall analyze the ESEE consequences that could result from decisions to allow, limit, or prohibit a conflicting use. The analysis may address each of the identified conflicting uses, or it may address a group of similar conflicting uses. A local government may conduct a single analysis for two or more resource sites that are within the same area or that are similarly situated and subject to the same zoning. The local government may establish a matrix of commonly occurring conflicting uses and apply the matrix to particular resource sites in order to facilitate the analysis. A local government may conduct a single analysis for a site containing more than one significant Goal 5 resource. The ESEE analysis must consider any applicable statewide goal or acknowledged plan requirements, including the requirements of Goal 5. The analyses of the ESEE consequences shall be adopted either as part of the plan or as a land use regulation.

Applicants Findings: ODOT is requesting that the City of Umatilla determine that future dwelling or residential use and other noise sensitive uses be limited to protect the mining area from encroachment. The types of uses that have potential to pose a conflict with the quarry include residential uses, and “gathering spaces” - certain public or semi-public uses, churches, private and public parks, golf courses, community centers, residential homes, room and board operations, and schools.

Umatilla County's Comprehensive Plan Finding 38 states, “extraction of non-renewable aggregate and mineral resources requires ongoing exploration, reclamation, separation from adjacent incompatible land uses and access” and has three supporting Policies. It is the “separation from adjacent incompatible land uses” that ODOT is seeking to assure to limit future impacts from the Powerline Quarry.

On page D-196 of the Umatilla County Technical Report it states the following, “About 30 ‘3C’ and ‘2A’ resource sites are owned [or] operated by the Oregon State Highway Department and County Road Department. Most of these sites are small (under four acres) and are used as material resources for road repair and construction. Costs and energy are saved by having scattered material sources available through the county.” It is in support of this statement that ODOT is seeking protection for this quarry and others within its network throughout Umatilla County.

The ESEE Analysis follows:

ESEE consequences related to review criteria for dwellings and gathering spaces in the 1,500-foot impact area surrounding the Powerline Canyon Quarry			
	<i>Prohibit dwellings and gathering spaces</i>	<i>Condition the placement of new dwellings and gathering spaces</i>	<i>No change to review standards for dwellings and gathering spaces</i>
Economic Consequences	<p>Consequences related to new use on neighboring properties. There may be some negative economic impact to neighboring property owners if new dwellings or gathering places were not allowed within 1500 feet of the quarry boundary. Since only a portion of properties, all with a 19-acre minimum lot size requirement for a dwelling, would be affected, the negative impact would be small. There are also challenges to future residential development in the impact area due to the amount and type of infrastructure installed in the 1500-foot buffer. This decreases the likelihood of residential development and lowers the potential negative consequences of prohibiting dwellings.</p> <p>Consequences related to loss or interruption of quarry access. The economic benefit of preserving ODOT's ability to access material from sites within the state's network of material sources is well</p>	<p>Consequences related to new use on neighboring properties. The economic impact to neighboring property owners would be neutral. A requirement for a waiver of remonstrance would not restrict the use of the property allowed in the underlying zone.</p> <p>Similar wavers are required by counties around the state as a condition of approval for a new residential structure in a farm or forest zone. These wavers, required by ORS 215.213 and 215.283, restrict a landowner's ability to pursue a claim for relief or cause of action alleging injury from farming or forest practices. While the property is not zoned for Exclusive Farm Use it is zoned General Rural Zone which is designed to maintain the openness and rural nature of the countryside.</p> <p>Without evidence that the widespread use of such wavers has negatively impacted property values or development rights, it is reasonable to conclude</p>	<p>Consequences related to new use on neighboring properties. The economic consequence for property owners would be neutral. This decision would maintain the current approval criteria for new residences and gathering spaces in the impact area.</p> <p>Consequences related to loss or interruption of quarry access. The economic impact would be negative. Interruptions in use of a quarry, due to complaints and nuisance lawsuits, have cause delays and increased costs for road projects across the state. Development of this quarry supports economically efficient staging of road maintenance and construction projects in the region. New noise sensitive uses locating within 1500 feet of the quarry will bring the possibility that</p>

	<p>documented. Offering a state-owned aggregate site on a road project is known to increase the number of contractors bidding on a project. This enables more competition, which results in lower project costs. As this request is seeking approval of a site owned by ODOT since 1951 this is a less costly strategy than seeking a new site. The Powerline Quarry will provide material for road maintenance and construction along Highways 730 and 395 and Interstate 82 in northwest Umatilla County. All commercial users of these highways will also benefit economically from efficient maintenance of these roads.</p>	<p>that the proposed limit on new conflicting uses in the impact area of the Powerline Quarry will have no negative economic consequence.</p> <p>Consequences related to loss or interruption of quarry access. The economic benefit would be the same as that for a decision to prohibit uses since the proposed “limit” is to require that new uses would be permitted on the condition that the applicant except mining activity on this significant aggregate site.</p>	<p>limitations on quarry activity will be sought by people who are bothered by mining activity. The potential negative economic impact ranges from small to exceptionally large. All commercial users of state and county roads in the service area may also experience negative economic consequences if maintenance of these roads is compromised due to less efficient access to aggregate material.</p>
	<i>Prohibit dwellings and gathering spaces</i>	<i>Condition the placement of new dwellings and gathering spaces</i>	<i>No change to review standards for dwellings and gathering spaces</i>
Social Consequences	<p>Consequences related to new use on neighboring properties. Removing the option to place a dwelling, which otherwise meets all existing review criteria, within 1500 feet of the quarry boundary, would have a negative social consequence. This would be similar if gathering spaces were also prohibited. The social consequences stem from</p>	<p>Consequences related to new use on neighboring properties. The social impact to neighboring property owners would be neutral if acceptance of the mining activity were added as a condition of approval for new dwellings and uses related to social gatherings within 1500 feet of the quarry boundary. Options</p>	<p>Consequences related to new use on neighboring properties. The social impact to neighboring property owners would be neutral if new dwellings and social gathering spaces within 1500 feet of the quarry boundary were allowed under the existing review criteria.</p>

	<p>a landowner’s desire to have reasonable options and flexibility when making choices about what they can and cannot do on their land.</p> <p>Consequences related to loss of quarry access. Noncommercial users of state and county roads within the region derive social benefit from using these roads. Efficient road maintenance will preserve this benefit.</p>	<p>available to property-owners would not be reduced. Dwellings and gathering spaces that meet existing review criteria would be allowed, provided the applicant agreed to accept the mining activity approved by the county.</p> <p>Consequences related to loss of quarry access. Noncommercial users of state and county roads within the region derive social benefit from using these roads. Efficient road maintenance will preserve this benefit.</p>	<p>Consequences related to loss of quarry access. Noncommercial users of state and county roads within the region derive social benefit from using these roads. Obstacles to efficient road maintenance, which could result from opposition to mining activity, would have a negative social impact.</p>
	<i>Prohibit dwellings and gathering spaces</i>	<i>Condition the placement of new dwellings and gathering spaces</i>	<i>No change to review standards for dwellings and gathering spaces</i>
Environmental Consequences	<p>Consequences related to new use on neighboring properties. There are no environmental consequences identified that stem from prohibiting new dwellings or social gathering spaces in the impact area.</p> <p>Consequences related to loss of quarry access. Efficient road maintenance practices include obtaining</p>	<p>Consequences related to new use on neighboring properties. There could be a negative environmental consequence from noise if new dwellings or social gathering spaces were limited in the impact area. New dwellings and social gathering spaces in the impact area could be authorized on the condition that the applicant accept the mining activity approved by this decision. This approach assures that a property owner will make an informed decision when locating a</p>	<p>Consequences related to new use on neighboring properties. There could be a negative environmental consequence from noise if new dwellings and social gathering spaces were allowed in the impact area. Different than the option to limit a decision, there would be no mechanism in the city or county’s approval process to inform property owners of the authorized mining activity. This would result in a higher possibility for a residence or social gathering space to be located in the</p>

	<p>aggregate material from a quarry close to the project site. There will be some environmental benefit from fewer vehicle emissions when truck travel is minimized.</p>	<p>new use. If they decide to locate within the impact area, they will be exposed to noise impacts when mining activities are conducted on the site.</p> <p>Consequences related to loss of quarry access. Efficient road maintenance practices include obtaining aggregate material from a quarry close to the project site. There will be some environmental benefit from fewer vehicle emissions when truck travel is minimized</p>	<p>impact area and a higher potential for a negative consequence.</p> <p>Consequences related to loss of quarry access. There may be some negative environmental consequence if new uses in the impact area oppose mining activity and pose an obstacle to the use of this site. Efficient road maintenance practices include obtaining aggregate material from a quarry close to the project site. Vehicle emissions will increase if trucks have to travel further to access material.</p>
	<i>Prohibit dwellings and gathering spaces</i>	<i>Condition the placement of new dwellings and gathering spaces</i>	<i>No change to review standards for dwellings and gathering spaces</i>
Energy Consequences	<p>Consequences related to new use on neighboring properties. There are no energy consequences identified that stem from prohibiting new dwellings or social gathering spaces in the impact area.</p> <p>Consequences related to loss of quarry access. Efficient road maintenance practices include obtaining aggregate material from a quarry close to the project site. There will be some energy benefit from</p>	<p>Consequences related to new use on neighboring properties. There are no energy consequences identified that stem from limiting new dwellings or social gathering spaces in the impact area.</p> <p>Consequences related to loss of quarry access. Efficient road maintenance practices include obtaining aggregate material from a quarry close to the project site. There will be some energy benefit from reduced use of fuel when truck travel is minimized.</p>	<p>Consequences related to new use on neighboring properties. There are no energy consequences identified that stem from allowing new dwellings or social gathering spaces in the impact area.</p> <p>Consequences related to loss of quarry access. Efficient road maintenance practices include obtaining aggregate material from a quarry close to the project site. There will be some negative energy consequences from additional fuel use if</p>

	reduced use of fuel when truck travel is minimized.		truck travel is increased due to loss of access to this quarry.
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Staff’s Conclusion: Staff find the applicants ESEE analysis table to be sufficient for this application and will be used by staff to make a determination.

(5) Develop a program to achieve Goal 5. Local governments shall determine whether to allow, limit, or prohibit identified conflicting uses for significant resource sites. This decision shall be based upon and supported by the ESEE analysis. A decision to prohibit or limit conflicting uses protects a resource site. A decision to allow some or all conflicting uses for a particular site may also be consistent with Goal 5, provided it is supported by the ESEE analysis. One of the following determinations shall be reached with regard to conflicting uses for a significant resource site:

- (a) A local government may decide that a significant resource site is of such importance compared to the conflicting uses, and the ESEE consequences of allowing the conflicting uses are so detrimental to the resource, that the conflicting uses should be prohibited.
- (b) A local government may decide that both the resource site and the conflicting uses are important compared to each other, and, based on the ESEE analysis, the conflicting uses should be allowed in a limited way that protects the resource site to a desired extent.
- (c) A local government may decide that the conflicting use should be allowed fully, notwithstanding the possible impacts on the resource site. The ESEE analysis must demonstrate that the conflicting use is of sufficient importance relative to the resource site, and must indicate why measures to protect the resource to some extent should not be provided, as per subsection (b) of this section.

Applicants Findings: ODOT is requesting that the City of Umatilla and Umatilla County determine that the resource site is important, and based on the ESEE analysis, the identified conflicting uses which are also important should be allowed in a limited way to protect the Powerline Quarry. The protection sought from potential conflicting uses would be within the 1,500-foot impact area and for the life of the Powerline Quarry. Specifically, local authorization of new residential and gathering spaces should be limited to achieve that goal.

Staff’s Conclusion: Based on the analysis that is provided above, both the resource site and conflicting uses are important compared to each other. A condition of approval will be required on all new uses that locate in the area to sign a memorandum of understanding that the locating near the subject property will have the potential for conflict.

660-023-0050 Programs to Achieve Goal 5

(1) For each resource site, local governments shall adopt comprehensive plan provisions and land use regulations to implement the decisions made pursuant to OAR 660-023-0040(5). The plan shall describe the degree of protection intended for each significant resource site. The plan and implementing ordinances shall clearly identify those conflicting uses that are allowed and the specific standards or limitations that apply to the allowed uses. A program to achieve Goal 5 may include zoning measures that partially or fully allow conflicting uses (see OAR 660-023-0040(5) (b) and (c)).

Applicants Findings: ODOT would request that the City of Umatilla and Umatilla County take action to facilitate protection of this aggregate site by mapping the 1,500-foot impact area within the Comprehensive Plan map and acknowledge that conflicting residential and gathering space uses identified previously will be limited and require that activities approved through a land use permit process will be required to waive rights to remonstrate against aggregate mining activities allowed by this decision. This would be consistent with practices required by Umatilla County Development Code provisions found at 152.063(D), which are applicable to permitted mining activities outside the UGB. The intent of this request is not to disallow these activities but to ensure that applicants for these types of uses be made aware of the mining operation and waive their rights to remonstrate against aggregate mining activities allowed by this decision.

Staff's Conclusion: Staff will develop an overlay zone that matches the 1,500-foot impact area in which a non-remonstrance will be required if any conflicting developments are proposed. It is expected that the 1,500-foot impact area will be effectively managed by this overlay zone on the City of Umatilla zoning map.

(2) When a local government has decided to protect a resource site under OAR 660-023-0040(5)(b), implementing measures applied to conflicting uses on the resource site and within its impact area shall contain clear and objective standards. For purposes of this division, a standard shall be considered clear and objective if it meets any one of the following criteria:

- (a) It is a fixed numerical standard, such as a height limitation of 35 feet or a setback of 50 feet;
- (b) It is a nondiscretionary requirement, such as a requirement that grading not occur beneath the dripline of a protected tree; or
- (c) It is a performance standard that describes the outcome to be achieved by the design, siting, construction, or operation of the conflicting use, and specifies the objective criteria to be used in evaluating outcome or performance. Different performance standards may be needed for different resource sites. If performance standards are adopted, the local government shall at the same time adopt a process for their application (such as a conditional use, or design review ordinance provision).

Applicants Findings: ODOT has requested protection consistent with OAR 660-023-0040(5)(b) seeking that identified conflicting uses be limited within the buffer area as discussed above.

Staff's Conclusion: The chosen overlay zone is clear and objective as it prescribes a specific area (1,500) in which a land use is limited (Non-remonstrance). The 1,500 buffer is clear and objective in the regard that if a proposed use is in the numerical buffer area it will be restricted and if it is outside of the numerical buffer area it will be allowed as long as it is consistent with the existing zoning.

(3) In addition to the clear and objective regulations required by section (2) of this rule, except for aggregate resources, local governments may adopt an alternative approval process that includes land use regulations that are not clear and objective (such as a planned unit development ordinance with discretionary performance standards), provided such regulations:

- (a) Specify that landowners have the choice of proceeding under either the clear and objective approval process or the alternative regulations; and
- (b) Require a level of protection for the resource that meets or exceeds the intended level determined under OAR 660-023-0040(5) and 660-023-0050(1).

Applicants Findings: These provisions would not be applicable as the request is related to

aggregate resources.

Staff's Conclusion: This criterion does not apply as this application is directly related to aggregate resources.

The City of Umatilla Comprehensive Plan is applicable, specifically Goal 2 Land Use Planning and Goal 5 Natural Resources, Scenic and Historic Areas, and Open Spaces. Goal 2 Section 2.1 Land Use Planning Background and Discussion defines the Natural Resource (NR) plan district as follows, "This district applies outside of the city limits, within the Urban Growth Boundary, to areas that contain high-quality aggregate and basalt. The district is intended to identify the general location of aggregate deposits and to protect the aggregate and basalt supply for future needs. It is not intended to restrict current land use, which is subject to Umatilla County Zoning, and presently includes a variety of industrial and residential uses. The "NR" areas should be reviewed to determine if the Comprehensive Plan designation remains appropriate."

Goal 5 Section 5.1 Natural Resources Background and Discussion 5.1.300 Gravel states, "Gravel extraction is also an important natural resource feature of the Umatilla area. Most of the areas currently being utilized are situated south of Sharp's Corner. The need for this material will no doubt increase with the advent of I-82 construction and the McNary second powerhouse. These gravel extraction areas have been retained in the Comprehensive Plan and are shown on the Developable Areas map, Figure 5.1-3."

Applicants Findings: ODOT supports the current Comprehensive Plan designation of NR as the subject property for this application has been and is an aggregate site with known inventory of both basalt and sand/gravel deposits. The intent of this application is to protect the site for future aggregate use and to allow mining, processing, and stockpiling.

The following Land Use Planning Findings support the request of ODOT:

- 2.5.101 Land uses should be located to take advantage of existing systems and physical features, and to minimize development costs.
- 2.5.102 Land uses should be situated so as to achieve compatibility and to avoid conflicts between adjoining uses.
- 2.5.105 Uses of the land which have an adverse effect on the environment should be regulated consistent with State and federal guidelines.

The following Land Use Planning Policies support the request of ODOT:

- 2.6.101 The City will maintain a Comprehensive Plan which designates a range of land use areas based on findings with respect to:
 - Natural resource capacity
 - Existing land use patterns

ODOT requests that the City of Umatilla add appropriate language to the Comprehensive Plan as part of Goal 5 subsection 5.1.300 Gravel adding the subject property as a significant site with Goal 5 protections and allowing mining, processing, and stockpiling. ODOT also requests that the City of Umatilla map the aggregate site and the impact area to implement the Goal 5 program to protect this resource site.

Staff's Conclusion: The purpose of this application is to allow for the City of Umatilla Comprehensive plan to account for and protect a specific aggregate use within the Urban Growth

Boundary. With a successful approval of this application the subject property will be listed as a significant site with Goal 5 protections, the aforementioned overlay zone and non- remonstrance will be the instruments used to successfully implement the Goal 5 program.

The Umatilla County Comprehensive Plan Chapter 8. OPEN SPACE, SCENIC AND HISTORIC AREAS, AND NATURAL RESOURCES would be applicable. It states, “this section includes those areas that, if managed wisely, will protect, conserve, and enhance the natural and cultural elements of the county.” Specifically Mineral and Aggregate Resources are described as follows, “although no minerals of commercial value are known to exist in the county, aggregates are relatively common. Aggregates include sand, crushed and uncrushed gravel, and stone. They are primarily used for the construction of new homes, streets, sewers, churches, businesses, etc. Since long truck hauls are costly, local sources must remain available.” Finding 38 states, “extraction of non-renewable aggregate and mineral resources requires ongoing exploration, reclamation, separation from adjacent incompatible land uses and access” with three supporting Policies. And Finding 41 states, “Several aggregate sites were determined to be significant enough to warrant protection from surrounding land uses in order to preserve the resource” with the associated Policy listing those significant sites.

Applicants Findings: ODOT requests, based on this application and the evidence provided, that Umatilla County co-adopt the City of Umatilla decision providing protection to the aggregate site and allowing mining, processing, and stockpiling of both the basalt and gravel resources.

Staff’s Conclusion: City of Umatilla supports the request for Umatilla County to co-adopt the City of Umatilla decision.

The Joint Management Agreement between Umatilla County and the City of Umatilla is applicable. Sections or portions of Sections 2.1.2 City Processing of Comprehensive Plan Text, Plan Map and Zoning Map Amendments; 2.1.3 County Adoption of City Comprehensive Plan Text, Plan Map and Zoning Map Amendments; and 2.1.4 Adoption or Amendment to Land Use Regulations; Plan and Zone Maps are applicable. There are also provisions related to annexation, Section 3, and roads, Section 4, that are also considered. The requirements, many of which are procedural, are included below with appropriate responses.

2.1.2 City Processing of Comprehensive Plan Text, Plan Map and Zoning Map Amendments.

a. The City shall have lead responsibility for reviewing and adopting amendments to the Comprehensive Plan text, plan map and zoning map for the UGA. Amendments may be initiated by the City, the County, or an affected person, by application to the City.

Applicants Findings: Application has been made to the City of Umatilla.

Staff’s Conclusion: The amendment proposal has been made by the applicant and the City has taken the lead in processing the request.

b. Amendment applications shall be processed by the City, with notification to the County at least twenty (20) days prior to the City Planning Commission’s first hearing on the proposed amendment.

Applicants Findings: The applicant supports notice to Umatilla County as required.

Staff’s Conclusion: Notice was mailed to Umatilla County Planning Department 21 days prior to the City of Umatilla’s first hearing on the matter at Planning Commission.

c. Any comments received from the County shall be considered by the City Planning Commission when making its recommendation to the City Council.

Applicants Findings: The applicant supports incorporation of any comments received from Umatilla County.

Staff's Conclusion: No comments have been received at the time of these findings, if any are received they will be included in the recommendation that the City Planning Commission makes.

d. The County may also provide comments prior to the City Council hearing, in which case, the Council shall consider the County's comments in making its final decision.

Applicants Findings: The applicant supports incorporation of any comments received from Umatilla County

Staff's Conclusion: The City will incorporate any comments made by Umatilla County into the record for the City Councils decision.

e. The City shall provide written notification of the City Council's final decision to the County within five (5) working days.

Applicants Findings: The applicant supports providing the City's final decision timely to Umatilla County.

Staff's Conclusion: Notice will be made within five working days to Umatilla County planning department.

2.1.3 County Adoption of City Comprehensive Plan Text, Plan Map and Zoning Map Amendments.

a. All amendments to the Comprehensive Plan text, plan map and zoning map affecting the UGA shall be referred to the County for co-adoption.

Applicants Findings: The applicant supports co-adoption of these changes by Umatilla County

Staff's Conclusion: The City supports the Counties co-adoption of any changes made by the Cities governing bodies.

b. The County must adopt the amendments approved by the City for these to be applicable in the UGA. The adoption shall be scheduled for hearing within sixty (60) days of City transmittal.

Applicants Findings: The applicant is prepared to assist the City of Umatilla and Umatilla County to achieve this timely requirement.

Staff's Conclusion: The City supports this requirement.

c. If the City and County disagree on the proposed amendment, either party may request a conflict resolution process to resolve the conflict.

Applicants Findings: The applicant supports conflict resolution but is hopeful that none would be needed.

Staff's Conclusion: In preliminary discussions with the Umatilla County Planning Department it is not expected that a disagreement will occur. If one does occur the City supports the preapproved conflict resolution process.

2.1.4 Adoption or Amendment to Land Use Regulations; Plan and Zone Maps

a. It is the intent of the City and County to jointly develop and adopt a single set of land use regulations and plan and zone map designations for properties within the City and UGA.

Applicants Findings: Co-adoption would maintain consistency between the City of Umatilla and Umatilla County.

Staff's Conclusion: The proposed co-adoption will allow for a single set of land use regulations and plan and zone map designations for properties within the City and UGA.

b. The City agrees to adopt and apply the (1972) County zoning map designations and land use regulations to lands located within the UGA until adoption and implementation of City land use regulations and zoning designations for lands within the UGA.

Applicants Findings: This application will maintain consistency and provide updates to the City of Umatilla Comprehensive Plan relative to the Powerline quarry.

Staff's Conclusion: The current zoning for the subject property is from the 1972 County zoning map designations and land use regulations.

c. The City shall have lead responsibility for reviewing and adopting amendments to land use regulations and to the Plan Map or Zoning Map for the UGA. Amendments may be initiated by the City, the County, or an affected person, by application to the City.

Applicants Findings: Application was made to the City of Umatilla with application materials also submitted to Umatilla County. This application is proposed to be co-adopted by Umatilla County.

Staff's Conclusion: The amendment proposal has been made by the applicant and the City has taken the lead in processing the request.

d. The City shall notify the County of proposed amendments at least (20) days prior to the City Planning Commission first hearing on the proposed amendment.

Applicants Findings: The applicant supports notice to Umatilla County.

Staff's Conclusion: Notice was mailed to Umatilla County Planning Department 21 days prior to the City of Umatilla's first hearing on the matter at Planning Commission.

e. The County may comment on the proposed amendment in writing, or in person, before the Planning Commission. The City Planning Commission shall consider the County's comments in making a recommendation to the City Council.

Applicants Findings: The applicant welcomes comment by Umatilla County.

Staff's Conclusion: The City welcomes comment by Umatilla County.

f. The County may review and comment on the Planning Commission's recommendation to the City Council in writing, or in person at the City Council's public hearing on the amendment. The City Council shall consider the County's comments in making a final decision.

Applicants Findings: The applicant welcomes comment by Umatilla County.

Staff's Conclusion: The City welcomes comment by Umatilla County.

g. The City shall notify the County of the City Council's final decision within five (5) working days.

Applicants Findings: The applicant supports timely notice to Umatilla County by the City of Umatilla.

Staff's Conclusion: Notice will be made within five working days to Umatilla County planning department.

h. All amendments to the land use regulations affecting the UGA shall be referred to the County for co-adoption.

Applicants Findings: The applicant supports co-adoption.

Staff's Conclusion: The City will refer the decision to the County for co-adoption.

i. The County must adopt the land use regulation amendments approved by the City for these to be applicable in the UGA. The adoption shall be scheduled for hearing within sixty (60) days of City transmittal.

Applicants Findings: The applicant supports timely action by Umatilla County to co-adopt.

Staff's Conclusion: The City supports this requirement.

j. If the City and County disagree on the proposed amendments, either party may request a conflict resolution process to resolve the conflict.

Applicants Findings: The applicant supports conflict resolution but is hopeful that none would be needed.

Staff's Conclusion: In preliminary discussions with the Umatilla County Planning Department it is not expected that a disagreement will occur. If one does occur the City supports the preapproved conflict resolution process.

Analysis of the Statewide Planning Goals 1 through 14 follows.

Goal 1 Citizen Involvement: To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

Applicants Findings: Both the City of Umatilla and Umatilla County's Comprehensive Plan's and development codes outline their citizen involvement program that includes the activities of the Planning Commission and provides for the public hearing process with its required notice provisions. These notice provisions provide for adjoining and affected property owner notice; notice to interested local, state, and federal agencies; and allows for public comment to the process. More specifically this request will be publicly noticed and discussed at multiple public hearings and will be subject to input from citizens.

Staff's Conclusion: Notice has been sent out to those required by code. In addition, notice will be placed in the newspaper 10 days prior to the first hearing. Citizen Involvement is encouraged.

Goal 2 Planning: To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

Applicants Findings: Goal 2 establishes the underlining process that a county or a city needs to utilize when considering changes to their Comprehensive Plans and development codes. This application meets those requirements for this request.

Staff's Conclusion: The above findings are sufficient to meet this criterion.

Goal 3 Agricultural Lands: To preserve and maintain agricultural lands.

Applicants Findings: Goal 3 requires counties to preserve and maintain agricultural lands for farm uses. Counties must inventory agricultural lands and protect them by adopting exclusive

farm use zones consistent with Oregon Revised Statute 215.203 et. seq. This request is not subject to Goal 3 as the aggregate site under review is within the urban growth boundary of the City of Umatilla.

Staff's Conclusion: This request is not subject to Goal 3 as the aggregate site under review is within the urban growth boundary of the City of Umatilla.

Goal 4 Forest Lands: To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.

Applicants Findings: There are no forest lands impacted by this request and none within the City of Umatilla.

Staff's Conclusion: There are no forest lands impacted by this request and none within the City of Umatilla.

Goal 5 Open Spaces, Scenic and Historic Areas, and Natural Resources: To protect natural resources and conserve scenic and historic areas and open spaces.

Applicants Findings: The process undertaken within this application is to protect the subject property under Goal 5 as a significant aggregate site. The subject property does not have any overlays or other known cultural or historical sites. There are no mapped wetlands on the subject property and no floodplain has been mapped.

This application for a Comprehensive Plan amendment to protect an aggregate resource has been reviewed under Oregon Administrative Rule 660-023-0180, the process required under Goal 5.

Staff's Conclusion: This application for a Comprehensive Plan amendment to protect an aggregate resource has been reviewed under Oregon Administrative Rule 660-023-0180, the process required under Goal 5.

Goal 6 Air, Water and Land Resources Quality: To maintain and improve the quality of the air, water and land resources of the state.

Applicants Findings: Goal 6 addresses the quality of air, water and land resources. In the context of comprehensive plan amendments, a local government complies with Goal 6 by explaining why it is reasonable to expect that the proposed uses authorized by the plan amendment will be able to satisfy applicable federal and state environmental standards, including air and water quality standards. Goal 6 is addressed through a condition of approval that DEQ air quality and stormwater permits will be required as determined by DEQ.

Staff's Conclusion: Goal 6 is addressed through a condition of approval that DEQ air quality and stormwater permits will be required as determined by DEQ.

Goal 7 Areas Subject to Natural Hazards and Disasters: To protect people and property from natural hazards.

Applicants Findings: Goal 7 is concerned with the identification and mitigation of natural hazards. The subject property does not have any known natural hazards.

Staff's Conclusion: The subject property does not have any known natural hazards.

Goal 8 Recreation Needs: To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

Applicants Findings: No recreation components are included in this application.

Staff's Conclusion: No recreation components are included in this application.

Goal 9 Economy: To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

Applicants Findings: Goal 9 requires local governments to adopt comprehensive plans and policies that contribute to a stable and healthy economy. The City of Umatilla has just completed an update to Goal 9 that included an Economic Opportunities Analysis (EOA) outlining the need for additional employment lands. Umatilla County has a comprehensive plan and technical report that has been acknowledged to comply with Goal 9. Aggregate is a necessary component to the maintenance and safe operation of the highway and road network that is essential for residents, businesses, and recreation and tourism activities identified in the EOA.

Staff's Conclusion: The subject property will allow for the efficient maintenance of roads which in turn contributes to a healthy economy.

Goal 10 Housing: To provide for the housing needs of citizens of the state.

Applicants Findings: Housing is not a consideration of this application.

Staff's Conclusion: This criterion does not apply.

Goal 11 Public Services: To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

Applicants Findings: Goal 11 requires local governments to plan and develop a timely, orderly, and efficient arrangement of public facilities and services. The goal provides that urban and rural development be guided and supported by types and levels of services appropriate for, but limited to, the needs and requirements of the area to be served. The approval of this request would support the local highway road network that provides for the safe movement of residents, delivery of goods, and allows for recreation and tourism in the region.

Staff's Conclusion: The approval of this request would support the local highway road network that provides for the safe movement of residents, delivery of goods, and allows for recreation and tourism in the region.

Goal 12 Transportation: To provide and encourage a safe, convenient and economic transportation system.

Applicants Findings: Goal 12 requires local governments to provide and encourage a safe, convenient, and economic transportation system. The approval of this request is consistent with the City of Umatilla and Umatilla County's Transportation System Plans and the Oregon Highway Plan.

Staff's Conclusion: The approval of this request is consistent with the City of Umatilla and Umatilla County's Transportation System Plans and the Oregon Highway Plan.

Goal 13 Energy: To conserve energy.

Applicants Findings: Goal 13 directs local jurisdictions to manage and control land and uses developed on the land to maximize the conservation of all forms of energy, based on sound

economic principles. Having an ODOT material source efficiently located in their service district can reduce haul length and therefore fuel usage and energy consumption.

Staff's Conclusion: Having an ODOT material source efficiently located in their service district can reduce haul length and therefore fuel usage and energy consumption.

Goal 14 Urbanization: To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

Applicants Findings: The approval of this request is consistent with Goal 14. The subject property is within the urban growth boundary for the city of Umatilla. Aggregate extraction is one of the uses allowed conditionally in this area.

Staff's Conclusion: The subject property is within the urban growth boundary for the city of Umatilla. Aggregate extraction is one of the uses allowed conditionally in this area.

Applicants Conclusion:

ODOT has provided within this narrative and with other information provided as part of the application package evidence and testimony in support of protection for the Powerline Quarry. Specifically, ODOT is requesting: 1) that the Powerline Quarry site of approximately 20 acres be listed as a significant aggregate resource within the City of Umatilla Comprehensive Plan; 2) that the City of Umatilla allows mining, processing, and stockpiling on the site; 3) that the City of Umatilla Comprehensive Plan and plan map be amended to implement a decision to protect the resource; and 4) that Umatilla County co-adopt the City of Umatilla decision. Protection will be achieved by preventing nuisance complaints from being filed by new residential and social gathering uses that may locate within the impact area.

IV. SUMMARY CONCLUSIONS AND STAFF RECOMMENDATION

Therefore, based on the information in Sections I and II of this report and the findings of fact and conclusions contained in Section III, the Umatilla City Staff recommends Planning Commission recommends **APPROVAL** of this request, PA-2-21, to amend the City of Umatilla Comprehensive Plan Goal 5 to include this site as a protected aggregate resource to the City Council. The property is identified as Tax Lot 1700 in Township 5 North, Range 28, Section 16A based on the conditions of approval below.

CONDITIONS OF APPROVAL:

1. Noise will be minimized by completing crushing activities during daylight hours.
2. Impacts from blasting will be minimized by providing notice to sensitive users within the impact area 48 hours prior to blasting. Sensitive users would be residences and medical facilities.
3. Dust will be minimized by using water or other suppressive measures within the quarry and along gravel roads used for ingress and egress.
4. DEQ air quality and stormwater permits will be required as determined by DEQ.

5. All new uses that locate in the area shall sign a memorandum of understanding that they are locating near the subject property which has potential for conflict.

Attachments:

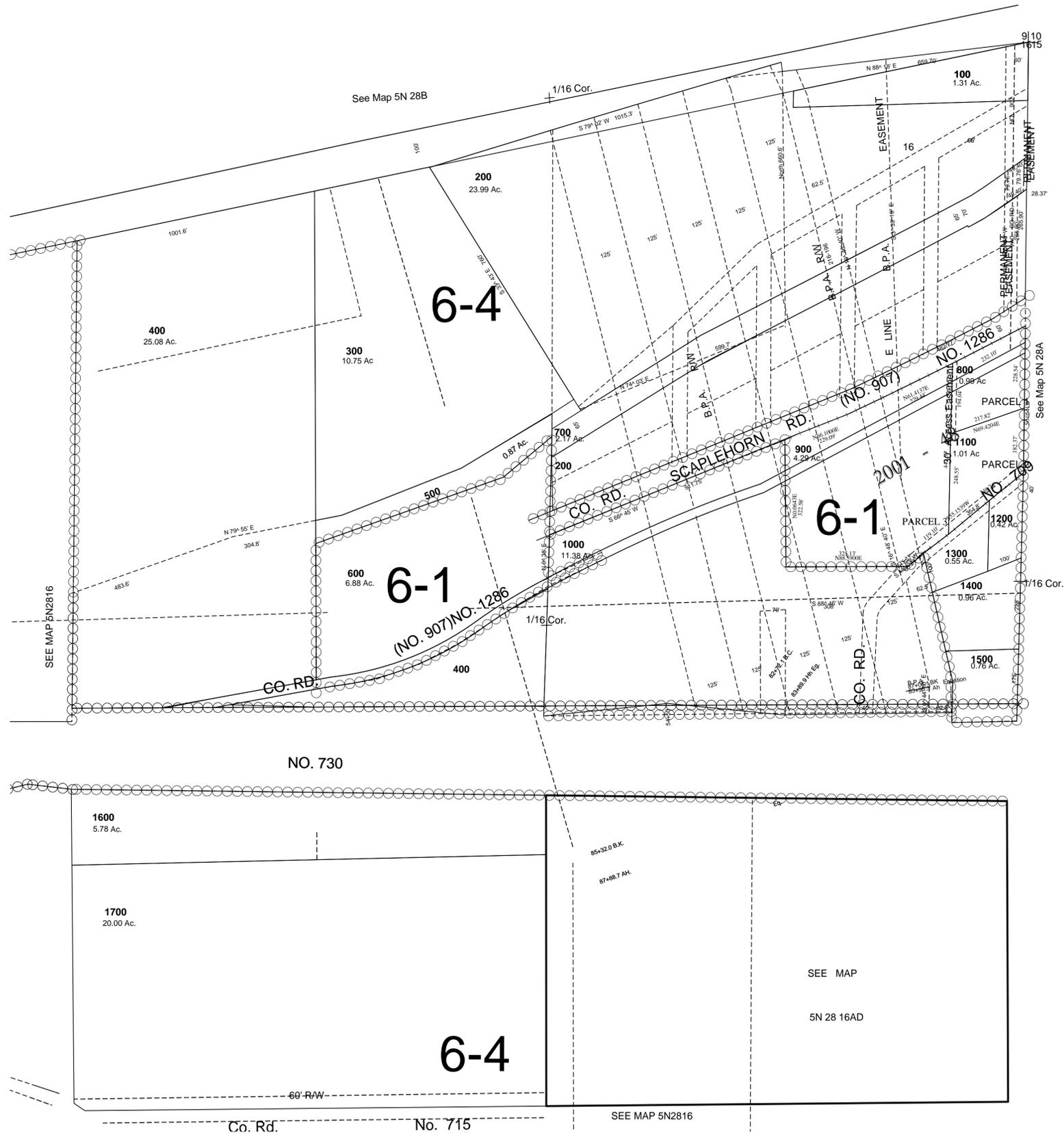
1. Assessor's Map 5N 28 16A
2. Notice Map
3. Text Amendment

This map was prepared for Assessment & Taxation purposes only and has not been prepared for legal, engineering or surveying purposes.

NE1/4 Sec 16 T5N R28E WM UMATILLA COUNTY

5N2816A

SCALE 1"=200'

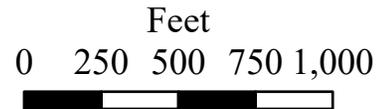


REVISED 4-15-09

5N2816A



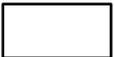
ODOT QUARRY PLAN AMMENDMENT (PA-2-21)



Legend *NOTICE GIVEN TO PROPERTY OWNERS WITHIN 100' Notice Area

 100 foot notice area

 Subject Property

 Tax Lots (9/28/21)



MAP DISCLAIMER: No warranty is made as to the accuracy, reliability or completeness of this data. Map should be used for reference purposes only. Not survey grade or for legal use. Created by Jacob Foutz, on 11/2/2021



PLANNING COMMISSION YEARLY REPORT

November 2020-October 2021



REPORT

November 2020 through October 2021

Number of Applications	Type of Application
4	Conditional Use
2	Subdivision (375 new lots approved)
4	Replat
1	Plan Amendment
1	Variance
0	Appeal
1	Zone Change
2	Extension of time
1	Annexation
16	Total

Summary

The following is a brief summary of some applications considered by the Planning Commission. The intent is to highlight some of the larger project underway or expected to start soon.

Conditional Use

- Umatilla Electric Cooperative- Conditional use to establish an 115KV transmission line and new substation.
- Powerline Storage LLC- Conditional use to establish and expand a self-storage facility.
- KC Nobles Enterprises LLC- Conditional Use to establish an RV Park.
- Fast Mart Umatilla Inc- Conditional Use for convenience store in the Downtown Commercial Zone.

Residential Development & Replats

- MonteVista- Application to establish a 326-lot subdivision on south hill above the canal.
- Columbia Basin Development- Application to establish a 49-lot subdivision on south hill.
- Parametrix- Application to replat lots in the port to allow for data center development.
- City of Umatilla- Application to combine 5 tax lots into 1 in preparation for a new Umatilla business center.

Legislative Changes

- MonteVista- Application to rezone two tax lots totaling 81.17 Acres from Single-Family Residential (R-1) to Medium-Density Residential (R-2) in connection with the MonteVista subdivision.

