

UMATILLA CITY PLANNING COMMISSION

MEETING AGENDA

September 24, 2019 - 6:30 P.M.

Umatilla City Hall, Council Chambers

- I. CALL TO ORDER & ROLL CALL
- II. PLEDGE OF ALLEGIANCE
- III. APPROVAL OF MINUTES: August 13, 2019.
- IV. UNFINISHED BUSINESS: None
- V. NEW BUSINESS:
 - A. **Cheryl's Place Phase One SUB-2-19:** The applicant, Columbia Basin Development, request approval of a tentative plat for a residential subdivision to divide an existing parcel into 26-lots for residential development. The property is identified as Tax Lot 00100 on Assessors Map 5N28E20CC.
 - B. **URFD Sign Variance V-1-19:** The applicant, Umatilla Rural Fire Protection District, is requesting two variances, a variance on the required setback from the intersection, and a variance on the height of the sign for one on-premise sign on their property at the corner of Willamette and Walla Walla. The sign will provide identification, public safety reminders, current fire conditions, along with other similar notifications. The property is identified as Tax Lot 6700 on Assessors Map 5N2815AD
- VI. DISCUSSION ITEMS:
 - A. Community Development Department Quarterly Report
 - B. Planning Commission Yearly Report
 - C. Cottage Clusters
- VII. INFORMATIONAL ITEMS:
- VIII. ADJOURNMENT

Umatilla City Hall is handicapped accessible. Special accommodations can be provided for persons with hearing, visual, or manual impairments who wish to participate in the meeting by contacting City Hall at (541) 922-3226 or by using the TTY Relay Service at 1-800-735-2900 at least 24 hours prior to the meeting so that appropriate assistance can be arranged.

**CITY OF UMATILLA
PLANNING COMMISSION
August 13, 2019
DRAFT MINUTES
COUNCIL CHAMBERS**

- I. CALL TO ORDER:** Meeting called to order at 6:32 p.m.
- II. ROLL CALL:**
- A. **Present:** Commissioners; Jodi Hinsley, Craig Simson, Kelly Nobles, Boyd Sharp, Bruce McLane and Hilda Martinez.
 - B. **Absent:** Ramona Anderson
 - C. **Late arrival:**
 - D. **Staff present:** City Planner, Brandon Seitz, Community Development Director, Tamra Mabbott, City Manager, Dave Stockdale and Development and Recreational Manager, Esmeralda Horn.
- III. PLEDGE OF ALLEGIANCE**
- IV. APPROVAL OF MINUTES:** Minutes for June 25, 2019. Motion to approve with corrections to Commissioner McLane's name made by Commissioner McLane, seconded by Commissioner Nobles. Motion carried 4-0.
- V. UNFINISHED BUSINESS:** None
- VI. NEW BUSINESS:**
- A. **Zayo Conditional Use CU-1-19:** The applicant, Rex Atkinson, Five Nine Design Group, is the representing agent for Zayo Group. The applicant is requesting approval of a conditional use and site plan approval to develop an 840 square foot telecommunications utility equipment facility. The building will house electrical telecommunications equipment. The use is considered a community service use and is allowed in any zoning district. The subject property is identified as Tax Lot 102 on Assessor's Map 5N2817AC.

City Planner Seitz, states staff recommends approval of Conditional Use, CU-1-19, this use is considered a community service use and subject to the conditions of approval contained in Section V of the report. Applicant is capable of meeting standards and conditions of this report.

Rex Atkinson, 5Nine Design representative, states there will be a chain link fence that surrounds facility and it will be a premanufactured building.

Chair Sharp calls for testimony in support, none.

Chair Sharp calls for testimony against;

Sam Nobles, 81778 Lind R, Hermiston would like to know how hot the facility will get.

Rex Atkinson, stated facility is cooled by wall air condition. The fiber optic will go in the trench same as electrical. Not worried about heat radiating off of building.

Chair Sharp called for a motion to close. Motion to close made by Commissioner Nobles, motion seconded by Commissioner McLane. Motion carried 4-0.

Chair Sharp called for any further discussion. None.

Chair Sharp called for a motion to approve. Motion to approve with all seven conditions made by Commissioner Nobles, motion seconded by Commissioner Martinez. Motion carried 4-0.

- B. **City of Umatilla Plan Amendment PA-1-19:** The applicant, City of Umatilla, is proposing to amend Chapters 10 and 14 of the City of Umatilla Comprehensive Plan. The City participated in the 2019 West Umatilla County Housing Study project with the Cities of Echo and Stanfield. The Housing Study includes two reports, a Housing and Residential Land Needs Assessment and a Residential Buildable Lands Inventory (BLI). The proposed text amendment will incorporate the relevant sections of the Umatilla Housing Strategies report into Chapter 10 of the Comprehensive Plan. The amendment will also remove the residential portions of the 1997 BLI currently located in Chapter 14 of the Comprehensive Plan.

City Planner Seitz, stated this is a type 4 amendment and will ultimately become a City Council decision. The housing section of the comp plan has not been updated since 1978. There are some minor wording issues in the text to be updated, reviewed with commission.

Chair Sharp called for testimony in support, against, no rebuttal. None

Chair Sharp called for a motion to close hearing. Motion to close hearing made by Commissioner McLane, motion seconded by Commissioner Nobles. Motion carried 4-0.

Chair Sharp called for any further discussion. Noted section 10-9-103 added language regarding senior citizen within walking distance to be added.

Chair Sharp called for a motion to approve. Motion to approve with added language and amendments to text made by Commissioner Nobles, motion seconded by Commissioner McLane. Motion carried 4-0.

- C. **City of Umatilla Zone Change ZC-2-19:** The applicant, City of Umatilla, is proposing to amend the City of Umatilla Zoning Ordinance. The City of Umatilla participated in the 2019 West Umatilla County Housing Study project with the Cities of Echo and Stanfield. The Housing Study included two reports, a Housing and Residential Land Needs Assessment and a Residential Buildable Lands Inventory (BLI). The Housing Strategies Report includes a number of recommendations to address current and future housing needs. The proposed amendment updates and adds housing type definitions, decrease the minimum lot sizes in the Single-Family Residential (R-1), Medium

Density Residential (R-2), Multi-Family Residential (R-3) and Downtown Residential (DR) zoning districts, allow duplexes in the R-3 zone and adopts townhouse site standards. Also included are a number of minor updates to provide consistency with terminology and identify when site plan review is required for residential development.

Commissioner Nobles disclosed he discussed zone change previous to hearing with his family.

Chair Sharp stated that does create a conflict.

Commissioner Nobles stated he doesn't believe it is a conflict, but will abstain from voting.

City Planner Seitz, stated this is a title change, single family detached homes will be located on individual lots occupied by one family. Recommendation from consultant is to reduce lot sizes from 8,000 to 7,000. R2 Zones, eliminate lot depth-only zone that allows all housing types. R3 Zone, increase density-reducing width, setbacks and increasing height to allow 3 stories. Downtown, no change in width. Townhouse standards added, wall built on property line is ok but limit to 6 consecutive units.

Chair Sharp called for testimony in support, against or any rebuttal-none.

Chair Sharp called for a motion to close. Motion to close made by commissioner McLane, motion seconded by Commissioner Hinsley. Motion carried 4-0.

Chair Sharp asked for any further discussion, none.

Chair Sharp called for a motion to approve. Motion to approve with changes addressed by City Planner made by Commissioner McLane, motion seconded by Commissioner Martinez. Motion carried 4-0, Chair Sharp included in vote.

VII. DISCUSSION ITEMS: None

VIII. INFORMATIONAL ITEMS: None

IX. ADJOURNMENT: Adjourned at 7:25pm.

**CITY OF UMATILLA PLANNING COMMISSION
REPORT AND RECOMMENDATION
FOR
TENTATIVE SUBDIVISION PLAT FOR SUB-2-19**

DATE OF HEARING : September 24 , 2019

REPORT PREPARED BY: Jacob Foutz, Associate 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 26-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 Dark Canyon Ave intersection.

Existing Development: The subject property is currently undeveloped.

Proposed Development: To subdivide the property into 26-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 26-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 26-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-build" 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 Blue Jay Street. 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 the two streets. 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 and will create a new intersection on Powerline Road. 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.

Findings: As addressed in this report the proposed streets will connect with an existing street, Blue Jay Street, and a new intersection on Powerline Road. The proposed subdivision includes two connection points for the proposed streets to be extended to serve the remainder of the property.

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 create a new intersection on Powerline Road. The proposed street will not cross Powerline Road.

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 remained of the subject property. The proposed subdivision includes a proposed layout that continue 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 26 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:
- Connect to cul-de-sacs;
 - Pass through oddly shaped or unusually long blocks; or
 - Provide for networks of public pedestrian and bicycle paths; or
 - Provide access to other transportation routes, businesses, residential, or public uses.

Findings: The proposed subdivision provides for the extension of existing streets and provides access onto Powerline Road, the primary transportation route from the south hill area to downtown. 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 and provides access onto Powerline Road, a minor arterial and primary north south connector in the south hill area. 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 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. Powerline Road is considered a minor arterial. Street improvements to Powerline Road, as addressed in this report, will include additional pavement width and installation of a new landscaped area, fence, curb, gutter and sidewalk.

Conclusion: Although engineered construction plans were not submitted as part of this application street improvements along Powerline Road, a minor arterial, will require installation of a sidewalk. 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. Powerline Road is a sixty foot (60') right of way and has sufficient space to include sidewalks within the public right of way.

Conclusion: All of the proposed new streets will be required to meet a current city standard including sidewalks within the public right of way. Powerline Road has sufficient area to accommodate 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: As addressed in this report new sidewalks along Powerline Road will be required to be installed as part of the street improvements. 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: Sidewalks will be required to be installed along Powerline Road prior to the City accepting the proposed street improvements. All of the proposed local streets will be required to install sidewalks as a condition of approval upon issuance of a building permit.

12. Off site 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: The proposed subdivision will be located adjacent to Powerline Road. Powerline Road is the primary north/south road that connects the south hill area to downtown. 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: This provision seems to create some confusion and conflict with the City's adopted street standards in Section 12.2.510 of the City's Transportation System Plan (TSP) as adopted in the City Comprehensive Plan, specifically figure 12.2-10 and Table 12.2-10. The standards addressed in the TSP were intended to allow for greater flexibility enabling the City to apply sound engineering judgment to determine the appropriate functional classification for new streets. However, the TSP designates an optional planter strip for most road classifications that would provide for detached sidewalks set back from the curb. All of the proposed new streets would be considered local residential streets and are not required to provide a planter strip and will have sidewalks adjacent to the curb. Powerline Road is considered a minor arterial street and includes the optional planter strip.

Conclusion: All of the proposed new streets are considered local residential streets and do not require a planter strip and will have sidewalks adjacent to the curb. A planter strip is identified as an optional improvement for Powerline Road. However, as addressed in the report engineered construction plans will be required to be submitted and approved by the public works director. It is anticipated that proposed improvements will include a planter strip/landscape area but have sidewalks adjacent to the curb to match the existing improvements along Powerline Road to the north.

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 avoid excessive entry points to Powerline Road.

Conclusion: The proposed streets and future street layout is designed to connect to existing and proposed future streets. Due to configuration and proximity of the lot to Powerline Road avoiding all "T" intersections is impractical. 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 have 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. Blue Jay Street is a continuation from "The Bluffs" subdivision. The other two streets are labeled as Street A and Street B on the tentative plan lot layout.

Conclusion: The two streets labeled as Street A and Street B will need to be renamed with names that meet the above criteria. Therefore, the applicant will need to submit two new street names to be approved by the City and shown on the final plat.

- 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: The proposed subdivision abuts Powerline Road a minor arterial street. As addressed in this report the applicant intends to provide a sidewalk, landscaping/planner strip and permeant barrier along powerline road. The applicant intends to provide a design consistent with similar barriers located along Powerline Road to the north of the property.

Conclusion: Construction plans were not submitted as part of this application but the applicant intends to provide a barrier including sidewalks, landscaping and a fence along the street frontage of Powerline Road. Final design and approval will be included as part of the public works director review of the required engineered plans.

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 280 feet (south of street a), 280 feet (south of street b), and 314 feet (east of blue jay street).

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: Proposed lots one through seven (1 – 7) are through lots with access onto proposed extension of Blue Jay Street and Powerline Road. The applicant has included a ten foot (10') public utility easement along all property frontages exceed the requirements of this standard. In addition, the applicant will install landscaping and permanent barrier along the street frontage of Powerline Road. To match the existing barrier to the north of the property to the extent practical. The final design/location of the permanent barrier will be required to be shown on the construction plans.

Conclusion: The applicant has already dedicated a ten-foot (10') easement along the property frontage facing Powerline Road. The construction plans will be required to show the proposed permanent barrier including landscaping.

- 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 26-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-2-19, for tentative subdivision plat approval to create a 26-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

PROPERTY OWNERS WITHIN 100'

NOTICE AREA

FROM SUBJECT PROPERTY

22

map_tax OWNER Tax_Lot

SN282000 C C P D INC 2200

SN282000 C C P D INC 2207

MADRIGAL MENDOZA

SN28200CB GERARDO 4200

SN28200CB VICTORIO TERESA 5900

SN28200CB RIVERA-MACIAS LUIS 6200

SN28200CB TE AMO DESPACIO LLC 6300

CRUZ-CRUZ FRANCISCO

SN28200CB SANTA 6400

SN28200CB KROKSTROM MICHAEL 6500

ROSALES ALBERTO &

SN28200CB PERLA L 6600

CERVANTES JAIME

SN28200CB MADRIGAL ET AL 6700

SN28200CB CORIA GARCIA MARIELA A 6800

THE BLUFFS OWNERS

SN28200CB ASSOC INC 6900

OSORIO GARCIA DELFINO

SN28200CB & KAEI 7000

NAVARRETE ENEIDA

SN28200CB JAIME 7100

FUNKE NICHOLAS D &

SN28200CB CASSANDRA N 7200

SN28200CB BROOKS JOYCE S

SN28200CB PEDRO H 7300

MANRIQUEZ-BARAJAS

SN28200CB AGUSTIN 7400

MADRIGAL AGUSTIN

SN28200CB GARCIA & CORIA ISABEL 7500

MACIAS LAURA RIVERA &

SN28200CB ARMENTA ARMANDO M 7600

SN28200CB TE AMO DESPACIO LLC 7700

COLUMBIA BASIN

SN28200CB DEVELOPMENT LLC 100

WOODWARD DIANA

SN28200CB BETTS 200

AMSTAD FARMS LAND

SN282000 COMPANY LLC 1200



Feet

0 100200300400

Columbia Basin Development Subdivision Plat (SUB-2-19)
Columbia Basin Development, APPLICANT
Columbia Basin Development, OWNER
MAP #5N28E20CC, TAX LOT 00100

Legend

Streets



Subject Property



City Limits



Assessor's Maps



TAX LOT 05-28-19

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 8/30/2019





CHERYL'S PLACE PHASE 1 TENTATIVE PLAN LOT LAYOUT

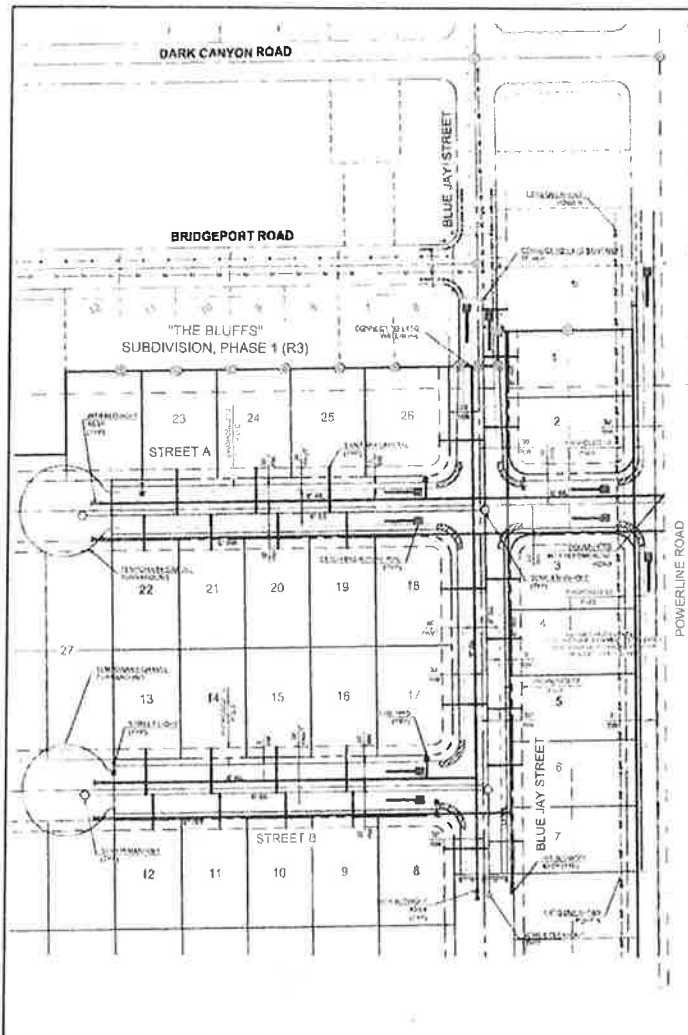
LOCATED IN A PORTION OF THE W 1/2 OF THE SW 1/4 OF
SECTION 20, TOWNSHIP 6 NORTH, RANGE 28 EAST OF THE
WILLAMETTE MERIDIAN, CITY & COUNTY OF UMATILLA, OREGON

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF COLUMBIA BASIN DEVELOPMENT, LLC TO SUBDIVIDE THE
BOUNDARY OF LOT 25 OF THE UMATILLA SUBDIVISION RECORDED IN BOOK 14, PAGE 10, RECORDS OF
UMATILLA COUNTY OREGON AND SUBDIVIDE IT AS SHOWN HEREIN.

DURING OUR INITIAL FIELD WORK, WE DISCOVERED AND TIED MOST OF THE PERMITS FOR CONCRETE ADJACENT
ROAD INTERSECTION THIS INCLUDES THE CORRELATION SECTION CORNERS. THIS PROPERTY BOUNDARY WAS ON THE
WEST BY THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 20 AND ON THE EAST BY THE NORTHWEST
QUARTER OF SECTION 20. A 30-FOOT WIDE STRIP OF EASEMENT FROM THE EAST END OF THE NORTHWEST
QUARTER OF SECTION 20 TO THE SOUTHWEST QUARTER OF SECTION 20. THE TIES TO SECTION 20 MONUMENTS WERE USED TO
ESTABLISH SURVEY POINTS AND EAST LOT BOUNDARIES. ACTUALLY, A CORNER OF THE NORTHWEST QUARTER OF SECTION 20
WAS ONE OF THE SOUTHWEST QUARTER OF SECTION 20 FROM THE SOUTHWEST CORNER THEREOF. ADJUSTED
ON THE BASIS OF THIS SURVEY TO ESTABLISH THE SOUTHWEST AND NORTHWEST BOUNDARIES OF THIS
LOT, BUT THE NORTHWEST CORNER OF SECTION 20 AND ADJACENT ROAD INTERSECTION WERE FULLY NORTH
AND CALCULATED BOUNDARIES BY APPROXIMATELY 0.1 OF A FOOT. CONSEQUENTLY, BY HOLDING THE ADJACENT
ROAD INTERSECTION FROM BRIDGEMONT ROAD THE EAST MAJOR EASEMENT LOT CORNER TO BE WITHIN A
FOOT FROM THE CALCULATED BOUNDARIES OF SAID SECTION 20 AND NORTHWEST BOUNDARIES WERE
MADE THE SHOWN TO HOLD SUCH TIES AND ADJUST WITH THE RECEIVED LOT AND WE NOW SHOW THE
SUBDIVISION SURVEY.

THIS SURVEY WAS PERFORMED AS A FINAL, FINAL MONUMENT SURVEY. NO FINAL DUAL REQUIREMENTS
RECORDED WITH A FINAL DUAL OF THE CONTRACTOR. A 30-FOOT WIDE STRIP OF EASEMENT FROM THE
VINTAGE 2000-2001-2002-2003-2004-2005-2006-2007-2008-2009-2010-2011-2012-2013-2014-2015-2016-2017-2018-2019-2020-2021-2022-2023-2024-2025-2026-2027-2028-2029-2030-2031-2032-2033-2034-2035-2036-2037-2038-2039-2040-2041-2042-2043-2044-2045-2046-2047-2048-2049-2050-2051-2052-2053-2054-2055-2056-2057-2058-2059-2060-2061-2062-2063-2064-2065-2066-2067-2068-2069-2070-2071-2072-2073-2074-2075-2076-2077-2078-2079-2080-2081-2082-2083-2084-2085-2086-2087-2088-2089-2090-2091-2092-2093-2094-2095-2096-2097-2098-2099-2100-2101-2102-2103-2104-2105-2106-2107-2108-2109-2110-2111-2112-2113-2114-2115-2116-2117-2118-2119-2120-2121-2122-2123-2124-2125-2126-2127-2128-2129-2130-2131-2132-2133-2134-2135-2136-2137-2138-2139-2140-2141-2142-2143-2144-2145-2146-2147-2148-2149-2150-2151-2152-2153-2154-2155-2156-2157-2158-2159-2160-2161-2162-2163-2164-2165-2166-2167-2168-2169-2170-2171-2172-2173-2174-2175-2176-2177-2178-2179-2180-2181-2182-2183-2184-2185-2186-2187-2188-2189-2190-2191-2192-2193-2194-2195-2196-2197-2198-2199-2200-2201-2202-2203-2204-2205-2206-2207-2208-2209-2210-2211-2212-2213-2214-2215-2216-2217-2218-2219-2220-2221-2222-2223-2224-2225-2226-2227-2228-2229-2230-2231-2232-2233-2234-2235-2236-2237-2238-2239-2240-2241-2242-2243-2244-2245-2246-2247-2248-2249-2250-2251-2252-2253-2254-2255-2256-2257-2258-2259-2260-2261-2262-2263-2264-2265-2266-2267-2268-2269-2270-2271-2272-2273-2274-2275-2276-2277-2278-2279-2280-2281-2282-2283-2284-2285-2286-2287-2288-2289-2290-2291-2292-2293-2294-2295-2296-2297-2298-2299-2300-2301-2302-2303-2304-2305-2306-2307-2308-2309-2310-2311-2312-2313-2314-2315-2316-2317-2318-2319-2320-2321-2322-2323-2324-2325-2326-2327-2328-2329-2330-2331-2332-2333-2334-2335-2336-2337-2338-2339-2340-2341-2342-2343-2344-2345-2346-2347-2348-2349-2350-2351-2352-2353-2354-2355-2356-2357-2358-2359-2360-2361-2362-2363-2364-2365-2366-2367-2368-2369-2370-2371-2372-2373-2374-2375-2376-2377-2378-2379-2380-2381-2382-2383-2384-2385-2386-2387-2388-2389-2390-2391-2392-2393-2394-2395-2396-2397-2398-2399-2400-2401-2402-2403-2404-2405-2406-2407-2408-2409-2410-2411-2412-2413-2414-2415-2416-2417-2418-2419-2420-2421-2422-2423-2424-2425-2426-2427-2428-2429-2430-2431-2432-2433-2434-2435-2436-2437-2438-2439-2440-2441-2442-2443-2444-2445-2446-2447-2448-2449-2450-2451-2452-2453-2454-2455-2456-2457-2458-2459-2460-2461-2462-2463-2464-2465-2466-2467-2468-2469-2470-2471-2472-2473-2474-2475-2476-2477-2478-2479-2480-2481-2482-2483-2484-2485-2486-2487-2488-2489-2490-2491-2492-2493-2494-2495-2496-2497-2498-2499-2500-2501-2502-2503-2504-2505-2506-2507-2508-2509-2510-2511-2512-2513-2514-2515-2516-2517-2518-2519-2520-2521-2522-2523-2524-2525-2526-2527-2528-2529-2530-2531-2532-2533-2534-2535-2536-2537-2538-2539-2540-2541-2542-2543-2544-2545-2546-2547-2548-2549-2550-2551-2552-2553-2554-2555-2556-2557-2558-2559-2560-2561-2562-2563-2564-2565-2566-2567-2568-2569-2570-2571-2572-2573-2574-2575-2576-2577-2578-2579-2580-2581-2582-2583-2584-2585-2586-2587-2588-2589-2590-2591-2592-2593-2594-2595-2596-2597-2598-2599-2600-2601-2602-2603-2604-2605-2606-2607-2608-2609-2610-2611-2612-2613-2614-2615-2616-2617-2618-2619-2620-2621-2622-2623-2624-2625-2626-2627-2628-2629-2630-2631-2632-2633-2634-2635-2636-2637-2638-2639-2640-2641-2642-2643-2644-2645-2646-2647-2648-2649-2650-2651-2652-2653-2654-2655-2656-2657-2658-2659-2660-2661-2662-2663-2664-2665-2666-2667-2668-2669-2670-2671-2672-2673-2674-2675-2676-2677-2678-2679-2680-2681-2682-2683-2684-2685-2686-2687-2688-2689-2690-2691-2692-2693-2694-2695-2696-2697-2698-2699-2700-2701-2702-2703-2704-2705-2706-2707-2708-2709-2710-2711-2712-2713-2714-2715-2716-2717-2718-2719-2720-2721-2722-2723-2724-2725-2726-2727-2728-2729-2730-2731-2732-2733-2734-2735-2736-2737-2738-2739-2740-2741-2742-2743-2744-2745-2746-2747-2748-2749-2750-2751-2752-2753-2754-2755-2756-2757-2758-2759-2760-2761-2762-2763-2764-2765-2766-2767-2768-2769-2770-2771-2772-2773-2774-2775-2776-2777-2778-2779-2780-2781-2782-2783-2784-2785-2786-2787-2788-2789-2790-2791-2792-2793-2794-2795-2796-2797-2798-2799-2800-2801-2802-2803-2804-2805-2806-2807-2808-2809-2810-2811-2812-2813-2814-2815-2816-2817-2818-2819-2820-2821-2822-2823-2824-2825-2826-2827-2828-2829-2830-2831-2832-2833-2834-2835-2836-2837-2838-2839-2840-2841-2842-2843-2844-2845-2846-2847-2848-2849-2850-2851-2852-2853-2854-2855-2856-2857-2858-2859-2860-2861-2862-2863-2864-2865-2866-2867-2868-2869-2870-2871-2872-2873-2874-2875-2876-2877-2878-2879-2880-2881-2882-2883-2884-2885-2886-2887-2888-2889-2890-2891-2892-2893-2894-2895-2896-2897-2898-2899-2900-2901-2902-2903-2904-2905-2906-2907-2908-2909-2910-2911-2912-2913-2914-2915-2916-2917-2918-2919-2920-2921-2922-2923-2924-2925-2926-2927-2928-2929-2930-2931-2932-2933-2934-2935-2936-2937-2938-2939-2940-2941-2942-2943-2944-2945-2946-2947-2948-2949-2950-2951-2952-2953-2954-2955-2956-2957-2958-2959-2960-2961-2962-2963-2964-2965-2966-2967-2968-2969-2970-2971-2972-2973-2974-2975-2976-2977-2978-2979-2980-2981-2982-2983-2984-2985-2986-2987-2988-2989-2990-2991-2992-2993-2994-2995-2996-2997-2998-2999-3000-3001-3002-3003-3004-3005-3006-3007-3008-3009-3010-3011-3012-3013-3014-3015-3016-3017-3018-3019-3020-3021-3022-3023-3024-3025-3026-3027-3028-3029-3030-3031-3032-3033-3034-3035-3036-3037-3038-3039-3040-3041-3042-3043-3044-3045-3046-3047-3048-3049-3050-3051-3052-3053-3054-3055-3056-3057-3058-3059-3060-3061-3062-3063-3064-3065-3066-3067-3068-3069-3070-3071-3072-3073-3074-3075-3076-3077-3078-3079-3080-3081-3082-3083-3084-3085-3086-3087-3088-3089-3090-3091-3092-3093-3094-3095-3096-3097-3098-3099-3100-3101-3102-3103-3104-3105-3106-3107-3108-3109-3110-3111-3112-3113-3114-3115-3116-3117-3118-3119-3120-3121-3122-3123-3124-3125-3126-3127-3128-3129-3130-3131-3132-3133-3134-3135-3136-3137-3138-3139-3140-3141-3142-3143-3144-3145-3146-3147-3148-3149-3150-3151-3152-3153-3154-3155-3156-3157-3158-3159-3160-3161-3162-3163-3164-3165-3166-3167-3168-3169-3170-3171-3172-3173-3174-3175-3176-3177-3178-3179-3180-3181-3182-3183-3184-3185-3186-3187-3188-3189-3190-3191-3192-3193-3194-3195-3196-3197-3198-3199-3200-3201-3202-3203-3204-3205-3206-3207-3208-3209-3210-3211-3212-3213-3214-3215-3216-3217-3218-3219-3220-3221-3222-3223-3224-3225-3226-3227-3228-3229-3230-3231-3232-3233-3234-3235-3236-3237-3238-3239-3240-3241-3242-3243-3244-3245-3246-3247-3248-3249-3250-3251-3252-3253-3254-3255-3256-3257-3258-3259-3260-3261-3262-3263-3264-3265-3266-3267-3268-3269-3270-3271-3272-3273-3274-3275-3276-3277-3278-3279-3280-3281-3282-3283-3284-3285-3286-3287-3288-3289-3290-3291-3292-3293-3294-3295-3296-3297-3298-3299-3300-3301-3302-3303-3304-3305-3306-3307-3308-3309-3310-3311-3312-3313-3314-3315-3316-3317-3318-3319-3320-3321-3322-3323-3324-3325-3326-3327-3328-3329-3330-3331-3332-3333-3334-3335-3336-3337-3338-3339-3340-3341-3342-3343-3344-3345-3346-3347-3348-3349-3350-3351-3352-3353-3354-3355-3356-3357-3358-3359-3360-3361-3362-3363-3364-3365-3366-3367-3368-3369-3370-3371-3372-3373-3374-3375-3376-3377-3378-3379-3380-3381-3382-3383-3384-3385-3386-3387-3388-3389-3390-3391-3392-3393-3394-3395-3396-3397-3398-3399-3400-3401-3402-3403-3404-3405-3406-3407-3408-3409-3410-3411-3412-3413-3414-3415-3416-3417-3418-3419-3420-3421-3422-3423-3424-3425-3426-3427-3428-3429-3430-3431-3432-3433-3434-3435-3436-3437-3438-3439-3440-3441-3442-3443-3444-3445-3446-3447-3448-3449-3450-3451-3452-3453-3454-3455-3456-3457-3458-3459-3460-3461-3462-3463-3464-3465-3466-3467-3468-3469-3470-3471-3472-3473-3474-3475-3476-3477-3478-3479-3480-3481-3482-3483-3484-3485-3486-3487-3488-3489-3490-3491-3492-3493-3494-3495-3496-3497-3498-3499-3500-3501-3502-3503-3504-3505-3506-3507-3508-3509-3510-3511-3512-3513-3514-3515-3516-3517-3518-3519-3520-3521-3522-3523-3524-3525-3526-3527-3528-3529-3530-3531-3532-3533-3534-3535-3536-3537-3538-3539-3540-3541-3542-3543-3544-3545-3546-3547-3548-3549-3550-3551-3552-3553-3554-3555-3556-3557-3558-3559-3560-3561-3562-3563-3564-3565-3566-3567-3568-3569-3570-3571-3572-3573-3574-3575-3576-3577-3578-3579-3580-3581-3582-3583-3584-3585-3586-3587-3588-3589-3590-3591-3592-3593-3594-3595-3596-3597-3598-3599-3600-3601-3602-3603-3604-3605-3606-3607-3608-3609-3610-3611-3612-3613-3614-3615-3616-3617-3618-3619-3620-3621-3622-3623-3624-3625-3626-3627-3628-3629-3630-3631-3632-3633-3634-3635-3636-3637-3638-3639-3640-3641-3642-3643-3644-3645-3646-3647-3648-3649-3650-3651-3652-3653-3654-3655-3656-3657-3658-3659-3660-3661-3662-3663-3664-3665-3666-3667-3668-3669-3670-3671-3672-3673-3674-3675-3676-3677-3678-3679-3680-3681-3682-3683-3684-3685-3686-3687-3688-3689-3690-3691-3692-3693-3694-3695-3696-3697-3698-3699-3700-3701-3702-3703-3704-3705-3706-3707-3708-3709-3710-3711-3712-3713-3714-3715-3716-3717-3718-3719-3720-3721-3722-3723-3724-3725-3726-3727-3728-3729-3730-3731-3732-3733-3734-3735-3736-3737-3738-3739-3740-3741-3742-3743-3744-3745-3746-3747-3748-3749-3750-3751-3752-3753-3754-3755-3756-3757-3758-3759-3760-3761-3762-3763-3764-3765-3766-3767-3768-3769-3770-3771-3772-3773-3774-3775-3776-3777-3778-3779-3780-3781-3782-3783-3784-3785-3786-3787-3788-3789-3790-3791-3792-3793-3794-3795-3796-3797-3798-3799-3800-3801-3802-3803-3804-3805-3806-3807-3808-3809-3810-3811-3812-3813-3814-3815-3816-3817-3818-3819-3820-3821-3822-3823-3824-3825-3826-3827-3828-3829-3830-3831-3832-3833-3834-3835-3836-3837-3838-3839-3840-3841-3842-3843-3844-3845-3846-3847-3848-3849-3850-3851-3852-3853-3854-3855-3856-3857-3858-3859-3860-3861-3862-3863-3864-3865-3866-3867-3868-3869-3870-3871-3872-3873-3874-3875-3876-3877-3878-3879-3880-3881-3882-3883-3884-3885-3886-3887-3888-3889-3890-3891-3892-3893-3894-3895-3896-3897-3898-3899-3900-3901-3902-3903-3904-3905-3906-3907-3908-3909-3910-3911-3912-3913-3914-3915-3916-3917-3918-3919-3920-3921-3922-3923-3924-3925-3926-3927-3928-3929-3930-3931-3932-3933-3934-3935-3936-3937-3938-3939-3940-3941-3942-3943-3944-3945-3946-3947-3948-3949-3950-3951-3952-3953-3954-3955-3956-3957-3958-3959-3960-3961-3962-3963-3964-3965-3966-3967-3968-3969-3970-3971-3972-3973-3974-3975-3976-3977-3978-3979-3980-3981-3982-3983-3984-3985-3986-3987-3988-3989-3990-3991-3992-3993-3994-3995-3996-3997-3998-3999-4000-4001-4002-4003-4004-4005-4006-4007-4008-4009-4010-4011-4012-4013-4014-4015-4016-4017-4018-4019-4020-4021-4022-4023-4024-4025-4026-4027-4028-4029-4030-4031-4032-4033-4034-4035-4036-4037-4038-4039-4040-4041-4042-4043-4044-4045-4046-4047-4048-4049-4050-4051-4052-4053-4054-4055-4056-4057-4058-4059-4060-4061-4062-4063-4064-4065-4066-4067-4068-4069-4070-4071-4072-4073-4074-4075-4076-4077-4078-4079-4080-4081-4082-4083-4084-4085-4086-4087-4088-4089-4090-4091-4092-4093-4094-4095-4096-4097-4098-4099-4100-4101-4102-4103-4104-4105-4106-4107-4108-4109-4110-4111-4112-4113-4114-4115-4116-4117-4118-4119-4120-4121-4122-4123-4124-4125-4126-4127-4128-4129-4130-4131-4132-4133-4134-4135-4136-4137-4138-4139-4140-4141-4142-4143-4144-4145-4146-4147-4148-4149-4150-4151-4152-4153-4154-4155-4156-4157-4158-4159-4160-4161-4162-4163-4164-4165-4166-4167-4168-4169-4170-4171-4172-4173-4174-4175-4176-4177-4178-4179-4180-4181-4182-4183-4184-4185-4186-4187-4188-4189-4190-4191-4192-4193-4194-4195-4196-4197-4198-4199-4200-4201-4202-4203-4204-4205-4206-4207-4208-4209-4210-4211-4212-4213-4214-4215-4216-4217-4218-4219-4220-4221-4222-4223-4224-4225-4226-4227-4228-4229-4230-4231-4232-4233-4234-4235-4236-4237-4238-4239-4240-4241-4242-4243-4244-4245-4246-4247-4248-4249-4250-4251-4252-4253-4254-4255-4256-4257-4258-4259-4260-4261-4262-4263-4264-4265-4266-4267-4268-4269-4270-4271-4272-4273-4274-4275-4276-4277-4278-4279-4280-4281-4282-4283-4284-4285-4286-4287-4288-4289-4290-4291-4292-4293-4294-4295-4296-4297-4298-42



CHERYL'S PLACE PHASE 1 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 RUFFY
PO BOX 5160
PASCO, WA 99302
PH: (360) 516-1182

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: ALEX MATARAZZO
400 BRADLEY BLVD., STE 106
RICHLAND, WA 99352
PHONE: (509) 942-1600

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



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

CITY OF UMATILLA	PROJECT NO.	DATE
ENGINEER'S LICENSE NO.	PROJECT NO.	DATE
CHECKED BY	DATE	DATE
APPROVED BY	DATE	DATE
DATE	DATE	DATE



Superintendent
Heidi Sipe

Board Members Travis Eynon *Chair*, Jon Lorence *Vice-Chair*, Lesly Claustro-Sanguino,
Toby Cranston, Veronica Gutierrez, Steve Potts, Melisa Webb

September 12th, 2019

City of Umatilla
PO Box 130
Umatilla, OR 97882

Dear Umatilla Planning Commission and Umatilla City Council,

I am in receipt of the Columbia Basin Development Subdivision (SUB-2-19) request. The District would like to provide the following feedback on these proposals.

The impact on school facilities and operations is an important consideration for any new housing development. For the proposal, we review most recent census data (ACS Demographic and Housing Estimates 2012-2016 and US Census Quick Facts: Umatilla County). From that data, we know that the average occupants per home in Umatilla County is 2.69 people and that 5.1% of Umatilla residents are aged 5-9, 6.9% are aged 10-14 and 5.1% are aged 15-19. This allows us to estimate that the impact to schools for the additional 26 houses in the proposals would be as follows:

McNary Heights Elementary Estimate	3.6
Clara Brownell Middle School Estimate	4.83
Umatilla High School Estimate	3.6
Total Estimated Impact	12.03

If this estimate holds true, the impact is manageable and the District does not have a concern with the additional housing. City Manager Stockdale and I have previously discussed an assessment for schools for each new building application to help offset future construction needs. I have not heard an update on that fee; however, I do request that this be applied to new construction, including the project. While the impact of this individual proposal is low, the cumulative impact of all new construction in the area is significant and we need to plan for such growth.

I am closely monitoring school enrollment due to the exciting growth across Umatilla. Thus far, we have seen forty-one students with addresses related to the new developments (113 houses). We estimated fifty-two new students as a result of those additional homes in the community. As employment and housing are closely related, we have also monitored employment information. To date, we have seen twenty-eight parents with jobs related to Amazon (Va Data, AWS, First Coast, Securitas). The top employer for parents in the Umatilla School District at this time is Lamb Weston with 105 parents indicating employment there. I hope this information helps

Please feel free to contact me at sipeh@umatillasd.org or 541-922-6500 if there are any questions regarding our information.

Sincerely,

Heidi Sipe

**CITY OF UMATILLA PLANNING COMMISSION
REPORT AND RECOMMENDATION
FOR
VARIANCE V-1-19**

DATE OF HEARING: September 24, 2019

REPORT PREPARED BY: Jacob Foutz, Associate Planner

I. GENERAL INFORMATION AND FACTS

Applicant: Umatilla Rural Fire Protection District, PO Box 456, Umatilla, OR, 97882

Property Owners: Umatilla Rural Fire Protection District, PO Box 456, Umatilla, OR, 97882

Land Use Review: A variance request to allow a sign to be placed within the setback of the intersection, to maintain appropriate line of sight for cross traffic and/or allow height of sign to exceed the 8' restriction for a community service use.

Property Description: The property is Tax Lot 6700 on Assessors Map 5N2815AD.

Location: 305 Willamette St, Umatilla, OR, 97882. On the corner of Willamette and Walla Walla St.

Existing Development: Tax Lot 6700 is developed as a fire station for the Umatilla Rural Fire Protection District.

Proposed Development: The applicant is requesting two variances that would allow for the construction of one on-premise sign. The sign would be five feet by eight feet (5'x8').

Zone Multi-Family Residential (R-3).

Adjacent Land Use(s):

Adjacent Property	Zoning	Use
North	R-3-Multi-Family Residential	Undeveloped land
South	MC-McNary Center Commercial	McNary market
East	R-3-Multi-Family Residential	Apartment housing
West	MC-McNary Center Commercial	Lifeways treatment center

II. NATURE OF REQUEST AND GENERAL FACTS

The applicant, Umatilla Rural Fire Protection District, is requesting two variances, a variance on the required setback from the intersection (vision clearance area), and a variance on the height of the sign for one on-premise sign on their property at the corner of Willamette and Walla Walla. The sign will provide identification, public safety reminders, current fire conditions, along with other similar notifications. The applicant has submitted two possible options for the sign, one 5' by 8' placed on the ground, the other 5' by 8' placed on a 7' pole.

Planning staff met with the Umatilla Police Department, Public Works Director, and the applicant at the site of the potential sign. The Police department and Public works director were both in agreement that a sign on the ground in the vision clearance area was not a good idea, and both wanted it known they did not approve of such a sign. When shown the proposal for the sign on a 7' pole within the vision clearance area, there was no objection.

The sign code is in Article A, Chapter 2, Title 8 of the City code and contains the applicable provision and regulations relating to signs within City Limits. Section 8-2A-17 states the Planning Commission of the City shall act on all request for variances and appeals of sign permit determinations. The Planning Commission shall conduct hearings for a variance in the same manner and shall apply the same standards as are used for variance hearings.

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.

CUZO 10-13-1: VARIANCE AND ADJUSTMENT:

Variance and adjustment procedures are intended to allow modifications of specific standards when the approval authority finds that approval criteria are satisfied. A variance or adjustment shall not be granted if the effect is to vary the uses permitted in the zoning district, definitions, or the residential density.

B. Variance: A variance is a request for more than a ten percent (10%) modification of a quantitative standard or qualitative criteria in this Title. The Planning Commission may grant an adjustment through a Type III procedure if all the following criteria are satisfied:

1. The need for the adjustment is beyond the applicant's control.

Findings: The fire department is requesting a variance to the sign height maximum. Due to the nature of use on this property, a sign within the normal height (8') would not allow for the maximum efficiency in the movement of their emergency response vehicles. Therefore, the need for the adjustment is due to the size of the vehicles that operate within the fire station. Additionally, the applicant is requesting a variance on the setback from the intersection. The applicant will use the proposed sign to disseminate important information to the public in the most visible area of the property. The setback requirement for the city is based off of a 24' wide road and its purpose is to prevent a sign being in a drivers line of sight, preventing the driver from safely entering the intersection. The 20' island on Willamette St. widens the road, and therefore, creates an improved line of sight for drivers.

Conclusion: Due to the need of the applicant to serve the community in the most efficient way, there is a need for the applicants sign to be higher than the maximum 8' allowed. The proposed 12' sign would allow for emergency vehicles to safely move around the property without running the risk of hitting the sign. The height of the sign would also allow for a clear vision area to be maintained. The proposed setback variance allows for line of sight to be maintained while allowing for the sign to be in the most visible spot for residents driving by the property.

2. To meet the need, the request is the minimum necessary variation from the requirement.

Findings: The applicant's request to allow the height of the sign from 8' to 12' is to ensure their emergency vehicles are able to safely enter the apron in front of the applicant's property, without hitting the proposed sign. The requested variance from the vision clearance setback is the minimum necessary variation due to the most visible spot on the property.

Conclusion: The applicants request to allow the height of their sign to be 12' is the minimum necessary variation considering the height of their emergency vehicles. The applicants request to allow the sign with the required setback due to the visibility, is the minimum necessary.

3. There are development constraints associated with the property or the present use or permitted use of the property which make development of a permitted use impractical, or the variance is needed to allow the applicant to enjoy a substantial property right possessed by a majority of property owners in the same vicinity.
4. Either the circumstances that apply to the site or the present or a permitted use of the site do not typically apply to other properties in the same vicinity or district, and are unique or unusual; or it would be more detrimental to the public safety or more injurious to the public welfare to apply the requirement than to grant the proposed variance.

Findings: The intent of these standards are to require an applicant to demonstrate there is a constraint or circumstances that apply to an application that do not generally apply to other uses or properties in the area. The property is currently zoned Multi-Family Residential and was permitted as a community services use which, by reason of their public convenience, necessity and unusual character may be allowed within any zoning district. Therefore, community service uses are be design a permitted use not typically allowed on other properties in the vicinity or zoning district.

The proposed sign for the Umatilla Rural Fire Protection District is a unique land use to that area. The proposed use of the sign and proposed variances is to clearly identify the fire station, which would bring an increased sense of security to local residents. In addition, the proposed sign would be used to display important notifications such as public safety reminders and current fire conditions. The ability to disseminate this information in such a manner will contribute to the public safety.

Conclusion: The proposed sign and proposed variances, will increase public safety and will belong to an entity that is unique to the area.

5. If more than one variance is requested, or a variance and adjustment, the cumulative effect

of the requests will result in a project that is still consistent with the overall purpose of the district.

Findings: The two variance requests will allow one on-premise sign that would show important notifications. The sign height variance and the setback variance will produce a product that is still consistent with the overall purpose of the district. The applicant, a public service agency, is not competing with any other entity or business in the area.

Conclusion: The applicant is proposing two variances for a sign that will enhance and better serve the people of the City of Umatilla. This is consistent with the overall purpose of the district.

6. The variance does not circumvent the purpose of the requirement or any provision of the Comprehensive Plan.

Findings: As addressed in this report the applicant is looking for two variances to install a sign that will serve the community and do so while being able to safely operate their emergency vehicles.

Conclusion: Approval of the two variances will allow the applicant to develop the property with needed signage. The proposed sign will provide on-premise safety information and other information for the surrounding neighborhoods and the City of Umatilla. This fits within the comprehensive plan and does not circumvent it.

IV. SUMMARY AND RECOMMENDATION

The applicant, Umatilla Rural Fire Protection District, is requesting two variances to allow one on-premise informative sign at their location off of Willamette in the McNary neighborhood. The request appears to meet all of the applicable criteria under Section 10-13-1 of the City of Umatilla Zoning Ordinance. Therefore, based on the information in Sections I and II of this report, and the above criteria, findings of fact and conclusions addressed in Section III, staff recommends approval of the variance request, V-1-19, to allow one on-premise informative sign within the McNary neighborhood, subject to the conditions of approval contained under Section V of this report.

V. CONDITIONS OF APPROVAL

1. The applicant shall obtain approval of a sign permit for the proposed sign prior to construction.
2. The sign constructed will **not** be placed on the ground restricting the vision clearance area, but will be placed on a 7' pole.
3. 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.





VI. EXHIBITS

Exhibit A – Public Notice Map

Exhibit B – Applicant’s Sign Materials

Map	Tax Lot	Owner
5N2815AD	06400	J & A GROUPS LLC
5N2815AD	06600	UMATILLA CITY OF
5N2815AD	06700	URFP DIST (7-405)
5N2815AD	06800	TRI HARBOR LANDING APTS LMTD
5N2815AD	06900	ESTRELLADO TERESITA
5N2815AD	07000	TRI HARBOR LANDING APTS LMTD



Subject Property		City Limits	
Tax Lot (5-28-19)		Assessor's Maps	



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 9/3/2019



TekStar Color 20mm 32x112
CABINET SIZE: 5'x8'

ID Flat Surface Area: 24.125" x 91.875"
Active LED Area: 25.2" x 88.2"

Stewart Signs
AN EBS CO COMPANY

ORIGINAL DESIGN DO NOT DUPLICATE

PH. 1-800-237-3928 FAX 1-800-485-4280

1/2"=1' Sk: 932067-2-s Cust: 3150229
4/9/2019 F/aVasquez SOLD

Header Vinyl: PHOTOREAL
Paint: DARK RED Draft: WHITE

GRAPHICS DISCLAIMER: This custom artwork is not intended to provide an exact match for ink, vinyl, paint, or LED color. Brickwork and masonry are not included in the proposal; Cornerstone products are an exception. Measurements shown are approximations; final product dimensions may vary. LED Images shown are simulated to replicate optimum viewing distance. Your sign was designed for an illuminated graphic. Sketches are based off of this premise. Non-illumination during daylight hours may result in graphics of varying appearance.

Approved as shown:

Sign _____

Date _____

Approved with listed changes:

Sign _____

Date _____

LED CAPABILITIES: 1 to 4 Rows, 5.5" to 25.2" character.
This sign can display video clips, animations and static images, with access to an extensive graphics library.

Powered by
SignCommand
signcommand.com

UL LISTED **UL Energy Verified**

ID Flat Surface Area: 24.125" x 91.875"
Active LED Area: 25.2" x 88.2"



TekStar Color 20mm 32x112
CABINET SIZE: 5'x8'



ORIGINAL DESIGN DO NOT DUPLICATE

PH. 1-800-237-3928 FAX 1-800-485-4280

1/2"=1' Sk: 912809-2-s Cust: 3141860
4/5/2019 F/aVasquez SOLD

Header Vinyl: PHOTOREAL
Paint: DARK RED Draft: WHITE

GRAPHICS DISCLAIMER: This custom artwork is not intended to provide an exact match for ink, vinyl, paint, or LED color. Brickwork and masonry are not included in the proposal; Cornerstone products are an exception. Measurements shown are approximations; final product dimensions may vary. LED images shown are simulated to replicate optimum viewing distance. Your sign was designed for an illuminated graphic. Sketches are based off of this premise. Non-illumination during daylight hours may result in graphics of varying appearance.

Approved as shown:

Sign _____

Date _____

Approved with listed changes:

Sign _____

Date _____

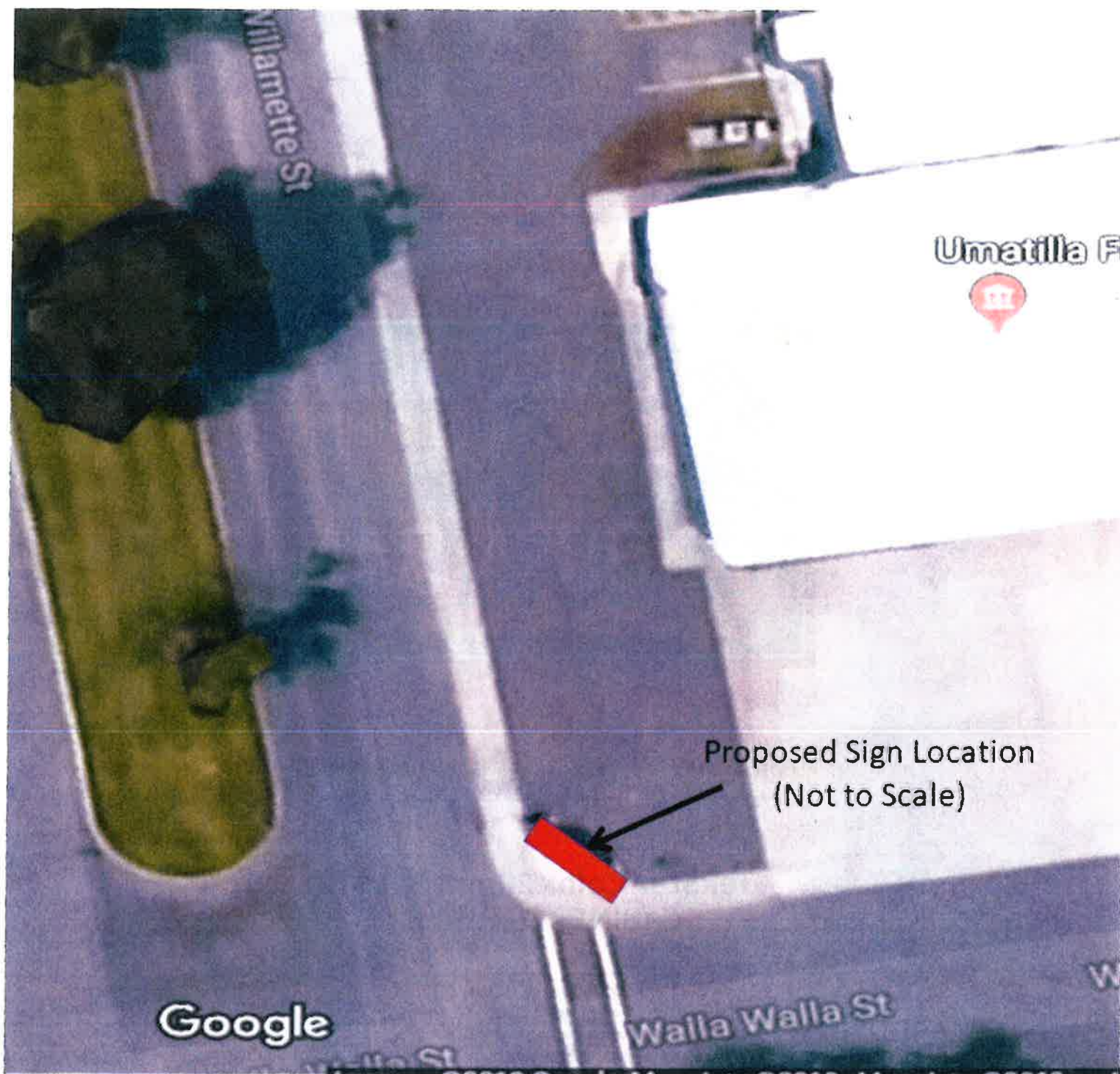
LED CAPABILITIES: 1 to 4 Rows, 5.5" to 25.2" character.
This sign can display video clips, animations and static images, with access to an extensive graphics library.



Powered by
SignCommand
signcommand.com



**Energy
Verified**





COMMUNITY DEVELOPMENT DEPARTMENT QUARTERLY REPORT

4th Quarter FY 2018-2019

COMMUNITY DEVELOPMENT HIGHLIGHTS

The new Development and Recreation Manager, Esmeralda Horn was busy this quarter with several activities. Below are highlights.

April –

Community Cleaning Week

City of Umatilla along with Harvest Food, Umatilla Assemblies of God, G & J Dairy Freeze, Wilbur Ellis and Simplot Soil Builders helped sponsor this fantastic event that allows City residents to dump their junk for free. This year the event was held at the City shop where dumpsters were placed inside the gate. Thank you to public works and all the volunteers that helped make this event successful.



TILLAMOOK VOLUNTEERS HELPED PUBLIC WORKS CREW

Tillamook Creamery Corporation allowed their employees to volunteer eight hours on a community project. Umatilla was delighted to have the hard working crew who assisted public works with tree trimming and other work in city parks.



EASTER EGG HUNT

Despite the rainy weather, city had a great turnout at the first annual city- sponsored twilight Easter egg hunt held at Nugent Park.



TREE CITY USA

Public Works and Community Development, along with Umatilla School District staff and students, planted 20 trees at Hash Park. The Hash family also assisted in planting donated several trees. and donation of some trees. It was a wonderful event to honor former Mayor George Hash and build the inventory of trees.



MAY –

FISHING DERBY

City and Rogers Toyota co-sponsored a Fishing Derby, along with help from the Walla Walla Army Corps of Engineers and Oregon Department of Fish and Wildlife. A large crowd enjoyed food, prizes and of course catching fish. This popular event will certainly continue next year.



JUNE –

WANAPA ROAD DEDICATION

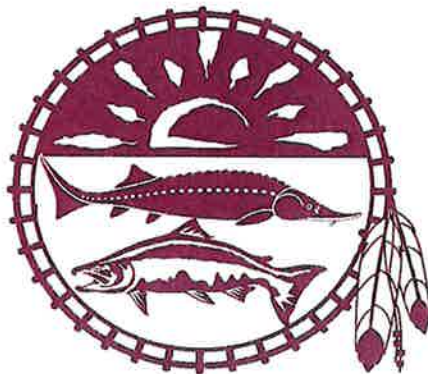
After several years of collaboration among the Port of Umatilla, the Confederated Tribes of the Umatilla Indian Reservation, Two Rivers Correctional Facility and City of Umatilla, a major infrastructure project was completed. City hosted a ribbon cutting ceremony on June 4th. That same evening City Council adopted a Resolution to accept ownership of the new roadway, which will pave the way for future economic development for the City and Port.



FOURTH QUARTER SUMMARY

- 1. Parks and Recreation** – The fourth quarter had many community and development activities. As the first quarter under direction of the new Development and Recreation Manager, Esmeralda Horn, a good deal of time was spent planning for future activities. Events hosted by the city included the Fishing Derby, a flashlight Easter egg hunt, Spring cleaning, tree planting at Hash Park and a ribbon cutting ceremony for Wanapa Road. Staff welcomes input from residents about types of activities you would like city to sponsor. Please contact Esmeralda Horn at (541) 922-3226 X108 if you have ideas or suggestions.

2. **Downtown Revitalization** – Activity during April, May and June included discussions with private landowners and investors about empty lots and buildings and opportunities to redevelop properties. This outside interest is a good sign in advance of next years' Sixth Street renovation project. City staff continues with the planning and design, as well as funding, for the future "Umatilla Business Center" (aka the old post office). City Council awarded a downtown revitalization grant to the Umatilla School District. So look for improvements soon. A thriving downtown happens slowly, one building, one property at a time.
3. **Economic Development and Infrastructure** go hand-in-hand and that is especially true in Umatilla. Several city departments, including Community Development, continue to be involved in various components of infrastructure projects such as planning and design, securing easements, coordinating land development, financing, construction of the industrial wastewater pipeline, improvements to Lind Road and Union Street and coordination of a new sewer line. Additionally, Public Works and CDD staff continue to work with the Oregon Water Resources Department (OWRD), the Oregon legislative delegation and others to secure grant and other funding to develop the city's Columbia River water right. Currently, city water supply comes from the Buttercreek groundwater aquifer, which is a declining source and also designated as "critical" by the OWRD. The city has a 23 CFS water right from the Columbia River which would be a more sustainable supply of water for all types of development, including residential, commercial and industrial. Development of a new water system will require a lot of planning, perfection of the water right and financial capital.
4. **A Water Management and Conservation Plan (WMCP)** is an integral part of infrastructure planning. In June, staff submitted an updated WMCP to OWRD and has coordinated with area agencies for input.
5. **A comprehensive city trail plan** continues to be the focus of the Parks & Recreation Committee. This quarter the committee narrowed a list of 25 trail segments down to 12 and are planning for an Open House for additional public input on September 10th. Additionally, city staff and other members of the community are involved with the regional Umatilla River Trail Plan that is intended to connect the cities of Umatilla, Hermiston, Stanfield and Echo with a trail system.
6. **ODOT Projects** including the Sixth Street Project, Weigh Station congestion and redevelopment and metal art on the Interstate 82 overpass continue to move forward.



7. **Tree City USA** was officially acknowledged in 2019. Look for signs near the Umatilla River Bridge and



Bud Draper Road. Staff also participated in the annual McNary Heights Elementary School Earth Day events. (See photo above.)

8. **The West Umatilla County Housing Study** concluded in June and the final report was presented to Planning Commission and City Council. The report concluded the city has an ample supply of buildable lands (zoned residential) but also recommended several actions enhancing residential development. The number of housing permits issued to date for 2019 is about the same as in 2018, 38 total.
9. **Grants.** City applied for grants with Oregon Department of Parks and Recreation for a restroom facility at Kiwanis Park and a grant to finish our Master Park Plan.

DIVISION REPORTS

Planning Division

Number of Applications	Type of Application
1	Site Plan Review
1	Partition
2	Replat
1	Subdivision
1	Zone Change
1	Zoning Permit
6	Fence Permits
1	Sign Permit
14	Total Permit Issued

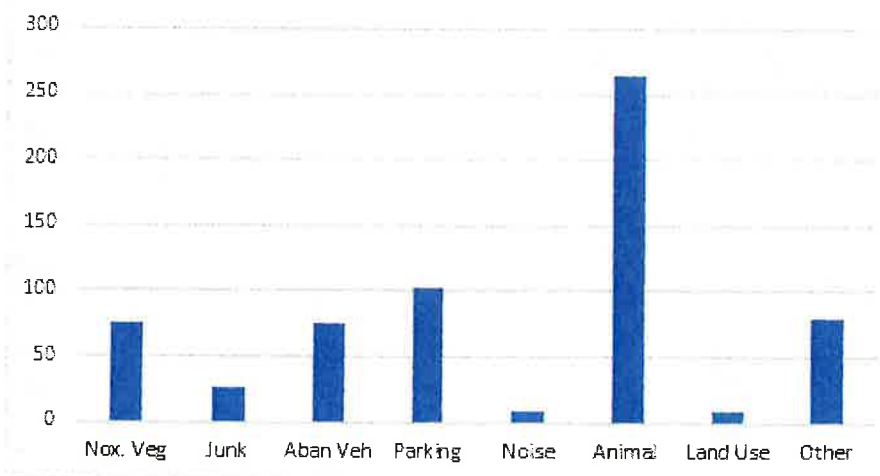
Building Division

Quarter	# of Permits Issued	\$ Value	Fees Collected
1 st Quarter	101	\$45,107,336	\$464,242
2 nd Quarter	51	\$15,799,181	\$165,702
3 rd Quarter	48	\$18,736,147.24	\$350,144.66
4 th Quarter	45	\$12,845,038.51	\$207,488.12
TOTAL:	245	\$92,487,702.75	\$1,187,576.78

Code Enforcement

Code Enforcement was active fourth quarter, in spite of the fact that our Code Enforcement Officer was out for a month. During that time Public Works and Police Department stepped in to help, especially just prior to Landing Days.

Code Enforcement Summary April - June 2019



PLANNING COMMISSION YEARLY REPORT

November 2018-October 2019



Hayden River Estates phase 4

REPORT

November 2018 through October 2019

Number of Applications	Type of Application
4	Conditional Use
2	Subdivision
2	Replat
1	Plan Amendment
2	Variance
0	Appeal
2	Zone Change
13	Total

Summary

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

Conditional Use

- Mo Mo Inc. – Conditional Use to establish an office or clinic for a doctor, dentist or other practitioner of the healing arts, attorney, architect, engineer, surveyor or accountant.
- Jorge Mendozé – Conditional Use to establish an administrative office for Lucky Wash including limited auto detailing onsite.
- Steve Bunn – Conditional Use request and denial to reestablish an adult entertainment business on the property.
- Five Nine Design Group – Conditional use and site plan review to establish an 840 square foot fiber optic equipment shelter.

Residential Development

- Fastrack Inc. – Tentative plat for a residential subdivision to divide an existing parcel into 26-lots for residential development. Subdivision is currently under construction.
- Columbia Basin Development – Tentative plat for a residential subdivision to divide an existing parcel into 26-lots for residential development.

- Kelly Nobles – Proposal to reconfigure three (3) existing lots into four (4) lots. The replat would result in three lots with frontage on Carolina Rd and one large lot for future development.
- Usiel Zamora- Proposal to divided the property into two lots for development of attached single-family dwellings.

Legislative Changes

- City of Umatilla Plan Amendment – Zone Change application to amend Chapters 10 and 14 of the City of Umatilla Comprehensive Plan. The City participated in the 2019 West Umatilla County Housing Study project with the Cities of Echo and Stanfield. The Housing Study includes two reports, a Housing and Residential Land Needs Assessment and a Residential Buildable Lands Inventory (BLI). The proposed text amendment will incorporate the relevant sections of the Umatilla Housing Strategies report into Chapter 10 of the Comprehensive Plan. The amendment will also remove the residential portions of the 1997 BLI currently located in Chapter 14 of the Comprehensive Plan.
- City of Umatilla Zone Change- Zone Change application to amend Chapters 1, 4, 10 and 11 of the City of Umatilla Zoning Ordinance. The amendments will allow mobile food vendors in commercial zoning districts and establishes site standards, removes the requirement to obtain a fence permit for fences under six feet (6') in height and allows replacement of nonconforming manufactured homes.
- City of Umatilla Zone Change- Zone Change application to amend the City of Umatilla Zoning Ordinance. The proposed amendment updates and adds housing type definitions, decrease the minimum lot sizes in the Single-Family Residential (R-1), Medium Density Residential (R-2), Multi-Family Residential (R-3) and Downtown Residential (DR) zoning districts, allow duplexes in the R-3 zone and adopts townhouse site standards.

Other Applications

- Umatilla Rural Fire Protection District – A variance request to allow a sign to be placed within the setback of the intersection, to maintain appropriate line of sight for cross traffic and/or allow height of sign to exceed the 8' restriction for a community service use.
- Confederated Tribes of the Umatilla Indian Reservation – A variance request to allow two off-premise directional signs at two locations within the Port of Umatilla McNary Industrial Park.

Cottage Cluster Housing



City of Umatilla

Community Development Department



Cottages

Small, single-level, detached units, clustered around pockets of shared space. A cottage is typically under 1,000 square feet in footprint.



Fitting into Umatilla

Because of their small footprint and low profile, cottages fit seamlessly into most detached single dwelling neighborhoods and are ideal for odd-shaped lots. Here in Umatilla, our Single-Family Residential, Medium Density Residential, and Multi-Family Residential are all great fits for future cottage housing.

Typical Household

These small units are ideal for small households. Retirees, small families, single-person households are all people that can benefit from cottage housing.

Why this is needed

Cottage housing maintains a single-family housing environment by providing a small private yard space and detached units, but combines it with affordable cost and reduced maintenance attributes of attached housing.



“I think what people like about it is people are looking for less home and maintenance, they still have their own house; they just don’t need the big yard or the big house.”

-Tracy Thompson, Tyee Development

Common Standards

Standards will vary from jurisdiction to jurisdiction. Our goal is to determine what standards will best serve the City of Umatilla.



Standards	Range of requirements
Density	4-12 units per acre
Unit Size	600 SF-1200 SF per unit*
Number of units	4-12 units per development cluster
Minimum shared open space	150-500 SF per unit
Minimum Private open space	100-300 SF per unit
Parking	1-3 per unit
Height	18-45'
Front/Side/Rear Setback	5-20'/5-10'/5-20'

*Cottage clusters means groupings of no fewer than four detached housing units per acre with a footprint of less than 900 square feet each and that include a common courtyard. This standard applies to towns 10,000 or more. (HB2001)

Other possible standards

Possible options and ideas for code development

- Maximum number of stories: 2-3
- Minimum depth balconies: 4-6'
- Minimum depth porches: 4-6'
- Minimum depth patios and decks: 6-8'
- Maximum height for cottages accessory structures: 18'
- For a balcony or porch to qualify as open space: Minimum dimensions 8' X 8'
- Ownership: Land ownership with shared common space.
- Separation of developments: Minimum 1,000'
- Site coverage: 20 percent must be common open space, which is oriented toward the street.
- Home Occupations: Home businesses serving customers are not allowed.
- Parking must be grouped and located at least 20 feet from any street.
- Minimum distance between structures: 5-15'

