

**UMATILLA PLANNING COMMISSION MEETING
AGENDA
COUNCIL CHAMBERS
APRIL 27, 2021
6:30 PM**

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

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF MINUTES**

3.a [March 23, 2021 Minutes](#) *Suggested Action: Approval*

4. **UNFINISHED BUSINESS**

5. **NEW BUSINESS**

5.a [Hayden Enterprises Replat RP-3-21](#) *Suggested Action:*

The applicant, Hayden Enterprises Inc., requests approval to replat two existing lots into one buildable lot and one unbuildable lot due to powerline easements. The proposed replat would result in two (2) lots. The property is identified as 9700 & 19000 on Assessors Map 5N2820BB. The intent of the replat is to create a lot that meets City standards as well as county assessors' standards for the building of a new single-family home.

6. **DISCUSSION ITEMS**

7. **INFORMATIONAL ITEMS**

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

7.b [Microsoft Surface Go Training](#) *Suggested Action: The City has invested in Microsoft Surface Go laptop computers for each planning commissioner to use during their term on the Planning Commission. Our City Recorder will be training on the set up of these devices.*

8. **ADJOURNMENT**

This institution is an equal opportunity provider. Discrimination is prohibited by Federal law. Special accommodations to attend or participate in a city meeting or other function can be provided by contacting City Hall at (541) 922-3226 or use the TTY Relay Service at 1-800-735-2900 for appropriate assistance.

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

1. CALL TO ORDER & ROLL CALL

Meeting called to order at 6:40 p.m.

- A. **Present:** Commissioners; Boyd Sharp, Kelly Nobles, Bruce McLane, Jennifer Cooper, Hilda Martinez, Keith Morgan, Heidi Sipe
- B. **Absent:**
- C. **Late arrival:**
- D. **Staff present:** Community Development Director, Brandon Seitz and Associate Planner, Jacob Foutz.

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

3.a [February 23, 2021 Minutes](#)

Chair Sharp asked for a more detailed report from the City Managers report.

Motion to approve by Commissioner Morgan, seconded by Commissioner McLane. Motion Carries 6-0.

4. UNFINISHED BUSINESS

5. NEW BUSINESS

- 5.a* [Powerline Storage Conditional Use \(CU-2-21\) & Site Plan \(SP-2-21\)](#) *Suggested Action:* *The applicant, Powerline Storage, is requesting approval of a conditional use and site plan approval to expand and bring into compliance an existing self-storage facility. The applicant will do this in phases. This application is for the approval of the Conditional Use as well as the Site Plan Review of Phase 1. There will be three buildings in Phase One. Two of the buildings will be approximately 30 feet wide and 200 feet long consisting of 37 units and an office in one building and 48 units in the second building. The third building will sit on the southeast corner of the property with dimensions of approximately 30 feet by 50 feet for a shop area.*

Chair Sharp opened the hearing and read into the record the Public Hearing Opening Statement.

Chair Sharp asked if there was any conflicts or objections.

Commissioner Morgan explained that he was the applicant

Chair Sharp asked Commissioner Morgan to step down

Commissioner Morgan stepped down

Chair Sharp asked for the Staff Report

Planner Foutz explained: a previous application was submitted in 2013, by a previous applicant/owner, permission was received with conditions of approval, the conditions of approval were not followed and the property fell out of good standing with the City. The facility was never recognized as a legitimate business by the City of Umatilla. The applicant purchased the property with the intent to bring the property into compliance and expand the use. The applicant is proposing to complete this project in 3 phases. The first phase is a part as this application and future phases will be approved by site plan review by staff. The applicant will be required to improve their portion of Powerline Road to a full city standard.

Chair Sharp clarified that the subsequent phases will be processed by staff and not the Planning Commission.

Planner Foutz confirmed.

Chair Sharp asked for any testimony from the applicant.

Keith Morgan of Powerline Storage at 85 Truman Avenue, Umatilla OR 97882

Mr. Morgan explained he will put in two buildings that will add 104 units in the first phase and then another 104 units in the second phase for a total of 208 units added in the first two phases. Future expansion will be dependent on the success of the first two phases.

Commissioner Martinez asked if the whole thing will be paved on the inside as well.

Mr. Morgan confirmed it will be paved as the phases go in.

Chair Sharp asked what would happen if after phases 1 the applicant chooses to not continue in the phasing.

Mr. Morgan stated that he was “dead set” on going through on phases two and three.

Chair Sharp explained that the conditions of approval will apply through the entirety of the phases.

Mr. Morgan agreed.

Chair Sharp asked for any testimony from the audience. No other audience was present.

Chair Sharp called for a motion to close the hearing of CU-2-21 & SP-2-21. Motion to close by Commissioner Nobles. Seconded by Commissioner Cooper. Motion Carried 6-0.

Chair Sharp asked for any question or discussion among commission members. None.

Chair Sharp called for a motion to approve CU-2-21 & SP-2-21. Motion to approve by Commissioner McLane. Seconded by Commissioner Martinez. Motion Carried 6-0.

Commissioner Morgan returned to the stand.

5.b Nobles RV Park Conditional Use CU-3-21 Suggested Action:

The applicant, Kelly Nobles, requests approval to develop a 60 site RV park. The subject property is generally located between I and L Streets north of Fifth Street and the rail spur. It worth noting that a similar application had previously received approval in 2018 but that approval expired after one year. Although similar, this application will be processed as a new and separate application.

Chair Sharp opened the hearing and stated that no change to the attendance has occurred since the first reading of the Public Hearing Opening Statement.

Chair Sharp asked if there was any conflicts or objections.

Commissioner Nobles stated that he was the applicant.

Chair Sharp asked Commissioner Nobles to step down.

Commissioner Nobles stepped down.

Chair Sharp asked for the staff report

Planner Foutz explained that a similar application was processed in 2018 by the City of Umatilla Planning Commission. Although similar, these applications are separate and have been treated as such. The applicant has been working with SHPO to ensure the correct steps are taken for this project. The subject property is within a known historic site.

Coordination with the correct governing authority of historic sites is required of the applicant. The RV Park is expected to meet City RV Park standards. Any standards that were not met on the site plan were required as conditions of approval. This application is being processed as just a Conditional use and a Site plan review is not included. Any site plan review will be processed by City staff. Access to the site will be by old City of Umatilla Right of Way as well as US Corp of Engineers property.

Director Seitz stated that the applicant has been very good at keeping communication open and working with the required agencies.

Director Seitz clarified that any new cultural discovery could change the use of the site.

Chair Sharp asked for any questions of the Staff.

Commissioner Morgan asked if this was a RV park or a trailer park

Planner Foutz explained it is a RV park.

Chair Sharp clarified that the conditional uses found in the report are also found in the conditional use list.

Planner Foutz confirmed that they were.

Chair Sharp asked why we do not have it as a requirement to have a cultural resource monitor during all construction of the RV park, as requested by CTUIR.

Planner Foutz explained that we do not have the authority to require that on private property.

Director Seitz explained we do not enforce CTUIR law we can only enforce the laws and code that we have on our books or that which SHPO requires as they are the governing authority.

Commissioner Sipe asked if people could hop spots within the park or would they have to leave the park.

Director Seitz explained they would have to leave the park.

Commissioner Morgan asked if this was setting a precedence for more development down the line in this area.

Director Seitz explained that it could but was far from a guarantee.

Chair Sharp asked for any testimony from the applicant.

Kelly Nobles of KC Enterprises at 1050 Stephens, Umatilla OR 97882

Mr. Nobles explained that he has approval from CTUIR and SHPO and has hired who they said.

Mr. Nobles summarized the time from the first application to the present application.

Mr. Nobles explained that he received adjustments to the conditions of approval on the last application and hopes to receive the same ones for this application.

The applicant explained that he does not want to pave the access he currently has and wants to pave once the 5th street rail spur is moved and then gain access from there. In addition, he requested that the landscaping standards be waved, along with the 90-day limit at the park.

Chair Sharp asked for clarification on what Mr. Nobles was proposing instead of the 90-day limit.

Mr. Nobles stated he would like to have 1 year.

Chair Sharp asked for the staff's response.

Director Seitz stated that a variance would be needed to make any changes. Changing

standards via conditions of approval is illegal, and is an exception not a variance.

Director Seitz recommended that the application be approved and a variance be brought before the Commission for the Site Plan Review.

Chair Sharp asked for the applicant's rebuttal

Mr. Nobles explained the RV Park at the marina is not a good comparison to his. And that landscaping would be on the Railroad ROW.

Chair Sharp called for a motion to close the hearing of CU-3-21. Motion to close by Commissioner Morgan. Seconded by Commissioner Sipe. Motion Carried 6-0.

Chair Sharp asked for any question or discussion among commission members.

Commissioner McLane thanked the applicant for the perseverance on this.

Commissioner Morgan stated he is in favor of graveling the park and allowing the year stay limit. He feels that a variance is just kicking the can down the road.

Chair Sharp called for a motion to approve CU-3-21. Motion to approve by Commissioner Sipe. Seconded by Commissioner McLane. Motion Carried 6-0.

Commissioner Nobles returned to the stand.

5.c **Fastmart Umatilla Inc Conditional Use (CU-4-21) & Site Plan (SP-3-21) Suggested Action:**

The applicant, Fast Mart Umatilla Inc., requests approval to establish a Convenience Store in the Downtown Commercial Zone. The applicant has completed a Replat for these two tax lots in January of 2021.

Chair Sharp opened the hearing and stated that no change to the attendance has occurred since the first reading of the Public Hearing Opening Statement.

Chair Sharp asked if there was any conflicts or objections. None

Chair Sharp asked for the staff report

Planner Foutz went over the staff report and explained standards that were not addressed in the site plan were added to the conditions of approval.

Commissioner Morgan asked if they were closing off the 6th street access.

Planner Foutz responded that they were not and that the entrance on 6th will remain the primary access.

Chair Sharp asked how the new entrance would work with the sloping parking lot.

Director Seitz explained the building department will ensure it is ADA accessible.

Chair Sharp clarified that a pharmacy is allowed outright in the zone.

Planner Foutz confirmed.

Chair Sharp called for a motion to close the hearing of CU-4-21 & SP-3-21. Motion to close by Commissioner Nobles. Seconded by Commissioner Morgan. Motion Carried 6-0.

Chair Sharp called for a motion to approve CU-4-21 & SP-3-21. Motion to approve by Commissioner McLane. Seconded by Commissioner Cooper. Motion Carried 6-0.

6. **DISCUSSION ITEMS**

7. **INFORMATIONAL ITEMS**

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

Director Seitz explained that he will use this time in the future but has nothing for now.

8. ADJOURNMENT

Meeting Adjourned 8:01pm

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DRAFT



**CITY OF UMATILLA PLANNING COMMISSION
 REPORT AND RECOMMENDATION
 FOR
 REPLAT RP-3-21**

DATE OF HEARING: April 27, 2021

REPORT PREPARED BY: Jacob Foutz, Associate Planner

I. GENERAL INFORMATION AND FACTS

Applicant: Hayden Enterprises Inc, 2464 SW Glacier Place, Redmond, OR 97756.

Property Owners: Hayden Enterprises Inc, 2464 SW Glacier Place, Redmond, OR 97756.

Land Use Review: Replat of Tax Lots 9700 & 19000 on Assessors Map 5N2820BB.

Property Description: The properties are described as Tax Lots 9700 & 19000 on Assessors Map 5N2820BB.

Location: The property lies North of Pine Tree Ln and generally West of Powerline Rd.

Existing Development: Tax Lot 9700 is land with powerline utility easements. Tax lot 19000 is vacant with a single-family home to the east.

Proposed Development: The applicant intends to reconfigure the existing lots into one buildable lot and one unbuildable lot. The replat would result in two lots. This would establish tax lot 19000 as a buildable tax lot.

Zone Single Family Residential (R1).

Adjacent Land Use(s):

Adjacent Property	Zoning	Use
North	Single Family Residential (R1)	Single family homes
South	Single Family Residential (R1)	Single family homes
East	Single Family Residential (R1)	Single family homes
West	Single Family Residential (R1)	Vacant land

II. NATURE OF REQUEST AND GENERAL FACTS

The applicant, Hayden Enterprises Inc., requests approval to replat two existing lots into one buildable lot and one unbuildable lot due to powerline easements. The proposed replat would result in two (2) lots. The property is identified as 9700 & 19000 on Assessors Map 5N2820BB. The intent of the replat is to create a lot that meets City standards as well as county assessors' standards for the building of a new single-family home.

The City's Land Division Ordinance (LDO) does not directly address replat requests, however, Section 11-2-6(A) addresses land division approval criteria. Therefore, the City will process the request subject to the standards contained in Section 11-2-6 of the LDO similar to a subdivision or partition request.

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

10-3A-4: DEVELOPMENT STANDARDS:

Minimum lot area	7,000 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
Side street yard	10 feet
Garage	18 feet from any street except an alley
Maximum building height	40 feet

Findings: The applicant is proposing to replat two existing lot into two (2) lots. Both of the existing lots are currently zoned R1. The result of the request will not change the zoning leaving the 2 lots zoned R1. The dimensional standards for the R1 zone (Section 10-3A-4) is listed above for reference. Both of the proposed lots will exceed the minimum lot width and depth and area requirements.

Conclusion: The proposed lots exceed the minimum dimensional standards for new lots located in the R1 zoning district.

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 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: The CUZO and 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. 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 properties are not within the IAMP area.

Conclusion: The properties are not located within the I-82/U.S. 730 Interchange Management Area. This criterion is not applicable.

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

Findings: The properties are located within the R1 zoning district and the applicable City zoning requirements are addressed above. The proposed lots comply with all of the dimensional standards as addressed in this report.

Conclusion: Both 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 engineered design and safety standards for construction of streets, sidewalks, curbs, water/sewer lines, other utilities and for installation of improvements. It is anticipated that the purchaser of Tax Lot 19000 will request permission to connect to City services at the time of development. However, no new streets are proposed as part of this request.

Conclusion: The proposal will result in a two (2) lots, however, no new streets or dedication of public rights of way are proposed or necessary. New connections to City services and installation of sidewalks will be required to meet the City's Public Works Standards in place at the time of the development request.

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 criterion 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 other known natural features on the subject property. No streets are proposed as part of this request therefore vehicle, pedestrian and bicycle access will be maintained.

Conclusion: The subject property has no inventoried natural features. No new streets are proposed or necessary to provide access to the site. Therefore, no disruption of natural features will occur as a result the replat request.

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: Only one of the proposed lots (Tax Lot 19000) will be located along Pine Tree Road will have direct frontage and will have access to city services and public facilities. Tax Lot 9700 will be maintained in a large lot with restrictive powerline easements. Access to Tax Lot 9700 will be taken from Powerline Road. No new streets are proposed and all of the existing lots will maintain access to public facilities and streets that will allow for future development.

Conclusion: All of the proposed lots will have access to public facilities and streets.

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 replat will not create a new public street.

Conclusion: The proposed replat will not create a new public street.

SECTION 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: None of the proposed lots are through lots.

Conclusion: The proposed lots are not through lots. This criterion is not applicable.

- 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: The proposed are rectangular in shape to the extent possible.

Conclusion: Tax Lot 19000 will create a building site which is nearly rectangular. Tax Lot 9700 will not be developed due to powerline easements.

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

Findings: As show on the preliminary plat all of the proposed lots will have a width to depth ratio that does not exceed 2.5.

Conclusion: The proposed lots will have a width to depth ratio that does not exceed 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: All of the proposed lots will exceed fifty feet (50') of street frontage.

Conclusion: All of the resulting lots will exceed the minimum fifty feet (50') of street frontage.

- 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. SUMMARY CONCLUSIONS AND DECISION

This request for tentative replat approval meets or is capable of meeting through appropriate conditions of approval the land division requirements of the City of Umatilla's LDO. Therefore, staff recommends this request (RP-3-21) to replat two (2) existing lots into two (2) be **APPROVED** based on the findings of fact and conclusion contained in Section III of this report subject to the conditions of approval contained in Section V of this report.

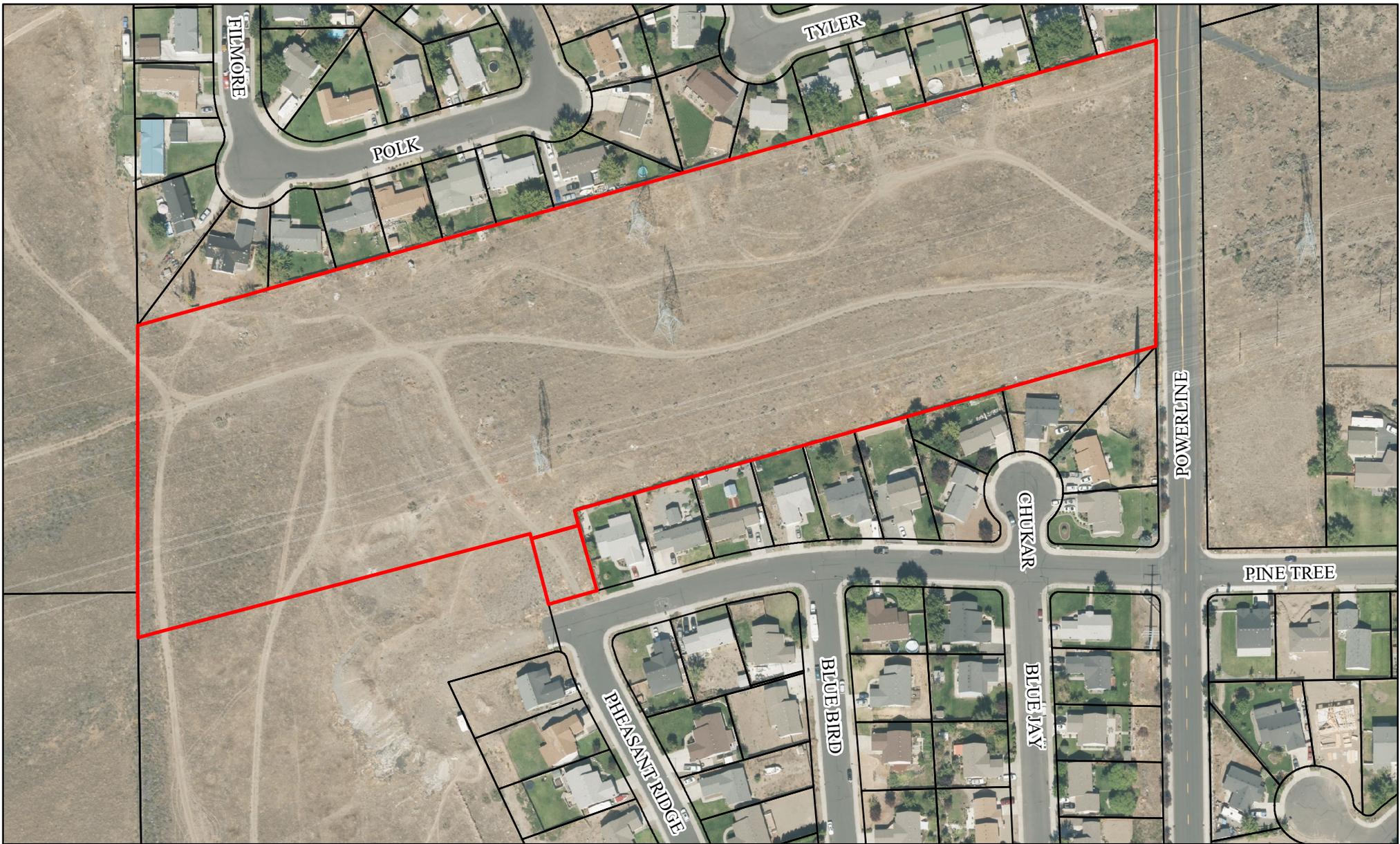
V. CONDITIONS OF APPROVAL

1. A tentative plat must be submitted to the City of Umatilla, Umatilla County Surveyor and Umatilla County GIS Department for review prior to submitting the final plat.
2. Final plat approval must be obtained and recorded within one year from the date of this approval, as required by Section 11-3-1(A) of the Land Division Ordinance, unless the applicant applies for and receives approval of an extension as specified under Section 10-14-16 of the City of Umatilla Zoning Ordinance.
3. The final plat must comply with the requirements of ORS chapter 92 and the requirements in Sections 11-3-1 and 11-3-2 of the City of Umatilla Land Division Ordinance.
4. If any historic, cultural or other archaeological artifacts are discovered during construction and installation of any required improvements, the applicant/developer shall immediately cease construction activity and notify appropriate agencies including, but not necessarily limited to the City of Umatilla and the Confederated Tribes of the Umatilla Indian Reservation (CTUIR).
5. Failure to comply with the conditions of approval established herein may result in revocation of this approval.
6. The applicant shall submit a copy of the final recorded plat to the City of Umatilla.
7. The applicant shall obtain all federal, state and local permits or licenses necessary to record the final plat.

VI. EXHIBITS

Exhibit A Notice Map

Exhibit B Preliminary Plat



Hayden Enterprises Replat (RP-3-21)
Hayden Enterprises, Applicant & Owner
Map: 5N2820BB Tax Lots: 9700&19000
Legend

*Notice given to property owners within 100'

 Subject Property  TAXLOTS 03-05-2021



Feet
 100 200 300 400
 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 4/6/2021

SURVEYOR'S CERTIFICATE:

I, BRENTON A. GRIFFIN, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THE REPLAT AS SHOWN IS BASED UPON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE HEREON CORRECTLY SHOWN AND THAT THE LOT CORNERS HAVE BEEN STAKED ON THE GROUND AS SHOWN ON THE MAP IN ACCORDANCE WITH ORS CHAPTER 92 AS REVISED AND WITH THE CITY OF UMATILLA SUBDIVISION ORDINANCE. THE INITIAL POINT OF THIS REPLAT IS THE 1/16TH CORNER MONUMENT FOUND ALONG THE WEST LINE OF THE SUBJECT PROPERTY AS REFERENCED TO THE SURROUNDING CONTROLLING CORNERS. THE LANDS BEING PARTITIONED HEREBY ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 12 OF HAYDEN RIVER ESTATES NO. 1, AN ADDITION TO THE CITY OF UMATILLA, UMATILLA COUNTY, OREGON.

SURVEYOR'S NOTES:

1. BASIS OF BEARING IS GRID, US STATE PLANE, NAD 83/2011, OREGON NORTH ZONE, BASED ON GNSS OBSERVATIONS. DISTANCES SHOWN HEREON ARE GROUND (INT. FT) SCALED FROM GRID USING A COMBINED FACTOR OF 0.99995624 FROM LATITUDE: 45°54'16.67"N LONGITUDE: 119°20'49.58"W.
2. ○ = DENOTES SET 5/8"x30" REBAR WITH BLUE PLASTIC CAP STAMPED "GRIFFIN, RSI LS93754".
3. ● = DENOTES FOUND MONUMENT AS NOTED.
4. (M) = MEASURED PER THIS SURVEY (C) = COMPUTED (YPC) = YELLOW PLASTIC CAP
5. EQUIPMENT AND PROCEDURES USED: MULTI FREQUENCY GNSS RECEIVERS USING REAL TIME KINEMATIC METHODS.

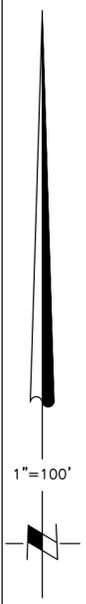
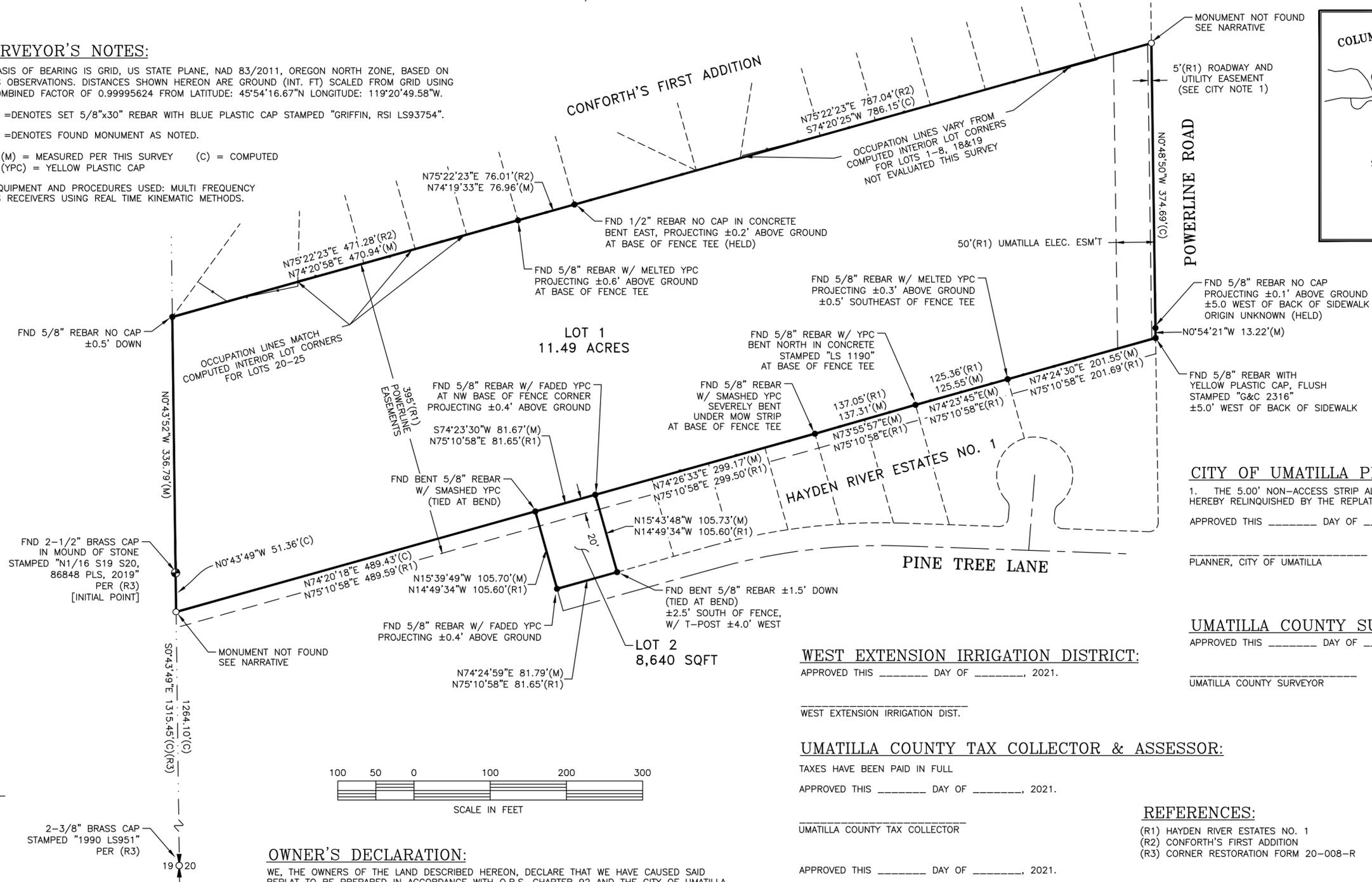
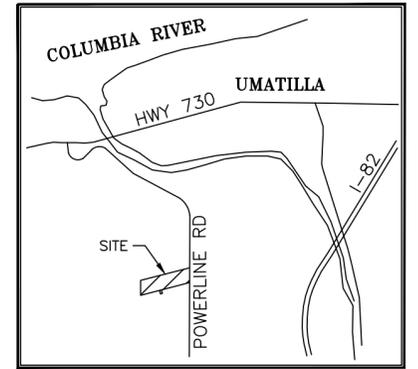
SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO CREATE A SEPARATE TAX LOT ALONG PINE TREE LANE ADJACENT TO LOT 11 OUT OF THE EXISTING LOT 12. LOT 1 OF THIS REPLAT IS COMPLETELY BURDENED BY POWERLINE EASEMENT AND IS NOT A BUILDABLE TAX LOT.

LOT 12 WAS RETRACED BY HOLDING FOUND MONUMENTS ALONG THE EXTERIOR BOUNDARY AND FROM RECORD CALLS FROM SURVEYS LISTED. THE NORTHEAST CORNER OF LOT 12 WAS REESTABLISHED BY DISTANCE-DISTANCE INTERSECTION FROM THE FOUND MONUMENTS MARKING THE SOUTHEAST AND NORTHWEST CORNERS OF SAID LOT 12. THE SOUTHWEST CORNER OF SAID LOT 12 WAS REESTABLISHED AT SINGLE PROPORTION FROM THE FOUND MONUMENT MARKING THE NORTHWEST CORNER OF SAID LOT 12 AND THE WEST QUARTER CORNER OF SECTION 20 AND WAS SET ON LINE BETWEEN THE NORTH 1/16TH AND WEST 1/4 CORNER MONUMENTS.

HAYDEN RIVER REPLAT

A REPLAT OF LOT 12, HAYDEN RIVER ESTATES NO. 1
LOCATED IN A PORTION THE NW 1/4 OF SECTION 20,
T5N, R28E, W.M., UMATILLA COUNTY, OREGON



CITY OF UMATILLA PLANNING DEPARTMENT:

1. THE 5.00' NON-ACCESS STRIP ALONG THE EAST LINE OF LOT 12 IS HEREBY RELINQUISHED BY THE REPLATING OF SAID LOT 12 AS SHOWN HEREON.
APPROVED THIS _____ DAY OF _____, 2021.

PLANNER, CITY OF UMATILLA

UMATILLA COUNTY SURVEYOR:

APPROVED THIS _____ DAY OF _____, 2021.

UMATILLA COUNTY SURVEYOR

WEST EXTENSION IRRIGATION DISTRICT:

APPROVED THIS _____ DAY OF _____, 2021.

WEST EXTENSION IRRIGATION DIST.

UMATILLA COUNTY TAX COLLECTOR & ASSESSOR:

TAXES HAVE BEEN PAID IN FULL
APPROVED THIS _____ DAY OF _____, 2021.

UMATILLA COUNTY TAX COLLECTOR

APPROVED THIS _____ DAY OF _____, 2021.

UMATILLA COUNTY ASSESSOR

UMATILLA COUNTY COMMISSIONERS:

THE ACCOMPANYING REPLAT IS APPROVED FOR FILING AND RECORDING IN THE RECORD OF PLATS OF UMATILLA COUNTY, OREGON BY THE UNDERSIGNED.
APPROVED THIS _____ DAY OF _____, 2021.

CHAIRMAN _____
COMMISSIONER _____
COMMISSIONER _____

OWNER'S DECLARATION:

WE, THE OWNERS OF THE LAND DESCRIBED HEREON, DECLARE THAT WE HAVE CAUSED SAID REPLAT TO BE PREPARED IN ACCORDANCE WITH O.R.S. CHAPTER 92 AND THE CITY OF UMATILLA SUBDIVISION ORDINANCE AND HEREBY DEDICATE THOSE EASEMENTS SHOWN HEREON FOR THE PURPOSES HEREON INDICATED.

OWNER:

AUTHORIZED MEMBER
HAYDEN ENTERPRISES, INC., AN OREGON CORPORATION

HAYDEN ENTERPRISES, INC.
2464 S.W. GLACIER PL.
REDMOND, OR 97756

ACKNOWLEDGMENT

STATE OF OREGON } s.s.
COUNTY OF _____ }
THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON (DATE) _____, 20____
BY THE ABOVE NAMED MEMBER OF RIVER ESTATES, LLC, ON BEHALF OF SAID COMPANY.

NOTARY PUBLIC IN AND FOR THE STATE OF OREGON _____ RESIDING AT _____

NOTARY STAMP (BLACK INK ONLY)

REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY
OREGON
MARCH 09, 2021
BRENTON A. GRIFFIN
93754PLS
RENEWS: 06/30/2023

THIS IS AN EXACT COPY OF THE ORIGINAL

RSI ROGERS SURVEYING INC., P.S.
1455 COLUMBIA PARK TRAIL
RICHLAND, WA, 99352
PHONE (509) 783-4141
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