

**UMATILLA PLANNING COMMISSION MEETING
AGENDA
COUNCIL CHAMBERS
JULY 28, 2020
6:30 PM**

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

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF MINUTES**

3.a [May 26th, 2020 Minutes](#) *Suggested Action: Draft minutes for commission approval.*

4. **UNFINISHED BUSINESS**

5. **NEW BUSINESS**

5.a [Cascade Natural Gas Conditional Use \(CU-2-20\)](#) *Suggested Action: The applicant, Cascade Natural Gas Corporation, requests approval to relocate a 2” Intermediate Pressure Pipeline. The new pipeline would be installed in Nugent Park, approximately 2,250 feet upriver of the Highway 730 bridge, by the applicant, CNGC. Horizontal directional drilling would be used during installation to avoid impacts to sensitive natural resources associated with the Umatilla River, and trenching would be used in upland/non-sensitive areas.*

5.b [City of Umatilla Replat \(RP-1-20\)](#) *Suggested Action: The applicant, The City of Umatilla, requests approval to replat one industrial use lot into two. The proposed replat would result in two lots. The property is identified as Tax Lot 2800 on Assessors Map 5N281400. The City of Umatilla is the property owner.*

6. **DISCUSSION ITEMS**

6.a [Community Development Department Quarterly Report - Quarterly report for the 3rd quarter of FY 2019-2020](#) *Suggested Action: Discussion Only*

7. **INFORMATIONAL ITEMS**

7.a [August 25th Planning Commission - Pending Chapter 9 Comprehensive Plan Update, Urban Growth Boundary Application, Annexation and Plan Map Amendment \(Rezone\) applications. Staff will provide a brief overview of pending applications for next months August Planning Commission Meeting.](#) *Suggested Action: None.*

8. **ADJOURNMENT**

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**CITY OF UMATILLA
PLANNING COMMISSION
May 26, 2020
DRAFT MINUTES
COUNCIL CHAMBERS**

- I. CALL TO ORDER:** Meeting called to order at 6:33 p.m.
- II. ROLL CALL:**
- A. **Present:** Commissioners; Boyd Sharp, Keith Morgan, Kelly Nobles, Bruce McLane, Heidi Sipe, and Hilda Martinez.
 - B. **Absent:**
 - C. **Late arrival:**
 - D. **Staff present:** Community Development Director, Brandon Seitz and Associate Planner, Jacob Foutz.
- III. PLEDGE OF ALLEGIANCE:**
- IV. APPROVAL OF MINUTES:** Minutes April 28, 2020. Motion to approve with conditions by Commissioner Morgan, seconded by Commissioner Nobles. Motion carried 5-0.

UNFINISHED BUSINESS:

4.a Nobles Appeal (AP-1-20) of Rivera Partition (MnP-3-19) Suggested Action: An appeal of the Planning Department's decision approving the Proposed Development: To partition the property into three parcels for residential use as requested in partition application MnP-319. The property upon which the partition is located is identified as Tax lot 1300 on Assessors map 5N2821. The appeal was filed by Clyde Nobles, Betty Nobles, James Nobles, and Sandra Nobles. Maria and Pedro Rivera are the applicants whose partition decision is under appeal.

Commissioner Nobles recused himself from the hearing due to family relations with the Appellants.

Director Seitz gave staff report ultimately recommending denial of the Appeal.

Chair Sharp asked for testimony from any appellants.

Clyde Nobles stated that there is not a 50-foot easement from Bensel road to the Rivera Property. Pointing to Plat 2001-15 as evidence. Mr. Nobles claimed that the easement ends at the south border of Tax Lot 1900, and that anything north of that is only a 40-foot easement. Mr. Nobles claimed that 2004-8 shows that it is 20 foot on the west side and 30 feet on the east side, and that it ends halfway down cooney lane extension continuing the rest of the way as a 40-foot easement. Mr. Nobles also stated that the letter from the public works director is not enough because the City engineer also needs to sign off to reduce a city street smaller than 60 feet according to the TSP. Mr. Nobles requested that a different easement is used rather than cooney lane extension.

Betty Nobles stated that she's opposed to the partition. Mrs. Nobles claims that City staff sent a terribly misleading map. Mrs. Nobles gave a history of the Nobles family in the area of the partition, and that cooney lane extension was only meant for members of the Nobles family.

Bruce Nobles gave a history of the property. Stu Bonney is who the Nobles family originally sold the property too. Mr. Nobles stated that he was the public works director in Umatilla for four years. Mr. Nobles spoke on how cooney lane extension has a lot of traffic currently. Mr. Nobles stated the road is not suitable

to be driven on. Mr. Nobles stated that he served in the fire department for 20 years and firetrucks should not go down cooney lane extension.

Kim Nobles clarified that Betty Nobles is for the appeal and against the partition. Kim stated that she would like to see the easement closest to the river road to be utilized. She stated that the issue of who will maintain the road needs to be addressed.

Chair Sharp asked for any other testimony.

Chair Sharp called for a motion to close the public hearing. Motion to close public hearing by Commissioner Morgan, seconded by Commissioner Sipe. Motion carried 5-0

Commissioner Morgan stated he understands the appellants position and that the road is a mess. Recommended approving the appeal.

Commissioner Sipe asked for clarification if the appeal is only regarding the distance or width of the easement.

Director Seitz confirmed that the appeal is regarding the easement and nothing else. Director Seitz added that standards can only be applied that the City has approved, not County standards that used to apply.

Chair Sharp entertained a motion to deny the appeal or approve it. Commissioner Morgan moved to approve the appeal, Seconded by Commissioner Martinez. Motion failed 3-2. Chair Sharp, Commissioner Sipe, and McLane against. Commissioners Martinez and Morgan for. Nobles Appeal denied.

Bruce Nobles asked Chair Sharp regarding the development process in the area.

Director Seitz clarified some concerns regarding the map created for the original notice.

V. NEW BUSINESS: None

VI. DISCUSSION ITEMS: None

VIII. INFORMATIONAL ITEMS:

IX. ADJOURNMENT: Adjourned at 7:40pm.

**CITY OF UMATILLA PLANNING COMMISSION
REPORT AND RECOMMENDATION
FOR
CONDITIONAL USE CU-2-20**

DATE OF HEARING: July 28, 2020

REPORT PREPARED BY: Jacob Foutz, Associate Planner

I. GENERAL INFORMATION AND FACTS

- Applicant:** Cascade Natural Gas Corporation, 8113 Grandridge Boulevard, Kennewick, WA 99336.
- Land Use Review:** Conditional use for a Natural Gas line as a utility facility/community service use.
- Property Description:** The boring will occur within existing rights of way of Stephens Ave and G Street/City of Umatilla property. The line will go under the Umatilla river, not disturbing any wetlands.
- Proposed Development:** The applicant intends to relocate a Natural Gas line. No aboveground structures or impervious surfaces are proposed. No native or non-native vegetation would be removed during project construction.

II. NATURE OF REQUEST AND GENERAL FACTS

The applicant, Cascade Natural Gas Corporation, requests approval of a conditional use permit to install/relocate a natural gas line that will serve the City of Umatilla and surrounding areas. The proposed natural gas line installation process would consist of boring and directional drilling in the City of Umatilla right of way. The entire project will be installed underground.

The proposed natural gas line is considered a community service use. Community service uses may be allowed in any zoning district as a conditional use. All community service uses are required to be reviewed as conditional uses according to the procedures and criteria of Chapters 12 and 14 of the City of Umatilla Zoning Ordinance (CUZO).

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.

10-7-1: FLOOD PLAIN (FP) DISTRICT:

The purpose of the Flood Plain District is to promote and protect the public health, safety, and general welfare, and to minimize flood losses by provisions designed to do the following:

- A. Restrict or prohibit uses that are dangerous to health, safety, or property in times of flood or which cause increased flood heights or velocities.
- B. Require that uses vulnerable to floods, including public facilities that serve such uses, be provided with flood protection at the time of initial construction.
- C. Protect individuals from buying lands that are unsuited for some purposes because of flood hazard.
- D. Protect existing wildlife habitat. (Ord. 688, 6-15-1999).

Findings: The purpose of the project is to relocate and replace an existing utility that is attached to the Highway 730 bridge and within a floodplain. Since the new pipeline would be located underground, making it less susceptible to damage from floods, slope failures, or other natural hazards. Entry and exit points for horizontal directional drilling and traditional trenching would occur outside the floodplain in areas that are already developed or disturbed. These areas outside the floodplain boundary would be restored to match existing conditions upon project completion.

Conclusion: The installation of a new line completely underground will allow for a more secure facility. This line will circumvent any risk associated with flooding allowing for a more safe and effective delivery of a community service use. Therefore, the proposed development will minimize flood loss.

10-7-4: ACTIVITIES WITHIN THE RIPARIAN AREA:

A. Permanent Alteration, Exceptions: The permanent alteration of the riparian area by grading or by the placement of structures or impervious surfaces is prohibited, except for the following uses, provided they are designed to minimize intrusion into the riparian area, and no other options or locations are feasible:

1. Streets, roads, and paths;
2. Drainage facilities, utilities, and irrigation pumps;

Findings: The proposed use is a utility pipeline. This use is allowed.

Conclusion: The proposed use is a utility pipeline. This use is allowed.

B. Removal Of Vegetation: Removal of riparian vegetation is prohibited, except for:

1. Removal of nonnative vegetation and replacement with native plant species. The replacement vegetation shall cover, at a minimum, the area from which vegetation was removed, and shall maintain or exceed the density of the removed vegetation.
2. Removal of vegetation necessary for the development of approved water-related or water-dependent uses. Vegetation removal shall be kept to the minimum necessary to allow the water-dependent or water-related use.
3. Trees in danger of falling and thereby posing a hazard to life or property may be removed, following consultation and approval from the City Administrator. If no hazard will be created, the City Administrator may require these trees, once felled, to be left in place in the riparian area.

Findings: No native or non-native vegetation would be removed during project construction.

Conclusion: No native or non-native vegetation would be removed during project construction.

CUZO 10-12-1: AUTHORIZATION TO GRANT OR DENY:

A. Approval Criteria: The applicant shall carry the burden of proof in demonstrating that the following review criteria are satisfied, in addition to any specific criteria and standards in this Chapter, other applicable chapters of this Title, and this Code. If any of the following criteria and other applicable standards cannot be satisfied by requiring conditions with the approval, the use shall be denied:

1. Applicable Plans: The conditional use application complies with applicable policies of the Umatilla City Comprehensive Plan.

Findings: The CUZO implements 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 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 criteria in the CUZO as addressed in this report.

2. Code Provisions: The proposal complies with all applicable provisions of this Code, including, but not limited to, provisions of this Chapter, the base district, and site review, as well as any other applicable provisions of this Code.

Findings: This report outlines the applicable provision of the CUZO. If the request is found to meet all of the criteria addressed in this report the request will comply with this standard.

Conclusion: The request is found to comply with all of the applicable criteria of the CUZO as addressed in this report.

3. Use Characteristics: If the proposed use is a community service, application shall include evidence to demonstrate that the proposed use is needed within the community to provide a social or technical benefit.

Findings: The purpose of the proposed pipeline is to provide increased natural gas delivery capacity and reliability within the City of Umatilla, Oregon, and surrounding communities. The proposed work would contribute to the City's overall goal of encouraging compact growth in the downtown area via the provision of utilities at an acceptable level of service, while ensuring that utilities are provided in a reliable, sustainable, and safe manner (City of Umatilla, Comprehensive Land Use Plan).

Conclusion: The proposed use will benefit the community by providing additional level of service, which can help local businesses, governmental agencies and others be more productive in the local and regional economy.

4. Site Characteristics: The site is appropriate for the proposed use, considering, but not limited to, the following factors: neighboring land use, adequacy of transportation facilities and access, site size and configuration, adequacy of public facilities.

Findings: The proposed pipeline would intersect areas zoned R-1 and R-2. The proposed use meets the definition of a Community Services Use and is therefore compatible with the City of Umatilla Zoning Ordinance. As a utility use, the proposed pipeline does not affect the adequacy of transportation facilities. No adverse cumulative impacts to existing uses are anticipated as a result of the project.

Conclusion: The proposed site is an underground route starting and ending within existing

street rights of way. The use of street right of way for utility facilities is standard practice for many utility companies and is the City's preferred location for new utilities. Once construction of the proposed natural gas line is complete there are no anticipated negative impacts to adjacent or neighboring uses. Therefore, the proposed site, underground starting and ending within existing rights of way, is considered an appropriate location for the proposed utility facility.

5. Impacts On The Neighborhood: Potential impacts on neighboring properties shall be identified. Mitigating measures shall be identified for unavoidable adverse impacts.
6. Impacts On The Community: Potential impacts on the community shall be identified, including, but not limited to, public facilities, land supply within the particular zoning district, impact on housing, etc. Potential benefits of a proposed use may outweigh potential impacts, but such benefits and impacts should be identified. Unavoidable adverse impacts should be mitigated to the extent possible.

Findings: The project would not have adverse impacts on the community. There would be beneficial impacts to public facilities because it relocates an existing pipeline to maintain service. Adverse impacts to land supply and housing are not anticipated because the project is an underground pipeline relocation in an area not otherwise suited to commercial or residential development.

Construction activities have the potential for unearthing artifacts of historic or cultural significance to the Confederated Tribes of the Umatilla Indian Reservation (CTUIR). If historic, cultural or other archaeological artifacts are discovered during construction the applicant will be required to cease construction activities and notify the appropriate agencies.

Conclusion: The natural gas line will be placed underground within existing street rights-of-way and there should not be any noticeable long-term impacts on neighboring or nearby properties. Some impacts from construction activities, such as noise from equipment or displaced traffic patterns may occur but should be temporary.

IV. SUMMARY AND RECOMMENDATION

The applicant, Cascade Natural Gas Corporation, requests approval of a conditional use permit to install/relocate a natural gas line that will serve the City of Umatilla and surrounding areas. The request appears to meet all of the applicable criteria and standards for this type of use. 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 Conditional Use, CU-2-20, subject to the conditions of approval contained in Section V.

V. CONDITIONS OF APPROVAL

1. The applicant shall be responsible for ensuring that locates for all pre-existing utilities are called for at least 48 hours in advance using the Oregon 1-800-332-2344 Call Before You Dig hotline.

2. If any historic, cultural or other archaeological artifacts, are discovered during construction and installation of the Natural Gas line or associated structures, the applicant shall immediately cease construction activity and notify the 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.
3. The applicant must begin construction of the proposed use within one year of the date of final approval of this request unless the applicant applies for and receives an extension prior to expiration of this approval.
4. Failure to comply with the conditions of approval established herein may result in revocation of this approval.

VI. EXHIBITS

Exhibit A – Public notice map

Exhibit B – Applicant’s submitted construction plans (reduced)



City of Umatilla

700 6th Street, PO Box 130, Umatilla, OR 97882
City Hall (541) 922-3226 Fax (541) 922-5758

NOTICE OF PLANNING COMMISSION REVIEW

June 26, 2020

Dear Property Owner or Affected Agency:

Notice is hereby given that the City of Umatilla Planning Commission will meet on Tuesday, July 28, 2020, in the city council chambers starting at 6:30 p.m. to consider the following request.

Cascade Natural Gas Conditional Use CU-2-20: The applicant, Cascade Natural Gas Corporation, requests approval to relocate a 2" Intermediate Pressure Pipeline. The new pipeline would be installed in Nugent Park, approximately 2,250 feet upriver of the Highway 730 bridge, by the applicant, CNGC. Horizontal directional drilling would be used during installation to avoid impacts to sensitive natural resources associated with the Umatilla River, and trenching would be used in upland/non-sensitive areas.

Written or oral comments may be presented at the hearing or directly to the Planning Department at City Hall or mailed to PO Box 130, Umatilla, Oregon 97882. Written comments must be received prior to 5:00 p.m. on the date of the hearing or submitted at the hearing. Comments must address how the application does or does not comply with the applicable criteria. This application is subject to the criteria in Sections 10-6-2 and 10-12-1 of the City of Umatilla Zoning Ordinance.

A copy of the application and all documents and evidence submitted by or on behalf of the applicant are available for inspection at City Hall during normal business hours at no cost. A copy of the staff report will be available for inspection at no cost at least seven days prior to the hearing. Copies will be provided upon request at reasonable cost.

Failure to raise an issue at the hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision makers an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals on that issue. Failure of any person entitled to notice to receive notice shall not invalidate the City's action, provided the City can demonstrate notice was sent.

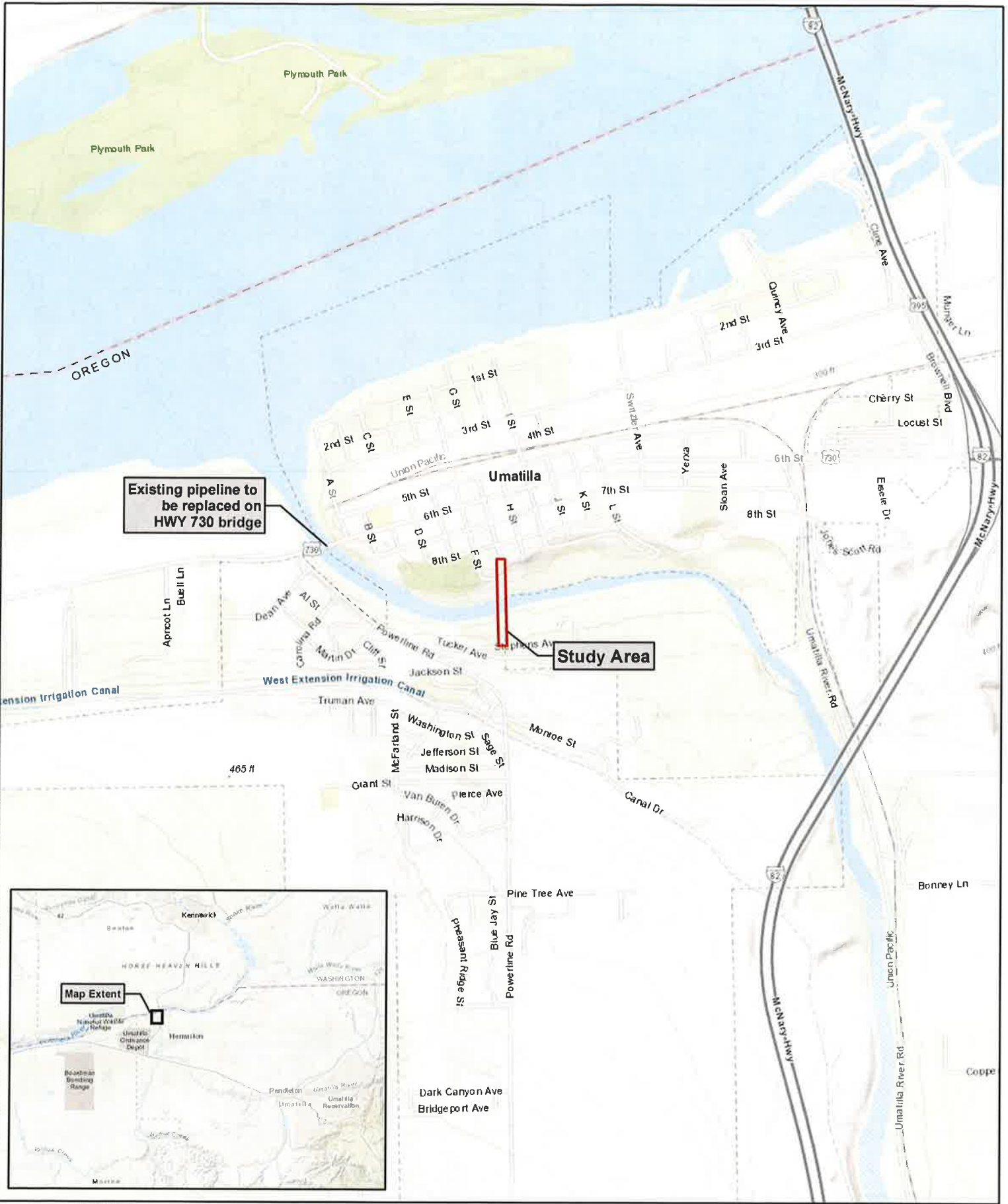
Umatilla City Hall is handicapped accessible. If special accommodations are needed for persons with hearing, visual, or manual impairments who wish to participate in the hearing, please contact City Hall at (541) 922-3226 at least 48 hours prior to the meeting so that appropriate assistance can be arranged.

If you have any questions about this application or need additional information, please contact the Associate Planner, Jacob Foutz, at (541) 922-3226 ext. 110, or via email at Jacob@umatilla-city.org

Respectfully,

A handwritten signature in black ink, appearing to read 'JF', with a horizontal line extending to the right from the top of the signature.

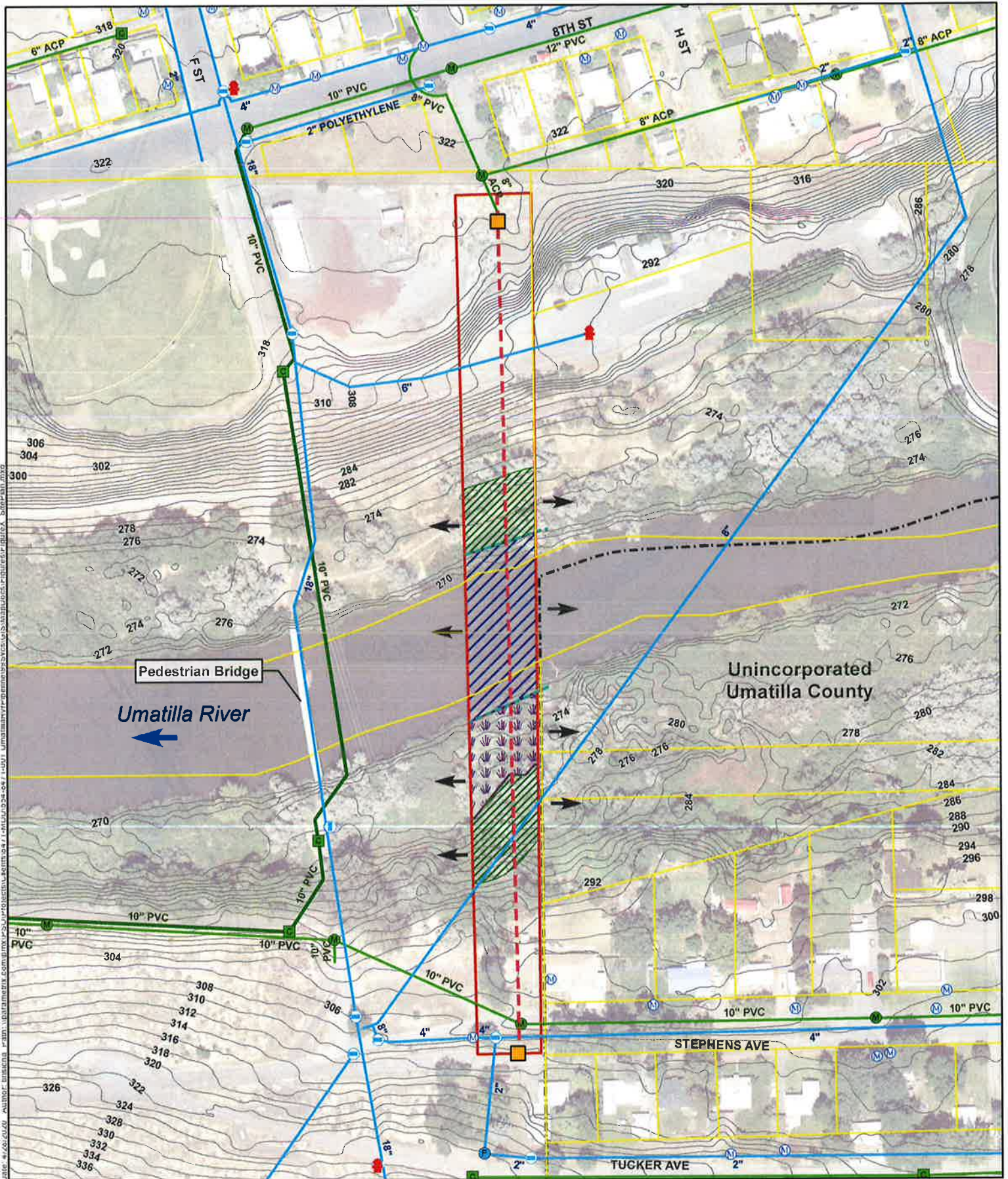
Jacob Foutz,
Associate Planner



Basemap Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Study Area

Figure 1.
Project Location and Vicinity
Umatilla River Pipeline



Source: Oregon State Imagery Program (2017 Aerial), WA DNR (2010 Lidar), ORMAP (Tax Lots), City of Umatilla (Existing Utilities), Montana-Dakota (Proposed Alignment), Parametrix (Natural Resource Delineations)
 Note: Best sources available used for the data displayed. Parametrix does not make any guarantees as to the locational accuracy of this data.

- | | | | |
|--|---------------|-------------------------------------|-------------------------------------|
| Proposed Drill Hole | Study Area | Existing Sewer Utilities
Manhole | Existing Water Utilities
Fitting |
| Proposed 2" Intermediate Pressure Pipeline Alignment | OHWM | Cleanout | Hydrant |
| Contour - 2 Foot | Riparian Area | Pressurized Sewer Pipe | Control Valve |
| Tax Lot | Waters | Gravity Sewer Pipe | System Valve |
| Umatilla City Limit | Wetland A | Resource Extends Off Site | Water Meter |
| | | | Water Pipe |

0 75 150 Feet
 1 inch = 150 feet (Printed @ 8.5"x11")

Figure 2.
 Site Plan
 Umatilla River Pipeline

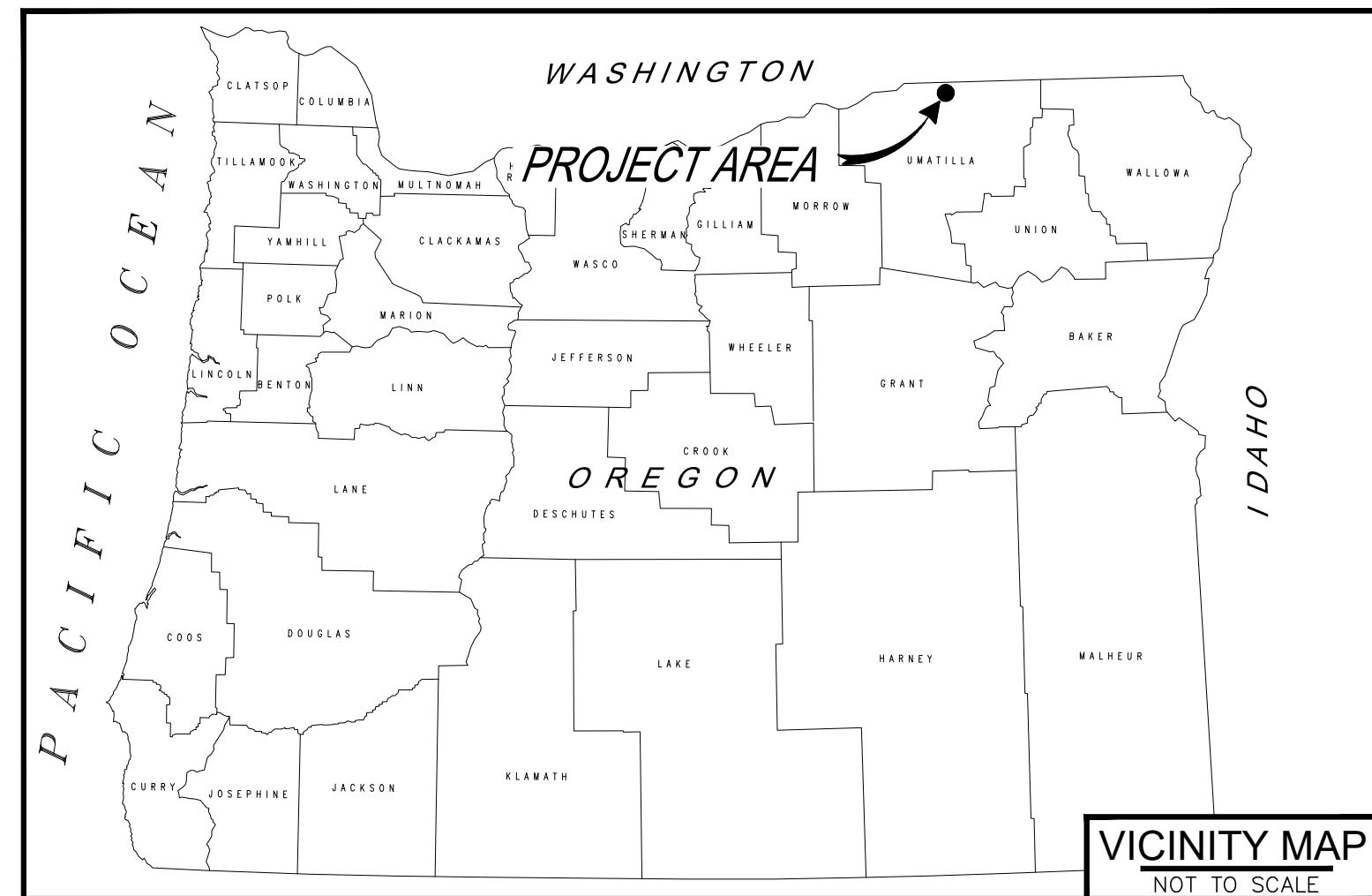
UMATILLA RIVER CROSSING

2" MDPE - STEVENS AVE TO "G" STREET

INDEX OF DRAWINGS		
GENERAL		
SHEET NUMBER	SHEET TITLE	DATE
C1	COVER SHEET	
M1	MATERIAL LIST	
PLANS & DETAILS		
SHEET NUMBER	SHEET TITLE	LOCATION
P1	PLAN SHEET	
DI	DETAIL SHEET	

LEGEND			
1ST	1ST	1ST	GAS-1ST (PROP)
1ST	1ST	1ST	GAS-1ST (EXST)
1PE	1PE	1PE	GAS-1PE (PROP)
1PE	1PE	1PE	GAS-1PE (EXST)
2ST	2ST	2ST	GAS-2ST (PROP)
2ST	2ST	2ST	GAS-2ST (EXST)
2PE	2PE	2PE	GAS-2PE (PROP)
2PE	2PE	2PE	GAS-2PE (EXST)
4ST	4ST	4ST	GAS-4ST (PROP)
4ST	4ST	4ST	GAS-4ST (EXST)
4PE	4PE	4PE	GAS-4PE (PROP)
4PE	4PE	4PE	GAS-4PE (EXST)
6ST	6ST	6ST	GAS-6ST (PROP)
6ST	6ST	6ST	GAS-6ST (EXST)
6PE	6PE	6PE	GAS-6PE (PROP)
6PE	6PE	6PE	GAS-6PE (EXST)
8ST	8ST	8ST	GAS-8ST (PROP)
8ST	8ST	8ST	GAS-8ST (EXST)
8PE	8PE	8PE	GAS-8PE (PROP)
8PE	8PE	8PE	GAS-8PE (EXST)
10ST	10ST	10ST	GAS-10ST (PROP)
10ST	10ST	10ST	GAS-10ST (EXST)
10PE	10PE	10PE	GAS-10PE (PROP)
10PE	10PE	10PE	GAS-10PE (EXST)
12ST	12ST	12ST	GAS-12ST (PROP)
12ST	12ST	12ST	GAS-12ST (EXST)
12PE	12PE	12PE	GAS-12PE (PROP)
12PE	12PE	12PE	GAS-12PE (EXST)
			LAKE/POND WATER EDGE
			PLAN TEXT
			MISC UTILITY (BURIED)
			RAILROAD
			RIVERBANK/SHORELINE
			CENTERLINE (EXST)
			CENTERLINE (PROPOSED)
			EASEMENT (PROPOSED)
			EASEMENT (EXST)
			ORDINARY HIGH WATER LINE
			MEAN LOW LEVEL WATER LINE
			EDGE OF PAVEMENT (EXST)
			FENCE (EXST)
			FENCE (PROPOSED)
			PARCEL LINE
			RIGHT-OF-WAY (EXST)
			RIGHT-OF-WAY (PROPOSED)
			CABLE TELEVISION (BURIED)
			FIBER OPTIC LINE (BURIED)
			TELEPHONE (BURIED)
			TRAFFIC SIGNAL CONDUIT LINE
			POWER (AERIAL)
			WETLAND/SWAMP PERIMETER
			POWER (BURIED)
			UTILITY (BURIED)
			SANITARY SEWER
			8" SANITARY SEWER
			SANITARY SEWER (FORCE MAIN)
			STORM DRAINAGE
			CULVERT
			IRRIGATION
			WATER
			WATER (EXIST)
			SEWER STRUCTURE (EXST)
			EXST GUTTER
			TOE OF SLOPE
			TOP OF BANK
			GRAVEL RD EDGE
			SIDEWALK
			DIRT ROAD

LEGEND	
[Symbol]	GAS CAP/PLUG
[Symbol]	GAS METER
[Symbol]	GAS VALVE
[Symbol]	BOTTOM OUT LINE STOPPER
[Symbol]	XG45°
[Symbol]	XG90°
[Symbol]	ODORIZER
[Symbol]	REDUCER
[Symbol]	REGULATOR
[Symbol]	SAV-A-VALVE
[Symbol]	MARKER
[Symbol]	TEE
[Symbol]	LINE STOPPER
[Symbol]	GUARD POST (BOLLARDS)
[Symbol]	POWER VAULT
[Symbol]	TRANSMISSION TOWER
[Symbol]	CLEAN OUT
[Symbol]	SAN. SEWER MANHOLE
[Symbol]	STORM DRAIN
[Symbol]	WATER VALVE
[Symbol]	FIRE HYDRANT
[Symbol]	WATER MANHOLE
[Symbol]	WATER IRRIGATION VALVE BOX
[Symbol]	WATER METER
[Symbol]	POWER METER
[Symbol]	POWER MANHOLE
[Symbol]	TELE RISER
[Symbol]	TELEPHONE VAULT
[Symbol]	POWER VAULT
[Symbol]	TRANSMISSION TOWER
[Symbol]	UTILITY POLE ANCHOR
[Symbol]	CLEAN OUT
[Symbol]	SAN. SEWER MANHOLE
[Symbol]	POWER JUNCTION BOX
[Symbol]	POWER POLE



CONTACTS:
RICK SCHATZ, ENGINEER
PH: (701) 222-7653
BISMARCK, ND

CNGC CONTACTS:
(541) 278-4467
DENNY WHITSETT, DIST. MGR.
PENDLETON, OR

PERMITS:
TBD

EASEMENTS:
TBD

CONTRACTOR:
TBD

START DATE:
COMPLETION DATE:

CALL BEFORE YOU DIG:
UTILITIES UNDERGROUND
LOCATION CENTER
811

CONTRACTOR TO VERIFY SIZE, TYPE AND
LOCATION OF EXISTING UTILITIES PRIOR TO
CONSTRUCTION. NOTIFY PROJECT ENGINEER
IMMEDIATELY IF CONFLICTS ARISE.

**APPROVED
FOR
CONSTRUCTION**

NO	REVISION	BY	DATE

Approved For Construction

By: _____ Date: _____

TITLE: _____

Approval Expires: _____ Date: _____

CASCADE NATURAL GAS CORPORATION

8113 W Grandridge Blvd Kennewick, WA 99336

CAD Tech: R. Valimont	Scale: N/A
CAD Review: M. Bitton	Grid #: 9-F
Engineer: R. Schatz	Date: APR 2020
Design Review:	
Parent Work Order #:	
Work Order Number: 277360	
Drawing No: 428780420193	

UMATILLA RIVER CROSSING
UMATILLA, OR
UMATILLA COUNTY
COVER SHEET

S17; T5N; R28E

C1

1 OF 4

#	Description	Stock #	Qty	Unit
1	2" x 0.216" wall MDPe (SDR 11) coiled Pipe	PPE_355	1240	Ft
2	2" Mueller weld line stopper fig. #H-17155(250 psig)	SP-352	2	Ea
3	2" transition fitting w/Tracer wire connection	H-109	2	Ea
4	2" IPS PE Electrofusion coupling	PCP-360	4	Ea
5	2" PE Cap SDR-11 PE3409	PCA-350	3	Ea
6	2" PE 90 MDPE elbow	PEL-360	2	Ea
7	2"x2"x2" MDPE Tee	PTE-360	2	Ea

NOTE:
PARTS ARE AVAILABLE TO ADD A TEE AND A STUB AT THE NORTH TIE-IN IF NECESSARY.

GENERAL NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH CASCADE NATURAL GAS CORPORATION PROCEDURES AND ALL CITY OF UMATILLA STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SAFETY STANDARDS AND REQUIREMENTS AS SET FORTH BY OSHA, WISHA, AND THE STATE OF OREGON DEPARTMENT OF LABOR AND INDUSTRIES.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF UMATILLA STANDARDS.
- ALL APPROVALS AND PERMITS REQUIRED BY THE CITY OF UMATILLA SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL PUBLIC INFRASTRUCTURE CONSTRUCTION DEFICIENCIES FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY CITY OF UMATILLA.
- CONTRACTOR SHALL TAKE ANY NECESSARY MEANS TO KEEP FROM TRACKING MUD AND DEBRIS OUT ONTO THE EXISTING STREETS, AND SHALL ALSO KEEP MUD AND ANY OTHER DEBRIS FROM THE SITE FROM ENTERING THE EXISTING PUBLIC STORM DRAINAGE SYSTEM.
- SURFACE TREATMENT FOR THE PROPOSED SITE RESTORATION OUTSIDE OF THE CITY OF UMATILLA ROADWAY SHALL BE HYDROSEEDDED.
- A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE CITY OF UMATILLA PRIOR TO THE START OF CONSTRUCTION. A MINIMUM OF 48 HOURS NOTICE SHALL BE GIVEN TO THE CITY OF UMATILLA.
- CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. CONTRACTOR SHALL VERIFY THE LOCATIONS PRIOR TO CONSTRUCTION BY CALLING 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.
- ALL ASPHALT REMOVAL, COMPACTION, AND RESTORATIONS SHALL BE IN ACCORDANCE WITH THE CITY OF UMATILLA STANDARDS.
- A TRAFFIC CONTROL PLAN SHALL BE IN ACCORDANCE WITH MUTCD STANDARDS OR AS SPECIFIED BY THE CITY/COUNTY ENGINEER. ALL IMPACTS TO LOCAL TRAFFIC SHALL BE COORDINATED WITH THE CITY OF UMATILLA AT LEAST ONE WEEK PRIOR TO SAID IMPACT.
- IT IS CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL EMERGENCY SERVICES (FIRE, POLICE, ETC.) IF ROUTES OR OTHER ACCESSES ARE OBSTRUCTED.
- CONTRACTOR SHALL RESTORE WORK AREA TO SAME OR BETTER CONDITION UNLESS OTHERWISE APPROVED OR SPECIFIED BY THE CITY OF UMATILLA.
- CONTRACTOR IS PERMITTED TO WORK WITHIN THE CITY/COUNTY RIGHT-OF-WAY OR ON CITY OF UMATILLA PROPERTY. IT IS CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF THE RIGHT-OF-WAY.
- CONTRACTOR SHALL NOTIFY AND WORK WITH ALL AFFECTED PROPERTY OWNERS. CASCADE SHALL PROVIDE THE CITY OF UMATILLA WITH EMERGENCY TELEPHONE NUMBERS AT THE TIME OF THE PRE-CONSTRUCTION MEETING AND SHALL SUPPLY A FOREMAN ON-SITE AT ALL TIMES.
- CITY OF UMATILLA UTILITY SERVICE LINES BROKEN ON PRIVATE PROPERTY SHALL BE REPAIRED IMMEDIATELY BY CONTRACTOR. MARKED CITY SERVICE LINES BROKEN IN THE CITY/COUNTY RIGHT-OF-WAY SHALL BE REPAIRED BY THE CITY OF UMATILLA, AND CONTRACTOR WILL BE BILLED FOR THE REPAIR WORK.

**PROJECT TESTING CERTIFICATION
AS SPECIFIED BY
ENGINEERING/SYSTEM INTEGRITY**

STEP 1 - LEAK TEST	
PRESSURE TEST	
MINIMUM TEST PRESSURE 90 P.S.I.G.	
MAXIMUM TEST PRESSURE 100 P.S.I.G.	
TEST MEDIUM AIR	
TEST DURATION 1 HOURS	

STEP 2 - STRENGTH TEST	
PRESSURE TEST	
CERTIFICATION PRESSURE 90 P.S.I.G.	
MINIMUM TEST PRESSURE 90 P.S.I.G.	
MAXIMUM TEST PRESSURE 100 P.S.I.G.	
TEST MEDIUM AIR	
TEST DURATION 2 HOURS	
PRESSURE @ 20% SMYS P.S.I.G.	

NON DESTRUCTIVE TESTING REQUIREMENTS:
X-RAY 10% OF ALL BUTT WELDS AND
MAG PARTICLE 100% OF FILLET WELDS.

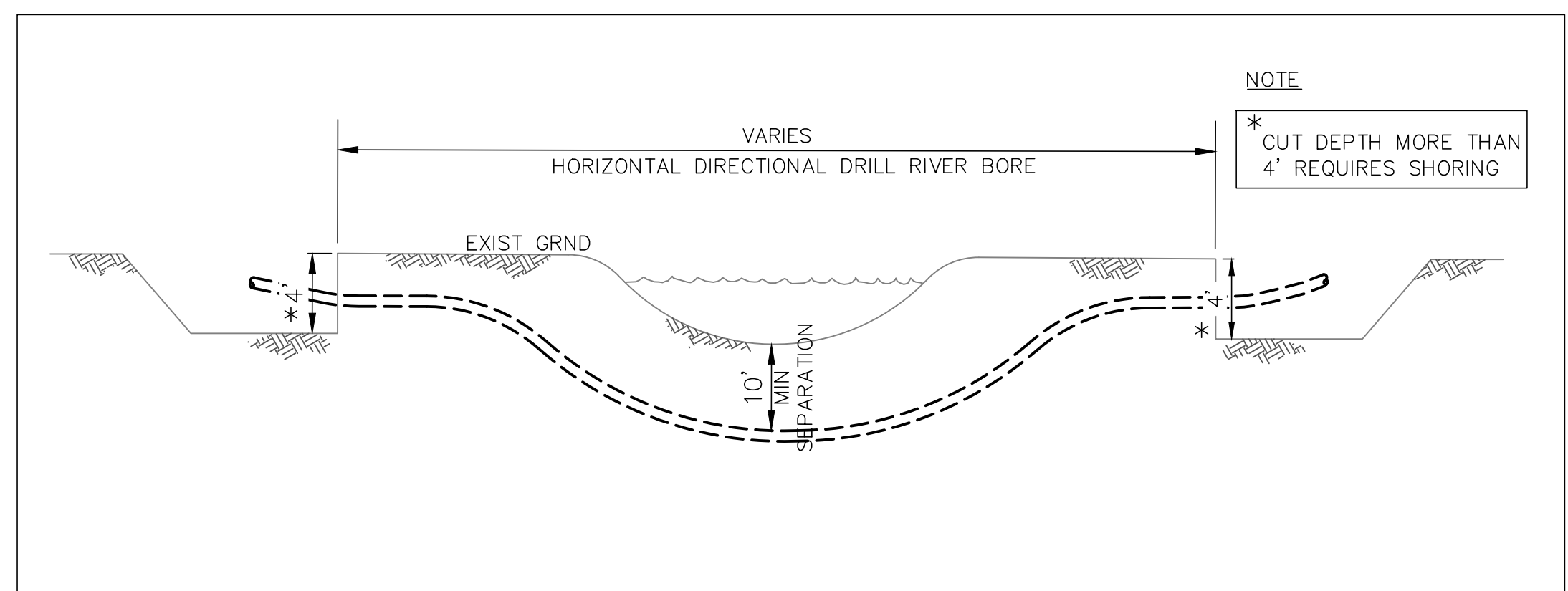
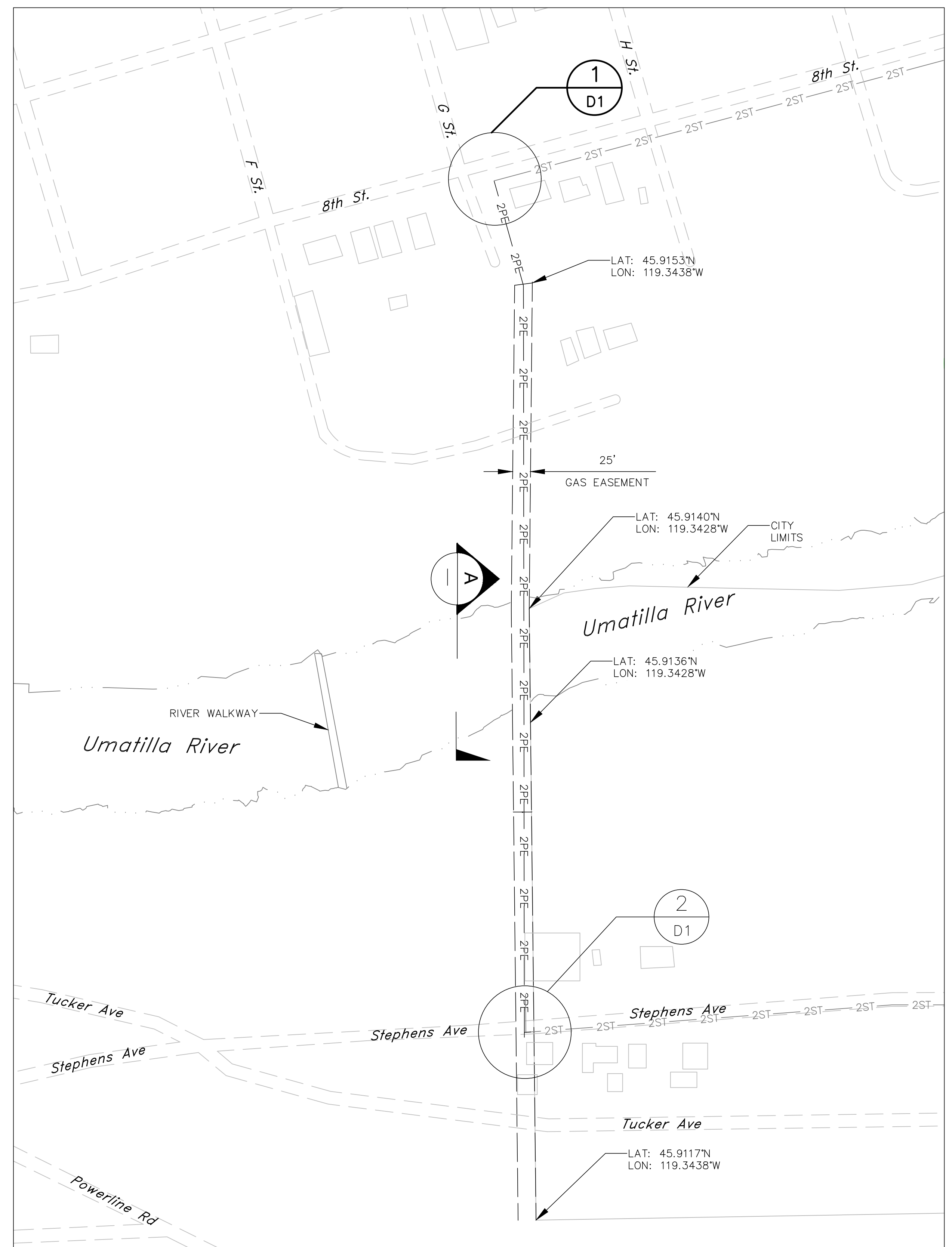
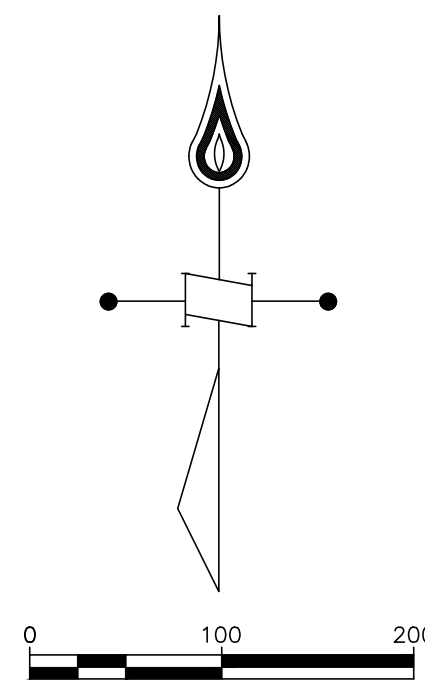
CALL BEFORE YOU DIG:
UTILITIES UNDERGROUND
LOCATION CENTER
811

CONTRACTOR TO VERIFY SIZE, TYPE AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY PROJECT ENGINEER IMMEDIATELY IF CONFLICTS ARISE.

**APPROVED
FOR
CONSTRUCTION**

				Approved For Construction	CASCADE NATURAL GAS CORPORATION 8113 W Grandridge Blvd Kennewick, WA 99336	CAD Tech: R. Valimont	Scale: NTS	UMATILLA RIVER CROSSING UMATILLA, OR UMATILLA COUNTY MATERIAL LIST	M1
				By: _____ Date _____		CAD Review: M. Bilton	Grid #: 4-F		
				TITLE: _____		Engineer: R. Schatz	Date: APR 2020		
				Approval Expires: _____ Date _____		Design Review: _____			
						Parent Work Order #:			
						Work Order Number: 277360			
NO	REVISION	BY	DATE			Drawing No: 428780420193		S17; T5N; R28E	2 OF 4

G:\Dep\Maping\DIS TRIC TPENLETON\UMATILLA RIVER CROSSING\DWGS\428780420193_.dwg_ 4/29/2020 9:14:20 AM, 1:1



A BORE SECTION
P1 NOT TO SCALE

CALL BEFORE YOU DIG:
UTILITIES UNDERGROUND
LOCATION CENTER
811

CONTRACTOR TO VERIFY SIZE, TYPE AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY PROJECT ENGINEER IMMEDIATELY IF CONFLICTS ARISE.

APPROVED FOR CONSTRUCTION

NO	REVISION	BY	DATE

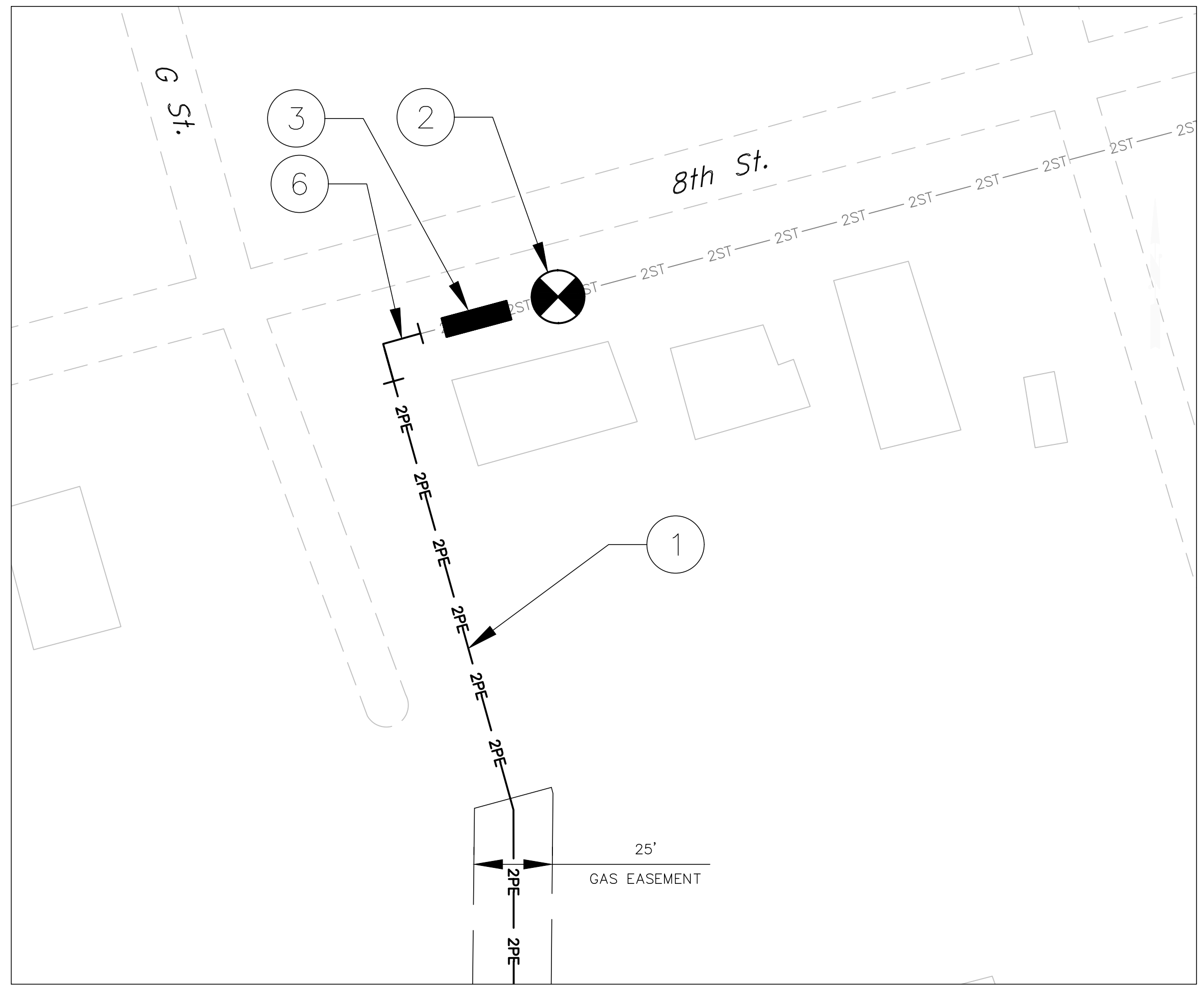
Approved For Construction
By: _____ Date: _____
TITLE: _____
Approval Expires: _____ Date: _____

CASCADE NATURAL GAS CORPORATION
8113 W Grandridge Blvd Kennewick, WA 99336

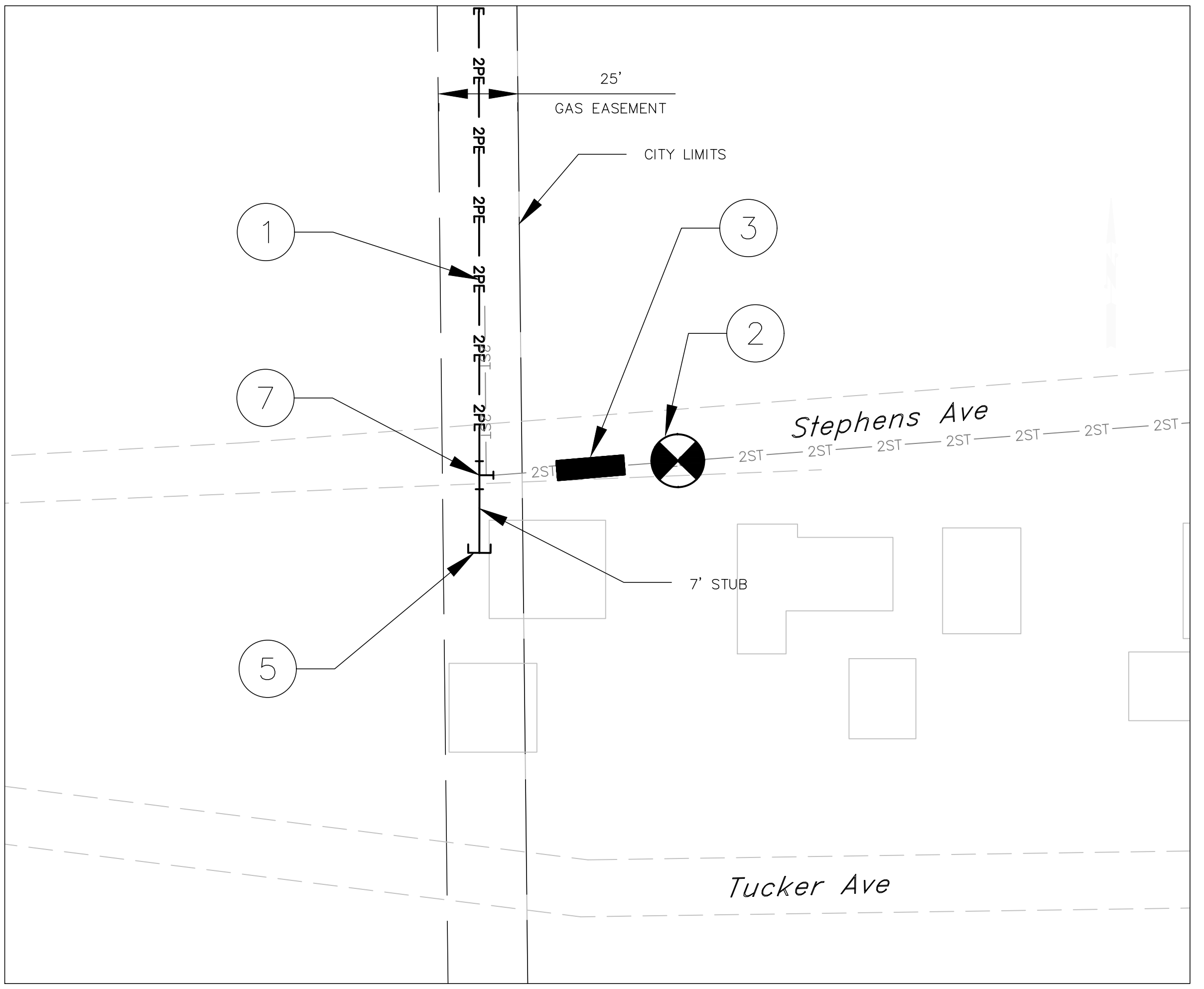
CAD Tech: R. Valimont Scale: 1"=100'
CAD Review: M. Bitton Grid #: 4-F
Engineer: R. Schatz Date: APR 2020
Design Review:
Parent Work Order #:
Work Order Number: 277360
Drawing No: 428780420193

UMATILLA RIVER CROSSING
UMATILLA, OR
UMATILLA COUNTY
PLAN VIEW
S17; T5N; R28E

P1
3 OF 4



1 TIE-IN DETAILS
P1 1"=30'



2 TIE-IN DETAILS
P1 1"=30'

CALL BEFORE YOU DIG:
UTILITIES UNDERGROUND
LOCATION CENTER
811

CONTRACTOR TO VERIFY SIZE, TYPE AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY PROJECT ENGINEER IMMEDIATELY IF CONFLICTS ARISE.

APPROVED FOR CONSTRUCTION

NO	REVISION	BY	DATE

Approved For Construction
By: _____ Date _____
TITLE: _____
Approval Expires: _____ Date _____

CASCADE NATURAL GAS CORPORATION
8113 W Grandridge Blvd Kennewick, WA 99336

CAD Tech: R. Valimont	Scale: 1"=30'
CAD Review: M. Bitton	Grid #: 4-F
Engineer: R. Schatz	Date: APR 2020
Design Review:	
Parent Work Order #:	
Work Order Number: 277360	
Drawing No: 428780420193	

UMATILLA RIVER CROSSING
UMATILLA, OR
UMATILLA COUNTY
DETAILS
S17; T5N; R28E

D1
4 OF 4

**CITY OF UMATILLA PLANNING COMMISSION
REPORT AND RECOMMENDATION
FOR
REPLAT RP-1-20**

DATE OF HEARING: July 28, 2020

REPORT PREPARED BY: Jacob Foutz, Associate Planner

I. GENERAL INFORMATION AND FACTS

Applicant: City of Umatilla, PO Box 130, Umatilla, OR 97882.

Property Owners: City of Umatilla, PO Box 130, Umatilla, OR 97882.

Land Use Review: Replat of Tax Lot 2800 on Assessors Map 5N281400.

Property Description: The properties are described as Tax Lot 2800 on Assessors Map 5N281400.

Location: The property generally lies west of Beach Access Rd and south of Wanapa Rd.

Existing Development: Tax Lot 2800 is undeveloped.

Proposed Development: The applicant intends to reconfigure the existing lot into two (2) lots. The replat would result in two lots with frontage on Beach Access Rd. The City has a buyer who is interested in the 5 Acre Parcel that will be created.

Zone Heavy Industrial (M-2).

Adjacent Land Use(s):

Adjacent Property	Zoning	Use
North	Heavy Industrial (M-2)	Vacant Land
South	Heavy Industrial (M-2)	Vacant Land
East	Heavy Industrial (M-2)	United Grain Corporation of Oregon
West	Heavy Industrial (M-2)	J-M Manufacturing CO/ A T Chase Parts Yard

II. NATURE OF REQUEST AND GENERAL FACTS

The applicant, The City of Umatilla, requests approval to replat an existing lot. The proposed replat would result in two (2) lots. The property is identified as Tax Lot 2800 on Assessors Map 5N281400. The intent of the replat is to create two lots with street frontage onto Beach Access Rd. A new lot would be created with the most northeastern 5 acres, forming a rectangle. The newly created parcel would be sold. The remainder of the property would remain a single lot for future

development.

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

SECTION 10-5B-4: DEVELOPMENT STANDARDS: (Heavy Industrial, M-2)

Minimum lot width	80 feet
Minimum lot depth	100 feet
Minimum yard setbacks:	
Front yard	10 feet or 20 feet if adjacent to a residential district
Side yard	0 feet or 20 feet if adjacent to a residential district
Side street yard	10 feet or 20 feet if adjacent to a residential district
Rear yard	0 feet or 20 feet if adjacent to a residential district
Parking area	10 feet
Maximum building height	35 feet
Maximum site coverage (building, storage area, and impervious surface)	100 percent

Findings: The applicant is proposing to replat one existing lot into two (2) lots. Tax Lot 2800 on Assessors Map 5N281400 is currently zoned M-2. The result of the request will create 2 lots zoned M-2. The dimensional standards for the M-2 zone (Section 10-5B-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 M-2 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 M-2 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 engineering 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 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 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: The two (2) proposed lots located along Beach Access Road will have direct frontage and will have access to city services and public facilities. The remainder of the property will be maintained in a large lot for future development. No new streets are proposed and all of the exist 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: Both of the proposed lots will create building sites which are nearly rectangular.

- 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. The Definition of flag lot is “A lot with a narrow street frontage and private accessway, leading to an area meeting the minimum dimensions for the zoning district.” The minimum lot width for the M-2 district is 80 feet. Due to the fact that the width of both lots will exceed 200 feet no flag lots will be created.

Conclusion: Although one lot will look on paper like a flag lot, according to the definition listed above it does not qualify as one. 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-1-20) to replat one (1) existing lot 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

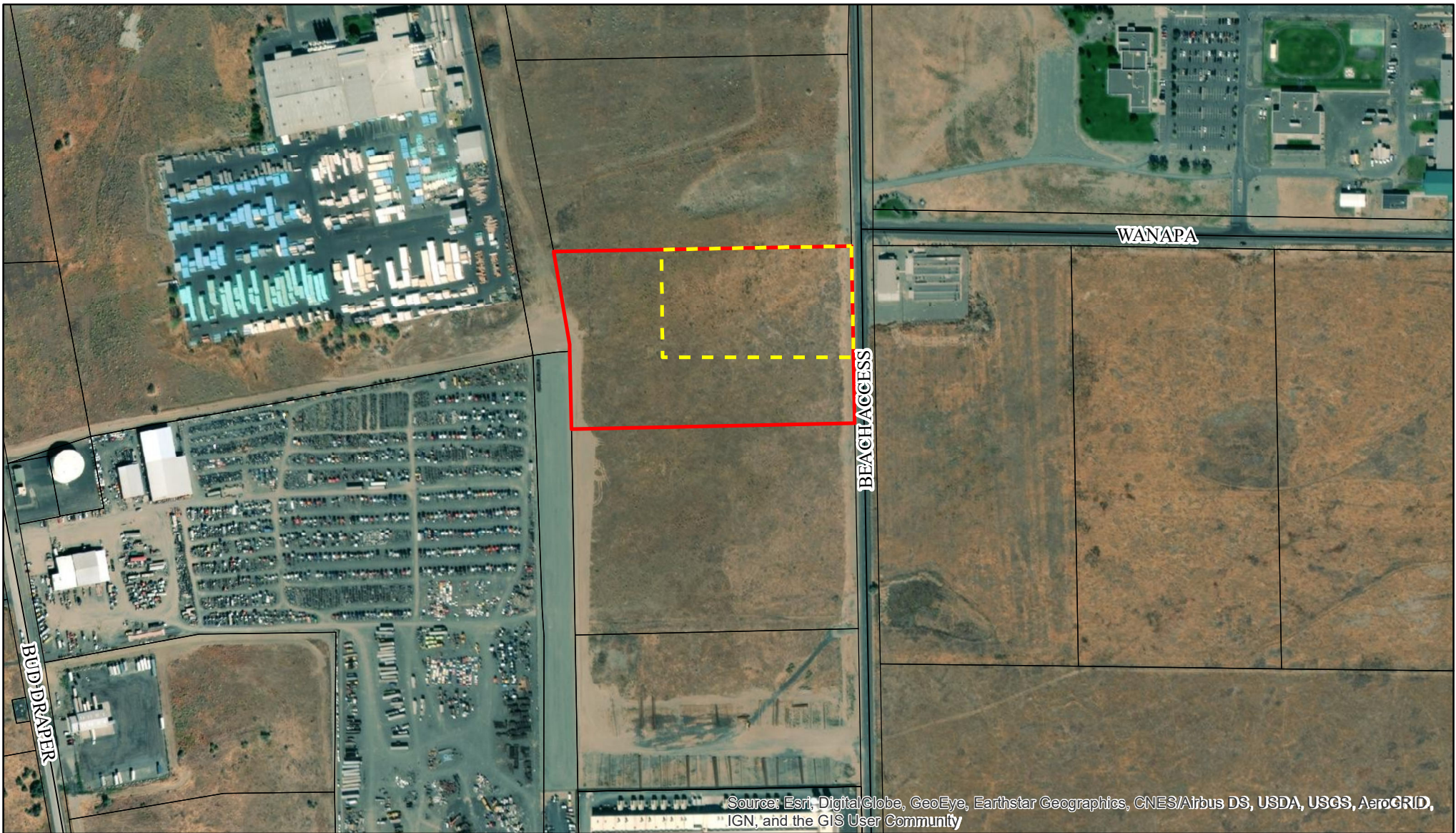
revocation of this approval.

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

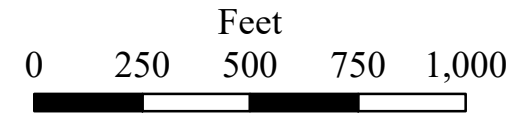
Exhibit A Notice Map

Exhibit B Preliminary Plat



City of Umatilla Replat (RP-1-20)
City of Umatilla, Applicant & Owner
Map: 5N281400 Tax Lot: 02800

Exhibit A



Legend

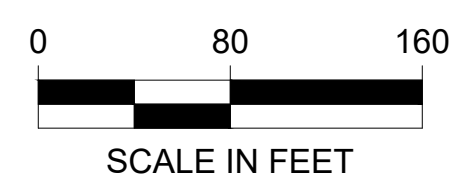
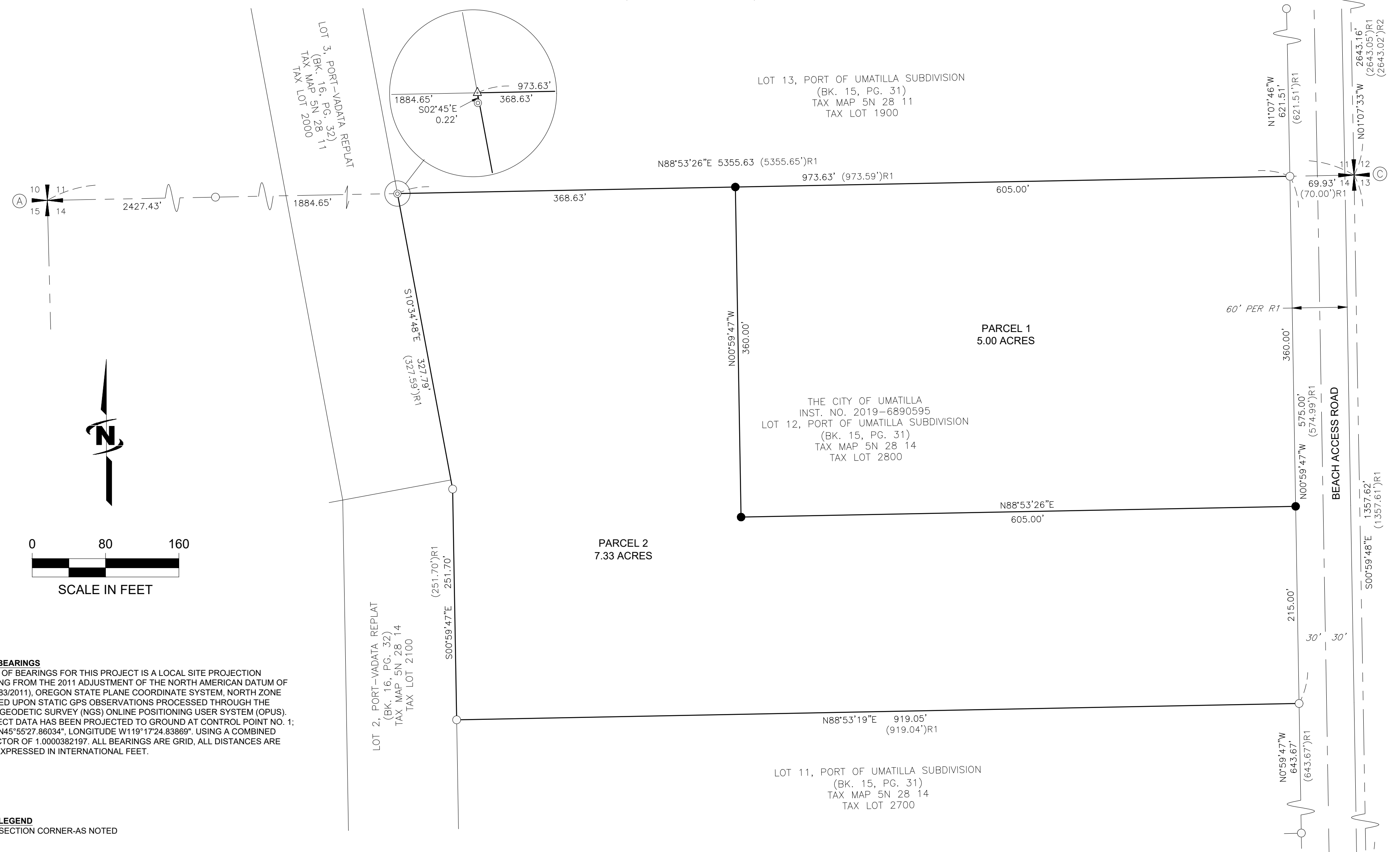
- Approximate 5 Acres
- City Owned Tax Lot (TLID# 5N28140002800)
- Tax Lots (5/6/20)



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 Brandon Seitz, on 7/17/2020

PARTITION PLAT NO. _____

A PARTITION OF LOT 12, PORT OF UMATILLA SUBDIVISION (BOOK 15, PAGE 31) LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 28 EAST, W.M., CITY OF UMATILLA, UMATILLA COUNTY, OREGON



BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS PROJECT IS A LOCAL SITE PROJECTION ORIGINATING FROM THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011), OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3601) BASED UPON STATIC GPS OBSERVATIONS PROCESSED THROUGH THE NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING USER SYSTEM (OPUS). THE PROJECT DATA HAS BEEN PROJECTED TO GROUND AT CONTROL POINT NO. 1: LATITUDE N45°55'27.86034", LONGITUDE W119°17'24.83869". USING A COMBINED SCALE FACTOR OF 1.0000382197. ALL BEARINGS ARE GRID, ALL DISTANCES ARE GROUND EXPRESSED IN INTERNATIONAL FEET.

LEGEND
 SECTION CORNER-AS NOTED

1/4 SECTION CORNER-AS NOTED

1/16 SECTION CORNER

SEE FOUND MONUMENT DESCRIPTION TABLE

FOUND AND HELD 5/8" IRON REBAR WITH YELLOW PLASTIC CAP, STAMPED "USKH OR 2820", SHOWN AS SET IN SURVEY REFERENCE NO. 1. VISITED 08-11-2016

FOUND AND NOT HELD 5/8" IRON REBAR WITH YELLOW PLASTIC CAP, STAMPED "USKH OR 2820", SHOWN AS SET IN SURVEY REFERENCE NO. 1. VISITED 08-11-2016

COMPUTED POSITION, NOTHING FOUND OR SET THIS SURVEY

SET 5/8" x 24" IRON REBAR WITH YELLOW PLASTIC CAP, STAMPED "SHEA 2751"

JR1 RECORD DIMENSION PER SURVEY REFERENCE 1

JR2 RECORD DIMENSION PER SURVEY REFERENCE 2

INST. INSTRUMENT

BK. BOOK

PG. PAGE

SURVEY REFERENCES
 R1: PORT OF UMATILLA SUBDIVISION, BY GREG E. FLOWERS, PLAT BOOK 15, PAGE 31, RECORDED JUNE 28, 2007, RECORDS OF UMATILLA COUNTY, OR.
 R2: PARTITION PLAT NO. 2006-20, BY HARMON E. MCLENDON, PLAT BOOK 20, RECORDED AUGUST 3, 2006, RECORDS OF UMATILLA COUNTY, OR.
 R3: PORT-VADATA REPLAT, BY STUART A. CHISOLM, PLAT BOOK 16, PAGE 32, RECORDED SEPTEMBER 14, 2016, RECORDS OF UMATILLA COUNTY, OR.

MONUMENT DESCRIPTION TABLE

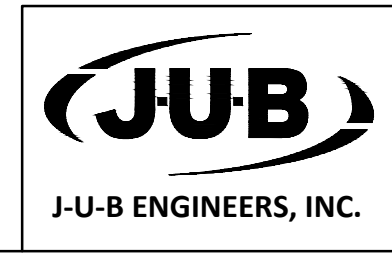
A	NW CORNER OF SECTION 14, T5N, R28E, W.M. FOUND AND HELD 2-1/2" BRASS CAP, STAMPED "UMATILLA COUNTY SURVEYOR" VISITED 08-11-2016
B	E1/4 CORNER OF SECTION 11, T5N, R28E, W.M. FOUND AND HELD 3-1/4" ALUMINUM CAP, STAMPED "APA LS 2537 2006" WITH SECTION DESIGNATION AS SHOWN IN SURVEY REFERENCE NO. 2. VISITED 08-11-2016
C	NE CORNER OF SECTION 11, T5N, R28E, W.M. FOUND AND HELD 3" BRASS CAP IN CONCRETE, STAMPED "ORPLS 2537 1997" WITH SECTION DESIGNATION. VISITED 08-11-2016
D	S1/16 CORNER OF SECTION 11, T5N, R28E, W.M. FOUND AND HELD 3-1/4" ALUMINUM, STAMPED "LS 976". VISITED 08-11-2016

REGISTERED
**PROFESSIONAL
 LAND SURVEYOR**

PRELIMINARY
 7/21/2020

OREGON
 JAN 16, 1996
 JOHN JOSEPH SHEA
 2751LS

RENEWAL DATE: 6-30-2022



2810 W. Clearwater Ave., Suite 201
 Kennewick, WA 99336
 p | 509 783 2144 w | www.jub.com

Dwg Name: 33-20-015_PP
 Date: July 21, 2020
 Dr: DFG Ch: JJS Sheet 1 of 2

Exhibit B

PARTITION PLAT NO. _____

A PARTITION OF LOT 12, PORT OF UMATILLA SUBDIVISION (BOOK 15, PAGE 31) LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 28 EAST, W.M., CITY OF UMATILLA, UMATILLA COUNTY, OREGON

NARRATIVE

THIS PARTITION PLAT WAS PREPARED AT THE REQUEST OF THE CITY OF UMATILLA. THE PURPOSE OF THIS SURVEY AND MAP IS TO ILLUSTRATE THE PARTITION LOT 12 OF THE PORT OF UMATILLA SUBDIVISION INTO TWO INDEPENDENT PARCELS; ONE PARCEL CONSISTING OF 5.00 ACRES AND LYING IN THE NORTHEAST CORNER OF SAID LOT 12, AND THE OTHER PARCEL BEING THE REMAINDER.

A FIELD SURVEY WAS CONDUCTED TO OBTAIN TIES TO EXISTING SECTION CORNER AND PROPERTY CORNER MONUMENTS FOR THE BOUNDARY ANALYSIS AND RESOLUTION OF SAID LOT 12. THE SURVEY EQUIPMENT USED IN CONJUNCTION WITH THIS SURVEY WAS TWO TRIMBLE R6-3, GNSS DUAL FREQUENCY RECEIVERS, A TRIMBLE S6 ROBOTIC TOTAL STATION AND A TRIMBLE TSC7 DATA COLLECTOR. STATIC GPS DATA FILES COLLECTED OVER MULTIPLE DAYS WERE PROCESSED THROUGH THE NATIONAL GEODETIC ONLINE POSITIONING USER SERVICE (OPUS) WHICH UTILIZED CONTINUOUSLY OPERATING REFERENCE STATIONS. SEE THE BASIS OF BEARINGS STATEMENT FOR DATUM INFORMATION.

ALL CORNERS OF LOT 12 WERE IDENTIFIED, AND FIELD LOCATED, AS WERE SEVERAL CORNERS OF THE ADJACENT LOTS AND THE CONTROLLING MONUMENTS FOR THE NORTH AND EAST LINES OF SECTION 14. AS SHOWN, I HELD OUR TIES TO THE SECTION CORNER MONUMENTS TO ESTABLISH THE NORTH AND EAST LINES OF SECTION 14. PER THE PORT OF UMATILLA SUBDIVISION, THE NORTH LINE OF SECTION 14 IS COINCIDENT WITH THE NORTH LINE OF SAID LOT 12. HOLDING THE FIELD LOCATED SECTION CORNER MONUMENTS PLACED THE FOUND NORTHWEST CORNER OF LOT 12 ABOUT 0.20 SOUTH OF THE NORTH LINE OF SECTION 14. NOTHING WAS SET AT THE CALCULATED POSITION; ALL OTHER LOT CORNERS WERE FOUND AT THEIR RECORD POSITION AND HELD. A DETAILED DESCRIPTION OF ALL FOUND AND SET MONUMENTS CAN BE FOUND IN THE LEGEND.

SURVEYOR'S CERTIFICATE

I, JOHN J. SHEA, OREGON REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 2751LS, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS SHOWN ON THIS PARTITION PLAT IN ACCORDANCE WITH O.R.S. CHAPTER 92, THE EXTERIOR BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF UMATILLA IN UMATILLA COUNTY, OREGON;

LOT 12 OF THE PORT OF UMATILLA SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 15, PAGE 31, RECORDS OF UMATILLA COUNTY, OREGON, BEING FURTHER DESCRIBED AS FOLLOVED:

BEGINNING AT A BRASS CAP MARKING THE NORTHEAST CORNER OF SAID SECTION 14, FROM WHICH A BRASS CAP MARKING THE NORTHWEST CORNER OF SAID SECTION 14 BEARS SOUTH 88°53'26" WEST, 5355.63 FEET;

THENCE SOUTH 88°53'26" WEST, ALONG THE NORTH LINE OF SAID SECTION 14, 69.93 FEET, TO THE NORTHEAST CORNER OF SAID LOT 12 AND THE WESTERLY RIGHT-OF-WAY LINE OF BEACH ACCESS ROAD, SAID POINT BEING 30.00 FEET WESTERLY FROM THE CENTERLINE THEREOF WHEN MEASURED AT RIGHT ANGLES, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED;

THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF SAID BEACH ACCESS ROAD AND CONTINUING SOUTH 88°53'26" WEST ALONG THE NORTH LINE OF SAID SECTION 14, 973.63 FEET TO THE NORTHWEST CORNER OF SAID LOT 12;

THENCE LEAVING THE NORTH LINE OF SAID SECTION 14 AND THE NORTH LINE OF SAID LOT 12, SOUTH 10°34'48" EAST, ALONG THE WESTERLY LINE OF SAID LOT 12, 327.79 FEET;

THENCE CONTINUING ALONG THE WEST LINE OF SAID LOT 12, SOUTH 00°59'47" EAST, 251.70 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12;

THENCE ALONG THE SOUTH LINE OF SAID LOT 12, NORTH 88°53'19" EAST, 919.05 FEET TO SOUTHEAST CORNER OF SAID LOT 12 AND THE WESTERLY RIGHT-OF-WAY LINE OF SAID BEACH ACCESS ROAD, SAID POINT BEING 30.00 FEET WESTERLY OF THE CENTERLINE THEREOF WHEN MEASURED AT RIGHT ANGLES;

THENCE NORTH 00°59'47" WEST, ALONG THE EASTERLY LINE OF SAID LOT 12 AND THE WESTERLY RIGHT-OF-WAY LINE OF SAID BEACH ACCESS ROAD, 575.00 FEET TO THE TRUE POINT OF BEGINNING AND END OF THIS PARCEL DESCRIPTION.

CONTAINING 537288.14 SQUARE FEET (12.33 ACRES), MORE OR LESS.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS APPARENT OR OF RECORD.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT _____, AUTHORIZED REPRESENTATIVE OF THE CITY OF UMATILLA, THE THE OWNERS OF THE LANDS SHOWN ON THIS LAND PARTITION CASEFILE, THE BOUNDARY OF WHICH IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED, PARTITIONED, AND PLATTED INTO PARCELS AND EASEMENTS AS SHOWN HEREON, AND DO HEREBY SUBMIT FOR RECORD AND APPROVAL SAID PARTITION.

DATE

ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ HAS SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THEIR FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY PUBLIC DATE

MY APPOINTMENT EXPIRES _____

RESIDING _____

UMATILLA COUNTY ASSESSOR / TAX COLLECTOR

I HEREBY CERTIFY PURSUANT TO O.R.S. 92.095, ALL AD VALOREM TAXES, SPECIAL ASSESSMENTS, FEES, AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE 2019-2020 TAX ROLL WHICH MAY BECOME A LIEN ON THIS PARTITION PLAT DURING THIS TAX YEAR, BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION, HAVE BEEN PAID.

UMATILLA COUNTY TAX COLLECTOR DATE

UMATILLA COUNTY PLANNER

APPROVED THIS _____ DAY OF _____, 20____

UMATILLA COUNTY PLANNER DATE

UMATILLA COUNTY SURVEYOR

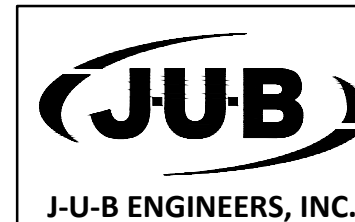
APPROVED THIS _____ DAY OF _____, 20____

UMATILLA COUNTY SURVEYOR DATE

REGISTERED
PROFESSIONAL
LAND SURVEYOR
PRELIMINARY
7/21/2020

OREGON
JAN 16, 1996
JOHN JOSEPH SHEA
2751LS

RENEWAL DATE: 6-30-2022



2810 W. Clearwater Ave., Suite 201
Kennewick, WA 99336
p | 509 783 2144 w | www.jub.com
Dwg Name: 33-20-015_PP
Date: July 21, 2020
Dr: DFG Ch: JJS Sheet 2 of 2



COMMUNITY DEVELOPMENT DEPARTMENT QUARTERLY REPORT

3rd Quarter FY 2019-2020

COMMUNITY DEVELOPMENT HIGHLIGHTS

- 1. Downtown Revitalization Grant** – The City approved two applications for the downtown revitalization grant program for Alanis Auto Detail and Loyal Restoration. This was a bonus round that was offered by the City due to the popularity of the program.
- 2. City Trail Plan** – After more than two and half years of work by the Parks & Recreation Committee, Planning Commission and city staff the City of Umatilla Master Trials Plan was approved by City Council in February. The adopted plans will prioritize trail projects for the next ten years. City Staff has already put the plan to use with two pending grant application for projects 1 and 2. If awarded those projects would develop/redevelop an ADA compliant detached trail from Pierce Ave to the pedestrian bridge.
- 3. Master Park Plan** – The City was successful and was awarded a grant to develop a Master Park Plan. Green Plan was selected to be the consultant. The City intended to kick the project off in March with an open house and focus groups to provide public input. However, to COVID-19 and social distancing orders that project has been delayed. As social distancing restrictions are lifted the City will continue to perform outreach to get input from the community. Staff looks forward to hosting an open house and interacting with community members on the Master Park Plan.
- 4. Community Development Block Grant** – Community Development staff is assisting with development of a Community Development Block Grant (CDBG) application to extend water and wastewater to the Power City and Brownell (just north of the Port of Entry) areas. The application for the water planning (design) grant was finalized and submitted. Initial work for the wastewater planning grant will begin next quarter and staff anticipates submitting that application this fall during the next application cycle. The development of the new Livestock Residential zone remains in progress. Planning Commission recommended approval the new zone to City Council and would have been considered in March. However, to ensure that member of the public from both affected communities could participate in any public hearings that application was delayed.
- 5. COVID-19** – As everyone adjusted to impacts of COVID-19 CDD staff strived to be a resource for our local businesses. During the 3rd quarter staff was largely providing outreach and information to local business as social distancing restrictions were implemented and businesses began to close in March. The City also provide an early round of assistance to the entire community with Tasty Tuesday. The turnout for volunteers and number of orders received was with amazing over 2,800 meals delivered and over \$28,000 in direct support to our local restaurants.
- 6. Residential Development** – The City continues to see major residential development on several projects. There are currently four approved subdivisions in various stages of construction. In addition, staff has seen a large increase in interest from developers interested in other properties. Staff has had preliminary discussion for up to 500 new homes to be built over the next five to ten years. In addition to new large residential development projects the City has seen an increase in infill permits for new homes being built on empty lots located throughout the City.

Hayden River Estates (Phase 4) is a 26-lot subdivision located along Powerline Road in the South hill area.

February 6, 2020



June 10, 2020



Cheryl's Place is a 26-lot subdivision located Powerline Road just south of the Bluffs.



Vandelay Meadows is a 26-lot subdivision located along Powerline Road just north of the Bluffs.



DIVISION REPORTS

Planning Division

Number of Applications	Type of Application
1	Site Plan Review
3	Zoning Permit
1	Conditional Use
1	Variance
6	Total Permit Issued

Building Division

Quarter	# of Permits Issued	\$ Value	Fees Collected
1 st Quarter	43	\$ 41,215,776.30	\$432,932.87
2 nd Quarter	42	\$ 18,396,270.66	\$141,594.65
3 rd Quarter	69	\$49,406,906.16	\$584,968.31
4 th Quarter			
TOTAL:	154	\$ 109,018,953.12	\$1,159,495.83

Parks & Rec Division

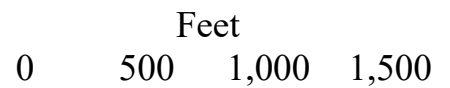
- **Open Gym** – The city kicked off a new recreation project in cooperation with the Umatilla School District to allow community members access to the gym. That program kicked off in February but was cut short when schools were closed due to COVID-19.



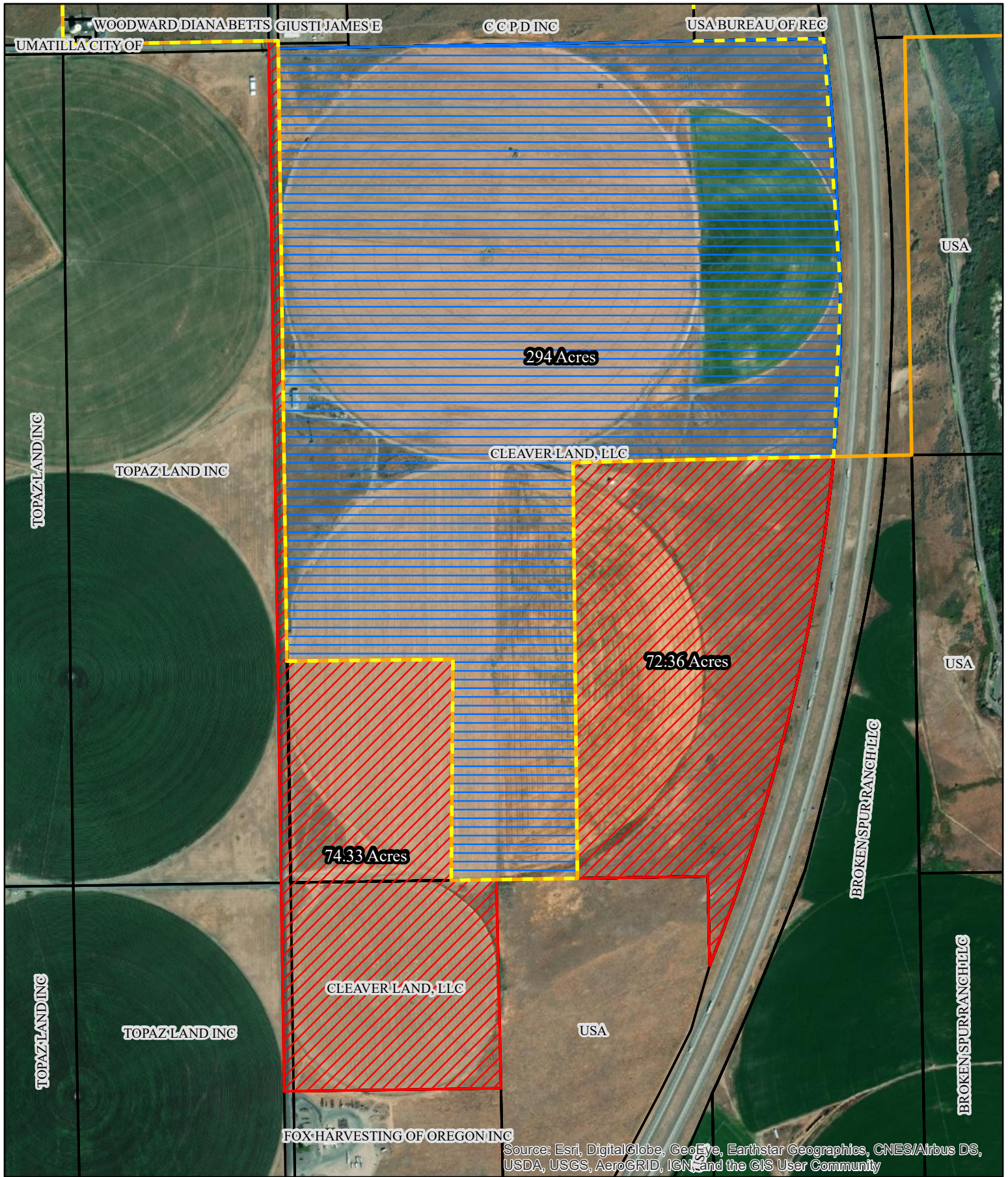
CLEAVER LAND UGB EXPANSION SITE PLAN

Legend

- City Limits
- Urban Growth Boundary
- Tax Lots (3/23/20)
- Proposed UGB Expansion Area








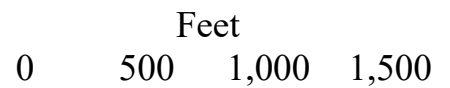
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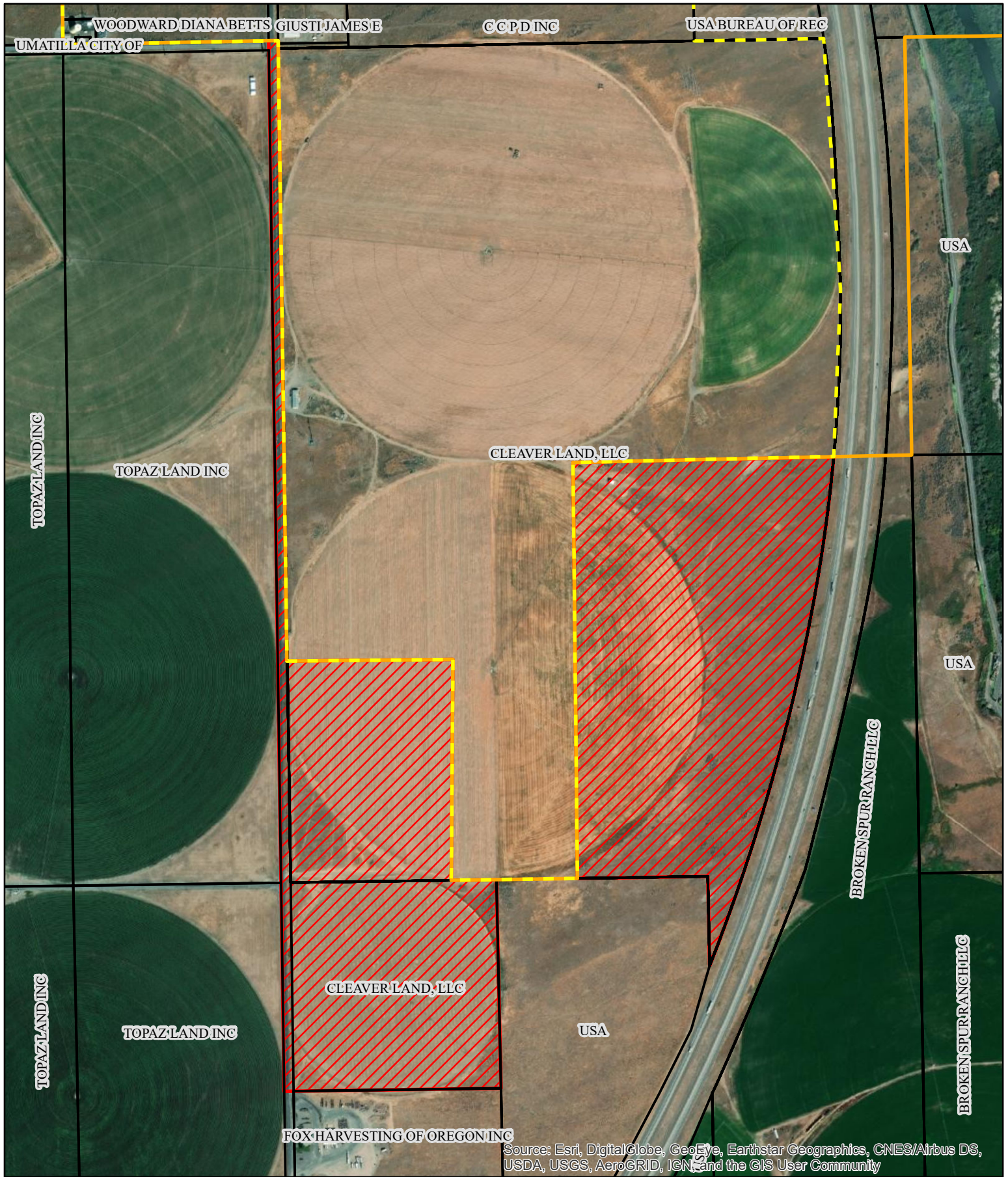
CLEAVER LAND REZONE SITE PLAN

Legend

- | | | | |
|--|---|---|-----------------------|
|  | New Light Industrial Add By UGB Expansion |  | Urban Growth Boundary |
|  | Proposed Plan/Map Amendment Area |  | Tax Lots (3/23/20) |
|  | City Limits | | |



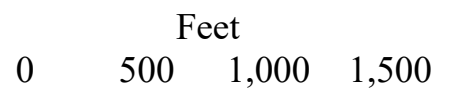
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CLEAVER LAND ANNEXATION SITE PLAN

Legend

- City Limits
- Urban Growth Boundary
- Tax Lots (3/23/20)
- Proposed Annexation Area



Map should be used for reference purposes only. Not survey grade or for legal use.