

**UMATILLA PLANNING COMMISSION MEETING
AGENDA
COUNCIL CHAMBERS
APRIL 26, 2022
6:30 PM**

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

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF MINUTES**

3.a [March 22, 2022 Minutes](#) *Suggested Action: Approval*

4. **UNFINISHED BUSINESS**

5. **NEW BUSINESS**

5.a [Lewis Street Vacation SV-1-22](#) *Suggested Action: The applicant in this matter, City of Umatilla, seeks approval of a street vacation for an abandoned ROW in the McNary area.*

5.b [Lewis Street Replat RP-1-22](#) *Suggested Action: The applicant, City of Umatilla, requests approval to replat an existing lot to record the ROW of Lewis Street where the physical street is currently, and remove the ROW that is currently abandoned.*

6. **DISCUSSION ITEMS**

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

7. **INFORMATIONAL ITEMS**

8. **ADJOURNMENT**

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**UMATILLA PLANNING COMMISSION MEETING
MINUTES
COUNCIL CHAMBERS
MARCH 22, 2022
6:30 PM**

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

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

- A. **Present:** Commissioners; Kelly Nobles, Keith Morgan, Bruce McLane, Devon Mitchell, Jennifer Cooper, Heidi Sipe
- B. **Absent:** Hilda Martinez
- C. **Late arrival:**
- D. **Staff present:** Community Development Director, Brandon Seitz, Senior Planner, Jacob Foutz, Carla McLane of Carla McLane consulting.

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF MINUTES**

- 3.a [February 22, 2022 Minutes](#) *Suggested Action: Approval*

Motion to approve with the adjustment of the title from agenda to minutes by Commissioner Nobles, seconded by Commissioner Cooper. Motion Carried by consensus vote 5-0.

4. **UNFINISHED BUSINESS**

5. **NEW BUSINESS**

5.a [City of Umatilla General Code Update ZC-1-22](#) Suggested Action: Zone Change application to amend Chapters 4, 5, 11 and 12 of the City of Umatilla Zoning Ordinance. The amendments will lessen restrictions placed on alcoholic beverage drinking places, allow for mobile food vendors to operate 6 days out of 7, raise the building height allowed in commercial and industrial zones, and adjust and remove out of compliance code for RV parks and accessory dwelling units.

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

Chair McLane opened the hearing and asked for the staff report
Planner Foutz reviewed the staff report provided to commission.

Chair McLane asked for applicants' testimony. City is Applicant

Chair McLane asked for public testimony in favor, opposition, and neutral. None.

Chair McLane called for a motion to close the hearing of ZC-1-22. Motion to close by Commissioner Cooper. Second by Commissioner Mitchell. Motion carried 5-0

Chair McLane asked for any comments or deliberation.

Commissioner Nobles asked clarifying questions about the RV park standards and Food truck standards.

Chair McLane called for a motion to recommend approval of ZC-1-22 with the associated conditions of approval. Motion to approve by Commissioner Morgan. Seconded by Commissioner Nobles. Motion carried 5-0

5.b **Golf Course Rezone PA-1-22 Suggested Action:**

An application to settle and correct both the Comprehensive Plan and Zoning designation of the subject property which lies between the Big River Golf Course and Bud Draper Drive achieving a Comprehensive Plan of Residential and Zoning of Medium Density Residential (R-2). The subject property consists of Tax Lot 2600 of Assessor's Map 5N 28 11 and Tax Lots 200, 300, 400, 500, 600 and 800 of Assessor's Map 5N 28 14B.

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

Chair McLane stated that his wife was hired as part of this application but there is no conflict.

Chair McLane opened the hearing and asked for the staff report

Consultant McLane reviewed the staff report provided to commission.

Chair McLane asked for applicants' testimony. City is Applicant

Chair McLane asked for public testimony in favor, opposition, and neutral. None.

Chair McLane called for a motion to close the hearing of PA-1-22. Motion to close by

Commissioner Nobles. Second by Commissioner Cooper. Motion carried 5-0

Chair McLane asked for any comments or deliberation.

Director Seitz explained the options for the property contained in PA-1-22.

Chair McLane called for a motion to recommend approval of PA-1-22 with the associated conditions of approval. Motion to approve by Commissioner Cooper. Seconded by

Commissioner Mitchell. Motion carried 5-0

6. **DISCUSSION ITEMS**

Director Seitz explained the all-in cost for building a home in Umatilla and the cost analysis the city needs to consider.

7. **INFORMATIONAL ITEMS**

8. **ADJOURNMENT**

Adjourned at 7:16

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appropriate assistance.

DRAFT



City of Umatilla Planning Commission
REPORT AND RECOMMENDATION
for
STREET VACATION SV-1-22

DATE OF HEARING: April 26, 2022

REPORT PREPARED BY: Jacob Foutz, Senior
Planner

I. GENERAL INFORMATION AND FACTS

Applicant: City of Umatilla
P.O Box 130
Umatilla, Oregon 97882

Type of Review: Petition for Street Vacation of Public Street

Area Requested for Vacation: South of current physical configuration of Lewis street, west of Willamette street.

Adjacent Land Use(s): Surrounding Land Use is MC McNary Center Mixed use, with lifeways to the north.

II. NATURE OF REQUEST/APPLICABLE STATE REGULATIONS; COMPREHENSIVE PLAN AND ZONING ORDINANCE PROVISIONS

The applicant in this matter, City of Umatilla, seek approval of a street vacation for an abandoned portion of Lewis Street. Due to the fact that the City of Umatilla does not have review standards or procedures adopted as part of its municipal code, the City must follow the requirements under ORS chapter 271 for considering a request to vacate a street or public way. To the extent that any Comprehensive Plan policies or provisions apply to the request, such as the street being identified as a necessary component of the transportation system plan, such factors must be considered when deciding whether to approve or deny the request. Under ORS chapter 271, approval or denial of a request for a street vacation is not a land use decision and cannot be appealed as such. However, pursuant to ORS 271.130(4) any property owner affected by a decision approving a vacation may appeal the City's decision to circuit court.

III. Analysis

ORS Chapter 217

ORS Chapter 271 addresses the requirements and procedures for any person seeking to vacate a street and the review standards on which a decision to approve or deny a request must be based. 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.

ORS 271.130 Vacation on city governing body's own motion

The city governing body may initiate vacation proceedings authorized by ORS 271.080 (Vacation in incorporated cities) and make such vacation without a petition or consent of property owners. Notice shall be given as provided by ORS 271.110 (Notice of hearing), but such vacation shall not be made before the date set for hearing, nor if the owners of a majority of the area affected, computed on the basis provided in ORS 271.080 (Vacation in incorporated cities), object in writing thereto, nor shall any street area be vacated without the consent of the owners of the abutting property if the vacation will substantially affect the market value of such property, unless the city governing body provides for paying damages. Provision for paying such damages may be made by a local assessment, or in such other manner as the city charter may provide.

Two or more streets, alleys, avenues and boulevards, or parts thereof, may be joined in one proceeding, provided they intersect or are adjacent and parallel to each other.

No ordinance for the vacation of all or part of a plat shall be passed by the governing body until the city recording officer has filed in the office of the city recording officer or indorsed on the petition for such vacation a certificate showing that all city liens and all taxes have been paid on the lands covered by the plat or portion thereof to be vacated.

Any property owner affected by the order of vacation or the order awarding damages or benefits in such vacation proceedings may appeal to the circuit court of the county where such city is situated in the manner provided by the city charter. If the charter does not provide for such appeal, the appeal shall be taken within the time and in substantially the manner provided for taking an appeal from justice court in civil cases.

Findings: This street vacation has been initiated by the City of Umatilla to correct the ROW to the current layout of Lewis Street. Notice has been given as directed in ORS 271.110.

Conclusion: The street vacation of a portion of Lewis Street has been initiated by the City and has been noticed correctly according to ORS 271.110.

ORS 271.110 Notice of hearing.

- (1) The city recorder or other recording officer of the city shall give notice of the petition and hearing by publishing a notice in the city official newspaper once each week for two

consecutive weeks prior to the hearing. If no newspaper is published in such city, written notice of the petition and hearing shall be posted in three of the most public places in the city. The notices shall describe the ground covered by the petition, give the date it was filed, the name of at least one of the petitioners and the date when the petition, and any objection or remonstrance, which may be made in writing and filed with the recording officer of the city prior to the time of hearing, will be heard and considered.

- (2) Within five days after the first day of publication of the notice, the city recording officer shall cause to be posted at or near each end of the proposed vacation a copy of the notice, which shall be headed, "Notice of Street Vacation," "Notice of Plat Vacation" or "Notice of Plat and Street Vacation," as the case may be. The notice shall be posted in at least two conspicuous places in the proposed vacation area. The posting and first day of publication of such notice shall be at least 14 days before the hearing.
- (3) The city recording officer shall, before publishing such notice, obtain from the petitioners a sum sufficient to cover the cost of publication, posting and other anticipated expenses. The city recording officer shall hold the sum so obtained until the actual cost has been ascertained, when the amount of the cost shall be paid into the city treasury and any surplus refunded to the depositor.

Findings: The City's official newspaper for providing public notice is the East Oregonian. The City published a notice of the application for the proposed street vacation in the East Oregonian on April 12, 2022 and April 19, 2022. On April 11, 2022, the City posted a public notice of street vacation signs at each end of the area proposed to be vacated. The initial hearing before the City Planning Commission will be held on April 26, 2022.

Conclusion: The City published in the East Oregonian notice of the proposed street vacation once each week for two consecutive weeks prior to the hearing and posted public notice of street vacation signs at each end of the area proposed to be vacated.

ORS 271.120 Hearing; determination

At the time fixed by the governing body for hearing the petition and any objections filed thereto or at any postponement or continuance of such matter, the governing body shall hear the petition and objections and shall determine whether the consent of the owners of the requisite area has been obtained, whether notice has been duly given and whether the public interest will be prejudiced by the vacation of such plat or street or parts thereof. If such matters are determined in favor of the petition the governing body shall by ordinance make such determination a matter of record and vacate such plat or street; otherwise it shall deny the petition. The governing body may, upon hearing, grant the petition in part and deny it in part, and make such reservations, or either, as appear to be for the public interest.

Findings: The required public notice requirements were addressed and found to be met. In order to complete review of this provision, the City must decide whether the "public interest will be prejudiced by the vacation" if approved, and whether any reservations are necessary to protect the public interest.

Conclusion: Based on the current configuration of Lewis street it was determined some time ago that the best location for Lewis was to the north of the portion proposed to be vacated. The portion that has been proposed to be vacated has been abandoned not used for ROW for

many years, and it is in the public interest to vacate the unused portion and dedicate the portion of Lewis that is currently being used as ROW.

B. City of Umatilla Comprehensive Plan

To the extent that any Comprehensive Plan policies, transportation system plans or other plan provisions apply to the area proposed for vacation, the City must give consideration to those in determining whether the public interest will be prejudiced or whether any reservations are necessary.

Findings: City staff reviewed the pertinent portions of the Comprehensive Plan; no portions of the plan will be adversely affected.

Conclusion: No Comprehensive Plan or implementing provisions of the Plan will be adversely affected by approving the vacation of the abandoned and unused portion of Lewis street.

IV. SUMMARY AND RECOMMENDATION

The applicant, City of Umatilla, has met the procedural requirements for their request to vacate an abandoned and unused portion of Lewis Street. In addition, the City finds the area proposed to be vacated is not needed by the public.

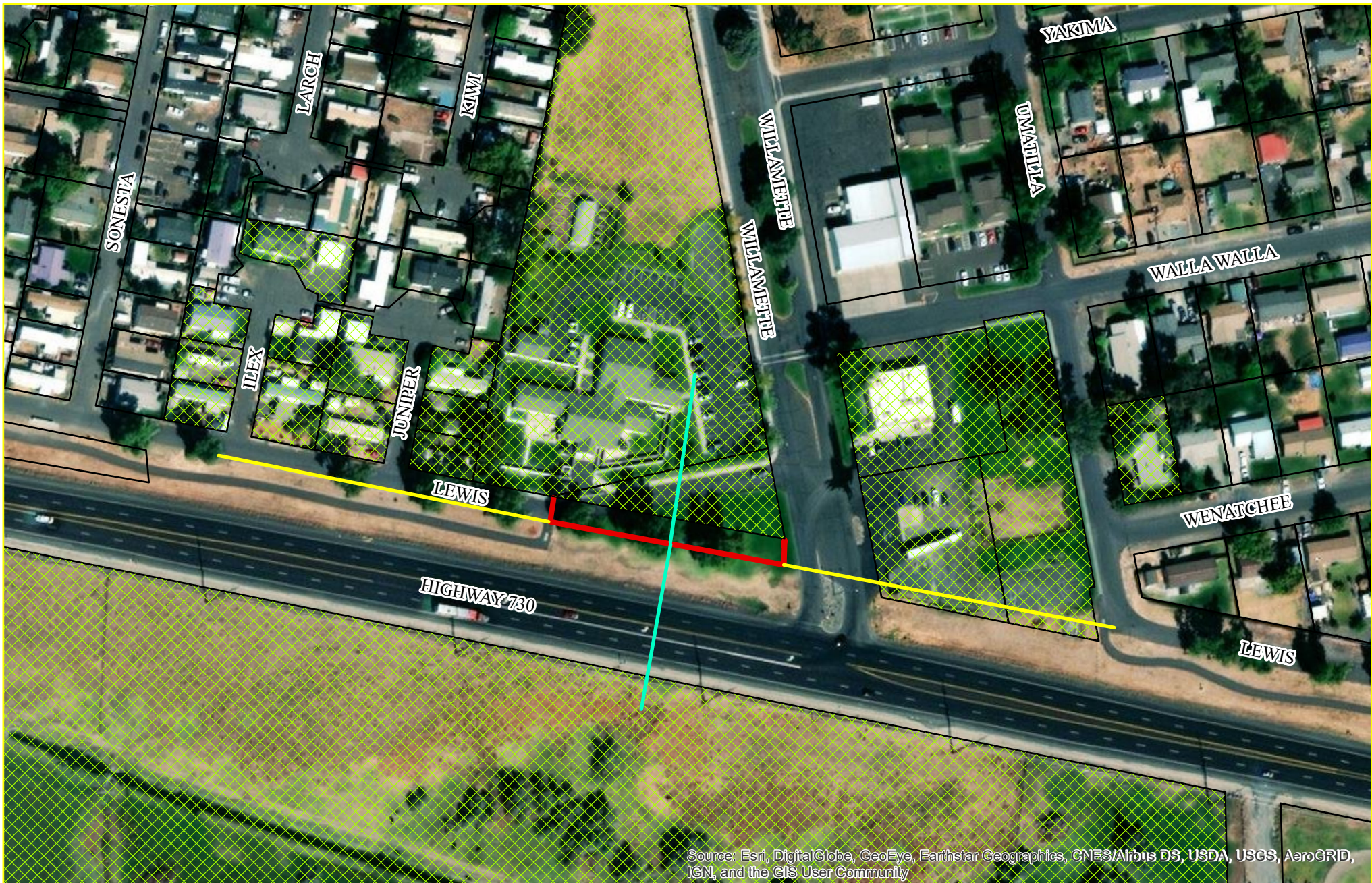
Therefore, based on the information in Sections I and II of this report, and the applicable State and City regulations, findings of fact and conclusions contained in Section III, the Umatilla City Planning Commission recommends approval of this request, SV-1-22, to vacate a portion of Lewis Street subject to the conditions under Section V of this report.

V. CONDITIONS OF APPROVAL

1. The applicants shall have one year from the date of this approval to complete all subsequent requirements for recording the ordinance adopted by the City Council that is necessary to give legal effect to the street vacation.
2. Failure to comply with all conditions of approval contained in Section V of this report will result in nullification of the approval granted herein.

VI. EXHIBITS

Exhibit A – Map showing area of street proposed to be vacated.

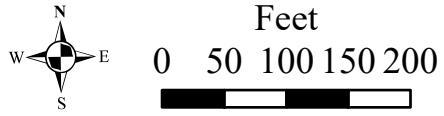


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

SV-1-22 CITY OF UMATILLA STREET VACATION

Legend

- Required 400 Feet
- Required 200 Feet
- Real properties Affected
- Portion of ROW proposed for vacation
- Tax Lots (9/28/21)



MAP DISCLAIMER: No warranty is made as to the accuracy, reliability or completeness of this data. Map should be used for reference purposes only. Not survey grade or for legal use. Created by Jacob Foutz, on 4/4/2022

MCNARY MOBILE MANOR
TRACT C-3 (S-120-B)
5N2816AD - 6200

CITY OF UMATILLA
DEED No. 117931
R.135, PAGE 873
5N2816AD - 6300





**CITY OF UMATILLA PLANNING COMMISSION
 REPORT AND RECOMMENDATION
 FOR
 REPLAT RP-1-22**

DATE OF HEARING: April 26, 2022

REPORT PREPARED BY: Jacob Foutz, Senior 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 6300

Property Description: The properties are described as Tax Lot 6300 on Assessors Map 5N2815AD.

Location: The property lies West of Willamette Street and North of US Highway 730.

Existing Development: There is no existing development on Tax Lot 6300 other than picnic benches.

Proposed Development: Once the replat of Lewis street is complete, Tax Lot 6300 may be sold for commercial development.

Zone McNary Center Mixed Use (MC).

Adjacent Land Use(s):

Adjacent Property	Zoning	Use
North	McNary Center Mixed Use (MC)	Lifeways behavioral treatment center
South	McNary Center Mixed Use (MC)	Highway 730
East	McNary Center Mixed Use (MC)	Willamette Street, McNary Market
West	Medium Density Residential (R2)	Mobile Home Park

II. NATURE OF REQUEST AND GENERAL FACTS

The applicant, City of Umatilla, requests approval to replat an existing lot to record the ROW of Lewis Street where the physical street is currently, and remove the ROW that is currently abandoned. The property is identified as Tax Lot 6300 on Assessors Map 5N2815AD.

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

10-4F-7: PROPERTY DEVELOPMENT STANDARDS:

1. Minimum Lot Size and Lot Width; Building Setbacks; Maximum Building Height and Site Coverage:

Minimum lot or parcel size:	
Commercial uses	4,000 square feet
Minimum lot width	50 feet
Residential uses	None; density shall comply with R-3 district requirements
Minimum yard setbacks:	
Front and rear yards	10 feet
Side yard	0 feet or 10 feet if adjacent to a residential district
Street side yard	10 feet
Parking space	10 feet wide; see Chapter 9 for parking standards
Maximum building height	35 feet
Maximum site coverage (building and impervious surface)	95 percent

Findings: The applicant is proposing to replat one existing lot to record the ROW of Lewis Street where the physical street is currently, and remove the ROW that is currently abandoned. All of the existing lot is currently zoned MC. The result of the request will not change the zoning leaving the 1 lot zoned MC. The dimensional standards for the MC zone (Section 10-4F-7) is listed above for reference. The proposed lot will exceed the minimum lot width and depth and area requirements.

Conclusion: The proposed lot exceeds the minimum dimensional standards for new lots located in the MC 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 MC zoning district and the applicable City zoning requirements are addressed above. The proposed lot comply with all of the dimensional standards as addressed in this report.

Conclusion: The proposed lot 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.

Conclusion: The proposal will result in one (1) lot, and the moving of ROW to the current physical configuration of Lewis Street. New connections to City services and any construction 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: The existing lot currently have the ability to access public facilities and streets.

Conclusion: The remaining one lot will continue to 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, but will move the ROW of an abandoned street and make it so it lines up with the current configuration of Lewis Street.

Conclusion: The proposed replat moves the ROW to match the current configuration of

Lewis 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: The proposed lot does not have access on both the front and rear, therefore it is not a through lot

Conclusion: The proposed lot is not a through lot.

- 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 lot is rectangular in shape to the extent possible. A true rectangular lot is not possible at this location due to the layout of the existing streets.

Conclusion: The proposed lot is a triangle more than a rectangle; the northeast corner creates a right angle.

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

Findings: This replat is not creating any new lots, it is moving a ROW from an old abandoned configuration of Lewis Street to the current configuration of Lewis Street. The existing lot does not have a width that is 2.5 more than the depth.

Conclusion: The proposed lot 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: The proposed lot will exceed fifty feet (50') of street frontage.

Conclusion: The resulting lot 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-1-22) to replat one lot and reconfigure a ROW 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. This Application is Null and Void if SV-1-22 is not approved by City Council.
2. 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.
3. 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.
4. 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.
5. 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).
6. Failure to comply with the conditions of approval established herein may result in revocation of this approval.
7. The applicant shall submit a copy of the final recorded plat to the City of Umatilla.
8. The applicant shall obtain all federal, state and local permits or licenses necessary to record the final plat.

VI. EXHIBITS

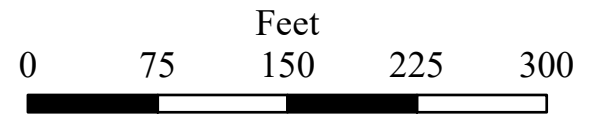
Exhibit A Notice Map

Exhibit B Preliminary Plat



Lewis Street Replat (RP-1-22)
City of Umatilla, Applicant & Owner
Map: 5N2815AD Tax Lots: 6300
Legend

 Subject Property  TAXLOTS 9-1-2021



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 4/6/2022

MCNARY MOBILE MANOR
TRACT C-3 (S-120-B)
5N2816AD - 6200

CITY OF UMATILLA
DEED No. 117931
R.135, PAGE 873
5N2816AD - 6300

