

UMATILLA CITY PLANNING COMMISSION
MEETING AGENDA
January 23, 2018 - 7:00 P.M.
Umatilla City Hall, Council Chambers

- I. CALL TO ORDER & ROLL CALL

- II. APPROVAL OF MINUTES: June 22, 2017 & November 28, 2017 meetings

- III. UNFINISHED BUSINESS: None

- IV. NEW BUSINESS:
 - A. **Lifeways Variance (V-1-2017):** The applicant requests approval of a variance to the six (6) foot height restriction on fences in the McNary Center Mixed Use Zone. The property has been developed with a six-foot fence surrounding the existing treatment center and utilizes a ditch to achieve an eight-foot height as required by state law. The ditch is eroding and has become a safety issue for the facility. Therefore, the applicant is requesting a variance to allow the facility to remove the ditch and replace the existing six-foot fence with an eight-foot fence. The subject property is identified as Tax Lot 6200 on Assessors Map 5N2815AD and the situs address is 290 Willamette Ave, Umatilla, OR 97882. Applicant and property owner, Lifeways.

- V. DISCUSSION ITEMS:
 - A. Mobile Food Vendors – Update

- VI. INFORMATIONAL ITEMS:
 - A. Healthy Communities Policy Guide

- VII. ADJOURNMENT

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UMATILLA CITY PLANNING COMMISSION

June 22, 2017 - 7:00 P.M.

Draft

Umatilla City Hall

I. CALL TO ORDER & ROLL CALL: The meeting was called to order at 7:03 p.m. By Chair Sharp. **Commissioner present:** Smith, Anderson, Sharp, and Nobles. Commissioner Sipe attended remotely. **Commissioner Absent:** Ortiz and Simson. **Staff present:** City Planner, Bill Searles and Planning Secretary, Jackie Caldera and City Manager Russell Pelleberg. Commissioner Simson showed after roll call.

II. APPROVAL OF MINUTES: April 25, 2017 meeting; May 23, 2017 meeting both sets of minutes were complete. Commissioner Nobles moved to have both sets approved seconded by Commissioner Anderson. Motion approved.

III. UNFINISHED BUSINESS: None

IV. NEW BUSINESS:

A. ANX-1-2017: A request to annex approximately 269 acres in the City of Umatilla's urban growth boundary located along the west side of Lind Road west of the intersection with Union Street into city limits. This application will be reviewed concurrently with Application PA-1-2017. The subject property is identified as Tax lots 100 and 200 in Section 21, Township 5 North, Range 28 East, W. M. Vadata, Inc., applicant.

Planner Searles explained the need to approve the annexation prior to reviewing the plan amendment, it is 189 acres, and applicant has requested a plan amendment to only the property that is cross hatched and not the other portion. Planner Searles believes the findings and supporting documents are valid and criteria are met.

Seth King applicant's land use attorney 1120 NW Couch St, Portland, OR 97209, supports and agrees with staff recommendation asks that Commission to approve the annexation. Lind Road right of way extends all way to city limits. Proposal meets all of the requirements. The land is located inside the urban growth boundary it is contiguous to city limit, it is not located in another city, and no one resides there. All owners of property have consented in writing to the annexation to the city. They plan on providing drinking water through an on-site well, also will have a septic system. Provided document from engineer that it is feasible to provide process water from the regional water system. Process water will service h-vac cooling system. Also provided documentation supporting adequate capacity to serve use in addition to existing users. There are multiple options for discharge of non-contact cooling water such as ponds or nearby agriculture uses. Police services is also feasible, site will remain in Umatilla Fire District. Site will have three access points main on Lind Road, also have construction access off Lind Road, and third access will be on rear will be for emergency vehicles.

Tamara Mabbott Umatilla County Planning Director stated Umatilla County has reviewed the annexation request and they are very supportive of it. She mentioned County and City have had previous discussion of finding ways to improve the road and eventually City accepting it, it is premature at this point. Chair Sharp asked if Lind Road was still under Umatilla County jurisdiction and maintenance of road department? She said yes it will just be in city limits.

Sam Nobles owner and carrying the contracts on about 24 acres adjacent to the property is supportive of annexation. He believes this is the best thing to do with this property and best thing for Umatilla.

Sam 795 SE Hermiston owns property 8188 Lind Road is in favor, came and asked multiple questions that were answered by City planner.

City Manager Pelleberg came forward to clarify we are annexing the right away of Lind Road period he stated. From the corner of the water tower all the way to the end of the property will be in the City. It is a County road in city limits he mentioned we have a few roads like this in our City.

Chair Sharp thanked him for asking these question to make sure it is all clear for everyone including them.

Commissioner Smith moved to close the hearing. Commissioner Anderson seconded. All commissioners in favor motion passed.

Commissioner Nobles moved that to approve annexation along with exhibits from staff report. Commissioner Anderson seconded motion. All in favor motion passed.

B. PA-1-2017: A request to amend the City of Umatilla's comprehensive plan map/zoning map to change the plan map designations on approximately 190 acres of a 269-acre Property from residential and natural resource to industrial and to rezone the 190-acre Portion from Umatilla County's F-1 Zone to the City of Umatilla's Light Industrial (M-1) Zone. *Approval of this request is contingent upon the City's prior approval of the Applicant's request to annex the subject property into the City of Umatilla's city limits.* The subject property is located along the west side of Lind Road west of the intersection With Union Street, and is identified as Tax lots 100 and 200 in Section 21, Township 5 North, Range 28 East, W. M. Vadata, Inc., applicant.

Planner Searles came forward to answer any questions or concerns. He received a letter from ODOT and wanted to make sure it was on record in support of annexation.

Seth King 1120 NW Couch St Portland OR 97209 representing VADATA agrees with staff and would like to have the zone map change approved, he stated evidence was submitted into the record to explain how the site met the applicants land needs and is large enough. Traffic impact analysis was included. Analysis was prepared by engineer and would not significantly change traffic. Applicant is not proposing any improvements to Lind Road.

Diego Arguea 610 SW Alder Suite 700 Portland OR 97209 transportation shows no significant impact. Kelley Nobles asked if they ever considered people would use Lind Road south to the site as it could be a possible short cut. Diego Arguea answered yes all of that is part the analysis.

Commissioner Smith moved to close hearing, commissioner Anderson Seconded. All in favor motion passed.

Commissioner Smith moved to accept plan amendments **PA-1-2017**: A request to amend the City of Umatilla's comprehensive plan map/zoning with city planner recommended conditions of approve and refer to city council. Commissioner Simson seconded motion. All in favor motion passed.

C. CU-2-2017: A request for a conditional use permit for an auto detailing business on Property in the Downtown Transitional (DT) Zone located at 1301 Sixth Street. The Property is identified as Tax lot 1400 in Section 17AC, Township 5 North, Range 28 East, W. M., within the City of Umatilla. Jose Manuel Alanis, applicant.

City Planner Searles stated on June 15 he went onsite to meet with business owner Jose Alanis and gave him suggestions to meet conditional use permit standards, they agreed to add to the back of property right up to property line, also suggested landscaping and drainage for storm water. Suggested to redo garbage area to be site obscured.

Chair sharp wanted him to know and understand due to language barrier, wants to make sure there are no misunderstanding

Jose Alaniz 16906 S Second St Plymouth WA wants to thank planner Searles, City manager Pelleberg, and City Record Sandoval for being helpful and helping him because he didn't understand some things. Recorder Sandoval attended the meeting to help translate for Mr. Alaniz.

Commission aggress to give Mr. Alaniz six months to obtain all mechanical and building permits, also include site obscuring garage can and landscaping on property by May 31, 2018 planner Searles suggested to go onsite with the City Building Official to try and figure out what will have to be done to be in compliance and obtain all the necessary building permits within 120 days.

Commissioner Smith moved to close hearing, Commissioner Anderson seconded. Motion passed all in favor.

Commissioner Smith moved to approve a request for a conditional use permit for an auto detailing business on Property in the Downtown Transitional and amend from sixty days to one hundred twenty days to obtain all permits. Commissioner Nobles Seconded. All in favor motion passed.

V. DISCUSSION ITEMS: None

VI. INFORMATIONAL ITEMS: None

VII. ADJOURNMENT: Chair Sharp adjourned meeting 9:23 p.m.

**CITY OF UMATILLA
PLANNING COMMISSION
November 28, 2017
Draft
COUNCIL CHAMBERS**

- I. CALL TO ORDER:** Planning Commission Chair Smith called the meeting to order at 7:00 p.m.

ROLL CALL:

- a. **Present:** Commissioners Craig Simson, Heidi Sipe, Ramona Anderson, and Kelly Nobles.
 - b. **Absent:** Commissioner Eduardo Ortiz
 - c. **Staff present:** City Planner Brandon Seitz, Community Development Director Tamra Mabbott, and Esmeralda Horn.
- II. APPROVAL OF MINUTES:** For October 24, 2017. (Minutes for June were not ready at this time).

It was moved by Commissioner Smith to approve minutes for October 24, 2017. Motion carried, voted: 4-0.

Commissioner Sipe stated a few grammatical errors in October's minutes that she would like edited and updated. They will be forwarded to Esmeralda for updating.

III. UNFINISHED BUSINESS:

- A. **ZC-1-2017:** A request to re-zone a 1.82-acre parcel of land from R-3 Multi-Family Residential to R-2 Medium Density Residential. The property is identified as Tax lot 700 of Assessor's Map 4N2814BB. Property is located in the McNary Area within city limits, specifically at the northwest intersection of Klickitat and Deschutes streets. Owner and applicant is Phillip and Theresa Sepulveda.

Chair Smith then opened the public hearing for ZC-1-17 at 7:07 p.m. Chair Smith read the procedures for the public hearing. Chair Smith requested the staff report from City Planner, Brandon Seitz. Brandon stated the applicant is requesting zone change from multi-family residential to medium density residential. Brandon said the request applies to tax lot 700 and the request would reduce the residential density. Both the current and proposed zones require the same lot width and length and all uses are the same. The only major difference is that medium density zoning (R-2) allows for detached single-family dwellings. Other than that the uses are identical. Currently in a multi-residential zone there is a minimum of one dwelling per 2,000 sq ft, whereas a medium density zone allows one dwelling per 3,500 square feet.

Commissioner Simson asked what would happen to Columbia Drive?

City Planner Brandon stated that Columbia Drive would not be extended. Deschutes will be extended along the eastern property line. If there were to be future development the applicant would possibly be required to extend Columbia Drive. Currently the

dedication appears to be a private easement or private lane. Deschutes and Klickitat would be primary access points for tax lot 700.

Chair Smith called for public testimony in support of the application. Chair Smith called for public testimony in opposition of the application. No persons were present to offer comments.

City Planner Brandon requested to make one last comment stating the Commission action will be a recommendation from Planning Commission to City Council. If approved, it will be presented at the hearing to City Council on January 2, 2018.

Chair Smith said he would accept a motion. Motion to approve and recommend zone change ZC-1-2017 to council was made by Commissioner Sipe. Motion was seconded by Commissioner Anderson. Motion approved by 4-0 vote.

- B. **ZC-2-2017 & SUB-2-2017**: A request to re-zone a 5.15-acre parcel of land from R-3 Multi-Family Residential to R-2 Medium Density Residential. Application includes a 20 lots subdivision. The property is identified as Tax lot 100 of Assessor's Map 4N2814BB. Property is located in the McNary Area within city limits, specifically at the northeast intersection of Columbia and Deschutes streets. Applicant is Knutzen Engineering. Owner is Richard W. Wood. *Approval of the subdivision request is contingent upon the city's prior approval of the applicant's request to re-zone the property to Medium Density Residential.*

Chair Smith opened the public hearing for ZC-2-17 & SUB-2-2017 at 7:15 p.m. Chair Smith called for the staff report from City Planner, Brandon Seitz. Brandon stated the rezone is identical to previous hearing and application. As mentioned previously the only difference is medium density will allow a single family dwelling. This application also requests to tentatively approve a subdivision. The land is bordered by the golf course on the north and east of subdivision property. A cul-de-sac is proposed and has been reviewed by staff. The application meets all of the criteria for a subdivision. The applicant will be required to submit engineered construction plans to make sure the final design meets city standards. One minor note, the city comprehensive plan and city zoning ordinance has a discrepancy. The zoning ordinance requires attached sidewalk to edge of roadway where the comprehensive plan requires a detached sidewalk. In case of a conflict state law requires that the comprehensive plan takes precedence. The applicant was not aware of this requirement. The setback will be modified in application to match those of the comprehensive plan. All other criteria in application meets city code.

City Planner Brandon wanted to comment that due to the discrepancies in the comprehensive plan and the zoning code he anticipates adding this to his annual update so they coincide with one another.

Chair Smith welcomed any testimony from applicant.

Nathan Machiela, Knutzen Engineering 5453 Ridgeline Drive Kennewick Wa 99336, representing applicant Richard Wood, came before the commissioners to present

testimony. First, he thanked the city staff for being so helpful with this application process. He reported that Mr. Woods would like to convert this 5-acre parcel bounded by the golf course into a medium density subdivision. Mr. Woods is proposing 20 single family detached lots in the subdivision. All lots meet minimum criteria. Mr. Machiela was not aware of the detached sidewalk criteria on the comprehensive plan. Mr. Machiela would like to do attached, but can work thru the design if the application is approved.

Chair Smith asked if there were any public testimony in support of the application. Chair Smith asked if there was any public testimony in opposition of the application. There were no further comments.

City Planner Brandon wanted to make a comment that again he was not previously aware of the sidewalk issue and it will be resolved at the time of the final plat approval.

Commissioner Simson wanted to know in comparison to Virginia's Place will these lots be bigger or smaller. Brandon stated they will be slightly smaller, but the lots at the end of the cul-de-sac would be larger. At any rate they all meet minimum lot size requirements. Commissioner Simson stated that when lot sizes are smaller there is no room for vehicle parking and people tend to park on the yards.

Mr. Machiela, representative of Mr. Woods, said he would like to make a recommendation as the person designing the subdivision. City Code requires 40' of frontage in a cul-de-sac and what that does is it forces the lots at the end to be really large. He had to redesign it and take a lot of the width away all the way down the street and add it to the end. He recommended that the code be revisited to allow a lesser amount of frontage and would allow for a shared driveway and even size lots.

Tamra Mabbott, Community Development Director wanted to comment that she was contacted by Mary from a housing group and initially they were opposed to reducing the density. The movement statewide is to increase density to allow for more housing. Higher density is usually the preference. This is medium density, but it still allows for more housing. The larger the lots the lower the affordability. Council members asked that this be noted in the final findings and Tamra confirmed.

Brandon stated that there was no major concern from the organization just an input, but the note could be added as final findings when presented to the Mayor and City Council.

Chair Smith called for a motion. Motion to approve and recommend zone change ZC-2-2017 to council was made by Commissioner Simson. Motion was seconded by Commissioner Anderson. Motion approved by 4-0 vote.

Chair Smith called for a motion. Motion to approve subdivision SUB-2-2017, including conditions, was made by Commissioner Nobles. Motion was seconded by Commissioner Sipe. Motion approved with conditions by 4-0 vote.

IV. NEW BUSINESS:

None

V. DISCUSSION ITEMS:

A. Mobile Food Vendors – Update

Tamra Mabbott reported that staff has nothing to report at present but that Esmeralda Horn is currently doing research on the topic. Staff hopes to have an update with possible presentation at the January meeting.

Commissioner Nobles wanted to point out that we need to put businesses into brick and mortar buildings especially since we have tons of vacant building on Main Street.

Commissioner Smith stated not many people have the resources to start up a brick and mortar building, but a mobile vendor is a step towards improvement.

Chair Smith was concerned on the regulation of these mobile vendors. Tamra reassured him that Umatilla County Health Department (Environmental Health) does regulate mobile vendors. This information will be included in presentation.

Commissioner Sipe reiterated from a previous Planning Commission meeting that her concern was that mobile vendors become permanent and other business did not appreciate that- especially when a satellite dish was placed on the property. Ultimately, she is excited for a future presentation and idea.

B. Temporary Occupation of an RV in the UGB – Update

Tamra Mabbott did not think there is enough merit to move forward with this. The reason is that there is no way to distinguish what is allowed in the city and what is allowed in the UGB. The applicant had good intention for the mini RV park on river road, but if city accommodated him city would have to be prepared for the precedence set for everyone in city and UGB. RV is not an option unless the planning commission has other ideas.

Brandon stated no matter what standard you set it would affect the UGB and permanent residence in an RV. That is not something we could take on at the moment. If allowed it would be hard to distinguish city limits from UGB.

Commissioner Nobles stated we will have a large construction community for possibly the next 7 years. He asked if there a time limit that you can live in an RV? Brandon stated generally the rule was 30 days; after 30 days a person would get notification that it has become permanent residence. This restriction does not apply to RV parks.

Chair Smith asked if it was possible to have extended stay in the Marina RV park or what was the time limit. Esmeralda said possibly 30 days. Heidi states since we are in a construction zone maybe contractors need to find a temporary to permanent solution for their employees housing. With the hope that they do become permanent residents.

Tamra Mabbott mentioned that Umatilla has a large inventory of undeveloped land and with the hope that we could have over 100 lots available within the next year.

VI. INFORMATIONAL ITEMS:

Three new applicants for Planning Commission will be presented to city council December 5, 2017.

VI. ADJOURMENT: There will be no meeting in December. Next meeting will be held January 23, 2018.

Meeting adjourned at 7:43pm.

END

DRAFT

**CITY OF UMATILLA PLANNING COMMISSION
REPORT AND RECOMMENDATION
FOR
VARIANCE V-1-2017**

REPORT DATE: December 22, 2017

REPORT PREPARED BY: Brandon Seitz, City Planner

I. GENERAL INFORMATION AND FACTS

Applicant: Brandon Tarvin
Lifeways
702 Sunset Dr.
Ontario, OR 97914

Property Owner: Lifeways
702 Sunset Dr.
Ontario, OR 97914

Land Use Review: Variance request to allow an eight (8) foot fence surrounding the treatment facility.

Property Description: Township 5N, Range 28E, Section 15AD,
Tax Lot 6200.

Location: Along the west side of Willamette Avenue, between Lewis Street and Chinook Street.

Existing Development: Secure residential facility. Structures on the property are the main facility building, garage building and storage shed.

Proposed Development: Increase the height of the existing fence surrounding the treatment facility from six (6) feet to eight (8) feet in height.

Comprehensive Plan Designation: Commercial

Zone: McNary Center Mixed Use (MC)

Applicable Overlay Zone(s): None

Adjacent Zoning/Land Use(s): West: Medium Density Residential, McNary Manor.
North: McNary Center Mixed Use, Port of Umatilla office.
East: McNary Center Mixed Use & Multi-Family

Residential, McNary Market and Umatilla Fire District Station #2.
South: Unnamed City Park, U.S. Highway 730 and undeveloped lands zoned Exclusive Farm Use (County 1972 Code).

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

The applicant requests approval of a variance to the six (6) foot height restriction on fences in the McNary Center Mixed Use Zone. The property has been developed with a six-foot fence surrounding the existing treatment center and utilizes a ditch to achieve an eight-foot height as required by state law. The ditch is eroding and has become a safety issue for the facility. Therefore, the applicant is requesting a variance to allow the facility to remove the ditch and replace the existing six-foot fence with an eight-foot fence. The subject property is identified as Tax Lot 6200 on Assessors Map 5N2815AD and the situs address is 290 Willamette Ave, Umatilla, OR 97882. The criteria and standards the City will use to evaluate the request are found in Section 10-13-1 of the Umatilla Municipal Code.

III. ANALYSIS

A. City of Umatilla Zoning Ordinance Approval Criteria and Standards

The following standards must be addressed to demonstrate that the standards are met, can be met through appropriate conditions of approval or be found not to apply.

Section 10-13-1: VARIANCE AND ADJUSTMENT

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

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

Findings: The property owner currently operates a secure residential treatment facility on the subject property. Due to state law they are required to maintain an eight-foot fence around the property. To remain compliant with this requirement the applicant currently uses a six-foot fence and ditch to achieve the eight-foot height requirement. However, the ditch has begun to sluff off and has become a safety issue of the facility.

Conclusion: The applicant is required to maintain an eight for fence by state law. A state law requiring an eight-foot fence around the facility is beyond the applicants control. This criterion is met.

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

Findings: The applicant is proposing to remove the ditch and replace the existing fence with an eight-foot fence. An eight-foot fence is the minimum height necessary to remain compliant with state law.

Conclusion: The state law requires an eight-foot fence around the facility. Granting a variance to allow an eight-foot fence is the minimum variation necessary. This criterion is met.

- There are development constraints associated with the property or the present use or permitted use of the property which make development of a permitted use impractical, or the variance is needed to allow the applicant to enjoy a substantial property right possessed by a majority of property owners in the same vicinity.*

Findings: The applicant received approval of a Conditional Use (CU-1-2007) in 2007 to establish the facility. At that time, they were required to maintain a six-foot security fence. It was also noted in the finding that due to interior shaping it was actually an eight-foot deterrent. As time has progressed the ditch has become a safety issue for the facility. In order to maintain compliance with a state law and maintain the permitted use on the property the applicant has requested a variance to allow for the continued use of the permitted use.

Conclusion: The facility was approved as a Conditional Use in 2007. The deterioration of the existing ditch has created a safety hazard for the facility. To allow the continued use of the permitted use (Residential Treatment Facility) on the property and remove the safety hazard a variance to the fence height is necessary. This criterion is met.

- Either the circumstances that apply to the site or the present or a permitted use of the site do not typically apply to other properties in the same vicinity or district, and are unique or unusual; or it would be more detrimental to the public safety or more injurious to the public welfare to apply the requirement than to grant the proposed variance.*

Findings: The permitted use on the property is a residential treatment facility. The existing facility is a secure residential facility that is required by state law to maintain an eight-foot fence around the facility. Generally commercial uses that may be permitted on other properties in the MC zone or on residential properties in the vicinity do not require an eight-foot fence by state law. The additional fence height is a specific requirement for the current use and typically would not apply to other properties or uses in the area.

Conclusion: Generally commercial uses allowed in the MC zone or uses allowed on residentially zoned lands in the vicinity do not require an eight-foot fence as a matter of state law. The eight-foot fence requirement is unique to the use currently permitted on the property. This criterion is met.

- If more than one variance is requested, or a variance and adjustment, the cumulative*

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

Findings: The applicant is not requesting approval of more than one variance or a variance and adjustment. The request is for a variance to the fence height standards to allow for an eight-foot fence around the existing facility.

Conclusion: The applicant is not requesting approval of more than one variance or a variance and adjustment. This criterion is not applicable.

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

Findings: The request is to allow an eight-foot fence around an existing residential treatment facility in the MC zone. The City allows eight-foot fences in industrial zones within the City. The fence would be located around the facility and the impacts to surrounding properties would be limited.

Conclusion: Fences exceeding six feet in height are allowed in other zones within City Limits and fence heights are not directly address by the City Comprehensive Plan. Therefore, it is assumed that fences exceeding six feet in height do not circumvent the Comprehensive Plan. This criterion is met.

IV. SUMMARY CONCLUSIONS AND DECISION

This request to allow for an eight-foot fence around the existing residential treatment facility appears to meet all of the applicable criteria under Section 10-13-1(B) of the City of Umatilla Zoning Ordinance.

Therefore, based on the information in Sections I and II of this report, and the above criteria, findings of fact and conclusions contained in Section III, staff recommends approval of this request, V-1-2017, to allow an eight-foot fence around the existing residential treatment facility on property identified as Tax Lot 6200 in Section 15AD, Township 5 North, Range 28 East, W.M. subject to the conditions of approval contained under Section V of this report.

V. CONDITIONS OF APPROVAL

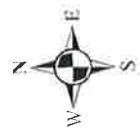
1. The applicant must obtain a building permit for the new fence.
2. The applicant must obtain a fence permit from the City.
3. The applicant must comply with all other applicable local, state or federal regulations.

VI. EXHIBITS.

Exhibit "A" - Vicinity map of the subject property

PROPERTY OWNERS WITHIN 100'
NOTICE AREA
FROM SUBJECT PARCEL

MAP	TAXLOT	OWNER
5N2815AD	100	MENDOZA RAMIRO & ELENA
5N2815AD	200	MENDOZA LEONARDO C & GUADALUPE
5N2815AD	300	OLVERA JESUS & ANTONIA
5N2815AD	400	STURGEON MELLISSA
5N2815AD	500	GOLLADAY ANNA
5N2815AD	600	HAMILTON DARRIEL V
5N2815AD	700	MENDOZA SERGIO
5N2815AD	5200	GARCIA JOSE R ETAL
5N2815AD	5300	MADRIGAL LEON CARLOS & CERVANTES ROSALINA
5N2815AD	5400	CANSINO RM & RODRIGUEZ LM
5N2815AD	5500	ARMENTA SABINO G
5N2815AD	5600	OROZCO DAHZIA M
5N2815AD	6100	RAY MELVIN C & LARRY M
5N2815AD	6200	LIFEWAYS, INC
5N2815AD	6300	UMATILLA CITY OF



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 12/29/2017



VARIANCE APPLICATION
LIFEWAYS, APPLICANT & OWNER
MAP #5N2815AD, TAX LOT #6200

Legend

- Subject Parcel
- City Limits
- Assessor's Maps
- Tax Lots

Exhibit A