

UMATILLA CITY PLANNING COMMISSION
MEETING AGENDA
April 23, 2019 - 6:30 P.M.
Umatilla City Hall, Council Chambers

- I. CALL TO ORDER & ROLL CALL
- II. PLEDGE OF ALLEGIANCE
- III. APPROVAL OF MINUTES: February 26, 2019.
- IV. UNFINISHED BUSINESS: None
- V. NEW BUSINESS:
 - A. **Zamora Replat RP-2-19:** The applicant, Usiel Zamora, request approval to divide an existing lot into two lots for development of attached single-family dwellings. The property is identified as Tax Lot 3500 on Assessors Map 5N2817BC.
 - B. **Fastrack Inc Subdivision SUB-1-19:** The applicant, Fastrack Inc., requests approval of a 26-lot subdivision located along the east side of Powerline Road. The proposed lots are located in the Single-Family Residential (R-1) zone. The applicant intends to develop the proposed lots with single-family dwellings. The property is identified as Tax Lot 2300 on Assessors Map 5N2820.
 - C. **City of Umatilla Zone Change ZC-1-19:** The applicant, City of Umatilla, is proposing to amend the Chapters 1, 4, 10 and 11 of the City of Umatilla Zoning Ordinance. The amendments will allow mobile food vendors in commercial zoning districts and establishes site standards, removes the requirement to obtain a fence permit for fences under six feet in height and allows replacement of nonconforming manufactured homes.
 - D. **Nobles Replat RP-1-19:** The applicant, Kelly Nobles, requests approval to replat three (3) existing lots. The proposed replat would result in four lots. The property is identified as Tax Lot 1500 on Assessors Map 5N2818DB and Tax Lots 3000 and 3700 on Assessors Map 5N2818DA.
- VI. DISCUSSION ITEMS: None
- VII. INFORMATIONAL ITEMS:
 - A. Project 6 x 26
- VIII. ADJOURNMENT

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

**CITY OF UMATILLA
PLANNING COMMISSION
FEBRUARY 26, 2019
DRAFT MINUTES
COUNCIL CHAMBERS**

- I. **CALL TO ORDER:** Meeting called to order at 6:35 p.m.
- II. **ROLL CALL:**
 - A. **Present:** Commissioners; Hilda Martinez, Jodi Hinsley, Ramona Anderson, Kelly Nobles, Boyd Sharp, Bruce Mclane and Craig Simson.
 - B. **Absent:**
 - C. **Late arrival:**
 - D. **Staff present:** City Manager Dave Stockdale, City Planner, Brandon Seitz, Community Development Director, Tamra Mabbott and Community Development Coordinator, Esmeralda Horn.
- III. **APPOINTMENT OF COMMISSION PRESIDENT AND VICE PRESIDENT:**

Consensus 5-0 to vote Boyd Sharp for President. Consensus 5-0 to vote Jodi Hinsley for Vice President.
- IV. **APPROVAL OF MINUTES:** Minute for both October 23, 2018 and November 27, 2018. Motion to approve made by Ramona Anderson, second by Jodi Hinsley. Motion passed 5-0.
- V. **UNFINISHED BUSINESS:** None
- VI. **NEW BUSINESS:** None
- VII. **DISCUSSION ITEMS:**
 - A. Planning Commission Training- Dave Stockdale
City Manager, Dave Stockdale reviewed with commission ordinance for the commission and verbiage used such as shall/may, terms, rules/regulations and authority. The ordinance will be updated to change around some vocabulary such as "city administrator" the city has not had an administrator in a long time so we will be working on updating the terminology.
 - B. Bi-laws
Review of commission bylaws by City Planner, Brandon Seitz.
 - C. Planning Commission Yearly Report
Review of format and information provided on yearly report.
Motion made by Commissioner Hinsley to accept report as official planning commission report and have President Sharp present to Council. Motion second by Commissioner Anderson. Motion carried 5-0.
- VIII. **INFORMATIONAL ITEMS:**
 - A. Buildable Lands Inventory/Housing Needs Analysis

Community Development Director, Tamra Mabbott reviewed the analysis with planning commission and invited members to the open house.

B. Community Development Department Quarterly Report

Community Development Director, Tamra Mabbot reviewed quarterly report and offered to provide it to them via email quarterly.

IX. ADJOURNMENT: Adjourned at 7:43pm.

DRAFT

**CITY OF UMATILLA PLANNING COMMISSION
REPORT AND RECOMMENDATION
FOR
REPLAT RP-2-19**

DATE OF HEARING: April 23, 2019

REPORT PREPARED BY: Brandon Seitz, City Planner

I. GENERAL INFORMATION AND FACTS

- Applicant:** Usiel Zamora, PO Box 151, Patterson, WA 99345.
- Property Owners:** Usiel Zamora, PO Box 151, Patterson, WA 99345.
- Land Use Review:** Replat of Lots 1, 2 and 3 of Block 77 of Wardwell's Addition, City of Umatilla.
- Property Description:** The property is Tax Lot 3500 located on Assessors Map 5N2817BC.
- Location:** The property is located on the south of 5th Street and between F and G Streets.
- Existing Development:** The property is currently undeveloped.
- Proposed Development:** The applicant intends to divided the property into two lots for development of attached single-family dwellings.
- Zone** Downtown Residential (DR).

Adjacent Land Use(s):

Adjacent Property	Zoning	Use
North	Light Industrial	5 th Street and Two Rivers Terminal an Agricultural business
South	Downtown Commercial	Two existing commercial buildings. One is currently occupied by Turouoise a trade store and one is currently unoccupied.
East	Downtown Residential	Vacant land
West	Downtown Residential	Existing single-family dwellings

II. NATURE OF REQUEST AND GENERAL FACTS

The applicant, Usiel Zamora, request approval to divide an existing lot into two lots for development of attached single-family dwellings. 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 10-3D-4: DEVELOPMENT STANDARDS:

	<u>Freestanding Dwellings Or Structures</u>	<u>Attached Dwellings Or Structures</u>
Minimum lot area	5,000 square feet	2,000 square feet
Minimum lot width	50 feet	20 feet
Minimum lot depth	90 feet	90 feet
Minimum yard setbacks:		
Front and rear yards	12 feet	12 feet
Side yard	8 feet	0 feet
Side street yard	12 feet	12 feet
Garage	18 feet from any street except an alley	18 feet from any street except an alley
Maximum building height	35 feet	35 feet

Findings: The applicant is proposing to divide the existing lot into two lots for development of attached single-family dwellings. Therefore, the proposed lots are subject to the dimensional standards for attached dwelling or structures. Lot 1 would be 73 feet in width and 94 feet in depth with a lot area of 6,862 square feet. Lot 2 would be 77 feet in width and 94 feet in depth with a lot area of 7,238 square feet. The proposed lots exceed the minimum dimensional standards for a freestanding or attached dwelling/structure.

Conclusion: The proposed lots exceed the minimum dimensional standards for a freestanding or attached dwelling or structure.

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 criteria in the CUZO and LDO as addressed in this report.

2. The proposal shall comply with the I-82/U.S. 730 interchange area management plan (IAMP) and the access management plan in the IAMP (section 7) as applicable.

Findings: The interchange area management plan (IAMP) extends along U.S. Highway 730 from its intersection with U.S. Highway 395 west to Eisele Drive just west of the U.S. Post Office within City Limits. The property is not within the IAMP area.

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

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

Findings: The property is located with the DR 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: The request is for approval to replat an existing lot into two developable lots. All of the proposed lots will meet the minimum dimensional standards as addressed in this report.

4. The proposal shall comply with the city's public works standards.

Findings: The City's public works standards are engineering design and safety standards for construction of streets, sidewalks, curbs, water/sewer lines, other utilities and for installation of improvements. The applicant did not submit engineering construction plans with this request. While the request will create one new lot for development both of the proposed lots will be located within the same block. It is anticipated that the applicant will request permission to connect to City services at the time of development. However, no new City streets are proposed as part of this request.

The property owner will be responsible for installation of curbs, gutters and sidewalks along the property abutting a city street or agree to sign and record a nonremonstrance agreement with the City, as required by Section 7-2B-2 of the City Code, prior to issuance of a building permit.

Conclusion: The proposal will result in a new lot for development, however, no new streets or dedication of public right of way is proposed or necessary. As addressed above

improvements within the existing city rights of way are required at the time of issuance of a building permit. New connections to City services and installation of curb, gutter and sidewalks will be required to meet the City's public works standards.

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: The subject property does not contain inventoried wetland or other water bodies as identified in the City's comprehensive plan. The subject property is not located in a flood plain. The property is believed to be located with the Umatilla Site (35-UM-1) a historic site on the State and National Register. The City's comprehensive plan is not updated to reflex the current boundaries of the 35-UM-1 site and the City does not have access to the updated boundaries. As this request is for a replat and does not include any ground disturbing activities notice was not sent to the State Historic Preservation Office (SHPO). Any future development that would involve ground disturbing activities including development of attached single-family dwelling will likely require additional review and assessment from SHPO.

Conclusion: As address above there are no know natural resource areas, floodplains or other water bodies located on the property. However, the property is believed to be located within the Umatilla Site (35-UM-1) a historic site on the State and National Register. Therefore, a condition of approval will be imposed requiring the applicant to coordinate with SHPO to obtain all necessary permits and/or assessment for any ground disturbance proposed on the site. If any historic, cultural, or other archaeological artifacts, or human remains are discovered the applicant shall immediately cease ground disturbing activities and notify the appropriate agencies.

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 (steep slopes) in figure 7.1-2 of the City of Umatilla's comprehensive plan. There are no identified natural features on the subject property. No streets are proposed as part of this request therefore vehicle, pedestrian and bicycle access will not be affected.

Conclusion: The subject property does not have inventoried natural features as identified

in the City's Comprehensive Plan. Therefore, no disruption of natural features will occur as a result the replat request. No new streets are proposed or necessary to provide access to the site.

8. The proposal shall provide adjacent lands with access to public facilities and streets to allow its full development as allowed by the City's codes and requirements.

Findings: The subject property is located within an existing block in the downtown area. There are no adjacent lands to provide access to.

Conclusion: The subject property is located within an existing block in the downtown area. The adjacent parcel has access to the exiting public facilities and streets. This criterion is not applicable.

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: As addressed above the subject property is located in an existing developed block in the downtown area. In addition, no streets are proposed or necessary to serve the proposed replat.

Conclusion: The subject property is located within an existing developed block in the downtown area. No streets are proposed as part of this request. This criterion is not applicable.

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 property is a corner lot and has street frontage on the front and side property lines. Therefore, the property is not considered a through lot.

Conclusion: The property is not a through lot. 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 lots will have lot lines that are right angles. The resulting lots would be rectangular in shape to the extent practical.

Conclusion: The proposed lots are rectangular in shape and the proposed lot line appear to be at right angles.

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

Findings: Lot 1 will be 73 feet in width and 94 feet in depth with a width to depth ratio of 1.2. Lot 2 will be 77 feet in width and 94 feet in depth with a width to depth ratio of .8.

Conclusion: Both of the proposed lots will not exceed the allow 2.5 width to depth ratio.

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: Both of the proposed lots will exceed fifty feet (50') of street frontage.

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

E. Flag lots shall not be acceptable for land divisions, but may be approved if the following circumstances apply:

1. For one or two (2) lot land divisions when it is not practical to create or extend a public street or partial public street due to the nature of surrounding development.
2. When topographic conditions or other physical constraints make it impractical or infeasible to create or extend a public street.
3. When the size and shape of the site limit the possible arrangement of new lots or parcels and prevent the creation or extension of a public street.
4. When allowed, the flag portion of a new lot shall have a minimum width of fifteen feet (15') to accommodate a driveway a minimum of twelve feet (12') wide. Two (2) adjacent flag lots may reduce the street frontage and pole width to twelve feet (12') wide, if joint access easements are created and a driveway is provided with a minimum width of twenty feet (20').

Findings: No flag lots are proposed as part of this application.

Conclusion: No flag lots are proposed as part of this application. These criteria are not applicable.

IV. SUMMARY CONCLUSIONS AND DECISION

This request for tentative replat approval meets or is capable of meeting through appropriate conditions of approval the land division requirements of the City of Umatilla's Land Division Ordinance. Therefore, staff recommends this request (RP-2-19) to Replat Lots 1, 2 and 3 of Block 77 of Wardwell's Addition, City of Umatilla, 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

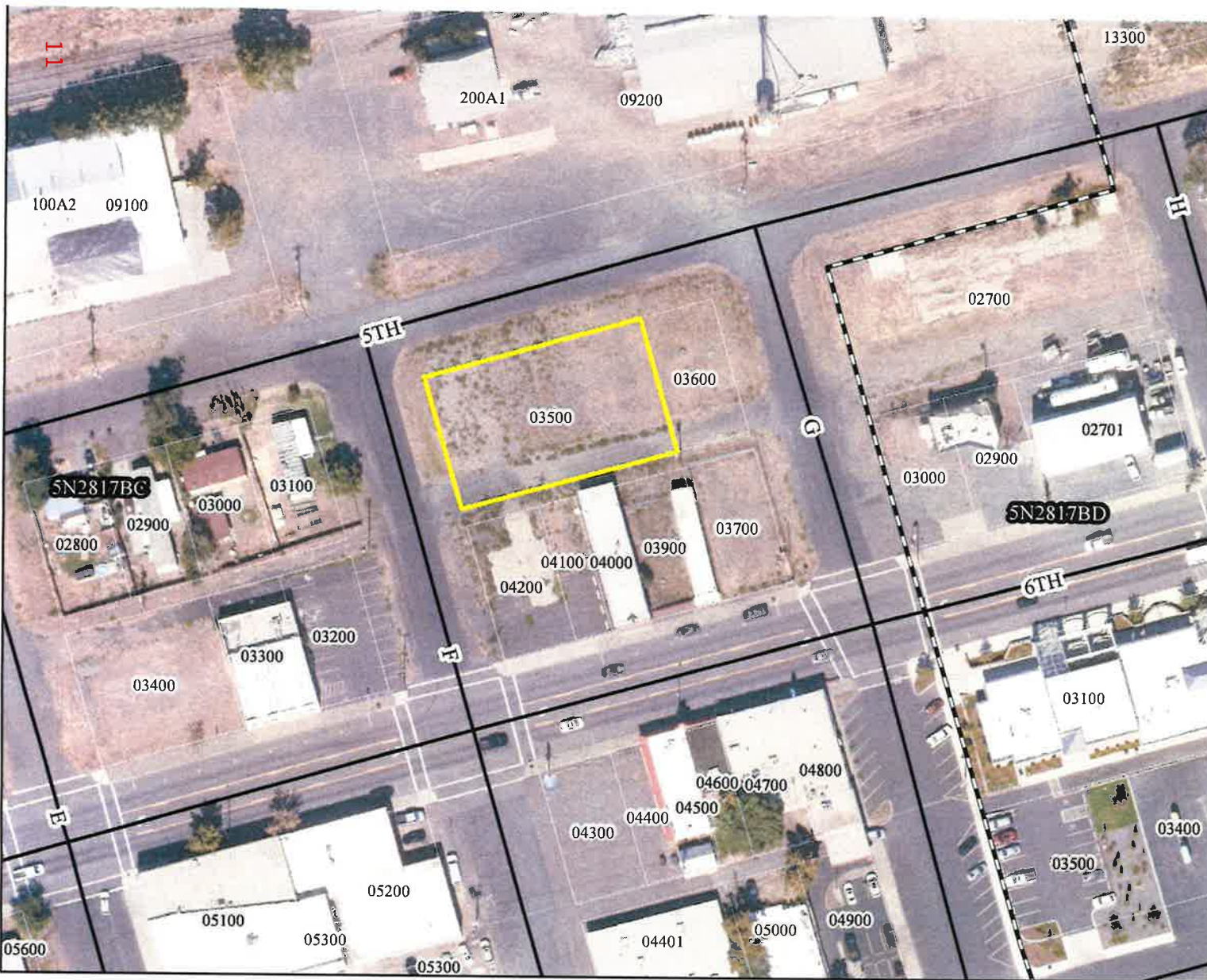
1. A tentative plat must be submitted to the City of Umatilla, Umatilla County Surveyor and Umatilla County GIS Department for review prior to submitting the final plat.

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. The applicant shall coordinate with the State Historic Preservation Office to obtain all of the necessary permits prior to any ground disturbing activities.
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 for Pardo Addition (reduced)



**PROPERTY OWNERS WITHIN 100'
NOTICE AREA
FROM SUBJECT PROPERTY**

MAP	TAX LOT	OWNER
5N2817BC	3100	DAVIS DONALD
5N2817BC	3200	PAYNE SUSAN Y & PAYNE LEO J (EST)
5N2817BC	3500	PARDO USIEL ZAMORA
5N2817BC	3600	NOBLES CLYDE C & BETTY L
5N2817BC	3700	NOBLES CLYDE C & BETTY L
5N2817BC	3900	RODARTE ESTEBAN & CYNTHIA
5N2817BC	4000	CHALLIS-PREWITT CYNTHIA IRENE ET AL
5N2817BC	4100	CHALLIS EUGENE O
5N2817BC	4200	CHALLIS EUGENE O
5N2817BC	9200	MRT EXPLORATION CO

**ZAMORA REPLAT (RP-2-19)
USIEL ZAMORA, APPLICANT
USIEL ZAMORA, OWNER
MAP #5N2817BC, TAX LOT 3500**

Exhibit A

Legend

- Streets
- Subject Property
- Assessor's Maps

Tax Lots (3/28/19)



MAP DISCLAIMER: No warranty is made as to the accuracy, reliability or completeness of this data. Map should be used for reference purposes only. Not survey grade or for legal use. Created by Brandon Seitz, on 4/1/2019

PARDO ADDITION

**A Replat of Lots 1, 2, & 3 of Block 77 of Wardwell's Addition
City of Umatilla, Umatilla County, Oregon
Township 5 North, Range 28 East, W.M.,
Southwest 1/4 of the Northwest 1/4 of Section 17,**

for:
Usiel Zamora Pardo
P.O. Box 151
Paterson, Washington 99345

PROPERTY DESCRIPTION:

The legal description of this property being partitioned is as found in Deeds 2017- 8640352, of the Umatilla County Records of Deeds, Recorded October 23, 2017, and is more particularly described as:

Lots 1, 2, & 3 of Block 77 of Wardwell's Addition to the Town & City of Umatilla, County of Umatilla, and State of Oregon.

SURVEYORS CERTIFICATE & NARRATIVE:

I, Ronald V. McKinnis, being a Registered Professional Surveyor of the State of Oregon, certify that I have correctly Surveyed and Monumented the lands depicted on this Plat, and that this Plat meets all the requirements as established by Chapter 92, Oregon Revised Statutes.

This survey is based on Edward's survey for Luce, County Survey #00-064-B for Block 100, Wardwell's Addition. This survey was completed with a Trimble 5800 GPS RTK Total Station.

OWNER'S DECLARATION & DEDICATION:

We, the undersigned owners of the lands as shown on this plat, do hereby Dedicate the Easements as indicated on the face of this Plat for the uses as stated. We do hereby acknowledge that we have caused this plat to be created, we authorized that this Plat be prepared in accordance with the provisions of ORS Chapter 92, and we recognize this Plat as the Official Plat and Map of the Replat as filed in the County of Umatilla, State of Oregon.

By OWNER:

Usiel Zamora Pardo

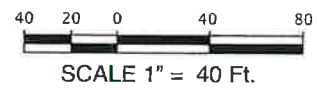
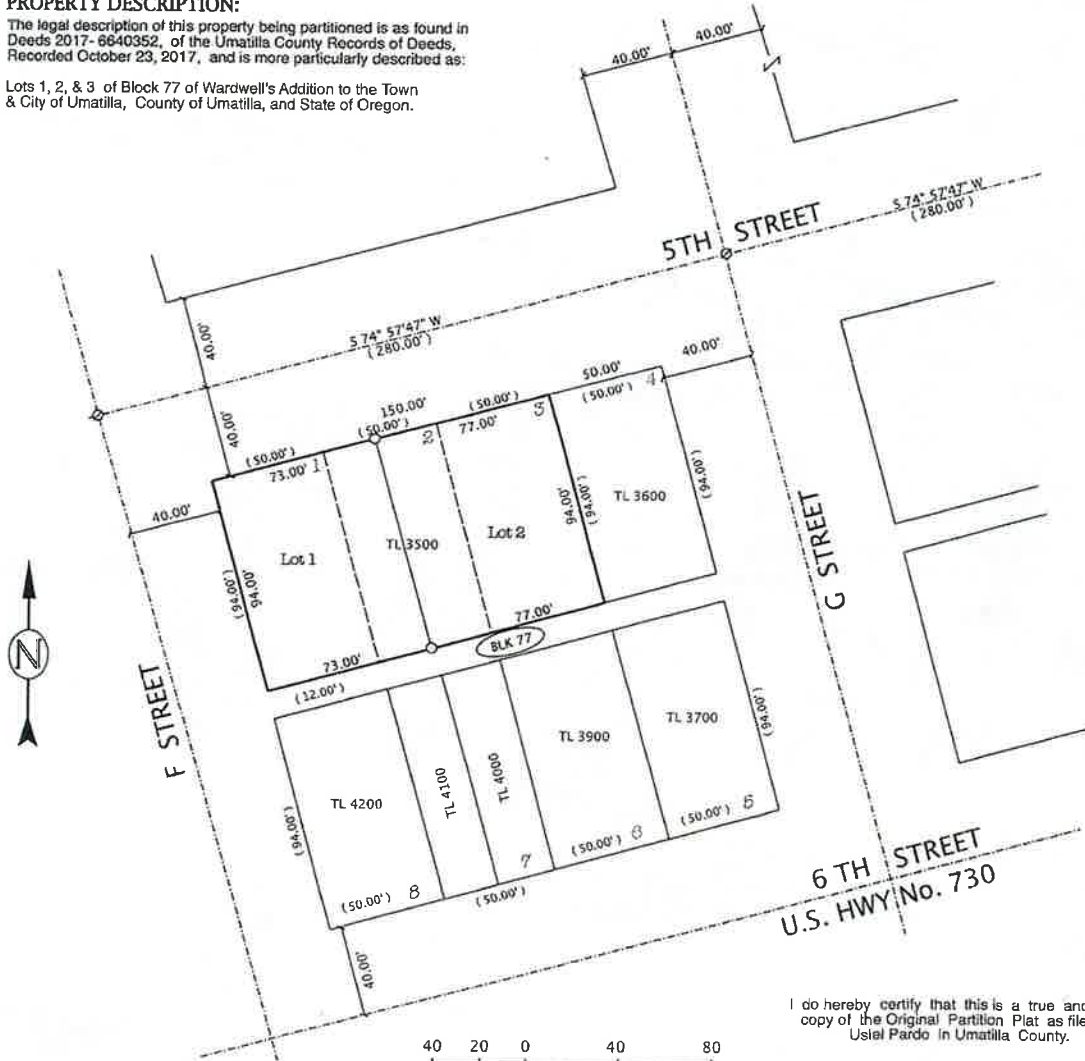
On this ____ day of _____, 2019, the above individuals appeared personally before me and are known to me to be the identical individuals who executed the plat dedication and acknowledged that they did so freely and voluntarily.

Before me: _____
Notary Public for Oregon

My Printed Name is _____

My Commission No. is _____

My Commission Expires _____



I do hereby certify that this is a true and exact copy of the Original Partition Plat as filed for Usiel Pardo in Umatilla County.

Ronald V. McKinnis



SURVEYS:
Edwards for Luce, 2000, C.S. #00-064-B
Edwards for City of Umatilla, 2010, C.S. 10-184-A
Wallulis for Nordquist, 1999, C.S. #99-197-AX
Replat Block 76, 2000, C.S.#00-018-B

APPROVALS:

I certify that I have examined and approved this Partition Plat on this ____ day of _____, 2019

Umatilla City Planning Director

I certify that I have examined and approved this Partition Plat on this ____ day of _____, 2019

Umatilla County Surveyor

I certify that I have examined and approved this Partition Plat on this ____ day of _____, 2019

Umatilla County Commissioner

Umatilla County Commissioner

Umatilla County Commissioner

I certify that I have examined and approved this Partition Plat on this ____ day of _____, 2019

Umatilla County Assessor & Tax Collector

Umatilla County
Office of County Records
Recording Information
Seal

Exhibit B

LEGEND

- SET MONUMENTS - 5/8" x 30" Iron Rebar W/ Plastic Caps Stamped - L.S. # 2431
- ⊕ FOUND SECTION MONUMENTS - as Noted
- FOUND MONUMENTS - 5/8" x 30" Iron Rebar W/ Plastic Caps, LS 951, Or As Noted
- ∅ CALCULATED CORNER (Not Set)
- SECTION LINES
- - - STREET CENTER LINES
- REPLAT BOUNDARY
- (000) RECORD or DEED DISTANCE

SCALE 1" = 40 Ft.
March, 2019



**CITY OF UMATILLA PLANNING COMMISSION
REPORT AND RECOMMENDATION
FOR
TENTATIVE SUBDIVISION PLAT FOR SUB-1-19**

DATE OF HEARING: April 23, 2019

REPORT PREPARED BY: Brandon Seitz, City Planner

I. GENERAL INFORMATION

Applicant: Fastrack, Inc., dba Monogram of Pasco, 4803 Catalonia Drive, Pasco, WA 99301.

Property Owners: Fastrack, Inc., dba Monogram of Pasco, 4803 Catalonia Drive, Pasco, WA 99301.

Land Use Review: Tentative plat review for a 26-lot subdivision.

Property Description: Township 5N, Range 28E, Section 20, Tax Lot 2300.

Location: The property is generally located east of the Powerline Road Sparrow Ave intersection.

Existing Development: The subject property is currently undeveloped.

Proposed Development: To subdivide the property into 26-lots for residential development.

Zone Single-Family Residential (R1)

Adjacent Land Use(s):

Adjacent Property	Zoning	Use
North	R1	Single-family dwellings
South	R1	Undeveloped land
East	R1	Single-family dwelling and undeveloped land
West	R1	Powerline Road and single-family dwellings

II. NATURE OF REQUEST

The applicant, Fastrack, Inc., request approval of a tentative plat for a residential subdivision to divide an existing parcel into 26-lots for residential development. The applicant intends to develop the lots with single-family dwellings. The proposal must comply with the applicable standards for the Single-Family Residential zoning district (R1) and the Land Division Ordinance (LDO).

III. ANALYSIS

The criteria applicable to this request are shown in underlined text and the responses are shown in standard text. All of the following criteria must be satisfied in order for this request to be approved.

CITY OF UMATILLA ZONING ORDINANCE

SECTION 10-3A-4: DEVELOPMENT STANDARDS:

Minimum lot area	8,000 square feet
Minimum lot width	50 feet
Minimum lot depth	90 feet
Minimum yard setbacks:	
Front and rear yard	25 feet total, with minimum yard, 10 feet
Side yard	5 feet
Side street yard	10 feet
Garage	18 feet from any street except an alley
Maximum building height	35 feet

Findings: No development is proposed at this time and the minimum yard setbacks and maximum building height are not applicable to this request. The minimum lot area, width and depth are applicable to all of the proposed lots. All of the proposed lots meet or exceed the minimum lot standards listed above as shown on the applicant's submitted tentative plat.

Conclusion: All of the proposed lots exceed the minimum lot standards.

CITY OF UMATILLA LAND DIVISION ORDINANCE

SECTION 11-2-6: LAND DIVISION APPROVAL CRITERIA:

No plat for a subdivision or partition may be considered for approval until the city has approved a tentative plan. Approval of the tentative plan shall be binding upon the city and the applicant for the purposes of preparing the subdivision or partition plat. In each case, the applicant bears the burden of proof to demonstrate that the proposal satisfies applicable criteria and standards.

A. Approval Criteria: Land division tentative plans shall only be approved if found to comply with the following criteria:

1. The proposal shall comply with the city's comprehensive plan.

Findings: The City of Umatilla's Zoning Ordinance (CUZO) and Land Division Ordinance (LDO) implement the comprehensive plan goals and policies. If a request is found to meet or be capable of meeting the applicable standards and criteria in the CUZO and LDO the request is considered to be consistent with the comprehensive plan.

Conclusion: This request is found to meet or be capable of meeting all of the applicable standards and criterion in the CUZO, UCZO and LDO as addressed in this report.

2. The proposal shall comply with the I-82/U.S. 730 interchange area management plan (IAMP) and the access management plan in the IAMP (section 7) as applicable.

Findings: The Interchange Area Management Plan (IAMP) extends along U.S. Highway 730 from its intersection with U.S. Highway 395 west to Eisele Drive just west of the U.S. Post Office within City Limits. The property is not within the IAMP area.

Conclusion: The property is not located within the I-82/U.S. 730 IAMP. This criterion is not applicable.

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

Findings: The property is zoned R1 and the applicable City zoning requirements are addressed above. This request complies with all of the dimensional standards as addressed above.

Conclusion: The request is for approval of a subdivision that would result in 26-lots. All of the proposed lots will meet the minimum dimensional standards as addressed above.

4. The proposal shall comply with the city's public works standards.

Findings: The City's public works standards are engineering design standards for construction of streets, sidewalks, curbs, water and sewer lines, other utilities, and safety standards for installation of such improvements. The applicant did not submit engineered construction plans for these facilities. Section 11-5-4 of the LDO provides the applicant/developer with the option of submitting engineered construction plans after tentative plat approval has been obtained. Engineered plans for all public facilities serving the proposed development will be reviewed by the public works director for compliance with the City's public work standards. The applicant is required to install these facilities in compliance with the approved plans and to submit a final set of "as-built" plans to the City upon completion of the improvements.

Conclusion: This requirement is best satisfied as a condition of approval that the applicant obtain approval of engineered construction plans for all public works and utility facilities prior to starting construction and to submit final "as-built" drawing after construction is completed.

5. The proposal shall comply with applicable state and federal regulations, including, but not limited to, Oregon Revised Statutes 92, 197, 227, and wetland regulations.

Findings: The CUZO and LDO implement the applicable provision of ORS 92, 197, 227. The subject property does not contain wetlands as shown on the National Wetlands Inventory (NWI) or figure 5-1.2 in the City's Comprehensive Plan. Except as implemented through the City's ordinance, applicable state and federal regulations will be required to be met as a condition of approval.

Conclusion: This request is found to meet or be capable of meeting all of the standards and 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 identified natural features on the subject property. The proposed streets, sidewalks and other public facilities will be reviewed for compliance with the City's public works standards which are intended to provide for and protect the public health, safety and welfare.

Conclusion: There are no inventoried or known natural features on the site. Therefore, no disruption of natural feature will occur as a result of the proposed subdivision. Vehicle and pedestrian access will be provided as part of the proposed subdivision; however, these will be reviewed against other applicable standards as addressed in this report. If found to meet or be capable of meeting the standards as addressed in this report the proposed subdivision will comply with this standard.

8. The proposal shall provide adjacent lands with access to public facilities and streets to allow its full development as allowed by the City's codes and requirements.

Findings: The subject property is part of what was know as the Hayden River Estates master development plan that was approved in January of 1998. However, only the first three (3) phases of the master plan where developed and the approval has expired. The applicant's layout and design follow the previously approved layout and design of Hayden River Estates. The proposed design includes a future street layout for the remained for the property not being developed as part of this application and extend to the adjacent property.

Conclusion: The applicants submitted plan includes a tentative street layout that complies with City standards and would provide adjacent lands with access to public facilities and streets to allow its full development.

9. The proposal shall be designed with streets that continue or connect to existing and planned land division plats on adjoining properties. All proposed streets shall comply with standards of this Title and the Public Works Standards.

Findings: The proposed subdivision includes a tentative street layout for the remainder of the property not included with this application. However, there are no existing or planned street on adjoining properties to connect to. All proposed streets will be reviewed through this request and through the public works director's review of engineered construction plans to ensure the streets comply with the City's public works standards.

Conclusion: As address above the proposed subdivision includes a tentative street layout for the remainder of the property and extends to adjoining lands. There are no planned or existing street on adjoining properties for the proposed streets to connect to. The proposed streets will be reviewed for compliance with the City's street standards as contained in the LDO and reviewed by the public works director for compliance with the City's public work standards.

SECTION 11-4-2: STREETS:

The location, width, and grade of streets shall be considered in their relation to existing and planned streets, to topographical conditions, to public utilities, services, convenience, and safety, and to the proposed use of the land to be served by the streets.

A. Street Arrangement: The arrangement of streets in and serving land divisions shall:

1. Maximize public safety, access, and minimize out of direction travel by utilizing a grid system or comparable design.
2. Avoid cul-de-sacs, except where there is no other practical alternative to serve a portion of the land area to be divided, due to topographical conditions, existing development, or similar circumstances.
3. Provide for the continuation of existing streets in surrounding areas.
4. Conform to any future street plan, neighborhood plan, or other street plan adopted by the City.

Findings: As addressed in this report the subject property was part of a master development plan that was approved by the City in 1998. The proposed subdivision follows the approved street layout. The proposed design will allow for the full build out of the property and provides for the continuation of existing street in the surrounding area. There will be one cul-de-sac in the proposed subdivision the existing development would make it impractical for the property to be developed without a cul-de-sac.

Conclusion: The proposed subdivision is not a grid system, but it is a comparable design that was previously approved by the City. Although the proposed subdivision includes a cul-de-sac, the cul-de-sac will serve an area adjacent to existing developed properties. The proposed subdivision continues existing streets and aligns with existing intersections on Powerline Road. There are no street or neighborhood plans adopted by the city on adjacent properties.

B. Street Layout And Design:

1. All streets, alleys, bicycle, and pedestrian pathways shall connect to other streets within the land division and to existing and planned streets outside the land division. Streets shall terminate at other streets or at parks, schools, or other public uses within a neighborhood.

Findings: As addressed in this report the proposed streets will connect with other existing street and existing intersection on Powerline Road. The proposed subdivision includes a tentative street layout for the remainder of the property and continues to adjoining properties.

Conclusion: The proposed subdivision includes a tentative layout for the remainder of the property that would allow all of the proposed and future street to connect to other streets

or would allow for the proposed streets to be extended onto lands outside the proposed subdivision.

2. Local streets shall align and connect with other streets when crossing streets with higher level classifications.

Findings: The proposed subdivision aligns and connects with existing streets and aligns with existing intersections where the proposed street would cross Powerline Road (a higher-level road classification).

Conclusion: The proposed streets align and connect with existing street and existing intersections where the proposed streets would cross Powerline Road.

3. Cul-de-sacs and flag lots shall only be permitted when the following conditions are demonstrated:

- a. Existing conditions, such as topographic features, water features, an irrigation canal, a railroad, a freeway, or other condition, that cannot be bridged or crossed prevents the extension of a street.
- b. The existing development pattern on adjacent properties prevents a street connection.
- c. An accessway is provided consistent with the standards for accessways.
- d. A minor street is not a suitable alternative to multiple flag lots (more than 2 adjacent flags) due to size of the site, topographic features, or other physical constraint.

Findings: A cul-de-sac is proposed as part of this application. The cul-de-sac is located next to existing property developed with single-family dwellings. Therefore, the extension of a local street is impractical. No flag lots are proposed as part of this request.

Conclusion: The proposed subdivision includes a cul-de-sac next to existing developed properties that would not allow for the extension of a street.

4. Cul-de-sacs shall not exceed four hundred feet (400') in length.

Findings: The proposed cul-de-sac is approximately 130 feet in length.

Conclusion: The proposed cul-de-sac does not exceed 400 feet in length.

5. Where a land division includes or is adjacent to land that can be divided and developed in the future, streets, bicycle paths, and pedestrianways shall continue through the full length of the land division to provide connections for the adjacent land.

Findings: The proposed subdivision includes streets that continue through the full length of the proposed subdivision and includes a draft layout that would allow for the future extension of street through the remained of the property and provides for connections to adjacent lands, also under common ownership.

Conclusion: The proposed subdivision is adjacent to lands that can be divided and developed, including the remained of the subject property. The proposed subdivision includes a draft street layout that continue throughout the property and connects to adjacent lands that may be divided and developed in the future.

6. Where proposed lots or parcels in a proposed land division exceed double the minimum lot size and can be redivided, the location of lot and parcel lines and other layout details shall be such that future land divisions may readily occur without interfering with the orderly extension of adjacent streets, bicycle paths, or pedestrianways. Any building restrictions within future transportation locations, such as future street rights of way or future street setbacks, shall be made a matter of record for the purpose of future land divisions.

Findings: The proposed subdivision would create 26 new lots on the subject property and the remainder of the property (Tract 1) is large enough to be redivided. The applicant's tentative layout includes a draft future street layout matching a master development plan previously approved by the City. The draft street layout would allow for subsequent land division applications to develop the remainder of the property. In addition, the applicant owns properties adjacent to the subject property and the draft street layout connects to adjacent lands allowing for the extension of proposed and future streets.

Conclusion: The remainder of the subject property would be large enough to be divided in the future. The applicant's submitted materials include a draft plan for development of the remainder of the property, including a draft layout for extension of streets and other required pedestrian facilities.

7. Where there is a reasonable relationship between the impacts of the proposed development and the public need for accessways, such as direct connections to public schools or parks, the land divider shall be required to publicly dedicate accessways to:
- Connect to cul-de-sacs;
 - Pass through oddly shaped or unusually long blocks; or
 - Provide for networks of public pedestrian and bicycle paths; or
 - Provide access to other transportation routes, businesses, residential, or public uses.

Findings: The proposed subdivision provides for the extension of existing streets and provides access onto Powerline Road, the primary transportation route from the south hill area to downtown. There are no existing parks, schools or other public facilities in the area that would require dedication of additional public access.

Conclusion: The proposed subdivision connects to existing streets and provides access onto Powerline Road, a minor arterial and primary north south connector in the south hill area. There are no public schools, parks or other public facilities in the area that would require dedication of additional public access.

8. New construction or reconstruction of collector and arterial streets shall include bicycle facilities and pedestrian sidewalks as required by applicable city plans.
9. Sidewalks shall be installed along the street frontage of arterial and collector streets and for any street within a multi-family, commercial, or industrial land division by the land divider. Sidewalks on local streets within a subdivision for single-family residential lots shall be provided with the construction of a structure on the lot and shall be completed prior to occupancy of the structure.

Findings: The proposed application includes the creation of new local streets within a single-family residential subdivision. Therefore, installation of sidewalks along the

property frontage will be required at time of issuance of a building permit. Powerline Road is considered a minor arterial. Street improvements to Powerline Road, as addressed in this report, will include additional pavement width and installation of a new landscaped area, fence, curb, gutter and sidewalk.

Conclusion: Although engineered construction plans were not submitted as part of this application street improvements along Powerline Road, a minor arterial, will require installation of a sidewalk. The proposed internal roads are considered local streets and sidewalks will be required as a condition of approval on a building permit to be installed prior to issuance of a certificate of occupancy.

10. An easement may be required to provide for all or part of sidewalks along one or both sides of a public right of way which lacks width to include sidewalks within the public right of way.

Findings: All of the proposed new streets will be required to dedicate right of way to a current city standard including sidewalks. Powerline Road is a sixty foot (60') right of way and has sufficient space to include sidewalks within the public right of way.

Conclusion: All of the proposed new streets will be required to meet a current city standard including sidewalks within the public right of way. Powerline Road has sufficient area to accommodate sidewalks within the public right of way.

11. When a sidewalk in good repair does not exist, all applicants for building permits for a new structure or remodeling of more than a minor nature of an existing structure shall, in conjunction with the issuance of a building permit, obtain a permit to construct a sidewalk for the full frontage of the site. No final inspection or certificate of occupancy shall be issued for the building permit until a sidewalk has been constructed in accordance with the permit requirements.

Findings: As addressed in this report new sidewalks along Powerline Road will be required to be installed as part of the street improvements. All of the proposed roads are considered local streets and installation of a sidewalk will be required as a condition of approval on a building permit.

Conclusion: Sidewalks will be required to be installed along Powerline Road prior to the City accepting the proposed street improvements. All of the proposed local streets will be required to install sidewalks as a condition of approval upon issuance of a building permit.

12. Off site pedestrian improvements may be required concurrent with a land division to ensure access between the land division and an existing developed facility such as a commercial center, school, park, or trail system. The approval authority must show a reasonable relationship between the impacts of the land division and the required improvement.

Findings: The proposed subdivision will be located adjacent to Powerline Road. Powerline Road is the primary north/south road that connects the south hill area to downtown. There are no public lands or facilities adjacent to the proposed subdivision to provide access to or that would warrant dedication of off-site pedestrian improvements.

Conclusion: There are no public lands or facilities in the vicinity that would warrant dedication of off-site pedestrian improvements.

13. Structures are not allowed in any dedicated sidewalk areas which will obstruct movements on the sidewalk. The minimum widths of sidewalks shall conform to ADA standards.

Findings: No structures are identified on the preliminary plat. A new structure within a public right of way would be subject to review and approval by the City. All new sidewalks will be required to meet ADA standards.

Conclusion: The tentative plat does not show a structure within an area dedicated for sidewalks or that would obstruct movement on a sidewalk. The applicant engineered construction plans will be reviewed to ensure new sidewalks meet City and ADA standards.

14. Sidewalks generally shall be parallel to adjacent streets in line and grade, except where existing features or topographical conditions warrant an alternative design.

Findings: As addressed in this report the applicant has not submitted construction plans with this application. However, the applicant has indicated that sidewalks will generally be parallel to the adjacent street as required by this standard.

Conclusion: As addressed in this report engineered construction drawings have not been submitted as part of this review. The construction drawings will show the location of curb and sidewalks within the new subdivision. A condition of approval shall be imposed requiring the applicant to generally install sidewalks parallel to the adjacent street.

15. All sidewalks shall be adjacent to the curb as specified in the public works standards, unless impractical due to special circumstances of the site or adjacent street.

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

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

planter strip/landscape area but have sidewalks adjacent to the curb to match the existing improvements directly north of the property.

16. Street trees are required along both sides of new public streets, at a minimum of thirty feet (30') on center, with at least one tree for each new lot or parcel. Street tree locations shall be shown on construction plans and shall generally be located at the edge of the right of way. Street trees shall be required with building permits for structures on approved lots and shall be installed prior to approval of occupancy.

Findings: Street trees are not identified on the preliminary plat and are typically not show on the construction plans. A criterion is best met through a condition of approval.

Conclusion: Installation of street trees are generally not shown on construction plans or the preliminary plat. The applicant is aware of this requirement and intends to comply. A condition of approval will be imposed requiring street trees to be installed in accordance with this standard prior to issuance of a certificate of occupancy.

- C. Right Of Way And Roadway Widths: Generally, right of way and roadway widths for state highways and county roads shall be determined by these entities. Unless otherwise determined by the city administrator based on the recommendation of the city engineer and public works director, the widths of streets and roadways shall meet the following standards and, in addition, all street construction shall conform to the public works standards:

1. The city administrator may modify the width of a planter strip to accommodate drainage and public utilities.
2. Curbside sidewalks shall be required.
3. Bike lanes and shoulder bikeways along arterial and collector streets shall be five feet (5') wide and shall be provided for each direction of travel allowed on the street.
4. Sidewalk and bicycle path lighting shall be provided in conjunction with new road construction and new development.
5. Wheelchair ramps and other facilities shall be provided as required by the Americans with disabilities act (ADA).
6. Bikeways shall be designed and constructed consistent with the design standards in the Oregon bicycle plan, 1992, and ASSHTO's "Guide For The Development Of Bicycle Facilities, 1991".

Findings: As addressed in this report construction plans were not submitted as part of this request. Installation of improvements within the right of way will be reviewed by the public works director to ensure improvements meet City standards.

Conclusion: The required improvements within the right of way are typically shown on the construction plans not the preliminary plat. As addressed in this report the applicant will be required to submit engineered construction plans to the public works director prior to starting construction. All improvements will be required to meet City standards.

- D. Reserve Strips: Public reserve strips or street plugs controlling access to streets may be approved where necessary for the protection of the public welfare or of substantial property rights.

Findings: The use of public reserve strips or street plugs is not proposed nor has the City identified the need for such access control measures.

Conclusion: No reserve strips or street plugs are proposed. This criterion is not applicable.

- E. Alignment: Streets other than minor streets shall be in alignment with existing streets by continuations of the centerlines. Staggered street alignment resulting in "T" intersections shall be avoided and in no case shall the distance between centerlines of off set streets be less than two hundred feet (200').

Findings: As addressed in this report the request will include the extension of existing street and provides a tentative layout for future streets. While the future street layout includes "T" intersections the intersections are not staggered streets that could be aligned with other planned or existing streets.

Conclusion: The proposed streets and future street layout is designed to connect to existing and proposed future streets. Due to the irregular configuration of the lot avoiding all "T" intersections is impractical. No "T" intersections that could be aligned to form continuations of existing streets are proposed and the distance between off set streets is more than two hundred feet (200')

- F. Future Extension Of Streets: Streets shall be extended to the boundary of the land division. A temporary turnaround may be required for emergency vehicle access if a dead end street results.

Findings: All of the proposed streets extend to the boundary of the land division and include a future street plan that extends to the property lines. Two dead end streets will be created as part this request. However, the dead end streets will not serve as the primary access. The need for a temporary turnaround for emergency vehicles is not anticipated. Notice of this application was sent to the Umatilla Rural Fire District and Umatilla Police Department. If comment is received justifying a temporary turnaround a condition of approval could be imposed.

Conclusion: Two dead end streets are shown on the preliminary plat. However, the dead end streets are part of a future street extension. In addition, both dead end streets do not serve as the primary access to any proposed lots.

- G. Intersection Angles: Streets shall be laid out to intersect at right angles as nearly as practical. In no case shall the intersection angle be less than seventy five degrees (75°). The intersection of arterial or collector streets with other arterial or collector streets shall have at least one hundred feet (100') of tangent adjacent to the intersection. Other streets, except alleys, shall have at least sixty feet (60') of tangent adjacent to the intersection.

Findings: The layout of the proposed street are nearly at right angles. No new arterial or collector street are proposed.

Conclusion: The proposed street intersections are laid out at nearly right angles.

- H. Existing Streets: When existing streets adjacent to or within a site have widths less than city standards, additional right of way shall be provided with the land division.

Findings: All of the proposed streets will be extensions of existing streets. There are no existing streets within or adjacent to the site with widths that would require dedication of additional right of way.

Conclusion: All of the existing streets adjacent to the site have right of way widths consistent with City standards.

- I. Partial Street Dedication And Improvements: Half streets shall be avoided wherever possible. A partial street dedication may be permitted when a land division abuts undeveloped property which is likely to dedicate the remainder of the street. At minimum, two-thirds ($\frac{2}{3}$) of the street dedication and improvement shall be required for any partial street to accommodate two (2) travel lanes, one parking lane, and sidewalk on one side. Reserve strips and street plugs may be required to preserve the objectives of the partial street.

Findings: No partial street dedications/improvements are proposed.

Conclusion: No partial street dedications or improvements are proposed. This criterion is not applicable.

- J. Street Names: Except for extensions of existing streets, no street name shall be used which will duplicate or be confused with the name of existing streets. Street names and numbers shall conform to the established pattern in the city, applicable requirements, and shall be approved by the city.

Findings: Except for Sage Hen Road all of the proposed street are extensions of existing streets and will use the existing street names for the extension. There is an existing street named "Sage Street" within the City and in the south hill area. Therefore, the applicant will need to change the name of Sage Hen Road as it would duplicate an existing street name. The new name will need to be approved by the City and shown on the final plat.

Conclusion: Except for Sage Hen Road all of the proposed street are extensions of existing streets and will use the existing street names. Sage Hen Road is similar to Sage Street an existing street within the City. Therefore, the applicant will need to submit a new street name to be approved by the City and shown on the final plat.

- K. Grades And Curves: Centerline radii of curves shall not be less than three hundred feet (300') on arterial streets, two hundred feet (200') on collector streets, or one hundred feet (100') on local streets. Grades shall not exceed six percent (6%) on arterials, ten percent (10%) on collector streets, or twelve percent (12%) on any other street.

Findings: The submitted tentative plat show the centerline curve radius for the proposed streets. All of the proposed streets are considered local streets. All of the proposed streets have a radius exceeding one hundred feet (100'). The grade of the streets is not show on the tentative plan. The required construction plans will show grade of all of the proposed streets.

Conclusion: All of the proposed streets have a radius exceeding one hundred feet (100'). The required construction plans will be reviewed to ensure compliance with city standards including grade.

- L. Streets Adjacent To Railroad Rights Of Way: Wherever the proposed land division includes or is adjacent to a railroad right of way, provisions may be required for a street approximately parallel to and on each side of such right of way at a distance suitable for the appropriate use of the land between the streets and the railroad. The distance shall be determined with due consideration at cross streets of the minimum distance required for approach grades to a future grade separation and to provide sufficient depth to allow vegetative or other screening to be placed along the railroad right of way.

Findings: The proposed land division does not include and is not adjacent to a railroad right-of-way.

Conclusion: There are no railroad rights-of-way included or adjacent to the proposed subdivision. This criterion is not applicable.

- M. Marginal Access Streets: Where a land division abuts or contains an existing or proposed arterial street, the city may require marginal access streets, reverse frontage lots with additional depth, screen planting or other screening contained in a nonaccess reservation along the rear or side property line, or other treatment necessary for adequate protection of residential properties and to afford separation of through and local traffic. Alleys are acceptable as a means of providing access to lots or parcels fronting state highways or county roads.

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

Conclusion: As addressed in this report the applicant has dedicated a ten foot (10') public utility easement along the street frontage of Powerline Road. Construction plans were not submitted as part of this application but the applicant intends to provide a barrier including sidewalks, landscaping and a fence along the street frontage of Powerline Road. Final design and approval will be included as part of the public works director review of the required engineered plans.

N. Alleys:

1. Alleys shall be provided in commercial and industrial districts, unless other permanent provisions for access to off street parking and loading facilities are approved by the city.
2. Alleys are encouraged to serve residential development that front along state highways or county roads to minimize congestion and traffic hazards.
3. The corners of alley intersections shall have a radius of not less than two feet (2').

Findings: The applicant's request is for a subdivision in a residential zone and does not include property in a commercial or industrial zoning district.

Conclusion: The subject property is zoned for residential use and does not include a commercial or industrial zoning district. This criterion is not applicable.

SECTION 11-4-3: BLOCKS:

The length, width, and shape of blocks shall take into account the need for adequate lot size and street width. No block shall be more than eight hundred feet (800') in length between street corner lines, unless it is adjacent to an arterial street or unless justified by the location of adjoining streets. The recommended minimum length of blocks along an arterial street is one thousand six hundred feet (1,600'). Any block over eight hundred feet (800') in length may be required to provide pedestrian connections through the block and crosswalks dedicated and improved to city standards.

Findings: The proposed subdivision would in essentially create two new blocks. The proposed blocks are approximately 548 feet (Sparrow Avenue Extension) and 637 feet (Curlew Street Extension).

Conclusion: As addressed in this report all of the proposed lots will exceed the minimum lot dimensions. All of the proposed blocks will be less that 800 feet in length.

SECTION 11-4-4: EASEMENTS:

- A. Utility Lines: Utility lines shall generally be located within public rights of way unless other provisions are required to meet the specific needs of a particular utility provider. A ten foot (10') wide easement for public and private utilities shall be provided along property frontages (measured from the right of way line) and a six foot (6') wide easement for public and private utilities shall be provided along side and rear lot lines, except as otherwise approved by the city administrator.

Findings: The applicant is proposing to dedicate a ten foot (10') public utility easement along all property frontages including side and rear lot lines.

Conclusion: The applicant is proposing to dedicate a ten foot (10') public utility easement along all property frontages including side and rear lot lines.

- B. Watercourses: If a land division is crossed by or adjacent to a natural water body, an easement conforming to the riparian area shall be provided to protect the watercourse.
Findings: The proposed subdivision is not crossed or adjacent to a water body.

Conclusion: The proposed subdivision is not crossed or adjacent to a water body. This criterion is not applicable.

11-4-5: LOTS:

Lot and parcel size, shape, and orientation shall be consistent with the applicable zoning district and for the type of use contemplated. No lot or parcel dimension shall include the adjacent public right of way.

- A. Through lots with public streets on both front and rear or both sides shall be avoided except when essential to provide separation of residential development from adjacent arterial or collector streets. An easement at least five feet (5') in width shall be located adjacent to the right of way and there shall be no right of access to the major street. A permanent barrier may be required along the right of way, within the easement.

Findings: Proposed lots twenty through twenty-six (20 – 26) are through lots with access onto proposed Curlew Street and Powerline Road. The applicant has included a ten foot (10') public utility easement along all property frontages exceed the requirements of this standard. During the pre-application meeting with staff the applicant indicated that access would not be

provided onto Powerline Road. In addition, the application will install landscaping and permanent barrier along the street frontage of Powerline Road. Initial discussion is to match the existing barrier to the north of the property to the extent practical. The final design/location of the permanent barrier will be required to be shown on the construction plans.

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

- B. Lot and parcel side lot lines shall be at right angles to fronting streets or radius to curved streets to the extent practical, in order to create lots and parcels with building sites which are nearly rectangular.

Findings: All of the proposed lots as show on the submitted preliminary plat are nearly rectangular in shape and will provide building sites which are rectangular in shape.

Conclusion: All of the proposed lots will provide a rectangular building area.

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

Findings: As shown on the submitted preliminary plat all of the proposed lots do not exceed a width to depth ratio of 2.5.

Conclusion: As shown on the submitted preliminary plat all of the proposed lots will have a width to depth ratio no exceeding 2.5.

- D. All lots and parcels shall have a minimum street frontage on a public street of fifty feet (50'), except that lots or parcels fronting a cul-de-sac or curved street may have a minimum street frontage of forty feet (40'), so long as the minimum lot width required by the zoning district is provided at a distance equivalent to the required front yard setback.

Findings: As shown on the submitted preliminary plat all of the proposed lots will have a minimum street frontage on a public street of fifty feet (50') or forty feet (40') in a cul-de-sac.

Conclusion: As shown on the submitted preliminary plat all of the proposed lots will exceed the minimum street frontage standards.

- E. Flag lots shall not be acceptable for land divisions, but may be approved if the following circumstances apply:

1. For one or two (2) lot land divisions when it is not practical to create or extend a public street or partial public street due to the nature of surrounding development.
2. When topographic conditions or other physical constraints make it impractical or infeasible to create or extend a public street.
3. When the size and shape of the site limit the possible arrangement of new lots or parcels and prevent the creation or extension of a public street.
4. When allowed, the flag portion of a new lot shall have a minimum width of fifteen feet (15') to accommodate a driveway a minimum of twelve feet (12') wide. Two (2) adjacent flag lots may reduce the street frontage and pole width to twelve feet (12') wide, if joint

access easements are created and a driveway is provided with a minimum width of twenty feet (20').

Findings: No flag lots are proposed as part of this application.

Conclusion: No flag lots are proposed as part of this application. These criteria are not applicable.

IV. PUBLIC COMMENT, SUMMARY AND DECISION

This request by the applicant, Fastrack, Inc., for tentative subdivision plat approval for a 26-lot subdivision on property in the Single-Family Residential (R-1) Zone appears to meet, or be capable of meeting with appropriate conditions of approval, all of the applicable development standards of the City of Umatilla Zoning Ordinance and the criteria and development standards in the City of Umatilla Land Division Ordinance. Therefore, based on the information in Sections I and II of this report, and the above criteria and standards, findings of fact and conclusions contained in Section III, this request, SUB-1-19, for tentative subdivision plat approval to create a 26-lot subdivision in the Single-Family Residential (T1) zone may be approved, subject to the conditions of approval contained in Section V of this report.

V. CONDITIONS OF APPROVAL

1. The final plat must be approved and recorded within one year from the date of this approval. The final plat must comply with the requirements of ORS chapter 92, and the requirements under Sections 11-3-1 and 11-3-2 of the City of Umatilla Land Division Ordinance.
2. The applicant/developer shall submit a preliminary copy of the preliminary plat to the County Surveyor and GIS Department for review prior to submitting the final plat to the City.
3. The final subdivision plat must comply with the requirements of ORS chapter 92, and the requirements under Section 11-3-1 and 11-3-2 of the City of Umatilla Land Division Ordinance which the City will use as a checklist, in addition to these conditions, to review the final plat for approval.
4. The applicant/developer shall submit engineered construction plans for streets, water, sewer, street lighting and all other improvements within the street rights-of-way to the City Public Works Director for review and approval. No construction shall begin until the construction plans have been approved.
5. Street trees shall be provided as required by the Land Division Ordinance and shall be required as a condition of approval on each building permit issued for a dwelling within the subdivision.
6. Street names approved by the City shall be shown on the final plat. No street name will be approved that is confusing, offensive or duplicates or sounds too similar to existing street names within the urban growth boundary.

7. If any historic, cultural or other archaeological artifacts, or human remains are discovered during construction the applicant shall immediately cease construction activity, secure the site, and notify appropriate agencies including but not limited to the City of Umatilla, and the Confederated Tribes of the Umatilla Indian Reservation (CTUIR) Cultural Resources Protection Program.
8. The applicant, or applicant's construction contractor, must obtain all federal, state and local permits, including right-of-way permits, prior to starting construction.
9. The applicant shall be responsible for ensuring that all areas disturbed within existing street rights-of-way by construction are returned to their pre-construction condition or better after construction or installation of required improvements.
10. The applicant shall submit a copy of the final recorded plat of the subdivision and 'as-built' drawings of all required improvements to the City of Umatilla.
11. No building permit for a dwelling will be issued until final plat approval of the subdivision has been obtained and recorded in the Umatilla County Records Office.
12. Failure to comply with the conditions of approval established herein may result in revocation of this approval.

VI. EXHIBITS

- Exhibit A Notice Map
- Exhibit B Preliminary Plat for SUB-1-19 (Reduced)
- Exhibit C Tentative Layout for SUB-1-19 (Reduced)

PROPERTY OWNERS WITHIN 100'
NOTICE AREA
FROM SUBJECT PROPERTY

MAP	TAX LOT	OWNER
5N282000	00400	SCOTT BRUCE A
5N282000	00900	ANDERSON JUNE
5N282000	01000	UMATILLA-MORROW CO HEADSTART INC
5N282000	01100	LEATHERS LLOYD L
5N282000	01200	RAMSEY A SCOTT & CATHERINE L
5N282000	01300	FASTRACK INC
5N282000	01600	FASTRACK INC
5N282000	01700	FASTRACK INC
5N282000	02300	FASTRACK INC
5N2820BC	05100	CLEMENTS JEFFREY
5N2820BC	05800	NICHOLS ALBERTA R & JOHN D JR (TDD)
5N2820BC	06000	CHRISTOPHER CATHERINE M
5N2820BC	06100	CAMPOS ISIDRO NAVARRETE ET AL
5N2820BC	06200	FULLERTON TIMOTHY
5N2820BC	06300	MEZA GARCIA JORGE A & MEZA ALEJANDRA
5N2820BC	06400	SANGUINO GERARDO JR & MENDOZA GUADALUPE
5N2820BD	00900	GREENE JEFFREY T & KACIL YNN
5N2820BD	01000	ANDREW DEAN HAGER IRREVOCABLE TRUST
5N2820BD	01100	MORIN ROBERT K
5N2820BD	01200	GARCIA SOILO B
5N2820BD	02400	DEACON JAMES E & SIRENA D
5N2820BD	02500	ESQUIVEL RAMON A
5N2820BD	02600	MONTENEGRO MARILYN SCHWISOW
5N2820BD	02700	HOTTMAN GAVIN & MOLLY
5N2820BD	02800	WALKER DONALD R & SHARRON L
5N2820BD	02900	GARCIA MICHAEL J
5N2820BD	03000	CASTEEL PETE A
5N2820BD	03100	BURTON PARKER T & KATIE R
5N2820BD	03200	ARMENTA-MADRIGAL PEDRO & ARMENTA AMALIA
5N2820BD	03300	HODGE SARAH
5N2820CB	00100	TE AMO DESPACIO LLC



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 4/1/2019

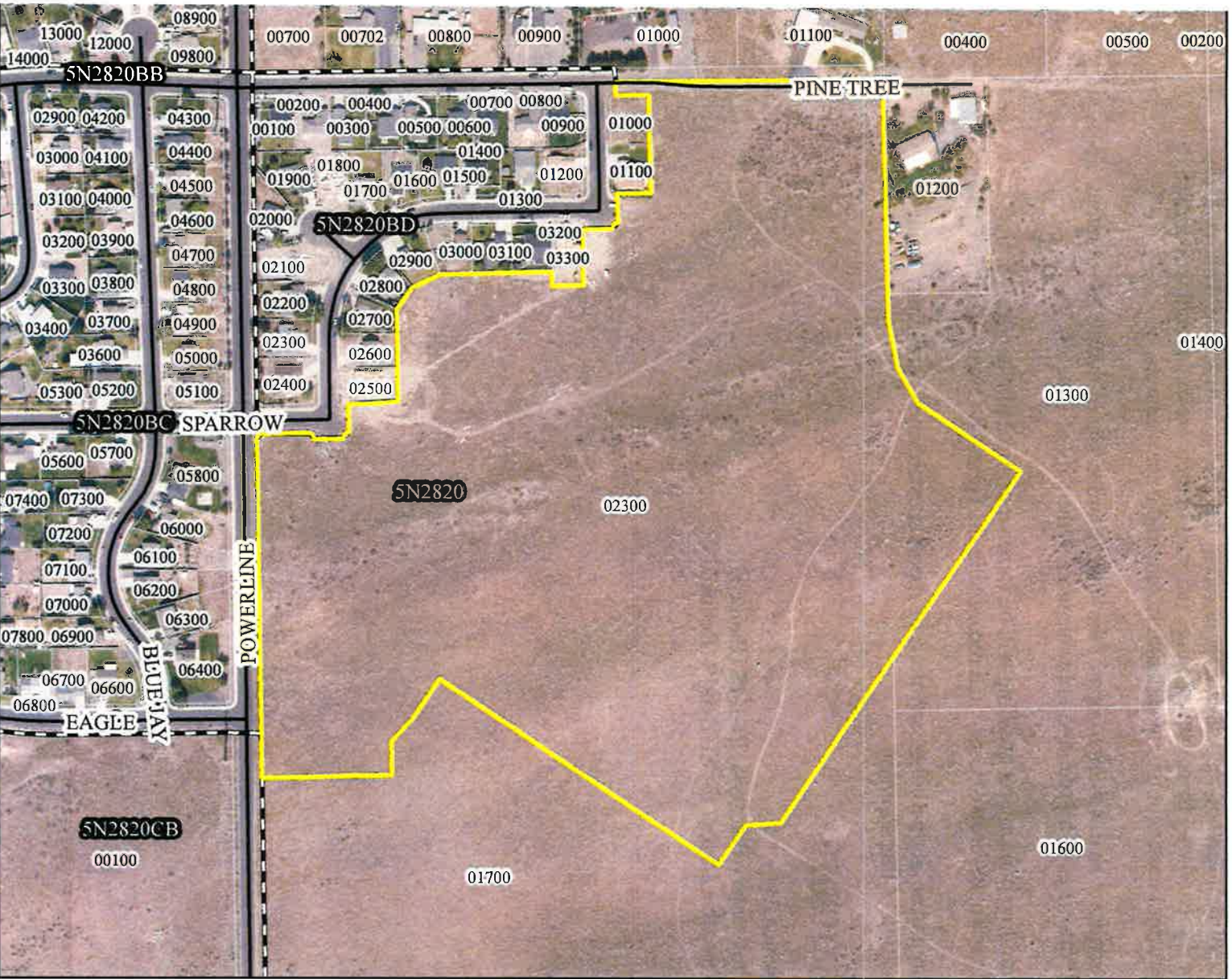


Exhibit A

FASTRACK INC SUBDIVISION (SUB-1-19)
FASTRACK INC, APPLICANT
FASTRACK INC, OWNER
MAP #5N2820, TAX LOT 2300

Legend

- 30 Feet Streets
- Subject Property
- Assessor's Maps
- Tax Lots (3/28/19)



HAYDEN RIVER ESTATES PHASE 4 TENTATIVE PLAN LOT LAYOUT

LOCATED IN A PORTION OF THE SE 1/4 OF THE NW 1/4, THE SW 1/4 OF THE NE 1/4 & THE NE 1/4 OF THE SW 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY & COUNTY OF UMATILLA, OREGON



Scale 1" = 150'
0 75 150 300

BASIS OF BEARINGS

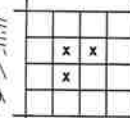
BEARING OF N88°58'24"E ALONG THE NORTH LINE OF THE NW 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, BETWEEN TIED MONUMENTS, OREGON NORTH ZONE STATE PLANE DERIVED FROM OPUS SOLUTIONS FROM STATIC GPS DATA COLLECTED ON CONTROL POINTS. ALL DISTANCES SHOWN REPRESENT GROUND DISTANCE MEASUREMENTS. DISTANCES SHOWN ARE TRUE GROUND DISTANCES, USING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.00004281770771.



VERTICAL DATUM

NAVD88, HOLDING AN ELEVATION OF 397.19 ON THE 3" BRASS CAP AT THE NE 1/4 COR. OF SEC. 20 DERIVED BY ESTABLISHING A GPS NETWORK CONSTRAINED TO POINT COORDINATES OBTAINED THROUGH GPS STATIC OBSERVATIONS ON CONTROL POINTS NEAR THE SITE AND POST PROCESSING THROUGH OPUS.

SECTION DIAGRAM



SECTION 20
T 5 N, R 28 E

SURVEY REFERENCES

- (R1) HAYDEN RIVER ESTATES NO. 3 (BK. 14 OF PLATS, PG. 13) BY CUMMINGS
- (R2) HAYDEN RIVER ESTATES NO. 2A (BK. 13 OF PLATS, PG. 130) BY CUMMINGS
- (R3) BOUNDARY LINE ADJUSTMENT (SURVEY NO. 97-124-B) BY BAALMAN

LEGEND

- ⊙ (R#) FOUND PROPERTY PIN AS DESCRIBED WITHIN 0'10' OF CALCULATED PER LISTED SURVEY REFERENCE, UNLESS OTHERWISE NOTED.
- CALCULATED POINT ONLY, NOT FOUND OR SET
- (R#) DENOTES RECORD DATA PER SURVEY REFERENCE. SEE TABLE
- RW DENOTES PROPOSED RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- SITE BOUNDARY
- EXISTING RIGHT-OF-WAY BOUNDARY (ADJACENT)
- EXISTING RIGHT-OF-WAY CENTERLINE (ADJACENT)
- EXISTING PROPERTY LINE (ADJACENT)
- EXISTING EASEMENT
- 1-FOOT INTERVAL EXISTING GROUND CONTOURS
- PROPOSED RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY CENTERLINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT

REGISTERED PROFESSIONAL LAND SURVEYOR

PRELIMINARY

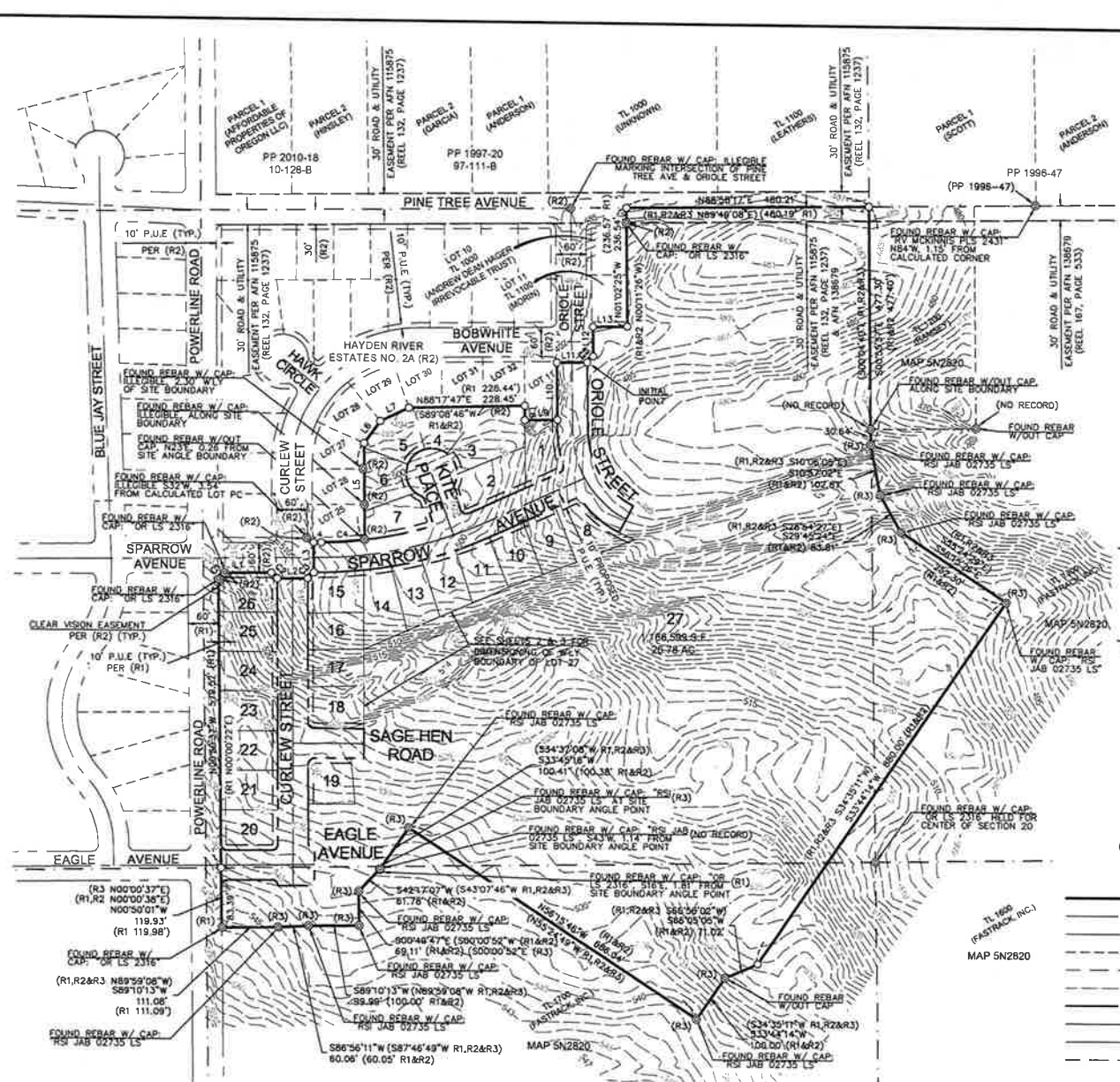
OREGON
JUNE 30, 1997
GREG E. FLOWERS
02826.S
RENEW 12/31/19

Exhibit B



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

CLIENT: FASTRACK, INC.	PROJECT NO: 66127.001
SURVEYOR: GREG E. FLOWERS	DATE: 04/15/2019
CALC BY: ADM / ROP	DRAWN BY: ROP
SECTION: 20	TOWNSHIP: 5 NORTH
CITY: UMATILLA	COUNTY: UMATILLA
RANGE: 28 EAST	SHEET: 1 OF 5



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	RECORD ANGLE
C1	18.85	12.00	89°29'52"	N44°09'19"E	16.97	(R1&R2)
C2	18.85	12.00	90°00'00"	N45°30'45"W	16.97	(R1&R2)
C3	18.85	12.00	90°00'00"	S44°09'15"W	16.97	(R1&R2)
C4	85.73	1750.00	6°22'44"	S85°57'53"W	85.68	(65.72' R1&R2)
C5	18.85	12.00	90°00'00"	S43°57'39"W	16.97	(R1&R2)

LINE	BEARING	DISTANCE	RECORD	BEARING	DISTANCE	RECORD
L1	N89°09'15"E	92.09	(R1&R2)	N89°59'48"W	102.10	(R1&R2)
L2	N89°09'15"E	60.00	(R1&R2)	S89°59'48"W	(R1&R2)	(R1&R2)
L3	N00°50'45"W	60.00	(R1&R2)	S00°00'14"W	(R1&R2)	(R1&R2)
L4	N89°09'15"E	113.30	(R1&R2)	N89°59'48"W	(R1&R2)	(R1&R2)
L5	N00°50'45"W	132.38	(R1&R2)	N00°00'14"W	(R1&R2)	(R1&R2)
L6	N35°28'31"E	54.57	(R1&R2)	N36°19'30"E	(R1&R2)	(R1&R2)
L7	N84°19'52"E	62.52	(R1&R2)	S85°10'51"W	(R1&R2)	(R1&R2)
L8	S01°02'25"E	26.98	(R1&R2)	N00°11'26"W	(R1&R2)	(R1&R2)
L9	N88°37'45"E	84.50	(R1&R2)	S88°48'34"W	(R1&R2)	(R1&R2)
L10	N01°12'23"W	115.50	(R1&R2)	S00°11'26"E	(R1&R2)	(R1&R2)
L11	N88°37'35"E	60.00	(R1&R2)	N88°48'34"E	(R1&R2)	(R1&R2)
L12	N01°02'25"W	60.00	(R1&R2)	S00°11'26"E	(R1&R2)	(R1&R2)
L13	N88°37'35"E	68.00	(R1&R2)	S88°48'34"W	(R1&R2)	(R1&R2)

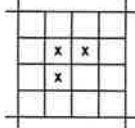


Scale 1" = 60'

BASIS OF BEARINGS

BEARING OF N88°58'24"E, ALONG THE NORTH LINE OF THE NW 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, BETWEEN TIED MONUMENTS. OREGON NORTH ZONE STATE PLANE DERIVED FROM OPUS SOLUTIONS FROM STATIC GPS DATA COLLECTED ON CONTROL POINTS. ALL DISTANCES SHOWN REPRESENT GROUND DISTANCE MEASUREMENTS. DISTANCES SHOWN ARE TRUE GROUND DISTANCES, USING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.00004281770771.

SECTION DIAGRAM



**SECTION 20
T 5 N, R 28 E**

VERTICAL DATUM
NAVD88, HOLDING AN ELEVATION OF 397.19 ON THE 3" BRASS CAP AT THE N 1/4 COR. OF SEC. 20 DERIVED BY ESTABLISHING A GPS NETWORK CONSTRAINED TO POINT COORDINATES OBTAINED THROUGH GPS STATIC OBSERVATIONS ON CONTROL POINTS NEAR THE SITE AND POST PROCESSING THROUGH OPUS.

**HAYDEN RIVER ESTATES PHASE 4
TENTATIVE PLAN
LOT LAYOUT**

LOCATED IN A PORTION OF THE SE 1/4 OF THE NW 1/4, THE SW 1/4 OF THE NE 1/4 & THE NE 1/4 OF THE SW 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY & COUNTY OF UMATILLA, OREGON

CURVE TABLE

CURVE NO.	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	RECORD ARC
C1	18.85	12.00	89°59'52"	N44°09'19"E	16.97	(R1&R2)
C2	18.85	12.00	90°00'00"	N45°0'45"W	16.97	(R1&R2)
C3	18.85	12.00	90°00'00"	S44°09'15"W	16.97	(R1&R2)
C4	85.73	170.00	92°44"	S55°37'53"W	85.68	(85.72' R1&R2)
C5	18.85	12.00	90°00'00"	S43°57'35"W	16.97	(R1&R2)
C6	213.40	200.00	61°08'04"	N31°36'27"W	203.42	
C7	85.58	200.00	27°22'29"	S14°43'40"E	84.85	
C8	117.84	200.00	13°45'35"	N45°17'42"E	116.15	
C9	337.62	800.00	92°41'50"	N77°03'50"E	335.12	
C10	72.21	800.00	51°0'18"	N67°33'34"E	72.19	
C11	265.47	800.00	19°00'32"	N79°58'59"E	264.20	
C12	28.78	300.00	94°1'23"	N67°35'14"W	29.78	
C13	1.94	200.00	92°7'44"	N89°22'03"E	1.97	
C14	57.53	230.00	18°49'20"	N09°27'06"W	57.25	
C15	17.35	12.00	82°50'10"	N23°33'19"E	15.88	
C16	26.82	770.00	1°58'43"	S65°58'16"W	26.81	
C17	15.51	12.00	83°03'35"	S68°28'35"E	17.43	
C18	9.52	12.00	47°21'28"	N03°49'45"E	9.44	
C19	23.30	50.00	86°41'51"	N14°09'15"E	23.09	
C20	46.68	50.00	53°29'46"	S25°56'34"E	45.01	
C21	46.68	50.00	53°29'46"	S79°28'21"E	45.01	
C22	44.69	50.00	63°30'01"	N47°03'48"E	45.01	
C23	53.09	50.00	77°17'55"	N15°50'12"W	58.99	
C24	13.29	50.00	151°3'35"	N59°35'57"W	13.25	
C25	9.92	12.00	47°21'28"	N45°32'01"W	9.84	
C26	18.51	12.00	83°10'35"	S28°44'00"W	17.43	
C27	127.05	170.00	92°7'44"	N78°02'54"E	126.90	
C28	181.39	170.00	81°08'04"	S31°36'27"E	172.91	
C29	35.08	230.00	8°44'24"	N66°32'41"W	35.05	
C30	97.54	230.00	247°17'54"	N50°01'33"W	96.61	
C31	61.16	12.00	77°09'00"	N76°27'08"W	61.06	
C32	10.02	830.00	9°41'29"	S85°19'09"W	10.02	
C33	70.92	830.00	4°33'45"	N68°06'47"E	70.90	
C34	70.18	830.00	4°50'36"	N72°56'57"E	70.14	
C35	81.32	830.00	4°13'59"	S77°31'15"W	81.31	
C36	84.90	830.00	13°47'21"	N81°31'56"E	84.89	
C37	82.96	830.00	5°43'36"	N96°17'27"E	82.92	
C38	18.85	12.00	90°00'00"	S45°25'55"E	16.97	
C39	28.78	330.00	57°0'16"	N87°50'47"W	29.77	
C40	25.75	270.00	52°45'	S86°50'33"E	25.74	
C41	4.05	270.00	2°51'36"	S89°59'53"W	4.05	
C42	18.85	12.00	90°00'00"	S44°34'05"W	16.97	
C43	18.85	12.00	89°58'46"	N45°25'19"W	16.97	
C44	18.85	12.00	90°01'53"	N44°35'01"E	18.98	
C45	18.84	12.00	90°28'33"	N45°38'42"W	17.03	
C46	18.84	12.00	89°58'33"	N44°09'15"E	16.97	
C47	18.85	12.00	90°00'51"	S45°51'03"E	16.97	
C48	18.76	12.00	89°54'27"	N44°21'18"E	16.91	

LEGEND

- ⊙ (R#) FOUND PROPERTY PIN AS DESCRIBED WITHIN 0.10' OF CALCULATED PER LISTED SURVEY REFERENCE, UNLESS OTHERWISE NOTED.
- (R#) CALCULATED POINT ONLY, NOT FOUND OR SET
- (RW) DENOTES RECORD DATA PER SURVEY REFERENCE, SEE TABLE
- RW DENOTES PROPOSED RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- SITE BOUNDARY
- EXISTING RIGHT-OF-WAY BOUNDARY (ADJACENT)
- EXISTING RIGHT-OF-WAY CENTERLINE (ADJACENT)
- EXISTING PROPERTY LINE (ADJACENT)
- EXISTING EASEMENT
- 1-FOOT INTERVAL EXISTING GROUND CONTOURS
- PROPOSED RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY CENTERLINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT

LINE TABLE

LINE	BEARING	DISTANCE	(RECORD BEARING)	(RECORD DIST)
L1	N89°09'15"E	94.00	N89°59'46"E (R1&R2)	(92.13' R1&R2)
L2	N89°09'15"E	80.00	S89°59'46"E (R1&R2)	(R1&R2)
L3	N00°50'45"W	80.00	S00°00'14"W (R1&R2)	(R1&R2)
L4	N89°09'15"E	15.30	N89°59'46"W (R1&R2)	(R1&R2)
L5	N00°50'45"W	192.30	N00°00'14"E (R1&R2)	(192.37' R1 (R2))
L6	N35°28'31"E	54.57	N36°19'30"E (R1&R2)	(R1&R2)
L7	N64°19'52"E	82.52	S65°10'51"W (R1&R2)	(R1&R2)
L8	S01°02'25"E	28.98	N00°11'28"W (R1&R2)	(R1&R2)
L9	N88°57'35"E	64.50	S89°48'34"W (R1&R2)	(R1&R2)
L10	N01°02'25"W	115.50	S00°11'28"E (R1&R2)	(R1&R2)
L11	N88°57'35"E	60.00	N89°48'34"E (R1&R2)	(R1&R2)
L12	N01°02'25"W	60.00	S00°11'28"E (R1&R2)	(R1&R2)
L13	N88°57'35"E	68.00	S89°48'34"W (R1&R2)	(R1&R2)
L14	N89°09'15"E	57.30	N89°59'46"W (R2)	(N/A)
L15	S00°59'45"E	42.00	N00°00'14"E (R2)	(NOT LISTED R2)
L16	N01°02'25"W	42.00	N00°11'28"W (R2)	(R2)

REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY
OREGON
JUNE 30, 1987
GREG E. FLOWERS
02820LS
RENEWS 12/31/19

SEE SHEET 3 FOR CONTINUATION

SURVEY REFERENCES
(R1) HAYDEN RIVER ESTATES NO. 3 (BK. 14 OF PLATS, PG. 13) BY CUMMINGS
(R2) HAYDEN RIVER ESTATES NO. 2A (BK. 13 OF PLATS, PG. 13) BY CUMMINGS
(R3) BOUNDARY LINE ADJUSTMENT (SURVEY NO. 97-124-8) BY BAALMAN



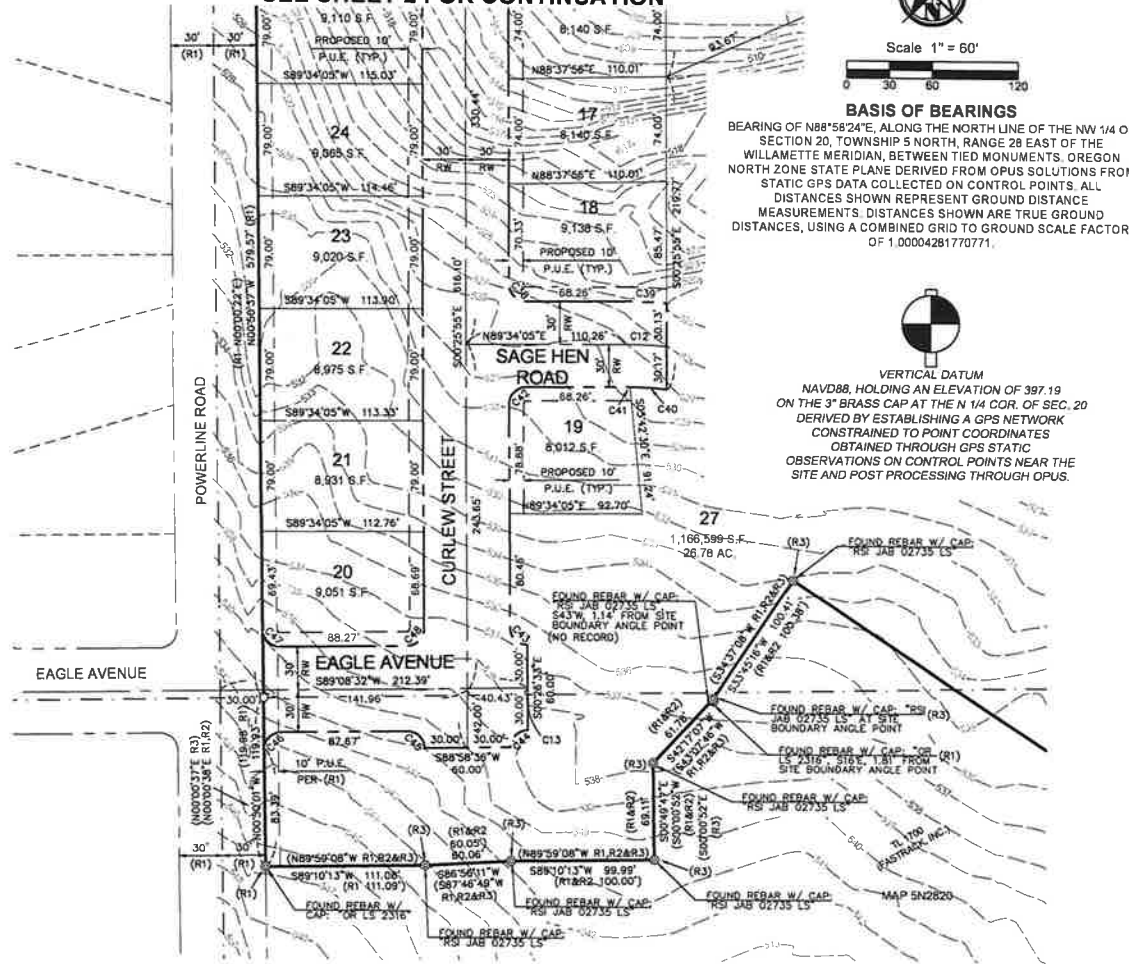
PBS Engineering and Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600
pbsusa.com

CLIENT: FASTRACK, INC.	PROJECT NO: 66127.001
SURVEYOR: GREG E. FLOWERS	DATE: 04/15/2019
CALC BY: ADM / ROP	DRAWN BY: ROP
SECTION: 20	TOWNSHIP: 5 NORTH
CITY: UMATILLA	COUNTY: UMATILLA
RANGE: 28 EAST	SHEET 2 OF 5

SEE SHEET 2 FOR CONTINUATION

HAYDEN RIVER ESTATES PHASE 4 TENTATIVE PLAN LOT LAYOUT

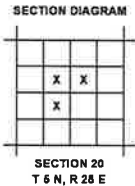
LOCATED IN A PORTION OF THE SE 1/4 OF THE NW 1/4, THE SW 1/4 OF THE NE 1/4 & THE NE 1/4 OF THE SW 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY & COUNTY OF UMATILLA, OREGON



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	RECORD	ARC L
C1	18.85	12.00	89°59'52"	N44°09'19"E	16.97	(R1&R2)	
C2	18.85	12.00	90°00'00"	N45°50'45"W	16.97	(R1&R2)	
C3	18.85	12.00	90°00'00"	S44°09'19"W	16.97	(R1&R2)	
C4	85.73	770.00	6°22'44"	S85°23'53"W	85.78	(R1&R2)	(65.72' R1&R2)
C5	18.85	12.00	90°00'00"	S43°57'35"W	16.97	(R1&R2)	
C6	213.40	200.00	61°08'04"	N31°36'27"W	203.42		
C7	94.56	200.00	27°22'29"	S14°43'40"E	94.65		
C8	117.84	200.00	33°45'33"	N45°17'42"W	116.87		
C9	337.62	800.00	24°10'50"	N77°03'50"E	335.12		
C10	72.21	800.00	51°01'18"	N67°33'34"E	72.19		
C11	265.41	800.00	19°00'57"	N79°36'59"E	264.20		
C12	29.79	300.00	8°41'23"	N87°35'14"W	29.78		
C13	11.57	200.00	6°27'03"	N89°22'03"E	11.57		
C14	67.53	230.00	16°49'20"	N09°27'06"W	67.29		
C15	17.35	12.00	82°50'10"	N23°33'19"E	15.86		
C16	268.82	770.00	1°59'43"	S65°58'16"W	268.81		
C17	19.51	12.00	83°10'35"	S66°26'35"E	17.43		
C18	9.92	12.00	47°21'28"	N03°49'28"E	9.84		
C19	23.30	50.00	26°41'51"	N14°09'15"E	23.09		
C20	46.68	50.00	53°29'46"	S25°56'34"E	45.01		
C21	46.68	50.00	53°29'46"	S79°26'21"E	46.01		
C22	46.69	50.00	53°30'01"	N47°03'46"E	45.01		
C23	63.09	50.00	72°17'55"	N15°00'12"W	58.99		
C24	13.29	50.00	15°13'55"	S59°35'57"W	13.25		
C25	9.92	12.00	47°21'28"	N43°32'01"W	9.84		
C26	19.51	12.00	83°10'35"	S58°44'00"W	17.43		
C27	127.05	770.00	8°27'11"	N78°02'54"E	126.90		
C28	181.39	170.00	61°08'04"	S31°36'27"E	172.91		
C29	35.05	230.00	18°44'24"	N66°32'41"W	35.05		
C30	97.54	230.00	24°7'54"	N50°01'33"W	96.81		
C31	16.18	12.00	77°09'00"	N76°27'06"W	14.98		
C32	10.02	830.00	0°41'29"	S65°19'09"W	10.02		
C33	70.92	830.00	4°33'45"	N68°06'47"E	70.90		
C34	70.16	830.00	4°50'36"	N72°58'57"E	70.14		
C35	61.32	830.00	4°13'59"	S77°31'15"W	61.31		
C36	54.90	830.00	3°47'23"	N81°51'58"E	54.89		
C37	82.95	830.00	0°43'36"	N86°17'27"E	82.92		
C38	18.85	12.00	90°00'00"	S45°25'05"E	16.97		
C39	29.78	330.00	5°10'18"	N87°50'47"W	29.77		
C40	25.75	270.00	5°27'52"	S86°30'23"E	25.74		
C41	4.82	270.00	0°51'36"	S89°53'53"W	4.82		
C42	18.85	12.00	90°00'00"	S44°34'05"W	16.97		
C43	18.85	12.00	89°58'46"	N45°25'19"W	16.97		
C44	18.86	12.00	90°01'53"	N44°35'01"E	16.98		
C45	18.84	12.00	90°29'43"	N45°58'42"W	17.03		
C46	18.84	12.00	89°58'33"	N44°09'15"E	16.97		
C47	18.85	12.00	90°00'51"	S45°10'03"E	16.97		
C48	18.76	12.00	89°34'27"	N44°21'16"E	16.91		

LEGEND

- ⊙ (R#) FOUND PROPERTY PIN AS DESCRIBED WITHIN 0.10' OF CALCULATED PER LISTED SURVEY REFERENCE, UNLESS OTHERWISE NOTED.
- (R#) CALCULATED POINT ONLY, NOT FOUND OR SET
- () DENOTES RECORD DATA PER SURVEY REFERENCE, SEE TABLE
- RW DENOTES PROPOSED RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- SITE BOUNDARY
- EXISTING RIGHT-OF-WAY BOUNDARY (ADJACENT)
- EXISTING RIGHT-OF-WAY CENTERLINE (ADJACENT)
- EXISTING PROPERTY LINE (ADJACENT)
- EXISTING EASEMENT
- 1-FOOT INTERVAL EXISTING GROUND CONTOURS
- PROPOSED RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY CENTERLINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT



REGISTERED PROFESSIONAL LAND SURVEYOR

PRELIMINARY

OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820L3

RENEWS 12/31/19

SURVEY REFERENCES
(R1) HAYDEN RIVER ESTATES NO. 3 (BK. 14 OF PLATS, PG. 13) BY CUMMINGS
(R2) HAYDEN RIVER ESTATES NO. 2A (BK. 13 OF PLATS, PG. 13) BY CUMMINGS
(R3) BOUNDARY LINE ADJUSTMENT (SURVEY NO. 97-124-B) BY BAALMAN

LINE TABLE

LINE	BEARING	DISTANCE	(RECORD BEARING)	(RECORD DIST.)
L1	N89°09'15"E	92.09	N89°59'46"W (R1&R2)	(92.10') (R1&R2)
L2	N89°09'15"E	60.00	N89°59'46"W (R1&R2)	(R1&R2)
L3	N00°50'45"W	60.00	S00°00'14"W (R1&R2)	(R1&R2)
L4	N89°09'15"E	15.30	N89°59'46"W (R1&R2)	(R1&R2)
L5	N00°50'45"W	1162.36	N00°00'14"E (R1&R2)	(1162.37') (R1&R2)
L6	N32°58'17"E	54.57	N35°19'05"E (R1&R2)	(R1&R2)
L7	N64°19'52"E	62.52	S65°10'51"W (R1&R2)	(R1&R2)
L8	S01°02'20"E	28.98	N00°11'28"W (R1&R2)	(R1&R2)
L9	N88°57'35"E	64.50	S89°48'34"W (R1&R2)	(R1&R2)
L10	N01°02'25"W	115.56	S00°11'26"E (R1&R2)	(R1&R2)
L11	N89°09'15"E	60.00	N89°48'34"W (R1&R2)	(R1&R2)
L12	N01°02'25"W	60.00	S00°11'26"E (R1&R2)	(R1&R2)
L13	N88°57'35"E	68.00	S89°48'34"W (R1&R2)	(R1&R2)
L14	N89°09'15"E	57.30	N89°59'46"W (R2)	(N/A)
L15	S00°50'45"W	42.00	N00°00'14"E (R2)	(NOT LISTED R2)
L16	N01°02'25"W	42.00	N00°11'26"E (R2)	(R2)

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

CLIENT: FASTRACK, INC
PROJECT NO.: 65127.001

SURVEYOR: GREG E. FLOWERS
DATE: 04/16/2019

CALC BY: ADM / ROP
DRAWN BY: ROP
SCALE: 1" = 60'

SECTION: 20
TOWNSHIP: 5 NORTH
RANGE: 28 EAST

CITY: UMATILLA
COUNTY: UMATILLA
SHEET 3_ OF 3_

**HAYDEN RIVER ESTATES PHASE 4
TENTATIVE PLAN
LOT LAYOUT**

LOCATED IN A PORTION OF THE SE 1/4 OF THE NW 1/4, THE SW 1/4 OF THE NE 1/4 & THE NE 1/4 OF THE SW 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY & COUNTY OF UMATILLA, OREGON

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF FASTRACK INC. TO DELINEATE AND SUBDIVIDE THE BOUNDARY OF LOT 41 OF HAYDEN RIVER ESTATES, RECORDED IN BOOK 14, PAGE 13, RECORDS OF UMATILLA COUNTY OREGON. PORTIONS OF THIS BOUNDARY HAD BEEN PREVIOUSLY DEFINED AND MONUMENTED BY A BOUNDARY LINE ADJUSTMENT RECORDED UNDER 97-124-B.

DURING OUR INITIAL FIELD WORK, WE RECOVERED AND TIED MANY OF THE PERIMETER LOT CORNERS AND CONTROLLING ORIGINAL FIELD CORNERS. THE NORTHEAST CORNER OF THE SECTION WAS NOT RECOVERED DURING OUR FIELD WORK, WE HAVE RELIED ON A COMPUTED POSITION USING A BEARING-BEARING INTERSECTION USING DATA FROM SURVEY 98-101-C. THIS PROPERTY IS BORDERED ON THE EAST SIDE BY TAX LOT 1200, DESCRIBED AS BEING THE NORTH 447.42 FEET OF THE WEST 208.71 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20. OUR BREAKDOWN OF THE NORTHEAST QUARTER OF SECTION 20 DID NOT FIT THE MONUMENTED POSITION OF TAX LOT 1200, WE MADE THE DECISION TO HOLD THE PINS FOUND ALONG THE SOUTHERLY LINE OF TAX LOT 1200 FOR THE TRUE LOCATION OF THIS PARCEL. THIS ALSO AGREES WITH THE RECORD DIMENSIONS SHOWN ON HAYDEN RIVER ESTATES NO. 3.

THIS SURVEY WAS PERFORMED AS A REAL TIME KINEMATIC SURVEY USING TRIMBLE DUAL FREQUENCY GPS RECEIVERS WITH A PRECISION OF ONE CENTIMETER +/- 2 PPM TIMES MEASURED LENGTH. MONUMENTS WERE VISITED IN AUGUST AND SEPTEMBER 2018.

TITLE REPORT REFERENCE

ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM INFORMATION CONTAINED IN AMERITITLE, LOCATED IN PENDELTON, OREGON, TITLE REPORT, FILE NUMBER 277356AM, DATED JANUARY 22, 2019. IN PREPARING THIS TENTATIVE PLAN, PBS ENGINEERING & ENVIRONMENTAL INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH, NOR IS PBS ENGINEERING & ENVIRONMENTAL INC. AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THE TENTATIVE PLAN AND DISCLOSED BY THE REFERENCED AMERITITLE TITLE REPORT. PBS ENGINEERING & ENVIRONMENTAL INC. HAS RELIED WHOLLY ON AMERITITLE'S REPRESENTATION OF THE TITLE'S CONDITION TO PREPARE THIS MAP AND THEREFORE PBS ENGINEERING & ENVIRONMENTAL INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

LEGAL DESCRIPTION

LOT 41, HAYDEN RIVER ESTATES NO. 3, A REPLAT OF LOT 34 IN HAYDEN RIVER ESTATE NO. 2A, LYING WITHIN A PORTION OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF UMATILLA, UMATILLA COUNTY, OREGON.

OWNER/DEVELOPER

OWNER/DEVELOPER
FASTRACK, INC.
4803 CATALONIA DRIVE
PASCO, WA 99301

FLOOD PLAIN NOTE

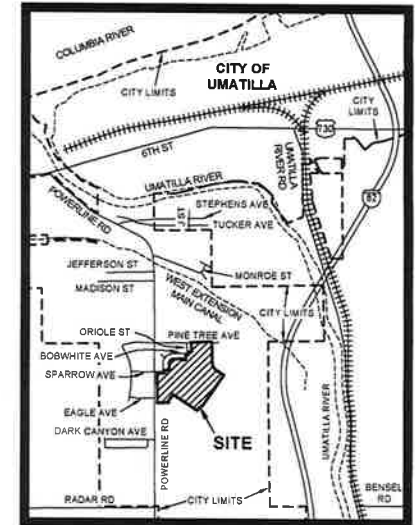
FLOOD ZONE FOR THIS AREA IS LISTED AS ZONE X PER UMATILLA COUNTY, OREGON FIRM MAP NUMBER 41059C0262G, IN WHICH ZONE X IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONING

ZONING ON ADJACENT PROPERTIES IS AS FOLLOWS: SINGLE FAMILY RESIDENTIAL (R1) TO THE NORTH, EAST, SOUTH & WEST.

EXISTING USE OF PROPERTY

LAND IS CURRENTLY UNIMPROVED. THERE IS A GRAVEL ACCESS ROAD AND GAS MAIN RUNNING ACROSS THE NORTH END OF THE SITE IN THE ACCESS AND UTILITY EASEMENT (AFN 138679). ACCESS TO PUBLIC UTILITIES IS AVAILABLE TO THE NORTH AND WEST FROM ADJACENT DEVELOPMENTS AND IMPROVEMENTS.



VICINITY MAP
NOT TO SCALE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

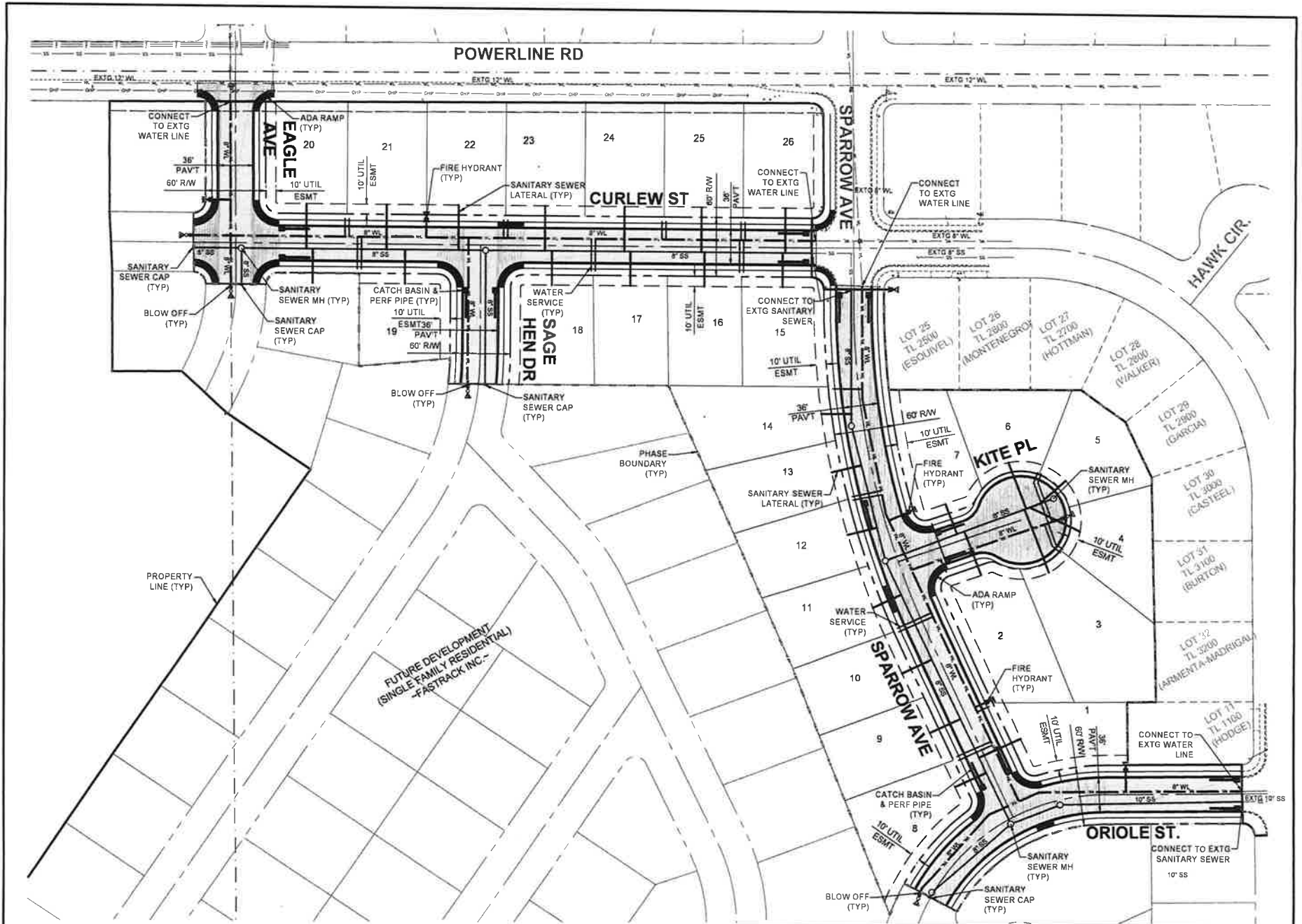
OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS

RENEWS 12/31/19



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

CLIENT: FASTRACK, INC		PROJECT NO: 86127.001
SURVEYOR: GREG E. FLOWERS		DATE: 04/15/2019
CALC BY: ADM / ROP	DRAWN BY: ROP	SCALE: N/A
SECTION: 20	TOWNSHIP: 5 NORTH	RANGE: 28 EAST
CITY: UMATILLA	COUNTY: UMATILLA	SHEET 1 OF 3





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CLIENT: FASTRACK, INC.		PROJECT NO: 56127-001
SURVEYOR: GREG E. FLOWERS		DATE: 04/15/2019
CALC BY: JLM/ELG	DRAWN BY: ELG	SCALE: 1" = 60'
SECTION: 20	TOWNSHIP: 5 NORTH	RANGE: 28 EAST
CITY: UMATILLA	COUNTY: UMATILLA	SHEET 5 OF 5

**UMATILLA CITY PLANNING COMMISSION
REPORT AND RECOMMENDATION
FOR
ZONE CHANGE ZC-1-19**

DATE OF HEARING: April 23, 2019

REPORT PREPARED BY: Brandon Seitz, City Planner

I. GENERAL INFORMATION AND FACTS

Applicant: City of Umatilla, 700 6th Street, Umatilla, OR 97882.

Land Use Review: Zone Change application to amend Chapters 1, 4, 10 and 11 of the City of Umatilla Zoning Ordinance. The amendments will allow mobile food vendors in commercial zoning districts and establishes site standards, removes the requirement to obtain a fence permit for fences under six feet (6') in height and allows replacement of nonconforming manufactured homes.

II. NATURE OF REQUEST AND GENERAL FACTS

The City of Umatilla is proposing to amend the City of Umatilla Zoning Ordinance (CUZO) to allow mobile food vendors in commercial zoning districts and establish site standards, removes the requirement to obtain a fence permit for fences under six feet (6') in height and allows replacement of nonconforming manufactured homes.

Currently the CUZO allows fences in all of the zoning districts. The proposed changes would allow six-foot (6') fences along a flanking street in a side yard. The proposed changes would also remove the requirement for a City fence permit for fences under six feet (6') in height. The proposed change will remove the requirement to obtain a fence permit for a majority of fences within the City.

There are a number of existing manufactured homes that cannot currently be replaced due to existing rules. New manufactured homes are required to comply with City standards for setbacks and provide a garage or carport. However, there are a number of parcels located throughout the City that do not meet current standards for lot size, width or depth and do not currently have a garage or carport. In addition, there are a number of existing single wide manufactured homes that cannot be replaced as current city code requires manufactured homes to be multi-sectional and not less than one thousand (1,000) square feet. The intent of the proposed amendment is to allow existing manufactured homes that cannot meet current code requirements to be replaced with a like model. This will allow existing nonconforming homes that currently could not be replaced as they are on smaller lots and cannot meet setbacks or do not have space on the lot to provide a garage or carport to be replaced.

The City currently has a moratorium in place that prohibits mobile vendors within city limits. The

City has received a number of request and interest in allowing mobile food vendors. The proposed amendment will allow mobile food vendors as an accessory use to an existing business or will allow for the establishment of a food pod. The proposed amendment will allow mobile food vendors in commercial zoning districts and establish standards for mobile food vendors.

III. ANALYSIS

The criteria applicable to this request are shown in underlined text and the responses are shown in standard text. All of the following criteria must be satisfied in order for this request to be approved.

CUZO 10-13-3: AMENDMENTS TO THE ZONING TEXT OR MAP:

- A. Type IV Procedure: Amendments to the zoning title text or official map are considered a type IV procedure. A map change may be legislative or quasi-judicial, depending on the number of properties and area involved. A text change is always a legislative decision.
- B. Initiation Of Application: An application may be initiated by a property owner or authorized agent, the planning commission, or the city council.
- C. Narrative, Identification Required: An application shall include a narrative that demonstrates compliance with the approval criteria and a site and vicinity map identifying the property and adjacent properties. A traffic impact analysis (TIA), pursuant to section 10-11-10 of this title, shall also be submitted with all plan and zoning amendment applications.
- D. Approval Criteria: An amendment to this title or official map shall comply with the following criteria:
 - 1. The proposed designation is consistent with and supports the purposes of the portions of the city's comprehensive plan not proposed for amendment, or circumstances have changed to justify a change in the comprehensive plan.

Findings: The proposed text amendment is to allow mobile food vendors in commercial zoning districts and establishes site standards, removes the requirement to obtain a fence permit for fences under six feet (6') in height and allows replacement of nonconforming manufactured homes. Under the current fencing standard fence heights for corner lots is restricted to four feet (4') along a side yard facing a street. The proposed amendment would allow a six foot (6') within a side yard. All fences within a front yard will still be limited to four feet (4') in height. While fences are not directly addressed in the compressive plan the proposed amendment would have minor changes to fencing standards and would eliminate the requirement to obtain a fence permit for most fences within the City. The intent of the amendment is to simplify the fencing standards to allow a six foot (6') fence in all side and rear yards.

The use of manufacture homes is addressed in the comprehensive plan and the proposed amendment would not affect the use or placement of new or existing manufactured homes. The intent of the amendment is to allow existing manufactured homes the currently cannot be replaced to be replaced with a newer model. The proposed amendment would not impact future development but rather allow for replacement of nonconforming manufactured homes and redevelopment manufactured homes that could not otherwise be replaced.

Mobile food vendors are not directly addressed in the comprehensive plan; however, there

are several polices in the comprehensive plan that encourage a mix of civic and retail uses designed to be pedestrian-friendly (Economic Development Policy 9.9.106). The CUZO uses the NAICS as a general category to define uses allowed within commercial zoning districts. All of the existing commercial zoning districts except for the Downtown Commercial district (DC) allow food services (NAICS code 72). Mobile food vendors are classified as special food services use (NAICS code 7223). If a moratorium was not in place mobile food vendors would be an allowed use in all of the commercial zoning districts except for the DC zone. The proposed amendment will allow mobile food vendors in all of the commercial zoning districts and will establish site standards.

Conclusion: The proposed amendment is a text amendment of CUZO not an amendment of the comprehensive plan. Fences are not addressed in the comprehensive plan and the proposed amendment will make minor changes to the current regulations. The primary change will be to remove the requirement to obtain a fence permit for fences under six feet (6') in height. Manufactured homes are allowed in all residential zoning districts subject to site standards. The proposed amendment will have no effect on placement of new manufactured homes or require the replacement of existing manufactured homes. There are a number of existing manufactured homes that cannot be replaced as due to current code requirements. The intent is to allow those homes to be replaced with a similar model so the property can continue to be used for residential purposes. Mobile food vendors are considered a food service use and could be permitted, except for the existing moratorium, within all of the commercial zoning districts except the Downtown Commercial zone. The proposed amendment will adopt site standards for mobile food vendors and add mobile food vendors as an allowed use in all of the commercial zoning districts. Allowing mobile food vendors downtown is consistent with the comprehensive plan specifically Economic Development Policy 9.9.106 that encourages a mix of civic and retail uses designed to be pedestrian-friendly.

2. The proposed change will not affect the land supply for the existing zoning designation as related to projected need for the particular land use.

Findings: The proposed text amendment would not affect the land supply for any existing zoning designation. The proposed amendment would allow mobile food vendors as an allowed use with existing commercial zoning districts, remove the permit requirement for fences under six feet (6') in height and allow nonconforming manufactured homes to be replaced.

Conclusion: The proposed text amendment will not change the existing zoning designations for any property within the City's Urban Growth Boundary (UGB). Therefore, the proposed text amendment will not affect the land supply of the existing zoning designations.

3. The proposed designation will not negatively impact existing or planned public facilities and services. In particular, pursuant to the Oregon transportation planning rule, proposed text and map amendments shall determine whether the proposed change will significantly affect a collector or arterial transportation facility and must comply with the requirements of Oregon administrative rule (OAR) 660-012-0060 as applicable. In the I-82/U.S. 730 interchange area management plan (IAMP) management area, proposed access shall be consistent with the access management plan in section 7 of the IAMP.

Findings: The text amendment to allow mobile food vendors will allow for an additional use on existing commercially zoned property. New development of a food pod would require review and approval by the City and would be subject to the transportation planning rules and IAMP management plan as implemented in the CUZO and the Transportation System Plan. Food vendors operating as an accessory use would be limited to one food vendor per site and would generate minimal impact to public facilities as they would be temporary. All new connections to public facilities would be required to obtain the applicable building and right of way permits to establish the new connection. Removing the requirement to obtain a fence permit for fences under six feet in height would have no impact to public facilities, services or the transportation system. Allowing existing nonconforming manufactured homes would not negatively impact existing or planned public facilities. Nonconforming manufactured homes are already in use and allowing the manufactured home to be replaced with a newer model would have no know impacts to public facilities or the transportation system.

Conclusion: The proposed text amendment would allow mobile food vendors in commercial zoning districts and establishes site standards, removes the requirement to obtain a fence permit for fences under six feet (6') in height and allows replacement of nonconforming manufactured homes. Removing the requirement to obtain a fence permit for fences under six feet in would have no impacts to any public facility or transportation system within the City. Allowing existing nonconforming manufacture homes to be replaced would have no know impact to any public facilities or transportation system. The result would be a to allow a one for one swap of manufactured homes that cannot meet current City standards for reasons beyond the property owners control. Mobile food vendors would be an allowed use within all of the commercial zoning directs except the Downtown Commercial zone without the current moratorium in place. The propose amendment will establish site standards for mobile food vendors including requirements for connections to city services.

4. The site is suitable for the proposed use, considering the topography, adjacent streets, access, size of the site, availability of public facilities, and any other pertinent physical features.
5. Other sites in the city or the vicinity are unsuitable for the proposed use. In other words, ownership and desire to develop a particular use in themselves provide insufficient rationale for changing a zoning designation that does not support the interests of the city as a whole.

Findings: The intent of these standards are to show that a proposed amendment is necessary to accommodate a proposed use and to show that other sites within the City are not readily available to develop the propose use. The proposed text change is to allow mobile food vendors in commercial zoning districts and establishes site standards, removes the requirement to obtain a fence permit for fences under six feet (6') in height and allows replacement of nonconforming manufactured homes. The proposed changes would apply to a variety or properties located throughout the City not a specific site.

Conclusion: The proposed text amendment is to allow mobile food vendors in commercial zoning districts and establishes site standards, removes the requirement to obtain a fence permit for fences under six feet (6') in height and allows replacement of nonconforming manufactured homes. The proposed amendments will apply to properties located

throughout the City not a specific property. Therefore, analysis to determine if a specific site is suitable for the proposed use or other sites located throughout the city are not suitable is not necessary or

IV. SUMMARY AND RECOMMENDATION

The applicant, City of Umatilla, is proposing to amend Chapters 1, 4, 10 and 11 of the City of Umatilla Zoning Ordinance. The amendments will allow mobile food vendors in commercial zoning districts and establishes site standards, removes the requirement to obtain a fence permit for fences under six feet (6') in height and allows replacement of nonconforming manufactured homes. The request appears to meet all of the applicable criteria and standards for this type of request. 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, the staff recommends approval of Zone Change (ZC-1-19).

VI. EXHIBITS

Exhibit A – Draft Text Change

Underlined language proposed to be added; ~~Strikethrough~~ language proposed for deletion by
Zone Change application ZC-1-19

TITLE 10 - ZONING

Chapter 11

SUPPLEMENTARY PROVISIONS

10-11-1: GENERAL ACCESSORY USE PROVISIONS:

Accessory uses shall comply with all requirements for the primary use except where specifically modified by this title and shall comply with the following limitations:

- A. Home Occupation: A home occupation shall be conducted completely within a residence by the occupant of the residence. No more than one nonresident employee shall engage in the business. The residential character of the building shall be maintained with no exterior changes to the appearance or structure of the property and no signs shall be visible from the public street. A home occupation shall occupy less than one-quarter (1/4) of the ground floor areas of the main building. Home occupations shall not include repair of vehicles.
- B. Fences, Walls, And Similar Barriers:
 - 1. Fences within the vision clearance area described in section 10-11-4 of this chapter, shall not exceed three feet (3') in height and shall not create an obstruction to the vision of drivers.
 - 2. Outside of the vision clearance area, fences are limited to a maximum of six feet (6') in height, except that fences and walls, railings or mature hedges shall not exceed four feet (4') in height within the required front yard, ~~or side yard along a flanking street.~~
 - 3. A fence ~~inspection~~ permit from the City is required for ~~all fences~~ fences over six feet (6') in height. The amount of the fee shall be set by resolution.
- C. Greenhouse: A greenhouse or hothouse may be maintained as an accessory use to a residence only if there are no sales.
- D. Guesthouse: A guesthouse may be maintained as an accessory use to a dwelling provided that there are no cooking facilities in the guesthouse.

10-11-12: MOBILE FOOD VENDORS:

- A. Mobile food vendors shall maintain all required licenses by the appropriate State and/or local agency, including but not limited to a city business license.
- B. Any vehicle utilized as a mobile food vendor shall be in full operational condition. The vehicle shall have a valid state vehicle license from any state and shall be capable of leaving a site at any time under its own power or that of an available towing vehicle.
- C. Mobile food vendors shall not operate within any public right-of-way.
- D. Mobile food vendors shall maintain the area in and around the vehicle, keep the area free from litter and waste, and shall supply a suitable container for waste collection. Mobile food vendors shall be responsible for the proper collection and disposal of onsite litter and waste.
- E. Outdoor seating and equipment is permitted; provided that the placement of any outdoor seating or equipment shall not be placed in a manner so as to reduce the amount of available off-street parking spaces below the minimum off-street parking required for the site. If outdoor seating is provided restroom facilities including handwashing facilities shall be provide onsite or via adjacent restroom facility access for customers (e.g. in an adjacent business with owner permission). Required restrooms shall be available during operating hours.
- F. Location and Use:
 1. Mobile food vendors operating as an accessory off-street use shall meet the following standards:
 - a. Mobile food vendors are allowed on legally established parking or vehicle areas only.
 - b. Mobile food vendors operating as an accessory off-street use shall not remain onsite for more than 48 consecutive hours.
 2. Mobile food vendor pods shall meet the following standards:
 - a. Mobile food vendors shall be located on a hard surface with concrete, asphaltic cement, or similar surface that is resistant to dust and mud.
 - b. Mobile food vendors shall not create tripping hazards in pedestrian and vehicular circulation areas with items including, but not limited to, cords, hoses, pipes, cables, or similar materials.
 - c. Mobile food vendors shall not be located in the vision clearance area described in section 10-11-4 of this title.
 - d. A minimum of one (1) off street parking space per food vendor space shall be provided consistent with chapter 9 of this title.
 3. Mobile food vendors may, with city's permission, operate as a concessionaire on publicly owned and operated facilities.

G. Utilities: All utilities shall be placed or otherwise screened, covered, or hidden from view from the right of way as to minimize visual impacts and prevent tripping hazards or other unsafe conditions.

1. Wastewater shall be addressed in one of the following two ways:
 - a. Mobile food vendors may connect to the sanitary sewer consistent with applicable state plumbing codes, and will include an approved grease separator for disposal of fats, oils and grease. Indirect discharge or leakage draining into the storm water system is prohibited.
 - b. Mobile food vendors may connect to an individual wastewater holding tanks. The operator shall be responsible to comply applicable City, County and State regulations and licensing requirements for use an individual holding tank and disposal of wastewater.
2. Potable water shall be addressed in one of the following two ways:
 - a. Mobile food vendors may connect to a permanent water source in conformance with applicable state plumbing codes.
 - b. Mobile food vendors may be connected to a potable water tank consistent with all applicable City, County and State rules, regulations and licensing requirements.
3. Mobile food vendors may connect to a permanent power source. Power connections may not be connected by overhead wires to the individual food vendors. Connections to a permanent power source shall be consistent with applicable state electrical codes.

Chapter 10

NONCONFORMING USES

10-10-9: NONCONFORMING MANUFACTURED HOMES:

Existing manufactured homes nonconforming to setbacks may be replaced provided the replacement manufactured home does not further reduce existing setbacks. Existing manufactured homes without a garage or carport may be replace without providing a garage or carport if providing a garage or carport is infeasible due to lot size, configuration or other development constraints. Cost shall not be a reason to justify replacement of manufactured home without a garage or carport.

Chapter 4

COMMERCIAL DISTRICTS

The following use will be added as a conditional use in the following commercial district Sections 10-4A-5, 10-4B-5, 10-4C-5, 10-4D-5, 10-4E-5.

10-4A-5: CONDITIONAL USES PERMITTED:

Y. Mobile Food Vendor Pods (722330).

10-4B-5: CONDITIONAL USES PERMITTED:

KK. Mobile Food Vendor Pods (722330).

10-4C-5: CONDITIONAL USES PERMITTED:

NN. Mobile Food Vendor Pods (722330).

10-4D-5: CONDITIONAL USES PERMITTED:

PP. Mobile Food Vendor Pods (722330).

10-4E-5: CONDITIONAL USES PERMITTED:

HH. Mobile Food Vendor Pods (722330).

City of Umatilla Zone Change Application (ZC-1-19)
Exhibit A

The following definitions are proposed to be added to Section 10-1-6 of the City of Umatilla Zoning Ordinance:

Mobile Food Vendor – The vending of food and/or beverages from a vehicle that is equipped to both cook and sell food, and that is capable of being moved from place to place.

Mobile Food Vendor Pod – A location where more than one (1) Mobile Food Vendor is located on the same lot, tract, or parcel of land under the same ownership.

**CITY OF UMATILLA PLANNING COMMISSION
REPORT AND RECOMMENDATION
FOR
REPLAT RP-1-19**

DATE OF HEARING: April 23, 2019

REPORT PREPARED BY: Brandon Seitz, City Planner

I. GENERAL INFORMATION AND FACTS

- Applicant:** Kelly Nobles, PO Box 368, Umatilla, OR 97882.
- Property Owners:** Kelly Nobles, PO Box 368, Umatilla, OR 97882; KC Nobles Enterprises LLC, PO Box 386, Umatilla, OR 97882; Tom and Karen Love, 1138 Carolina Rd, Umatilla, OR 97882.
- Land Use Review:** Replat of Tax Lots 3700 and 3000 on Assessors Map 5N2818DA and Tax Lot 1500 on Assessors Map 5N2818DB.
- Property Description:** The properties are described as Tax Lot 1500 on Assessors Map 5M2818DB and Tax Lots 3000 and 3700 on Assessors Map 5N2818DA.
- Location:** Tax Lot 3000 has an assigned address of 1138 Carolina Rd. The remained of the property generally lies west of Carolina Rd and south of Dean Ave.
- Existing Development:** Tax Lot 3000 is developed with a single-family dwelling and the remainder of the property is undeveloped.
- Proposed Development:** The applicant intends to reconfigure the three (3) existing lots into four (4) lots. The replat would result in three lots with frontage on Carolina Rd and one large lot for future development.
- Zone** Single-Family Residential (R-1) and Medium Density Residential (R-2).

Adjacent Land Use(s):

Adjacent Property	Zoning	Use
North	R-1 and R-2	Existing single-family dwelling and apartments.
South	Exclusive Farm Use (F-1, Umatilla County 1972 Zoning Ordinance and R-1	There are existing dwellings located to the south of Tax Lot 3000 and the West Extension Irrigation District canal.

East	Downtown Residential	Vacant land
West	Downtown Residential	Existing single-family dwellings

II. NATURE OF REQUEST AND GENERAL FACTS

The applicant, Kelly Nobles, requests approval to replat three (3) existing lots. The proposed replat would result in four (4) lots. The property is identified as Tax Lot 1500 on Assessors Map 5N2818DB and Tax Lots 3000 and 3700 on Assessors Map 5N2818DA. Tax Lot 3700 has direct frontage onto Carolina Rd, however, due to the lot width it is not developable as currently configured. The intent of the replat is to create three lots with street frontage onto Carolina Rd. Tax Lot 3700 would essentially be divided in half and increase in depth to allow for future development. Tax Lot 3000 would also be increased in size to create additional space around the existing dwelling to accommodate access to the existing garage and increase the yard area. 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 10-3A-4: DEVELOPMENT STANDARDS: (Single-Family Residential, R-1)

Minimum lot area	8,000 square feet
Minimum lot width	50 feet
Minimum lot depth	90 feet
Minimum yard setbacks:	
Front and rear yard	25 feet total, with minimum yard, 10 feet
Side yard	5 feet
Side street yard	10 feet
Garage	18 feet from any street except an alley
Maximum building height	35 feet

SECTION 10-3B-4: DEVELOPMENT STANDARDS: (Medium Density Residential, R-2)

Minimum lot area	5,000 square feet
Minimum lot width	50 feet
Minimum lot depth	90 feet
Minimum yard setbacks:	
Front and rear yard	10 feet
Side yard	5 feet
Side street yard	10 feet
Garage	18 feet from any street except an alley
Maximum building height	35 feet

Findings: The applicant is proposing to replat three (3) existing lots into four (4) lots. Tax Lots 3000 and 3700 on Assessors Map 5N2818DA are currently zoned R-1 and Tax Lot 1500 on Assessors Map 5N2818DB is zoned R-2. The result of the request will create 3 lots, proposed lots 1, 2 and 3, that will be split zoned between the R-1 and R-2 zones. Proposed lot 4 will be located entirely within the R-2 zone. The dimensional standards for the R-1 (Section 10-3A-4) and R-2 (Section 10-3B-4) are listed above for reference. All of the proposed lots will exceed the minimum lot width and depth and area requirements. Specifically propose lots 1, 2 and 3 will exceed the dimensional standards for both the R-1 and R-2 zone.

Conclusion: The proposed lots exceed the minimum dimensional standards for new lots located in the R-1 or R-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 R-1 and R-2 zoning districts 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: The request is for approval to replat three (3) existing lots into four (4) lots. All of the proposed lots will meet the minimum dimensional standards as addressed in this report.

4. The proposal shall comply with the city's public works standards.

Findings: The City's public works standards are engineering design and safety standards for construction of streets, sidewalks, curbs, water/sewer lines, other utilities and for installation of improvements. It is anticipated that the applicant will request permission to connect to City services at the time of development. However, no new streets are proposed as part of this request.

The property owner will be responsible for installation sidewalks along the property abutting a city street or agree to sign and record a nonremonstrance agreement with the City, as required by Section 7-2B-2 of the City Code, prior to issuance of a Building Permit.

Conclusion: The proposal will result in a four (4) lots, however, no new streets or dedication of public rights of way are proposed or necessary. As addressed additional improvements within the right of way are required at the time of issuance of a building permit. 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 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 inventoried natural features (15-25% Slope) as identified in the City's Comprehensive Plan Figure 7.1-2. 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 three (3) proposed lots located along Carolina 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. The replat will reconfigure the existing lots to create 3 lots along Carolina Road and the other lot (proposed lot 4) will be large enough to allow for future division. All of the existing access points will be maintained and continue or connect to existing street (Dean Ave).

Conclusion: The proposed replat will result in 3 lots along Carolina Road and the remained of the property will maintain current access points that connect to existing 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 existing lots are not rectangular in shape. The proposed lots will add additional area and will create lots that are rectangular in shape to the extent practical

Conclusion: Due to the configuration of the existing lots it is impractical to form rectangular lots. The new lots created along Carolina Road will maintain the irregular lot shape along the street frontages but will be otherwise be rectangular and will create nearly rectangular developable areas.

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

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

Conclusion: The proposed lots will have a width to depth ratio that does not exceed 2.5.

- D. All lots and parcels shall have a minimum street frontage on a public street of fifty feet (50'), except that lots or parcels fronting a cul-de-sac or curved street may have a minimum street frontage of forty feet (40'), so long as the minimum lot width required by the zoning district is provided at a distance equivalent to the required front yard setback.

Findings: All of the proposed lots will exceed fifty feet (50') of street frontage.

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

- E. Flag lots shall not be acceptable for land divisions, but may be approved if the following circumstances apply:

1. For one or two (2) lot land divisions when it is not practical to create or extend a public street or partial public street due to the nature of surrounding development.
2. When topographic conditions or other physical constraints make it impractical or infeasible to create or extend a public street.
3. When the size and shape of the site limit the possible arrangement of new lots or parcels and prevent the creation or extension of a public street.
4. When allowed, the flag portion of a new lot shall have a minimum width of fifteen feet (15') to accommodate a driveway a minimum of twelve feet (12') wide. Two (2) adjacent flag lots may reduce the street frontage and pole width to twelve feet (12') wide, if joint access easements are created and a driveway is provided with a minimum width of twenty feet (20').

Findings: No flag lots are proposed as part of this application.

Conclusion: No flag lots are proposed as part of this application. These criteria are not applicable.

IV. SUMMARY CONCLUSIONS AND DECISION

This request for tentative replat approval meets or is capable of meeting through appropriate conditions of approval the land division requirements of the City of Umatilla's LDO. Therefore, staff recommends this request (RP-1-19) to replat three (3) existing lots 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



**PROPERTY OWNERS WITHIN 100'
NOTICE AREA
FROM SUBJECT PROPERTY**

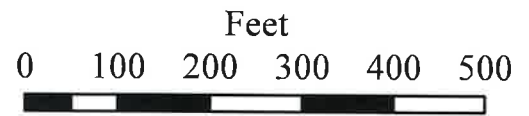
MAP	TAX LOT	OWNER
5N2818DA	200	FIG MICHAEL M
5N2818DA	213	GOLDENSTEIN RAYMOND & SHANNON
5N2818DA	503	WILSON KERRY L
5N2818DA	504	DIERX SHAWN C & ALEDA M
5N2818DA	707	JOHNSON JAMES D & NIKKI J
5N2818DA	800	WHITE KEITH S & MELISSA E
5N2818DA	900	RANDALL RANDY D & RHONDA J
5N2818DA	2800	BIRD DOUG R & HELEN
5N2818DA	2900	ROMANS THOMAS M & SARA
5N2818DA	3000	LOVE TOM & KAREN L
5N2818DA	3100	MCBRIDE FORREST C & GOOLD DONALD CLAIR
5N2818DA	3200	COLUMBIA BASIN BATH RENOVATION LLC
5N2818DA	3700	NOBLES KELLY
5N2818DB	100	GRIFFIN ROCHELLE R ET AL
5N2818DB	200	PREFERRED PROPERTIES
5N2818DB	400	RADER MARK R
5N2818DB	500	DARAWAL ASSAD U
5N2818DB	900	BAUSTERT JOHN W
5N2818DB	1000	MORTHOLE ROBERT W & CLARK ROSALIE P
5N2818DB	1100	AAROW NW LLC
5N2818DB	1200	STINTON WILLIAM CARTER & LEIANNE (TRS)
5N2818DB	1300	CARROLL PATRICIA H
5N2818DB	1400	EDWARDS GENE D & EDWARDS GERALDINE E
5N2818DB	1500	KC NOBLES ENTERPRISES LLC
5N2818DB	2100	HERKAMP KARL E (TRS)
5N2818DB	2102	HERKAMP KARL E (TRS)

**NOBLES REPLAT (RP-1-19)
KELLY NOBLES, APPLICANT
KELLY NOBLES, KC NOBLES ENTERPRISES LLC, TOM & KAREN LOVE, OWNERS
MAP #5N2818DB, TAX LOT 1500 AND MAP #5N2818DA, TAX LOTs 3000 & 3700**

Exhibit A

Legend
 Streets
 Subject Property
 Assessor's Maps

Tax Lots (3/28/19)



MAP DISCLAIMER: No warranty is made as to the accuracy, reliability or completeness of this data. Map should be used for reference purposes only. Not survey grade or for legal use. Created by Brandon Seitz, on 4/5/2019

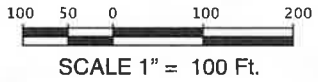
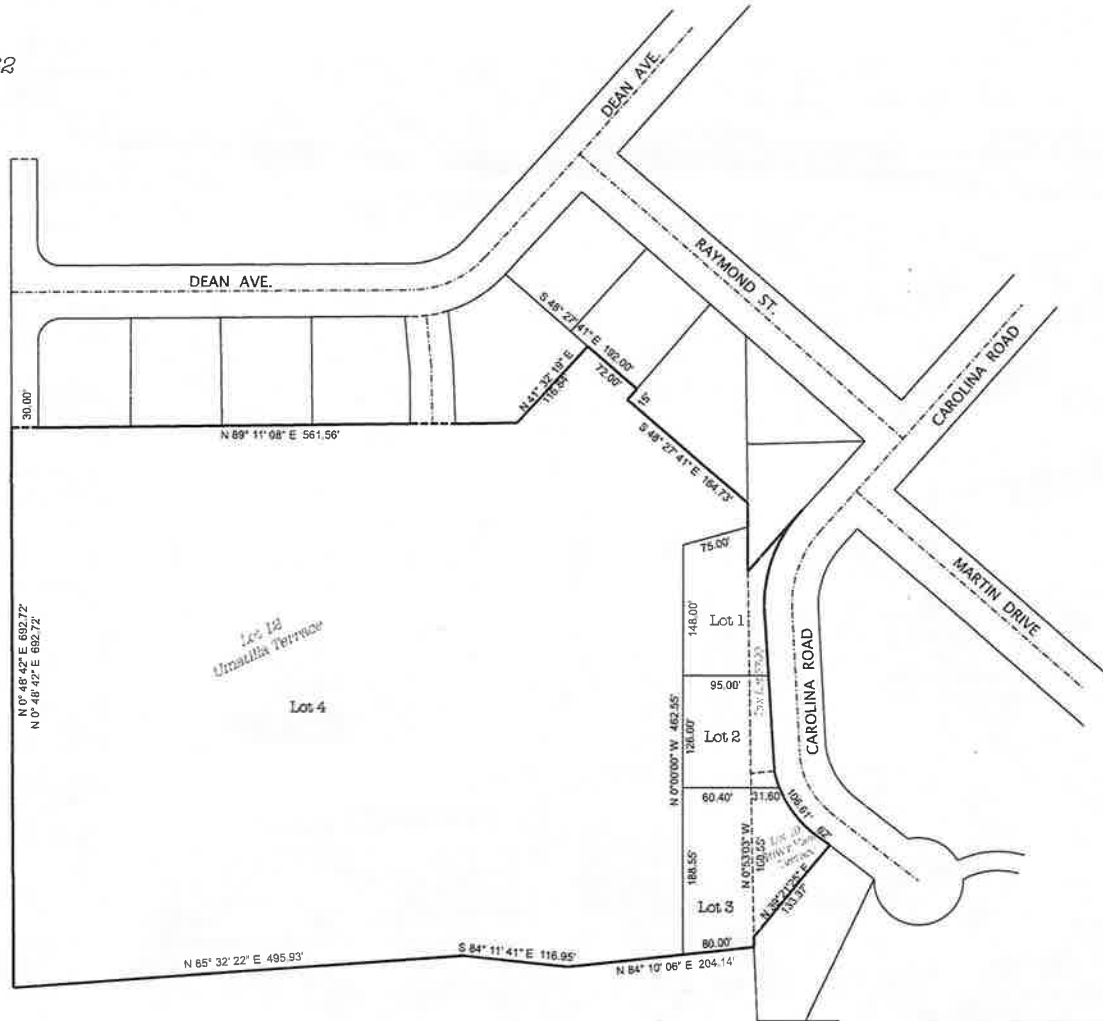
TERRACE SUBDIVISION PLA

City of Umatilla, Umatilla County, Oregon
 Township 5 North, Range 28 East, W.M.,
 Northwest 1/4 of the Southeast 1/4 of Section 18,

for:
 Kelly Nobles
 Umatilla, Oregon 97882

PROPERTY DESCRIPTION:

Nobles: Lot 12 of Umatilla Terrace Subdivision
 Tax Lot 3700 of Map 5N 28 18DA
 Ohters: Lot 19 of River View Terrace Subdivision



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 OSWALD V. MCKINNIS
 JAN. 23, 1990
 2431
 Expires 12-31-18

Exhibit B

LEGEND

- SET MONUMENTS - 5/8" x 30" Iron Rebar
 W/ Plastic Caps Stamped - L.S. # 2431
- ⊙ FOUND SECTION MONUMENTS - as Noted
- FOUND MONUMENTS - 5/8" x 30" Iron Rebar
 W/ Plastic Caps, LS 951, Or As Noted
- ∅ CALCULATED CORNER (Not Set)
- SECTION LINES
- STREET CENTER LINES
- REPLAT BOUNDARY
- (000) RECORD or DEED DISTANCE

SCALE 1" = 100 Ft.
 April, 2019

ENGINEERING - LAND SURVEYING - WATER RIGHTS
R. V. MCKINNIS ENGINEERING
 79980 Prindle Loop Road
 Hermiston, Oregon 97838
 (541) 567-2017