

UMATILLA CITY PLANNING COMMISSION  
MEETING AGENDA  
November 12, 2019 - 6:30 P.M.  
Umatilla City Hall, Council Chambers

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- I. CALL TO ORDER & ROLL CALL
- II. PLEDGE OF ALLEGIANCE
- III. APPROVAL OF MINUTES: September 24, 2019
- IV. UNFINISHED BUSINESS: None
- V. NEW BUSINESS:
  - A. **City of Umatilla Annexation ANX-1-2019:** The applicant, City of Umatilla, seeks approval to have two parcels of city-owned property, totaling approximately 27.49 acres situated in the City of Umatilla's urban growth boundary annexed into the city limits. Parcel 1 is a 7.79-acre property located on the southeast corner of the Lind Road and Highway 730 intersection. There is no development on the property other than power transmission lines. Parcel 2 is a 19.7-acre property located at the northeast corner of the Lind Road and Margaret Street intersection. There is no development on the property other than power transmission lines. This property is host to a wetland area, identified by the National Wetlands Inventory (NWI).
  - B. **City of Umatilla Annexation ANX-2-2019:** The applicant, City of Umatilla, seeks approval to have two parcels of city-owned property, totaling approximately 16.78 acres, situated in the City of Umatilla's urban growth boundary annexed into the city limits. Parcel 1 is a 4.48-acre property located on the southwest corner of the Roxbury Road and Bud Draper Road intersection. There is no development on the property. It is adjacent to the golf course in the McNary neighborhood. Parcel 2 is a 12.3-acre property located along the west boundary of Beach Access Road, just west of the intersection of Wanapa Road. There is no development on the property.
  - C. **City of Umatilla Annexation ANX-3-2019:** The applicant, City of Umatilla, seeks approval to have a public roadway known as Union Street, currently located within the urban growth boundary, annexed into the city limits. Union Street is an approximate 1.6-acre public right of way. The current width of improved surface is approximately 20 feet, while the total width is approximately 56 feet. The length of Union Street is approximately 1,265 feet. On August 20, 2019 City Council adopted Resolution No. 08-2020 and thereby assumed jurisdiction for the roadway from Umatilla County.

*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.*

VI. DISCUSSION ITEMS:

- A. Trail Plan
- B. Power City Zoning

VII. INFORMATIONAL ITEMS:

VIII. ADJOURNMENT

**CITY OF UMATILLA  
PLANNING COMMISSION  
September 24, 2019  
\*\*DRAFT MINUTES\*\*  
COUNCIL CHAMBERS**

- I. **CALL TO ORDER:** Meeting called to order at 6:30 p.m.
  
- II. **ROLL CALL:**
  - A. **Present:** Commissioners; Keith Morgan, Ramona Anderson, Boyd Sharp, and Kelly Nobles.
  - B. **Absent:** Jodi Hinsley, Bruce McLane, and Hilda Martinez
  - C. **Late arrival:**
  - D. **Staff present:** Senior Planner, Brandon Seitz, Community Development Director, Tamra Mabbott, Associate Planner, Jacob Foutz.
  
- III. **PLEDGE OF ALLEGIANCE**
  
- IV. **APPROVAL OF MINUTES:** Minutes for August 13, 2019. Motion to approve by Commissioner Nobles, seconded by Commissioner Anderson. Motion carried 4-0.
  
- V. **UNFINISHED BUSINESS:** None
  
- VI. **NEW BUSINESS:**
  - A. **Cheryl's Place Phase One SUB-2-19:** The applicant, Columbia Basin Development, request approval of a tentative plat for a residential subdivision to divide an existing parcel into 26-lots for residential development. The property is identified as Tax Lot 00100 on Assessors Map 5N28E20CC.

Associate Planner Foutz, stated there were two comments submitted, one from the Umatilla School District, the other by Umatilla County Planning Department. The school district made it known they would like to have an impact fee imposed. Associate Planner Foutz stated that the city does not have an impact fee in code currently but is having a study done to help determine the appropriate impact fee, hopefully to be imposed sometime early next year. Associate Planner Foutz then summarized the County's two objections, the installation of landscape area on Powerline Road and the other was a concern on where the access on Powerline Road would be located. Both of the concerns were addressed in the supplemental findings.

Commissioner Nobles asked if Umatilla County saw the engineering maps that show the street entrance onto powerline.

Senior Planner Seitz explained that the city does not usually send out detailed construction plans, but they are available upon request.

Commissioner Anderson stated she agrees with the school. The city is putting a lot of houses on powerline, and the city really does need to have some sort of impact fee. She asked how fast can one could be imposed.

Senior Planner Seitz stated the analysis will be back to the city within the next few months and guessed that an impact fee could be on the books in about six months or so depending on the approval speed by council. The later homes in the application and any future homes would be subject to any future adopted fees, because they (the fees) are charged on a building permit.

Commissioner Nobles asked what a typical impact fee would cost.

Senior Planner Seitz indicated he was not sure and that the developer would have a better idea and could speak to that if they would like.

Chair Sharp asked Commissioner Anderson if she remembered adding an impact fee during previous planning commissions.

Commissioner Anderson stated that she remembered discussing it but did not believe one was added to the code.

Commissioner Nobles noted that a park fee was imposed in the past.

Senior Planner Seitz clarified that a fee was not added but the dedication of park space is in the code. City Planner Seitz explained that the new study will provide updated fee suggestions for sewer, water, parks, transportation, schools and possibly others.

Commissioner Morgan asked if new impact fees could reduce development

Senior Planner Seitz responded that city could see a reduction in development if the impact fees drastically changed the costs of permits and if too many are added at one time it could be problematic. He indicated that the balance of fees would be something the city will have to work through.

Chair Sharp called for the applicant to come forward and testify.

The applicant, Aaron Riley, Columbia Basin Development thanked the commission for entertaining the thought of his company doing a subdivision in Umatilla. He will be selling the lots to Monogram homes, who will be building the homes. In response to the commission's question of how much impact fees would be he stated that they vary greatly from city to city. Some places he has worked impact fees were a couple hundred dollars and other places where the fee was \$19,000 per lot. He explained the city of Pasco went from zero impact fees to \$6,000 per lot which caused all new construction to stop for over a year. Literally stopping construction because of the sudden steep fees. He stated that his company wants Umatilla to thrive and everything to go well. They are not here to sell houses and run away rather, they want to be a part of the community and make it work right. He stated he is an advocate for school impact fees and has been asking the city to impose some for months, because he feels strongly on educating the children. As long as they (the impact fees) start out reasonable and increase slowly over the years it is not as big of a hit to the new construction.

Commissioner Anderson stated she is glad that the applicant is not ignoring the school impact fees.

The applicant, Aaron Riley, stated he wanted to see the community grow right. He disagreed with the county's comments, even though it would financially benefit him to not put in street improvements along Powerline Road. It would not be safe and he wants to make sure the kids are safe. Mr. Riley would prefer to spend money and make sure the kids are safe, and that the finished product improves the city. He is willing to fight for the city any way he can to get the county to allow curbs and sidewalks for the project.

Chair Sharp called for testimony in favor of the application, and testimony opposing the application. None.

Chair Sharp called for a motion to close hearing. Motion to close hearing made by Commissioner Morgan, motion seconded by Commissioner Nobles. Motion carried 4-0.

Chair Sharp called for any further discussion. None

Chair Sharp called for a motion. Motion to approve Cheryl's Place phase one SUB-2-19 with the amendment of condition 7 and acceptance of the staff report and Findings made by Commissioner Nobles. Motion seconded by Commissioner Anderson. Motion carried 4-0.

- B. URFD Sign Variance V-1-19:** The applicant, Umatilla Rural Fire Protection District, is requesting two variances, a variance on the required setback from the intersection, and a variance on the height of the sign for one on-premise sign on their property at the corner of Willamette and Walla Walla. The sign will provide identification, public safety reminders, current fire conditions, along with other similar notifications. The property is identified as Tax Lot 6700 on Assessors Map 5N2815AD

Associate Planner Foutz, stated this is a request for two variances, one variance for height, the other for the clear vision area setback on the corner of Willamette and Walla Walla. Two options were provided for the sign, one on the ground and one on a pole 7 feet tall. Staff met with the fire chief, police chief and public works director to discuss the proposed sign. The public works director and police chief both raised concern for the potential sign on the ground. Concerned for visibility of children, both were strongly against the sign placed on the ground. Comment was received from the Tribe asking that if any remains or culturally sensitive artifacts are found all construction stop and they be notified.

Commissioner Nobles asked about the thickness of the sign and that if it won't be an issue because of the angle of the sign.

Chair Sharp asked the applicant to come forward and testify.

Chief Steve Potts stated the fire district has been trying to put in new signs the last few months. He explained the need for the two variances and that he understood the safety obstacles of putting a sign on the ground. He now requested a variance to the height only now.

Chair Sharp called for testimony in favor of the application

Aaron Riley responded to Commissioner Nobles' question about the thickness of the sign, saying all standard signs are set on a 7-foot post so it gives the driver the clearance to look underneath the sign, negating a need for a restriction on the thickness of a sign.

Chair Sharp called for testimony in opposition of the application. None

Chair Sharp called for a motion to close hearing. Motion to close hearing made by Commissioner Anderson, motion seconded by Commissioner Morgan. Motion carried 4-0.

Chair Sharp called for any further discussion. None.

Chair Sharp called for a motion. Motion to approve URFD sign variance V-1-19, adoption of the findings and the conditions in the staff report by Commissioner Nobles, motion seconded by Commissioner Morgan. Motion carried 4-0.

## **VII. DISCUSSION ITEMS:**

### **A. Community Development Department Quarterly Report**

Community Development Department Director, Tamra Mabbott, presented the quarterly report.

Commissioner Nobles asked about the progress of moving the truck weigh scale up to the freeway.

Director Mabbott stated the price of moving it will be extremely costly, possibly 40 million. The new goal is to think about how to make it work better and make it look better, possibly an industrial traffic circle.

Chair Sharp asked about the input gathered from the public ten years ago and if that would be included in the future of that intersection.

Director Mabbott replied that city was not going to forget the public involvement and that the ad hoc committee was just in the preliminary discussion phases.

Commissioner Nobles gave kudos to Director Mabbott.

### **B. Planning Commission Yearly Report**

Chair Sharp reviews planning commission yearly report.

### **C. Cottage Clusters**

Associate Planner Foutz talked about the variety of cottage cluster designs.

Commissioner Morgan stated that there is not a big need for cottage cluster currently.

Senior Planner Seitz asked if this was a subject the commission would want to be brought back when more of the commission is present.

Chair Sharp agreed and asked if there is anyone going to the Ucount meeting for the Census.

Senior Planner Seitz reported that Associate Planner Foutz will be attending the Ucount census meeting.

**VIII. INFORMATIONAL ITEMS: None**

**IX. ADJOURNMENT: Adjourned at 7:56pm.**

**City of Umatilla Planning  
STAFF REPORT AND RECOMMENDATION  
for  
ANNEXATION ANX-1-2019**

**STAFF REPORT DATE:** 10/4/19

**REPORT PREPARED BY:** Jacob Foutz, Associate Planner

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**I. GENERAL INFORMATION AND FACTS**

- Applicant:** City of Umatilla  
700 Sixth Street  
Umatilla, Oregon 97882
- Property Owner:** City of Umatilla  
700 Sixth Street  
Umatilla, Oregon 97882
- Land Use Review:** Annex two city owned lots into the city limits.
- Subject Property Description:**
1. Township 5N, Range 28, Section 15BC, Tax lots 100.
  2. Township 5N, Range 28, Section 15CB, Tax lot 100.
- Locations:**
1. Parcel 1 is located along the east side of Lind Road at intersection with HWY 730.
  2. Parcel 2 is located along the east side of Lind Road at intersection with Margaret.
- Existing Zoning:** County C1 and F2(See attached maps)
- Proposed New Zoning:** City General Commercial (GC)

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

The applicant, City of Umatilla, seeks approval to have two parcels of city-owned property, totaling approximately 27.49 acres situated in the City of Umatilla's urban growth boundary annexed into the city limits. Parcel 1 is a 7.79-acre property located on the southeast corner of the Lind Road and HWY 730 intersection. There is no development on the property other than power transmission lines. Parcel 2 is a 19.7-acre property located on the northeast corner of the Lind Road and Margaret intersection. There is no development on the property other than power transmission lines. This property is host to a wetland area, identified by the National Wetlands



Inventory (NWI).

Approval of this request is subject to Section 10-13-4 of the City of Umatilla Zoning Ordinance which requires a Type IV procedure review and for a zoning designation to be assigned that most closely corresponds to the Comprehensive Plan designation, unless an amendment to the Zoning Map is also proposed.

It is City Staff's recommendation that if the annexation is approved, the City zone Parcel 1 and Parcel 2 to City General Commercial (GC).

### III. ANALYSIS

The applicable decision criteria are listed in Chapter 13, Section 4C, as outlined in this report, and the procedures for a Type IV review are contained under Chapter 14, Sections 6(C) and 7 of the City of Umatilla Zoning Ordinance. Generally, unless otherwise noted, if a request is found to be consistent with the Zoning Ordinance it is considered to be consistent with the Comprehensive Plan.

#### A. City of Umatilla Zoning Ordinance Approval Criteria

All of the following criteria listed under Section 10-13-4C of the Zoning Ordinance must be satisfied and supported with findings and reasons to demonstrate how each criterion is met in order for this request to be approved.

1. *The site is within the urban growth boundary for the City.*

**Findings:** The two parcels are both located within the urban growth boundary. Parcel 1 and Parcel 2 are located in the east central part of the urban growth boundary, near the Power City unincorporated area. The official City of Umatilla Comprehensive Plan and Zoning Map last updated in April of 2018, shows all of this area being in the City of Umatilla's urban growth boundary.

**Conclusion:** The subject properties the applicant is seeking to have annexed into Umatilla's city limits are currently located within the City of Umatilla's urban growth boundary.

2. *It is economically and technically feasible to provide services to the area.*

**Findings:** Parcel 1 and Parcel 2 are both adjacent to Lind road. Sanitary Sewer and industrial wastewater lines will be installed in Lind Road right of way in the coming months. City is also researching opportunities to install potable water along Lind Road. Connections for each would be readily available to the subject properties after they are installed. Although there is no proposed use at this time, these properties would be suitable for several uses including, commercial development, park and ride area and a wetland mitigation area. Both properties are within Umatilla Electric Cooperative service area.

The properties are currently served by the Umatilla Rural Fire Protection District and will continue to be served by the Umatilla RFPD after annexation. The subject properties are currently served by the Umatilla County Sheriff for police protection. The City of Umatilla Police Department will assume police protection for the subject properties after the properties are annexed into the city limits. The City has sufficient resources to provide the properties with adequate police protection.

**Conclusion:** It has been demonstrated that it is economically and technically feasible to provide services to both properties.

3. *The proposal is consistent with the Comprehensive Plan or substantial changes in conditions have occurred which render the Plan inapplicable to the annexation.*

**Findings:** For annexation requests, Comprehensive Plan Policy 14.10.103 specifies that the City will annex lands upon request “when it is demonstrated that such annexations are consistent with the Comprehensive Plan policies and within the capabilities of the City’s services and facilities.” This policy is implemented in the City of Umatilla Zoning Ordinance, as outlined and discussed under Sections III(A)(1) and (2) of this report, which require property proposed to be annexed to be located within the urban growth boundary and for services to be technically and economically feasible to serve the property. As indicated above, these provisions were found to be met.

In the Comprehensive Plan, Section 2.1, under the City’s land use classification it states “The appropriate commercial designation will be established when a site is annexed. Generally, land located along Highway 395 will be designated General Commercial.” The proposed annexation parcels are both located along Highway 395 therefore warranting a General Commercial designation.

**Conclusion:** The Comprehensive Plan recognizes property within the urban growth boundary as land intended to be brought into the city limits when requested, if services can technically and economically be provided to serve the use of the property. Services to the subject properties either already exist, or are capable of being provided as necessary, to serve the proposed use of the property. Planning staff concludes that the proposal complies with all other applicable Comprehensive Plan policies in regards to this annexation request.

**B. City of Umatilla Zoning Ordinance Section 10-13-4(B) – Zoning Designation**

When approving an annexation request, Section 10-13-4(B) of the Zoning Ordinance requires the City to assign a zoning designation that most closely corresponds to the Comprehensive Plan designation, unless an amendment to the Zoning Map is proposed.

The city is in the process of applying for a grant to learn more about the suitability of a wetland mitigation bank on tax map 5N2815CB tax lot 100 (Parcel 2). If it is determined as a suitable wetland mitigation bank location the best zoning designation will still be City General Commercial. Preliminary research shows that the wetlands may be manmade from irrigation runoff. If that is proven to be true it would not be suitable for a long-term wetland bank due to uncertain water supply.

**Findings:** As stated before it is recommended that the properties are rezoned from county zoning designations to city zoning designations. The proposed changes for the two properties are shown in the table, below.

| Name       | Tax Map  | Tax Lot | Owner            | Current Zoning                 | Proposed Zoning              | Acerage |
|------------|----------|---------|------------------|--------------------------------|------------------------------|---------|
| Property 1 | 5N2815BC | 100     | City of Umatilla | County General Commercial (C1) | City General Commercial (GC) | 7.79    |
| Property 2 | 5N2815CB | 100     | City of Umatilla | County General Rural (F2)      | City General Commercial (GC) | 19.7    |

**Conclusion:** It is the Staff's recommendation that the City should assign Parcel 1 and Parcel 2 to become City General Commercial (GC). The new proposed zoning is the closest designation to the old county zoning designations.

**IV. SUMMARY CONCLUSIONS AND STAFF RECOMMENDATION**

This request by the applicant, City of Umatilla, to annex property into the City of Umatilla city limits appears to meet all of the applicable decision criteria for annexation into the city limits.

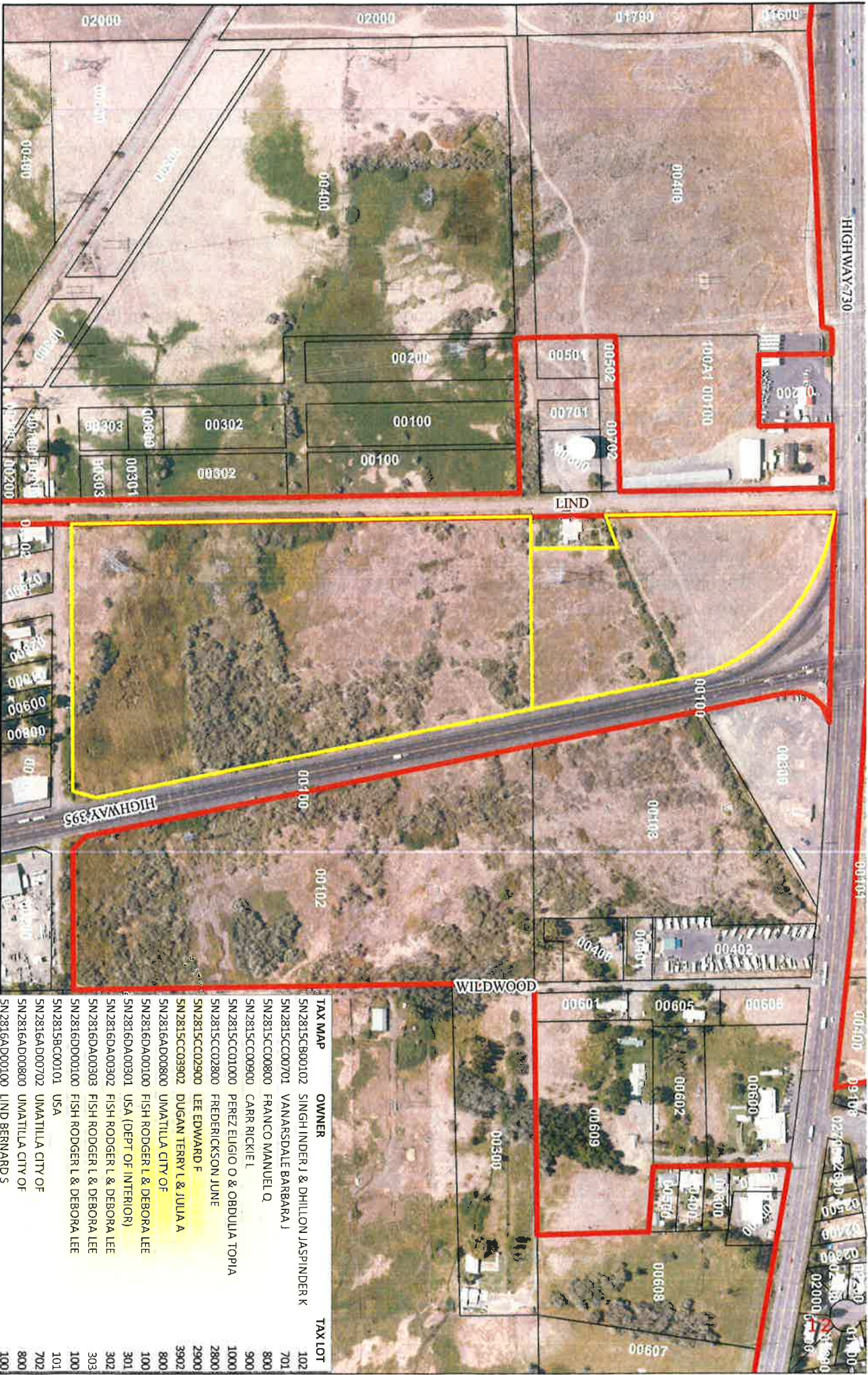
Therefore, based on the information in Sections I and II of this report, and the above review criteria, findings of fact and conclusions contained in Section III, Staff recommends the Planning Commission recommend **APPROVAL** of this annexation request, ANX-1-2019, to the Umatilla City Council to annex the following properties into city limits;

Parcel 1, In urban growth boundary along east side of Lind Road at intersection with HWY 730 identified as tax lot 100 in tax map 5N2815BC.

Parcel 2, In urban growth boundary along east side of Lind Road at intersection with Margaret Road identified as tax lot 100 in tax map 5N2815CB.

**V. EXHIBITS** (Attached and included as part of this report).

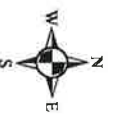
Exhibit A Area map showing existing city limits and property proposed to be annexed



# PROPOSED ANNEXATION PROPERTY 1 & 2

- Legend**
- City Limits
  - Properties Proposed for Annexation

| TAX MAP        | OWNER                                | TAX LOT |
|----------------|--------------------------------------|---------|
| SN2815CB00102  | SINGH INDER J & DHILLON JASPIINDER K | 102     |
| SN2815CC00701  | VANARSDALE BARBARAJ                  | 701     |
| SN2815CC00800  | FRANCO MANUEL Q                      | 800     |
| SN2815CC00900  | CARR RICKIE L                        | 900     |
| SN2815CC01000  | PEREZ ELIGIO O & ORDULLA TOPIA       | 1000    |
| SN2815CC02800  | FREDERICKSON JUNE                    | 2800    |
| SN2815CC02900  | LEE EDWARD F                         | 2900    |
| SN2815CC03902  | DUGAN TERRY L & JULIA A              | 3902    |
| SN2816DA000800 | UMATILLA CITY OF                     | 800     |
| SN2816DA001100 | FISH RODGER L & DEBORA LEE           | 100     |
| SN2816DA00301  | USA (DEPT OF INTERIOR)               | 301     |
| SN2816DA00302  | FISH RODGER L & DEBORA LEE           | 302     |
| SN2816DA00303  | FISH RODGER L & DEBORA LEE           | 303     |
| SN2816DD000100 | FISH RODGER L & DEBORA LEE           | 100     |
| SN2815BC000101 | USA                                  | 101     |
| SN2816AD00702  | UMATILLA CITY OF                     | 702     |
| SN2816AD00800  | UMATILLA CITY OF                     | 800     |
| SN2816AD000100 | LIND BERNARD S                       | 100     |



**MAP DISCLAIMER:** No warranty is made as to the accuracy, reliability or completeness of this data. Map should be used for reference purposes only. Not survey grade or for legal use.  
 Created by Jacob Foutz, on 10/2/2019

**City of Umatilla Planning  
STAFF REPORT AND RECOMMENDATION  
for  
ANNEXATION ANX-2-2019**

**STAFF REPORT DATE: 10/4/19**

**REPORT PREPARED BY: Jacob Foutz, Associate Planner**

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**I. GENERAL INFORMATION AND FACTS**

- Applicant:** City of Umatilla  
700 Sixth Street  
Umatilla, Oregon 97882
- Property Owner:** City of Umatilla  
700 Sixth Street  
Umatilla, Oregon 97882
- Land Use Review:** Annex two city owned lots into the city limits.
- Subject Property Description:**
1. Township 5N, Range 28, Section 1100, Tax lot 2600.
  2. Township 5N, Range 28, Section 1400, Tax lot 2800.
- Locations:**
1. Parcel 1 is located to the west of the intersection of Bud Draper and Roxbury.
  2. Parcel 2 is located to the west of Beach Access at the intersection of Wanapa.
- Existing Zoning:** County Heavy Industrial Zone (M2) (See attached maps)
- Proposed New Zoning:** City Heavy Industrial (M2)

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

The applicant, City of Umatilla, seeks approval to have two parcels of city-owned property, totaling approximately 16.78 acres, situated in the City of Umatilla's urban growth boundary annexed into the city limits. Parcel 1 is a 4.48-acre property located on the southwest corner of the Roxbury road and Bud Draper road intersection. There is no development on the property. It is adjacent to the golf course in the McNary neighborhood. Parcel 2 is a 12.3-acre property located to the west of the Beach Access Road and Wanapa Road intersection. There is no development on the property.

Approval of this request is subject to Section 10-13-4 of the City of Umatilla Zoning Ordinance which requires a Type IV procedure review and for a zoning designation to be assigned that most closely corresponds to the Comprehensive Plan designation, unless an amendment to the Zoning Map is also proposed.

It is City Staff's recommendation that if the annexation is approved, the City zone Parcel 1 and Parcel 2 to City Heavy Industrial (M2).

### **III. ANALYSIS**

The applicable decision criteria are listed in Chapter 13, Section 4C, as outlined in this report, and the procedures for a Type IV review are contained under Chapter 14, Sections 6(C) and 7 of the City of Umatilla Zoning Ordinance. Generally, unless otherwise noted, if a request is found to be consistent with the Zoning Ordinance it is considered to be consistent with the Comprehensive Plan.

#### **A. City of Umatilla Zoning Ordinance Approval Criteria**

All of the following criteria listed under Section 10-13-4C of the Zoning Ordinance must be satisfied and supported with findings and reasons to demonstrate how each criterion is met in order for this request to be approved.

1. *The site is within the urban growth boundary for the City.*

**Findings:** The two parcels are both located within the urban growth boundary. Parcel 1 and Parcel 2 located in the northeast part of the urban growth boundary near McNary and the Port of Umatilla. The official City of Umatilla Comprehensive Plan and Zoning Map last updated in April of 2018, shows all of this area being in the City of Umatilla's urban growth boundary.

**Conclusion:** The subject properties the applicant is seeking to have annexed into Umatilla's city limits are currently located within the City of Umatilla's urban growth boundary.

2. *It is economically and technically feasible to provide services to the area.*

**Findings:** Parcel 1 and Parcel 2 are both have water and sewer nearby and available to connect. The ability to connect to these systems will be a great advantage for future developments. Both proposed annexation properties are within the Pacific Power electric service area.

The properties are currently served by the Umatilla Rural Fire Protection District and will continue to be served by the Umatilla RFPD after annexation. The subject properties are currently served by the Umatilla County Sheriff for police protection. The City of Umatilla Police Department will assume police protection for the subject properties after the properties are annexed into the city limits. The City has sufficient resources to provide the properties with adequate police protection.

**Conclusion:** It has been demonstrated that it is economically and technically feasible to provide services to both properties.

3. *The proposal is consistent with the Comprehensive Plan or substantial changes in conditions have occurred which render the Plan inapplicable to the annexation.*

**Findings:** For annexation requests, Comprehensive Plan Policy 14.10.103 specifies that the City will annex lands upon request “when it is demonstrated that such annexations are consistent with the Comprehensive Plan policies and within the capabilities of the City’s services and facilities.” This policy is implemented in the City of Umatilla Zoning Ordinance, as outlined and discussed under Sections III(A)(1) and (2) of this report, which require property proposed to be annexed to be located within the urban growth boundary and for services to be technically and economically feasible to serve the property. As indicated above, these provisions were found to be met.

**Conclusion:** The Comprehensive Plan recognizes property within the urban growth boundary as land intended to be brought into the city limits when requested, if services can technically and economically be provided to serve the use of the property. Services to the subject properties either already exist, or are capable of being provided as necessary, to serve the proposed use of the property. Planning staff concludes that the proposal complies with all other applicable Comprehensive Plan policies in regards to this annexation request.

**B. City of Umatilla Zoning Ordinance Section 10-13-4(B) – Zoning Designation**

When approving an annexation request, Section 10-13-4(B) of the Zoning Ordinance requires the City to assign a zoning designation that most closely corresponds to the Comprehensive Plan designation, unless an amendment to the Zoning Map is proposed.

**Findings:** As stated before it is recommended that the properties are rezoned from county zoning designations to city zoning designations. The proposed changes for the two properties are shown in the table, below.

| Name       | Tax Map  | Tax Lot | Owner            | Current Zoning               | Proposed Zoning            | Average |
|------------|----------|---------|------------------|------------------------------|----------------------------|---------|
| Property 1 | 5N281100 | 2600    | City of Umatilla | County Heavy Industrial (M2) | City Heavy Industrial (M2) | 4.48    |
| Property 2 | 5N281400 | 2800    | City of Umatilla | County Heavy Industrial (M2) | City Heavy Industrial (M2) | 12.3    |

**Conclusion:** It is the Staff’s recommendation that the City should assign Parcel 1 and Parcel 2 to become City Heavy Industrial (M2). The new proposed zoning is the closest designation to the old county zoning designations.

**IV. SUMMARY CONCLUSIONS AND STAFF RECOMMENDATION**

This request by the applicant, City of Umatilla, to annex property into the City of Umatilla city limits appears to meet all of the applicable decision criteria for annexation into the city limits.

Therefore, based on the information in Sections I and II of this report, and the above review criteria, findings of fact and conclusions contained in Section III, Staff recommends the Planning Commission recommend **APPROVAL** of this annexation request, ANX-2-2019, to the Umatilla City Council to annex the following into the city limits;

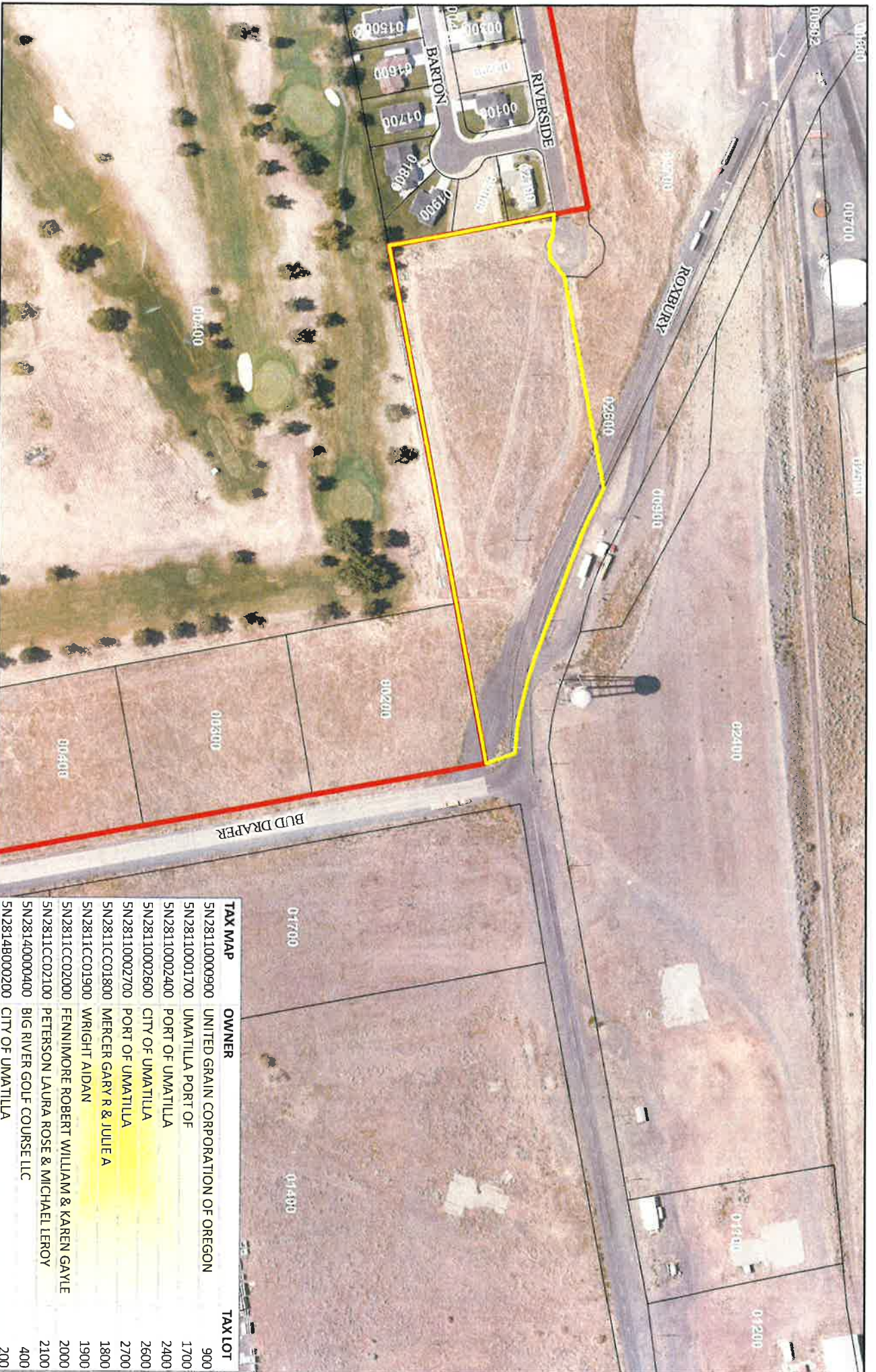
Parcel 1, In urban growth boundary to the west of the intersection of Bud Draper Road and Roxbury Road identified as tax lot 2600 on tax map 5N2811.

Parcel 2, In urban growth boundary along the west of Beach Access Road at the intersection of Wanapa Road identified as tax lot 2800 on tax map 5N2814.

**V. EXHIBITS** (Attached and included as part of this report).

Exhibit A Area map showing existing city limits and property proposed to be annexed





**Legend**

City Limits

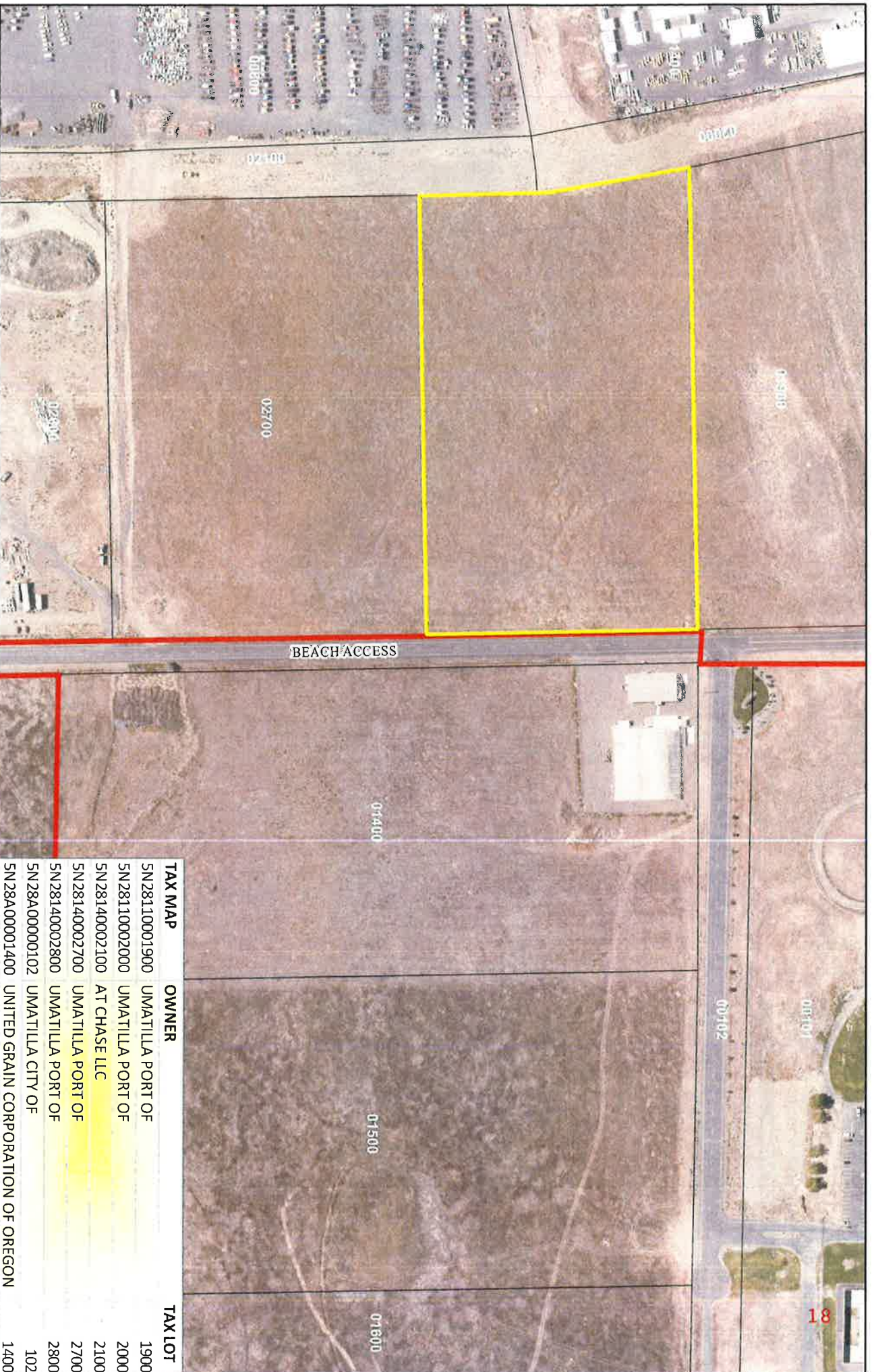
Property Proposed for Annexation

**PROPOSED ANNEXATION PROPERTY 1**

| TAX MAP       | OWNER                                  | TAX LOT |
|---------------|--|---------|
| 5N28110000900 | UNITED GRAIN CORPORATION OF OREGON     | 900     |
| 5N28110001700 | UMATILLA PORT OF                       | 1700    |
| 5N28110002400 | PORT OF UMATILLA                       | 2400    |
| 5N28110002600 | CITY OF UMATILLA                       | 2600    |
| 5N28110002700 | PORT OF UMATILLA                       | 2700    |
| 5N2811CC01800 | MERCER GARY R & JULIE A                | 1800    |
| 5N2811CC01900 | WRIGHT AIDAN                           | 1900    |
| 5N2811CC02000 | FENNIMORE ROBERT WILLIAM & KAREN GAYLE | 2000    |
| 5N2811CC02100 | PETERSON LAURA ROSE & MICHAEL LEROY    | 2100    |
| 5N2814D000400 | BIG RIVER GOLF COURSE LLC              | 400     |
| 5N2814B000200 | CITY OF UMATILLA                       | 200     |



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**Legend**

- City Limits
- Property Proposed for Annexation

**PROPOSED ANNEXATION PROPERTY 2**



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**City of Umatilla Planning  
STAFF REPORT AND RECOMMENDATION  
for  
ANNEXATION ANX-3-2019**

**STAFF REPORT DATE: 10/1/19**

**REPORT PREPARED BY: Jacob Foutz, Associate Planner**

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**I. GENERAL INFORMATION AND FACTS**

**Applicant:** City of Umatilla  
700 Sixth Street  
Umatilla, Oregon 97882

**Property Owner:** City of Umatilla  
700 Sixth Street  
Umatilla, Oregon 97882

**Land Use Review:** Annex one public street into the city limits.

**Subject Property Description:** 1. Public street named Union

**Locations:** 1. In urban growth boundary located between  
HWY 395 and Lind Road.

**Existing Zoning:** County Light Industrial (M1)

**Proposed New Zoning:** City Light Industrial (M1)

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

The applicant, City of Umatilla, seeks approval to have a public street situated in the City of Umatilla's urban growth boundary annexed into the city limits. Union Street is an approximate 1.6-acre public right of way. The current width of improved surface is approximately 20 feet, while the total width is approximately 56 feet. The length of Union Street is approximately 1,265 feet. On August 20, 2019 City Council adopted Resolution No. 08-2020 and thereby assumed jurisdiction for the roadway from Umatilla County.

Approval of this request is subject to Section 10-13-4 of the City of Umatilla Zoning Ordinance which requires a Type IV procedure review and for a zoning designation to be assigned that most closely corresponds to the Comprehensive Plan designation, unless an amendment to the Zoning

Map is also proposed.

It is City Staff's recommendation that if the annexation is approved, Union Street be zoned City Light Industrial(M1) to match the local zoning.

### III. ANALYSIS

The applicable decision criteria are listed in Chapter 13, Section 4C, as outlined in this report, and the procedures for a Type IV review are contained under Chapter 14, Sections 6(C) and 7 of the City of Umatilla Zoning Ordinance. Generally, unless otherwise noted, if a request is found to be consistent with the Zoning Ordinance it is considered to be consistent with the Comprehensive Plan.

#### A. City of Umatilla Zoning Ordinance Approval Criteria

All of the following criteria listed under Section 10-13-4C of the Zoning Ordinance must be satisfied and supported with findings and reasons as to how each criterion is met in order for this request to be approved.

1. *The site is within the urban growth boundary for the City.*

**Findings:** Union Street is located in the southeast part of the urban growth boundary in between Lind Road and HWY 395. The official City of Umatilla Comprehensive Plan and Zoning Map last updated in April of 2018, shows all of this area being in the City of Umatilla's urban growth boundary.

**Conclusion:** The public street the applicant is seeking to have annexed into Umatilla's city limits is currently located within the City of Umatilla's urban growth boundary.

2. *It is economically and technically feasible to provide services to the area.*

**Findings:** Services for Union Street will be limited to maintenance and upkeep. In the near future there will be improvements made to Union Street by the city.

The public street is currently served by the Umatilla Rural Fire Protection District and will continue to be served by the Umatilla RFPD after annexation. The subject public street is currently served by the Umatilla County Sheriff for police protection. The City of Umatilla Police Department will assume police protection for the subject public street after it is annexed into the city limits. The City has sufficient resources to provide the public street with adequate police protection.

**Conclusion:** It has been demonstrated that it is economically and technically feasible to provide services to Union Road.

3. *The proposal is consistent with the Comprehensive Plan or substantial changes in conditions*

*have occurred which render the Plan inapplicable to the annexation.*

**Findings:** For annexation requests, Comprehensive Plan Policy 14.10.103 specifies that the City will annex lands upon request “when it is demonstrated that such annexations are consistent with the Comprehensive Plan policies and within the capabilities of the City’s services and facilities.” This policy is implemented in the City of Umatilla Zoning Ordinance, as outlined and discussed under Sections III(A)(1) and (2) of this report, which require property proposed to be annexed to be located within the urban growth boundary and for services to be technically and economically feasible to serve the property. As indicated above, these provisions were found to be met.

**Conclusion:** The Comprehensive Plan recognizes property within the urban growth boundary as land intended to be brought into the city limits when requested, if services can technically and economically be provided to serve the use of the property. Services to the subject public street either already exist, or are capable of being provided as necessary, to serve the use of the abutting properties. Planning staff concludes that the proposal complies with all other applicable Comprehensive Plan policies in regards to this annexation request.

#### **B. City of Umatilla Zoning Ordinance Section 10-13-4(B) – Zoning Designation**

When approving an annexation request, Section 10-13-4(B) of the Zoning Ordinance requires the City to assign a zoning designation that most closely corresponds to the Comprehensive Plan designation, unless an amendment to the Zoning Map is proposed.

**Findings:** As stated before it is recommended that the public street is rezoned from county zoning designations to city zoning designations. It is proposed to change the Union Street from County Light Industrial (M1) to City Light Industrial (M1).

**Conclusion:** It is the Staff’s recommendation that Union Street be assigned City Light Industrial. This proposed designation is the closest zoning designation the city has.

#### **IV. SUMMARY CONCLUSIONS AND STAFF RECOMMENDATION**

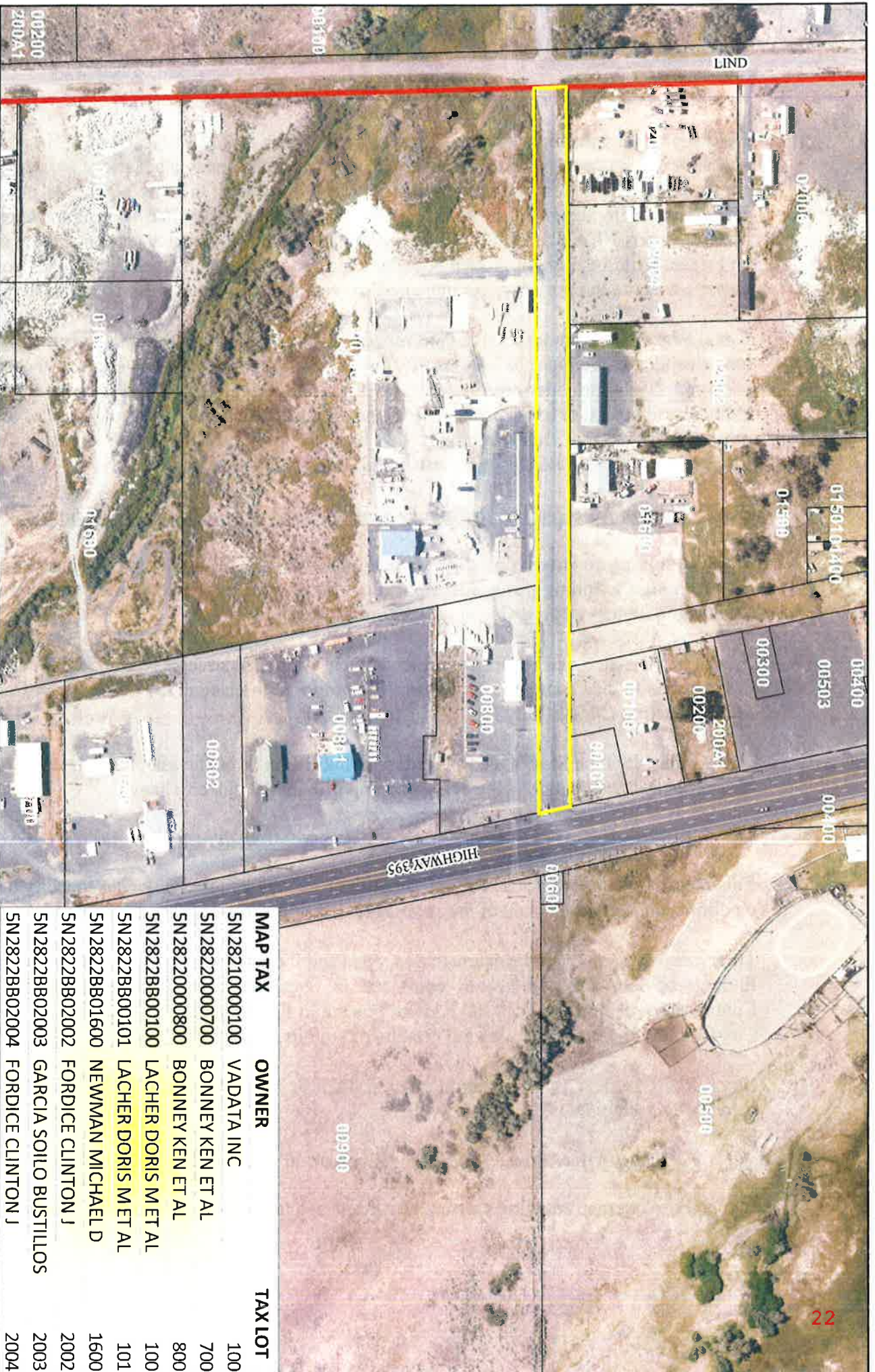
This request by the applicant, City of Umatilla, to annex Union Street into the City of Umatilla city limits appears to meet all of the applicable decision criteria for annexation into the city limits.

Therefore, based on the information in Sections I and II of this report, and the above review criteria, findings of fact and conclusions contained in Section III, Staff recommends the Planning Commission recommend **APPROVAL** of this annexation request, ANX-3-2019, to the Umatilla City Council to annex the following into the city limits;

Union Road, In the City of Umatilla urban growth boundary between HWY 395 and Lind Road between Tax Map 5N2822BB and 5N2822.

#### **V. EXHIBITS** (Attached and included as part of this report).

Exhibit A Area map showing existing city limits and property proposed to be annexed



**Legend**

- City Limits
- Properties Proposed for Annexation

**PROPOSED ANNEXATION UNION ROAD**



| MAP TAX       | OWNER                   | TAX LOT |
|---------------|-------------------------|---------|
| 5N28210000100 | VADATA INC              | 100     |
| 5N28220000700 | BONNEY KEN ET AL        | 700     |
| 5N28220000800 | BONNEY KEN ET AL        | 800     |
| 5N2822BB00100 | LACHER DORIS MET AL     | 100     |
| 5N2822BB00101 | LACHER DORIS MET AL     | 101     |
| 5N2822BB01600 | NEWMAN MICHAEL D        | 1600    |
| 5N2822BB02002 | FORDICE CLINTON J       | 2002    |
| 5N2822BB02003 | GARCIA SOILLO BUSTILLOS | 2003    |
| 5N2822BB02004 | FORDICE CLINTON J       | 2004    |



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