

**HERMISTON PLANNING AREA JOINT MANAGEMENT  
AGREEMENT**

**CITY OF HERMISTON**

**UMATILLA COUNTY**

**A. PARTIES**

This Agreement is made and entered into this 2nd day of March, 2017, by and between the City of Hermiston, an Oregon Municipal Corporation, hereinafter referred to as "City", and Umatilla County, a political subdivision of the State of Oregon, hereinafter referred to as "County".

**B. RECITALS**

1. This Joint Management Agreement is the culmination of a lengthy planning process and a series of actions intended, to facilitate the orderly and efficient development of land in and around the City of Hermiston. Such actions include the preparation and adoption of city's comprehensive plan, the cooperative establishment of an urban growth boundary and urban/urbanizable areas, coordination with affected governmental units and mutual review of the City and County Comprehensive Plan. This process has been accomplished pursuant to Oregon's Statewide Land Use Planning Program as enumerated by Oregon Revised Statutes (ORS) and the Oregon Land Conservation and Development Commission. (LCDC)
2. The City adopted a Comprehensive Plan, hereinafter referred to as the "Comprehensive Plan", on the 12th day of October 1992, to replace the Comprehensive Plan of 1983 and to comply with applicable Statewide Planning Goals.
3. The City and County desire to plan for the orderly management and development of the entire Hermiston Planning Area as provided in their respective Comprehensive Plans and through their joint efforts and cooperation. Therefore, they enter into this Joint Management Agreement pursuant to Oregon Statewide Planning Law and as authorized by ORS 215.100.
4. The consideration for this Agreement is the mutual benefit of the City and County.

NOW THEREFORE, THE CITY AND COUNTY AGREE AS FOLLOWS:

**C. DEFINITIONS**

1. Area of Mutual Concern - This area includes the City and unincorporated land around the City. It extends north to Baggett Lane, east to Edwards Road, south to Feedville Road and I-84, and west to I-82 (see Exhibit B).
2. Comprehensive Plan - A plan adopted by the City or County which meets the requirements of ORS 197.015; generally, a coordinated land use map and policy statements interrelating all functional and natural systems and activities relating to the use of lands.
3. Contiguous - For the purpose of this agreement, contiguous shall be defined as touching or adjoining.
4. Days - In all cases, the reference to days in this agreement shall be understood to mean calendar days.
5. Land Use Actions - Land Use and Limited Land Use Decisions defined by ORS 197.015; generally a decision by the City or County applying standards of the comprehensive plans or land use regulations to particular pieces of property. Examples include, but are not limited to variances, conditional use permits, partitions, subdivisions, planned unit developments, road dedications and vacations, and amendments to the zoning map for specific properties.
6. Land Use Regulation - County or City zoning ordinances, subdivision ordinances adopted under ORS 92.044 or 92.046, or similar ordinances establishing standards for implementing the comprehensive plan. For the purpose of this JMA, substantive provisions of land use regulations shall be those sections of the ordinance establishing outright uses, conditional uses, and zone requirements such as minimum lot sizes, the zoning map, and design standards and specifications for required improvements and public infrastructure.
7. Legislative - An amendment to the City or County comprehensive plans and/or land use ordinances or a plan or zone maps that applies to a large number of parcels of land.
8. Major improvement projects - Projects that involve capital improvements for new or replacement facilities. These projects are budgeted as separate line items in the local jurisdiction's capital improvement budget. They do not include routine facilities maintenance, such as cleaning, pavement patching, or repairs.

9. Periodic Review - A comprehensive plan and ordinance review process, which is mandated by the state for cities over 2,500 people and optional for cities with smaller populations. The process involves an assessment of plan and ordinance deficiencies, development of a work plan with the Oregon Department of Land Conservation and Development (DLCD) to address the deficiencies, and the completion of the work plan.
10. Urban Area and Urbanizable Area - The City's 1983 Comprehensive Plan has designated areas outside but adjacent to the City's corporate limits, and within the jurisdiction of the County, as "Urban Areas" and "Urbanizable Areas". Both areas are within the designated "Urban Growth Boundary". These terms are defined as follows:
  - a) Urban Area means the unincorporated portion of the Urban Growth Boundary immediately adjacent to the City's corporate limits where urban development in the near future is most likely to occur and where a full complement of urban services, including water and sewer, can be extended readily (see Exhibit A).

In addition, properties included in this area are characterized by one or more of the following:

1. Property is planned or committed to urban level development.
  2. Property owner has indicated an interest in annexation.
  3. Eventual annexation will result in the creation of more rational and easily identifiable city limits.
- b) Urbanizable Area means outlying unincorporated areas of the Urban Growth Boundary not immediately needed for urban development and to which urban level services cannot be extended in an orderly and efficient manner, at this time.
11. Urban Growth Area (UGA) - That unincorporated area between the City Limits and the Urban Growth Boundary in which urban services and facilities can be extended and development at urban intensity and density will occur.
12. Urban Growth Boundary (UGB) means the boundary encompassing land needed to accommodate the growth of the CITY over the next 20 years (see Exhibit A).

13. Words and phrases used in this Joint Management Agreement shall be construed in accordance with the City's Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance, and Annexation Ordinance.

**D. AREA OF MUTUAL CONCERN**

1. The City and County will send each other notice on all pending land use actions requiring public hearings and on all decisions on such requests as well as staff permit approvals within the Area of Mutual Concern and outside of the UGB in the same manner as for areas within the UGB pursuant to Section E.
2. The City and County will coordinate with each other regarding major improvement projects, road routings, or road right-of-way vacations within the Area of Mutual Concern.
3. The City and County will review and comment on the development and future amendment of the City and County comprehensive plans and land use regulations for the Area of Mutual Concern.
4. The County will adopt by ordinance as an amendment to the Land Development Code any FAA-approved, City adopted amendments to the boundaries and standards of the City's Airport Hazard Zone, as mapped by the City with respect to the area outside the City's corporate limits.
5. The City will require all applicants whose property requires access to a County road to obtain a necessary access permit from the County Road Department before creating, altering, or significantly expanding the use of access to the County road in question.

To improve access regulation, and therefore public safety, the City will send notification directly to the County Road Department on all land use requests requiring public hearings and on actions on such requests as well as all staff permit approvals, in the same manner as provided in sections E-4 through E-8, when the property involved requires access to a County Road within the City limits.

6. Oregon DEQ declared the Lower Umatilla Basin Groundwater Management Area (LUB GWMA) in 1990 due to high concentrations of nitrate-nitrogen occurring in area groundwater samples. Multiple stakeholders continue to be engaged in finding solutions within the Lower Umatilla Basin to reduce and meet nitrate standards. The City and the County recognize lands within the City of Hermiston and the Urban Growth Boundary are located in the LUB

GWMA and where possible will partner to work on solutions with area stakeholders.

**E. AREAS WITHIN THE UGB, OVERALL PROVISIONS**

1. The County shall adopt by ordinance as an amendment to the County Comprehensive Plan, the City's Comprehensive Plan including the Urban Growth Boundary, Plan Map, and Plan Policies to apply to land within the UGB.
2. The County shall adopt by ordinance as an amendment to the County's Land Development Code for application within the Urban areas only:
  - a) City land use regulations.
  - b) City zoning designations as described in Section F.
3. All applications for land use actions within the Urban Area shall be made through the City's Planning Department. Land use actions within Urban Areas shall be reviewed according to the procedures and requirements of the City's land use regulations and associated fee schedule. Although it is not currently possible to transfer building inspection authority and administration to the City within the Urban Area, the City and County agree to cooperatively evaluate this transfer of authority if it becomes feasible in the future.
4. All applications for land use actions within the Urbanizable Area shall be made through the County's Planning Department. Land use actions within Urbanizable areas shall be reviewed according to the procedures described in sections E-5 through E-8. The County shall be responsible for planning and zoning code enforcement in the Urbanizable Areas.
5. The County Planning Department will refer to the City Planning Department for review and comment all land use requests within the Urbanizable area for which a public hearing is required. Such notice shall be sent at least ten (10) days prior to the date of the first public hearing on each request. The County shall send the City the staff reports on such requests at least one week prior to the first public hearing.
6. If adequate time is available, the City Planning Department will review and comment on each such UGB land use action notice; otherwise the City Manager, or designee, will review and comment on the behalf of the City Planning Commission, and will so notify them at the next City Planning

Commission meeting. The City will relay to the County comments on each such request by the date of the first public hearing or at said public hearing, even if the City's response is "no comment."

7. The County Planning Department will refer back to the City prior to final action any such land use action request in the Urbanizable area for which amendments by the applicant or County were made subsequent to the first or additional public hearings together with relevant new staff comments. The same ten-day notice period will apply.
8. The County Planning Department will notify the City Planning Department in writing of all actions on such requests as well as all staff permit approvals within the UGB, within seven days of such action or approval.
9. The City and County will jointly prepare and co-adopt a comprehensive transportation system plan (TSP) for the UGA and implement the rural and urban street improvement standards in Urban and Urbanizable areas as described on pages 4 through 15 of the 1999 Hermiston TSP. This plan will include future arterial and connector street corridors, and will be amended to include local streets as "area plans" are prepared and adopted.
10. Amendments to the Comprehensive Plan and sections of the implementing ordinances applicable to the UGA may be initiated by the City, the County or an affected person. Such amendments shall be processed by the City and will be referred to the County by the City for review and comment at least ten (10) days prior to the City Planning Commission public hearing. The City will refer back to the County for review and comment any changes proposed in such amendments at least ten (10) days prior to adoption. The amendments will be adopted by ordinance by the City prior to referral to the County for co-adoption review, via the County Planning Commission.

The County Planning Commission and Board of Commissioners will hold public hearings on all proposed amendments following receipt of City recommendations or co-adoption referrals. The County will take final action on all proposed amendments within 120 days after the application is received by the County, unless the applicant allows this time limit to be waived, or in accordance with applicable future changes in Oregon Revised Statutes. If approved, the amendments will be co-adopted by ordinance into the County Comprehensive Plan and land use regulations, for application only within the UGB, following formal amendment by the City of its Comprehensive Plan and implementing ordinances.

Attempts to resolve differences between City and County versions of an acceptable amendment will occur prior to Board of Commissioners' adoption. Should the City and County fail to concur on amendment proposals, the Board of Commissioners' or City Council's decision may be appealed to the appropriate tribunal, following final action by the Board of Commissioners. Unless the County co-adopts amendments approved by the City, such amendments shall not apply within the UGB.

Annexations related to Plan amendments shall be regulated by ORS Chapter 222.

11. Decisions of the City Council regarding appeals of land use actions within Urban areas and amendments to the Comprehensive Plan and land use regulations for the UGA may be appealed to the appropriate tribunal. The applicant for a land use action or Comprehensive Plan amendment bears the burden of proof regarding the request or amendment and the responsibility of defending an appeal. The applicant affected by an appeal shall be required to notify the City in writing within seven days of receiving notice whether he/she desires to undertake his/her own defense or will withdraw the requested land use action or amendment. In the absence of such written communication, the City may either:
  - a) Tender the defense to the applicant, or
  - b) Elect to defend its decision at City expense, should the issue be determined to be of city-wide significance.
  
12. Decisions of the County Board of Commissioners regarding appeals of land use actions within Urbanizable Areas and amendments to the Comprehensive Plan, and land use regulations for the UGA may be appealed to the appropriate tribunal. The applicant for a land use action or Comprehensive Plan amendment bears the burden of proof regarding the request or amendment and the responsibility of defending an appeal. The applicant affected by an appeal shall be required to notify the County in writing within seven days of receiving notice whether he desires to undertake his own defense or will withdraw the requested land use action or amendment. In the absence of such written communication, the County may either:
  - a) Tender the defense to the applicant, or
  - b) Elect to defend its decision at County expense, should the issue be determined to be of county-wide significance.

The County Board of Commissioners and/or the City may elect to participate jointly or singly in all or a portion of the cost of defending such appeal, if the issues are determined to be of county-wide or city-wide significance.

13. The City shall be responsible for all planning and zoning activities in the Urban Area as defined in the Joint Management Agreement. The City shall be responsible for planning and zoning code enforcement in the Urban Area, except for nuisance abatement. In addition to City planning and zoning responsibilities for the Urban Area, the City also agrees to be responsible for the planning and zoning of Steelhead Park and Riverfront Park in the Urbanizable Areas. Steelhead Park is located on Umatilla County Tax Lot 4N28-17A-200. Riverfront Park is located on Umatilla County Tax Lot 4N28-08D-100.

**F. URBAN AREA: SPECIAL PROVISIONS**

1. The City zoning designations in the Urban areas shall be applied in accordance with the City Comprehensive Plan.
2. The City shall refer all annexation proposals to the County Planning Department and the Public Works Department for review and comment at least ten (10) days prior to the first public hearing on the annexation. The City will allow additional County review and comment changes to be made in the annexation proposal following initial or subsequent hearings. All annexations shall be governed by ORS Chapter 222.
3. The City shall also encourage property owners who have Urban land, which is adjacent to the City on two or more sides, to annex into the City.
4. The City may extend water, sewer and streets into the urban area:
  - a) After annexing the land into the City; or
  - b) In accordance with ORS 225, governing extraterritorial service extensions.
5. The City will provide notice to the County and allow the County a ten (10) day period within which to review and comment on any proposal to extend water, sewer and street services within the Urban area.
6. Any adjacent County road rights-of-way will be included within the boundaries of all annexations.



7. With County approval, the City may sponsor Local Improvement Districts (LID) for portions of County roads either entirely or partially within City limits. The County may also allow affected properties outside City limits to be included in such LIDs provided the properties are within the Urban area, and are therefore eligible for annexation and development in the near future.

#### ROAD IMPROVEMENTS AND TRANSFER

8. a) The City will neither accept nor maintain any County road within an annexed area or elsewhere in the Urban area unless and until it meets City road standards. The County may transfer control and responsibility for any such improved County road to the City if agreed to by the County Board of Commissioners and the City Council.

As an exception to the general proposition that County roads must meet City standards prior to being transferred to the City, the City agrees that it will accept ownership and maintenance responsibilities over County roads where at least two thirds (2/3) of the property abutting the road will lie within the City limits. The minimum length of a County road so transferred shall be one half (1/2) mile in lineal distance, or one mile of frontage on both sides of the road. In addition, upon annexation of land into the City, the County will transfer to the City jurisdiction and control over all public roads, alleys and rights-of-way lying in the area annexed.

The County and City will complete minor maintenance of the road prior to the City's acceptance of the road. The type of maintenance necessary will be agreed upon between County and City Public Works officials. Costs of the maintenance will be shared equally between the City and the County. (Section F.7 amended by City Ordinance No. 1912 on 11/25/96)

- b) When annexation to the City of Hermiston is proposed, as part of the county's testimony under Section F.2. of this agreement, the County shall identify any County roads directly adjacent to the property proposed for annexation. The County shall submit to the City a statement regarding the condition of the County roadway, the width of paving (if any), depth of paving, and depth of subgrade base (if known). If it is determined that the relevant County road is in a state of reasonable repair, has a width of at least 24 feet of paving, and, and at least 50 feet of overall right-of-way width, the City will assume maintenance duties for the section of roadway adjacent to the annexed areas.

- c) A number of parcels are located within the city limits but adjoin a county roadway. City has jurisdiction to permit development and redevelopment of such lands. County recognizes that city road standards are appropriate; however, this creates a challenge for county maintenance obligations. To resolve this conundrum, prior to approving any development onto a county roadway, City will require the following:
  - 1. Applicant must obtain a Road Access Permit from County Public Works, and
  - 2. If the roadway is improved to a City standard, e.g. curbs, sidewalks, stormdrains, etc., City will agree to maintenance duties for drainage improvements, curbs, gutters, and sweeping for the improved area. Pavement preservation shall remain the county's responsibility until full jurisdictional transfer is completed per the terms of 8(a).
  - 3. Notwithstanding the transfer of maintenance duties over an improved roadway upon annexation and development, no county roadway shall be jurisdictionally transferred until the appropriate lineal distance requirements in 8(a) above are satisfied.
- 9. As a condition of land use, limited land use, expedited land division or annexation approval, the City will require the applicant to agree to improve to City standards any included or impacted portions of County roads by either:
  - a) Irrevocable consent to participate in a future Local Improvement District to improve the road to City standards, shared by all affected property owners, or
  - b) Actual construction to City standards prior to development of the said property.
- 10. Streets platted within the Urban area after the effective date of the agreement shall be designed and constructed to City standards.
- 11. The City is responsible for public facilities planning within the Urban area, particularly with regard to extension of water, sewers, and minor streets.

12. For the construction of a conventional single-family dwelling or manufactured home on an existing lot according to the City land use regulations, the City may allow such development to proceed providing:
  - a) The lot is of sufficient size to qualify for a septic tank permit from DEQ;
  - b) The property owner agrees in writing to annex into the City upon the City's request; and
  - c) The property owner presents an access and utilities plan illustrating the location of future internal roadways and utility easements needed to ultimately serve the developing lot and contiguous properties. To estimate access and utility needs, Properties zoned R1 shall be assumed to be divided into lots of 9,000 square feet; property zoned R3 or R4 shall be divided into lots of 6,000 square feet; property zoned R2 shall be divided into lots of 7,500 square feet.
13. Except as provided in Section F. 12, above, all other development actions in residential zones will require the property owner to annex to the City and provide the necessary water, sewer, and street improvements as provided by the City's land use regulations. If the City determines that annexation is not possible, the City will require the provision of the necessary water, sewer, and street improvements as well as a written agreement from the property owner consenting to annex into the City upon the City's request.
14. Industrial and commercial properties may be developed without annexation, but only at rural densities with adequate site area for and State approval of septic systems and wells.

**G. URBANIZABLE AREA: SPECIAL PROVISIONS**

1. The County zoning designations in the Urbanizable areas shall be applied in accordance with the City Comprehensive Plan.
2. The City will not annex land in the Urbanizable area, without first converting it to Urban status.
3. The City will not extend water, sewer, or other urban services into the Urbanizable Area, except in cases of proven health hazard authorized by the State Health Division. Such extensions will be done in accordance with ORS 225, governing extraterritorial service extensions, and following ten (10) day prior notice to the County for review and comment.

## **H. CONVERSION OF LANDS FROM URBANIZABLE TO URBAN**

1. Converted areas should include the service areas on both sides of an included County road, for ease and equitability in financing necessary road upgrading associated with urban development of the area.
2. The City will prepare detailed land use and public facilities plans for each such conversion area prior to approval of and as part of the conversion plan amendment.
3. The City will annually review the stock of vacant land in Urban status, and will initiate conversion of Urbanizable land as needed, so as to include a 5-year inventory of adequate lands for needed housing, commercial, industrial, and community service development.
4. Conversion areas must be contiguous to existing urban areas or the city limits.
5. Conversion of property(ies) from Urbanizable status to Urban status will only be considered in conjunction with an annexation request except when initiated by the City as part of its annual review process noted in section H.4, above. The process will follow the City's plan amendment process and annexation regulations, with notice to the County per subsection F.2.

## **I. REVIEW, AMENDMENT, SEVERABILITY, TERMINATION OF AGREEMENT**

### **1. Scheduled Reviews of the JMA**

The County shall be responsible for initiating a joint review of this agreement at a minimum of every five (5) years to evaluate the effectiveness of the processes set forth, address new matters of state law, or changed conditions within the urban growth boundary.

### **2. Amendments to the JMA**

This agreement may be amended by initiation of either party to the agreement following the procedures outlined below.

#### **a. Request**

1. The party which seeks the amendment shall submit a formal request for amendment, describing the proposed change and why the change is necessary.

2. The responding agency shall schedule a review of this request within 30 days of receipt.

b. Resolution, Modification and Mediation

1. Both parties shall make good faith efforts to resolve requests to amend this agreement.
2. The responding agency may approve, deny or suggest modifications to the amendment.
3. Either party to the agreement may request the services of an outside mediator to help resolve disputes that may arise out of the implementation or amendment of this agreement.

3. Severability of JMA Provisions

The provisions of the agreement are severable. If an article, sentence, clause or phrase shall be adjudged by a court of competent jurisdiction to be invalid, the decision shall not affect the validity of the remaining portions of this agreement.

4. Termination of JMA

This agreement may be terminated by any of the parties following procedures provided.

a. Public Hearing Notice and Public Comment

1. A public hearing shall be called by the party considering termination, giving the other party notice of hearing at least thirty (30) days prior to the scheduled hearing date. The thirty (30) day period shall be used by both parties to seek resolution of differences.
2. Public notice of the hearing shall be in accordance with applicable Oregon statutes and administrative rules, but not less than twenty-one (21) days prior to the hearing.
3. The party moving for termination shall state, in the public notice and at the hearing, the reasons for termination and the effect of the action on the UGA.

4. Public comment shall be received regarding the action and considered by the party in its decision.


b. Conflict Resolution

Prior to a final decision to terminate the agreement, the City and County shall agree to enter into a conflict resolution process which will be established by the Department of Land Conservation and Development.

c. Final Decision

1. The governing body of the terminating party shall vote to decide on termination on the established date for termination. If the vote is to end the agreement, written notice of the decision shall be provided to all affected parties including the Director of the Oregon Department of Land Conservation and Development.
2. The established date of termination shall be at least thirty (30) days after the public hearing in order to provide an additional time period for resolution of differences.
3. If resolution cannot be reached, a replacement agreement shall be developed as required by ORS 195.020.

APPROVED on behalf of the CITY OF HERMISTON this 2nd day of March 2017.

  
\_\_\_\_\_  
Mayor

(City Seal)

ATTEST:


  
\_\_\_\_\_  
City Recorder

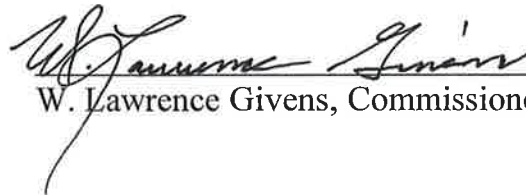
APPROVED on behalf of UMATILLA COUNTY this 23<sup>rd</sup> day of January, 2017.

Umatilla County Board of Commissioners



  
William J. Elfering, Commissioner

  
George L. Murdock, Commissioner

  
W. Lawrence Givens, Commissioner

ATTEST:


Office of County Records

  
Records Officer

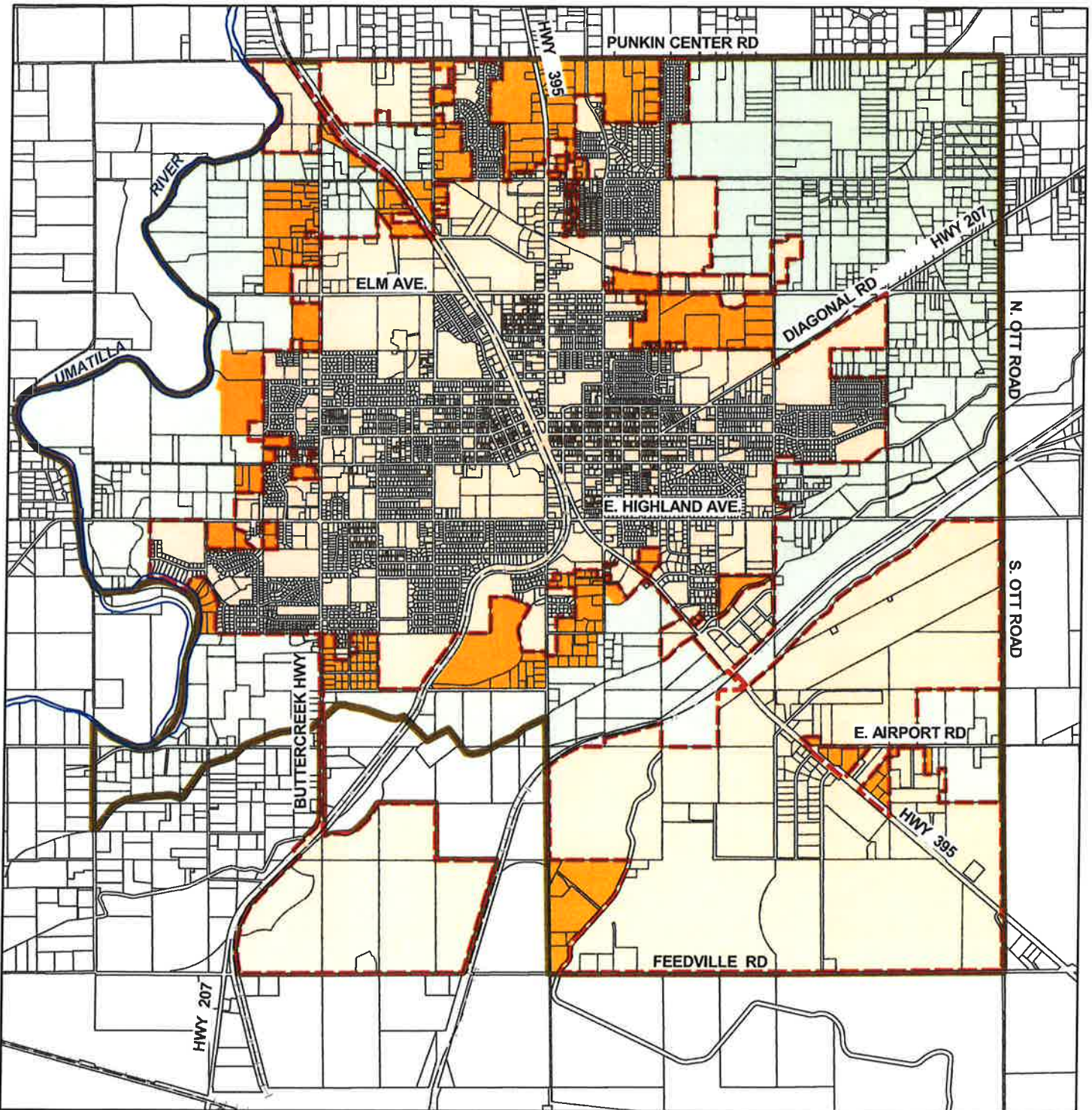


APPROVED AS TO FORM:

  
City Attorney

  
County Counsel

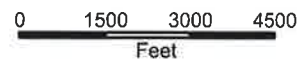




# HERMISTON CITY & URBAN GROWTH AREA

## Legend

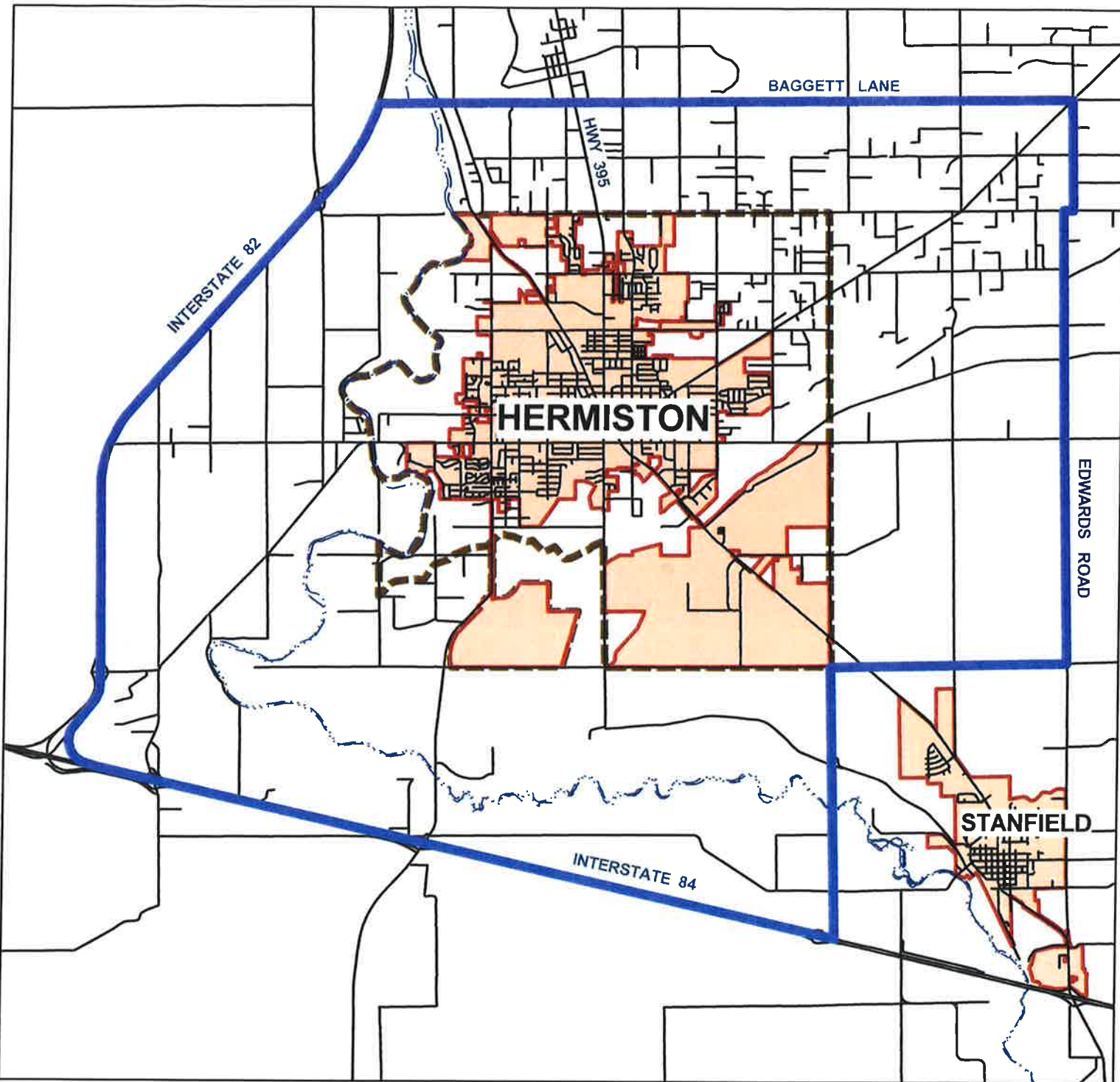
- City Limits
- Urban Growth Boundary
- Urban Areas
- Urbanizable Areas



MAP DISCLAIMER: No warranty is made by Umatilla County as to the accuracy, reliability or completeness of this data. Parcel data should be used for reference purposes only. Created by J. Alford, Umatilla County Planning Dept. 8/20/14





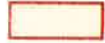
# Exhibit A





# CITY OF HERMISTON AREA OF MUTUAL CONCERN

0 2000 4000 6000  
Feet

- |   |                        |   |       |
|---|------------------------|---|-------|
|  | Area of Mutual Concern |  | Roads |
|  | Hermiston UGB          |  | River |
|  | Cities                 |   |       |



## Exhibit B

MAP DISCLAIMER: No warranty is made by Umatilla County as to the accuracy, reliability or completeness of this data. Parcel data should be used for reference purposes only. Created by J. Alford, Umatilla County Planning Dept. 1/24/17

**County Roads In Hermiston City Limits and UGB**  
**Updated 5/26/16**

Hermiston	Rd #	City Paved	City Gravel	Urban Growth Paved	Urban Growth Gravel
Townsend Rd	1217			1.05	0.32
Hooker Rd	1214			0.49	
10th St (NE & SE)	1219	0.57		1.11	
1st Pl.	1275	1.04			
Hensel Rd	1248		0.2		0.05
Theater Ln	1244		0.2	0.75	0.60
Oregon Ave	1228	0.14			
2nd St	1227	0.19			
Geer Rd	1249	0.28		0.49	
McConnell Ln	1234				0.32
Nelson Ln	1234			0.32	
11th St (NW)	1247	0.5		0.40	
W. Elm Ave	1230				0.50
W. Highland Ext	1215	0.37		0.67	
W. Orchard Ave	1238			0.75	
SW 23rd St	1238			0.25	
SW 17th St	1189	0.31			
Minnehaha Rd	1194			0.71	
Lloyd Rd	1191				0.09
Gettman Rd	1196			0.25	0.75
SW 10th St	1297	0.09		0.15	
Angus Ave	1358			0.23	
Olive Ave	1298	0.03		0.07	
SE 4th St	1193			0.18	
E Airport Rd	1202	0.35		0.49	
E Highland Ave.	1190			0.71	
E. Loop Rd	1190			0.38	
E Highland Ext	1198			0.31	
		<b>3.87</b>	<b>0.4</b>	<b>9.76</b>	<b>2.63</b>
* Urban Growth Boundary follows centerline of road					
N. Ott Rd*	1211			1.00	0.83
Punkin Center Rd *	1250	0.45		2.41	
Doherty Rd *	1194				0.08
Minnehaha Rd *	1187				0.28
S 1st St *	1245	0.16		1.42	
Feedville Rd *	1000	1.97		0.05	
S Ott Rd *	1211		1.48		0.52
		<b>2.58</b>	<b>1.48</b>	<b>4.88</b>	<b>1.71</b>