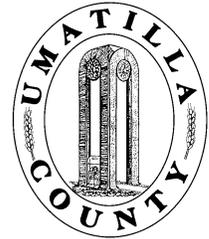


Umatilla County

Department of Land Use Planning



AGENDA

Umatilla County Planning Commission Public Hearing Thursday, March 24, 2022, 6:30PM - **VIRTUAL MEETING**

To participate in the hearing please submit comments before 4PM on March 24th to: planning@umatillacounty.gov or contact the Planning Department at 541-278-6252

Planning Commission

Suni Danforth, Chair
Don Wysocki, Vice-Chair
Tammie Williams
Tami Green
Jon Salter
Sam Tucker
Cindy Timmons

Planning Staff

Bob Waldher, Director
Carol Johnson, Senior Planner
Megan Davchevski, Planner/ Transit Coordinator
Tamara Ross, Planner II/ GIS
Gina Miller, Code Enforcement Coordinator
Tierney Cimmiyotti, Administrative Assistant

1. **Call to Order**
2. **New Hearing**

Type I Land Division, Subdivision Request #S-060-22 **Ty & Kimberley Arbogast, Applicants/ Owners**

The applicant requests approval to subdivide the property located on Assessor's Map 4N 29 06D, Tax Lot 602. The applicant's proposed subdivision will create five (5) lots of at least 2 acres in size. The Land Use standards applicable to the applicants' request are found in Umatilla County Development Code 152.665, Type I Land Divisions.

3. **Minutes Approval**

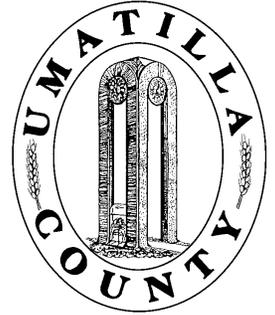
February 25, 2022 Hearing
4. **Other Business**
5. **Adjournment**

**UMATILLA COUNTY
PLANNING COMMISSION HEARING – MARCH 24, 2022
TYPE I LAND DIVISION, SUBDIVISION REQUEST #S-060-22
TY AND KIMBERLEY ARBOGAST, APPLICANT / OWNERS
PACKET CONTENT LIST**

- | | | |
|----|-------------------------------------|------------|
| 1. | Staff Memo to Planning Commission | Page 1 |
| 2. | Vicinity and Notice Map | Page 2 |
| 3. | Soil Map | Page 3 |
| 4. | Tentative Subdivision Plan | Page 4 |
| 5. | Staff Report & Preliminary Findings | Pages 5-12 |
| 6. | County Road “S-1” Standard | Page 13 |

Umatilla County

Department of Land Use Planning



DIRECTOR
ROBERT
WALDHER

MEMO

LAND USE
PLANNING,
ZONING AND
PERMITTING

TO: Umatilla County Planning Commission
FROM: Megan Davchevski, Planner
DATE: March 17, 2022

CODE
ENFORCEMENT

RE: March 24, 2022 Planning Commission Hearing
Type I (Subdivision) Land Division, #S-060-22
Map 4N 29 06D, Tax Lot 602

SOLID WASTE
COMMITTEE

CC: Robert Waldher, Planning Director

SMOKE
MANAGEMENT

GIS AND
MAPPING

Request

The applicant requests approval of a Subdivision (Type I Land Division) of Tax Lot 602 located on Map 4N 29 06D. Approval of the Arbogast Acres Subdivision would result in five (5) subdivision lots of at least 2-acres in size.

RURAL
ADDRESSING

Location

The property is located south of Baxter Road and east of Leathers Road, about 1.25 miles east of Hermiston City Limits.

LIAISON, NATURAL
RESOURCES &
ENVIRONMENT

Standards

The Standards of Approval are found in the Umatilla County Development Code Section 152.665, Type I Land Divisions. Standards for reviewing a Subdivision generally consist of complying with development code standards, Traffic Impact Analysis standards and subdivision plat requirements.

Notice

Notice of the applicant's request and the public hearing was mailed on March 4, 2022 to the owners of properties located within 250-feet of the perimeter of Tax Lot 602. Notice was also published in the *East Oregonian* on March 12, 2022 notifying the public of the applicants request before the Planning Commission on March 24, 2022.

Conclusion

The proposed Conditions of Approval address road improvement and access standards, including road naming and Irrevocable Consent Agreements, and the survey and recording requirements with final approval accomplished through the recording of the final subdivision plat.

Decision

The decision made by the Planning Commission is final unless timely appealed to the County Board of Commissioners.

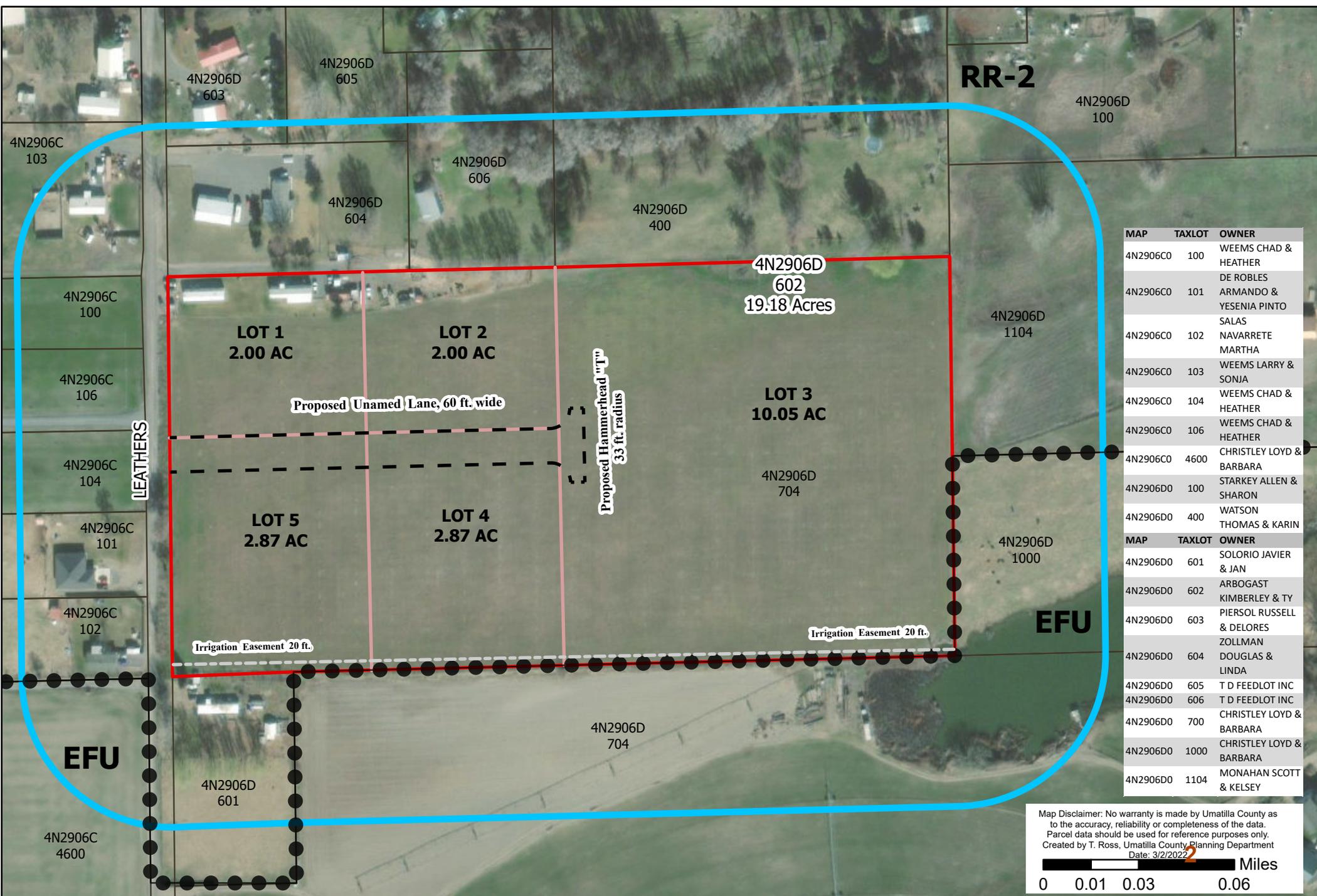
APPLICANT: TY & KIMBERLEY ARBOGAST
OWNER: TY & KIMBERLEY ARBOGAST S-060-22
MAP: 4N 29 06D TAX LOT: 602

Notified property owners within 250 feet of Subject Parcel



Legend

- Irrigation Easement
- Tax Lots
- Zone Boundary
- Subject Parcel
- Proposed Hammerhead
- 250' Notice Buffer
- Proposed Lot Lines



MAP	TAXLOT	OWNER
4N2906C0	100	WEEMS CHAD & HEATHER
4N2906C0	101	DE ROBLES ARMANDO & YESENIA PINTO
4N2906C0	102	SALAS NAVARRETE MARTHA
4N2906C0	103	WEEMS LARRY & SONJA
4N2906C0	104	WEEMS CHAD & HEATHER
4N2906C0	106	WEEMS CHAD & HEATHER
4N2906C0	4600	CHRISTLEY LOYD & BARBARA
4N2906D0	100	STARKEY ALLEN & SHARON
4N2906D0	400	WATSON THOMAS & KARIN
MAP	TAXLOT	OWNER
4N2906D0	601	SOLORIO JAVIER & JAN
4N2906D0	602	ARBOGAST KIMBERLEY & TY
4N2906D0	603	PIERSOL RUSSELL & DELORES
4N2906D0	604	ZOLLMAN DOUGLAS & LINDA
4N2906D0	605	T D FEEDLOT INC
4N2906D0	606	T D FEEDLOT INC
4N2906D0	700	CHRISTLEY LOYD & BARBARA
4N2906D0	1000	CHRISTLEY LOYD & BARBARA
4N2906D0	1104	MONAHAN SCOTT & KELSEY

Map Disclaimer: No warranty is made by Umatilla County as to the accuracy, reliability or completeness of the data. Parcel data should be used for reference purposes only. Created by T. Ross, Umatilla County Planning Department Date: 3/2/2022

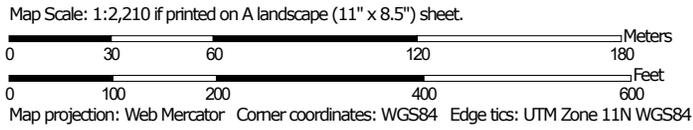
2 Miles

0 0.01 0.03 0.06

Soil Map—Umatilla County Area, Oregon
(Arbogast Acres)



Soil Map may not be valid at this scale.



ARBOGAST ACRES

IN THE N.W. 1/4 OF THE S.E. 1/4 OF SEC. 6, TWP. 4 N., RNG. 29 E.W.M. UMATILLA COUNTY, OREGON

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT AS FILED IN UMATILLA COUNTY, OREGON.

APPROVALS

SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF TY AND KIM ARBOGAST HUSBAND AND WIFE, TO SUBDIVIDE PARCEL 2 OF PARTITION PLAT 1992-13 LOCATED IN A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

THE SOUTHWEST 1/4 OF SECTION 6 WAS SUBDIVIDED INTO ALIQUOT PARTS THEREBY IDENTIFYING THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 6. PARCEL 2 OF PARTITION PLAT IS IDENTIFIED AS BEING THE SOUTH 1/2 OF THE NORTHWEST 1/4 LESS 1/2 THE ROAD WIDTH OF LEATHERS ROAD.

THE NORTHWEST AND SOUTHWEST CORNERS OF PARCEL 2 OF PARTITION PLAT 1992-13 WERE FOUND AND RECOVERED DURING THIS SURVEY.

THE FOUND AND RECOVERED 1/2 INCH IRON ROD MARKING THE CENTER 1/4 CORNER LOCATED AT THE INTERSECTION OF BAXTER ROAD AND LEATHERS ROAD AND THE FOUND AND RECOVERED 2 3/8 INCH BRASS CAP MARKING THE EAST 1/4 CORNER BOTH OF SECTION 6 WERE FOUND AND HELD AS THE BASIS OF BEARING FOR THIS SURVEY.

THIS SURVEY WAS ACCOMPLISHED UTILIZING 2 TRIMBLE R10 GNSS RECEIVERS. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE RECEIVER AND THE PREVIOUSLY MENTIONED CENTER 1/4 AND THE EAST 1/4 CORNERS WERE SUBSEQUENTLY USED FOR A SITE CALIBRATION FOR THE SYSTEM. EACH CORNER WAS THEN LOCATED OR SET ON A 1 SECOND EPOCH WITH A FIXED SOLUTION. THE BASIS OF BEARING OF THIS PLAT IS BASED ON PARTITION PLAT 1992-13.

SURVEYS

- (R1) ROBERTS SURVEY NO. 00-043-B
- (R2) K. PRIMM SURVEY NO. 21-004-C
- (R3) EDWARDS SURVEY NO. 87-62-A
- (R4) EDWARDS PARTITION PLAT NO. 1992-13
- (R5) EDWARDS PARTITION PLAT NO. 1993-15
- (R6) EDWARDS PARTITION PLAT NO. 1994-28
- (R7) EDWARDS PARTITION PLAT NO. 1996-36
- (R8) EDWARDS PARTITION PLAT NO. 1999-62
- (R9) EDWARDS PARTITION PLAT NO. 2013-12

LEGEND

- FND: MONUMENT AS NOTED
- SET: 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48490"
- FND: 5/8" IRON ROD, SEE PAR. PLAT 1992-13
- × COMPUTED POINT (NOT SET)
- LOT BOUNDARIES
- (C) CALCULATED

KEITH P. PRIMM

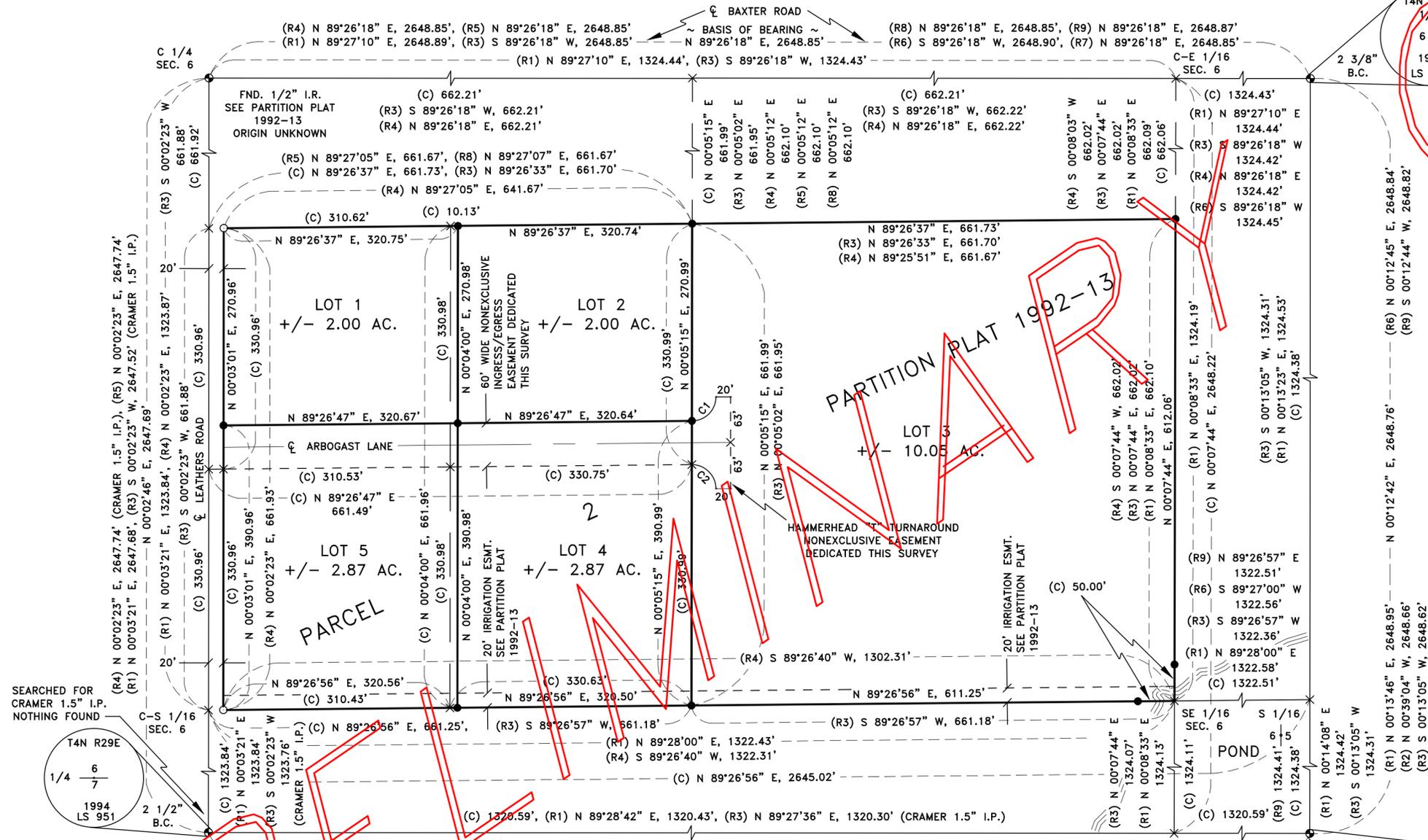
RECORD LEGAL DESCRIPTION

PARCEL 2 OF PARTITION PLAT 1992-13

DEED

INSTRUMENT NO. 2021-7230152

1" = 120'



UMATILLA COUNTY SURVEYOR:
I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT, THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO FILING AND RECORDING OF SUCH PLATS AND I THEREFORE APPROVE SAID PLAT.

UMATILLA COUNTY SURVEYOR

DATED THIS ___ DAY OF _____

HERMISTON IRRIGATION DISTRICT:

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY.

MANAGER

DATED THIS ___ DAY OF _____

UMATILLA COUNTY PLANNING DEPARTMENT:

I HAVE EXAMINED THE ACCOMPANYING PLAT AND DO HEREBY CERTIFY THAT IT COMPLIES WITH ALL REQUIREMENTS OF THE ORDINANCES AS ESTABLISHED BY UMATILLA COUNTY AND I THEREFORE APPROVE SAID PLAT FOR FILING.

DIRECTOR UMATILLA PLANNING DEPARTMENT

DATED THIS ___ DAY OF _____

UMATILLA COUNTY TAX COLLECTOR:

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LANDS COVERED BY THE ACCOMPANYING PLAT AND THAT ALL MONIES DUE FOR STATE AND COUNTY TAXES AND ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LANDS HAVE BEEN PAID, AND I HEREBY APPROVE SAID PLAT.

TAX COLLECTOR

DATED THIS ___ DAY OF _____

UMATILLA COUNTY CLERK:

OWNER'S ACKNOWLEDGMENT & DECLARATION

WE, TY A. ARBOGAST AND KIMBERLEY M. ARBOGAST, HUSBAND AND WIFE AND OWNERS OF THE LANDS SHOWN ON THIS PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING LEGAL DESCRIPTION, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, AND DO HEREBY DEDICATE THE 60 FOOT WIDE NONEXCLUSIVE INGRESS/EGRESS EASEMENT AND THE HAMMERHEAD "T" TURNAROUND NONEXCLUSIVE EASEMENT AS SHOWN HEREON.

ON THIS ___ DAY OF _____, 2022, THE INDIVIDUALS TO THE LEFT APPEARED PERSONALLY BEFORE ME AND ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THIS PLAT AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY BEFORE ME.

NOTARY PUBLIC FOR OREGON
PRINTED NAME _____
COMMISSION NO. _____
MY COMMISSION EXPIRES _____

TY A. ARBOGAST
KIMBERLEY M. ARBOGAST

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	90°00'00"	33.00'	51.84'	46.67'	N45°05'15"E
C2	90°00'00"	33.00'	51.84'	46.67'	S44°54'45"E

SURVEYOR'S CERTIFICATION

I, KEITH P. PRIMM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT I HAVE SURVEYED PARCEL 2 OF PARTITION PLAT 1992-13 AND THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN JANUARY 2022, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY O.R.S. CHAPTER 92 AND HAVE SET THE PROPER MONUMENTS.

REGISTERED PROFESSIONAL LAND SURVEYOR
KEITH P. PRIMM
EXPIRATION DATE: 12/31/22
DATE _____

PRIMM LAND SURVEYING, INC.

P.O. BOX 1322, 1340 N.E. 4TH
HERMISTON, OR 97838
BUI (541) 564-7887
2020
FAX (541) 567-8020
keith@primmlandsurveying.com
brit@primmlandsurveying.com

CLIENT: TY & KIM ARBOGAST

N.W. 1/4 OF THE S.E. 1/4 OF SEC 6, TWP. 4 N., RNG. 29E., W.M.

PROJECT: SUBDIVISION SURVEY OF PARCEL 2 OF PARTITION PLAT 1992-13 LOCATED IN THE N.W. 1/4, S.E. 1/4 OF SECTION 6, TWP. 4 N., RNG. 29 E.W.M.
JOB #: 2112003
DATE: 05 JAN 22
FB/PG: 46/24-25
SHEET: 1 OF 1
DRAWN: KPP
APPROVED: KPP

PRELIMINARY ONLY

UMATILLA COUNTY PLANNING COMMISSION
STAFF REPORT AND PRELIMINARY FINDINGS
ARBOGAST SUBDIVISION REQUEST, #S-060-22
Map #4N 29 06D, Tax Lot #602, Account #149512

1. APPLICANT: Ty and Kimberley Arbogast, 80023 Leathers Rd, Hermiston, Oregon 97838
2. PROPERTY OWNERS: Ty and Kimberley Arbogast, 80023 Leathers Rd, Hermiston, Oregon 97838
3. LOCATION: The property is located south of Baxter Road and east of Leathers Road, about 1.25 miles east of Hermiston City Limits.
4. PARCEL ACREAGE: The subject parcel is assessed as 19.18 acres
5. REQUEST: The applicant requests approval of a rural residential subdivision. The proposed subdivision establishes five lots. Proposed Lot 1 is currently developed with two manufactured dwellings and outbuildings (See the applicant's tentative plan map for lot configuration, plan details and proposed access.)

According to the applicant, each undeveloped lot will have its own water source either from an individual domestic well or through the sharing of a domestic well. Individual septic systems are proposed for each lot. However, the applicant has not submitted site suitability reports from County Environmental Health, indicating if the lots can be approved for individual septic systems. Proposed Lot 1 currently contains a well and two septic systems which serve the existing manufactured dwellings.

The applicant has not indicated if Covenants, Conditions and Restrictions will be recorded.

6. PROPOSED LOT ACREAGE: (Gross)

Lot 1=2.00 ac	Lot 3=10.05 ac	Lot 5=2.87 ac
Lot 2=2.00 ac	Lot 4=2.87 ac	

7. COMPREHENSIVE PLAN MAP DESIGNATION: Rural Residential
8. ZONING: RR-2 Zone (Rural Residential two-acre minimum parcel/lot size)
9. ACCESS: Lot 1 is served by an existing driveway from Leathers Road. Lots 1 through 5 are proposed to have access from a new 60 foot wide access easement, as shown on the preliminary plat. Access Permits from the County Road Department for the new lane must be obtained.
10. ROAD TYPE: Leathers Road is a two lane County Road, County Road #1213. The proposed private lane is required to be improved with a 22-ft wide gravel road surface within the 60-foot wide access easement.
11. EASEMENTS: There is an existing 20-foot wide irrigation easement that crosses the southern portion of Lots 3, 4, and 5.

12. **LAND USE:** The property is planned and zoned for rural residential use as rural home sites and to provide space for rural services, gardens, a limited number of farm animals and pasture. The property has been historically used as pasture.

13. **ADJACENT LAND USE:** The property is zoned rural residential, RR-2. Likewise, the properties to the north, east and west of the property are zoned RR-2. There is some Exclusive Farm Use (EFU) zoned properties to the south and east which appear to be in production.

14. **SOILS:** The properties consist of the following soil:

Unit Number, Soil Name, Description & Slope	Land Capability Class	
	Dry	Irrigated
119A: Wanser loamy fine sand, 0 to 3 percent slopes	6w	--
122B: Winchester sand, 0 - 5 percent slopes	7e	4e

15. **BUILDINGS:** Proposed Lot 1 is currently developed with two manufactured dwellings and several outbuildings. The applicant’s surveyor has included a drawing demonstrating that the existing buildings will meet or exceed the 20 foot setback requirement to new lot lines.

16. **UTILITIES:** Electricity is provided by Umatilla Electric, each of the manufactured homes are currently serviced by a shared well and two septic systems.

17. **WATER AND SANITATION:** Proposed Lot 1 contains two septic systems and one well that serve the existing manufactured dwellings. The applicant provides that future purchasers will be responsible for installing wells and septic systems on the remaining lots.

18. **IRRIGATION:** The property is located within Hermiston Irrigation District (HID). The applicant provides that the property has irrigation water rights through HID.

19. **OTHER:** Before subdivisions can be accepted for recording, all property taxes must be paid in full including, if applicable, prepayment of the current tax year. This will be noted in the conditions requiring taxes to be paid prior to recording the final subdivision plat. The property may need to be disqualified from the Farm Deferral program, and may have to pay the last 10 years of deferred taxes. It is recommended that the applicant consult with the County Taxation department, however, the disqualification is not a condition of this approval, rather, it will be addressed as due property taxes at the time of plat recording.

Proposed Lot 1 is currently developed with two permitted manufactured homes, they were previously permitted under the density standard which no longer applies to the RR-2 zone. The applicant has informed Planning that they are residing in one of the homes until they are able to build on Lot 3. The second manufactured home is currently occupied by the future purchaser of Lot 2. The future purchaser desires to build on Lot 2 once the subdivision is finalized. Once all occupants have built homes on nearby lots, the current manufactured homes will be removed.

County Planning finds that only one dwelling per lot may be permitted. County Planning finds that creation of a non-conforming lot (two dwellings) may not be allowed. County Planning finds the applicant intends to remove both existing manufactured dwellings on Lot 1 once the subdivision plat is approved and recorded. County Planning finds a covenant requiring that once a development permit is issued for any lot within Arbogast Acres by County Planning, one of the manufactured homes must be removed within 90 days from when the certificate of occupancy is issued for the new dwelling.

County Planning finds and concludes a precedent condition of approval is imposed that the property owners sign and record a covenant that requires one of the manufactured homes on Lot 1 be removed within 90 days from when the certificate of occupancy is issued to a dwelling following an approved development permit for any lot within Arbogast Acres (document provided by Planning).

20. PROPERTY OWNERS & AGENCIES NOTIFIED: March 4, 2022

21. PUBLIC HEARING DATE: March 24, 2022

22. AGENCIES NOTIFIED: County Public Works, County Surveyor, County Environmental Health, Umatilla County Fire District #1, County Assessor, County GIS/Mapping Department, Oregon State Water Resources, City of Hermiston and Hermiston Irrigation District.

23. COMMENTS RECEIVED: None.

24. CRITERIA FOR APPROVAL, TYPE I LAND DIVISION "SUBDIVISION", contained in Section 152.666(6) of the Development Code.

Following are a list of the standards of approval applied to a rural residential subdivision¹. Included is information gathered from the tentative plan and the review of the proposed access, road improvements, traffic potential, and rural facilities to serve rural residential development. The standards are provided in underlined text and responses are provided in standard text.

(a) Complies with applicable elements of the Comprehensive Plan, including, but not limited to, policies listed in the public facilities and services and transportation elements of the Comprehensive Plan.

Sewage Disposal: The property owner understands individual septic systems are necessary to serve each undeveloped lot. Four of the proposed lots are smaller than four acres, and therefore, require site evaluations. Lot 1 is already developed with a septic system and does not require a site evaluation. Additionally, because proposed Lot 3 is larger than four acres, a site evaluation for Lot 3 is not required.

A precedent condition of approval is imposed that Lots 2, 4 and 5 receive a favorable site evaluation

¹ ORS 92.010 (16) "Subdivide land" means to divide land to create four or more lots within a calendar year.'
UCDC 152.003 "Subdivide Land. To divide land into four or more lots within a calendar year."

from County Environmental Health.

Domestic Water: Domestic water wells are under the authority of Oregon State Water Resources. Domestic wells are exempt wells and do not require a water right. Each exempt well allows 15,000 gallons per day of household usage including irrigation of up to one half acre of lawn and landscaping per well. The applicant provides that the future purchaser of each subdivision lot will be responsible for receiving exempt well approval and costs of drilling a well.

Irrigation Water: The applicant provides that the subject parcel does have irrigation water rights. Additionally, the property is within the Hermiston Irrigation District and is required to meet the district's standards as a precedent condition of approval; this can be satisfied with a signature on the Final Subdivision Plat.

A precedent condition of approval is imposed that the applicant obtain Hermiston Irrigation District's signature on the Final Subdivision Plat.

Fire Protection: The subject property is within Umatilla County Fire District #1. The district provides fire protection services to the area and received notification of the applicant's subdivision proposal. The new road is planned with a "T" hammerhead turn-around area providing space for emergency vehicles to ingress and egress. The proposed turn-around area also is required to be improved to the S-1 County Road Standard to accommodate large firefighting equipment by the fire protection service provider. The applicant is required, as a condition of approval, to provide confirmation from Umatilla County Fire District #1 that the access easement and turn-around area is adequate for emergency vehicles ingress and egress.

A precedent condition of approval is imposed that the applicant submit confirmation from Umatilla County Fire District #1, confirming that the access easement and turn-around area is adequate for emergency vehicles.

Access and Road Improvements: An access approach permit from Leathers Road for the proposed roadway must be confirmed by County Public Works.

A precedent condition of approval is imposed that the applicant obtain a County Road Access Permit for Leathers Road to serve the new access easement.

The County's Transportation Plan (TSP) requires right-of-ways within subdivisions to have a width of 60-feet, with a minimum of two, 11-foot travel lanes. The County Road Department standard is a Subdivision "S-1" standard. The S-1 standard consists of a crushed gravel surface compacted to a thickness of 8 inches. The applicant's plan proposes one (1) 60-foot access/utility private right of way.

A precedent condition of approval is imposed to improve the proposed road to the Subdivision 1 "S-1" road standard. A diagram of the County Subdivision "S-1" road standard is attached.

A precedent condition of approval is imposed to improve the proposed "T" hammerhead to the Subdivision 1 "S-1" road standard.

Road Signs and Addresses: Private roads serving as access to three or more buildings² are required to be named. The applicant proposes that one private lane serve Lots 1, 2, 3, 4, and 5. Therefore, the road is required to be named and a road sign installed as a condition of approval.

The applicant has submitted a County Private Lane Road Naming application with the applicable fees. Road Naming approval has not been granted at this time.

The applicant is responsible for paying for the signs and the County Road Department is the agency that will install the signs. The applicant has submitted the applicable road sign fees. The sign may be installed either on the applicant's property near the County right of way, or within the County right of way, where allowed by County Public Works.

A precedent condition of approval is imposed that the road name be approved and that the approved road name be shown on the final subdivision plat.

Currently two manufactured homes are sited on proposed Lot 1, the dwellings are addressed as 80023 and 80031 Leathers Road. Lot 1's proposed access will be relocated to the new private lane once re-developed. New addresses for these homes will be addressed once Lot 1 is re-developed and access is changed to the private easement.

Road Improvement Agreements: Over time additional road impacts occur and future upgrading and realignment of roads become necessary. An Irrevocable Consent Agreement (ICA) is required when there are new parcels or lots added along county roads, public roads and private lanes. The ICA is for participation in future road upgrading. The agreement runs with the property and is binding on the heirs, assigns and all other successors in interest to the owner of the property, according to the interest of the property, and does not operate as a personal contract of the owner.

Two Irrevocable Consent Agreements (ICAs) are required for the subdivision approval. An agreement for future participation in improvements to Leathers Road serving Lots 1 through 5, if and when, a Local Improvement District is formed for road improvements along this roadway. In addition, an ICA is required for the roadway proposed to serve Lot 1 through 5. The proposed roadway, currently unnamed, will need to be named prior to the recording of the applicable ICA.

The Planning Commission finds the property owner(s) signing and recording the two ICA agreements fulfills the road improvement agreement requirement.

A precedent condition of approval is imposed that the property owner sign and record an Irrevocable Consent Agreement for future participation in road improvements to the 60-foot County Road, Leathers Road, serving Lots 1 through 5 is imposed as a condition of approval.

A precedent condition of approval is imposed that the property owner sign and record an Irrevocable Consent Agreement for future participation in road improvements to the 60-foot unnamed road,

² County Code of Ordinances, Addressing Chapter 93.05 – Definitions. "Building. A building designed for human occupancy, such as a residence or place of business, or other buildings as determined by the Planning Department."

servicing Lots 1 through 5, is imposed as a condition of approval.

(b) Complies with the Statewide Planning Goals adopted by the Land Conservation and Development Commission (LCDC), until the comprehensive Plan is “acknowledged.” The Umatilla County Comprehensive Plan was acknowledged October 24, 1985, by the State Land Conservation & Development Commission (LCDC). The Plan designates the subject property and surrounding properties for rural residential use. The applicant’s proposal will create a total of five rural residential lots. This property and properties in the vicinity are designated rural residential as part of the County adopted and State acknowledged Comprehensive Plan.

(c) Complies with provision of 152.019, Traffic Impact Analysis, as applicable. A Traffic Impact Analysis (TIA) is required to be submitted with a land use application when the proposal is projected to cause an increase in traffic volume by 250 or more Average Daily Trips (ADT). A single family dwelling generates approximately 9.52 ADT on week days. The applicant’s proposal has the potential to add three dwellings, one dwelling per lot, and therefore total less than 250 ADT. Therefore, the TIA is not applied to the applicant’s request.

(d) Complies with applicable provisions listed in the zoning regulations of this chapter;
The subject properties are both zoned Rural Residential – two acre minimum (RR-2).

Lot Size: All proposed lots will conform to or exceed the 2-acre minimum parcel size for the RR-2 zone.

Setbacks: All proposed lots show adequate area available for dwellings, accessory structures, septic systems and a water source within the zoning setback requirements. Setback standards will be enforced at the time development is proposed. A preliminary plat was submitted that verified existing structures on Lot 1 will conform to setback requirements.

Flood Hazard Areas: The subject parcel is not located within a Special Flood Hazard Area.

(e) Complies with the applicable provisions, including the intent and purpose of the Type I regulations listed in this chapter;

Subdivision Name: The applicant has selected Arbogast Acres as the subdivision name. The County Surveyor or the County GIS Manager must approve new subdivision names to avoid duplicate names. The applicant’s subdivision name, Arbogast Acres, has been confirmed by the County GIS Manager as an acceptable subdivision name. A condition of the subdivision approval is imposed to place the approved subdivision name on the Final Subdivision Plat.

(f) The Tentative Plan conforms and fits into the existing development scheme in the area, including the logical extension of existing streets [roads] and public facilities through the tentative plan; The subject property and the surrounding properties are plan designated and zoned for rural residential development. The existing development scheme is rural residential parcels with some pasture land used as rural home sites. One access easement is proposed, which will be dedicated as a non-exclusive easement on the final Subdivision Plat and is required to be named. There are no public facilities such as public water and sewer systems that may be extended into the rural area and no abutting streets or

roads that would be logically extended onto or through the subject property.

(g) Complies with other specific requirements listed in Section 152.667 for approval of subdivisions within multiple use areas. The subdivision is not proposed within an adopted Comprehensive Plan multiple use designated area. Therefore, specific requirements in Section 152.667 are not applied.

DECISION: THE ARBOGAST ACRES SUBDIVISION, #S-060-22, REQUEST COMPLIES WITH THE STANDARDS OF THE UMATILLA COUNTY DEVELOPMENT CODE, SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL:

The following "Precedent Conditions" shall be completed prior to issuance of final approval signified by recording of the final subdivision plat.

1. Receive favorable site evaluations for Lots 2, 4 and 5 from County Environmental Health and submit the evaluations to County Planning.
2. Obtain a County Road Approach Permit from Leathers Road for the 60-ft access easement serving Lots 1 through 5.
3. Receive approval for the Road Naming Application of the private easement serving Lots 1 through 5.
4. Sign and record an Irrevocable Consent Agreement for Lots 1 through 5, for participation in future road improvements to the 60-ft access easement and turn around, name not yet approved. (Document provided by the Planning Department.)
5. Sign and record an Irrevocable Consent Agreement for Lots 1 through 5, for participation in future road improvements to Leathers Road, 60-ft wide County Road #1213. (Document provided by the Planning Department.)
6. Improve the 60-ft access easement and the proposed "T" hammerhead turn-around to the County Subdivision "S-1" road standard. The S-1 road standard consists of a 22-ft wide, nominal compacted 8-inch crushed gravel surface road.

[Verification roadway improvements have been completed to County Subdivision (S-1) standards may be provided by a combination of photos of the road improvements and receipt copies for gravel and services by the road contractor, or by written verification from a licensed Civil (road) Engineer that County Subdivision (S-1) standards have been met.]

7. Provide confirmation from Umatilla County Fire District #1 that both the easement access road and turn-around areas consist of adequate area for emergency vehicles to ingress and egress.
8. Provide verification from Hermiston Irrigation District that irrigation standards have been met. This can be satisfied with a signature on the final subdivision plat.

9. Pay and/or pre-pay property taxes prior to recording the final subdivision plat map.
10. Submit a preliminary subdivision plat that meets county and state plat requirements to County Planning, County GIS, and the County Surveyor. The plat shall contain the approved road name on the face of the plat.

The following "Subsequent Conditions" may consist of on-going requirements and conditions to be fulfilled following approval of the Tentative Subdivision Plan:

1. Within two years, record the final subdivision plat that meets county and state plat requirements. The subdivision name, Arbogast Acres, must be placed on the subdivision plat. The plat shall show the 60-ft access easement, including turnaround and name, as well as the irrigation water pipeline easement located on 3, 4 and 5, as represented on the tentative plan survey map.
2. Obtain zoning permits from the Umatilla County Planning Department to place structures on the lots with an approved site plan showing setbacks, driveways, utilities, etc. Following issuance of a zoning permit for any of the lots within Arbogast Acres, one of the manufactured homes on Lot 1 must be removed within 90 days from when the certificate of occupancy is issued for the new dwelling.
3. At the time a zoning permit issued for Lot 1, access shall be relocated to access easement dedicated on Arbogast Acres.
4. Obtain all other permits necessary for development (i.e. septic, building, etc.)

UMATILLA COUNTY PLANNING COMMISSION

Dated the _____ day of _____, 20____

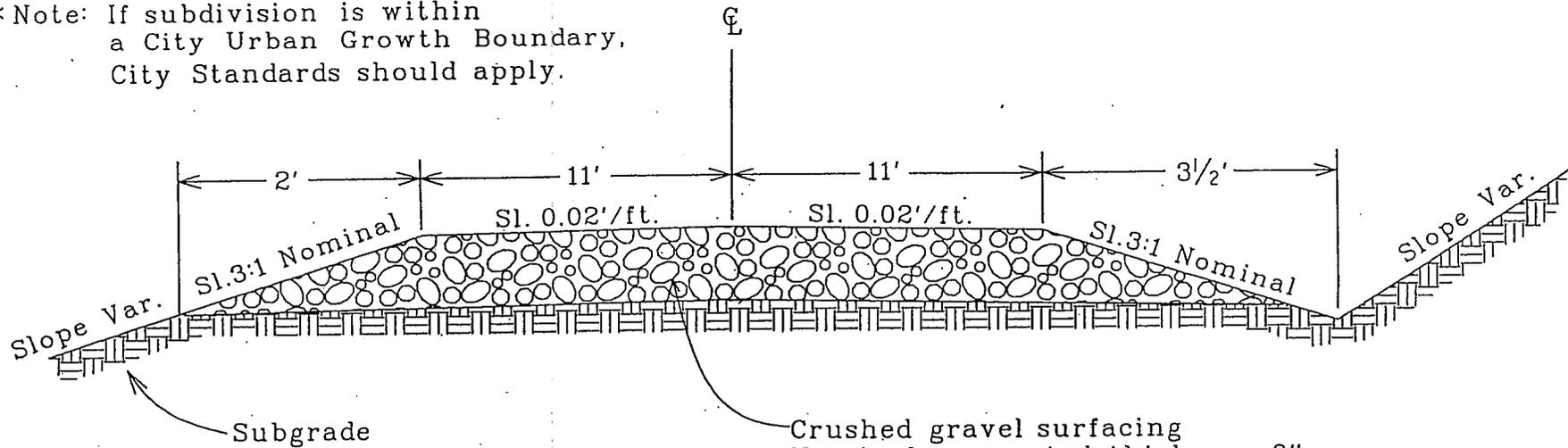
Suni Danforth, Chair
Umatilla County Planning Commission

"S-1"

(Subdivision)

To be used in cases where access is
to 4 or more parcels.

*Note: If subdivision is within
a City Urban Growth Boundary,
City Standards should apply.



* Culvert pipes to be installed in locations
determined by the Director of Public Works.
Materials & workmanship shall conform
to current ODOT Standard Specifications

* All other construction details and
specifications to conform to current
ODOT Standard Specifications and to
be approved by the Director of
Public Works.

* Any changes to surfacing width or
depths or variance from current
Oregon Department of Transportation
Standard Specifications must be
approved by the Director of Public
Works.

Crushed gravel surfacing
Nominal compacted thickness 8"
(size and grading requirements
to conform to current Oregon
Department of Transportation
Specifications).

Umatilla Co. Rd. Dept.

"S-1"

Drawn By: JG

Checked By: GR

Date: July 1997

Road Standard

DRAFT MINUTES

#LD-2N-206-21; TYPE III LAND DIVISION, REPLAT REQUEST; JENNY & RAYMOND PETERS AND BRUCE BLEDSOE, PROPERTY OWNERS

The applicant requests approval of a Replat of Lots 8, 9 & 10 of the Block 1, Rolling Acres Subdivision. Lot 1 is also identified as Tax Lot 601 and Lot 2 is identified as Tax Lot 200 on Assessors Map 2N3227CA and 2N3227CD, respectively. The applicant's Replat request proposes to move the shared lot line between Lots 9 & 10 and remove the line between Lots 8 & 9. The property is located east of State Highway 395, west of State Highway 30 and approximately 1.5 miles north of the McKay Reservoir. Replat approval standards are followed in Umatilla County Development Code Section 152.697(C).

#P-131-22, ADOPTION OF UMATILLA RIVER TRAIL CONCEPT PLAN TO COUNTY TRANSPORTATION SYSTEM PLAN

The concept plan provides proposed trail routes to connect the cities of Umatilla, Hermiston, Stanfield and Echo, with a focus along the Umatilla River while utilizing existing trails and paths. The plan was developed with stakeholder and public involvement. The plan does not provide engineered drawings, but an Implementation Committee has been formed to begin the early stages of trail development.

#P-132-22, ADOPTION OF BLUE MOUNTAIN REGION TRAILS PLAN TO COUNTY TRANSPORTATION SYSTEM PLAN

The Blue Mountain Region Trails Plan was developed by Walla Walla Valley Metropolitan Planning Organization, with the support of the National Parks Service. Umatilla County is a member of the MPO and was a stakeholder in the development of the trail plan. The plan details existing and proposed sidewalk paths, multi-use trails, paved paths and unpaved trails. Milton Freewater and portions of North Eastern Umatilla County are included in the plan.

**PLANNING COMMISSION HEARING
FEBRUARY 24, 2022**

DRAFT MINUTES
UMATILLA COUNTY PLANNING COMMISSION
Meeting of Thursday, February 24, 2022, 6:30pm
Umatilla County Courthouse, 216 SE 4th Street, Pendleton, Oregon
VIRTUAL MEETING VIA ZOOM

** **

COMMISSIONERS

PRESENT: Suni Danforth, Chair, Don Wysocki, Vice Chair, Tammie Williams, Tami Green, Jon Salter, Hoot Royer, Sam Tucker & Cindy Timmons

ABSENT: (None)

STAFF: Bob Waldher, Planning Director; Megan Davchevski, Planner/ Transit Coordinator; Tamara Ross, Planner II/ GIS & Tierney Cimmiyotti, Administrative Assistant

** **

NOTE: THE FOLLOWING IS A SUMMARY OF THE MEETING. RECORDING IS AVAILABLE AT THE PLANNING OFFICE.

CALL TO ORDER

Chair Danforth called the meeting to order at 6:30pm and read the Opening Statement.

NEW HEARING

Type III Land Division, Replat Request, #LD-2N-206-21; Jenny & Raymond Peters and Bruce Bledsoe, Owners. The applicant requests approval of a Replat of Lots 8, 9, and 10 of the Block 1, Rolling Acres Subdivision. Lot 1 is also identified as Tax Lot 601 and Lot 2 is identified as Tax Lot 200, on Assessors Map 2N3227CA and 2N3227CD respectively. The applicant’s Replat proposal moves the shared lot line between Lots 9 and 10 and removes the line between Lots 8 and 9. The property is located east of State Highway 395, west of State Highway 30, and approximately 1.5 miles north of the McKay Reservoir. Replat approval standards are followed in Umatilla County Development Code (UCDC) Section 152.697(C).

Chair Danforth called for any abstentions, bias, conflicts of interest, declarations of ex-parte contact or objections to jurisdiction. There were none. She called for the Staff Report.

STAFF REPORT

Tamara Ross, Planner, presented the staff report. Mrs. Ross stated that the applicants, Jenny & Raymond Peters, request approval of a Replat of Lots 8, 9, and 10 of the Block 1, Rolling Acres Subdivision. Proposed Lot 1 is also identified as Tax Lot 601 and proposed Lot 2 is identified as Tax Lot 200 on Assessors Map 2N3227CA & 2N3227CD respectively. She explained that the applicant’s Replat proposal includes a request to move the shared lot line between Lots 9 and 10 and remove the line between Lots 8 and 9. The property is located east of State Highway 395, west of State Highway 30 and approximately 1.5 miles north of the McKay Reservoir. Mrs. Ross added that the standards of Approval are found in the UCDC Section 152.697(C), Type III Land

Divisions and standards for reviewing a Replat generally consist of complying with development standards and survey plat requirements.

Ms. Ross stated that the notice of the applicant's request and public hearing was mailed on February 4, 2022 to the owners of properties located within 250 feet of the perimeter of Lots 8, 9, and 10. Notice was also published in the East Oregonian on February 12, 2022 notifying the public of the applicants request before the Planning Commission on February 24, 2022.

Ms. Ross explained that the property is zoned residential and each lot is presently developed with one home site. The lots are pre-existing, non-conforming subdivision lots which will remain non-conforming. Both lots have access via platted subdivision road SW Valley View Drive, County Road #1088 and access will remain the same. An existing five foot utility easement runs along Lot 1 and Lot 2. She added that a Precedent Condition of Approval is imposed that Access Permits are obtained or verification of existing Access Permits are submitted for proposed Lots 1 and 2 to SW Valley View Drive, County Road #1088. She concluded that the decision made by the Planning Commission is final unless timely appealed to the Board of County Commissioners (BCC).

Applicant Testimony: None. (Applicant did not attend)

Public Agencies: None.

Chair Danforth closed the hearing for deliberation.

DELIBERATION

Commissioner Tucker made a motion to approve Type III Land Division, Replat Request, #LD-2N-206-21; Jenny & Raymond Peters and Bruce Bledsoe, Owners. Commissioner Williams seconded the motion. Motion passed with a vote of 8:0.

NEW HEARING

Plan Amendment #P-131-22, Adoption of Umatilla River Trail Concept Plan to County Transportation System Plan. The concept plan provides proposed trail routes to connect the cities of Umatilla, Hermiston, Stanfield and Echo with a focus along the Umatilla River while utilizing existing trails and paths. The plan was developed with stakeholder and public involvement. At this time, the plan does not provide engineered drawings but an Implementation Committee has been formed to begin the early stages of trail development.

Chair Danforth called for any abstentions, bias, conflicts of interest, declarations of ex-parte contact or objections to jurisdiction. Commissioner Williams stated that she served on the Umatilla River Trail Advisory Committee and will abstain from voting. She added that she is available to provide testimony if other Commissioners have questions about the process. Chair Danforth called for the Staff Report.

STAFF REPORT

Megan Davchevski, Planner, presented the staff report. Mrs. Davchevski stated that Umatilla County developed the Umatilla River Trail Concept Plan in coordination with the cities of Echo, Stanfield, Hermiston and Umatilla as well as the National Parks Service (NPS). The concept plan was developed with both stakeholder and public involvement and provides proposed trail routes to connect the four west-county cities while utilizing existing trails and paths along the Umatilla River. She explained that the trail concept plan does not provide engineered drawings at this stage. However, an Implementation Committee has been meeting monthly since December 2021 to begin the early stages of trail development and secure grant funding. The five jurisdictions affiliated with this project first met in February 2017 to discuss developing a west Umatilla County trails plan.

Mrs. Davchevski stated that planning for the Umatilla River Trail began in late 2018 when the Umatilla County Planning Department was awarded a technical assistance grant from the National Park Service's Rivers, Trails, and Conservation (NPS RTCA) program. Community Workshops and Stakeholder meetings were held throughout 2019.

Mrs. Davchevski further explained that the Umatilla River Trail Concept Plan provides information on the community process and recommendations for a new trail. Additionally, it provides information on overall benefits, uses and types of trails and amenities. The concept plan represents the community's collective conceptual vision for the trail and is a culmination of all the hard work, vision, partnerships and collaboration that has gone into this project. Detailed construction documents will need to be generated to specifying exact locations, measurements and materiality before the trail is built. Phased implementation, adaptive management, funding and partnership building is expected to continue over time to best suit the needs of the trail, the users, the public and the environment.

Mrs. Davchevski stated that the development of community and multi-modal trails benefit communities in several ways from offering recreation opportunities, impacting health, creating tourism and economic development opportunities, to encouraging more healthy and clean environments from reduced car usage. She pointed out that many scientific studies have demonstrated these benefits in recent years. Community Trails create accessible, affordable, open and safe recreational opportunities. The Umatilla River Trail will allow users to travel its corridor while simultaneously providing a large variety of recreational opportunities. Users will be able to hike, cycle, connect to existing trails and parks and take advantage of the many activities that the Umatilla River provides such as fishing, kayaking, paddling and more. The trail will be designed to be compliant with the Americans with Disabilities Act (ADA) standards, making it more conducive to serving individuals with disabilities.

Mrs. Davchevski explained that the trail will serve as a means to connect the four west-county cities. The cities of Umatilla, Hermiston, Stanfield and Echo are all currently connected by US

Highway 395. The Umatilla River Trail will provide a safe and pleasant alternative to connect the West County Cities and their residents while also providing a beautiful view of the Umatilla River. This will serve as a recreational connection and also potentially a commuting connection for students and employees.

Mrs. Davchevski stated that the concept plan was finalized in June of 2021 and the next step is to adopt the plan by reference into the County's Transportation System Plan (TSP). Adoption will allow the Implementation Committee to seek grant funding for route refinement, engineering, permitting and development. The trail concept plan is available for review on the County website at: <https://www.co.umatilla.or.us/departments/planning/trails>.

Mrs. Davchevski concluded that the County has the authority to consider and approve the Comprehensive Plan Text Amendment, adopting the Umatilla River Trail Concept Plan by reference as part of the Umatilla County Transportation System Plan. This is a legislative action and future refinement and engineering plans will require additional approval and adoption. The process of approval by the County involves review by the County Planning Commission with a recommendation to the BCC. The BCC must also hold a public hearing and make a decision whether or not to adopt the proposed change. A public hearing before the BCC is scheduled for March 16, 2022 at 9am.

Commissioner Tucker stated that he supports the Umatilla River Trail Concept Plan but asked for more information about future stages of the project. He asked if more issues will come before the Planning Commission regarding this request. Mrs. Davchevski explained that the concept plan needs to be adopted before any grant money can be obtained for a refinement plan. The refinement plan will come before the Planning Commission when it is ready to be considered for adoption.

Mrs. Davchevski added that several land owners have expressed a willingness to donate portions of their land in order to complete the trail and have been active participants as part of the implementation committee. However, the concept plan identifies this as a potential conflict because the land could change hands and the opportunity to use that land could be taken away. If this were to occur, the plan would need to change because the county is not interested in any forced acquisition of land as part of this project.

Mr. Waldher, Planning Director, explained that this project is considered a transportation facility with a recreation component. There is a land use permitting process which will be completed before construction of the trail will begin. He explained that they will be required to obtain clearance from cultural resource agencies and a number of other environmental permits in advance. He added that parts of the trail cross pieces of land zoned Exclusive Farm Use (EFU) and will require a goal exception to Statewide Land Use Planning Goal 3: Agricultural Lands, which places restrictions on developments that are unrelated to agriculture. He concluded that there is a lot of work to be done before actual development of the trail will occur.

Commissioner Timmons stated that she recently toured the Hermiston Recycled Water Facility. She noticed part of the trail concept plan indicates that the trail will go through that area and she is concerned about the output of clean water into the river via a large pipe at the site. She asked if anyone has walked that part of the proposed trail to see if there would be any potential issues. Mr. Waldher stated that the plan is still in a conceptual phase and it will go through a refinement stage where they will look at those specific elements in more detail. There is a possibility that the route will hug the road right-of-way instead of going through the facility. He added that the goal is for the trail to be as close to the river as possible, but a large portion of riverfront property is privately owned. The advisory committee made a decision to not utilize private land without the owner's willingness to participate. He pointed out that between the cities of Umatilla and Hermiston there is a fair amount of federally owned land and they will look at for opportunities to utilize the federal land as much as possible.

Commissioner Royer asked if all the property owners involved in the proposed trail location have been notified about the project. Mr. Waldher stated that the Planning Department hosted workshops in each community and provided advertisements to encourage citizen participation. As a result the workshops were very well attended. Public notices will be issued to land owners within a certain distance of the proposed trail project during the refinement stage.

Commissioner Wysocki pointed out that there are artist renderings of the proposed trail and fencing included in the concept plan. He asked more about the funding that will be available in implementing the plan once they are in the development stage. Mrs. Davchevski stated that the funding will come from grants. She added that most of the grants will come from the Oregon Department of Transportation (ODOT) and Oregon Department of Parks & Recreation and most require a certain level of match. The BCC has set aside American Rescue Plan Act (ARPA) funding to use in matching the grant funding. Commissioner Wysocki stated that he thinks this is a great project.

Mr. Waldher stated that before he retired, this project was one of Commissioner Bill Elfering's priority projects and he now serves on the implementation committee. He stated that they made a decision early on that tax payer dollars will not be used to fund this project. Instead, they plan to use grant funds and other means to carry out the plan.

Chair Danforth asked why the Umatilla River Trail Concept Plan must be adopted into the County's Transportation System Plan as part of the process. Mr. Waldher stated that the TSP is a component of the County's Comprehensive Plan. As a result, this concept plan is considered to be an active transportation plan and in order to be eligible for the ODOT funding must first be adopted as part of the TSP.

Chair Danforth stated that she is very concerned about private property being taken from land owners as part of this project. She asked if there is any chance this could occur and wanted to know if there is anything in writing to prevent this from happening in the future. Mr. Waldher

stated that he is not aware of any formal agreements in place but the BCC has been very clear that we do not intend to take private land for this project and will only utilize private land if the landowners are willing.

Mrs. Davchevski pointed out that on page 5 in the Umatilla River Trail Concept Plan, under Frequently Asked Questions #6; Will my land be used as part of the trail?, the response includes a statement clarifying that, “[s]ome private property owners have expressed an interest in having the trail developed on their property. Private property will not be utilized without prior consent from willing landowners.” Chair Danforth stated that the language in the concept plan helps alleviate her concern.

Commissioner Royer asked if staff had any estimates with regard to a timeframe in which this project will be completed. Mr. Waldher stated that the timeline for the project will be dependent on the funding available in each stage. He added that this project may not be completed for several decades as the trail will be approximately 25 miles long and there are many stages to the project. The County serves as a technical advisor on this project but we are also utilizing citizen representatives for input and to spread the word in each community because the goal is for this project to be community driven.

Proponent Testimony: Planning Commissioner, Tammy Williams, PO Box 273, Echo, OR 97826. Commissioner Williams stated that this project has been a passion of hers for a long time and she is very excited. She explained that the City of Echo received money as part of a windmill project several years ago and they chose to reserve some of that money to put toward developing trails which was eventually matched by ODOT resulting in the development of walking trails throughout town. When the City of Echo was made aware of the Umatilla River Trail they were excited to connect the community even more. She expressed that she is happy the trail will provide a new space to support activity and promote healthy lifestyles and the fact that they will be made ADA accessible means those in wheelchairs and scooters can utilize the space as well. Commissioner Williams concluded that she is honored to be a part of the project.

Public Agencies: Danielle (Dani) Schulte, Transportation Planner, Confederated Tribes of the Umatilla Indian Reservation (CTUIR), 46411 Timíne Way, Pendleton, Oregon. Ms. Schulte stated that on behalf of the Tribal Planning Office of the CTUIR, she would like to congratulate the county for completion of the Umatilla River Trail Concept Plan and the adoption of the trail plan that will serve Milton Freewater and the Walla Walla Valley area. She believes these trail plans are an excellent step towards providing safe and reliable transportation options for community members without reliable access to personal vehicles and provide healthier transportation and recreation options for Umatilla County residents and visitors.

In addition to providing our community with greater healthy recreation options, we hope to see these trail networks serve to expand access to CTUIR tribal members exercising their treaty rights in the region, such as fishing and gathering traditional food. She stated that the tribe

appreciates the County's ongoing engagement with the CTUIR Cultural Resources program and the attention paid to celebrating tribal history in trail interpretation and protecting sensitive historic sites.

Mrs. Schulte stated that the tribe looks forward to ongoing engagement as the trails become a reality. In the coming years CTUIR hopes to see continued planning efforts to discuss an expansion of these trails to serve Eastern Umatilla County. Additionally, she hopes that these efforts will allow for greater collaboration between CTUIR's Planning Office and Umatilla County in order to coordinate future trail planning on the Umatilla Indian Reservation and connection to these regional trails in adjacent areas of wider Umatilla County.

Chair Danforth added the letter from Danielle Schulte, Transportation Planner, CTUIR, into the record as Exhibit A and closed the hearing for deliberation.

DELIBERATION

Chair Danforth stated that she supports this project as long as funding is available and no private property is taken. She expressed concern that the project will be executed over many years and leadership will change over time. She does not want any changes to be made with regard to taking away privately owned land as part of this project.

Commissioner Royer stated that he agrees with Chair Danforth. He would not support taking away privately owned land, but supports the trail plan otherwise. He also expressed concern about keeping the waterways clean and clear of trash. He concluded that he welcomes the idea and sees it as a benefit to the community.

Commissioner Wysocki stated that he has concerns about maintenance of the trail area. He would like to see involvement from the community through an 'adopt-a-trail' type program to ensure that the trails stay clean. Chair Danforth agreed.

Commissioner Tucker made a motion to recommend approval of Plan Amendment #P-131-22, Adoption of Umatilla River Trail Concept Plan to County Transportation System Plan to the BCC. Commissioner Green seconded the motion. Motion passed with a vote of 7:0.

A public hearing before the BCC is scheduled for Wednesday, March 16, 2022 at 9am at the Umatilla County Courthouse.

NEW HEARING

Plan Amendment #P-132-22, Adoption of Blue Mountain Region Trail Concept Plan to County Transportation System Plan. The Blue Mountain Region Trails Plan was developed by Walla Walla Valley Metropolitan Planning Organization (MPO), with the support of the National Parks Service. Umatilla County is a member of the MPO and was a stakeholder in the development of the trail plan. The plan details existing and proposed sidewalk paths, multi-use

trails, paved paths and unpaved trails. Milton Freewater and portions of North Eastern Umatilla County are included in the plan.

Chair Danforth called for any abstentions, bias, conflicts of interest, declarations of ex-parte contact or objections to jurisdiction. Commissioner Tucker stated that he has been consulted by several people and committees on a volunteer basis as a part of this project and has provided legal advice pertaining to the request. For those reasons he feels its best that he abstains from voting on this matter. Chair Danforth called for the Staff Report.

STAFF REPORT

Bob Waldher, Planning Director, presented the staff report. Mr. Waldher stated that The Blue Mountain Regional Trails Plan was developed in cooperation with the Walla Walla Valley Metropolitan Planning Organization (MPO) with the support of the National Parks Service (NPS). Umatilla County is a member of the MPO and was a stakeholder in the development of the trail concept plan. He explained that the plan was developed through a robust stakeholder and public involvement process and includes 354 total miles of existing and proposed sidewalk paths, multi-use trails, paved paths and unpaved trails. Milton Freewater and portions of Northeastern Umatilla County are included in the plan.

Mr. Waldher stated that local planners met and convened interested stakeholders to prepare and submit an application for technical assistance from the NPS in the spring of 2016. Once awarded, the NPS Rivers, Trails, and Conservation Assistance (RTCA) grant focused on public outreach, route identification and plan production. Initially limited to one year, the grant was subsequently extended for an additional year. He added that throughout the project's duration, the group of 14 original co-applicants to the NPS RTCA grant grew considerably as additional jurisdictions and stakeholders became involved in the process. Ultimately, more than 30 local, regional, state and federal stakeholder entities worked together to complete the Blue Mountain Region Trails Plan.

Mr. Waldher explained that the Blue Mountain Region Trails Plan goals include; inventory existing bicycle, pedestrian, and other non-motorized trails and transportation infrastructure within cities, between communities and across the region; determine additional connections and destinations with the help of the public, stakeholders and user groups; and use NPS expertise to design a complete network of non-motorized trails and transportation connections that can be implemented as funding becomes available.

Mr. Waldher stated that the Blue Mountain Region Trails Plan outcome is the development of a community driven, and locally supported region wide non-motorized trail and transportation network that will integrate existing and planned urban sidewalks and bike routes with urban and regional trails. This network will provide access to outdoor recreation opportunities, increased walking and biking options and connectivity among community centers and cultural, historical and natural resource sites throughout the region. The entire project consists of publically owned land and no private land will be used.

Mr. Waldher stated that the Blue Mountain Region Trails Concept Plan was finalized in late 2016 and adopted by the MPO in 2017. However, the plan was never formally adopted by Umatilla County. The next step is to adopt the plan by reference into the County's Transportation System Plan (TSP). Adoption will allow local citizen groups or the County to seek grant funding for route refinement, engineering, permitting and development. The trail concept plan is available online at: <https://www.co.umatilla.or.us/departments/planning/trails>.

Mr. Waldher explained that the County has the authority to consider and approve the Comprehensive Plan Text Amendment, adopting the Umatilla River Trail Concept Plan by reference as part of the Umatilla County Transportation System Plan. This is a legislative action. Future refinement and engineering plans will require additional approval and adoption. The process of approval by the County involves review by the County Planning Commission with a recommendation to the BCC. The BCC must also hold a public hearing and make a decision whether or not to adopt the proposed change.

Commissioner Tucker stated that he believes the Blue Mountain Region Trails is a great project and he hopes it completed in his children's or grandchildren's lifetime. He understands the difficulty with funding but the concept that a person will be able to go from Milton Freewater to Washington utilizing trails the entire way will be fantastic.

Public Agencies: Danielle (Dani) Schulte, Transportation Planner, Confederated Tribes of the Umatilla Indian Reservation (CTUIR), 46411 Timine Way, Pendleton, Oregon. Ms. Schulte stated that the letter she submitted for comment applies to both trail plans presented today. She believes this trail network will be an excellent asset to the community. She explained that the CTUIR tribal community lives all over their ancestral homeland through Milton Freewater and up into Washington State. Both trail plans together will be valuable to tribal members in continuing to practice their treaty rights and opportunities to gather first foods.

Chair Danforth added the letter from Danielle Schulte, Transportation Planner, CTUIR, into the record as Exhibit A and closed the hearing for deliberation.

DELIBERATION

Commissioner Williams made a motion to recommend approval of Plan Amendment #P-132-22, Adoption of Blue Mountain Region Trail Concept Plan to County Transportation System Plan to the Board of County Commissioners. Commissioner Timmons seconded the motion. Motion passed with a vote of 7:0.

A public hearing before the BCC is scheduled for Wednesday, March 16, 2022 at 9am at the Umatilla County Courthouse.

MINUTES

Chair Danforth called for any corrections or additions to the minutes from the January 27, 2022 meeting. There were none. Commissioner Tucker moved to approve the minutes as presented. Commissioner Wysocki seconded the motion. Motion carried by consensus.

OTHER BUSINESS

Mr. Waldher stated that Commissioner Hoot Royer will be ending his time serving as a Planning Commissioner for Umatilla County. This will be his last meeting. Commissioner Royer stated that he accepted a job out of state and due to time constraints between work and family he decided to step down from this role. He added that he appreciates the opportunity he had to serve on the Planning Commission and wishes everyone the best. Mr. Waldher and Chair Danforth thanked Commissioner Royer for his time and dedication.

Mr. Waldher stated that the Planning Commission has three vacancies to fill and encouraged the group to make recommendations if they know someone who may be interested. We are hoping to find two candidates representing the west side of the county and one from the northeast region.

We have one agenda item for the hearing scheduled for Thursday, March 24, 2022, at 6:30pm. Mr. Waldher stated that we are planning for March to be the last virtual-only hearing. We hope to meet in person in April with a virtual attendance option. He added that we have several agenda items for the April 28, 2022 meeting, as well.

ADJOURNMENT

Chair Danforth adjourned the meeting at 7:52pm.

Respectfully submitted,

Tierney Cimmeyotti,
Administrative Assistant