

DOCUMENTS
LOCAL
ECHO
(1979)

#95

CITY OF



ECHO

COMPREHENSIVE
PLAN

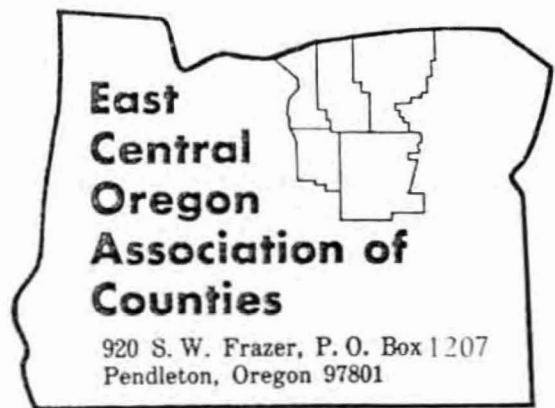
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Judge D. O. Nelson

SECRETARY-TREASURER
Mayor Gordon Chapman

EXECUTIVE DIRECTOR
Wayne L. Schwandt

DEPARTMENT OF
LAND CONSERVATION
AND DEVELOPMENT
- 19 1979
SALEM



Phone (503) 276-6732

March 16, 1979

Mr. W. J. Kvarsten, Director
Department of Land Conservation
and Development
1175 Court Street Northeast
Salem, Oregon 97310

Subject: City of Echo Acknowledgment Request

Dear Mr. Kvarsten:

The City of Echo requests the Land Conservation and Development Commission to grant an Acknowledgment of Compliance.

1. Plans* and Implementation Measures* to be Reviewed

- a) Comprehensive Plan Ordinance No. 232-78 (10-18-78)
- b) Umatilla County Ordinance No. 79-14 (3-14-79)
- c) Urban Growth Area Joint Management Agreement (City 10-18-78, County 3-14-79)
- d) Zoning Ordinance No. 231-78 (10-18-78)
- e) Subdivision Ordinance No. 230-78 (10-18-78)
- f) Mobile Home Park Ordinance No. 229-78 (10-18-78)

*Note: Please refer to Chapters V and VI of the plan report.

2. Supporting Documents, Inventories and Other Factual Information

Please refer to the plan report.

3. City Representative

Henry S. Markus, Principal Comprehensive Planner
East Central Oregon Association of Counties
Post Office Box 1207
Pendleton, Oregon 97801

(503) 276-6732

4. Affected Agencies and Districts**

Umatilla County Board of Commissioners
Post Office Box 1427
Pendleton, Oregon 97801

Echo School District #5
Post Office Box 689
Echo, Oregon 97826

Echo Cemetery District
Echo, Oregon 97826

Echo Rural Fire Protection District
Echo, Oregon 97826

Stanfield Irrigation District
Post Office Box 406
Stanfield, Oregon 97875

Hermiston Irrigation District
Post Office Box 208
Hermiston, Oregon 97838

Umatilla River Water Control District No. 2
Joe Ramos, Chairman
Echo, Oregon 97826

Oregon Department of Transportation
George Strawn, Planning Representative
Post Office Box 850
LaGrande, Oregon 97850

**Note: Please refer to Chapter IX of the plan report for other entities which may be affected governmental units.

5. Chairman of Committee for Citizen Involvement

Not applicable, the City Council served as the Committee for Citizen Involvement.

6. Urban Growth Area Agreement

Please refer to item 1(c) above.

Sincerely,



Henry S. Markus
Principal Comprehensive Planner

HSM:bb

Enclosures

cc: Mayor Marvin Laughlin, City of Echo
Umatilla County Board of Commissioners
Jeri Cohen, Planning Coordinator, Umatilla County
Jim Kennedy, Field Representative, Department of Land
Conservation and Development

CITY of ECHO, OREGON
COMPREHENSIVE PLAN,
IMPLEMENTATION MEASURES
and
TECHNICAL REPORT

March, 1979

CITY COUNCIL MEMBERS

Marvin Laughlin, Mayor
Travis Fox
Ron Day
Claude Stamper
Bill Fisher
Mary Ann Power
Dan Wicklander

CITY STAFF

Susan Schuening, City Recorder

PLANNING STAFF

Henry S. Markus, Principal Comprehensive Planner
East Central Oregon Association of Counties

Keri Stratton, Cartographer
Umatilla County Planning Department

Beryl Brizendine, Secretary
East Central Oregon Association of Counties

The preparation of this report was financed in part through 1976-77 and 1977-78 Planning Assistance Grants from the Oregon Land Conservation and Development Commission (LCDC).

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FOREWARD

Echo is located on the Umatilla River just south of the I-80N Freeway in western Umatilla County as shown on the location map.

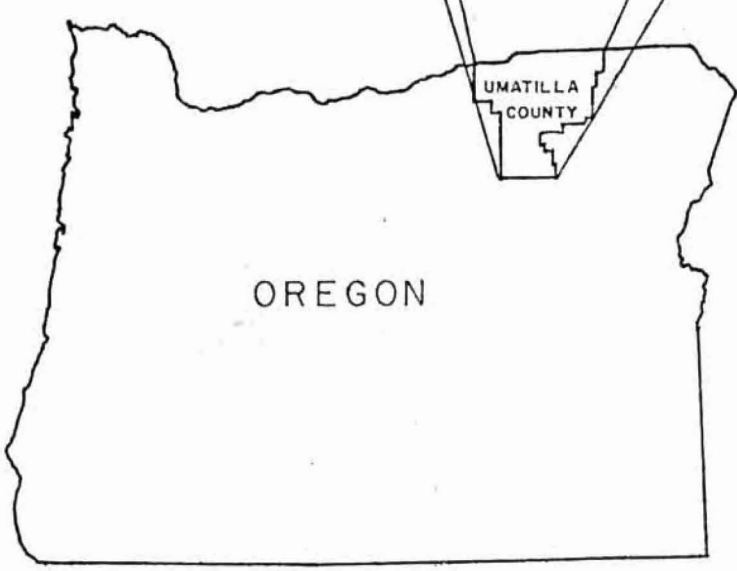
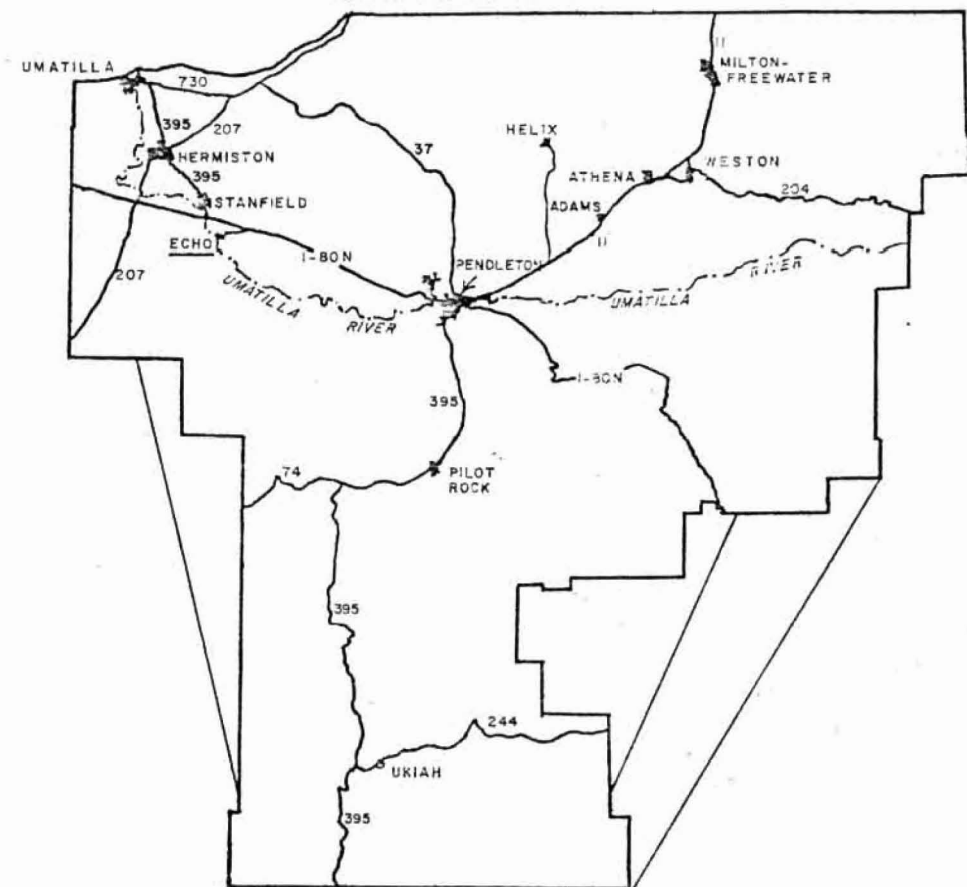
The technical portion of this report provides the background information, facts, and considerations that served as the basis for development of the city's comprehensive plan. The draft plan goals, objectives, and sketch map were distributed on November 27, 1977, to all city residents and affected governmental units.

The draft plan was adopted by resolution by the City Council on December 19, 1977, and amended on February 22, 1978. The revised plan was mailed to city residents and affected governmental units on May 1, 1978. The draft plan was reviewed and approved by the Umatilla County Planning Commission on August 9, 1978, and by the Board of Commissioners on August 16, 1978.

The Echo City Council adopted the Comprehensive Plan Ordinance, Zoning Ordinance, Subdivision Ordinance, Mobile Home Park Ordinance, and Urban Growth Area Joint Management Agreement on October 18, 1978.

The Umatilla County Planning Commission reviewed and recommended co-adoption of the Plan and Urban Growth Area Joint Management Agreement on December 20, 1978. The Plan and Agreement were reviewed on February 14 and March 14, 1979, and co-adopted by the Umatilla County Board of Commissioners on March 14, 1979.

WASHINGTON



LOCATION
MAP
FOR
ECHO

INTRODUCTION

COMPREHENSIVE PLAN DESCRIPTION *

I. Comprehensive Plan

The comprehensive plan is the public's conclusions about the development and conservation of the area, adopted by the appropriate City Council or the County Commissioners, and agreed to by all affected governmental units. It is the only, all inclusive, plan for a given geographic area.

Comprehensive means all inclusive in terms of the functional and natural activities in the area, such as:

- The natural resources of land, air, and water that are to be preserved, conserved, managed, or utilized;
- The constraints related to development such as physical limitations of the public and private sectors to provide necessary services; or resource limitations such as inadequate stream flows or ground water resources to provide the water needed to support development, etc.;
- The locations for various types of land and water uses and activities in an area, such as residential, agricultural, commercial, forestry, industrial, etc.;
- The utilities, services, and facilities needed to support the present and contemplated uses and activities; where they will be provided, and upon what conditions;
- Considerations and the special values of the area, such as housing, energy supplies and consumption, improvements of the local economy, recreation needs, scenic areas, and the direction and nature of growth and development, if such is desired.

The term "plan" means the group of decisions made before changes are made in the area. A public plan, like a remodeling plan for a building, shows the present condition as well as any future changes. It shows the direction and nature of changes in land and water uses and what utilities, streets or other public facilities will be provided, etc. When a public improvement will be built or when a change in use is expected it is expressed by an estimated date, or the reaching of a population level or density or, the occurrence of another event such as the installation of a water line or the construction of a school.

The purpose of public planning is to make the public decisions in advance of construction of a facility, or the use of resources, so any differences are resolved prior to starting a project. Unnecessary project delays are avoided when the public and affected agencies have resolved any conflicts well before construction work begins.

* Oregon Land Use Handbook, Oregon Land Conservation and Development Commission, Chapter 70, pages 1 - 12.

The public's plan is a document upon which public agencies, private firms, and individuals must be able to rely so their decisions and investments can be made with confidence. People buying homes can do so, assured that the neighborhood they have selected won't change adversely. Farmers can make capital investments, certain that the adjacent areas will not be developed and preclude them from continuing their farming practices, causing them to be unable to pay for and use needed improvements.

Businesses can invest in new sites, confident that they can be used for their intended purpose, and that the needed services will be provided.

Public investments in water, sewer systems, schools, etc. can be made in an orderly manner, in keeping with the ability to pay for them.

The plan is the basis for other public implementation actions, such as zoning and subdivision decisions. These must be made in the total context of the overall need reflected in the plan.

When adopted, the plan expresses the coordination decisions of the public (individuals, groups, and organizations), incorporated with those of public agencies. In addition to setting forth the public's choices about how conservation and development will occur in their geographic area, the plan also incorporates the plans of all other governmental jurisdictions in that area. Fitting them together harmoniously, it interrelates needs, constraints, and services with natural resources. When completed, the comprehensive plan relates all decisions directly to the air, water, and land resources of the local area in a coordinated manner.

The plan is a statement of the choices made by the public, enacted by their City Council or County Commissioners. These are choices that are made consciously, and are not merely self-fulfilling prophecies of trends and projections. These choices can be made contrary to trends if the changes necessary to affect the trends are made too. These trends must be considered, but only as factors to be taken into account. The choices also reflect a consideration of the area's problems and needs, as well as social, economic, and environmental values. Practical and possible alternative solutions, providing the range of options available, must be considered in making the choices. This assures that the best possible solutions will be developed for the area.

II. Format of the Comprehensive Plan

The public's planning document consists of two parts. The first part is the adopted comprehensive plan, which contains the decisions about the uses of resources, and the provisions of services and facilities. The plan shows the decisions in the form of maps and policy statements. These are equivalent to a broad blueprint for the area: a blueprint that is interpreted when it is applied to specific situations through zoning and other implementation measures. The general plan is adhered to, but some designations, like "residential-single family", may be further refined into several single family residential classifications, depending on the needs of the area. For some jurisdictions the plan will be only a few pages in length; for others, it will take more space to set down the essence of the decisions.

The second part of the planning document consists of the background information, facts, and considerations that served as the basis for the conclusions. This background includes such items as the inventories showing the extent, characteristics, values and limitations of the planning area's resources. It also shows the use of property, property ownership lines and factors related to population and growth trends. The background information describes the nature of the economic base; its development and conservation implications. It also sets out the process that was followed to arrive at the choices made in the plan.

Although not a part of the legally adopted plan document, the background material is essential to understand why and how the plan's conclusions were reached. Whether included after the summation, or provided as a separate appendix, the background information affords the user of the plan more detailed information when it is needed to interpret the plan. It also serves as the basis for consideration of requests for changes and revisions. It provides the basic information needed to understand how the facts were used to reach the conclusions made in the plan. This can be important to assure continuity in the review and updating of the plan.

The plan may cover all of the area within a jurisdiction; it may be composed of plans for subareas, or parts, of the jurisdiction. When area plans are used, they are consolidated through, and fit within, a more generalized, overall plan. The nature of the plans of adjacent areas, and the responsible governing bodies, should be noted also.

The amount of detail needed depends on the nature of the area involved; its size, character and pace of change. The level of detail may not need to be uniform throughout the plan. Some areas within the jurisdiction may need more precision than others. The plan may be fairly general in large homogeneous areas, such as agricultural and forested regions. However, it will need to be detailed in situations where it is important to recognize a boundary between areas, or to identify property lines that will be specific in concentrated areas so that the level of needed services can be determined reliably.

Traditionally, comprehensive plans were supposed to be long range, encompassing twenty plus years, and were quite general. A long-term plan is still necessary to provide a general idea of how growth is to take place; what services will be needed and the management required to conserve resources. However, a short-term plan is more specific in areas that are being urbanized, renewed, or where change is occurring at such a rate that confident decisions cannot be made beyond five to ten years.

The plan is adopted by:

- a. The City Council for an incorporated area;
- b. Both the County Board of Commissioners and the City Council for an unincorporated portion within an urban growth boundary;
- c. The County Board of Commissioners for an unincorporated portion of the county.

The completed plan incorporates the plans of all units of government in the area, and provides a common basis for decisions regarding conservation and development in each city and county; all affected agencies are expected to use it. Each comprehensive plan provides a place for each governmental unit affected by the plan to sign, expressing their agreement with the plan. This signature is a commitment to use the plan and not an agreement to take any actions inconsistent with the plan.

The plan is agreed to by:

- a. Each special district having any land related responsibilities within the plan area, such as water, sewer, solid waste, schools, roads, ports, irrigation, fire, soil conservation, etc.;
- b. Each state and federal agency having responsibilities for regulations, standards, services, property, or the operation and maintenance of facilities in the area;
- c. Optimally, semi-public agencies, such as electric and telephone companies should also be asked to sign the plan, since they are directly affected by the public's decision.

III. Responsibilities for Preparation and Revision

The fitting together smoothly of all parts of the plan is one of the most important features of a comprehensive plan. Coordination occurs primarily during the preparation of the plan by involving all affected people and agencies throughout the development of the plan. These plan and development coordination responsibilities include:

- a. Each city and county is responsible for the preparation of the plan for its jurisdiction. However, both the city and county have the responsibility for working together to jointly prepare the plan for an urban growth area.
- b. The County, under ORS Chapter 197, is charged with the responsibility of coordinating the plans of cities and special districts. CRAG has been designated by the Legislature to perform these functions in the area covered by Clackamas, Multnomah and Washington Counties. Other areas may select an alternative Coordination Body under the procedures of ORS 197.190.
- c. Each special district is also responsible for working with the city and county, to make sure the functional part of their area is consistent with the comprehensive plan for the area.
- d. Each state and federal agency has the responsibility of working with each city and county to incorporate the agency's plans into the comprehensive plan.

To achieve the objective of public understanding and support of the plan, as well as assuring that the plan reflects the desires and needs of the people it is designed to serve, it is essential that the public be

involved throughout the entire process of the making of the plan. Real, useable, involvement opportunities must be created during every phase of the plan development. The public includes:

- The general citizenry of the area;
- All property owners;
- Groups; clubs and organizations;
- Firms; businesses; corporations; private agencies, such as associations, firms, partnerships, joint stock companies; any group of citizens.

The plan development process must also include:

- All affected local, state, and federal agencies;
- Public utility and public service groups and organizations.

Further opportunities for input must include those not living in the area, so they can participate in discussions concerning issues of more than local interest, such as areawide, regional, state, and national concerns.

The plan is not cast in concrete. It is a public plan by a changing society in a developing and renewing, dynamic situation. The plan must be reviewed periodically to assure that it reflects the desires and needs of the people it is designed to serve; that the plan is achieving the desired stated objective. However, it must not be changed dramatically or capriciously at each review if individuals, organizations, and public agencies are to be able to rely on it. If the review takes place with reasonable frequency, then most adjustments will be small and easily accommodated. It is essential that those people and agencies, as well as the general public who were involved with the preparation of the plan, be given the opportunity to be included in any review so their understanding and support of the plan will continue.

SUMMARY

CHAPTER II

Summary and Conclusions

The City of Echo Comprehensive Plan will be the one and only plan for the Echo urban planning area after:

1. Echo City Council adoption of the plan by ordinance (10-18-78);
2. Umatilla County review of the plan pursuant to ORS 197 and co-adoption of the plan for the urban growth area (3-14-79); and
3. Land Conservation and Development Commission acknowledgment of compliance of the plan with applicable Statewide Planning Goals pursuant to ORS 197.

The plans and activities of special districts, Umatilla County, state agencies, and federal agencies which will affect the Echo urban planning area must be consistent with Echo's Comprehensive Plan.

The remainder of this summary has been organized to briefly address the questions given in Attachment B of the Umatilla County Resolution and Order - "In the Matter of the Development and Adoption of Procedures and Standards for County Review of City Comprehensive Plans" dated July 20, 1977, as given in the Appendix.

Data Inventories

Sufficient data was available to prepare the plan as reflected in the Technical Report. There is additional information which could be collected and added to the Technical Report. This should be done as part of a maintenance and update effort.

The Umatilla County Economic Element was completed in February 1979. The draft West County Comprehensive Plan and Technical Report should be available in April 1979.

Needed studies include: Historic and archeological survey and literature search, downtown improvement plan, and on-going analysis of the potential impacts of major projects* on the City.

*Note: For example, McNary Second Powerhouse, I-82 Freeway, Pebble Springs Nuclear Plants, industrial development in the Hinkle area, and so on.

Identification of Buildable Lands

Development limitations include the Umatilla River floodplain, steep slopes ($\geq 12\%$), soil limitation ratings, and man-made barriers including the I-80N Freeway, Union Pacific Railroad, feed canal, furnish ditch, and electric transmission line. Topography and public facility requirements were also taken into account.

Economic and Population Projections

The best commercial/industrial site in the Echo area is the land south of and adjacent to the I-80N Freeway interchange. Preliminary county population

projections forecast 650-950 residents in 1995 in Echo and 28,050 to 35,800 people in western Umatilla County. The City assumes that up to 20% of west county growth could occur in Echo for a population of 2,514 to 4,064 in 1995. Both economic and population growth in Echo will follow growth trends in western Umatilla County. Two major considerations should be noted, Echo will likely remain a bedroom community and the City potentially has some of the best view lots for residential development in the area.

Land Requirements

About 356 to 576 acres may be needed for residential use by 1995. Land reserved for commercial, light industrial, public and permanent open spaces uses include 602.4 acres. Land reserved for residential use equals 611.6 acres. An additional 251 acres has been identified as an expansion area.

Public Facilities and Services

Zoning, subdivision, and mobile home park ordinances have been adopted (10-18-78) which include design requirements. Two potential water tank sites have been identified in the plan. The Echo School District will be undertaking a building program in 1979. After financial arrangements are completed, Echo will be replacing its existing water system. Preliminary study has been made of providing water north of town to the area south of the freeway.

Comprehensive Plan and Implementation Measures

The final Technical Report was prepared after review and co-adoption of the Comprehensive Plan and Urban Growth Area Joint Management Agreement by Umatilla County. As of March 1979, the following documents have been completed:

1. Technical Report
2. Comprehensive Plan
3. Zoning Ordinance
4. Subdivision Ordinance
5. Mobile Home Park Ordinance
6. Urban Growth Area Joint Management Agreement.

A preliminary capital improvement program will be completed by April, 1979.

SUMMARY OF FINDINGS

CHAPTER III

Summary of Findings

Citizen Involvement

The Echo Planning Commission met intermittently after January 1977; thereafter, the City Council served as the Committee for Citizen Involvement.

City Council meetings were open to the public.

A Community Attitude Survey was circulated in June, 1976, and tabulated and mailed to residents in January, 1977.

The draft plan goals and objectives were mailed to residents on July 25, 1977, and a hearing was held by the City Council on August 3, 1977.

A survey and hearings on water system improvements during Fall, 1977, indicated that a majority of users favored improvements and some population growth.

The draft plan was mailed to residents and affected governmental units on November 28, 1977.

A hearing on the draft plan was held by the City Council on December 19, 1977.

The draft plan was mailed out to all property owners within the urban growth boundary and outside the City limits on December 23, 1977, to give additional notice of the January 10, 1977 Umatilla County work session on the plan.

A hearing on suggested amendments to the draft plan was held by the City Council on February 22, 1978.

The revised draft plan was mailed to all City residents and affected governmental units on May 1, 1978.

A hearing was held by the Echo City Council on June 28, 1978, and continued on August 2, 1978, and August 23, 1978, on the Comprehensive Plan Ordinance, Zoning Ordinance, Subdivision Ordinance, Mobile Home Park Ordinance, Technical Report and Urban Growth Area Joint Management Agreement.

Work sessions were held on August 9, 1978, by the Umatilla County Planning Commission and on August 16, 1978, by the Umatilla County Board of Commissioners on the City of Echo Draft Plan and Technical Report.

A hearing was held by the Echo City Council on October 11, 1978, on the Comprehensive Plan Ordinance, Zoning Ordinance, Subdivision Ordinance, Mobile Home Park Ordinance and Urban Growth Area Joint Management Agreement.

The Umatilla County Planning Commission held a hearing on December 20, 1978, on the Echo Comprehensive Plan and Urban Growth Area Joint Management Agreement.

Notice of the February 14, 1979, hearing (see below) was mailed to owners of property within the Echo urban growth area on January 22, 1979.

The Umatilla County Board of Commissioners held a hearing on February 14, 1979, continued on March 14, 1979, on the Echo Comprehensive Plan and Urban Growth Area Joint Management Agreement.

The Echo City Council held informational meetings with owners of property in the urban growth area on February 22 and March 1, 1979. Notice was sent by mail.

Public hearing notices were published at least ten days before each hearing in the East Oregonian or the Hermiston Herald.

The plan, ordinances and technical report were available for review at Echo City Hall, at the Umatilla County Planning Department and East Central Oregon Association of Counties offices in Pendleton, and the Department of Land Conservation and Development office in Salem.

Land Use Planning

Oregon Revised Statutes Chapters No. 92, 197, 215, and 227 provide the basis for planning and regulations affecting land use.

The Statewide Planning Goals as adopted by the Land Conservation and Development Commission provide the framework for local planning.

Statewide Planning Goals #4 and #15 - #19 are not applicable in Echo.

An "Agency Coordination Letter" was sent to all identified affected governmental units on January 10, 1977, by the Morrow and Umatilla Counties' Planning Coordinator.

The Echo City Council adopted the draft plan by resolution on December 19, 1977.

The Umatilla County Planning Commission reviewed and tentatively approved Echo's Draft Plan on January 10, 1978, subject to review of the Technical Report.

The Echo City Council approved amendments to the Draft Plan by resolution on February 22, 1978.

The Umatilla County Board of Commissioners reviewed and tentatively approved the amended Draft Plan on March 15, 1978, subject to review of the Technical Report.

The Umatilla County Planning Commission reviewed and tentatively approved the Draft Plan and Technical Report on August 9, 1978.

The Umatilla County Board of Commissioners reviewed and tentatively approved the Draft Plan and Technical Report on August 16, 1978.

The Echo City Council adopted the Comprehensive Plan Ordinance, Zoning Ordinance, Subdivision Ordinance, Mobile Home Park Ordinance and Urban Growth Area Joint Management Agreement on October 18, 1978.

The Umatilla County Planning Commission recommended co-adoption of the Echo Comprehensive Plan and Urban Growth Area Joint Management Agreement on December 20, 1978.

The Umatilla County Board of Commissioners co-adopted the Echo Comprehensive Plan and Urban Growth Area Joint Management Agreement on March 14, 1979.

Agricultural Lands

Soils data including capability classes and limitation ratings were obtained for land in the Echo area (Soil Conservation Service, Pendleton, 1978, preliminary survey).

Within the urban planning area, Class I-IV soils with development limitation ratings of moderate to severe are predominant.

The area surrounding Echo is used for pasture, feed, wheat, potatoes, and other crops.

Circle irrigation is in use east and west of the City.

A large area along the Umatilla River is flood prone.

Open Space, Scenic and Historic Areas, and Natural Resources

There are no identified scientific or archaeological sites in Echo.

The Echo Meadows west of the Umatilla River is an important fish, wildlife, and natural area.

Potentially useable energy resources in Echo include solar energy, wind energy and solid waste.

Several historic sites and buildings have been identified in the Echo area.

Air, Water and Land Resources Quality

Air quality is good except for periodic dust from agricultural operations.

A new sewage treatment system was constructed in 1974, the design population for the system is 1,000 people.

A solid waste disposal site is located near Hermiston and pickup service in Echo is available.

Areas Subject to Natural Disasters and Hazards

Areas along the Umatilla River are subject to flooding. The U.S. Geological Survey (1969), U.S. Corps of Engineers (1-76), and Federal Insurance Administration (8-78) have mapped flood prone areas.

The feed canal and furnish ditch which flow through the City present a potential flood hazard.

Slopes greater than or equal to 12% have been identified in the Echo urban planning area.

Recreational Needs

Echo has one small City park and a nine-hole golf course.

The Echo School District has both indoor and outdoor recreational facilities.

The Community Attitude Survey indicates a need for additional public meeting places and indoor recreational facilities and interest in development of a riverside park and a public swimming pool.

Economic Development

There is little commercial or industrial development in Echo at the present time.

Echo's economy is based on agriculture and related enterprise.

The western Umatilla County and northern Morrow County areas have experienced a boom in agricultural output and food processing in recent years. Several energy facilities and transportation projects planned or under construction are encouraging growth in the area.

The Union Pacific Railroad main line and the I-80N Freeway interchange provide transportation facilities necessary for economic development in Echo.

Housing

Few new housing units have been developed in Echo in recent years, possibly due to problems with the water system.

The Community Attitude Survey indicates a need for inexpensive housing and increased availability of rental units.

Public Facilities and Services

The water system needs to be rehabilitated including additional sources, new storage, and distribution. A bond issue was passed in 1978 to finance needed improvements.

The sewage treatment facility is adequate at the present time for projected growth.

Echo has no storm drainage system.

Police protection is provided by the City.

The nearest health facilities are in Hermiston.

The Echo School District will be expanding capacity to 260 students during 1979.

Transportation

Most City streets are paved and are in poor condition.

The bridge over the Umatilla River is narrow and occasionally a hazard in winter when ice is caught on the structure and water flow is reduced.

The location of the I-82 Freeway, seven miles west of Echo and Stanfield, may allow significant increases in traffic on U.S. Highway 395 between the City of Umatilla and the I-80N Freeway interchange between Stanfield and Echo.

Echo is situated approximately twenty miles west of the Pendleton Airport which supplies the area with major commercial and freight air service. The Hermiston Airport is located four miles north of Echo and a major renovation and expansion program is underway.

The Port of Umatilla is twelve miles to the north and provides adequate Port facilities for access to the navigatable waters of the Columbia River.

A major rail switching yard is located two miles northwest of the City and allows access to freight and passenger service through Union Pacific, Burlington Northern, and Amtrak Rail Services.

Energy Conservation

The following measures would conserve energy:

Design standards including energy efficiency as a criterion for new water and sewage system construction.

Inclusion of measures in zoning and subdivision ordinances to protect sun rights, windbreaks to reduce heating requirements, and shade trees to reduce cooling requirements.

Urbanization

Factors considered in identifying urbanizable land and the urban growth boundary included flood prone areas, soil classifications and development limitations, transportation routes, land ownership, ability to provide City services, and potential economic and population growth.

Preliminary county population projections estimate Echo's population at 650 to 950 in 1995 and the west county area at 28,050 to 35,800 in 1995.

Annexation to the City will be limited to land included within the urban growth boundary:

1. LCDC Administrative Rules, "City Annexations and Application of Goals Within Cities" adopted February 9, 1978, filed with Secretary of State on February 16, 1978.
2. Peterson vs. Klamath Falls 279 OR 274 (1977).

The LCDC administrative rule on "Acknowledgment of Compliance" requires an urban growth area joint management agreement between the City of Echo and Umatilla County.

CITIZEN INVOLVEMENT

CHAPTER IV

Citizen Involvement

In 1976, the City of Echo prepared a Planning Assistance Grant Application and a Compliance Schedule for the Oregon Land Conservation and Development Commission. After approval of these documents by the Land Conservation and Development Commission, Echo contracted with the East Central Oregon Association of Counties to provide staff support for the City's planning effort. Beginning in September, 1976, and continuing through the present time, East Central Oregon Association of Counties staff met with either the Planning Commission, City Council, or both on the average of once a month. Few City residents attended regular meetings and attendance at public hearings was poor.

Briefly summarized, the citizen involvement effort included:

The Echo Planning Commission met intermittently after January 1977; thereafter, the City Council served as the Committee for Citizen Involvement.

City Council meetings were open to the public.

A Community Attitude Survey was circulated in June, 1976, and tabulated and mailed to residents in January, 1977.

The draft plan goals and objectives were mailed to residents on July 25, 1977, and a hearing was held by the City Council on August 3, 1977.

A survey and hearings on water system improvements during Fall, 1977, indicated that a majority of users favored improvements and some population growth.

The draft plan was mailed to residents and affected governmental units on November 28, 1977.

A hearing on the draft plan was held by the City Council on December 19, 1977.

The draft plan was mailed out to all property owners within the urban growth boundary and outside the City limits on December 23, 1977, to give additional notice of the January 10, 1977 Umatilla County work session on the plan.

A hearing on suggested amendments to the draft plan was held by the City Council on February 22, 1978.

The revised draft plan was mailed to all City residents and affected governmental units on May 1, 1978.

A hearing was held by the Echo City Council on June 28, 1978, and continued on August 2, 1978, and August 23, 1978, on the Comprehensive Plan Ordinance, Zoning Ordinance, Subdivision Ordinance, Mobile Home Park Ordinance, Technical Report and Urban Growth Area Joint Management Agreement.

Work sessions were held on August 9, 1978, by the Umatilla County Planning Commission and on August 16, 1978, by the Umatilla County Board of Commissioners on the City of Echo Draft Plan and Technical Report.

A hearing was held by the Echo City Council on October 11, 1978, on the Comprehensive Plan Ordinance, Zoning Ordinance, Subdivision Ordinance, Mobile Home Park Ordinance and Urban Growth Area Joint Management Agreement.

The Umatilla County Planning Commission held a hearing on December 20, 1978, on the Echo Comprehensive Plan and Urban Growth Area Joint Management Agreement.

Notice of the February 14, 1979, hearing (see below) was mailed to owners of property within the Echo urban growth area on January 22, 1979.

The Umatilla County Board of Commissioners held a hearing on February 14, 1979, continued on March 14, 1979, on the Echo Comprehensive Plan and Urban Growth Area Joint Management Agreement.

The Echo City Council held informational meetings with owners of property in the urban growth area on February 22 and March 1, 1979. Notice was sent by mail.

Public hearing notices were published at least ten days before each hearing in the East Oregonian or the Hermiston Herald.

The plan, ordinances and technical report were available for review at Echo City Hall, at the Umatilla County Planning Department and East Central Oregon Association of Counties offices in Pendleton, and the Department of Land Conservation and Development office in Salem.

CITY OF ECHO
COMMUNITY ATTITUDE SURVEY

(42 Responses)

June, 1976

The survey was tabulated by the comprehensive planner who is working with the Planning Commission and the City Council. The answers to open ended questions are exact quotes from all surveys which were returned.

Rating of present city or other local governmental services	Excellent	Good	Average	Below Average	Poor	No Opinion
1. Streets and roads inside the city limits including maintenance.		5	15	12	10	
2. Streets and roads outside the city limits.	1	4	23	11	3	
3. Sidewalks and curbs.		2	4	13	20	
4. Water supply (quality and quantity) Do you have <u>35</u> city water <u>3</u> well?	4	6	10	8	12	
5. Sewage disposal Do you have <u>31</u> city sewer <u>9</u> septic tank?	12	21				1
6. Garbage collection	7	24	9		1	
7. Library facilities	4	15	9	6	1	4
8. City park		10	14	8	6	3
9. Fire protection	9	12	12	3	4	2
10. Law enforcement (speed and traffic control)	1	3	8	8	21	1
11. Law enforcement (other activities)	1	4	11	5	13	5
12. Dog control			6	4	28	4
13. River dike maintenance	2	3	4	8	16	8

The ratings reflect what people feel is the level of importance to the community of having the following services	High				Low
	1	2	3	4	5
14. Child care facilities	4	2	4	6	22
15. Medical and health facilities	12	5	3	7	13
16. An Echo based ambulance	16	7	6	3	7
17. Public meeting places and recreational facilities for:					
a. Children	18	3	9	2	4
b. Teenagers	21	4	6	2	6
c. Adults	12	3	7	1	13
d. Senior citizens	17	6	3	1	8
18. Junked car removal	18	4	5	4	8
19. Control of litter	19	4	9	3	6
20. New industry and the new jobs it brings	16	3	6	4	10
21. Additional growth of the city	14	5	6	4	11
22. New non-industrial employment opportunities	13	7	4	2	14
23. Establishment of a riverside park in the area	12	3	13	3	8
24. A public swimming pool	13	5	3	6	11
25. Upgrading of city golf course	10	3	4	2	20
26. Mosquito vector control	20	12	2	--	4
27. Safety fences around irrigation ditches	22	4	4	1	9
28. Need for an area growth promotion organization	17	4	4	1	12

29. Please describe your living quarters:

apartment ____ house 31 duplex 3 mobile home 8

30. Describe your tenure:

owner occupied 35 renter occupied 7

31. How is your home primarily heated?

gas 4 electricity 16 oil 22 other 2

32. How many people in the household in each of the following age groups?

under 6 17 6-13 16 14-18 16 18-22 6 23-35 18 36-50 21
51-64 16 65 and over 14

33. What was the total annual household income last year?

less than \$5,000 14 \$5,000 - \$10,000 9 \$10,000 - \$15,000 5
over \$15,000 11

34. What is the present occupation of the head of household and in what city is he or she employed?

Occupation: Umatilla Army Depot, Prowler, bookkeeper, water well driller, construction worker, Union Pacific Railroad, Lamb-Weston, laborer, housewife, Umatilla Army Depot, government employee, foreman, farm laborer, carpenter, maintenance, student, construction, construction contractor, lineman, plumber, Union Pacific Railroad, farm worker, farmer, center pivot trouble shooter.

Location: Stanfield and vicinity; Stanfield, Hinkle, Hermiston, Pendleton; Boardman; Umatilla and Morrow Counties; Hermiston; Pendleton; Pendleton; Hermiston, Umatilla, Boardman, and Pendleton; Hermiston; Echo; Hermiston.

35. Do you feel the need for housing is: great 23 moderate 14 little 4

36. What kind of housing is most needed in Echo?

homes to buy under \$20,000	<u>21</u>	duplexes to rent	<u>11</u>
homes to buy over \$20,000	<u>14</u>	homes to rent	<u>19</u>
mobile homes	<u>7</u>	other	<u>1</u>
apartments to rent	<u>16</u>		

37. Do you feel that locations for mobile homes should be:

mixed with other residences 15 separated from other residences 25

38. Do you favor limiting the expansion of public water supply and sewage disposal system as a means of controlling growth?

yes 10 no 31

39. Recognizing that smaller acreages may create more demand for local services (water, sewer, school, etc.), what do you feel is the minimum desirable acreage for land parceling outside the city limits?

less than 1 acre 9 1-4 14 5-20 11 20-40 5 40 plus 1

40. Should the city provide water and/or sewerage service outside the city limits?

yes 13 no 29

41. If yes, how should the services be provided?

to a service district only 2

by higher charges since no city taxes are paid 8

at the same rate as city users 3

only after annexation 8

other (explain) _____

42. What future residential lot size would you like to see in Echo?

50 x 100 8 75 x 100 13 100 x 100 21 Other _____

43. List (in order of importance) any sites or buildings in the area which should be identified and recognized for their historical significance.

Echo bank	City Hall	Oregon Trail location
Old newspaper office	Bank building	Uvilla
Stanfield bank	Catholic Church	Fort Henrietta
City Hall	Old Fort sites	Old jail
The Church	Bank building	Echo Methodist Church
Bank building	Bank	Catholic Church
City Hall	New bank	Bank
Creamery	Old bank	Bank
Bank	Bank	City Hall
VPW Hall	City Hall	Masonic Hall
Echo Hotel (building)	Both Churches	Bank building
Koonz residence	Bank building	Echo bank
Catholic Church - Barb Building		
Old bank or Post Office Building		
City Hall (if some use and maintenance can be made)		
Schulz residence (next to VFW)		
Echo Bank - Everything (old building) on Main Street		
Grave at Union Pacific tracks		
Fort Henrietta and other Bicentennial sites		

44. How many years have you lived in the Echo area?

less than 1 4 1-2 6 3-5 11 6-10 7 11-19 1 20 plus 11

45. How many years do you plan to remain in the area?

less than 1 0 1-2 2 3-5 2 6-10 0 indefinitely 22

46. If you moved here in the past five (5) years, what made you come?

Location, quiet, small school
Available housing

Part of my life time was here in Echo. I came here when I was 2 years old, 1905, so after so many years I felt like this was more like home. I have several family members buried in Echo Cemetary, and this will be our resting place.

A better home for less money than in Pendleton.

Work

Employment

Family lived here

It is a little town and I love the open spaces.

Inexpensive housing availability

Inexpensive rent

Only place to find rent

Reasonable price for real estate

The location, the atmosphere, the idea of bringing kids up here.

Location

Husband had work in Hermiston that lasted for several months.

Good rental price

Lack of housing in Hermiston

Construction boom in surrounding area.

Work

Because we wanted to raise our children in a small town, in a small school but some of our fellow neighbors fixed the school part!

I liked it here

Job opportunity

Farming

Work

Quiet

47. What do you like most about living in the Echo area?

Location, quiet, small school

Nice and quiet and friendly people, but those winds are as bad as the rains in the valley.

Friendly people

It is a quiet unmolested little town

Home, garden, weather

Friendly people, a small share doing all they can to help entertainment communication with personnel at City Hall

Close to fishing, postal service, in walking distance for older people to store.

Quiet town.

Nice quiet town - no hassles or hurry

People are friendly

The climate

It is a small community, you do not need to fear, like being in a bigger city, where there are so much violence.

Quiet

The relaxed atmosphere, the golf course, the quiet (except for trains)

The location, the atmosphere, the idea of bringing kids up here.

Privacy

47. (continued)

Quiet
Size of town
The Echo people are the kind of people that rally to any ones needs,
It is also a pleasing and peaceful place to live.
Quiet and friendly town
The quiet - lack of traffic
Small town
People
The people
Small town atmosphere
Quiet and peaceful
Quiet
Quiet, rural atmosphere
Friendly people. The town has more eye appeal than Stanfield or Umatilla,
Mostly the peace and quiet except for the damn trains.
Small town
Freedom to do what I want
Decent people far outnumber the odd balls.
Friendliness of people and small town
It is quiet
Most of the people, quiet, concern of people in emergencies.

48. What are the most serious problems in the Echo area?

Lack of water, lack of rentals, poor planning for new homes
City Council doesn't go along with community wishes, long range city
planning is ignored, speeding around school, dog control
Inadequate city government, water system
The wind and dust. We need someone that can contact the responsible
people to come and establish some businesses or plants.
Water shortage and quality
Proper water supply for fire prevention and normal usage
None of serious nature other than a low assessed valuation for taxing
purposes.
Echo golf course
A shortage of stores. No bank
Need drug store with pharmacist, more businesses, get rid of golf course
Inadequate city leadership, poor police protection, no cub scout program
Poor government system, going down hill instead of improvement - unfair,
not enough cooperation on projects
Lack of proper law enforcement, need of more businesses, lack of medical
facilities.
The train track going across main road.
People do not work together to make Echo a better place to live. Every-
thing that is accomplished in Echo has to be done under pressure -
always fighting.
Water, school board
The noise from trains, irrigation ditches, old buildings.
City government, uncontrolled and unplanned growth
Upgrading of the city water system
Dogs
Health, traffic, and dog control
Train
Water system needs drastic improvement
Water system. Not enough traffic control, teenagers speeding and spinning
tires all hours of the day. Adults doing excessive speeding through
intersections.

48. (continued)

Lack of friendship with each other. Too many small groups, do not welcome newcomers.
Politics, the City Council
Finances, city government, and discipline in schools
School merger, no doctors
Dogs, junk, water system, flood control
Water pressure, threat of spring floods
Speeding down Kennedy Street, keeping a policeman
Getting a good police officer, traffic control, getting our school back for our children
Water system
People want to run Echo like a big city
Children on the Umatilla bridge is the most serious. This is totally dangerous
Parking cars too close to state roads
Not much shopping area, poor housing
Dog control, rubbish, side walks
Need for housing. The few people who always try to put a spoke in what others are trying to do to help Echo grow.

49. What would you like to see accomplished in the Echo area during the next 5 - 10 years?

New water system, Enlarge residential area.
Upgraded water system and recreational area
New water system and a city administrator type city government
A miraculous return to the good old days in the past. New businesses, and plants that will bring people here, jobs and housing.
Better city maintenance of streets and recreation for the young people.
More housing to increase assess valuation
Streets where passible paved to sidewalks, even if it means participation of property owners. Get rid of golf course.
Extra classrooms in our present school system
Need drug store with pharmacist, more businesses, get rid of golf course, Rectification of the problems listed in #48. (Inadequate city leadership, poor police protection, no cub scout program.)
People working together, getting more young generation involved. Lots more improvement even in minor things.
A slow growth that the city can keep up with, a good police force.
For people to try and get along, so we can build up the city and have some new homes built and get a good policemen, one which will take care of things and show a little interest (not only one man run the town).
Safety fences along irrigation ditches. The golf course surrounded by houses.
The City Hall building restored, more citizen involvement and greatly improved city government, controlled responsible growth.
More adequate water storage and larger water main.
Get rid of dogs
Better stores
A good shopping area
Improve streets and sidewalks
New water system, play park for younger children, recreation area for senior citizens and young adults
Recreation for teenagers and children
Nothing, I like it the way it is.

49. (continued)

New water system, moderate residential growth, flood control dikes, swimming pool, school improvement.

New school, complete shopping center, hospital.

Improve water in city, dog control, junk car removal, rock river bank through city.

Slow growth, retaining present quiet charm, proper diking of river banks.

Street signs; sidewalks; cleaning vacant lots, at least burning of weeds and grass and charge owners.

Getting a swimming pool for Echo and some kind of street maintenance and curbs and sidewalks on all the city streets.

New water system

A return to reason with the city government, plus a mayor and city council that care for people (Keith Middleton is the exception).

New school

Better housing, more development of businesses

Housing, new water system, greater church attendance, new school (between Echo and Stanfield).

50. Please list (in order of preference) those projects you listed in questions 48 and 49 for which you would be willing to support a bond issue or taxing levy if needed.

Water system in City limits as of now

Upgraded water system, recreational area

Water system

River bank work, swimming pool, medical and health facilities, and the water system

Water system improvement

None needed if housing is increased

Get rid of golf course, streets where passible paved to sidewalks

Improvement of the school system in Echo.

Need drug store with pharmacist, more businesses, get rid of golf course

Inadequate city leadership, poor police protection, no cub scout program.

Law enforcement

The train track going across main road

Safety fences

Restoring City Hall

Train

Water system needs drastic improvement, improve streets and sidewalks.

Water systems, park with playground equipment

Anything done to better the town

New water system, flood control dikes, school improvement, swimming pool.

School, hospital, shopping center

River bank improvement in city, water system

River diking, improved water system

Speeding down Kennedy street, strategic placing of stop signs would help.

Sidewalks.

Getting a good police officer, traffic control, getting our school back for our children, getting a swimming pool for Echo and some kind of street maintenance and curbs and sidewalks on all the city streets.

New school

Dog control, rubbish, sidewalks

Housing, school.

51. Please make any comments which would help to make the Echo area a better place to live, or other comments you would like to make.

Do something about dogs.

Strictly enforced leash law, catch speeders and reckless drivers, riverside park.

I would like to see the City officials put the heat on the people that live here and make junk yards out of their property. Also see that the people that use our city property to burn trash on and then leave it lying there for months before it is hauled away. There should be a law against it and fined heavily for burning on city property and enforced by the city police officers.

Better overall city improvements in fire prevention, better water supply, sidewalks and streets.

A more cooperative spirit of the citizenry of Echo, and acceptance of growth problems as growth is inevitable.

Only a few of the many: We need more business places, such as a drug store (a pharmacist), a doctor. Ice cream parlor or places for children to buy ice cream, candy, etc. Get rid of the golf course so funds can go to the City.

When the school leaves Echo, what will you have left? You can build a good town around the present foundation, your good school buildings. Keep everything you have, pay for it at home and keep your good school at home.

Sell golf course - get revenue for city.

More stores. Fix track where teenagers could ride motorcycles. Paths for bicycles riders at sides of streets. Replant trees along river.

One full-time police officer and one or two part-time officers for relief and possible need help.

A general clean up campaign. Get rid of old, unused buildings.

People to listen to others and to work together to accomplish programs to upgrade the City of Echo.

Locally located industry for payroll.

Better police service on dog control.

We need a good service station in Echo so we can get our car serviced rather than going elsewhere.

Echo needs a laundry, pharmacy, larger variety store, larger grocery store, hardware store.

Keep city government small, state government tiny and federal aspects of governing nill. Echo should make its own decisions on a local scale.

51. (continued)

Less animosity and more community cooperation.

I feel the merger is a big mistake at this time. Its going to be mass confusion and a whole lot of trouble between the students which will lead to poor sportsmanship, which will then lead to students from both towns unhappy, then unhappy parents and a big mess. Even the teachers from Stanfield haven't much good to say about Stanfield schools. Stanfield is broke and we're not. Who pays for all the busing?

Suggest that the police constable be a permanent appointment and free from the pressure of petty city politics.

An effort should be made to keep one boss for the police, so we could have the same man, or woman longer than one year. The owner should take care of old Tum-A-Lum Lumber Company, or tear it down within a certain amount of time.

In general, I think it's a good place to live. If I didn't, we would move.

Control truck traffic on side streets.

Have the city police keep the bridge clear and forget the minor nonsense.

People working together instead of "at war". Seeing the other guys' side sometimes, being able to talk things out instead of ranting and raving and angry with everyone.

Open sewer ditches a hazard and after a period of time, this person should be fined.

Zoning ordinances (permit to put in Mobile homes).

Dog Control - two dogs per home. Some arrangement made to keep females in heat under control and not running around.

Mobile homes - certain limitations set: skirting, permanent foundations, pay city tax as homes do, same restrictions as a house and completed as foundations, and lot size limitation 75-100.

I have watched Echo grow and proposer, now I have witnessed its decline. It is a community divided, decided by those who wish to destroy it. What uses is undertaken should be done with a good look at and as to just what the economy will be years ahead. This era of inflation can turn to one of deflation. In that case, heavy debt could be the millstone to drown you. Pay as you go for those that are not an absolute necessity.

In reference to questions 23, 24, 25, 27, and 40, the following comments were made:

(23 and 24) Nice to have but the cost and up keep will be too much.

(25) Much effort and finance already invested. With care can be used as park.

51. (continued)

(27) A safety fence along open ditches will be very expensive to build and maintain. Also children will find ways to get inside. An active commercial club will help to up grade the city. Also could help to build up our present school. For many years the school has done more to help Echo than any thing else. Take the school away and what do you have left? Not much if any more than now.

(40) If provided they should pay a hook-up fee and monthly charge or annex to city after hook-up.

COMMUNITY SURVEY

CITY OF ECHO PLANNING COMMITTEE

25 Responses, April 1974

1. Do you feel that Echo needs planning for future development?
20 Yes 5 No
2. Should flourides be added to the water supply?
5 Yes 18 No
3. Do you feel that we should sell Echo to others as a good place to live?
16 Yes 7 No
4. Do you feel that Echo should encourage new business enterprise?
16 Yes 9 No
5. Do you feel that Echo is a good place to raise a family?
24 Yes 1 No
6. Do you feel that Echo should campaign for new industry for the community?
11 Yes 14 No
7. Do you feel that old dilapidated buildings in the city should be condemned and removed?
20 Yes 5 No
8. Do you want Echo to be a progressive community?
19 Yes 6 No
9. Are you as a resident, willing to do your fair share for needed community improvements?
22 Yes 1 No
10. Should Echo school buildings be made available for more evening and summer recreation programs?
18 Yes 3 No
11. Are you willing to vote a higher tax base to support your city in making needed improvements for the city?
13 Yes 9 No

12. Do you feel that more cooperation between civic-minded citizens is needed:

22 Yes 1 No

13. Do you feel that Echo needs to improve its beautification efforts?

20 Yes 5 No

14. Do you feel that Echo is a friendly community for new residents?

14 Yes 9 No

15. Would you support hiring of a summer recreation director to coordinate recreation programs and activities in a joint school/city recreation program effort?

13 Yes 9 No

16. Would you like to see a strong ordinance on cleaning of vacant lots?

22 Yes 3 No

17. Would you like an ordinance on the removal of vehicles, boats, and other debris off the city streets?

18 Yes 6 No

18. Do you feel that Echo needs a strong dog leash law?

19 Yes 6 No

19. Would you like to see Echo have a larger park?

8 Yes 14 No

20. How would you like to see Echo grow?

4 - As a retirement area
8 - As a residential area
0 - As an industrial area
1 - As a recreational area
9 - Combination of the above
3 - Not at all

21. "The Garden Spot of the West" SLOGAN. Please write a slogan, which you feel describes Echo.

HELP!
Echo, The Town of the Future

21. Continued

Just a darn good place to live. Period.
Hometown, U.S.A.
Echos of the Past
A Nice Place to Visit.
The City of Nice People.
Echo was a fine little town, til a bunch of jerks started fooling
around!
"Sleepy Hollow"
Sleepy Hollow - Peaceful Valley
Train Whistle Country

22. Additional Comments:

The streets and vacant lots should be cleaned up; old buildings
torn down, and replaced.

Ref. 7, 8, 10, 15: More information appreciated.
Ref. 19: Present Echo Park isn't fully utilized! Why a big one?

I understand that Eastern Oregon water has fluorides in natural
state.

Ref. 17: I do not feel vehicles and boats are debri. In some areas
of Echo the street is the only place people have to park their cars.
The City officials now do a very good job, except for one area:
When a person dials 8211 during the normal business day (8:00 am to
5:00 pm), you most often get Mrs. Otis Umphries. I do not feel that
it is the City policeman's wife's duty to have to answer this tele-
phone and take meassages on sewer or city business on an unpaid basis.
She should either run the city business on a paying basis from her
home or be paid on a standby basis.

Ask residents to clean up property. If not carried out, have the
City clean the property and send property owners a bill. Echo never
has nor never will be business or industrial minded, therefore lets
shoot for the retirement and residential bit!! City law to make
owners put mufflers on motor bikes.

There are more whistles in this town than in any other little town
we were ever in. We like Echo because it is small and the air is
clean. Once the sewer project is done, it will be clean again. I
can't see encouraging business to come in and pollute the air. We
definitely need something for the kids of the town to do. A
swimming pool would be to expensive right now, but the school could
be used for several different activities.

Ref. 20: As a community based on the needs of surrounding ranching
and farming businesses, and for those who like to live in that
environment!

22. Continued

I think we should use the natural hot springs and build a swimming pool. This would be a community involvement project. Young children, teenagers and adults could cooperate in the fund raising, planning and construction of the pool. It would bring the Echo city people and Echo farming people together. It (the pool) would benefit the people and the city when finished.

Lets keep Echo as a place where we can have hobbies, where we can build things, where we can have boats, work on old cars -- antiques. I think they are just as important as building recreational places. Lets keep it a place where we can feel free to do what we want for recreation so we won't have trouble with our families. Lets don't make it so pretty and clean that no one can do what he wants. Kids need to build things, ride horses, etc. That's better than dope, drinking, and running around. Let's keep our kids home and have it so they want to stay home instead of going somewhere else.

The Echo Trailer Park is always over run with dogs and horses and excess vehicles. It looks like a junk yard. There should be a limit on numbers of animals. How about some kind of public transportation for the old folks who need to get the doctor, etc. We need some recreational facilities for our youth, such as a swimming pool, roller rink, a decent dance building. Kids have to wear off energy. In summer time the curfew needs to be enforced by our policemen. Kids are on the streets with cars with radios and tapes loud all hours of the night. Beer bottles grow in yards over night. Dogs should not run loose and not be allowed to bark all night. Owners should be warned and if they make no attempt to comply, then dogs should be removed by law. Trash barrels should hvae screens on them. Let's use a little consideration for our neighbors on running gaso-line lawn mowers on Sunday afternoons.

IN THE _____ COURT OF THE
STATE OF OREGON FOR UMATILLA COUNTY

AFFIDAVIT OF
PUBLICATION OF

Equity }
Law } No. _____

STATE OF OREGON, }
County of Umatilla } ss.

I, Connie Ford being first duly
sworn, depose and say that I am the principal clerk of the publisher of the East
Oregonian, a newspaper of general circulation, as defined by ORS 193.010
and 193.020; printed and published at Pendleton in the aforesaid county and
state; that the E0-279 Public Notice

a printed copy of which is hereto annexed, was published in the entire issue
of said newspaper for 3 successive and consecutive insertions in
the following issues:

Dec. 5, 12, 19 1977

Connie Ford

Subscribed and sworn to before me this 19th day of

DeCember 19 77

Suzanne A. Carpenter

Notary Public of Oregon
MY COMMISSION EXPIRES
SEPT. 3, 1980

EO-279
PUBLIC NOTICE
The Echo City Council and Planning Commission will hold a public hearing to obtain comments on the Echo Draft Comprehensive Plan on Monday, December 19, 1977, at 7:30 p.m. at the Echo Fire Hall. Copies of the Draft Comprehensive Plan were mailed to all residents of Echo on Monday, November 28, 1977.
The Echo Draft Plan Technical Report will be available for review beginning in December, 1977, at Echo City Hall, the East Central Oregon Association of Counties office in Pendleton, and the Department of Land Conservation and Development office in Salem. Material will be added to the technical report as developed through May, 1978. The draft plan objectives will be revised, after review and comment, to be adopted as city policy.
Land presently in agricultural use has been included within the proposed urban growth boundary. After adoption of the plan and growth boundary any land within the boundary may continue to be farmed until the land-owner decides to convert the land to urban uses. Such conversion is subject to city, county, and state policies and regulations.
Anyone who has questions or comments concerning the draft plan or technical report may contact Henry Markus, Comprehensive Planner, East Central Oregon Association of Counties, Post Office Box 339, Pendleton, Oregon 97901, 276-6732.
Echo City Council
Echo Planning Commission
December 5, 12, 19, 1977

AFFIDAVIT OF PUBLICATION

PUBLIC NOTICE

The Echo City Council and Planning Commission will hold a public hearing to obtain comments on the Echo Draft Comprehensive Plan on Monday, December 19, 1977, at 7:30 pm at the Echo Fire Hall. Copies of the Draft Comprehensive Plan were mailed to all residents of Echo on Monday, November 28, 1977.

The Echo Draft Plan Technical Report will be available for review beginning in December, 1977, at Echo City Hall, the East Central Oregon Association of Counties office in Pendleton, and the Department of Land Conservation and Development office in Salem. Material will be added to the technical report as developed through May, 1978. The draft plan objectives will be revised, after review and comment, to be adopted as city policy.

Land presently in agricultural use has been included within the proposed urban growth boundary. After adoption of the plan and growth boundary any land within the boundary may continue to be farmed until the land-owner decides to convert the land to urban uses. Such conversion is subject to city, county, and state policies and regulations.

Anyone who has questions or comments concerning the draft plan or technical report may contact Henry Markus, Comprehensive Planner, East Central Oregon Association of Counties, Post Office Box 339, Pendleton, Oregon 97801, 276-6732.

Echo City Council
Echo Planning Commission
Pub. Dec. 8, 1977

State of Oregon)
County of Umatilla) ss.

I, G. M. Reed, being first duly sworn, depose and say that I am the publisher of The Hermiston Herald, a newspaper of general circulation, as defined by sections ORS 193.010 and 193.020, Oregon Compiled Laws Annotated; printed and published at Hermiston in the aforesaid county and state; that the

Public Notice

, a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for ~~1 consecutive~~ ~~and consecutive~~ weeks in the following issues:
Dec. 8, 1977.

G. M. Reed

Subscribed and sworn to before me this 9th day of December, 1977.

Lia Mae Crist
Notary Public for Oregon

My commission expires May 22, 1981

IN THE _____ COURT OF THE
STATE OF OREGON FOR UMATILLA COUNTY

AFFIDAVIT OF
PUBLICATION OF

Equity
Law

No. _____

STATE OF OREGON, }
County of Umatilla } ss.

I, Patricia L. Hawk being first duly
sworn, depose and say that I am the principal clerk of the publisher of the East
Oregonian, a newspaper of general circulation, as defined by ORS 193.010
and 193.020; printed and published at Pendleton in the aforesaid county and
state; that the EO-447 Public Notice

a printed copy of which is hereto annexed, was published in the entire issue
of said newspaper for 3 successive and consecutive insertions in
the following issues:

February 11, 15, 22, 19 78

Patricia L. Hawk

Subscribed and sworn to before me this 23rd day of
February, 19 78

Notary Public of Oregon

EO-447
PUBLIC NOTICE
The Echo City Council and Planning Commission will hold a public hearing to obtain comments on suggested amendments to the Echo Draft Comprehensive Plan on Wednesday, February 22, 1978, at 7:30 p.m. at the Echo Fire Hall. Suggested amendments to the plan map are on display at Echo City Hall. Copies of suggested amendments to the plan text are available at Echo City Hall or from Henry S. Markus, Comprehensive Planner, East Central Oregon Association of Counties, Post Office Box 339, Pendleton, Oregon 97801, 276-6732.
Echo City Council
Echo Planning Commission
February 11, 15, 22, 1978

MY COM. EXPIRES
SEPT - 1980

IN THE _____ COURT OF THE
STATE OF OREGON FOR UMATILLA COUNTY

AFFIDAVIT OF
PUBLICATION OF

Equity Law } No. _____

STATE OF OREGON, } ss.
County of Umatilla

I, Connie Ford being first duly
sworn, depose and say that I am the principal clerk of the publisher of the East
Oregonian, a newspaper of general circulation, as defined by ORS 193.010
and 193.020; printed and published at Pendleton in the aforesaid county and
state; that the EO-491 Public Notice

a printed copy of which is hereto annexed, was published in the entire issue
of said newspaper for _____ successive and consecutive insertions in
the following issues:

March 4, 1978

Connie Ford

Subscribed and sworn to before me this 6th day of

March 1978

Patricia S. Hawk

Notary Public of Oregon

EO-491
PUBLIC NOTICE
The Umatilla County Board of Commissioners will hold public hearings on the draft comprehensive plans for the City of Echo and the City of Stanfield in accordance with the Resolution and Order entitled "In the Matter of the Development and Adoption of Procedures and Standards for County Review of City Comprehensive Plans," for the following purposes:

- (1) To review the Cities of Echo and Stanfield Draft Comprehensive Plans for compliance with the Oregon Statewide Planning Goals;
- (2) To review the Echo and Stanfield Draft Comprehensive Plans for coordination with affected governmental agencies;
- (3) To identify potential city-county issues that need to be resolved prior to final adoption of the draft plans by the County;
- (4) To formulate a decision regarding the tentative adoption of the portion of the Cities of Echo and Stanfield Draft Comprehensive Plans which address the urban growth areas as an amendment to the Umatilla County Comprehensive Plan.

Copies of the Oregon Statewide Planning goals, the Resolution and Order and the City of Echo and the City of Stanfield Draft Comprehensive Plans are available for public inspection at the Umatilla County Planning Department and East Central Oregon Association of Counties offices. The hearings will be held on Wednesday, March 15, 1978 at 3:00 p.m. in Room 114 of the County Courthouse in Pendleton, Oregon. For more information, interested persons may contact Dave Bishop, Umatilla County Planning Director, Umatilla County Courthouse, Pendleton, Oregon 97901; phone 276-7111, extension 314.
March 2, 4, 1978

RECEIVED

MAR 7 '78

IN THE _____ COURT OF THE
STATE OF OREGON FOR UMATILLA COUNTY

AFFIDAVIT OF
PUBLICATION OF

Equity
Law

} No. _____

RECEIVED
JUN 28 1978
E.C.O.A.C.

STATE OF OREGON, }
County of Umatilla } ss

I, Beverly Krosting being first duly
sworn, depose and say that I am the principal clerk of the publisher of the East
Oregonian, a newspaper of general circulation, as defined by ORS 193.010
and 193.020; printed and published at Pendleton in the aforesaid county and
state; that the EO_ 816 Public notice- Echo City Council

a printed copy of which is hereto annexed, was published in the entire issue
of said newspaper for 2 successive and consecutive insertions in
the following issues:

June 17th & 27th 19 78

Beverly Krosting

Subscribed and sworn to before me this 27th day of

June 1978

Patricia C. Carpenter

Notary Public of Oregon.

EO-816
PUBLIC NOTICE
The Echo City Council and Planning Commission will hold a public hearing at 7:30 p.m., Wednesday, June 28, 1978, at the Echo Fire Hall concerning adoption of:
1. Echo Comprehensive Plan and Technical Report
2. Zoning Ordinance
3. Subdivision Ordinance
4. Mobile Home Park Ordinance
5. Urban Growth Area Joint Management Agreement
The technical report is available for review at Echo City Hall, the ECOAC office in Pendleton, and the Department of Land Conservation and Development office in Salem.
Anyone who has questions or comments concerning the draft plan or technical report may contact Henry Markus, Comprehensive Planner, East Central Oregon Association of Counties, Post Office Box 339, Pendleton, Oregon 97801, 276-6732.
Echo City Council
Echo Planning Commission
June 17, 27, 1978

PUBLIC NOTICE

The Echo City Council and Planning Commission will hold a public hearing at 7:30 p.m., Wednesday, June 28, 1978, at the Echo Fire Hall concerning adoption of:

1. Echo Comprehensive Plan and Technical Report
2. Zoning Ordinance
3. Subdivision Ordinance
4. Mobile Home Park Ordinance
5. Urban Growth Area Joint Management Agreement

The technical report is available for review at Echo City Hall, the ECOAC office in Pendleton, and the Department of Land Conservation and Development office in Salem.

Anyone who has questions or comments concerning the draft plan or technical report may contact Henry Markus, Comprehensive Planner, East Central Oregon Association of Counties, Post Office Box 339, Pendleton, Oregon 97801, 276-6732.

Echo City Council
Echo Planning Commission
Pub: June 22, 1978

AFFIDAVIT OF PUBLICATION

State of Oregon)
County of Umatilla) ss.

I, G.M. REED, being first duly sworn, depose and say that I am the publisher of The Hermiston Herald, a newspaper of general circulation, as defined by sections ORS 193.010 and 193.020, Oregon Compiled Laws Annotated; printed and published at Hermiston in the aforesaid county and state; that the Echo City Council/ Planning Commission held a public hearing 7:30 pm June 28, 1978.

, a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for... successive and consecutive weeks in the following issues:

June 22, 1978

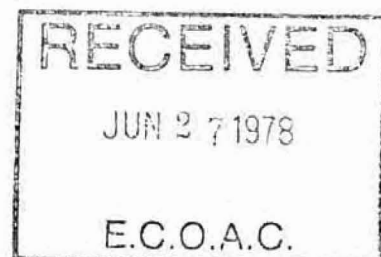
G.M. Reed

Subscribed and sworn to before me this 22nd day of June, 1978.

Lisa Mae West

Notary Public for Oregon

My commission expires May 22, 1981



RECEIVED

JUL 3 '78

UMATILLA COUNTY
PLANNING COMMISSION

IN THE _____ COURT OF THE
STATE OF OREGON FOR UMATILLA COUNTY

AFFIDAVIT OF
PUBLICATION OF

Equity }
Law } No. _____

STATE OF OREGON, }
County of Umatilla } ss

I, Beverly Krosting being first duly
sworn, depose and say that I am the principal clerk of the publisher of the East
Oregonian, a newspaper of general circulation, as defined by ORS 193.010
and 193.020; printed and published at Pendleton in the aforesaid county and
state; that the EO 871 Public Notice

EO-871
PUBLIC NOTICE
The Umatilla County Planning Commission will hold public hearings to review and obtain comments on the Technical Reports of the Draft Comprehensive Plans for the cities of Pilot, Ukiah, Stanfield, and Echo, Oregon, on July 12, 1978 at 7:45 p.m., Umatilla County Courthouse, Room Pendleton, Oregon. Results of hearings will be in the form of recommendations to the Umatilla County Board of Commissioners. Persons wishing further information may contact Mark Markus, Comprehensive Planning, East Central Oregon Association of Counties, 920 S. W. First, Pendleton, Oregon 97801, telephone 276-6732.
DATED this 30th day of June 1978.
UMATILLA COUNTY
PLANNING COMMISSION
June 30, 1978

a printed copy of which is hereto annexed, was published in the entire issue
of said newspaper for 1 successive and consecutive insertion in
the following issues:

June 30, 19 78

Beverly Krosting

Subscribed and sworn to before me this 30th day of

June 19 78

Patricia A. Campbell
Notary Public of Oregon

MY COMMISSION EXPIRES
SEP 3, 1980

\$5.28

IN THE _____ COURT OF THE
STATE OF OREGON FOR UMATILLA COUNTY

AFFIDAVIT OF
PUBLICATION OF

Equity }
Law } No. _____

STATE OF OREGON, }
County of Umatilla } ss.

I, Beverly Krosting being first duly
sworn, depose and say that I am the principal clerk of the publisher of the East
Oregonian, a newspaper of general circulation, as defined by ORS 193.010
and 193.020; printed and published at Pendleton in the aforesaid county and
state; that the EO- 955 Public Notice

a printed copy of which is hereto annexed, was published in the entire issue
of said newspaper for 1 successive and consecutive insertion in
the following issues:

July 27th, 1978

Beverly J. Krosting

Subscribed and sworn to before me this 28th day of

July, 1978
Patricia O. Carpenter

Notary Public of Oregon

EO-955
PUBLIC NOTICE
THE UMATILLA COUNTY
PLANNING COMMISSION will
hold public hearings to review and
obtain public comment on the
Technical Reports of the Draft
Comprehensive Plans for the
Cities of ~~Prineville, Stanfield, and~~
Echo, on August 9, 1978 at 7:30
p.m., Umatilla County Cour-
thouse, Room 20, Pendleton,
Oregon. Results of the hearings
will be in the form of recommen-
dations to the Umatilla County
Board of Commissioners.
Persons wishing further in-
formation may contact Henry
Markus, Comprehensive Planner,
East Central Oregon Association
of Counties, 920 S.W. Frazer,
Pendleton, Oregon 97801;
telephone 276-6722.
DATED this 27th day of July,
1978.
UMATILLA COUNTY
PLANNING COMMISSION
July 27, 1978

\$5.70

RECEIVED

JUL 31 1978

IN THE _____ COURT OF THE
STATE OF OREGON FOR UMATILLA COUNTY

AFFIDAVIT OF
PUBLICATION OF

Equity
Law

} No. _____

STATE OF OREGON, }
County of Umatilla } ss

I, Beverly Krosting being first duly
sworn, depose and say that I am the principal clerk of the publisher of the East
Oregonian, a newspaper of general circulation, as defined by ORS 193.010
and 193.020; printed and published at Pendleton in the aforesaid county and
state; that the EO- 964 Public Notice

a printed copy of which is hereto annexed, was published in the entire issue
of said newspaper for 1 successive and consecutive insertion in
the following issues:

Aug. 1 19 78

Beverly J. Krosting

Subscribed and sworn to before me this 2nd. day of

Aug. 19 78

Patricia A. Carpenter

Notary Public of Oregon

**EO-964
PUBLIC NOTICE**
The Echo City Council and Planning Commission will continue a public hearing at 7:30 p.m., Wednesday, August 2, 1978, at the Echo Fire Hall concerning adoption of:
1. Echo Comprehensive Plan and Technical Report
2. Zoning Ordinance
3. Subdivision Ordinance
4. Mobile Home Park Ordinance
5. Urban Growth Area Joint Management Agreement.
These documents are available for review at city hall and at the ECOAC office in Pendleton.
Anyone who has questions or comments concerning these documents may contact Henry Markus, Comprehensive Planner, East Central Oregon Association of Counties, Post Office Box 339, Pendleton, OR 97901, 776-6732.
ECHO CITY COUNCIL
ECHO PLANNING COMMISSION
August 1, 1978

MY CC
SEPT. 8, 1980

IN THE _____ COURT OF THE
STATE OF OREGON FOR UMATILLA COUNTY

AFFIDAVIT OF
PUBLICATION OF

Equity }
Law } No. _____

STATE OF OREGON, }
County of Umatilla } ss

I, Beverly Krosting being first duly
sworn, depose and say that I am the principal clerk of the publisher of the East
Oregonian, a newspaper of general circulation, as defined by ORS 193.010
and 193.020; printed and published at Pendleton in the aforesaid county and
state; that the EO- 975 Notice of Public Hearing

a printed copy of which is hereto annexed, was published in the entire issue
of said newspaper for 1 successive and consecutive insertion in
the following issues:

Aug. 4th _____ 19 78

Beverly J. Krosting

Subscribed and sworn to before me this 7th day of

Aug. 19 78

Patricia A. Carpenter
Notary Public of Oregon

EO-975
NOTICE OF
PUBLIC HEARING
THE UMATILLA COUNTY
BOARD OF COMMISSIONERS
will hold public hearings to review
and obtain public comment on the
Technical Reports of the Draft
Comprehensive Plans for the
cities of Ukiah, Pilot Rock, Stag-
field, and Echo, on Wednesday,
August 15, 1978 at 10:45 a.m. in
Room 114 of the County Cour-
thouse in Pendleton, Oregon.
Results of the hearings will be in
the form of recommendations to
the cities for preparation of their
final comprehensive plans.
Persons wishing further in-
formation may contact Henry
Markus, Comprehensive Planner,
East Central Oregon Association
of Counties, 920 S.W. Frazer,
Pendleton, Oregon 97801;
telephone 276-6732.
DATED this 4th day of August,
1978.
UMATILLA COUNTY
BOARD OF COMMISSIONERS
August 4, 1978

RECEIVED

AUG 5 '78

UMATILLA COUNTY
BOARD OF COMMISSIONERS

IN THE _____ COURT OF THE
STATE OF OREGON FOR UMATILLA COUNTY

AFFIDAVIT OF
PUBLICATION OF

} _____
Equity Law } No. _____

STATE OF OREGON, } ss
County of Umatilla

I, Beverly Krosting being first duly
sworn, depose and say that I am the principal clerk of the publisher of the East
Oregonian, a newspaper of general circulation, as defined by ORS 193.010
and 193.020; printed and published at Pendleton in the aforesaid county and
state; that the EO- 012 Public Notice

a printed copy of which is hereto annexed, was published in the entire issue
of said newspaper for 1 successive and consecutive insertion in
the following issues:

Aug. 22, 1978

Beverly J. Krosting

Subscribed and sworn to before me this 23rd. day of

Aug. 19 78

Patricia A. Carpenter
Notary Public of Oregon

EO-012
PUBLIC NOTICE
The Echo City Council and Planning Commission will continue a public hearing at 7:30 p.m., Wednesday, August 23, 1978, at the Echo Fire Hall concerning adoption of:
1. Echo Comprehensive Plan and Technical Report
2. Zoning Ordinance
3. Subdivision Ordinance
4. Mobile Home Park Ordinance
5. Urban Growth Area Joint Management Agreement
These documents are available for review at city hall and at the ECOAC office in Pendleton.
Anyone who has questions or comments concerning these documents may contact Henry Markus, Comprehensive Planner, East Central Oregon Association of Counties, Post Office Box 339, Pendleton, OR 97801, 276-6732.
Echo City Council
Echo Planning Commission
August 22, 1978

IN THE _____ COURT OF THE
STATE OF OREGON FOR UMATILLA COUNTY

AFFIDAVIT OF
PUBLICATION OF

Equity Law } No. _____

STATE OF OREGON, } ss.
County of Umatilla

I, Beverly Krosting being first duly
sworn, depose and say that I am the principal clerk of the publisher of the East
Oregonian, a newspaper of general circulation, as defined by ORS 193.010
and 193.020; printed and published at Pendleton in the aforesaid county and
state; that the EO- 090 Public Notice- The Echo City Council

a printed copy of which is hereto annexed, was published in the entire issue
of said newspaper for 2 successive and consecutive insertions in
the following issues:

Oct. 2nd & 10th 19 78

Beverly J. Krosting
11tn

Subscribed and sworn to before me this _____ day of

Oct. 19 78

Patricia A. Carpenter
Notary Public of Oregon

EO-090
PUBLIC NOTICE
The Echo City Council will hold
a public hearing at 7:30 p.m.
Wednesday, October 11, 1978, at
the Echo Golf Course concerning
adoption of:
1. Echo Comprehensive Plan and
Technical Report
2. Zoning Ordinance
3. Subdivision Ordinance
4. Mobile Home Park Ordinance
5. Urban Growth Area Joint
Management Agreement.
These documents are available
for review at city hall and at the
ECOAC office in Pendleton.
Anyone who has questions or
comments concerning these
documents may contact Henry
Markus, Comprehensive Planner,
East Central Oregon Association
of Counties, Post Office Box 339,
Pendleton, OR 97801. 274-6732.
Echo City Council
October 2, 10, 1978

IN THE _____ COURT OF THE
STATE OF OREGON FOR UMATILLA COUNTY

AFFIDAVIT OF
PUBLICATION OF

Equity
Law

} No. _____

RECEIVED

DEC 15 '78

UMATILLA COUNTY
PLANNING COMMISSION

STATE OF OREGON, }
County of Umatilla } ss

I, Beverly Krosting being first duly
sworn, depose and say that I am the principal clerk of the publisher of the East
Oregonian, a newspaper of general circulation, as defined by ORS 193.010
and 193.020; printed and published at Pendleton in the aforesaid county and
state; that the EO- 228 Public Notice

a printed copy of which is hereto annexed, was published in the entire issue
of said newspaper for 1 successive and consecutive insertion in
the following issues:

Dec. 9th, 19 78

Beverly J. Krosting

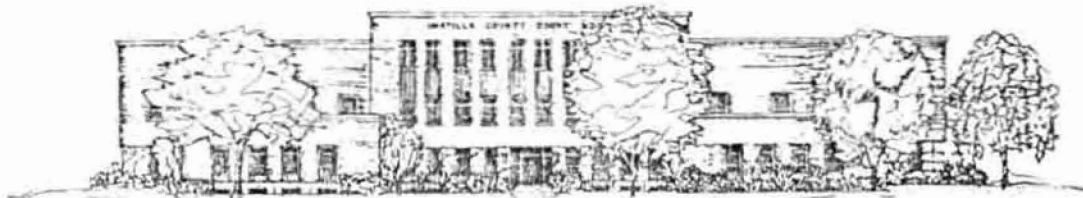
Subscribed and sworn to before me this 11th day of

DEC 9 1978

Patricia A. Carpenter
Notary Public of Oregon

EO-228
PUBLIC NOTICE
THE UMATILLA COUNTY
PLANNING COMMISSION will
hold public hearings to review and
obtain public comment on finaliz-
ed Comprehensive Plans for the
cities of Echo, Ukiah, and Pilot
Rock. Included in the hearings will
be comments and review of Joint
Management Agreements to be
implemented between Umatilla
County and the cities of Echo,
Ukiah and Pilot Rock. Results of
the hearings will be in the form of
recommended actions to the
Umatilla County Board of Com-
missioners.
The hearings are scheduled on
December 20, 1978 at 7:15 p.m.,
Umatilla County Courthouse,
Room 20, Basement Conference
Room in Pendleton, Oregon.
Persons wishing further in-
formation may contact Henry
Markus, Comprehensive Planner,
East Central Oregon Association
of Counties, P.O. Box 339,
Pendleton, Oregon; or the
Umatilla County Planning Depart-
ment, Umatilla County Court-
house, Pendleton, Oregon 97601.
DATED this 9th day of
December, 1978.
UMATILLA COUNTY PLANN-
ING COMMISSION
December 9, 1978

\$7.60



UMATILLA COUNTY PLANNING DEPARTMENT

Umatilla County Courthouse, P.O. Box 1427 Pendleton, Oregon 97801
Phone: 276-7111, Ext. 314

ECHO URBAN GROWTH BOUNDARY PROPERTY OWNERS

I hereby certify that the attached list of property owners and residents were mailed, first class, on January 22, 1979, notification of proposed land classification and/or zone changes affecting their property (copy attached), pursuant to the provisions of ORS 215.503.

Signed this 22nd day of January, 1979.

Dennis A. Olson
Planning Director
Designated Mailing Certifier

ATTEST:

FIRST-CLASS MAIL-OUT TO PROPERTY OWNERS WITHIN ECHO URBAN GROWTH BOUNDARY
CONCERNING CHANGES TO LAND USE DESIGNATION WITHIN ECHO URBAN GROWTH BOUNDARY:

Bobbie Jack and Ann Bailey
Kenneth C. Bowman
Kenneth C. Bowman, Sr.
Donald F. and Deanna L. Brandt
Manuel J. and Irene M. Correa
Isabelle Corrigan
City of Echo
Ester Fife
Danny J. and Dorothy S. Fullerton
Ferdie and Margaret H. Hudeman
Ferdie and Margaret Hudeman
Edward Liesegang, et al
James and Joyce Marion
Donald E. and Nancy L. Miltenberger
Oregon-Wash. Railroad and Navigation Co.
Ralph & Thelma R. Seibel, et al
Harry R. and Shirley Snow
Union Pacific Railroad

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:
ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS
NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE
PURCHASER.

You are the recorded titleholder or purchaser of the following property (Umatilla County Assessor's Office records):

Assessor's Map: _____

Tax Lot: _____

This property lies in the unincorporated portion of the City of Echo proposed Urban Growth Boundary. On Wednesday, February 14, 1979, at 10:00 a.m. in Room 114 of the County Courthouse in Pendleton, the Umatilla County Board of Commissioners will consider adoption of the City's Comprehensive Plan and Zoning for these lands. Adoption will change the land classification and approved land uses from County to City designations.

Current County Plan Classification: _____

Current County Zoning Designation: _____

Proposed City Comprehensive Plan Classification(s): _____

Proposed City Zoning Designation(s): _____

For further information, City plans and maps are available for your inspection at City Hall, at the County Planning Department in the County Courthouse in Pendleton, and at the West Central Oregon Association of Counties (920 SW Frazer, Pendleton).

IN THE _____ COURT OF THE
STATE OF OREGON FOR UMATILLA COUNTY

AFFIDAVIT OF
PUBLICATION OF

Equity Law } No. _____

RECEIVED

FEB 7 1979

UMATILLA COUNTY
PLANNING COMMISSION

STATE OF OREGON, } ss
County of Umatilla

I, Beverly Krosting being first duly
sworn, depose and say that I am the principal clerk of the publisher of the East
Oregonian, a newspaper of general circulation, as defined by ORS 193.010
and 193.020; printed and published at Pendleton in the aforesaid county and
state; that the 20-5th public notice comprehensive plans

a printed copy of which is hereto annexed, was published in the entire issue
of said newspaper for 1 successive and consecutive insertion in
the following issues:

Feb. 3rd, 1974

Beverly Krosting
5th

Subscribed and sworn to before me this _____ day of

Feb. 7th, 1974

Patricia A. Carpenter
Notary Public of Oregon

EO-318
PUBLIC NOTICE
THE UMATILLA COUNTY BOARD OF COMMISSIONERS will hold public hearings on the finalized Comprehensive Plans for the cities of Pilot Rock, Umatilla, Echo, and Stanfield in accordance with the Board of County Commissioners Resolution and Order titled "In the Matter of Development and Adoption of Procedures and Standards for County Review of City Comprehensive Plans" for the purposes of formulating decisions regarding:
(1) The adoption by ordinance of those portions of the City Comprehensive Plans which address the urban growth areas amendments to the Umatilla County Comprehensive Plan.
(2) The implementation of Joint Management Agreements affecting the urban growth areas.
The public meeting will be held at 10:00 a.m. on Wednesday, February 14, 1979, in Room 111 of the County Courthouse in Pendleton, Oregon. For further information, cities' plans, maps and joint management agreements are available for inspection at respective City Halls, at the County Planning Department in the County Courthouse in Pendleton and at East Central Oregon Association of Counties (920 S. Frazer, Pendleton).
DATED this 3rd day of February, 1979.
UMATILLA COUNTY BOARD OF COMMISSIONERS
February 3, 1979

\$9.08

CITY OF ECHO

P. O. BOX 669
ECHO, OREGON 97826

PHONE 376-8211

PUBLIC NOTICE

The Echo City Council will hold a public meeting on Thursday February 22, 1979, at the Echo Golf Course Clubhouse at 7.30p.m. Possible effects on a landowner whose property is included within the proposed urban growth boundary will be discussed including:

1. Farm Use
2. Zoning
3. Taxes
4. Annexation
5. Development
6. Extension of City Services.

If you object to inclusion of your property within the urban growth boundary, please come to the meeting and tell the City Council the reasons for your objection.


City Recorder/Administrator

CC: Umatilla County Board of Commissioners
Umatilla County Planning Director
Umatilla County Assessor



CITY OF ECHO

P. O. BOX 669
ECHO, OREGON 97826

PHONE 375-8211

RECEIVED

FEB 27 1979

E.C.O.A.C.

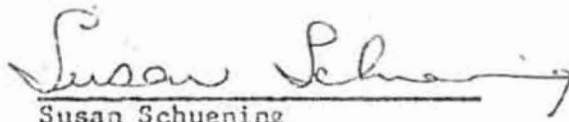
PUBLIC NOTICE

SECOND MEETING

The Echo City Council will hold a public meeting on Thursday March 01, 1979, at the Echo Golf Course Clubhouse at 7.30p.m. Possible effects on a landowner whose property is included within the proposed urban growth boundary will be discussed including:

1. Farm Use
2. Zoning
3. Taxes
4. Annexation
5. Development
6. Extension of City Services.

If you object to inclusion of your property within the urban growth boundary, please come to the meeting and tell the City Council the reasons for your objection.



Susan Schuening
City Recorder/Administrator

CC: Umatilla County Board of Commissioners
Umatilla County Planning Director
Umatilla County Assessor

GOALS AND POLICIES

ORDINANCE NO. 232-78

AN ORDINANCE ADOPTING THE CITY OF ECHO
COMPREHENSIVE PLAN

SECTION 1. AUTHORITY

Pursuant to Oregon Revised Statutes Chapters 92, 197, 215 and 227, the Statewide Planning Goals, and in coordination with Umatilla County and other affected governmental units, the City of Echo hereby adopts the City of Echo Comprehensive Plan including plan goals and policies as enumerated herein and the plan map included as Attachment "A".

SECTION 2. PLAN TECHNICAL REPORT

The technical report provides the background information, facts and considerations that the city's comprehensive plan goals, policies and map are based on. The technical report is not adopted as part of the plan but remains the supporting document that is subject to revision as new technical data becomes available. When new data indicates that the city's plan should be revised, amendments shall be made as provided in Section 7.

SECTION 3. PLAN IMPLEMENTATION MEASURES

All plan implementation measures including but not limited to the Zoning Ordinance, Subdivision Ordinance, Mobile Home Park Ordinance, and Urban Growth Area Joint Management Agreement between the City and County, shall be consistent with and subservient to the City Comprehensive Plan.

SECTION 4. AVAILABILITY OF PLAN

After the City Comprehensive Plan receives acknowledgement of compliance from the Oregon Land Conservation and Development Commission, the comprehensive plan, technical report and implementation measures shall be available for use and inspection at City Hall, Umatilla County Planning Department office in Pendleton, East Central Oregon Association of Counties, and the Department of Land Conservation and Development office in Salem.

SECTION 5. PLAN GOALS AND POLICIES

The following statement of goals and policies provide a general long-range basis for decision-making relative to the future growth and development of the City. The goals are patterned after and are in direct response to applicable Oregon Statewide Planning Goals. The policy statements set forth a guide to courses of action which are intended to carry out the goals of the plan. The policy statements present the City's position on matters pertaining to physical improvements and community development.

A. Citizen Involvement

GOAL: To develop a citizen involvement program that insures opportunity for citizens to participate in all phases of the planning process.

It shall be City Policy:

1. To conduct periodic community surveys to ascertain public opinion and collect information; tabulated survey results shall be distributed.
2. To encourage people to attend and participate in City Council meetings and hearings.

B. Land Use Planning

GOAL: To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

It shall be City Policy:

1. To prepare data inventories on natural resources, man-made structures and utilities, population and economic characteristics, and the roles and responsibilities of affected governmental units.
2. To identify lands suitable for development and areas where development should be restricted.
3. To develop economic and population projections.
4. To determine the land requirements for projected economic development and population growth.
5. To determine the public facilities and services required to accommodate existing unmet public needs and expected economic and population growth.
6. To revise the comprehensive plan and urban growth boundary for the City of Echo as necessary based on available information, citizen input, coordination with affected governmental units, and the goals and policies adopted herein.
7. To prepare, adopt and revise as necessary zoning, subdivision and mobile home park ordinances.
8. To establish additional policies and implementation measures consistent with the Comprehensive Plan as necessary.

C. Agricultural Lands

GOAL: To preserve and maintain agricultural lands.

It shall be City Policy:

1. To identify agricultural lands which should be preserved and protected from urban development.
2. To encourage residential, commercial, and industrial development within the urban growth boundary.
3. To restrict non-farm development outside the urban growth boundary.
4. To retain land within the urban growth area presently zoned for Exclusive Farm Use for farming until rezoning is requested.

D. Open Spaces, Scenic and Historic Areas, and Natural Resources

GOAL: To conserve open space and protect natural, scenic, historic and cultural resources.

It shall be City Policy:

1. To identify open spaces; scenic, cultural and historic areas; and natural resources which should be preserved from urban development.
2. To preserve the floodway of the Umatilla River as permanent open space and protect fish, wildlife, and vegetation.
3. To preserve open space through public acquisition of suitable land and by encouraging provisions for open space in private developments.
4. To examine any publicly-owned lands including street rights-of-way for their potential open-space use before their disposition.
5. To encourage multiple uses of open space land provided that the uses are compatible.
6. To protect archaeological and historic sites, structures, and artifacts.
7. To conserve the area's natural resources.

E. Air, Water and Land Resources Quality

GOAL: To maintain and improve the quality of the air, water, and land resources of Echo.

It shall be City Policy:

1. To limit all discharges from existing and future development to meet applicable state or federal environmental quality statutes, rules, and standards.

2. To encourage industries to locate in Echo which would have no significant detrimental effect on the environmental resources of the area.

F. Areas Subject to Natural Disasters and Hazards

GOAL: To protect life and property from natural disasters and hazards.

It shall be City Policy:

1. To encourage development to locate outside floodplains, natural drainageways, steep slopes, and other hazardous areas.
2. To limit the use of land in the floodplain to open space, recreation or other appropriate uses which minimize the potential loss to life or property and which comply with federal and state regulations.
3. To investigate alternative ways to reduce the flood hazard within the city limits.
4. To protect the city from possible overflow from or damage to the Feed Canal and Furnish Ditch.
5. To preserve the land between the Feed Canal and Furnish Ditch as permanent open space with the exception of the area adjacent to the Lexington-Echo Highway.
6. To preserve the land between the Union Pacific rail line and the Feed Canal north and south of the sewage lagoons as permanent open space.
7. To require site specific information clearly determining the degree of hazard present from applicants who seek approval to develop residential, commercial, or industrial uses within known areas of natural disasters and hazards.

G. Recreational Needs

GOAL: To satisfy the recreational needs of the citizens of Echo and visitors.

It shall be City Policy:

1. To develop public meeting places and indoor recreational facilities for all age groups.
2. To build additional park and outdoor recreational facilities in order to meet recreational needs of residents and visitors as the community grows.

3. To develop a community swimming pool complex as resources become available.
4. To require the dedication of park land or fee in lieu of for park land or facilities as a part of the review and approval of subdivisions and planned unit developments.
5. To plan community recreation facilities in conjunction with existing and planned school facilities so that they complement each other in function.
6. To maintain and improve the Echo Golf Course.
7. To develop a riverside park.
8. To encourage tourist commercial uses such as motels, restaurants, gas stations, truck stops and similiar uses to cluster adjacent to the I-80N Freeway Interchange.

H. Economic Development

GOAL: To diversify and improve the economy of Echo.

It shall be City Policy:

1. To preserve the land south of the I-80N Freeway Interchange for commercial and light industrial development and protect this area from encroachment from incompatible land uses.
2. To preserve the land adjacent to the Union Pacific rail line and west of the cemetary for light industrial development.
3. To encourage diversified, non-polluting industrial development in order to provide a stable job market for city residents.
4. To minimize high noise levels, heavy traffic volumes, and other undesirable effects of commercial and industrial developments.
5. To provide facilities necessary to attract and serve industry.
6. To cooperate with and encourage the use of local manpower training agencies and programs to expand job opportunities, reduce unemployment, reduce out-migration of youth, accommodate the growth of the local labor force, and maximize the utilization of local manpower as job opportunities increase.
7. To develop an improvement plan for the downtown area and encourage commercial development.

I. Housing

GOAL: To increase the supply of housing to allow for population growth and to provide for the housing needs of the citizens of Echo.

It shall be City Policy:

1. To encourage a moderate rate of growth.
2. To cooperate with agencies involved in the development of low and moderate income housing.
3. To encourage future residential developments which provide prospective buyers with a variety of residential lot sizes, a diversity of housing types and a range in prices.
4. To establish low density residential areas within the urban growth boundary rather than rural residential areas adjacent to, but outside the urban growth boundary.
5. To require that low density residential areas which are subdivided or partitioned, be laid out so that such areas may be further subdivided or partitioned at a later time while still insuring that necessary public facilities can be developed. Sub-areas which are equal to or greater than 12 percent slope are excepted.
6. To allow mobile homes in appropriate residential areas on individual lots as an outright use and mobile home parks as a conditional use.

J. Public Facilities and Services

GOAL: To plan and develop a timely, orderly, and efficient arrangement of public facilities and services to serve as a framework for urban development.

It shall be City Policy:

1. To require underground installation of utilities in all new developments and as major improvements are made to areas with above ground utilities.
2. To cooperate with agencies involved in providing and coordinating social services and consider pooling of city resources with social agencies to provide needed services within the community.
3. To buffer the area around the cemetery from urban development.
4. To develop, maintain, update, and expand police and fire services, streets and sidewalks, water and sewer systems, and storm drains as necessary to provide adequate facilities and services to the community.

5. To work with Umatilla County to insure adequate provision for and control of solid waste disposal sites.
6. To plan public facilities, utilities and services to meet expected demand through development of a capital improvement program.
7. To require the dedication of school sites or fees in lieu of to be used for school sites or capital improvements as a part of the review and approval of subdivisions and planned unit developments as necessary.
8. To provide city water and sewer services only within the urban growth boundary and either upon annexation, or irrevocable consent to annex, or at the discretion of the City Council.
9. To discourage development of new wells within the urban growth boundary if such wells either individually or collectively will substantially reduce the City's ability to provide a dependable source of water.
10. To identify approximate locations of future streets, water tank sites, and other public facilities.
11. To require necessary onsite public facilities to be provided in new subdivisions including but not limited to water, sewer, and streets.
12. To require property owners to pay their fair share of the costs of extension of public facilities which will serve their property.

K. Transportation

GOAL: To provide and encourage a safe, convenient, and economic transportation system.

1. To repave city streets and provide curbs and sidewalks as resources are available.
2. To encourage the Union Pacific Railroad to landscape its right-of-way through the City.
3. To encourage Umatilla County to improve County Road No. 848 between the City and the I-80N Freeway Interchange and to plan for adequate access to adjacent property.
4. To work with Umatilla County to develop joint policies concerning local roads and streets within the urban growth boundary.

L. Energy Conservation

GOAL: To conserve energy and develop and use renewable energy resources.

It shall be City Policy:

1. To revise the zoning ordinance to protect solar access.
2. To encourage orientation and design of new streets and buildings to allow for utilization of solar energy and provision of landscaping to reduce summer cooling needs.
3. To design the extension and upgrading of water and sewer lines and facilities to minimize energy use.
4. To encourage building owners to insulate their buildings to conserve energy and reduce operating costs.

M. Urbanization

GOAL: To provide for an orderly and efficient transition from rural to urban land use.

It shall be City Policy:

1. To establish an urban growth boundary to identify and separate urbanizable land from rural land.
2. To develop a cooperative process between Echo and Umatilla County for the establishment and change of the urban growth boundary.
3. To first consider land in the designated expansion area for inclusion within the urban growth boundary.
4. To consider only those areas that are within the urban growth boundary for annexation to the city.
5. To work with Umatilla County to develop policies and regulations to manage land development within the urban growth boundary outside city limits.
6. To tax land within the urban growth boundary based on current use and market value.

SECTION 6. PLAN AND IMPLEMENTATION MEASURE REVIEW

The City Comprehensive Plan and implementation measures shall be reviewed at least annually to determine conformity with changes in:

Oregon Revised Statutes and administrative rules;

Oregon Case Law;

Oregon Statewide Planning Goals;

Requirements of the City;

Needs of residents or landowners within the City or urban growth area;
and

Concerns of the County and other affected governmental units.

If the City Comprehensive Plan, implementation measures, or both fail to conform to any of the above criteria, the non-conforming document(s) shall be amended as necessary and as soon as practicable.

SECTION 7. PLAN AMENDMENT

After the City Council determines that proposed amendments should be considered, amendment of the Comprehensive Plan shall be based on the following procedure and requirements.

- A. The City Council shall set a public hearing date and give notice thereof through a newspaper of general circulation in the City at least ten (10) days prior to the hearing and if applicable, notice shall be mailed to:
 1. Property owners within 250 feet of land subject to a proposed amendment to the plan map; and
 2. Affected governmental units which may be impacted by or who have requested opportunity to review and comment on proposed amendments.
- B. Copies of proposed amendments shall be made available for review at least ten (10) days prior to the City Council hearing.
- C. Within ten (10) days after the close of the City Council hearing, the City Council shall make findings of fact and adopt, adopt with changes, or deny the proposed amendments. Adoption of plan amendments is effective upon:
 1. City adoption in the case of amendment of the plan map for an area within the city limits.
 2. County adoption in the case of amendment of plan policies or the plan map for the urban growth area; and
 3. County adoption and Land Conservation and Development Commission approval in the case of amendment of plan goals or urban growth boundary location.
- D. Copies of plan amendments adopted by the City shall be sent to the County and the Land Conservation and Development Commission within ten (10) days after adoption.

SECTION 8. SEVERABILITY

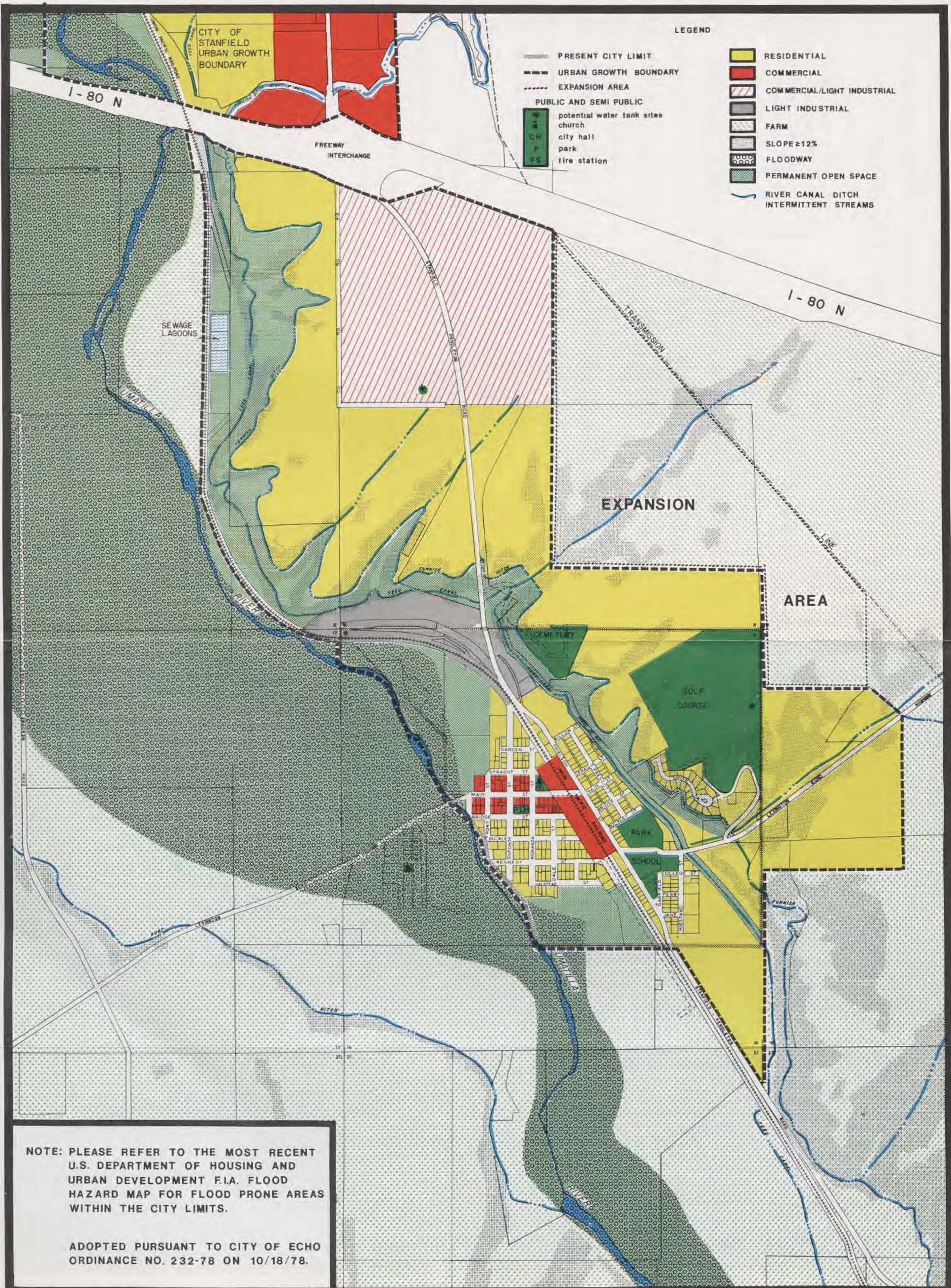
The provisions of this ordinance are severable. If a section, sentence, clause, or phrase shall be adjudged by a court of competent jurisdiction to be invalid, the decision shall not affect the validity of the remaining portions of this ordinance.

APPROVED AND ADOPTED by the Echo City Council on this 18th day of October, 1978.

Irving J. Howard
Mayor

ATTEST:

Susan Schmeing
City Recorder



LEGEND

- PRESENT CITY LIMIT
- URBAN GROWTH BOUNDARY
- EXPANSION AREA
- PUBLIC AND SEMI PUBLIC
 - potential water tank sites
 - church
 - city hall
 - park
 - fire station
- RESIDENTIAL
- COMMERCIAL
- COMMERCIAL/LIGHT INDUSTRIAL
- LIGHT INDUSTRIAL
- FARM
- SLOPE ≥ 12%
- FLOODWAY
- PERMANENT OPEN SPACE
- RIVER CANAL DITCH
- INTERMITTENT STREAMS

NOTE: PLEASE REFER TO THE MOST RECENT U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT F.I.A. FLOOD HAZARD MAP FOR FLOOD PRONE AREAS WITHIN THE CITY LIMITS.

ADOPTED PURSUANT TO CITY OF ECHO ORDINANCE NO. 232-78 ON 10/18/78.

COMPREHENSIVE PLAN

CITY OF ECHO, OREGON



BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR UMATILLA COUNTY

Regarding the adoption of)
the City of Echo Comprehensive)
Plan as an amendment to the)
Umatilla County Comprehensive)
Plan.)

Ordinance No. 19-14

WHEREAS, the City of Echo, Oregon, has adopted as part of its Comprehensive Plan an Urban Growth Boundary encompassing land lying outside the Echo corporate city limits, hereinafter referred to as the Echo Urban Growth Area; and

WHEREAS, the Echo Urban Growth Area is included in the City of Echo Comprehensive Plan, with Goals, Objectives, and Policies and the Land Use Plan being applied to the Area; and

WHEREAS, that land within the Echo Urban Growth Area is presently under the jurisdiction of Umatilla County and included within the Umatilla County Comprehensive Plan; and

WHEREAS, the Umatilla County Planning Commission reviewed the City of Echo Comprehensive Plan and held a public hearing on December 20, 1978; and

WHEREAS, the City of Echo and Umatilla County proposed to enter into an agreement entitled the Echo Urban Growth Area Joint Management Agreement, which provides for Umatilla County administering land use controls within the Echo Urban Growth Area utilizing the City of Echo Comprehensive Plan and zoning and subdivision standards, and providing opportunity for the City to review and comment on many

land use requests affecting the Echo Urban Growth Area; and

WHEREAS, the Echo Growth Area Joint Management Agreement was approved by the Echo City Council on October 18, 1978; and

WHEREAS, a public hearing on this ordinance and the Echo Urban Growth Area Joint Management Agreement was held before the Umatilla County Board of Commissioners on Wednesday, February 14, 1979, and March 14, 1979, and notice of the hearing was published in the East Oregonian on February 3, 1979; and

WHEREAS, notice by First Class Mail was given January 22, 1979 to those Urban Growth Area property owners who would experience changed land-use designations under this Ordinance, and indicating present land classification and zone, proposed land classification and zone, and time and place of the public hearing on this Ordinance; and

WHEREAS, the Umatilla County Board of Commissioners approved the Echo Urban Growth Area Joint Management Agreement on March 14, 1979.

The Board of County Commissioners for Umatilla County, Oregon, hereby ordain as follows:

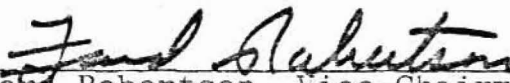
The Umatilla County Comprehensive Plan, originally adopted on April 6, 1972, is amended to adopt the City of Echo Comprehensive Plan for that land designated as being within the City of Echo Urban Growth Boundary, but outside of corporate city limits, referred to as the City of Echo Comprehensive Plan as adopted by the Echo City Council on October 18, 1978. The substantive provisions of the City of Echo Subdivision and Zoning Ordinances are also adopted by reference for application only in the Echo Urban Growth Area.

DATED this 14TH day of MARCH, 1979.

UMATILLA COUNTY BOARD OF COMMISSIONERS



F. K. Starrett, Chairman



Ford Robertson, Vice-Chairman



A. L. "Bud" Draper, Commissioner

ATTEST: County Clerk

J. Dean Fouquette, County Clerk

Burn masters, Deputy

CITY OF ECHO, OREGON

APPLICATION TO AMEND COMPREHENSIVE PLAN ORDINANCE

APPLICANT

Name _____

Address _____

Phone No. _____

TYPE OF APPLICANT (Check one)

Landowner (agent*) within Urban Growth Boundary _____

Resident (renter) within Urban Growth Boundary _____

Governmental Unit: City of Echo _____, County _____,

Special District _____, State Agency _____, Federal Agency _____

*Note: If agent, attach written authorization to represent landowner.

TYPE OF AMENDMENT

___ Text: Goal _____, Policy _____, Other _____; Section (s) _____

Applicant shall prepare and attach a copy of proposed text amendment to this application.

___ Map: Present Land Use Classification is _____

Proposed Land Use Classification is _____

Inside City limits (yes/no) _____

Outside City limits but within Urban Growth Boundary (yes/no) _____

Amendment to Urban Growth Boundary (yes/no) _____

Applicant shall prepare and attach the following to this application:

- (1) 8 1/2" x 11" location map of area subject to proposed map amendment drawn to scale,
- (2) Either assessor's map or other parcel map drawn to scale showing proposed map amendment, and
- (3) A list of names and addresses of property owners** whose property is subject to the proposed map amendment or within 250 feet exterior boundary thereof.

**Note: This information available from County Assessor's office.

SCHEDULE AND CHECKLIST

APPLICATION TO AMEND CITY OF ECHO COMPREHENSIVE PLAN ORDINANCE

	Date
1. Application submitted by applicant	_____
2. City Council hearing date set	_____
3. Public notice of City Council hearing	_____
a) Mailed to property owners	_____
b) Mailed to affected governmental units	_____
c) Published in local newspaper	_____
4. City Council hearing held	_____
5. City Council decision (within ten days of hearing)	_____
6. Applicant notified of decision	_____
<u>If</u> plan map amendment for an area within the City limits, then	
7. Effective date, if amendment adopted by City Council	_____
8. Amendment sent to County Planning Department, County Assessor and LCDC for their records	
<u>If</u> plan map amendment for an area within the Urban Growth Boundary but outside City limits or plan policy amendment, then,	
7. Application and hearing record referred to County for action if amendment adopted by City Council	_____
8. Effective date, if amendment co-adopted by County	_____
9. Amendment sent to LCDC for their records, if co-adopted by County	_____
<u>If</u> Urban Growth Boundary or plan goal amendment, then	
7. Application and hearing record referred to County for action if amendment adopted by City Council	_____
8. Application and hearing record(s) referred to LCDC for review if amendment co-adopted by County	_____
9. Effective date, if amendment approved by LCDC	_____

CITY RECORDS

APPLICATION TO AMEND CITY OF ECHO COMPREHENSIVE PLAN ORDINANCE

1. Application and attachments thereto
2. Schedule and checklist
3. Copies of public notices
4. Analysis of applicable plan goals and policies
5. City Council hearing record, findings of fact, conclusions, decision
6. Copy of notice to applicant of decision
7. If amendment approved, copies of notices to County Planning Department, County Assessor, LCDC . . . as appropriate.

CITY OF ECHO

URBAN GROWTH AREA JOINT MANAGEMENT AGREEMENT

The parties to this Joint Management Agreement shall be the City of Echo Oregon, hereinafter referred to as the City and Umatilla County, Oregon hereinafter referred to as the County.

The terms of this Joint Management Agreement shall be applicable to the City's urban growth area. For the purposes of this Agreement, the urban growth area shall be defined as that area of land extending from the City's corporate limits to the City's urban growth boundary as referenced and mapped in the City's Comprehensive Plan on October 18, 1978, and hereby incorporated into and made a part of this document (see Attachment A).

This Joint Management Agreement is entered into pursuant to ORS Chapters 190 and 197 and the Oregon Statewide Planning Goals for the purpose of facilitating the orderly transition from rural to urban land uses within the City's urban growth area.

Words and phrases used in this Joint Management Agreement shall be construed in accordance with ORS Chapters 92, 197, 215, 227 and 446 and applicable Oregon Administrative Rules and Statewide Planning Goals unless otherwise specified. In the event two or more definitions are provided for a single word or phrase, the most restrictive definition shall be utilized in construing this Agreement.

I. Introductory Information

- A. This Joint Management Agreement is the culmination of a series of actions intended, in part, to facilitate the orderly and efficient transition from rural to urbanizable to urban land uses within the urban growth area. Such actions include the preparation of a city comprehensive plan, the cooperative establishment of an urban growth area, coordination with affected governmental units, and county review of the city comprehensive plan.
- B. The City Council has adopted a comprehensive plan ordinance which includes an urban growth boundary and planning goals and policies.

II. General Comprehensive Plan Provisions

- A. The County shall retain responsibility for land use decisions and actions affecting the City's urban growth area, such responsibility to be relinquished over any land within this area upon its annexation to the City subject to provisions of ORS 215.130 (2) (a).

- B. The City's urban growth area has been identified as urbanizable and is considered to be available over the time for urban expansion. In order to promote consistency between the City's planning effort and County land use decisions and actions affecting the urban growth area, the County shall incorporate that portion of the City's Comprehensive Plan which addresses the urban growth area into the County Comprehensive Plan (see Attachment B).
- C. After the City's Comprehensive Plan has been reviewed by the County Board of Commissioners, and after County concurrence with and approval of the Plan for the area within corporate city limits and adoption of the Plan for the urban growth area, all public sector actions which fall within the scope of the City's Comprehensive Plan shall be consistent with the Plan.
- D. Land within the urban growth area presently zoned for Exclusive Farm Use shall remain Exclusive Farm Use until rezoning is requested, and such rezoning shall be consistent with the City Comprehensive Plan.
- E. It is the policy of the City and County to maintain a rapid exchange of information relating to their respective land use decisions which affect the City's urban growth area.

III. Zoning, Subdivision and Mobile Home Park Ordinances

- A. The substantive, as opposed to procedural, portions of the City's Zoning, Subdivision, and Mobile Home Park Ordinances (see Attachments C-1, C-2, and C-3) shall be incorporated by reference into and made a part of the County Zoning, Subdivision and Mobile Home Park Ordinances with exceptions as necessary and as agreed upon in writing by both parties to this Joint Management Agreement no later than 30 days after acknowledgement of compliance of the city plan and implementation measures by Land Conservation Development Commission.
- B. For the purpose of this Joint Management Agreement:
 - 1. Substantive provisions of a zoning ordinance shall be those sections of the ordinance which establish outright uses, conditional uses, and zone requirements (e. g. minimum lot sizes, setback requirements, etc.) and the zoning map; and
 - 2. Substantive provisions of the subdivision and mobile home park ordinances shall be those sections of the ordinance which establish design standards for required improvements.
- C. The City Zoning Map, when adopted as part of the City Zoning Ordinance, shall include the urban growth area and shall:
 - 1. Apply to land within the city limits upon adoption by the City;
 - 2. Apply to land within the urban growth area upon annexation to the City;

3. Be a recommendation to the County for rezoning all lands within the urban growth area where existing zoning is inconsistent with the City Comprehensive Plan by type of use allowed except:
 - a. Land zoned Exclusive Farm Use pursuant to Section II (D) above; and
 - b. Land may be rezoned to a lesser density or intensity use (i.e. low-density versus medium-density residential).
4. After action is taken by the County pursuant to Section III (C) (3) above, all subsequent rezoning by the County shall be consistent with the City Comprehensive Plan and Zoning Map except that:
 - a. Adequate findings for the need to rezone land shall be required, and;
 - b. Land may be rezoned to a lesser density or intensity of use (i.e. low-density versus medium-density residential).
- D. The above mentioned incorporated Ordinances shall only be applied to building permit, zone change, conditional use, variance, subdivision, major partition, minor partition, and mobile home park requests affecting the City's urban growth area. The County may approve building permits without referral to the City except when the building is to be served by either city water, or sewer or both.

IV. Referred Application/Situations

- A. The County Planning Department shall refer each request affecting the urban growth area to the City for its review and comment within five (5) days of the date the request was filed with the County Planning Department.
- B. The City shall review the request and submit its recommendation to the County Planning Department within thirty (30) days of the date the request was received by the City or within five (5) days after the next regularly scheduled City Council meeting whichever is sooner.
- C. It is agreed that the County will refer any proposed discretionary action back to the City for its review and comment in the event such action was not addressed in the original request for review. The same time limitations imposed by Sections IV A and B above shall be applicable.
- D. The County shall retain final decision-making responsibility for all land use actions affecting the City urban growth area, but such decisions shall only be made after the receipt of timely recommendations from the City.

- E. Should no recommendations be forthcoming within established response times, absent a request for an extension the City shall be presumed to have no negative comment regarding the application.
- F. After the County makes a decision on the application, the City shall be promptly informed of the action taken by the County.

V. City Services

- A. The City may extend city services to any site located within the City urban growth area at the affected property owner's request and expense. Such extension of city services to sites not contiguous to the City may be conditioned upon an unlimited agreement signed by the affected property owner that the site may be annexed by City Council action as soon as the site becomes contiguous to the City.
- B. For the purposes of this Joint Management Agreement, city services shall be limited to sewer and water.
- C. Service and hook-on charges shall be established by the City Council.

VI. Annexation

Annexation of sites within the City urban growth area shall be in accordance with relevant annexation procedures contained in the Oregon Revised Statutes, Oregon case law, and City Ordinances and shall not occur until such sites become contiguous to the City as required by the Oregon Revised Statutes.

VII. Roads

The County and City shall cooperatively develop an implementation policy regarding streets and roads within the City urban growth area and corporate limits which is consistent with the City Comprehensive Plan. Such policy shall include, but not be limited to, the following.

- A. The circumstances under which the City will assume ownership and maintenance responsibility for County Roads within the corporate limits.
- B. The conditions under which new streets and roads will be developed in conjunction with subdivisions within the City urban growth area.
- C. The conditions under which new public streets and roads, other than subdivisions, will be developed within the City urban growth area.
- D. The conditions under which existing county roads and bridges within the urban growth boundary will be improved.
- E. See Attachments D-1 and D-2 for existing county roads within the corporate limits and the urban growth area.

VIII. Appeals

- A. As the County retains responsibility for land use decisions and actions affecting the urban growth area, appeals from such decisions and actions shall be in accordance with the appeals process specified in the County Zoning, Subdivision, or Mobile Home Park Ordinances, applicable state statute or administrative rule.
- B. In the event that either the County Planning Commission or the County Board of Commissioners, disagrees with the City comment and recommendation provided for in Section IV of this Joint Management Agreement, the City shall have standing to appeal as provided in Section VIII A above.

IX. Comprehensive Plan and Implementation Measure Review and Amendment

- A. The City Comprehensive Plan, including this Joint Management Agreement, and the zoning, subdivision, mobile home park, and other implementation ordinances or measures shall be reviewed at least annually to determine conformity with changes in:
 - 1. Oregon Revised Statutes and administrative rules;
 - 2. Oregon Case Law;
 - 3. Oregon Statewide Planning Goals;
 - 4. Requirements of the City;
 - 5. Needs of residents or landowners within the City urban growth area;
 - 6. Concerns of affected governmental units; and
 - 7. County administration of land use regulations within urban growth areas.
- B. If the City Comprehensive Plan, implementation measures, or both fail to conform to any or all of the above-mentioned criteria, the non-conforming document shall be amended as necessary and as soon as practicable.
- C. Amendments to this Agreement and the Comprehensive Plan for the urban growth area shall be adopted by a majority of both the full City Council and the County Board of Commissioners after a recommendation has been received from the County Planning Commission.

X. Severability

The provisions of this Joint Management 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.

IN WITNESS WHEREOF, this Urban Growth Area Joint Management Agreement is signed and executed by:

UMATILLA COUNTY
BOARD OF COMMISSIONERS

ECHO CITY COUNCIL

F. K. Stroud

Mary Ann Powers

Frank A. Lutes

Earl E. Green

W. H. [unclear]

Russell [unclear]

DATE: 3-14-79

James J. Howard

DATE: Oct 18, 1978

ATTACHMENTS

- A * Echo Comprehensive Plan Ordinance (No. 232-78)
- B * Umatilla County Ordinance No. 79-14 amending the County Comprehensive Plan by its adoption of the City Comprehensive Plan for the urban growth area.
- C-1 * Echo Zoning Ordinance (No. 231-78)
- C-2 * Echo Subdivision Ordinance (No. 230-78)
- C-3 * Echo Mobile Home Park Ordinance (No. 229-78)
- D-1 * List of existing county roads within City urban growth boundary
- D-2 * Map of existing county roads within the City urban growth boundary

City of Echo

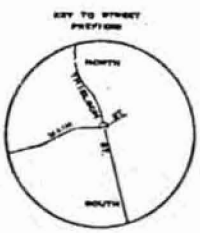
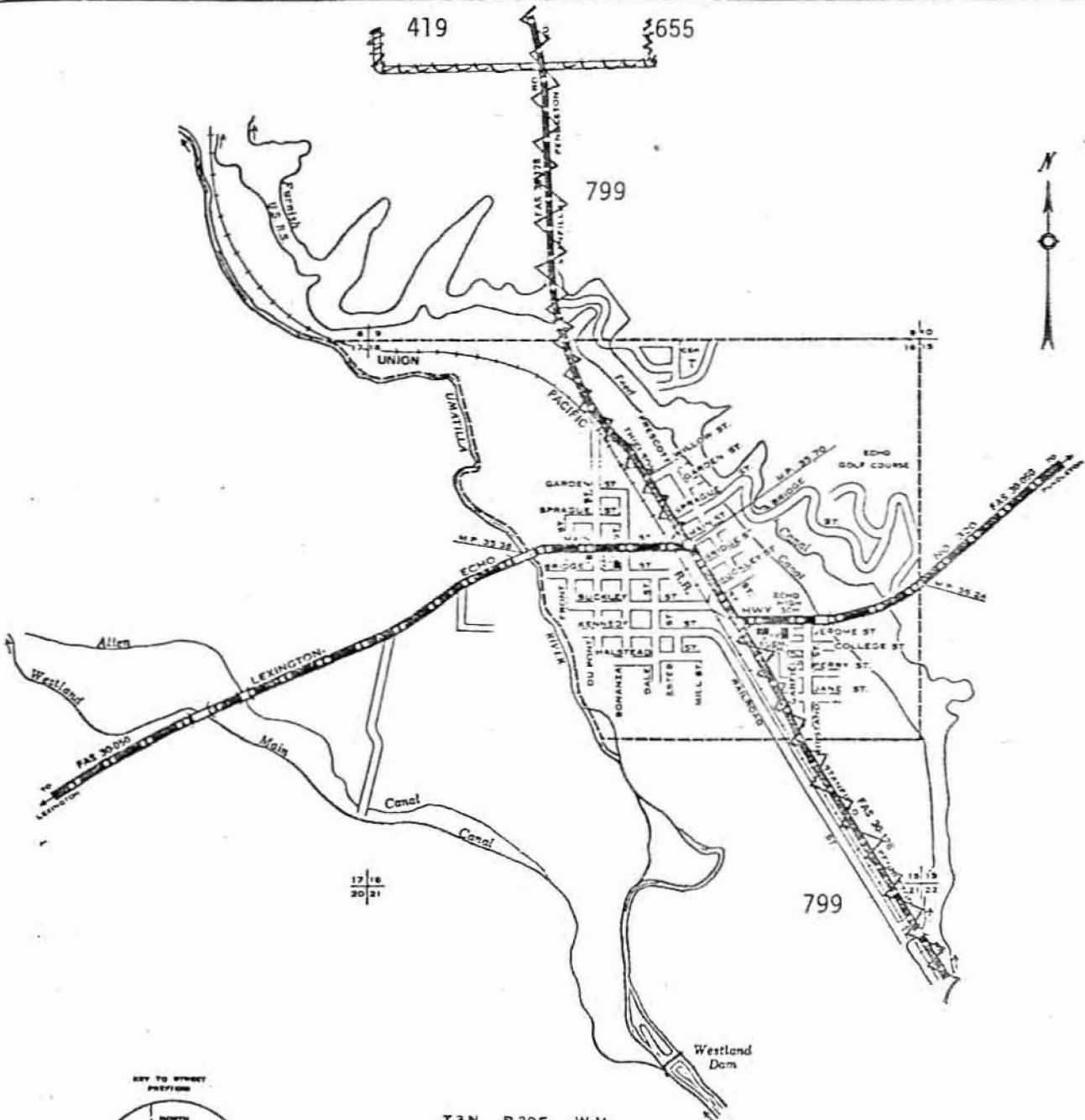
Attachment D-1: Urban Growth Area-Joint Management Agreement*
List of County Roads Within Urban Growth Boundary

Name	No.	Length Within UGA	Length Within City Limits	Right of Way Width	Pavement Width	Meets Standards of (yes/no)		Estimated** Cost
						County	City	
Stanfield-Pendleton Road and Thielson Street	799							
Unnamed County Roads	419 and 655							

Source: Umatilla County Road Department, February 1979.

Notes: *This table should be completed when the City and County begin to implement Section VII of the agreement.

Attachment B-1. Echo Urban Growth Area - 20 Year Agreement
 Existing County Roads Within Urban Growth Boundary (February, 1979)



T3N R29E W.M.

- LEGEND**
- | | | | |
|--|--|--|---------------------------|
| | FEDERAL AID INTERSTATE SYSTEM | | INTERSTATE NUMBERED ROUTE |
| | FEDERAL AID PRIMARY SYSTEM | | U.S. NUMBERED ROUTE |
| | FEDERAL AID SECONDARY SYSTEM - STATE | | STATE NUMBERED ROUTE |
| | FEDERAL AID SECONDARY SYSTEM - COUNTY | | POST OFFICE |
| | OTHER FEDERAL AID SECONDARY SYSTEM - LOCAL | | SCHOOL |
| | TERMINATION OF FA SYSTEM | | CITY CENTER |
| | DIVIDED HIGHWAY | | P.R. DEPOT |
| | UNDIVIDED HIGHWAY - NO. OF LANES | | CITY LIMITS |
| | STREET OPEN FOR TRAVEL | | PUBLIC BLDG. |
| | STREET DEDICATED BUT NOT OPEN | | CITY HALL |
| | | | COURT HOUSE |
| | | | ARMY DAY |
| | | | LIBRARY |

ECHO
 UMATILLA COUNTY, OREGON

PREPARED BY THE
 OREGON STATE HIGHWAY DIVISION
 IN COOPERATION WITH
 U.S. DEPARTMENT OF TRANSPORTATION
 FEDERAL HIGHWAY ADMINISTRATION

Population 490
 Scale in feet

Revised August 1975

IMPLEMENTATION MEASURES

CITY OF ECHO

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Ordinance No. 231-78

CITY OF ECHO

ZONING ORDINANCE

ARTICLE 1. INTRODUCTORY PROVISIONS

1.10 Title. This ordinance together with the zoning map attached hereto as Appendix A shall be known as the zoning ordinance of the City of Echo, Oregon.

1.20 Purposes. This ordinance is enacted for the purpose of promoting the public health, safety, and welfare; to encourage the most appropriate use of the property within the city; to stabilize and protect the value of property; to provide adequate light and air; to prevent overcrowding; to lessen traffic congestion; to facilitate adequate and economical provisions for public improvements, all to implement the comprehensive plan of the City of Echo; to provide a method of administration and to provide penalties for violations of the provisions herein.

1.30 Scope. No structure or lot shall hereinafter be used or occupied and no structure or part thereof shall be erected, moved, reconstructed, extended, enlarged or otherwise altered except as permitted by this ordinance.

1.40 Zones of Areas to be Annexed. Prior to the annexation of any land to the City of Echo the City Council shall determine, by reference to the comprehensive plan, the appropriate zoning for the property to be annexed. The zoning of the property to be annexed shall be in accordance with the comprehensive plan.

1.50 Definitions.

1. Accessory Use or Structure. A use or structure incidental and subordinate to the main use of the property, located on the same lot with the main use. Example - home occupation.
2. Alley. A street through a block primarily for vehicular access to the back or side of property otherwise abutting on another street.
3. Building. Any structure having a roof intended for the support, shelter or enclosure of any persons, animals, property or business activity.
4. City. The City of Echo, Oregon.

5. City Council. The City Council of the City of Echo, Oregon.
6. Comprehensive Plan. The comprehensive plan of the City of Echo, Oregon.
7. Dwelling Unit. One or more rooms designated for occupancy by one family, containing complete housekeeping facilities. For the purposes of this ordinance dwelling unit does not include mobile homes or recreational vehicles.
8. Dwelling, Single Family. A detached building containing one dwelling unit.
9. Dwelling, Two Family. A detached building containing two dwelling units.
10. Dwelling, Multi-family. A building containing three or more dwelling units.
11. Family. An individual or two or more persons related by marriage, blood, legal adoption or guardianship, and not more than two unrelated persons living together in one dwelling unit; or not more than five unrelated persons living together in one dwelling unit.
12. Farming, Farm Use. The use of land for raising and harvesting crops, or for the feeding, breeding and management of livestock, or for dairying, or for any other agricultural or horticultural use, or any combination thereof, including disposal of such products by marketing or otherwise. Farming also includes the use and construction of buildings customarily used in the above activities.
13. Floor Area. The total area of all floors of a building as measured to the outside surfaces of exterior walls, including halls, stairways, elevator shafts, attached porches, and balconies, excluding open court yards and vent shafts.
14. Grade. The average elevation of the finished ground elevation at the centers of all walls of a building, except that if a wall is parallel to and within five feet of a sidewalk, the sidewalk elevation nearest the center of the wall shall constitute the ground elevation.
15. Height of Building. The vertical distance from the grade to the highest point of the coping of a flat roof, to the deck line on a mansard roof, to the mean point between the eaves and highest gable of a pitched or hipped roof.
16. Home Occupation. Accessory use of a dwelling, employing only the inhabitants of the dwelling, wherein the residential character of the dwelling is maintained. The occupation must be lawful

- and must be conducted in such manner that storage or display of merchandise, equipment or machinery is not visible from off the property on which the occupation is located, and the occupation may not infringe upon the right of neighboring residents to enjoy the peaceful occupation of their dwelling.
17. Lot. A parcel of land having sufficient area to meet the minimum lot requirements in the zone in which it is located and having its principal frontage on, or permanent access to a street.
 18. Lot Area. The total area within the boundary lines of the lot.
 19. Lot, Corner. A lot abutting on two or more intersecting streets, other than alleys, where the angle of intersection of the streets does not exceed 135 degrees.
 20. Lot Depth. The horizontal distance from the midpoint of the front lot line to the midpoint of the rear lot line.
 21. Lot Line. The boundary line of a lot.
 22. Lot Line, Front. The line separating the lot from the street other than an alley or the nearest line to the public street. In the case of a corner lot, the shortest lot line along a street other than an alley.
 23. Lot Line, Rear. The boundary line opposite and most distant from a front lot line. In the case of a irregular, triangular, or other non-rectangular lot, a line ten (10) feet in length within the lot parallel to and at a maximum distance from the front lot line.
 24. Lot Line, Side. Any lot line not a front or a rear lot line.
 25. Lot Width. The mean horizontal distance between the side lot lines, ordinarily measured parallel to the front lot line.
 26. Mobile Home. A structure designed or used for residential occupancy dependent upon external utility connections and built upon a frame or chassis to which wheels may be attached by which it may be moved upon a highway, irrespective of whether or not such structure has, at any given time, such wheels attached, or is supported upon posts, footings or a foundation.
 27. Mobile Home Park. A place where four or more mobile homes are located within 500 feet of one another on a lot, tract or parcel of land under the same ownership, the primary purpose of which is to rent space or keep space for rent to any person for a charge or fee paid or to be paid for the rental or use of facilities or to offer space free in connection with securing the trade or patronage of such person.
 28. Modular Home. A sectional or factory built house built to meet the housing standards of the Oregon Department of Commerce, designated to be affixed to real property on a permanent foundation.

29. Owner. The owner of record of real property as shown in the records of the County Assessor, or the registered agent of such owner.
30. Parking Space. A area adequately sized, having access to a public street, used or intended to be used for the parking of a vehicle.
31. Public Use. Building or use such as a city hall, fire station, city shop, school, community center, park, and similar uses.
32. Recreational Vehicle. A vacation trailer or other vehicular or portable unit which is either self-propelled or towed or is carried by a motor vehicle; which is intended for human occupancy. Definition also includes "camping vehicle" and "trailer".
33. Recreation Vehicle Park. A lot which is operated on a fee or other basis as a place for the parking of occupied recreation vehicles.
34. Semi-Public Use. Building or use such as a church, hospital, sanitarium, rest home, nursing or convalescent home, utility structure, and similar uses.
35. Sight Obscuring Fence. A solid fence or a slat fence at least six feet in height that completely obscures vision.
36. Sight Obscuring Planting. A dense perennial evergreen planting with sufficient foliage to obscure vision and which will reach an average height of at least six feet within thirty months after planting.
37. Sign. An identification, description or device which directs attention to a product, place, activity, person, institution or business, and which is affixed to or represented upon a building, structure or land. Each display surface of a sign structure shall be considered a separate sign.
38. Street. A public right-of-way for the use of pedestrian or vehicular traffic.
39. Yard. An open space on a lot which is unobstructed from the ground upward except as otherwise provided in this ordinance. Unless otherwise provided in this ordinance, paving is defined as an obstruction.
40. Yard, Front. That yard lying between the front lot line and the front of the building.
41. Yard, Rear. That yard lying between the rear lot line and the rear of the building.
42. Yard, Side. That yard lying between the front and rear yards, between the building and the side lot line.

43. Urban Growth Area. That land between the incorporated limits of the city and the Urban Growth Boundary.
44. Urban Growth Boundary. The Boundary designated in the City's Comprehensive Plan which identifies and separates urbanizable land from rural land.

ARTICLE 2. ESTABLISHMENT OF ZONES

2.10 Classification of Zones. For the purpose of this ordinance the following zones are hereby established:

ZONE	DESIGNATION
1. General Residential	R-1
2. Limited Residential	R-2
3. Farm Residential	R-3
4. Central Commercial	C-1
5. Tourist Commercial	C-2
6. Light Industrial	M-1
7. Permanent Open Space	POS

2.20 Zone Boundaries. Unless otherwise provided in this ordinance, zone boundaries are section lines, subdivision lines, lot lines, center lines of streets or railroad rights-of-way, or such lines extended.

2.30 Location of Zones. A zoning map showing boundaries of the zones as hereby established shall be adopted and made part of this ordinance and attached hereto as Appendix A. Said map and all notations, references or amendments thereto shall be and remain on file with the City Recorder.

ARTICLE 3. USE ZONES

3.10 General Residential Zone, R-1. In an R-1 zone the following uses and their accessory uses are permitted outright.

1. Single family dwelling
2. Mobile home

3.11 Conditional Uses Permitted in a R-1 Zone. In a R-1 zone the following uses and their accessory uses are permitted when authorized in accordance with Article 5 et. seq.

1. Two-family dwelling
2. Multi-family dwelling
3. Mobile home park subject to the requirements of the City of Echo Mobile Home Park Ordinance.
4. Public or semi-public use

3.12 Dimensional Standards in an R-1 Zone. In a R-1 zone the following dimensional standards shall apply.

1. The front yard shall be a minimum of fifteen (15) feet.
2. Each side yard shall be a minimum of ten (10) feet, except that on a corner lot the side yard on the street side shall be a minimum of fifteen (15) feet.
3. The rear yard shall be a minimum of ten (10) feet.
4. The lot area shall be a minimum of 7,500 square feet and shall exceed the minimum by 2,000 square feet for each dwelling unit over one. Lots platted prior to the adoption of this ordinance shall have a minimum area of 5,000 square feet.
5. The lot width at the front building line shall be a minimum of fifty (50) feet.
6. The lot depth shall be a minimum of 100 feet.
7. Building height shall be a maximum of thirty (30) feet.
8. Not more than thirty (30) percent of the lot area shall be covered by buildings.
9. The minimum street frontage shall be 75 feet except on a cul-de-sac where the minimum shall be 50 feet.

3.20 Limited Residential Zone, R-2. In a R-2 zone the following uses and their accessory uses are permitted outright.

1. Single-family dwelling

3.21 Conditional Uses Permitted in an R-2 Zone. In a R-2 zone the following uses and their accessory uses are permitted when authorized in accordance with Article 5 et. seq.

1. Two-family dwelling
2. Multi-family dwelling
3. Public or semi-public use

3.22 Dimensional Standards in an R-2 Zone. In a R-2 zone the dimensional standards of an R-1 zone shall apply.

3.30 Farm Residential Zone, R-3. In an R-3 zone the following uses and their accessory uses are permitted outright.

1. Single-family dwelling
2. Mobile home
3. Farming, not including intensive livestock or poultry operations such as commercial feed lot or poultry plant.

3.31 Conditional Uses Permitted in an R-3 zone. In an R-3 zone the following uses and their accessory uses are permitted when authorized in accordance with Article 5 et. seq.

1. Public or semi-public use

3.32 Dimensional Standards in an R-3 Zone. In an R-3 zone the dimensional standards of an R-1 zone shall apply except that the lot area shall be a minimum of one (1) acre.

3.40 Central Commercial Zone, C-1. In a C-1 zone the following uses and their accessory uses are permitted outright.

1. Retail or wholesale trade establishment
2. Repair or maintenance establishment
3. Eating or drinking establishment
4. Office
5. Financial institution
6. Amusement establishment

3.41 Conditional Uses Permitted in a C-1 Zone. In a C-1 zone the following uses and their accessory uses are permitted when authorized in accordance with Article 5 et. seq.

1. Expansion of a use allowed prior to the adoption of this ordinance.

2. Motel or hotel
3. Veterinary clinic
4. Public or semi-public use

3.42 Dimensional Standards in a C-1 Zone. In a C-1 zone the following dimensional standards shall apply.

1. In a C-1 zone the dimensional standards of the R-1 zone apply to a lot or structure whose primary use is for a dwelling.
2. The lot area shall be a minimum of 5,000 square feet.
3. The rear yard shall be a minimum of ten (10) feet unless the rear lot line is abutting on an alley.
4. Building height shall be a maximum of thirty (30) feet.
5. The street frontage shall be a minimum of fifty (50) feet.

3.50 Tourist Commercial Zone, C-2. In a C-2 zone the following uses and their accessory uses are permitted outright.

1. Gas station or truck stop
2. Motel or hotel
3. Eating establishment
4. Recreational vehicle park

3.51 Conditional Uses Permitted in a C-2 Zone. In a C-2 zone the following uses and their accessory uses are permitted when authorized in accordance with Article 5 et. seq.

1. Retail or wholesale trade establishment
2. Repair or maintenance establishment
3. Amusement establishment
4. Public or semi-public use.

3.52 Dimensional Standards in a C-2 Zone. In a C-2 zone the following dimensional standards shall apply.

1. The lot area shall be a minimum of 10,000 square feet.
2. The minimum street frontage shall be 100 feet.

3. The front, side and rear yards shall be a minimum of ten (10) feet each.

4. Building height shall be a maximum of thirty (30) feet.

3.60 Light Industrial Zone, M-1. In a M-1 zone any industrial use which will not create a public nuisance because of unsightliness, noise, smoke, odor, dust, vibration, or heavy truck traffic is permitted outright.

3.61 Conditional Uses Permitted in a M-1 Zone. In a M-1 zone the following uses are permitted when authorized in accordance with Article 5 et. seq.

1. Retail or wholesale trade establishment

2. Repair or maintenance establishment

3. Public or semi-public use

3.62 Dimensional Standards in a M-1 Zone. In a M-1 zone the following dimensional standards shall apply.

1. The lot area shall be a minimum of 10,000 square feet.

2. The minimum street frontage shall be 100 feet.

3. The front, side and rear yards shall be a minimum of ten (10) feet each.

4. Building height shall be a maximum of thirty (30) feet.

3.63 Limitations on Use. In a M-1 zone, the following limitations and conditions shall apply.

1. Materials shall be stored and grounds shall be maintained in a manner which will not attract or aid the propagation of insects or rodents or otherwise create a health hazard.

2. Any use of property within 100 feet of a lot in a residential zone shall be subject to review. The City Council may impose such limitation as may be required to reduce conflicts between uses.

3.70 Permanent Open Space Zone, POS. No permanent structures may be built. The following uses are permitted outright in a permanent open space zone.

1. Farming, including crop cultivation, truck gardening or plant nursery enterprises and livestock grazing.

2. Natural areas, including wildlife refuges.

3. Outdoor recreational facilities.

No use shall be allowed which would create a hazard to public health, life, or property at the site or in a floodplain area either upstream or downstream from the site and in addition all uses must be in accordance with the U. S. Department of Housing and Urban Development's Federal Insurance Administration's floodplain regulations.

3.80 Additional Requirements.

3.81 Clear Vision Areas. A clear vision area shall be maintained on the corners of all property at the intersection of two streets or a street and a railroad.

1. A clear vision area shall consist of a triangular area, two sides of which are lot lines measured from the corner intersection of the street lot lines for a distance specified in this regulation, or where the lot lines extend in a straight line to a point of intersection and so measured, and the third side of which is a line across the corner of the lot joining the non-intersecting ends of the other two sides.
2. A clear vision area shall contain no planting, fence, wall, structure or temporary or permanent obstruction exceeding two and one-half feet in height, measured from the top of the curb, or where no curb exists, from the established street centerline grade, except that trees exceeding this height may be located in this area, provided all branches and foliage are removed to a height of eight feet above the grade.
3. The following measurements shall establish clear-vision areas:
 - a. In a residential zone, the minimum distance shall be thirty (30) feet or, at intersections including an alley, ten (10) feet.
 - b. In all other zones where yards are required, the minimum distance shall be fifteen (15) feet, or at intersections including an alley ten (10) feet, except that when the angle of intersection between streets other than an alley, is less than thirty degrees (30°), the distance shall be twenty-five (25) feet.
 - c. Where no yards are required, the minimum distance shall be in (b) above and buildings may be constructed within the clear-vision area, providing that any portion of the structure within the clear-vision area is more than eight (8) feet above the top of the curb or street centerline grade and is supported by not more than two columns not more than eight (8) inches in diameter.

- 3.82 Ground Cover Requirements. Any property in a residential or commercial zone shall be planted with ground cover, trees and bushes so as to prevent any dust blowing from the property; such plantings shall be in place within six (6) months after completion of the structure.
- 3.83 Hazard Areas. If a structure is proposed for any area subject to flooding or of greater than twelve percent (12%) slope, the developer shall show that he is aware of the flood hazard or steep slope condition and has incorporated necessary safeguards into his site and building plans before the City signs the building permit.
- 3.84 Irrigation Facilities. If a feed canal or furnish ditch lies adjacent to or runs through a lot, approval of a building permit, conditional use, variance, or zone change for such lot shall be conditioned upon:
1. Agreement by the property owner to build a six (6) foot high fence of a type to be approved by the City Council on one or both sides of the canal or ditch as appropriate, and
 2. Minimum setback of twenty (20) feet from the canal or ditch to any new structure.
- 3.85 Access. Before the City approves a building permit, zone change, conditional use, or variance it shall be demonstrated that the property has adequate access to a city street, county road, or state highway. If a county or state permit is required, the permit shall be obtained by the property owner prior to the final city approval. If dedication of a street is necessary to provide adequate access, the street shall be designed and constructed to the requirements established by the City of Echo Subdivision Ordinance.

ARTICLE 4. NON-CONFORMING USES

- 4.10 Definition. A structure or use lawfully in existence at the time this ordinance or any amendment thereto becomes effective which does not conform to the requirements of the zone in which it is located.
- 4.20 Circumstances for Allowing a Non-conforming Use.
- 4.21 Continuation and Improvements. A non-conforming use may be continued although not in conformity with the regulations for the zone in which the use is located and improvements to the property or structure or both may be made when necessary to continue but not expand the use.

- 4.22 Changes and Alterations of Use. A non-conforming use or structure may not be replaced, changed, or altered to another use unless the change or alteration is to the same use classification as permitted in the ordinance, or to a classification that more nearly conforms to the regulations for the zone in which the use is located.
- 4.23 Discontinuation of Use. If the non-conforming use is discontinued for a period of one year, further use of the property shall conform to this ordinance.
- 4.24 Destruction of Structure. If a non-conforming structure or a structure containing a non-conforming use is destroyed by any cause to an extent exceeding 80 percent (80%) of its valuation as determined by the County Assessor the non-conforming use or structure shall not be reestablished. A future structure or use on the site shall conform to this ordinance.
- 4.25 Pre-existing Permits. Nothing contained in this ordinance shall require any change in the plans, construction, alteration or designated use of a structure for which a permit has been issued or approved by the city and construction has commenced prior to the adoption of this ordinance, provided the structure, if non-conforming or intended for a non-conforming use, is completed and in use within two (2) years from the time the permit was issued.

ARTICLE 5. CONDITIONAL USES

- 5.10 Authorization to Grant or Deny Conditional Uses. A conditional use listed in this ordinance shall be permitted, altered or denied in the accordance with the standards and procedures of this article. In the case of a use existing prior to the effective date of this ordinance and classified in this ordinance as a conditional use, a change in the use or in lot area or an alteration of structure shall conform with the requirements for conditional use. In judging whether or not a conditional use proposal shall be approved or denied, the City Council shall weigh the proposal's appropriateness and desirability or the public convenience or necessity to be served against any adverse conditions that would result from authorizing the particular development at the location proposed and, to approve such use as proposed, shall find that the following criteria are either met, can be met by observance of conditions, or are not applicable.
1. The use will be consistent with the comprehensive plan and the objectives of the zoning ordinance and other applicable policies of the City.

2. Taking into account location, size, design, and operating characteristics, the use will have minimal adverse impact on the (a) livability, (b) value, and (c) appropriate development of abutting properties and the surrounding area compared to the impact of development that is permitted outright.
3. The location and design of the site and structures for the use will be as attractive as the nature of the use and its setting warrants.
4. The design will preserve environmental assets of particular interest to the community.
5. The applicant has a bona fide intent and capability to develop and use the land as proposed and has some appropriate purpose for submitting the proposal and is not motivated solely by such purposes as the alteration of property values for speculative purposes.

5.20 Placing Conditions on a Permit. In permitting a new conditional use or the alteration of an existing conditional use, the city Council may impose conditions which it finds necessary to avoid a detrimental impact and to otherwise protect the best interests of the surrounding area or the community as a whole. These conditions may include the following:

1. Limiting the manner in which the use is conducted, including restricting the time an activity may take place and restraints to minimize such environmental effects as noise, vibration, air pollution, glare and odor.
2. Establishing a special yard or other open space or lot area or dimension.
3. Limiting the height, size or location of a building or other structure.
4. Designating the size, number, location and nature of vehicle access points and off street parking spaces.
5. Increasing the amount of street dedication, roadway width or improvement within the street right-of-way.
6. Designating the size, location, screening, drainage, surfacing or other improvement of a parking area or truck loading area.
7. Limiting or otherwise designating the number, size, location, height and lighting of signs.
8. Limiting the location and intensity of outdoor lighting and requiring its shielding.

9. Requiring diking, screening, landscaping or another facility to protect adjacent or nearby property and designating standards for its installation and maintenance.
10. Designating the size, height, location and materials for a fence.
11. Protecting and preserving existing trees, vegetation, water resources, wildlife habitat or another significant natural resource.
12. Imposing other conditions to permit the development of the city in conformity with the intent and purpose of the conditional classification of uses.

5.30 Application for a Conditional Use

1. A request for a conditional use or modification of an existing conditional use may be initiated by a property owner or authorized agent of the owner by filing an application with the City Recorder in accordance with Article 12. In addition to the requirements of Article 12 the applicant must show that the proposed conditional use reasonably meets the need recognized by the ordinance.
2. In addition to filing an application the City Council may require the applicant to post bond up to the amount of the cost of meeting conditions and standards specified by this ordinance or the City Council. The bond shall be returned upon proof by the applicant that the conditions and standards have been met. If conditions and standards required are not met within one year, the bond shall be forfeit and the City may institute proceedings under Article 13 of this ordinance.

5.40 Procedure for Taking Action on a Conditional Use Application.

The procedure for taking action on a conditional use application shall be as follows.

- 5.41 Application Review. Upon receipt of the application the City Recorder shall provide copies of the application material to City Council members.
- 5.42 Public Hearing. Before the City Council may act on an application for conditional use a public hearing shall be held as provided in Article 12.
- 5.43 Notice to Applicant of Action Taken. Following the close of the hearing the City Recorder shall provide the applicant with written notice of the action taken as provided in Article 12.

5.50 Time Limit on a Permit for Conditional Use. Authorization of a conditional use shall be void after one year or such time as the authorization may specify unless all requirements of this ordinance and of the City Council have been met. The City Council may extend such authorization for a period not to exceed one additional year.

5.60 Time Limit on Reapplication. No application for a conditional use permit shall be considered by the City Council within one year of the denial of the request, unless in the opinion of the City Council new evidence or a change of circumstances warrant it.

ARTICLE 6. VARIANCES

6.10 Authorization to Grant or Deny Variances. The City Council may authorize variances from the requirements of this ordinance where it can be shown that owing to special and unusual circumstances relating to a specific piece of property, strict application of the ordinance would cause an undue or unnecessary hardship. No variance shall be granted to allow the use of the property for a purpose not authorized within the zone in which the proposed use would be located. In granting variance the City Council may attach conditions which it finds necessary to protect the best interests of the surrounding property or vicinity and otherwise achieve the purpose of this ordinance.

6.20 Circumstances for Granting a Variance. A variance may be granted only in the event that ALL of the following circumstances exist:

1. Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity, and which result from lot size or shape, topography, or other circumstances over which the owner of the property, since the enactment of this ordinance, has no control.
2. The variance is necessary for the preservation of a property right of the applicant substantially the same as owners of other property in the zone or vicinity possess.
3. There is a public need for the purpose to be achieved by the variance.
4. The public need is reasonably met by the variance.
5. The variance would not be materially detrimental to the purposes of this ordinance, or to property in the same zone or vicinity in which the property is located, and the variance is in compliance with and is not a deviation from the comprehensive plan for the city.

6. The variance requested is the minimum variance which would alleviate the hardship.

6.30 Application for a Variance. A request for a variance may be initiated by a property owner or authorized agent of the owner by filing an application with the City Recorder in accordance with Article 12.

6.40 Procedure for Taking Action on a Variance Application. The procedure for taking action on the application for a variance shall be as follows.

6.41 Application Review. Upon receipt of the application the City Recorder shall provide copies of the application material to City Council members.

6.42 Public Hearing. Before the City Council may act on an application for variance a public hearing shall be held as provided in Article 12.

6.43 Notice to Applicant of Action Taken. Following the close of the hearing the City Recorder shall provide the applicant with written notice of the action taken as provided in Article 12.

6.50 Time Limit on a Permit for a Variance. Authorization for a variance shall be void after one year unless substantial construction has taken place. However the City Council may extend authorization for a period not to exceed one additional year on request.

ARTICLE 7. MOBILE HOME REGULATIONS

7.10 General Requirements for Siting Mobile Homes

7.11 Dimensions. Mobile homes sited on individual lots shall be at least fourteen (14) feet in width and sixty (60) feet in length or have at least 840 square feet of floor area.

7.12 Insigne of Compliance. The mobile home shall have the Oregon "Insigne of Compliance" as provided for by ORS 446.170. However, upon submission of evidence indicating substantial compliance with the standards required for an "Insigne of Compliance," the City may waive the "Insigne of Compliance" requirement for units manufactured prior to September 1969.

7.13 Ownership. The owner of the mobile home shall be the owner of the lot upon which the mobile home is located and shall agree in writing prior to installation, that if the mobile home is removed from its foundation, the owner shall remove the foundation and all additions to the home and permanently disconnect and secure all utilities. This agreement shall authorize the city to perform the work above described and place a lien against the property for the cost of the work in the event the owner fails to accomplish the work within 90 days from the date the mobile home is removed. This condition shall not apply in the event that another mobile home is placed on the original foundation within 90 days of the removal of the original mobile home.

7.20 Installation Requirements.

7.21 Stand Requirement. The mobile home shall be situated on a stand, which has been improved to allow adequate drainage, constructed on soil with a minimum bearing capacity of 1,500 pounds per square foot. The mobile home stand shall be prepared so that the floor of the mobile home is a maximum of eighteen (18) inches above ground level after installation. Exception: In flood prone areas, the floor of the mobile home shall be at least one foot above the 100 year flood elevation.

7.22 Installation and Tie-down Requirements. The mobile home shall be installed, tied down and anchored in accordance with the rules established by the Oregon Department of Commerce, or in accordance with the instructions of the manufacturer which have been approved by the Department of Commerce. Such requirements shall be met within seven days after the mobile home has been placed on the lot.

7.23 Footings or Foundation Requirements. The mobile home shall be installed in accordance with one of the following methods.

1. The mobile home shall be placed upon pieces and footings in accordance with state approved instructions provided by the manufacturer.
2. The mobile home shall be placed on a cement or concrete block foundation, in accordance with Department of Commerce Regulations and accepted engineering standards.

7.24 Tongue Removal. The tongue of the mobile home shall be removed.

7.25 Skirting, Gutters and Downspouts. Unless the foundation is continuous, the unit shall have a continuous skirting of non-decaying, non-corroding material extending at least six (6) inches into the ground or extending to an impervious

surface. The skirting or continuous foundation shall have openings which shall be secured against entry of animals under the mobile home. The mobile home shall be provided with gutters and downspouts to direct water into storm drains, if storm drains are available.

7.26 Attached Extensions. No extension or outbuilding shall be physically attached to the mobile home, however, a covered or uncovered carport or patio, or a storage unit for incidental yard and household items may be erected adjacent to the exterior walls of the mobile home. Exception: factory installed tip-outs that are designed to blend in with the rest of the mobile home are allowed.

7.30 Waiver of Installation Requirements. The City Council giving their reasons therefore, may reduce or waive one or more installation requirements that, in its judgement, are not requisite in the interests of the public health, safety and general welfare, or which are inappropriate.

ARTICLE 8. (RESERVED FOR PLANNED UNIT DEVELOPMENT)

ARTICLE 9. OFF-STREET PARKING AND LOADING

9.10 General Provisions

9.11 Provision of Facilities. At the time of erection of a new structure, or at the time of enlargement or change of use of an existing structure; off-street parking and loading shall be provided as specified in this section, unless greater requirements are otherwise established.

9.12 Parking Space Maintenance. The provision and maintenance of off-street parking and loading spaces are continuing obligations of the property owner. No building or other permit shall be issued until plans are presented to the city that show property that is and will remain available for exclusive use off-street parking and loading space. The subsequent use of the property shall be conditional upon the continuing availability of the amount of parking and loading space required by this ordinance.

9.13 Total Requirements. If several uses occupy a single structure or parcel of land, the total requirements for off-street parking shall be the sum of the requirements of the several uses computed separately.

9.14 Parking Space Location. Required parking spaces shall be located not more than 500 feet from the building or use they serve.

9.15 Parking Space Use. Required parking spaces shall be available for the parking of passenger automobiles of customers and employees only, and shall not be used for storage of materials or the parking of trucks used in conducting the business or use.

9.20 Off-Street Parking Specifications. Where floor area is specified, that area shall be gross floor area of the structure exclusive of any area devoted to off-street parking or loading. Where the number of employees is used to determine parking requirements, persons counted shall be those intended to be working on the premises, including proprietors during the largest shift in peak season. Fractional requirements shall be counted as a whole space.

9.21 Parking Spaces are required as follows:

<u>USE</u>	<u>STANDARD</u>
Residential	
One or two family dwellings	2 spaces per dwelling unit
Multi-family dwellings	2 spaces per dwelling unit and 1 bicycle space per two dwelling units.
Hotel or Motel	1 space per guest room
Institutional	
Hospital or Nursing Home	1 space per two beds and 1 space per two employees
Preschool or kindergarten	2 spaces per teacher
Elementary or junior high	1 space per classroom plus 1 space per administrative employee and 1 bicycle space per four students.
Theater, auditorium, church, stadium or other assembly area	1 space for each four seats or if not fixed seats then 1 space for each 100 square feet of floor area.
High School	6 spaces per classroom plus 1 space for each employee and 1 bicycle space per four students.
Clubs or meeting halls	1 space per 100 square feet of floor area.

<u>USE</u>	<u>STANDARD</u>
Commercial Retail stores	1 space per 200 square feet of floor area plus 1 space per 2 employees and 1 bicycle space per 600 feet of floor area.
Service or repair shop	1 space per 600 square feet of floor area plus 1 space per employee.
Bank or professional offices	1 space per 300 square feet of floor area plus one space per employee.
Eating or drinking establishments	1 space per 200 square feet of floor area plus 1 space per 2 employees.
Bowling alley	3 spaces per lane plus 1 space per employee.
Industrial Storage warehouse, manufacturing establishments, freight terminal, food processing	1 space per employee.
Wholesale establishment	1 space per employee plus 1 space per 700 square feet of patron serving area.

9.22 School Bus Loading Area. Each school having a capacity of over twenty-five pupils shall have a driveway designed for a continuous forward flow of passenger vehicles for the purpose of loading and unloading children.

9.23 Residential Parking. In a residential area no parking shall be allowed in the front yard of the dwelling units other than on a driveway.

9.24 Bicycle Racks. Bicycle spaces shall be racks anchored so that they cannot be easily removed. Racks shall be designed so that at least one wheel and the frame of a bicycle can be locked securely to it with a heavy chain, cable, or padlock. Bicycle racks shall be clearly labeled as available for bicycles and shall be located to be at least as convenient as the most convenient car parking, and as close to the desired entrances as possible without interfering with pedestrian traffic. Bicycle and auto parking areas should be separated by some form of barrier to eliminate the possibility of a bicycle being hit by a car.

- 9.30 Joint Parking. Owners of two or more uses, structures or parcels or land may agree to utilize jointly the same parking and loading spaces when the hours of operation do not overlap, providing that the owners present to the City Council legal evidence of such arrangement in the form of a lease, deed or contract.
- 9.40 Off-street Loading. Any off-street loading other than schools shall be located such that there is no interference with traffic on any street other than an alley.
- 9.50 Nonlisted Uses. Requirements for types of buildings and uses not specifically listed herein shall be determined by the City Council, based upon the requirements of comparable uses listed.
- 9.60 Surfacing. All off-street parking spaces and driveways, except those of single family residences, shall be hard surfaced with concrete, asphalt, cement, oil mat or similar surface which is resistant to dust and mud. Type and thickness of this hard surface shall be approved by the City Engineer.
- 9.70 Access. Groups of more than four (4) off-street parking spaces shall be served by a driveway or aisle so that no backing movements or maneuvering within a street other than an alley will be required. Driveways or aisles shall be clearly and permanently marked and defined through the use of bumper rails, fences, painting, walls or other appropriate markers and shall not be considered as parking spaces.

ARTICLE 10. SIGNS

- 10.10 Sign Requirements. A sign is permitted only as an accessory use to the use of the property on which the sign is located.
- 10.11 Residential Zone Requirements. In a residential zone the following regulations shall apply.
1. No sign shall be illuminated in any manner.
 2. One name plate or home occupation sign shall be allowed and shall not exceed two (2) square feet in area.
- 10.12 Commercial Zone Requirements. In a commercial zone the following regulations shall apply.
1. Signs shall be set back at least ten (10) feet from any residential zone.
 2. Moving or flashing signs are prohibited.
 3. Total area of all signs shall not exceed one (1) square foot per 100 square feet of the building's ground floor area.

10.13 Industrial Zone Requirements. In an industrial zone the following regulations shall apply.

1. Signs shall be set back at least ten (10) feet from any residential zone.
2. Moving or flashing signs are prohibited.
3. Signs visible from residential properties shall be shielded or directed so as not to constitute a nuisance to residential property owners and shall not interfere with, confuse, or mislead a vehicle operator.

10.14 Temporary Signs.

1. One sign shall be allowed per lot advertising the property for sale, lease or rent and the sign shall not exceed six (6) square feet in area. A "for sale" sign shall not be allowed to remain on the property after the property is sold.
2. One sign shall be allowed per subdivision advertising lots or homes for sale. Such sign shall not exceed fifty (50) square feet in area and shall be set back at least twenty (20) feet from the nearest street.
3. One advertising sign not to exceed eight (8) square feet in area nor advertising for a period exceeding two (2) weeks an event such as a picnic, bazaar, or banquet of a church, service club, fraternal organization, or similiar group shall be allowed.
4. One political sign per lot shall be allowed not to exceed two (2) square feet in area nor advertising a candidate or issue for a period exceeding thirty (30) days prior to the date of an election.

10.15 Public or Semi-public Sign. On property in public or semi-public use, an identification sign facing each abutting street not to exceed six (6) square feet in area and a bulletin board not over ten (10) square feet in area shall be allowed.

ARTICLE 11. SUPPLEMENTARY PROVISIONS

11.10 Exceptions

11.11 Projections from Buildings. Cornices, eaves, canopies, sunshades, gutters, chimneys, flues and other architectural features may project not more than two (2) feet into a required yard of open space as established by this ordinance.

11.12 Height Exceptions. The following types of structures or structural parts are not subject to the building height limitations of this ordinance: chimneys, church spires, belfries, radio and television antennae, flagpoles, smoke stacks and other similar projections.

11.13 Lot Size Requirements. If a property ownership, whether it be a lot or more than one contiguous lot held in a single ownership at the time of passage of this ordinance, has an area or dimension which does not meet the lot size requirements of the zone in which the property is located, the holdings may be occupied by a use permitted in the zone subject to the other requirements of the zone, provided that, if there is an area deficiency, residential use shall be limited to a single-family dwelling or to the number of dwelling units consistent with the density requirements of the zone. The record of ownership as recorded in the office of the County Clerk at the time of passage of this ordinance shall be the basis for application of this exception unless the owner submits proof that a different ownership existed at the time the provisions of this ordinance became applicable to the land concerned.

11.20 Accessory Uses and Facilities. Accessory uses and facilities shall be permitted in any district when incidental to and associated with a permitted use or facility, or when incidental to and associated with an allowable and authorized conditional use therein, subject to the provisions of this section.

11.21 Requirements. Accessory uses and facilities shall meet the following requirements.

1. Shall be subordinate to the primary activity of the principal use or the principal facility, respectively.
2. Shall contribute to the comfort, convenience, efficiency, or necessity of the occupants or the activities of a principal use, or the function of a principal structure.
3. Shall be located on the same site as the principal use or structure served.
4. Shall not violate setback requirements or maximum lot coverage standards provided for in Article 3.

11.22 Examples of Accessory Uses include, but are not limited to, the following examples.

1. A home occupation is an accessory use in a residence.
2. A residence is an accessory use in a business.

11.23 Continuation of Allowable Accessory Use. No use or facility permitted as an accessory use or facility pursuant to this section shall be construed to be permitted as a principal use or facility unless specifically authorized as a permitted or conditional use in the district in which it shall be located. Operation, occupancy, and continuance of allowable accessory uses and facilities shall be conditional upon the continued occupancy or use of the principal use or facility being served.

ARTICLE 12. ADMINISTRATIVE PROVISIONS

12.10 Form of Petitions and Applications. Petitions and applications provided for in this ordinance shall be made on forms prescribed by the city. Applications shall be accompanied by plans and specifications, drawn to scale, showing actual shape and dimensions of the lot to be built upon; the size and locations of existing and proposed structures; the intended use of such structures; the number of families, if any, to be accommodated thereon; the relationship of the lot to the surrounding property; the legal description of the lot; the location of any off-street parking; the names and addresses of owners of property within 250 feet of the exterior boundaries of the lot; and such other information as is needed to determine conformance with this ordinance. Applications shall be accompanied by a filing fee in an amount established by the City Council.

12.20 Notice of Public Hearings.

12.21 Published and Posted Public Notice. Notice of public hearing on an application, petition, or an amendment to this ordinance shall be published in a newspaper of general circulation in the city at least ten (10) days prior to the date of the hearing. In the alternative, if there is no newspaper of general circulation, each notice of hearing authorized by this ordinance shall be posted in at least two conspicuous places within the City continuously beginning at least ten (10) days prior to the date of the hearing.

12.22 Personal Written Notice. In addition, a notice of a hearing on a conditional use, a variance or an amendment to the zoning map which would change boundaries, classification or uses shall be sent to owners of property within 250 feet of the property for which the conditional use, variance or amendment has been requested. Such notice shall be mailed at least ten (10) days prior to the date of the hearing.

12.23 Failure to Receive Notice. Failure of a person to receive notice as prescribed in this article shall not impair the validity of the hearing.

- 12.24 Purpose of Public Hearing. The hearing shall allow interested persons the opportunity to be heard and to present and rebut evidence.
- 12.25 Recess of Hearing. The City Council may recess a hearing in order to obtain additional information or to serve further notice upon other property owners or persons it decides may be interested in the proposal being considered. Upon recessing the time and date when the hearing is to be resumed shall be announced.
- 12.26 Notice to Applicant of Action. Within ten (10) days following the close of a hearing the City Recorder shall provide the applicant with a written notice of the City Council's action on the application, the findings of fact on which the action is based, and any conditions imposed, signed by the Mayor and City Recorder.
- 12.30 Building Permits. No permit shall be approved by the City for the construction, reconstruction, alteration or change of use of a structure or lot that does not conform to the requirements of this ordinance.
- 12.40 Amendments.
- 12.41 Authorization to Initiate Amendments. An amendment to the text of this ordinance or to a zone boundary may be initiated by the City Council, an affected governmental unit, or by application of a property owner or resident of the City or urban growth area. The request for an amendment shall be accomplished by filing an application with the City Recorder.
- 12.42 Public Hearings on a Proposed Amendment. The City Council shall hold a public hearing as provided in Article 12.20 on the proposed amendment before making a decision. Findings of fact upon which the decision was made shall be made a part of the record.
- 12.43 Record of Amendments. The City shall maintain a record of amendments to the text and map of this ordinance in a form convenient for use by the public.
- 12.44 Limitation on Reapplications. No application for an amendment to the text of this ordinance or to a zone boundary shall be considered within one-year period immediately following a previous denial of such request, except the City Council may permit a new application if in the opinion of the City Council new evidence or a change of circumstances warrants it.

ARTICLE 13. INTERPRETATION AND ENFORCEMENT

13.10 Interpretation. Words used in the present tense include the future, the singular form includes the plural, the plural includes the singular. Where a provision of this ordinance is less restrictive than a provision of another ordinance or requirement of the City, the provision which is more restrictive shall govern.

13.20 Authorization of Similar Uses. The City Council may rule that a use not specifically listed among the allowed uses in a zone shall be permitted as an allowed use, if it is similar to the allowed uses in the zone, if its effect on adjacent properties is substantially the same as that of allowed uses, and if it is not specifically listed as an allowed use in another zone.

13.30 Penalty. A person violating a provision of this ordinance shall upon conviction, be punished by imprisonment for not more than ten (10) days, or by a fine of not more than \$1,000.00. A violation of this ordinance shall be considered a separate offense for each day that the violation continues. In the alternative, where a use exists or is proposed to be located, constructed, repaired, altered or used in violation of this ordinance the City may institute injunction, abatement or other appropriate proceedings to prevent, abate or remove such use.

13.40 Severability. The provisions of this ordinance are severable. If a 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 ordinance.

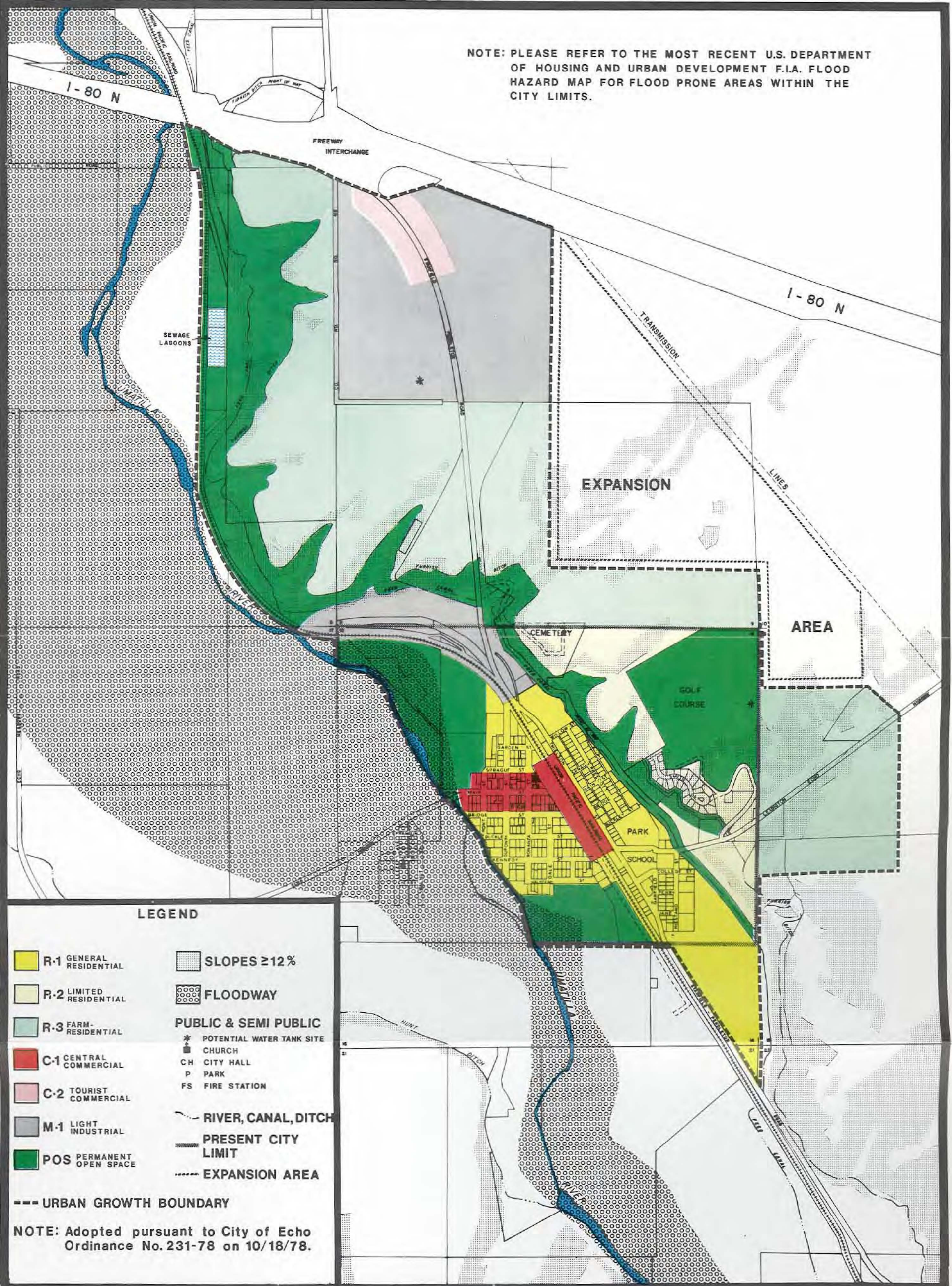
APPROVED AND ADOPTED by the Echo City Council on this 18th day of October, 1978. City Ordinance No. 1-76 as adopted in November 1971, and amendments thereto, are hereby repealed.

Jennie J. Howard
Mayor

ATTEST:

Susan Schering
City Recorder

NOTE: PLEASE REFER TO THE MOST RECENT U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT F.I.A. FLOOD HAZARD MAP FOR FLOOD PRONE AREAS WITHIN THE CITY LIMITS.



LEGEND

- | | |
|--------------------------|---------------------------------|
| R-1 GENERAL RESIDENTIAL | SLOPES ≥ 12% |
| R-2 LIMITED RESIDENTIAL | FLOODWAY |
| R-3 FARM-RESIDENTIAL | PUBLIC & SEMI PUBLIC |
| C-1 CENTRAL COMMERCIAL | ★ POTENTIAL WATER TANK SITE |
| C-2 TOURIST COMMERCIAL | CH CITY HALL |
| M-1 LIGHT INDUSTRIAL | P PARK |
| POS PERMANENT OPEN SPACE | FS FIRE STATION |
| | RIVER, CANAL, DITCH |
| | PRESENT CITY LIMIT |
| | EXPANSION AREA |
| URBAN GROWTH BOUNDARY | |

NOTE: Adopted pursuant to City of Echo Ordinance No. 231-78 on 10/18/78.

ZONING MAP

CITY OF ECHO, OREGON



CITY OF ECHO, OREGON

APPLICATION TO AMEND ZONING ORDINANCE

APPLICANT

Name _____

Address _____

Phone No. _____

TYPE OF APPLICANT (Check one)

Landowner (agent*) within Urban Growth Boundary _____

Resident (renter) within Urban Growth Boundary _____

Governmental Unit: City of Echo _____, County _____,

Special District _____, State Agency _____, Federal Agency _____

*Note: If agent, attach written authorization to represent landowner.

TYPE OF AMENDMENT

___ Text: Applicant shall prepare and attach a copy of proposed text amendment to this application. Section to be amended _____

___ Map: Present Zoning Classification is _____

Proposed Zoning Classification is _____

Applicant shall prepare and attach the following to this application:

- (1) 8 1/2" x 11" location map of area subject to proposed map amendment drawn to scale, and
- (2) Either assessor's map or other parcel map drawn to scale showing proposed map amendment, and
- (3) A list of names and addresses of property owners** whose property is subject to the proposed map amendment or within 250 feet of the exterior boundary thereof, and
- (4) Other information specified in Section 12.10 of the Zoning Ordinance, and
- (5) Agreement by the property owner(s) to satisfy the requirements of Sections 3.84 and 3.85 of the Zoning Ordinance if applicable.

**Note: This information available from County Assessor's office.

SCHEDULE AND CHECKLIST

APPLICATION TO AMEND CITY OF ECHO ZONING ORDINANCE

- | | Date |
|--|-------|
| 1. Application submitted by applicant* | _____ |
| 2. City Council hearing date set | _____ |
| 3. Public notice of City Council hearing | _____ |
| a) Mailed to property owners | _____ |
| b) Mailed to affected governmental units | _____ |
| c) Published in local newspaper or posted | _____ |
| 4. City Council hearing held | _____ |
| 5. City Council decision (within ten days of hearing) | _____ |
| 6. Applicant notified of decision | _____ |
| 7. Effective date, if amendment adopted by City Council | _____ |
| 8. County Planning Department and County Assessor notified, pursuant to ORS 308.342, if amendment approved | _____ |

*Note Applications for Zoning Map amendments for areas within the Urban Growth Boundary outside City limits should be made to the County.

CITY RECORDS

APPLICATION TO AMEND CITY OF ECHO ZONING ORDINANCE

1. Application and attachments thereto
2. Schedule and checklist
3. Copies of public notices
4. Analysis of applicable plan goals and policies. Note: All amendments to the Zoning Ordinance text or Map must be consistent with the adopted Comprehensive Plan.
5. City Council hearing record, findings of fact, conclusions, decision
6. Copy of notice to applicant of decision
7. Copies of notices to County Planning Department and Assessor if amendment approved

CITY OF ECHO, OREGON

VARIANCE/CONDITIONAL USE APPLICATION
(ZONING ORDINANCE)

APPLICANT

Name _____

Address _____

Phone No. _____

TYPE OF APPLICANT (Check one)

Landowner (agent*) within City Limits _____

Governmental Unit: City of Echo _____, County _____,

Special District _____, State Agency _____, Federal Agency _____

*Note: If agent, attach written authorization to represent landowner.

TYPE OF APPLICATION

Zoning classification of property is _____

_____ Variance. Please refer to Article 6 of the Zoning Ordinance for variance requirements. If lot size, a variance may not be necessary, please see Ordinance Section 11.13. Briefly describe the type of variance being requested: _____

_____ Conditional Use. Please refer to Article 5 of the Zoning Ordinance for conditional use requirements and to Article 3 for types of conditional uses allowed. Type of conditional use being requested is _____

ATTACHMENTS

Applicant shall prepare and attach the following to this application:

- (1) A presentation of facts and reasons which establish need, appropriateness and purpose of the Variance/Conditional Use request, and
- (2) 8 1/2" x 11" location map of area subject to proposed Variance/Conditional Use drawn to scale, and
- (3) Either assessor's map, parcel map, or site plan drawn to scale showing proposed Variance/Conditional Use, and

- (4) A list of names and addresses of property owners** whose property is subject to the proposed Variance/Conditional Use or within 250 feet of the exterior boundary thereof, and
- (5) Other information specified in Section 12.10 of the Zoning Ordinance, and
- (6) Agreement by the property owner(s) to satisfy the requirements of Sections 3.84 and 3.85 of the Zoning Ordinance if applicable.

**Note: This information available from County Assessor's office.

FEE

Refer to fee schedule adopted by City Council. \$ _____

I, _____ (Circle one: Landowner, agent, representative of government unit) swear that the details and information contained in the above application and attachments thereto are true and correct to the best of my knowledge.

Signature of Applicant Date

I, _____, City Recorder of Echo, Oregon attest that the foregoing application and attachments thereto were received by me on the _____ day of _____, 19 _____, from _____ accompanied by a fee of \$ _____.

City Recorder

CITY OF ECHO, OREGON

APPLICATION FOR BUILDING/MOBILE HOME ZONING SIGNOFF
(ZONING ORDINANCE)

LANDOWNER

Name _____

Address _____

Phone No. _____

APPLICANT* (if different from above)

Name _____

Address _____

Phone No. _____

*Note: Attach written authorization to represent landowner.

TYPE OF APPLICATION

_____ Building: _____ Construct _____ Remodel _____ Other

_____ Mobile Home: _____ Install _____ Other

Brief description of project: _____

BACKGROUND INFORMATION

Lot No. _____, Block No. _____ Assessor's Map No. _____ with
frontage on (name) _____ which is a
(check one) city street _____, county road _____ or state highway _____.

Note: If a county road or state highway an access permit shall be required.

In Flood Hazard Area: (yes/no) _____

Fire Zone: One _____ Two _____ Three _____

Utilities: City Water _____ Well _____; City Sewer _____ Septic Tank _____

Zoning classification is _____

Intended use the building/mobile home is _____

Is intended use allowed as an outright use in the zone? (yes/no) _____

If no, is intended use allowed as a conditional use in the zone? (yes/no) _____

If yes, a conditional use application will be necessary.

If neither an outright or conditional use, a Zoning Ordinance amendment will be necessary. Note: All Zoning Ordinance amendments must be consistent with the Comprehensive Plan.

ZONING ORDINANCE REQUIREMENTS

Type	Requirement*
Dimensional Standards (see Article 3)	
Street Frontage	_____
Lot Depth	_____
Front Yard	_____
Side Yard (each)	_____
Rear Yard	_____
Lot Area (see Section 11.13 for exception)	_____
Lot Width (at front building line)	_____
Lot Coverage (Building Area ÷ Lot Area = _____ %)	_____
Building Height	_____
Mobile Homes (see Article 7)	_____
Offstreet Parking and Loading (see Article 9)	_____
Signs (see Article 10)	_____
Additional Requirements (see Section 3.8)	
Clear Vision Area	_____
Ground Cover	_____
Hazard Areas	_____
Irrigation Facilities	_____
Access	_____

*Note: Fill in applicable dimensional standard or indicate yes, no or n/a as appropriate.

SITE PLAN

Applicant shall prepare and attach to this application a site plan drawn to scale showing how all applicable requirements of the Zoning Ordinance shall be satisfied.

The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the Uniform Building Code as administered by the State of Oregon. No permit presuming to give authority to violate or cancel the provisions of this Code shall be valid, except insofar as the work or use which it authorizes is lawful.

I hereby certify that the above information is correct and understand that issuance of a permit based on this application will not excuse me from complying with effective Ordinances of the City of Echo and Statutes of Oregon, despite any errors on the part of the issuing authority in checking this application.

Signature of Applicant

Date

I, _____, City Recorder of Echo, Oregon, attest that the foregoing application and attachments thereto were received by me on the _____ day of _____, 19 ____.

City Recorder

CITY OF ECHO REVIEW
(To be filled out by City official)

Applicant's site plan and intended use meet all applicable Zoning Ordinance Requirements (yes/no). _____

If yes, The Zoning Signoff Application may be approved by the City.

If no, the Zoning Signoff Application is not approved for the following reason(s):

If the application is not approved, the applicant may revise his application as necessary or (check all appropriate):

- Apply for a variance
- Apply for a conditional use
- Request a Zoning Ordinance amendment
- Request a Comprehensive Plan amendment.

Echo City Official

Date

CITY OF ECHO

SUBDIVISION ORDINANCE

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CITY OF ECHO

SUBDIVISION ORDINANCE

SECTION 1. GENERAL PROVISIONS

1.1 Title. These regulations shall hereafter be known, cited and referred to as the Subdivision Regulations of the City of Echo.

1.2 Purposes. The purpose of this ordinance is to provide for the public health, safety and general welfare of the people of the City by establishing uniform procedures and standards for the partitioning and subdividing of land within the City. These regulations are necessary to:

- (1) guide the future development of the City in accordance with the Comprehensive Plan.
- (2) insure that public facilities, including but not limited to sanitation systems, water supply systems, streets and fire protection, are adequate to serve the subdivided or partitioned area, and
- (3) protect and conserve land throughout the City by providing for its most beneficial use and enhancement of the quality of the environment.

1.3 Authority. By authority of ordinance of the Council of the City adopted pursuant to the powers and jurisdictions vested by Oregon Revised Statutes, Chapters 92, and other applicable laws of the State of Oregon, the City shall review, approve and disapprove plans, plats, and maps for the subdivision and partitioning of land within the corporate limits of the City.

1.4 Jurisdiction.

- (1) These subdivision regulations shall apply to all subdivision and partition of lands, as defined herein, located within the corporate limits of the municipality.
- (2) The City shall review and comment on plans, plats, or maps for subdivision or partitions beyond the corporate limits of the City and within urban growth boundary.

1.5 Enactment. In order that land may be subdivided and partitioned in accordance with these purposes and policy, these regulations are hereby adopted.

1.6 Severability. Where any word, phrase, clause, sentence, paragraph or section, or other part of these regulations is held invalid by court of competent jurisdiction, this judgement shall affect only that part held invalid, and shall not impair the validity of the remainder of these regulations.

1.7 Amendments. An amendment to this ordinance may be initiated by the City Council, an affected governmental unit, or by application of a property owner or resident in City or urban growth area. The procedure to be followed for adoption of the proposed amendment shall be that prescribed by ORS 92.048.

1.8 Variances.

(1) The City Council may authorize variances, with conditions, to the requirements of this ordinance. Application for a variance shall be made by a petition of the land divider, stating fully the grounds of the application and the facts relied upon by the petitioner. The petition shall be filed with the tentative plan or map. A variance may be granted only in the event that all of the following circumstances exist:

- (a) Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same vicinity, and result from tract size or shape, topography or other circumstances over which the owners of property have no control.
- (b) The variance is necessary for the preservation of a property right of the applicant substantially the same as possessed by owners of other property in the same vicinity.
- (c) The variance would not be materially detrimental to the purposes of this ordinance, or to property in the same vicinity in which the property is located or otherwise conflict with the comprehensive plan.

(2) In granting or denying a variance, the City Council shall make a written record of its findings and the facts in connection therewith, and shall describe the variance granted and the conditions designated. The City shall keep the findings on file as a matter of public record.

1.9 Exceptions in Case of a Planned Unit Development.
(Reserved for Planned Unit Development)

1.10 Appeal. A person may appeal to the City Council from any decision or requirement made by the City Engineer pursuant to this ordinance. Written notice of the appeal must be filed with the City within thirty (30) days after the decision or requirement is made in the case of subdivision or major partition and ten (10) days in the case of a minor partition, pursuant to ORS 92.044 (2) and 92.046 (3).

1.11 Violation and Penalties.

- (1) Every final subdivision plat and partition map shall be approved pursuant to this Ordinance and the provisions of Chapter 92, Oregon Revised Statutes, before title to the subdivided land can be sold or transferred in any manner. If land is transferred or sold contrary to the provisions of this Ordinance, the City Attorney shall commence action to enjoin further sales or transfers to compel compliance with its provisions. The cost of maintaining this suit shall be imposed against the person transferring or selling the property to be subdivided or partitioned.
- (2) In addition to penalties provided by state law, any person violating or failing to comply with a provision of this Ordinance shall, upon conviction thereof, be punished by a fine of not more than \$500.00 or by imprisonment for not more than 100 days, or both. Every sale or transfer of a parcel of land in violation of this ordinance shall be deemed a separate and distinct offense. In addition the City will not give zoning approval on any application for a building permit to be issued by the State of Oregon as to any piece of property owned by a person in violation of the provisions of this Ordinance.

1.12 Schedule of Fees.

- (1) Any application or submission required by this Ordinance shall be accompanied by a filing fee based on the fee schedule adopted by the City Council.
- (2) No application required by this Ordinance shall be accepted unless accompanied by all applicable fees.

1.13 Definitions. As used in this Ordinance, the following words and phrases shall mean:

- (1) APPROVAL.
 - (a) TENTATIVE. The official action taken by the City Council after a public hearing on the proposed subdivision or partition.

- (b) FINAL: The final official action taken by the City Council on the proposed subdivision or partition which had previously received tentative approval.
- (2) BUILDING LINE. A line on a plat or map indicating the limit beyond which buildings or structures may not be erected subject to setback requirements in the City's Zoning Ordinance.
- (3) CITY. The City of Echo, Oregon.
- (4) CITY ENGINEER. A registered professional engineer as defined by ORS 672.002 (6), who is legally contracted to represent the City.
- (5) COMPREHENSIVE PLAN. A generalized, coordinated land use map and policy statement of the City that interrelates all functional and natural systems and activities relating to the use of land, and adopted pursuant to ORS 197.
- (6) DEDICATION. A deliberate appropriation of land by its owner for some public use and accepted for such use by or on behalf of the public.
- (7) EASEMENT. The right of a person to go onto the land in possession of another for a specific purpose or purposes.
- (8) LOT. A unit of land that is created by a subdivision of land.
- (a) CORNER LOT. A lot situated at the intersection of two streets, provided the interior angle of such intersections does not exceed 135°.
- (b) REVERSED CORNER LOT. A corner lot, the side street line of which is substantially a continuation of the front line of the first lot to its rear.
- (c) THROUGH LOT. A lot having frontage on two parallel or approximately parallel streets other than alleys.
- (9) LOT LINE.
- (a) LOT FRONT LINE. The line abutting a street. For corner lots the front line is that with the narrowest street frontage. For double frontage lots, the lot front line is that having frontage on a street which is so designated by the developer and approved as part of a final plat or map as provided for in this Ordinance.
- (b) LOT REAR LINE. The lot line that is opposite to and most distant from the front lot line.
- (c) LOT SIDE LINE. Any lot line that is not a lot front or rear line.

- (10) MAP, PARTITION. A final diagram, drawing or other writing containing all the descriptions, locations, specifications, dedications, provisions and information required by this Ordinance concerning a partition.
- (11) PARCEL. A unit of land that is created by a partitioning of land.
- (12) PARTITION. An area or tract of land divided into two or three parcels within a calendar year, when this area or tract of land exists as a unit or contiguous units of land under a single ownership at the beginning of that year.
- (a) MAJOR PARTITION. A partition which includes the creation of a street.
- (b) MINOR PARTITION. A partition that does not include the creation of a street, but which is subject to approval of the City under this Ordinance.
- (13) PARTITION LAND. To divide an area or tract of land into two (2) or three (3) parcels within a calendar year when such area or tract of land exists as a unit or contiguous units of land under a single ownership at the beginning of that year. "Partition land" does not include:
- (a) divisions of land resulting from lien foreclosures,
- (b) divisions of land resulting from the creation of cemetery lots,
- (c) divisions of land made pursuant to a court order, including but not limited to court orders in proceedings involving testate or intestate succession,
- (d) any adjustment of a lot line by the relocation of a common boundary where an additional parcel is not created and where the existing parcel reduced in size by the adjustment is not reduced below the minimum lot standards of the zoning ordinance.
- (14) PEDESTRIAN WAY. A right-of-way for pedestrian traffic.
- (15) PERSON. A natural person, firm, partnership, association, social or fraternal organization, corporation, trust, estate, receiver, syndicate, branch of government, or any other group or combination acting as a unit.
- (16) PLAT, SUBDIVISION. The final map, diagram, drawing, replat or other writing containing all the descriptions, location, specifications, dedication, provisions and information required by this Ordinance concerning a subdivision.

- (17) RIGHT-OF-WAY. A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, road, electric transmission line, water main, oil or gas pipeline, sanitary or storm sewer main, trees, or by another special use.
- (18) ROADWAY. The portion of a street right-of-way developed for vehicular traffic.
- (19) SIDEWALK. A pedestrian walkway with permanent surfacing.
- (20) SKETCH PLAN. A sketch preparatory to the preparation of the tentative subdivision plan to enable the subdivider to save time and expense in reaching general agreement with the City as to the form of the plan and the objectives of these regulations.
- (21) STREET. A public or private right-of-way for the use of pedestrian or vehicular traffic, including the terms "road", "highway", "lane", "avenue", "alley" or similar designations.
- (a) ALLEY. A narrow street through a block primarily for vehicular service access to the back or side of properties otherwise abutting on another street.
 - (b) ARTERIAL. A street of considerable continuity which is primarily a traffic artery for travel between large areas.
 - (c) COLLECTOR. A street supplementary to the arterial street system and a means of travel between this system and smaller areas, used to some extent for through traffic and to some extent for access to abutting properties.
 - (d) CUL-DE-SAC. A short street having one end open to traffic and being terminated by a vehicle turn-around.
 - (e) HALF STREET. A portion of the width of a street, usually along the edge of a subdivision, where the remaining portion of the street could be provided in another subdivision.
 - (f) LOCAL STREET. A street intended primarily for access to abutting properties.
 - (g) MARGINAL ACCESS STREET. A local street parallel and adjacent to an arterial street providing access to abutting properties, but protected from through traffic.

- (23) SUBDIVIDE LAND. To divide an area or tract of land into four or more lots within a calendar year when this area or tract of land exists as a unit or contiguous units of land under a single ownership at the beginning of that year.
- (24) TENTATIVE PLAN. A preliminary map, drawing or chart of the subdivision, dedication, or portion thereof, containing the elements and requirements set forth within this ordinance and which the subdivider submits for tentative approval at a public hearing.
- (25) URBAN GROWTH AREA. Land between the corporate limits of the City and the urban growth boundary.
- (26) URBAN GROWTH BOUNDARY. The boundary designated in the City's Comprehensive Plan identifying and separating urbanizable land from rural land.

SECTION 2. SUBDIVISION AND PARTITION APPLICATION PROCEDURE AND APPROVAL PROCESS

2.1 Subdivisions. Before any permit for the erection of any structure in a proposed subdivision is granted, and before any contract for sale of any part thereof is made, the subdividing owner or his authorized agent shall apply for and secure approval of the proposed subdivision in accordance with the following procedure.

- (1) **DISCUSSION OF REQUIREMENTS:** Before preparing the sketch plan as required in Section 2.1 (2) below, the applicant shall discuss with the City Engineer the procedure for adoption of a subdivision plat and the improvement requirements provided for in this Ordinance.
- (2) **SKETCH PLAN:** Prior to subdividing land, an owner of land or his representative shall file an application for approval of a sketch plan.
 - (a) The application shall:
 - (1) be made on forms available from the City,
 - (2) include all contiguous holdings of the owner, with an indication of the portion which is proposed to be subdivided. It shall also be accompanied by an affidavit of ownership, which shall include the dates the respective holdings of land were acquired, together with the book and page of each conveyance to the present owner as recorded in the County Clerk's office. The affidavit shall list the legal owner of the property, the contract owner of the property, the date contract of sale was executed, and, if any corporations are involved, a complete list of all directors, officers and stockholders of each corporation owning more than 5% of any class of stock.
 - (3) be accompanied by a minimum of five (5) copies of the sketch plan as described in these regulations, complying in all respects with these regulations and submitted to the City Recorder at least ten (10) days prior to the next regular City Council meeting.
 - (4) be accompanied by the appropriate fee, based on the fee schedule adopted by the City Council.
 - (5) The application shall include an address and telephone number of an agent located within Umatilla County who shall be authorized to receive all notices required by this Ordinance.

- (b) City Council review of sketch plan: At its next regular meeting, the City Council shall study the sketch plan, taking into consideration the requirements of the subdivision regulations and the best use of the land being subdivided. Particular attention must be given to the arrangement, location and width of streets, their relation to the topography of the land, water supply, sewage disposal, drainage, lot sizes and arrangement, the further development of adjoining lands as yet unsubdivided, and the requirements of the Comprehensive Plan.
 - (c) Approval of sketch plan: Within fifteen (15) days after the City Council reviews the sketch plan, it shall advise the applicant of the specific changes or additions, if any, it will require in the layout, and the character and extent of required improvements and reservations which it will require a prerequisite to the approval of the tentative subdivision plan. The City Council may require additional changes as a result of further study of the subdivision in final form. This approval authorizes the applicant to submit a tentative plan.
 - (d) Notice to governmental units: All affected governmental units shall be notified of the approval of the sketch plan and shall be given a reasonable period of time to review the plan and to suggest revisions in the public interest prior to the public hearing on the tentative plan.
- (3) TENTATIVE PLAN:
- (a) Application procedure and requirements: Based upon the approval of the sketch plan, the applicant shall file in duplicate an application for approval of a tentative plan. The application shall:
 - (1) be accompanied by a minimum of five (5) copies of the tentative plan, as described in Section 5.2 of this Ordinance, and submitted to the City Recorder at least 30 days prior to the next regular City Council meeting.
 - (2) be made on forms available from the City, together with the appropriate fee, based on the fee schedule adopted by the City Council.
 - (3) include all land which the applicant proposes to subdivide, and if the subdivision pertains to only a part of the tract owned or controlled by the subdivider, then the applicant shall also include a sketch of a tentative layout for streets in the unsubdivided portion.

- (4) comply in all respects with the sketch plan, as approved.
- (b) Review by City Engineer: Upon receipt of the application for tentative plan approval, the City Recorder shall furnish one copy of the application to the City Engineer. The City Engineer shall review the tentative plan and prepare his report to present to the City Council at its next regular meeting.
- (c) City Council review: The City Council shall hold a public hearing to review the tentative plan and the City Engineer's report.
- (d) Notice and Opportunity to be Heard:
 - (1) NOTICE:
 - (a) Procedure: The City Recorder shall give notice of the public hearing in the following manner:
 - (1) NEWSPAPER: Notice shall be published in at least two issues of a newspaper of general circulation within the city, the first at least ten (10) days in advance of the public hearing, and the second at least one (1) day in advance of the public hearing.
 - (2) MAIL: At least ten (10) days prior to the public hearing, notice of the hearing shall be sent by first class mail to:
 - (a) The applicant and all record owners and contract purchasers of real property within 250 feet of the property which is the subject of the proposed action, and
 - (b) All affected governmental units which have an interest in the proposed subdivision.
 - (3) POSTING: At least ten (10) days prior to the public hearing, a notice of such public hearing shall be posted on the closest public streets in visible locations surrounding the proposed subdivision or property to be partitioned.

(b) Content: The public notices shall contain the following:

- (1) Date, time and place of public hearing,
- (2) General description of the action proposed on the subdivision application,
- (3) Address, including lot and block number, if any, of the property that is to be subdivided,
- (4) Notice by mail and posting shall also include 8½" x 11" diagram of the property to be subdivided, to be provided by the applicant, indicating its location relative to adjacent property owners within 250 feet and at least two clearly marked public streets.

(2) PUBLIC HEARING:

- (a) The City Council shall hold a public hearing on the tentative plan within 30 days following submission of the tentative plan.
- (b) The public hearing shall be conducted in accordance with the requirements governing the conduct of quasi-judicial hearings on land use matters pursuant to ORS 215.412 and 227.170.
- (c) If necessary, the City Council may resolve to continue the public hearing giving the date, time, and place the hearing will be continued.

(e) Action on Tentative Plan:

- (1) Within fifteen (15) days following the close of the public hearing, the City Council shall give written notice to the applicant of approval, disapproval or conditional approval of the tentative plan. Approval shall be indicated by the signature of the Mayor and City Recorder on the plan.
- (2) One copy of the tentative plan shall be returned to the developer with the date of approval, conditional approval or disapproval and the findings and conclusions upon which the City Council's decision was based accompanying the plan.

(f) Effective period of Tentative Approval:

- (1) The approval of a tentative plan for a subdivision shall be effective for one year.

- (2) Any plan not receiving final approval within one year shall be null and void, and the developer shall submit a new tentative plan for approval, subject to all current zoning restrictions and land division regulations.
- (4) FINAL SUBDIVISION PLAT:
- (a) Application procedure and requirements: Within one year of the approval of the tentative plan, the applicant, in order to receive final approval of the subdivision plat, shall file with the City Council an application which shall:
 - (1) Be made on forms supplied by the City, together with the appropriate fee, based on the fee schedule adopted by the City Council.
 - (2) Include the entire subdivision or section thereof, access to which is via an existing state, county or local government street.
 - (3) Be accompanied by a minimum of ten (10) copies of the subdivision plat, as described in Section 5.3 of this ordinance.
 - (4) Comply in all respects with the tentative plan, as approved.
 - (5) Be presented to the City Recorder, who shall then refer the application to the City Council prior to the next regular meeting of the City Council at which consideration is desired.
 - (6) Be accompanied by all formal irrevocable offers of dedication to the public of all streets, local government uses, utilities, parks and easements, without any reservation other than reversionary rights upon vacation of any such street or road and easements for public utilities, pursuant to ORS 92.090 (3).
 - (7) Be accompanied by a performance bond or other assurance for completion and maintenance of improvements, as specified in Section 3 of this Ordinance, and which includes a provision that the principal of the bond or other guarantee of financial security shall comply with all the terms specified by the City Council as a condition of approval of the final subdivision plat,
 - (8) Be accompanied by written assurance from public utility companies and improvement districts that necessary utilities will be installed and by proof that the applicant has submitted petitions in writing for the creation or extension of any improvement districts as required by the City Council upon tentative plan approval.

(b) Review of Application:

- (1) The City Council shall review the application at the next regular City Council meeting following submission of the application for final plat approval. In order to be considered at the next meeting, the application shall be submitted at least ten (10) working days before the regularly scheduled meeting of the City Council.
- (2) The application for final plat approval and accompanying documents shall be reviewed by the City Engineer and affected governmental units to determine whether it substantially conforms to the tentative plan, the requirements of law and this Ordinance. The City Engineer may make such checks in the field as are desirable to verify that the subdivision plat is sufficiently correct on the ground and he or his representatives may enter the property for this purpose. If the City Engineer determines that the final subdivision plat does not so conform to the tentative plan, the requirements of law and the Ordinance, then he shall advise the applicant of the changes that must be made and shall afford the applicant an opportunity to make the changes or additions.
- (3) Upon receipt of the plat with the approval of the City Engineer, the City Council shall consider the application at a regularly scheduled meeting. Within ten (10) days of the meeting, the City Council shall approve, disapprove or conditionally approve the application, setting forth in detail any conditions of approval or reasons for disapproval.
- (4) The final resolution of the City Council approving the application shall stipulate the period of time when the performance bond or other guarantee of financial security shall be filed or the required improvements installed, whichever is applicable. It shall also contain the written findings of fact and conclusions of law which it relied upon in reaching its decision. One copy of the final subdivision plat or major partition map signed by the Mayor and City Recorder shall be returned to the developer with the date of approval, conditional approval or disapproval noted thereon, and the reasons therefore accompanying the plat or map.
- (5) Filing of Plat: Without delay, the subdivider shall submit the final plat for signatures of other public officials required by the law. Approval of the plat shall be null and void if the plat is not recorded within 90 days after the date the last required

approving signature has been obtained, or within one year of approval of the final plat or map, whichever is sooner.

2.2 Major Partitions. The procedure for approval by the City of a major partition shall be the same as provided for in Section 2.1 pertaining to subdivision, except that the applicant need not file and obtain approval of sketch plan, procedures for which are specified in Section 2.1 (2) of this Ordinance.

2.3 Minor Partitions.

- (1) Application procedure and requirements: Prior to creating a minor land partition, an owner of land or his representative shall file with the City Recorder an application for approval of a sketch plan. The application shall:
 - (a) be made on forms available from the City.
 - (b) include all contiguous holdings of the owner, with an indication of the portion which is proposed to be partitioned. It shall also be accompanied by an affidavit of ownership, which shall include the dates the respective holdings of land were acquired together with the book and page of each conveyance to the present owner as recorded in the County Clerk's office. The affidavit shall list the legal owner of the property, the contract owner of the property, the date contract of sale was executed and, if any corporations are involved, a complete list of all directors, officers and stockholders of each corporation owning more than 5% of any class of stock,
 - (c) be accompanied by a minimum of five (5) copies of the sketch plan, as described in Section 5.1 of this ordinance, submitted to the City Recorder at least ten (10) days prior to the next regular City Council meeting.
 - (d) be accompanied by the appropriate fee, based on the fee schedule adopted by the City Council.
- (2) Review by City Engineer: The City Recorder shall refer the application to the City Engineer, who shall determine if dedication of land, easements or conditions for approval of the sketch plan are required.
- (3) Review by City Council:
 - (a) After receipt of the application and report by the City Engineer the City Council shall review the application, sketch plan and recommendations of the City Engineer at its next regular meeting.

- (b) If the City Council determines that a public hearing is necessary before taking action on the application, the hearing shall be conducted as required by Section 2.3 (4).
- (4) Hearing by City Council: The public hearing shall be conducted in accordance with the requirements governing the conduct of quasi-judicial hearings on land-use matters, and notice shall be given in accordance with the requirements of Section 2.1 (3) (d) of this ordinance.
- (5) Action on application: The City Council shall approve, conditionally approve, or deny the application for creation of a minor land partition and state the reasons therefore within fourteen (14) days after their review is completed or after close of the hearing as appropriate.

SECTION 3. ASSURANCE FOR COMPLETION AND MAINTENANCE OF IMPROVEMENTS

3.1 Improvements and Guarantees of Financial Security

- (1) Completion of improvements. Before the final subdivision plat or major partition map is signed by the Mayor and City Recorder, all applicants shall be required to complete, in accordance with City Council's decision and to the satisfaction of the City Engineer, all the street, sanitary and other improvements, as required in these regulations, specified in the final subdivision plat, and as approved by the City Council and to dedicate same to the City, free and clear of all liens and encumbrances on the property and public improvements thus dedicated.
- (2) The City Council in its discretion may waive the requirement that the applicant complete and dedicate all public improvements prior to the signing of the subdivision plat, and that, as an alternative, the applicant shall provide assurance of financial security at the time of application for final subdivision approval in an amount estimated by the applicant and determined by the City Engineer as sufficient to secure to the City the satisfactory construction, installation, and dedication of the incompleated portion of required improvements. The guarantee of financial security shall also secure all lot improvements on the individual lots of the subdivision as required in these regulations, and may take the form of any of the following:
 - (a) Escrow Account: The subdivider or land partitioner shall deposit cash, or collateral readily convertible to cash at face value, either with the governing body or in escrow with a bank. The use of collateral other than cash, and the selection of the bank with which funds are to be deposited are subject to the approval of the City Council. Where an escrow account is to be employed, the subdivider shall file with the City Council his agreement with the bank guaranteeing the following:
 - (1) that the funds in the escrow account are to be held in trust until released by the governing body and may not be used or pledged by the subdivider as security for any obligation during that period;
 - (2) that in the event that the subdivider fails to complete the required improvements, the bank shall immediately make the funds in escrow available to the City for the completion of these improvements.
 - (b) Property Escrow: The subdivider may offer as a guarantee land or personal property, including corporate stocks or bonds. A qualified real estate appraiser shall establish the value of any real property so used and in so doing,

shall take into account the possibility of decline in the value of said property during the guarantee period. The City Council reserves the right to reject the use as collateral of any property when the value of the property is unstable, when the property may be difficult to sell or when other factors exist which will inhibit the City Council from exchanging the property for an amount of money sufficient to complete the required improvements. When property is offered as an improvement guarantee, the subdivider shall:

- (1) execute an agreement with the escrow agent when it is not the City, instructing the agent to release the property to the City in case of default. The agreement shall be placed on file with the City Recorder.
 - (2) file with the City Council an affidavit affirming that the property to be used as a guarantee is free and clear of any encumbrances or liens at the time it is to be put in escrow.
 - (3) execute and file with the City Council an agreement stating that the property to be placed in escrow as an improvement guarantee will not be used for any other purpose, or pledged as a security in any other matter, until it is released by the governing body.
- (c) Special Improvement District: The City Council may enter into an agreement with the subdivider, and the owners of the property proposed for subdivision or partition, if other than the person subdividing or partitioning the land, that the installation of required improvements will be financed through a special improvement district created pursuant to Oregon law. This agreement shall provide that no lots within the subdivision or major partition will be sold, rented, or leased, and no contract for the sale of lots executed, before the improvements district has been created. An agreement to finance improvements through creation of a special improvements district constitutes a waiver by the subdivider or partitioner, or the owners of the property, of the right to protest or petition against the creation of the district.
- (d) Letter of Credit: Subject to the approval of the City Council the subdivider or land partitioner shall provide a letter of credit from a bank or other reputable institution or individual. This letter shall be deposited with the governing body and shall certify the following:
- (1) that the creditor guarantees funds in amount equal to the cost, as estimated by the subdivider or land partitioner and approved by the City Council, of completing all required improvements.

- (2) that if the subdivider or land partitioner fails to complete the specified improvements within the required period, the creditor will pay to the City immediately, and without further action, such funds as are necessary to finance the completion of those improvements, up to the limit of credit stated in the letter.
 - (3) that this letter of credit may not be withdrawn, or reduced in amount, until released by the City Council.
- (e) Surety performance bond: The bond shall be executed by a surety company authorized to do business in the State of Oregon and acceptable as a surety to the City Council and countersigned by an Oregon agent. The bond shall be payable to the City and shall be in effect until the completed improvements are accepted by the City Council.
- (3) Cost of Improvements. All required improvements shall be made by the applicant, as his expense, without reimbursement by the City, except in the case of a creation of a local improvement district, as provided for in Section 3.1 (2) (c) of this ordinance.
 - (4) Failure to Complete Improvements: For subdivisions or major partitions for which guarantees of performance have not been made, if the improvements are not completed within the period specified by the City Council in the resolution approving the plat, the approval shall be deemed to have expired. In those cases where a guarantee of financial security has been made and required improvements have not been installed within the stated period of time, the City may declare the subdivider or major land partitioner to be in default and require that all the improvements be installed regardless of the extent of the building development at the time that default is declared.
 - (5) Acceptance of dedication offers. Acceptance of formal offers of dedication of streets, public areas, easements and parks shall be by ordinance of the City Council.

3.2 Inspection of Improvements

- (1) General Procedure and Fees. The City Council shall provide for inspection of required improvements during construction and insure their satisfactory completion. The applicant shall pay to the City an inspection fee of two percent (2%) of the amount of the estimated cost of required improvements, and the subdivision plat or major partition map shall not be signed by the Mayor unless this fee has been paid at the time of the application. These fees shall be due and payable upon demand of the City, and the City will not give zoning approval on the developer's application for a building permit issued by

the State of Oregon until all fees are paid. If the City Engineer finds upon inspection that any of the required improvements have not been constructed in accordance with the City's construction standards and specifications, the applicant shall be responsible for completing the improvements.

- (2) Certificate of Satisfactory Completion: The City Council will not accept dedication of required improvements, not release or direct the release of property or money held in escrow, or the surety performance bond or letter of credit, until the City Engineer has submitted a certificate stating that all required improvements have been satisfactorily completed and until the applicant's engineer or surveyor has certified to the City Engineer, through submission of detailed "as-built" survey plat of the subdivision, indicating location, dimensions, materials, and other information required by the City, that the layout of the line and grade of all public improvements is in accordance with construction plans for the subdivision or major partition, and that a title insurance policy has been furnished to and approved by the insurance policy has been furnished to and approved by the City Attorney indicating that the improvements shall have been completed, are ready for dedication to the local government and are free and clear of any and all liens and encumbrances. Upon such approval and recommendation, the City Council shall thereafter accept the improvements for dedication in accordance with the established procedure, and shall release all performance guarantees posted by the developer, as provided for in Section 3.1 (2).

3.3 Maintenance of Improvements

- (1) The applicant shall be required to maintain all improvements on the individual subdivided lots until acceptance of said improvements by the City Council.
- (2) The applicant shall be required to file a maintenance bond with the City Council, prior to dedication, in an amount considered adequate by the City Engineer and in a form satisfactory to the City Attorney, in order to assure the satisfactory condition of the required improvements, including all lot improvements on the individual subdivided lots for a period of one (1) year after the date of their acceptance by the City Council and dedication of same to the City.

3.4 Deferral or Waiver of Required Improvements

- (1) The City Council giving its reasons therefore, may defer or waive at the time of tentative plan approval the provision of one or more improvements as, in its judgement, are not requisite in the interests of the public health, safety, and general welfare, or which are inappropriate because of lack of connecting facilities.

- (2) Whenever it is deemed necessary by the City Council to defer the construction of any improvement required herein because of incompatible grades, future planning, inadequate or lack of connecting facilities, or for other reasons, the applicant shall pay his share of the costs of the future improvements to the City prior to signing of the final subdivision plat, or the applicant may post a bond insuring the completion of said improvements upon demand of the City.

SECTION 4. REQUIREMENTS FOR IMPROVEMENTS, RESERVATIONS AND DESIGN

4.1 General Improvements

- (1) CONFORMANCE TO APPLICABLE RULES AND REGULATIONS. In addition to the requirements established herein, all subdivisions or major partitions shall comply with the following laws, rules, and regulations:
 - (a) The City's Comprehensive Plan, Zoning Ordinance, Capital Improvement Program and other applicable city ordinances.
 - (b) All applicable Oregon Statutes and administrative rules.
 - (c) The requirements of the State Highway Division or County Road Department if the subdivision or partition or any lot contained therein abuts a state highway or county road.
 - (d) Plat approval may be withheld if a subdivision or partition is not in conformity with the above guides or policy and purposes of these regulations established in Section 1.4 herein.
- (2) SELF-IMPOSED RESTRICTIONS. If the owner places restrictions on any of the land contained in the subdivision or partition greater than those required by the Zoning Ordinance or these regulations, such restrictions or reference thereto may be required to be indicated on the subdivision plat or partition map, or the City Council may require that restrictive covenants be recorded with the County Clerk in a form to be approved by the City Attorney.
- (3) MONUMENTS. The applicant shall have permanent reference monuments placed in the subdivision or partition as required by ORS 92.050 to 92.070.
- (4) CHARACTER OF LAND. Land unsuitable for subdivision, partition or development due to flooding, improper drainage, steep slopes, rock formations, adverse earth formations or topography, utility easements or other features which will reasonably be harmful to the safety, health, and general welfare of the present or future inhabitants of the subdivision and/or its surrounding areas, shall not be subdivided or developed unless adequate methods are formulated by the developer and approved by the City Council, upon recommendation of the City Engineer, to solve the problems created by the unsuitable land conditions. This land shall be set aside for uses as shall not involve such a danger.

- (5) LOW DENSITY RESIDENTIAL AREAS. Subdivisions and partitions in low density residential areas as shown on the comprehensive plan shall be designed so that such areas may be further subdivided or partitioned at a later time while still insuring that necessary public facilities can be developed.
- (6) SUBDIVISION NAME. The proposed name of the subdivision shall not duplicate or too closely approximate phonetically, the name of any other subdivision in the area covered by these regulations. The City Council shall have final authority to designate the name of the subdivision which shall be determined at the time of tentative plan approval.

4.2 Streets

(1) GENERAL REQUIREMENTS

- (a) Frontage on Improved Streets. No subdivision or major partition shall be approved unless the area to be subdivided shall have frontage on and access from an existing street. This street shall be suitably improved as required by city, county or state rules, regulations, specifications or orders, or be secured by a performance bond required under these regulations, with the width and right-of-way required by these regulations.
- (b) Grading and Improvement Plan. Streets shall be graded and improved and conform to the city construction standards and specifications and shall be approved as to design and specifications by the City Engineer, in accordance with the construction plans required to be submitted prior to final plat approval.
- (c) Topography and Arrangement.
 - (1) Roads shall be related appropriately to the topography. Local roads shall be curved wherever possible to avoid conformity of lot appearance. All streets shall be arranged so as to obtain as many as possible of the building sites at, or above the grades of the streets. Grades of streets shall conform as closely as possible to the original topography. A combination of steep grades and curves shall be avoided. Specific standards are contained in the design standards of these regulations.
 - (2) All streets shall be properly integrated with the existing and proposed system of thoroughfares and dedicated right-of-way as established by the Comprehensive Plan.

- (d) Road Names. The sketch plan as submitted shall not indicate any names upon proposed streets. The City Council shall name all streets at the time of tentative plan approval, in the case of a subdivision, or preliminary map approval, in the case of a major partition. Names shall be sufficiently different in sound and spelling from other names in the City so as not to cause confusion. A street which is or is planned as a continuation of an existing road shall bear the same name.
- (e) Road regulatory signs. The applicant shall install all street signs, to be placed at all intersections within or abutting the subdivision or major partition, the type and location of which to be approved by the City Engineer.
- (f) Street lights. Street lights shall be installed by the developer in accordance with design and specification standards approved by the City Engineer.
- (g) Planting Screen. A planting screen easement at least ten (10) feet wide and across which there shall be no right of access, may be required at the discretion of the City Council adjacent to arterial streets.

(2) DESIGN STANDARDS

- (a) General. In order to provide for streets of suitable location, width, and improvement to accommodate prospective traffic and afford satisfactory access to police, firefighting, snow removal, sanitation, and road maintenance equipment, and to coordinate roads so as to compose a convenient system and avoid undue hardships to adjoining properties, the following design standards for roads are hereby required as given in Table 1 and as follows.
- (b) Road Surfacing and Improvements. After sewer, water and other required utilities have been installed by the developer, the applicant shall construct curbs and gutters as required by Section 4.6 of this ordinance and shall surface roadways to the widths prescribed in these regulations. The surfacing shall be of such character as is suitable for the expected traffic and in harmony with similar improvements in the surrounding areas. Types of pavements shall be as determined by the City Engineer. Adequate provision shall be made for culverts, drains and bridges.

All road pavement, shoulders, drainage improvements and structures, curbs, turnarounds, and sidewalks shall conform to all construction standards and specifications adopted by the City Council upon recommendation of the City Engineer, and shall be incorporated into the construction plans required to be submitted by the developer for plat approval.

- (c) Excess Right-of-Way. Right-of-way widths in excess of the standards designated in these regulations shall be required whenever, due to topography, additional width is necessary to provide adequate earth slopes. Such slope shall not be in excess of three to one.
- (d) Intersections.
- (1) Streets shall be laid out so as to intersect as nearly as possible at right angles. A proposed intersection of two (2) new streets at an angle of less than seventy-five (75) degrees shall not be acceptable. An oblique street should be curved approaching an intersection and should be approximately at right angles for at least one hundred (100) feet therefrom. Not more than two (2) streets shall intersect at any one point.
 - (2) Proposed new intersections along one side of an existing street shall, wherever practicable, coincide with an existing intersection on the opposite side of such street. Street jogs with center line offsets of less than 150 feet shall not be permitted, except where the intersected street has separated dual drives without median breaks at either intersection. Where streets intersect arterial streets, their alignment shall be at least 800 feet apart.
 - (3) Minimum curb radius at the intersection of two (2) local streets shall be at least twenty (20) feet; and minimum curb radius at an intersection involving a collector street shall be at least twenty-five (25) feet. Alley intersections and abrupt changes in alignment within a block shall have the corners cut in accordance with standard engineering practice to permit safe vehicular movement.
 - (4) Intersections shall be designed with a flat grade wherever practical. In hilly or rolling areas, at the approach to an intersection, a leveling area shall be provided having not greater than a two percent (2%) rate at a distance of sixty (60) feet, measured from the nearest right-of-way line of the of the intersecting street.
 - (5) Where any street intersection will involve earth banks or existing vegetation inside any lot corner that would create a traffic hazard by limiting visibility, the developer shall cut such ground and/or vegetation (including trees) in connection with the grading of the public right-of-way to the extent necessary to provide an adequate sight distance.

4.3 Drainage and Storm Sewers

- (1) GENERAL REQUIREMENTS. All subdivisions or major partitions shall have adequate provision for storm or flood water runoff channels or basins. The storm water drainage system shall be separate and independent of any sanitary sewer system. Storm sewers, where required, shall be designed by the Rational Method, or other methods as approved by the City Council and a copy of the design computations shall be submitted along with the plans. Inlets shall be provided so that surface water is not carried across or around any intersection, not for a distance of more than 600 feet in the gutter. When calculations indicate that curb capacities are exceeded at a point, no further allowance shall be made for flow beyond that point, and basins shall be used to intercept flow at that point. Surface water drainage patterns shall be shown for each and every lot and block.
- (2) NATURE OF STORM WATER FACILITIES.
 - (a) Location. The applicant may be required to carry away by pipe or open ditch any spring of surface water that may exist either previously to, or as a result of the subdivision or partition. Such drainage facilities shall be located in the road right-of-way where feasible, or in perpetual unobstructed easements of appropriate width, and shall be constructed in accordance with the construction standards and specifications recommended by the City Engineer and adopted by the City Council.
 - (b) Accessibility to Public Storm Sewers
 - (1) Where a public storm sewer is accessible, the applicant shall install storm sewer facilities, or if no outlets are within a reasonable distance, adequate provision shall be made for the disposal of storm waters, subject to the specifications of the City Engineer. However, in subdivisions or partitions containing lots less than 15,000 square feet in area and in business and industrial districts, the City Council may require underground storm sewer systems to be constructed throughout the subdivision or partition and be conducted to an approved outfall. Inspection of facilities shall be conducted by the City Engineer.
 - (2) If a connection to a public storm sewer will be provided eventually, the developer shall make arrangements for future storm water disposal at the time the plat receives final approval. Provision for such connection shall be incorporated by inclusion in the performance bond required for the subdivision plat or partition map.

- (c) Accommodation of Upstream Drainage Areas. A culvert or other drainage facility shall in each case be large enough to accommodate potential runoff from its entire upstream drainage area, whether inside or outside the subdivision or partition. The City Engineer shall determine the necessary size of the facility, based on provisions of the construction standards and specifications assuming conditions of maximum potential watershed development permitted by the Comprehensive Plan.
- (d) Effect on Downstream Drainage Areas. The City Engineer shall also study the effect of each subdivision or partition on existing downstream drainage facilities outside the area of the subdivision or partition. City drainage studies together with such other studies as shall be appropriate, shall serve as a guide to needed improvements. Where it is anticipated that the additional runoff incident to the development of the subdivision or partition will overload an existing downstream drainage facility, the City Council may withhold approval of the subdivision or partition until provision has been made for the improvement of said potential condition in such sum as the City Council shall determine. No subdivision or partition shall be approved unless adequate drainage will be provided to an adequate drainage watercourse or facility.
- (e) Areas of Poor Drainage. Whenever a plan, plat or map is submitted for an area which is subject to flooding, the City Council may approve such subdivision or partition provided that the applicant fills the affected area of the subdivision or partition to an elevation sufficient to place the elevation of streets and lots at a minimum of twelve (12) inches above the elevation of the maximum probable flood, as determined by the City Engineer. The plan, plat or map of the subdivision or partition shall provide for an overflow zone along the bank of any stream or watercourse, in a width which shall be sufficient in time of high water to contain or move the water, and no fill shall be placed in the overflow zone nor shall any structure be erected or placed therein. The boundaries of the overflow zone shall be subject to approval by the City Engineer. Development will be discouraged in areas of extremely poor drainage.
- (f) Flood Plain Areas. The City Council, when it deems necessary for the health, safety, or welfare of the present and future population of the area and necessary to the conservation of water, drainage, and sanitary facilities may prohibit the subdivision or partition of any portion of the property which lies within the flood plain of any stream or drainage course. These flood plain areas shall be preserved from clearing, grading, or dumping of earth, waste material, or stumps, except at the discretion of City Council.

(3) DEDICATION OF DRAINAGE EASEMENTS

- (a) General Requirements. Where a subdivision or partition is traversed by a watercourse, drainageway, channel or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially to the lines of such watercourse, and of such width and construction or both as will be adequate for purpose. Wherever possible, it is desirable that the drainage be maintained by an open channel with landscaped banks and adequate width for maximum potential volume of flow.
- (b) Drainage Easements
- (1) Where topography or other conditions are such as to make impractical the inclusion of drainage facilities within road rights-of-way, perpetual unobstructed easements at least fifteen (15) feet in width for such drainage facilities shall be provided across property outside the road lines and with satisfactory access to the road. Easements shall be indicated on the plat. Drainage easements shall be carried from the road to a natural watercourse or to other drainage facilities.
 - (2) When a proposed drainage system will carry water across private land outside the subdivision or partition, appropriate drainage rights must be secured and indicated on the plat.
 - (3) The applicant shall dedicate, either in fee or by drainage or conservation easement of land on both sides of existing watercourses, to a distance be determined by the City Council.
 - (4) Low-lying lands along watercourses subject to flooding or overflowing during storm periods, whether or not included in areas for dedication, shall be preserved and retained in their natural state as drainage ways. Such land or lands subject to periodic flooding shall not be computed in determining the number of lots to be utilized for average density procedure nor for computing the area requirement of any lot.
- (4) IRRIGATION FACILITIES. If a feed canal or furnish ditch runs through or adjacent to a subdivision or partition, a six (6) foot high fence shall be installed by the developer on one or both sides of the canal or ditch as appropriate. The type of fence shall be approved by the City Council.

4.4 Water Facilities

(1) GENERAL REQUIREMENTS

- (a) Necessary action shall be taken by the applicant to provide a water-supply system capable of adequately meeting domestic water use and fire protection requirements.
- (b) Where a public water main is accessible, the applicant shall install adequate water facilities including fire hydrants subject to the specifications of State law. All water mains shall be at least six (6) inches in diameter.
- (c) All water improvements shall conform to the construction standards and specifications adopted by the City Council, upon recommendation of the City Engineer, and shall be incorporated into the construction plans required to be submitted by the developer for plan approval.
- (d) The location of all fire hydrants and all water supply improvements shall be shown on the tentative plan, and the cost of installing same shall be included in the performance bond or other appropriate guarantee of financial security furnished by the developer.

(2) INDIVIDUAL WELLS AND CENTRAL SYSTEMS

- (a) In low-density residential zones if a public water system is not available, individual wells may be used or a central water system provided in such a manner that an adequate supply of potable water will be available to every lot in the subdivision or partition. Water samples shall be submitted to the (appropriate government agency) for its approval, and individual wells and central water systems shall be approved by (appropriate government agency). Orders of approval shall be submitted to the City Council.
- (b) If the City Council requires that a connection to a public water main eventually be provided as a condition to approval of an individual well or central water system, the applicant shall make arrangements for future water service at the time the plat or map has received final approval. Performance or cash bonds may be required to insure compliance.

- (3) FIRE HYDRANTS. Fire hydrants shall be required for all subdivisions and partitions except those coming under Section 4.4 (2). Fire hydrants shall be located no more than 500 feet apart and within 500 feet of any structure and shall be approved by the City and appropriate fire district. To eliminate

future street openings, all underground utilities for fire hydrants together with the fire hydrants themselves and all other supply improvements shall be installed before any final paving of a street shown on the subdivision plat or partition map.

4.5 Sewerage Facilities

- (1) GENERAL REQUIREMENTS. The applicant shall install sanitary sewer facilities in a manner prescribed by this ordinance. All plans shall be designed in accordance with the rules, regulations and standards of the City and appropriate state and federal agencies. Plans shall be approved by such agencies. Necessary action shall be taken by the applicant to provide sewerage facilities to the subdivision.
- (2) HIGH-DENSITY RESIDENTIAL AND NONRESIDENTIAL DISTRICTS. Sanitary sewerage facilities shall connect with the public sanitary sewerage system. Sewers shall be installed to serve each lot and to grades and sizes required by approving officials and agencies. No individual disposal system or treatment plants (private or group disposal systems) shall be permitted.
- (3) LOW AND MEDIUM DENSITY RESIDENTIAL DISTRICTS. Sanitary sewerage systems shall be constructed as follows:
 - (a) Where a public sanitary sewerage system is reasonably accessible the applicant shall connect with same and provide sewers accessible to each lot in the subdivision or partition.
 - (b) Where public sanitary sewerage systems are not reasonably accessible but will become available within a reasonable time (not to exceed ten years), the applicant may choose one of the following alternatives:
 - (1) Central Sewerage System, the maintenance cost to be assessed against each property benefited. Where plans for future public sanitary sewerage systems exist, the applicant shall install the sewer lines, laterals, and mains to be in permanent conformance with such plans and ready for connection to such public sewer mains; or
 - (2) Individual disposal systems, provided the applicant shall install sanitary sewer lines, laterals, and mains from the street curb to a point in the subdivision or partition boundary where a future connection with the public sewer main shall be made. Sewer lines shall be laid from the house to the street line, and a connection shall be available in the home to connect from the individual disposal

system to the sewer system when the public sewers become available. Such sewer systems shall be capped until ready for use and shall conform to all plans for installation of the public sewer systems, where such exists, and shall be ready for connection to such public sewer main.

- (c) Where sanitary sewer systems are not reasonably accessible or will not become available for at least ten (10) years, the applicant may install sewerage systems as follows:
- (1) Medium-Density Residential Districts. A central sewerage system only. No individual disposal system will be permitted. Where plans exist for a public sewer system to be built, for a period in excess of ten (10) years, the applicant shall install all sewer lines, laterals, and mains to be in permanent conformance with such plans and ready for connection to such public sewer main.
 - (2) Low-Density Residential District. Individual disposal systems or central sewerage systems shall be used.
- (4) MANDATORY CONNECTION TO PUBLIC SEWER SYSTEM. If a public sanitary sewer is accessible and a sanitary sewer is placed in a street or alley abutting upon property, the owner thereof shall be required to connect to said sewer for the purpose of disposing waste, and it shall be unlawful for any such owner or occupant to maintain upon any such property an individual sewage disposal system.
- (5) INDIVIDUAL DISPOSAL SYSTEM REQUIREMENTS. If public sewer facilities are not available and individual disposal systems are proposed, minimum lot areas shall conform to the requirements of the Zoning Ordinance and those of the Department of Environmental Quality of the State of Oregon. The individual disposal system, including the size of the septic tanks and size of the tile fields or other secondary treatment device, shall also be approved by the Department of Environmental Quality.

4.6 Curbs, Gutters and Sidewalks

(1) REQUIRED IMPROVEMENTS

- (a) Concrete curbs and gutters shall be required on all streets.

- (b) Sidewalks shall be included within the dedicated non-pavement right-of-way of all streets as given in Table 2. Sidewalks may be required at the discretion of the City Council on local or collector residential streets.
- (2) PEDESTRIAN ACCESSES. The City Council may require, in order to facilitate pedestrian access from streets to schools, parks, playgrounds, or other nearby streets, perpetual unobstructed easements at least twenty (20) feet in width. Easements shall be indicated on the plan, plat or map.

4.7 Utilities

- (1) LOCATION. All utility facilities, including but not limited to gas, electric power, telephone and CATV cables, shall be located underground throughout the subdivision or partition. Wherever existing utility facilities are located above ground except where existing on public roads and rights-of-way, they shall be removed and placed underground. All utility facilities existing and proposed throughout the subdivision or partition shall be shown on the tentative plan or map. Underground service connections to the street property line of each platted lot shall be installed at the developer's expense. At the discretion of the City Council the requirements for service connections to each lot may be waived in the case of adjoining lots to be retained in single ownership and intended to be developed for the same primary use.
- (2) EASEMENTS
 - (a) Easements centered on rear lot line shall be provided for utilities (private and municipal); such easements shall be at least ten (10) feet wide. Proper coordination shall be established between the developer and the appropriate utility companies for the establishment of utility easements established in adjoining properties.
 - (b) Where topographical or other conditions are such as to make impractical the inclusion of utilities within the rear lot lines, perpetual unobstructed easements at least ten (10) feet in width shall be provided along side lot lines with satisfactory access to the road or rear lot lines. Easements shall be indicated on the plan, plat, or map.

4.8 Public Uses

- (1) PARKS, PLAYGROUNDS AND RECREATION AREAS
 - (a) Recreation Standards. Land shall be reserved for parks and playgrounds or other recreation purposes. Each reservation shall be of suitable size, dimension, topography, and general character and shall have adequate

road access, for the particular purposes envisioned by the City. When recreation areas are required, the number of acres to be reserved shall be determined from Table 3, which has been prepared on the basis of providing two (2) acres of recreation area for every one hundred (100) dwelling units. The developer shall dedicate all such recreation area to the City as a condition of final subdivision or partition approval.

- (b) Minimum Size of Park and Playground Reservations. In general, land reserved for recreation purposes shall have an area of at least two (2) acres. When the percentages from Table 3 would create less than two (2) acres, the City Council may require that the recreation area be located at a suitable place on the edge of the subdivision or partition so that additional land may be added at such time as the adjacent land is subdivided or partitioned. The City Council may allow or require provision of tot lots in addition to or instead of parks and playgrounds. Where recreation land in any subdivision or partition is not reserved, or the land reserved is less than the percentage in Table 3 the provisions of Section 4.8 (1) (d) shall be applicable.
- (c) Recreation Sites. Land reserved for recreation purposes shall be of a character and location suitable for use as a playground, playfield, or for other recreation purposes, and shall be relatively level and dry; and shall be improved by the developer to the standards required by the City Council such improvements shall be included in the performance bond or other guarantee of financial security. All land to be reserved for dedication to the City for park purposes shall have prior approval of the City Council and shall be shown marked on the plat or map, "Reserved for Park and/or Recreation Purposes."
- (d) Alternative Procedure: Money in Lieu of Land. Where with respect to a particular subdivision or partition, the reservation of land required pursuant to this section does not equal the percentage of total land required to be reserved in Table 3, the applicant shall deposit with the City Council a cash payment in lieu of land reservation prior to the final approval of the subdivision plat or partition map. Such deposit shall be placed in a Neighborhood Park and Recreation Improvement Fund to be established by the City Council. Such deposit shall be used for facilities that will be actually available to and benefit the persons in said subdivision or division or partition. The City Council shall determine the amount to be deposited, based on the following formula: two hundred (\$200) multiplied by the number of times the

total area of the subdivision or partition is divisible by the required minimum lot size of the zoning district in which it is located, less a credit for the amount of land actually reserved for recreation purposes, or streets, or both, if any, as the land reserved bears in proportion to the land required for reservation in Table 3.

- (e) Other Recreation Reservations. The provisions of this section are minimum standards. None of the above shall be construed as prohibiting a developer from reserving other land for recreation purposes in addition to the requirements of this section.

(2) OTHER PUBLIC USES

- (a) Plat to Provide for Public Uses. Whenever a tract to be subdivided includes a school, recreation uses in excess of the requirements of Table 3, or other public uses as indicated on the Comprehensive Plan or any portion thereof, such space shall be suitably incorporated by the applicant into his sketch plan. After proper determination of its necessity by the City Council and the appropriate local government official or other public agency involved in the acquisition and use of each such site and a determination has been made to acquire the site by the public agency, the site shall be suitably incorporated by the applicant into the tentative plan and final plat.
- (b) Referral to Public Body. The City Council shall refer the sketch plan to the public body concerned with acquisition for its consideration and report. The City Council may propose alternate areas for such acquisition and shall allow the public body or agency 30 days for reply. The agency's recommendation, if affirmative, shall include a map showing the boundaries and area of the parcel to be acquired and an estimate of the time required to complete the acquisition.
- (c) Notice to Property Owner. Upon a receipt of an affirmative report the City Council shall notify the property owner and shall designate on the tentative plan and final plat that area proposed to be acquired by the public body.
- (d) Duration of Land Reservation. The acquisition of land reserved by a public agency on the final plat shall be initiated within 12 months of notification, in writing, from the owner that he intends to develop the land. Such letter of intent shall be accompanied by a sketch plan of the proposed development and a tentative schedule of construction. Failure on the part of the public agency to initiate acquisition within the prescribed 12 months shall result in the removal of the "reserved" designation from the property involved and the freeing of the property for development in accordance with these regulations.

4.9 Preservation of Natural Features and Amenities

- (1) GENERAL. Existing features which would add value to the development or to the City as a whole, such as trees, watercourses and falls, historic and archeological sites, and similar irreplaceable assets, shall be preserved in the design of the subdivision or partition. No trees shall be removed from any subdivision or partition nor any change or grade of the land effected until approval of the tentative plan or map has been granted. All trees where required to be retained shall be preserved, and all trees where required shall be welled and protected against change of grade. The sketch plan (or tentative plan in the case of a major partition) shall show the number and location of existing trees, as required by these regulations and shall further indicate all those marked for retention, and the location of all proposed trees required along the street side of each lot as required by these regulations.
- (2) TREES PLANTED BY DEVELOPER
 - (a) As a requirement of subdivision or partition approval, the applicant shall plant trees on the property of the subdivision or partition. Such trees are to be planted within five (5) feet of the right-of-way of the road or roads within and abutting the subdivision or partition, or, at the discretion of the City Council, within the right-of-way or on the abutting property which in the opinion of the City Council comply with these regulations.
 - (b) New trees to be provided pursuant to these regulations shall be approved by the City. Such trees shall have a minimum trunk diameter of not less than two (2) inches measured 12 inches above ground level.
 - (1) Only long-lived trees which are suited to the City's climate and soils shall be planted.
 - (2) On east-west streets, a tree shall mean a deciduous tree which loses its leaves in winter.
 - (3) On north-south streets, a tree shall mean an evergreen tree which retains its leaves or needles throughout the year.
- (3) TREE EASEMENT AND DEDICATION. The tentative plan or map and final plat or map shall reserve an easement authorizing the City to plant trees within five (5) feet of the required street right-of-way of the City. No street shall be accepted for dedication until the City Engineer informs the City Council that compliance, where necessary, has been made with this requirement.

4.10 Bicycle Routes. If appropriate to the extension of a system of bicycle routes, existing or planned, the City Council may require installation of separate bicycle lanes within streets and separate vehicle paths.

4.11 Nonresidential Subdivisions

- (1) GENERAL. If a proposed subdivision includes land that is zoned for commercial or industrial purposes, the layout of the subdivision with respect to such land shall make such provision as the City Council may require. A nonresidential subdivision shall be subject to all the requirements of these regulations, additional standards required by the City Council, and shall conform to the Comprehensive Plan and Zoning Ordinance.
- (2) STANDARDS. In addition to the principles and standards in these regulations, which are appropriate to the planning of all subdivisions, the applicant shall demonstrate to the satisfaction of the City Council that the street, parcel, and block pattern proposed is specifically adapted to the uses anticipated and takes into account other uses in the vicinity. The following principles and standards shall be observed.
 - (a) Proposed industrial parcels shall be suitable in area and dimensions to the type of industrial development anticipated.
 - (b) Street rights-of-way and pavement shall be adequate to accommodate the type and volume of traffic anticipated to be generated thereupon.
 - (c) Special requirements may be imposed with respect to street, curb, gutter, and sidewalk design and construction.
 - (d) Special requirements may be imposed with respect to the installation of public utilities, including water, sewer, and storm water drainage.
 - (e) Every effort shall be made to protect adjacent residential areas from potential nuisance from a proposed commercial or industrial subdivision, including the provision of extra depth in parcels backing upon existing or potential residential development and provisions for a permanently landscaped buffer strip when necessary.
 - (f) Streets carrying nonresidential traffic, especially truck traffic, shall not normally be extended to the boundaries of adjacent existing or potential residential areas.

TABLE 1
DESIGN STANDARDS FOR ROADS

	Residential	Business-Industrial
<u>Minimum Right-of-Way Width (in feet)</u>		
Arterial Street	80	100
Collector Street	60	70
Local Street	60	60
Alleys	20	24
<u>Minimum Surfaced Width (in feet)</u>		
Arterial Street	44	48
Collector Street	38	44
Local Street	38	38
Alleys	20	24
<u>Maximum Grade (Per Cent)</u>		
Local Street	12	8
Collector Street	10	7
Arterial	8	5
<u>Minimum Grade</u>	0.5	0.5
<u>Minimum Radius of Curve (in feet)</u>		
Local Street	200	300
Collector Street	300	400
Arterial Street	400	500

TABLE 1 (Continued)
DESIGN STANDARDS FOR ROADS

	Residential	Business-Industrial
<u>Minimum Length of Tangents Between Reserve Curves (in feet)</u>		
Local Street	100	200
Collector Street	200	300
Arterial Street	300	400
<u>Minimum Sight Distance (in feet)</u>		
Local Street	150	200
Collector Street	200	275
Arterial Street	275	300
Intersection	Across Corners - 75 feet Back	
<u>Minimum Cul De Sac Diameter (in feet)</u>	70	90
<u>Design Speed (Miles per Hour)</u>		
Local Street	25	30
Collector Street	35	40
Arterial Street	40	45
<u>Minimum Length of Vertical Curves</u>		
Local Street	100 feet, but not less than 20 feet for each algebraic difference in grade.	
Collector Street	200 feet, but not less than 50 feet for each 1 per cent.	
Arterial Street	300 feet, but not less than 50 feet for each algebraic difference in grade.	

TABLE 2
SIDEWALKS REQUIRED

Type of Street	Residential	Business-Industrial
Local	Optional*	Both Sides Six (6) Feet Wide
Collector	Optional*	Both Sides Six (6) Feet Wide
Arterial	Both Sides Four (4) Feet Wide	Both Sides Six (6) Feet Wide

*NOTE: Optional, but where provided by the developer or required by the City Council, four (4) feet minimum on one side of the road.

TABLE 3
TABLE OF RECREATION REQUIREMENTS*

Size of Lot	Percentage of Total Land in Subdivision to be Reserved for Recreation Purposes
40,000 S. F. or larger	2.0 per cent
20,000 S. F.	4.0 per cent
10,000 S. F. or less	8.0 per cent

*NOTE: Calculated on the basis of two (2) acres of park per 100 dwelling units.

SECTION 5. SPECIFICATIONS FOR DOCUMENTS TO BE SUBMITTED

5.1 Sketch Plan. The following shall be required:

- (1) Scale: Sketch plans shall be drawn to a convenient scale of not more than one hundred (100) feet to an inch.
- (2) Name: The sketch plan shall show the name of the subdivision if property is within an existing subdivision, and if not, it shall show the proposed name which does not duplicate the name of any plat previously recorded.
- (3) Ownership: The sketch plan shall show:
 - (a) Name and address, including telephone number, of legal owner or agent of property, and citation of last instrument conveying title to each parcel of property involved in the proposed subdivision, giving grantor, grantee, date, and land records reference.
 - (b) Citation of any existing legal right-of-way or easements affecting the property.
 - (c) Existing covenants on the property, if any.
 - (d) Name and address, including telephone number, of the professional persons(s) responsible for subdivision design, for the design of public improvements, and for surveys.
- (4) Description. The sketch plan shall describe the location of property by government lot, section, township, range and county, graphic scale, north arrow, and date.
- (5) Features. The following are the required features of the sketch map.
 - (a) Location of property lines, existing easements, burial grounds, railroads right-of-way, watercourses, and existing wooded areas or trees eight (8) inches or more in diameter, measured four (4) feet above ground level; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names and addresses of adjoining property owners from the latest assessment rolls within two hundred fifty (250) feet of any perimeter boundary of the subdivision.
 - (b) Location, sizes, elevations, and slopes of existing sewers, water mains, culverts, and other underground structures within the tract and immediately adjacent thereto; existing permanent building and utility poles on or immediately adjacent to the site and utility rights-of-way.

- (c) Approximate topography, with contour intervals of at least 20 feet.
- (d) The approximate location and widths of proposed streets.
- (e) Preliminary proposals for connection with existing water supply and sanitary sewage systems, or alternative means of providing water supply and sanitary waste treatment and disposal, preliminary provision for collecting and discharging surface water drainage, accompanied by tentative approval by the Department of Environmental Quality and other appropriate agencies.
- (f) The approximate location, dimensions, and areas of all proposed or existing lots.
- (g) The approximate location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public use, or for the use of property owners in the proposed subdivision.
- (h) The location of temporary stakes to enable City officials to find and appraise features of the sketch plan in the field.
- (i) Whenever the sketch plan covers only a part of an applicant's contiguous holdings, the applicant shall submit, at the scale of no more than two hundred (200) feet to the inch, a sketch in ink of the proposed subdivision area, together with its proposed street system, and an indication of the probable future street system and drainage system of the remaining portion of the tract.
- (j) A vicinity map showing streets and other general development of the surrounding area. The sketch plan shall show all school and improvement district lines with the zones properly designated.

5.2 Tentative Plan

- (1) Required: The following shall be required of a tentative subdivision plan or major partition map.
 - (a) Scale. The plan or map shall be drawn on a sheet 18 by 24 inches in size or a multiple thereof at a scale of one inch equals 100 feet or, for areas over 100 acres, one inch equals 200 feet.

- (b) Name: The plan or map shall show the name of the subdivision or partition if property is within an existing subdivision, and if not, it shall show the proposed name which does not duplicate the name of any plan or map previously recorded, as provided by ORS 92.01(1).
- (c) Ownership:
 - (1) Name and address, including telephone number, of legal owner or agent of property, and citation of last instrument conveying title to each parcel of property involved in the proposed subdivision or major partition giving grantor, grantee, date and land records reference.
 - (2) Citation of any existing legal rights-of-way or easements affecting the property.
 - (3) Existing covenants on the property, if any.
 - (4) Name and address, including telephone number, of the professional persons(s) responsible for subdivision or partition design, for the design of public improvements, and for surveys.
- (d) Description. The location of property by government lot, section, township, range and county, graphic scale, north arrow, and date.
- (e) Features.
 - (1) Scale of drawing
 - (2) Appropriate identification of the drawing as a tentative plan or map.
 - (3) The location, widths and names of both opened and unopened streets within or adjacent to the tract, together with easements and other important features such as section lines, section corners, city boundary lines and monuments.
 - (4) Contour lines related to some established bench mark or other datum approved by the City Engineer and having minimum intervals as follows:
 - (a) For slopes of less than five percent (5%) show the direction of slope by means of arrows or other suitable symbol together with not less than four spot elevations per acre, evenly distributed.

- (b) For slopes of five percent (5%) to fifteen percent (15%): five feet.
- (c) For slopes of fifteen percent (15%) to twenty percent (20%): ten feet.
- (d) For slopes of over twenty percent (20%): twenty feet.
- (5) The location of at least one temporary bench mark within the subdivision or partition boundaries.
- (6) The location and direction of perennial or intermittent water courses and the location of areas subject to flooding, including informational sources relied on.
- (7) Natural features such as rock outcroppings, marshes, wooded areas and isolated preservable trees.
- (8) Existing uses of the property and location of existing structures to remain on the property after platting.
- (9) The location, width, approximate grades and radii of curves of proposed streets. The relationship of streets to projected streets to assure adequate traffic circulation.
- (10) A plan for domestic water supply lines and related water service facilities.
- (11) Proposals for sewage disposal, storm water drainage and flood control, including profiles of proposed drainage ways.
- (12) Proposals for the improvements, such as electric lines, natural gas, sidewalks, cable TV, telephone lines, and so on.
- (13) A donation to the city of all common improvements, including but not limited to streets, parks, sewage disposal and water supply lines, the donation of which shall be a condition of approval of the tentative plan.
- (14) The location, width and purpose of proposed easements.
- (15) The location and approximate dimensions of proposed lots and the proposed lot and block numbers.
- (16) Proposed sites, if any, allocated for purposes other than single-family dwellings.

- (2) The following may be required at the discretion of the City Council. If the information cannot be shown practicably on tentative plan or map, it shall be submitted in separate statements accompanying the plan or map.
- (a) A vicinity map showing existing subdivisions and unsubdivided land ownerships adjacent to the proposed subdivision or partition and showing how proposed streets and utilities may be extended to connect to existing streets and utilities.
 - (b) Proposed deed restrictions, if any, in outline form.
 - (c) The location within the subdivision and in the adjoining streets of existing sewers, water mains, culverts, drain pipes and electric lines.
 - (d) A sketch of a tentative layout for streets in the unsubdivided portion, if the subdivision proposal pertains to only part of the track owned or controlled by the subdivider.
 - (e) Approximate center line profiles with extensions for reasonable distance beyond the limits of the proposed subdivision or partition, showing the finished grade of streets and the nature and extent of street construction.
 - (f) If lot areas are to be graded, a plan showing the nature of cuts and fills and information on the character of the soil.

5.3 Final Subdivision Plat or Major Partition Map

- (1) Information required on Final Plat or Map: The final subdivision plat or partition map shall be presented in india ink and shall contain all information, except for any changes or additions required by resolution of the City Council showing on the tentative plan or map. In addition, the following information shall also be shown on the final subdivision plat or partition map:
- (a) Reference points of existing surveys identified, related to the plat or map as follows:
 - (1) Stakes, monuments or other evidence found on the ground and used to determine the boundaries of the subdivision or partition.

- (2) Adjoining corners of adjoining subdivisions or partitions.
 - (3) Other monuments found or established in making the survey of the subdivision or required to be installed by provisions of this ordinance.
- (b) The exact location and width of streets and easements intercepting the boundary of the tract.
 - (c) Tract, block and lot boundary lines and street right-of-way and center lines, with dimensions, bearings, or deflections angles, radii, arcs, points and curvature and tangent bearings. Normal high water lines and the hundred-year flood plain for any creek or other body of water. Tract boundaries and street bearing shall be shown to the nearest 30 seconds with basis of bearings. Distance shall be shown to the nearest 0.01 feet. No ditto marks shall be used.
 - (d) The width of the portion of streets being dedicated and the width of existing right-of-way. For streets on curvature, curve data shall be based on the street center line. In addition to the center line dimensions, the radius and central angle shall be indicated.
 - (e) Easements denoted by fine dotted lines, clearly identified and, if already of record, their recorded reference. If an easement is not definitely located of record, a statement of the easement shall be given. The width of the easement, its length and bearing, and sufficient ties to locate the easement with respect to the subdivision shall be shown. If the easement is being dedicated by the map, it shall be properly referenced in the owner's certificates of dedication.
 - (f) Lot numbers beginning with the number "1" and numbered consecutively in each block.
 - (g) Block numbers beginning with the number "1" and continuing consecutively without omission or duplication throughout the subdivision. The numbers shall be solid, of sufficient size and thickness to stand out and so placed as not to obliterate any figure. Block numbers in an addition to a subdivision of the same name shall be a continuation of the numbering in the original subdivision pursuant to ORS 92.090(1).
 - (h) Identification of land to be dedicated for any purpose, public or private, to distinguish it from lots intended for sale.

- (i) Building setback lines, if required, are to be made a part of the subdivision restrictions.
- (j) Explanations of all common improvements required as conditions of approval of the tentative plan, pursuant to Section 5.2 (1) (e) (13) of this ordinance.
- (k) The following certificates, which may be combined, where appropriate:
 - (1) A certificate signed and acknowledged by all parties having any record title interest in the land, consenting to the preparation and recording of the plat.
 - (2) A certificate signed and acknowledged as above, dedicating all land intended for public use except land which is intended for the exclusive use of the lot owners in the subdivision, their licensees, visitors, tenants and servants.
 - (3) A certificate with the seal of and signed by the City Engineer or the surveyor responsible for the survey and final map.
 - (4) A certificate of approval signed by the City Engineer stating that streets and roads held for private use and indicated on the tentative plan have been approved by the City pursuant to ORS 92.090 (3) (b).
 - (5) Any other certifications now or hereafter required by law.
- (2) Supplemental information required. The following data shall accompany the final plat or map:
 - (a) A preliminary title report issued by a title insurance company in the name of the owner of the land, showing all parties whose consent is necessary and their interest in the premises.
 - (b) Sheets and drawings showing the following:
 - (1) Traverse data including the coordinates of the boundary of the subdivision and ties to section corners and donation land claim corners, and showing the error of closure, if any.
 - (2) The computation of distances, angles and courses shown on the plat.
 - (3) Ties to existing monuments, proposed monuments, adjacent subdivisions, street corners and state highway stationing.

- (c) A copy of any deed restrictions applicable to the subdivision.
- (d) A copy of any dedication requiring separate documents.
- (e) A list of all taxes and assessments on the tract which have become a lien on the tract.
- (f) A certificate by the City Engineer that the subdivider or land partitioner has complied with the requirements of this ordinance.

APPROVED AND ADOPTED by the Echo City Council on this 18th day of October, 1978. City Ordinance No. 2-18-76 as adopted on June 20, 1976, is hereby repealed.

James J. Howard
Mayor

ATTEST:

Susan Schumig
City Recorder

CITY OF ECHO, OREGON

APPLICATION TO AMEND SUBDIVISION ORDINANCE

APPLICANT

Name _____

Address _____

Phone No. _____

TYPE OF APPLICANT (Check one)

Landowner (agent*) within Urban Growth Boundary _____

Resident (renter) within Urban Growth Boundary _____

Governmental Unit: City of Echo _____, County _____

Special District _____, State Agency _____, Federal Agency _____

*Note: If agent, attach written authorization to represent landowner.

TYPE OF AMENDMENT

Applicant shall prepare and attach a copy of proposed text amendment to this application. Section(s) to be amended _____

JUSTIFICATION FOR AMENDMENT

Applicant shall prepare and attach a presentation of facts and reasons which establish need, appropriateness and purpose of the proposed amendment.

FEE

Refer to fee schedule adopted by City Council. \$ _____

I, _____, (Circle one: Landowner, agent, resident, representative of government unit) swear that the details and information contained in the above application and attachments thereto are true and correct to the best of my knowledge.

Signature of Applicant Date

I, _____, City Recorder of Echo, Oregon, attest that the foregoing application and attachments thereto were received by me on the _____ day of _____, 19 _____, from _____ accompanied by a fee of \$ _____.

City Recorder

SCHEDULE AND CHECKLIST

APPLICATION TO AMEND CITY OF ECHO SUBDIVISION ORDINANCE

	Date
1. Application submitted by applicant	_____
2. City Council hearing date set	_____
3. Public notice of City Council hearing	
a) Mailed to affected governmental units	_____
b) Published in local newspaper (two times)	_____
4. City Council hearing held	_____
5. City Council decision (within 10 days of hearing)	_____
6. Applicant notified of decision	_____
7. Effective date, if amendment adopted by City Council	_____
8. Copy of adopted amendment sent to the County Clerk, pursuant to ORS 92.048 (4), and to the County Planning Department	_____

CITY RECORDS

APPLICATION TO AMEND CITY OF ECHO SUBDIVISION ORDINANCE

1. Application and attachments thereto
2. Schedule and checklist
3. Copies of public notices
4. Analysis of applicable plan goals and policies. Note: All amendments to the Subdivision Ordinance must be consistent with the adopted Comprehensive Plan.
5. City Council hearing record, findings of fact, conclusions, decision
6. Copy of notice to applicant of decision
7. Copies of notices to County Clerk and Planning Department, if amendment adopted.

CITY OF ECHO, OREGON

APPLICATION FOR PARTITION/SUBDIVISION
(SUBDIVISION ORDINANCE)

LANDOWNER

Name _____

Address _____

Phone No. _____

APPLICANT* (if different from above)

Name _____

Address _____

Phone No. _____

*Note: Attach written authorization to represent landowner.

TYPE OF APPLICATION

Minor Partition (two-three lots** without street)

Sketch Plan

Major Partition (two-three lots** with street)

Tentative Map

Final Map

Subdivision (four or more lots**)

Sketch Plan

Tentative Plan

Final Plat

**Note: Refer to Zoning Ordinance for minimum lot size.

ATTACHMENTS

Applicant shall prepare and attach to this application as appropriate:

1. 8 1/2" x 11" location map of proposed partition/subdivision and adjacent property and at least two clearly marked public streets;

SCHEDULE AND CHECKLIST

CITY OF ECHO APPLICATION FOR MINOR PARTITION
(SUBDIVISION ORDINANCE)

- | | Date |
|---|-------|
| 1. Application and sketch plan submitted by applicant | _____ |
| 2. Sketch plan referred to City Engineer for review | _____ |
| <u>Note:</u> Engineer's fee to be paid for out of applicant's deposit | |
| 3. City Council hearing date set | _____ |
| 4. Public notice of hearing | |
| a) Published in local newspaper (two times) | _____ |
| b) Mailed to property owners | _____ |
| c) Posted | |
| 5. City Council hearing | _____ |
| 6. City Council decision (within 14 days of hearing) | _____ |
| 7. Applicant notified of decision | _____ |
| 8. If Minor Partition approved, County Clerk and Assessor notified | _____ |

CITY RECORDS

CITY OF ECHO APPLICATION FOR MINOR PARTITION
(SUBDIVISION ORDINANCE)

1. Application, sketch plan and attachments thereto
2. City Engineer's report
3. Copies of public notices
4. City Council hearing record, findings of fact, conclusions and decision
5. Copy of notice to applicant of decision
6. Copies of notices to County Clerk and Assessor (if Minor Partition approved)
7. Schedule and checklist

SCHEDULE AND CHECKLIST

CITY OF ECHO APPLICATION FOR MAJOR PARTITION
(SUBDIVISION ORDINANCE)

Date

A. Tentative Map

1. Application and tentative map submitted by applicant _____

2. Tentative map referred to City Engineer for review _____

Note: Engineer's fee to be paid for out of applicant's deposit.

3. City Council hearing date set _____

4. Public notice of hearing _____

a) Published in local newspaper (two times) _____

b) Mailed to property owners _____

c) Posted _____

5. City Council hearing _____

Note: At least fifteen (15) days after application submitted to allow for review by City Engineer

6. City Council decision (within fifteen (15) days of hearing) _____

7. Notice to applicant of decision _____

B. Final Map (within one year of tentative map approval)

1. Application and final map submitted by applicant _____

2. Final map referred to City Engineer for review _____

Note: Engineer's fee to be paid for out of applicant's deposit.

3. Final map referred to City Engineer for review _____

Note: At least ten (10) days after application submitted to allow for review by City Engineer.

4. City Council decision (within ten (10) days of review) _____

5. Notice to applicant of decision _____

6. If major partition approved, County Clerk and Assessor notified _____

CITY RECORDS

CITY OF ECHO APPLICATION FOR MAJOR PARTITION
(SUBDIVISION ORDINANCE)

A. Tentative Map

1. Application, tentative map and attachments thereto
2. City Engineer's report
3. Copies of public notices
4. City Council hearing record, findings of fact, conclusions and decision
5. Copy of notice to applicant of decision
6. Schedule and checklist

B. Final Map

1. Application, final map and attachments thereto
2. City Engineer's report
3. City Council meeting record, findings of fact, conclusions and decision
4. Copy of notice to applicant of decision
5. Copy of notices to County Clerk and Assessor, if Major Partition approved.
6. Documents dedicating street and other common improvements to City
7. Schedule and checklist

SCHEDULE AND CHECKLIST

CITY OF ECHO APPLICATION FOR SUBDIVISION

Date

A. Sketch Plan

1. Applicant discusses sketch plan requirements with City Engineer _____
2. Application and sketch plan submitted by applicant _____
3. City Council review of sketch plan _____
4. City Council decision (within 30 days of review) _____
5. Notice to applicant of decision _____
6. Notice to affected governmental units (if sketch plan approved) _____

B. Tentative Plan

1. Application and tentative plan submitted by applicant _____
2. Tentative plan referred to City Engineer for review _____

Note: Engineer's fee to be paid for out of applicant's deposit. _____

3. City Council hearing date set _____
4. Public notice of hearing _____
 - a) Published in local newspaper (two times) _____
 - b) Mailed to property owners _____
 - c) Posted _____

5. City Council hearing _____

Note: At least fifteen (15) days after application submitted to allow for review by City Engineer _____

6. City Council decision (within 15 days of hearing) _____
7. Notice to applicant of decision _____

C. Final Plat (within one year of tentative plan approval)

1. Application and final plat submitted by applicant _____

2. Final plat referred to City Engineer for review
Note: Engineer's fee to be paid for out of applicant's deposit.
3. Final plat reviewed by City Council
Note: At least ten (10) days after application submitted to allow for review by City Engineer.
4. City Council decision (within 10 days of review)
5. Notice to applicant of decision
6. If subdivision approved, County Clerk and Assessor notified

CITY RECORDS

CITY OF ECHO APPLICATION FOR SUBDIVISION

- A. Sketch Plan
 1. Application, sketch plan and attachments thereto
 2. City Council meeting record, findings of fact, conclusions and decision
 3. Copy of notice to applicant of decision
 4. Copies of notice to affected governmental units (if sketch plan approved)
 5. Schedule and checklist
- B. Tentative Plan
 1. Application, tentative plan and attachments thereto
 2. City Engineer's report
 3. Copies of public notices
 4. City Council hearing record, findings of fact, conclusions and decision
 5. Copy of notice to applicant of decision
 6. Schedule and checklist
- C. Final Plat
 1. Application, final plat and attachments thereto
 2. City Engineer's report
 3. City Council meeting record, findings of fact, conclusions and decision
 4. Copy of notice to applicant of decision
 5. Copy of notices to County Clerk and Assessor, if subdivision approved
 6. Documents dedicating streets and other common improvements to City
 7. Schedule and checklist

CITY OF ECHO

MOBILE HOME PARK ORDINANCE

SECTION 1. GENERAL PROVISIONS

1.1 Title. These regulations shall hereafter be known, cited and referred to as the Mobile Home Park Regulations of the City of Echo.

1.2 Purposes. The purpose of this ordinance is to provide for the public health, safety and general welfare of the people of the City by establishing uniform procedures and standards for Mobile Home Parks within the City. These regulations are necessary to:

- (1) guide the future development of the City in accordance with the Comprehensive Plan.
- (2) insure that facilities, including but not limited to sanitation systems, water supply systems, streets and fire protection, are adequate to serve a Mobile Home Park, and
- (3) protect and conserve land throughout the City by providing for its most beneficial use and enhancement of the quality of the environment.

1.3 Jurisdiction.

- (1) These regulations shall apply to all Mobile Home Parks located within the corporate limits of the municipality.
- (2) The City shall review and comment on plans for Mobile Home Parks to be developed beyond the corporate limits of the City and within the urban growth boundary.

1.4 Severability. Where any word, phrase, clause, sentence, paragraph or section, or other part of these regulations is held affect invalid by a court of competent jurisdiction, this judgement shall affect only that part held invalid, and shall not impair the validity of the remainder of these regulations.

1.5 Amendments. An amendment to this ordinance may be initiated by the City Council, an affected governmental unit or by application of a property owner or resident in the City or urban growth area.

1.6 Violation and Penalties. In addition to penalties provided by state law, and person violating or failing to comply with a provision of this Ordinance shall, upon conviction thereof, be punished by a fine of not more than \$500.00 or by imprisonment for not more than 100 days, or both. In addition, the City shall not give zoning approval of any application for a building permit to be issued by the State of Oregon as to any piece of property owned by a person in violation of the provisions of this Ordinance.

1.7 Schedule of Fees.

- (1) Any application or submission required by this Ordinance shall be accompanied by a filing fee based on the fee schedule adopted by the City Council.
- (2) No application required by this Ordinance shall be accepted unless accompanied by all applicable fees.

1.8 Definitions. The words and phrases used in this Ordinance shall have the meaning given in the City Zoning and Subdivision Ordinances.

1.9 Mobile Home Park License

- (1) It shall be unlawful for any person to operate a mobile home park within the City unless such person holds a valid license issued by the City.
- (2) Every person holding a license shall give notice in writing to the City within twenty-four hours after having sold, transferred or otherwise disposed of any interest in or control of a mobile home park. Such notice shall include the name and address of such person's successor in interest or control.
- (3) Applications for licenses shall be in writing. Such applications shall contain the name and address of the applicant and the location and legal description of the property, showing stands, individual mobile home spaces, buildings, roads and other service facilities. The license shall be granted upon inspection of the mobile home park if it is in compliance with the design requirements of this ordinance.
- (4) If a pre-existing mobile home park is found not to be in compliance with the design requirements of this ordinance, the applicant shall either make necessary alterations or seek a waiver of required improvements.
- (5) After the license has been issued, the City may conduct periodic inspections. If any violations of the conditions of this ordinance are found, the City Recorder shall give notice to the person to whom the license was issued. Unless the specified violations are made to conform to this ordinance within 30 days the license shall be suspended and operation of the park shall cease.

- (6) Upon withdrawal of a license, the licensee shall have 30 days to request a hearing before the City Council. The filing of the request shall operate as a stay of suspension. A hearing shall be set within 30 days. If the City Council finds that the licensee is in compliance, the notice of violation shall be modified or withdrawn. If the City Council finds that the licensee has failed to comply with this Ordinance, the license shall be revoked.

SECTION 2. PROCEDURE FOR MOBILE HOME PARK PLAN APPROVAL

2.1 Discussion of Requirements. Before preparing the sketch plan as required in Section 2.2 below, the applicant shall discuss with the City Engineer the procedure for approval of a Mobile Home Park plan and the improvement requirements provided for in this Ordinance.

2.2 Sketch Plan. Prior to development of a Mobile Home Park the owner of land or his representative shall file an application for approval of a sketch plan.

(1) The application shall:

- (a) be made on forms available from the City.
- (b) include all land which the applicant proposes to develop, and if the mobile home park pertains to only a part of the tract owned or controlled by the developer, then the applicant shall also include a sketch of a tentative layout for streets in the remaining portion. It shall also be accompanied by an affidavit of ownership, which shall include the dates the respective holdings of land were acquired, together with the book and page of each conveyance to the present owner as recorded in the County Clerk's office. The affidavit shall list the legal owner of the property, the contract owner of the property, the date contract of sale was executed and, if any corporations are involved, a complete list of all directors, officers and stockholders of each corporation owning more than 5% of any class of stock.
- (c) be accompanied by a minimum of five (5) copies of the sketch plan and submitted to the City Recorder at least fifteen (15) days prior to a regular City Council meeting.
- (d) be accompanied by the appropriate fee, based on the fee schedule adopted by the City Council.
- (e) the application shall include an address and telephone number of an agent located within Umatilla County who shall be authorized to receive all notices required by this Ordinance.

- (2) Review by City Engineer: The City Recorder shall refer the application to the City Engineer, who shall determine if conditions for approval of the sketch plan are required.
- (3) Review by City Council: After receipt of the application and report by the City Engineer the City Council shall review the application, sketch plan and the recommendations of the City Engineer at its next regular meeting.
- (4) Action on Application: The City Council shall approve, conditionally approve, or deny the application and state the reasons therefore within fourteen (14) days after its review is completed. This approval authorizes the applicant to submit a final plan.
- (5) Notice to Governmental Units: All affected governmental units shall be notified of the approval of the sketch plan and shall be given a reasonable period of time to review the sketch plan and to suggest revisions in the public interest prior to the public hearing on the final plan.
- (6) Effective Period of Approval:
 - (a) The approval of a sketch plan for a mobile home park shall be effective for one year.
 - (b) Any plan not receiving final approval within one year shall be null and void, and the developer must submit a new sketch plan for approval, subject to all current land regulations.

2.3 Final Mobile Home Park Plan

- (1) Application procedure and requirements. Within one year of the approval of the sketch plan, the applicant, in order to receive final approval of the mobile home park, shall file an application which shall:
 - (a) be made on forms supplied by the City, together with the appropriate fee based on the fee schedule adopted by the City Council.
 - (b) be accompanied by a minimum of ten copies of the final mobile home park plan.
 - (c) comply in all respects with the sketch plan, as approved.
 - (d) be presented to the City Recorder at least twenty (20) days prior to the regular meeting of the City Council at which consideration is desired.

- (2) Review by City Engineer: Upon receipt of the application for final plan approval, the City Recorder shall furnish one copy of the application to the City Engineer. The City Engineer shall review the final plan and prepare his report to present to the City Council at its next regular meeting.
- (3) City Council review: The City Council shall hold a public hearing to review the final plan and the City Engineer's report.
- (4) Notice
 - (a) Procedure: The City Recorder shall give notice of the public hearing in the following manner:
 1. NEWSPAPER: Notice shall be published in at least two issues of a newspaper of general circulation within the city, the first at least ten (10) days in advance of the public hearing, and the second at least one (1) day in advance of the public hearing.
 2. MAIL: At least ten (10) days prior to the public hearing, notice of the hearing shall be sent by first class mail to:
 - a. The applicant and all record owners and contract purchasers of real property within 250 feet of the property which is the subject of the proposed action, and
 - b. All affected governmental units which have an interest in the proposed Mobile Home Park.
 3. POSTING: At least ten (10) days prior to the public hearing, a notice of such public hearing shall be posted on the closest public streets in visible locations surrounding the proposed Mobile Home Park.
 - (b) Content: The public notices shall contain the following:
 1. Date, time and place of public hearing.
 2. General description of the action proposed on the application.
 3. Address, including lot and block number, if any, of the property.
 4. Notice by mail and posting shall also include a 8½" x 11" diagram of the property, to be provided by the applicant, indicating its location relative to adjacent property owners within 250 feet and at least two clearly marked public streets.

(7) Public Hearing:

- (a) the City Council shall hold a public hearing on the final plan within 30 days following submission of the final plan.
- (b) the public hearing shall be conducted in accordance with the requirements governing the conduct of quasi-judicial hearings on land use matters pursuant to ORS 215.412 and 227.170.
- (c) If necessary, the City Council may resolve to continue the public hearing giving the date, time, and place the hearing will be continued.

(8) Action on Final Plan:

- (a) Within fifteen (15) days following the close of the public hearing, the City Council shall give written notice to the applicant of approval, disapproval or conditional approval of the final plan. Approval shall be indicated by the signature of the Mayor and City Recorder on the plan.
- (b) One copy of the final plan shall be returned to the developer with the date of approval, conditional approval or disapproval and the findings and conclusions upon which the City Council's decision was based accompanying the plan.

SECTION 3. REQUIREMENTS FOR IMPROVEMENTS, PRESERVATION, AND DESIGN

3.1 State Requirements. All improvements included in ORS Chapter 446 and OAR Chapter 814.28 are hereby incorporated by reference into this Ordinance and shall be required.

3.2 Character of the Land. Land which is subject to flooding, poor drainage, steep slopes, rock formations, adverse earth formations or topography, utility easements or other features which will reasonably be harmful to the safety, health, and general welfare of the future inhabitants of the mobile home park shall not be developed. Existing features which would add value to the development or to the City as a whole, such as trees, watercourses, historic and archaeological sites, and similar irreplaceable assets, shall be preserved in the design.

3.3 General. Applicable standards of the City Subdivision Ordinance shall be followed by the developer.

3.4 Phasing. If the mobile home park is to be built in phases, each phase shall be built in accordance with these regulations and improvements required as each phase is constructed shall be determined based upon the total number of mobile home spaces which will exist after completion of all phases.

3.5 Required Improvements. The following improvements shall be required subject to applicable standards as approved by the City Council upon recommendation of the City Engineer.

- (1) Interior streets
- (2) Water lines and fire hydrants
- (3) Sewer lines
- (4) Underground utilities
- (5) Provision for adequate drainage
- (6) Six (6) foot sight obscuring perimeter fence or landscaping

3.6 Optional Improvements. The following improvements may be required subject to applicable standards as approved by the City Council upon recommendation of the City Engineer.

- (1) Curbs or sidewalks or both
- (2) Street lights
- (3) Guest or recreation vehicle parking or both
- (4) Fenced play area(s) or park(s) or both
- (5) Recreational facilities
- (6) Groundcover or trees or both
- (7) Laundry facilities
- (8) Preparing mobile home pads so that the floor of a mobile home is a maximum of eighteen (18) inches above ground level after installation.
- (9) Other suitable improvements as determined by the City Council.

3.7 Connection with Public Water and Sewage Systems. Mobile Home Park water and sewer lines shall be connected to City water and sewer systems. The developer may be required to pay for or perform the work or both to extend or increase the capacity of lines or both of City water or sewer lines or both to the site.

3.8 Deferral or Waiver of Required Improvements. The City Council giving their reasons therefore, may defer or waive the provision of one or more improvements as, in its judgement, are not requisite in the interests of the public health, safety, and general welfare, or which are inappropriate.

SECTION 4. SITING AND INSTALLATION OF MOBILE HOMES IN MOBILE HOME PARKS

4.1 Mobile Home Spaces. Each space for a mobile home shall contain not less than 1,600 square feet exclusive of space provided for the common use of tenants, such as roadways, general use structures, guest parking, walkways and areas for recreation and landscaping purposes. See section 4.2 and 4.3 (2) below for related requirements.

4.2 Setback Requirements. No mobile home in the park shall be located closer than fifteen (15) feet from another mobile home or from a general use building in the park. No mobile home accessory building or other building or structure on a mobile home space shall be closer than ten (10) feet from a mobile home accessory building or other building or structure on another mobile home space. No mobile home or other building or structure shall be within 25 feet of a public street property boundary or ten (10) feet of another property boundary.

4.3 Installation Requirements.

- (1) Insigne of Compliance. The mobile home shall have the Oregon "Insigne of Compliance" as provided for by ORS 446.170. However, upon submission of evidence indicating substantial compliance with the standards required for an "Insigne of Compliance", the City may waive the "Insigne of Compliance" requirement for units manufactured prior to September 1969.
- (2) A mobile home shall occupy not more than 40 percent of the contiguous space provided for the exclusive use of the occupants of the mobile home and exclusive of space provided for the common use of tenants, such as roadways, general use structures, parking spaces, walkways and areas for recreation and landscaping.
- (3) Installation and Tie-Down Requirements. The mobile home shall be installed, tied down and anchored in accordance with rules established by the Oregon Department of Commerce, or in accordance with the instructions of the manufacturer which have been approved by the Department of Commerce. Such requirements shall be met within fifteen (15) days after the mobile home has been placed on the space.

- (4) Footings or Foundation Requirements. The mobile home shall be installed in accordance with one of the following methods.
 - (a) The mobile home shall be placed upon pieces and footings in accordance with state approved instructions provided by the manufacturer.
 - (b) The mobile home shall be placed on a cement or concrete block foundation, in accordance with Department of Commerce Regulations and accepted engineering standards.
- (5) Tongue Removal. The tongue of the mobile home shall be removed.
- (6) Skirting, Gutters and Downspouts. Unless the foundation is continuous, the unit shall have a continuous skirting of non-decaying, non-corroding material extending at least six inches into the ground or extending to an impervious surface. The skirting or continuous foundation shall have openings which shall be secured against entry of animals under the mobile home. The mobile home shall be provided with gutters and downspouts to direct water into storm drains, if storm drains are available.
- (7) Attached Extensions. No extension or outbuildings shall be physically attached to the mobile home, however, a covered or uncovered carport or patio, or a storage units for incidental yard and household items may be erected adjacent to the exterior walls of the mobile home. Exception: factory installed tip-outs that are designed to blend in with the rest of the mobile home are allowed.

4.4 Waiver of Installation Requirements. The City Council giving their reasons therefore, may reduce or waive one or more installation requirements that, in its judgement, are not requisite in the interests of the public health, safety and general welfare, or which are inappropriate.

APPROVED AND ADOPTED by the Echo City Council on this 1st day of OCTOBER, 1978.

ATTEST:

Susan Schwing
City Recorder

James J. Howard
Mayor

CITY OF ECHO, OREGON

APPLICATION TO AMEND MOBILE HOME PARK ORDINANCE

APPLICANT

Name _____

Address _____

Phone No. _____

TYPE OF APPLICANT (Check one)

Landowner (agent*) within Urban Growth Boundary _____

Resident (renter) within Urban Growth Boundary _____

Governmental Unit: City of Echo _____, County _____,

Special District _____, State Agency _____, Federal Agency _____

*Note: If agent, attach written authorization to represent landowner.

TYPE OF AMENDMENT

Applicant shall prepare and attach a copy of proposed text amendment to this application. Section(s) to be amended _____.

JUSTIFICATION FOR AMENDMENT

Applicant shall prepare and attach a presentation of facts and reasons which establish need, appropriateness and purpose of the proposed amendment.

FEE

Refer to Fee Schedule adopted by City Council. \$ _____

I, _____, (Circle one: Landowner, agent, resident, representative of government unit) swear that the details and information contained in the above application and attachments thereto are true and correct to the best of my knowledge.

Signature of Applicant Date

I, _____, City Recorder of Echo, Oregon, attest that the foregoing application and attachments thereto were received by me on the _____ day of _____, 19 _____, from _____ accompanied by a fee of \$ _____.

City Recorder

SCHEDULE AND CHECKLIST

APPLICATION TO AMEND CITY OF ECHO MOBILE HOME PARK ORDINANCE

- | | Date |
|--|-------|
| 1. Application submitted by applicant | _____ |
| 2. City Council hearing date set | _____ |
| 3. Public notice of City Council hearing | |
| a) Mailed to affected governmental units | _____ |
| b) Published in local newspaper or posted | _____ |
| 4. City Council hearing held | _____ |
| 5. City Council decision (within 10 days of hearing) | _____ |
| 6. Notice to applicant of decision | _____ |
| 7. Effective date, if amendment adopted by City Council | _____ |
| 8. County Planning Department notified if amendment approved | _____ |

CITY RECORDS

APPLICATION TO AMEND CITY OF ECHO MOBILE HOME PARK ORDINANCE

1. Application and attachments thereto
2. Schedule and checklist
3. Copies of public notices
4. Analysis of applicable plan goals and policies. Note: All amendments to the Mobile Home Park Ordinance must be consistent with the adopted Comprehensive Plan.
5. City Council hearing record, findings of fact, conclusions, decision
6. Copy of notice to applicant of decision
7. Copy of notice to County Planning Department if amendment approved

CITY OF ECHO, OREGON

MOBILE HOME PARK SKETCH PLAN APPLICATION

OWNER

Name _____

Address _____

Phone No. _____

APPLICANT* (if different from above)

Name _____

Address _____

Phone No. _____

*Note: Attach written authorization to represent landowner.

BACKGROUND INFORMATION

Zoning classification of property is _____

Is a Mobile Home Park allowed as a conditional use in this zone?
(yes/no) _____

If no, the applicant may apply for a Zoning Ordinance amendment (text or map). Note: All amendments to the Zoning Ordinance must be consistent with the Comprehensive Plan.

Has a conditional use permit been approved by the City for the proposed Mobile Home Park?
(yes/no) _____

If no, the applicant may apply for a conditional use permit. Note: No Mobile Home Park Sketch Plan Application will be approved by the City until a conditional use permit is approved.

Has the applicant met with the City Engineer to discuss the City's Mobile Home Park design requirements?
(yes/no) _____

If no, this should be done before application is submitted to the City.

Has the applicant contacted the Oregon Department of Commerce to discuss State Mobile Home Park design requirements?
(yes/no) _____

If no, this should be done before application is submitted to the City.

ATTACHMENTS

The applicant shall prepare and attach the following to this application:

1. A map showing all land which the applicant proposes to develop, and if the mobile home park pertains to only a part of the tract owned or controlled by the developer, then the applicant shall also include a sketch of a tentative layout for streets in the remaining portion.

SCHEDULE AND CHECKLIST

CITY OF ECHO MOBILE HOME PARK SKETCH PLAN APPLICATION

Date

1. Application submitted by applicant _____

Note: Do not accept application unless a conditional use for a Mobile Home Park has already been approved by the City or applications for a conditional use and a Mobile Home Park sketch plan are submitted at the same time. If a Mobile Home Park is not a conditional use in the zone in which the property is located do not accept a Mobile Home Park sketch plan application, a zone change is required first.

2. Application referred to City Engineer for review _____

Note: Engineer's fee to be paid for out of applicant's deposit.

3. Oregon Department of Commerce notified that the City has received an application for a Mobile Home Park. _____

4. Review of sketch plan by City Council _____

Note: At least fifteen (15) days after application submitted to allow for review by City Engineer.

5. Decision made by City Council (within fourteen days after review completed) _____

6. Applicant notified of City Council's decision _____

7. Affected governmental units (especially Department of Commerce) notified of City Council's decision _____

CITY RECORDS

CITY OF ECHO MOBILE HOME PARK SKETCH PLAN APPLICATION

1. Application and attachments thereto
2. Schedule and checklist
3. City Engineer's report
4. City Council meeting record, findings of fact, conclusions, decision
5. Copy of notice to applicant of decision
6. Copy of notice to affected governmental units

CITY OF ECHO, OREGON

MOBILE HOME PARK FINAL PLAN APPLICATION

OWNER

Name _____

Address _____

Phone No. _____

APPLICANT* (if different from above)

Name _____

Address _____

Phone No. _____

*Note: Attach written authorization to represent landowner.

BACKGROUND INFORMATION

Zoning classification of property is _____

Conditional Use Permit approved on _____

Mobile Home Park Sketch plan approved on _____

Note: Final plan application must be submitted within one year of sketch plan approval.

ATTACHMENTS

The applicant shall prepare and attach the following to this application:

1. Ten (10) copies of the final plan showing:
 - a) Natural Features (see Ordinance Section 3.2)
 - b) Required Improvements (see Ordinance Section 3.1 and 3.5) including conditions specified at the time of sketch plan approval.
 - c) Other Improvements (planned by developer)
 - d) Mobile Home Spaces and Stands (see Ordinance Sections 4.1 and 4.2)
2. If necessary, a request for waiver of one or more required improvements including justification for the request (see Ordinance Section 3.8)

SCHEDULE AND CHECKLIST

CITY OF ECHO MOBILE HOME PARK FINAL PLAN APPLICATION

- | | Date |
|--|-------|
| 1. Application submitted by applicant | _____ |
| 2. Application referred to City Engineer for review | _____ |
| <u>Note:</u> Engineer's fee to be paid for out of applicant's deposit | |
| 3. City Council hearing date set | _____ |
| 4. Public notice of City Council hearing | |
| a) Mailed to property owners | _____ |
| b) Mailed to affected governmental units | _____ |
| c) Published in local newspaper (two times) | _____ |
| d) Posted | _____ |
| 5. City Council hearing held | _____ |
| <u>Note:</u> At least fifteen (15) days after application submitted to allow for review by City Engineer | |
| 6. City Council decision (within fifteen (15) days after hearing) | _____ |
| 7. Applicant notified of City Council's decision | _____ |
| 8. Affected governmental units (especially Department of Commerce) notified of City Council's decision | _____ |

CITY RECORDS

CITY OF ECHO MOBILE HOME PARK FINAL PLAN APPLICATION

1. Application and attachments thereto
2. Schedule and checklist
3. City Engineer's report
4. Copies of public notices
5. City Council hearing record, findings of fact, conclusions, decision
6. Copy of notice to applicant of decision
7. Copy of notice to affected governmental units

CITY OF ECHO, OREGON

APPLICATION FOR MOBILE HOME PARK LICENSE

NAME OF MOBILE HOME PARK _____

OWNER OF MOBILE HOME PARK

Name _____

Address _____

Phone No. _____

APPLICANT* (if different from above)

Name _____

Address _____

Phone No. _____

*Note: Attach written authorization to represent landowner.

BACKGROUND INFORMATION

Were plans for the Mobile Home Park reviewed and approved by the Oregon Department of Commerce prior to construction? (yes/no) _____

Date _____ Conditions (yes/no) _____

Were plans for the Mobile Home Park reviewed and approved by the City prior to construction? (yes/no) _____

Date _____ Conditions (yes/no) _____

Has the Mobile Home Park been inspected and certified by the Oregon Department of Commerce? (yes/no) _____

Date _____ Conditions (yes/no) _____

Have all City design requirements and conditions been met? (yes/no) _____

If no, which requirements or conditions have not been met? _____

Has the City been given a set of "as built" plans for the Mobile Home Park? (yes/no) _____

SCHEDULE AND CHECKLIST

APPLICATION FOR CITY OF ECHO MOBILE HOME PARK LICENSE

Date

APPLICATION SUBMITTED BY APPLICANT

OREGON DEPARTMENT OF COMMERCE CONTACTED

1. Mobile Home Park plan reviewed* on

2. Mobile Home Park inspected* on

3. Mobile Home Park certified* on

*Note: If any of these steps not completed, request letter from Department of Commerce specifying what needs to be done.

REVIEW OF CITY RECORDS

1. Sketch plan of Mobile Home Park reviewed on

2. Final plan of Mobile Home Park reviewed on

CITY INSPECTION OF MOBILE HOME PARK

To determine that all City design requirements and conditions have been met. Inspection done by:

LICENSE ISSUED

Only after all state and city requirements have been met.

MOBILE HOME PARK LICENSE

ISSUED PURSUANT TO THE CITY OF ECHO
OREGON, ORDINANCE NO. 229-78

THE _____
MOBILE HOME PARK MEETS THE DESIGN STANDARDS AND REQUIREMENTS
OF THE CITY OF ECHO, OREGON. THE LICENSEE SHALL GIVE NOTICE
IN WRITING TO THE CITY RECORDER WITHIN TWENTY-FOUR HOURS AFTER
HAVING SOLD, TRANSFERRED OR OTHERWISE DISPOSED OF ANY INTEREST
IN OR CONTROL OF THE MOBILE HOME PARK. SUCH NOTICE SHALL IN-
CLUDE THE NAME AND ADDRESS OF SUCH PERSON'S SUCCESSOR IN IN-
TEREST OR CONTROL.

LICENSE ISSUED TO:

NAME _____

ADDRESS _____

PHONE NO. _____

MOBILE HOME PARK LICENSE ISSUED ON _____ DAY OF _____, 19 _____.

MAYOR

ATTEST:

CITY RECORDER

RESOLUTION NO. 87-79

City of Echo

Land Use Application Fees, Deposits
and Variable Development Costs

WHEREAS the City of Echo Plan Ordinance No. 232-78, Zoning Ordinance No. 231-78, Subdivision Ordinance No. 230-78, and Mobile Home Park Ordinance No. 229-78 require application fees, engineering and legal reviews and other variable development costs, and

WHEREAS the City will incur costs in reviewing applications including but not limited to staff time, public notices, hearings, and overhead, and

WHEREAS the cost of engineering or legal reviews or both will vary, and

WHEREAS applicants should pay for those costs incurred by the City rather than being subsidized by other residents and property owners,

NOW, therefore, the Echo City Council Approves and Adopts the attached "Land Use Application Fee Schedule" and summary of "Variable Land Use Development Costs" on this 14th day of February, 1979.

/s/ Marvin Laughlin
Mayor

Attest:

/s/ Susan Schuenig
Recorder

City of Echo
Land Use Application
Fee Schedule

	Fee	Deposit*
<u>Plan Ordinance (No. 232-78)</u>		
Ordinance Amendment (text or map)	\$ 50.00	---
<u>Zoning Ordinance (No. 231-78)</u>		
Ordinance Amendment (text or map)	50.00	---
Conditional Use	50.00	---
Variance	50.00	---
<u>Subdivision Ordinance (No. 230-78)</u>		
Ordinance Amendment (text)	50.00	---
Minor Partition (1-3 lots w/o street)		
Sketch Plan	50.00	\$ 50.00
Major Partition (1-3 lots w/ street)		
Tentative Plan	75.00	150.00
Final Map	50.00	150.00
Subdivision (4 or more lots)		
Sketch Plan	30.00	---
Tentative Plan	100.00	200.00
Final Plat	50.00	200.00
<u>Mobile Home Park Ordinance (No. 229-78)</u>		
Ordinance Amendment (text)	50.00	---
License	50.00	---
Sketch Plan	50.00	200.00
Final Plan	50.00	100.00
<u>Combined Fee</u>		
Two or more applications made at the same time for the same piece of land with combined public notices and hearings.		75% of separate fees and deposits

*Note: Deposit will be used to pay for engineering or legal reviews or both as necessary. Applicant will be charged actual cost of such review(s).

City of Echo

Variable Land Use Development Costs

<u>Plan Ordinance</u> (No. 232-78)	None
<u>Zoning Ordinance</u> (No. 231-78)	
Conditional Use	Bond
<u>Subdivision Ordinance</u> (No. 230-78)	
Major Partition (if improvements made after final map approval)	Bond*
Subdivision (if improvements made after final plat approval)	Bond*
Facilities Inspection Fee	2% of estimated cost of improvements
Fee in lieu of park land	See ordinance
Extension of water or sewer lines or both to site, additional water storage if necessary	At cost or fair share as determined by City Council
Maintenance (one-year period)	Bond
<u>Mobile Home Park Ordinance</u> (No. 229-78)	
Extension of water or sewer lines or both to site, additional water storage if necessary	At cost or fair share as determined by City Council

*Note: Bond or other guarantee of financial security.

Draft*

City of Echo

PRELIMINARY CAPITAL IMPROVEMENT PROGRAM

Project	Estimated Cost	Funding Sources
1. Water System Rehabilitation	\$1,000,000	FmHA 75% grant Bond 25%
2. I-80N Area Water (well, storage, main line)	275,000	?
3. I-80N Area Sewer	?	?
4. Storm Drainage	?	?
5. Street Resurfacing	?	?
6. Golf Course	?	?
7. Community Center	?	?
8. Riverside Park	?	?
9. Swimming Pool	?	?

*Note: To be completed by April 1979.

**NATURAL
ENVIRONMENT**

Chapter VII

Natural Environment

Climate

Umatilla County is located in the southeastern part of the Columbia Basin. This Basin is bounded on the south by the high country of central Oregon, on the north by the mountains of western Canada, on the west by the Cascade Range and on the east by the Blue Mountains and the north Idaho Plateau. The gorge in the Cascades through which the Columbia River reaches the Pacific is the primary break in the barriers surrounding this basin. These physical features have important influences on the general climate of Umatilla County. The Columbia River approaches the area from the northwest to its junction with the Walla Walla River at an elevation of 351 feet and some 25 miles north of Pendleton, then turns southwestward to be joined a few miles below by the Umatilla River. Both the Walla Walla and Umatilla Rivers have their sources in the Blue Mountains and flow westward to the Columbia.

Precipitation is definitely seasonal in occurrence with an average of only 10 percent of the annual total occurring in the 3-month period July-September. Most precipitation reaching this area accompanies cyclonic storms moving in from the Pacific Ocean. These storms reach their greatest intensity and frequency from October through April. The Cascade Range west of the Columbia Basin reduces the amount of precipitation received from the Pacific cyclonic storms. This influence is felt, particularly, in the desert area of the central part of the basin. A gradual rise in elevation from the Columbia River to the foothills of the Blue Mountains again results in increased precipitation. This increase supplies sufficient moisture for productive wheat, pea, and stock raising activity. The lighter summertime precipitation usually accompanies thunderstorms which often move into the area from the south or southwest. On occasion, these storms are quite intense, causing flash flooding.

Under usual atmospheric conditions, air from the Pacific, with moderate temperature characteristics, moves across the Cascades or through the Columbia Gorge to result in mild temperatures. When this flow of air from the west is impeded by slow-moving high pressure systems over the interior of the continent, temperature conditions sometimes become rather severe; hot in summer and cold in winter. During the summer or early fall, if a stagnant high predominates to the north or east, the hot, dry conditions may prove detrimental to crops during late May and June, and cause fire danger to rise in forest and grassland areas during late summer and early fall. During the winter, coldest temperatures occur when air from a cold pressure system in central Canada moves southwestward across the Rockies and flows into the Columbia Basin. Under this condition the heavy cold air sometimes remains at low levels in the Basin for several days while warmer air from the Pacific flows above it, to give comparatively mild temperatures at higher elevations.

TABLE #1 : 1976 Climatological Data

FACTOR	Echo/Stanfield *1	Pilot Rock	Ukiah
Temperature			
High (date)	101 (7-17)	101 (717)	93 (9-1)
Summer Average	73.0	69.5	61.1
Low (date)	7.0 (2-6)	1.0 (2-5)	-12.0 (2-6)
Winter Average	33.2	35.3	25.6
Rainfall			
Annual	6.06	11.23	14.71
Departure From Normal	-2.87	-3.25	-3.51
Growing Season (# of days between 32 lows)	175	111	4 *2

NOTES: *1 OSU Agricultural Experiment Station.
*2 # of days between 28 lows - 72

SOURCE: "Climatological Data, Annual Summary, Oregon, 1976, "Vol. 82, #13, NOAA, Asheville, N.C..

GEOLOGY

The extensive plateaus of north-central Oregon are a part of the Columbia Plateau physiographic province. The unit of plateau and canyon topography defined as the Deschutes-Umatilla Plateau includes a 100 mile long strip of east sloping piedmont along the base of the Cascade Range and a main part in which the surface descends generally northward from the 3,500 to 4,000 foot levels in the mountains of Central Oregon to the 400 to 1,000 foot altitude along the Columbia, Umatilla, and Walla Walla Rivers.

This 150 mile long by 10 to 70 mile wide main body of the Plateau unit is the largest part of Oregon devoted predominantly to the growing of small grains.

The oldest rocks are schists and gneisses. They have been bared by erosion in the steeper part of the north slope of the Blue Mountains and occur within this plateau unit only in stream canyons south of Pendleton.

The principal rock unit of the plateau is the volcanic sequence now named the basalt of the Columbia River Group but referred to herein as the Columbia River Basalt. It consists of Miocene and early Pliocene, accordantly layered, dark basaltic lavas with some interbedded tuffs near the top. The greatest total thickness of basalt beneath these plateaus is estimated at 3,000 feet. It thins to the south, where relatively small areas of the underlying rocks are exposed within this plateau.

The Columbia River basalt is the greatest unit of lava on the continental areas around the world. The extrusion consisted of successive flows of very liquid lava that spread great distances from fissures and non-elevated orifices. The main body of the basalt extends west from the consolidated rock beneath most of this plateau. Over part of the plateau the basalt is overlain by a relatively thin covering of sedimentary deposits.

The upper Pleistocene glaciofluvial deposits consist of the waterlain gravel and sand that underlie the lower benches adjacent to the Columbia River and wide areas in the lowermost part of the Umatilla River Valley.

The crustal deformation that has framed the large structural and physiographic characteristics of the Deschutes-Umatilla Plateau resulted from broad open folding in Pliocene and Pleistocene time. This folding is most readily discerned by the tilt and altitude of the once-horizontal Columbia River basalt. The master structure is the broad Dalles-Umatilla syncline, whose axial trough extends 160 miles from the Cascade Range to the intersection of the Horse Heaven anticline with the Blue Mountains anticline of Pendleton. This great east-west downwarp, because of its connection with the east end of the Columbia Gorge through the Cascade Range is a major transportation route to the interior of the Pacific Northwest.

The Deschutes-Umatilla Plateau contains very little in the way of metallic minerals or carbonaceous fuels, the common concept of mineral resources. It does have large areas of loessial soil; great amounts of road metal and common rock; access to large amounts of good quality water; and minor amounts of other usable mineral materials.

The growing season flow of Walla Walla and Umatilla Rivers and most of the creeks of the plateau is used for irrigation in adjacent valley plains. The only creek storage of surface runoff for irrigation is in Cold Springs and McKay Reservoirs in the Umatilla River basin and in a few scattered farm reservoirs.

The downtowns of Echo and Stanfield are built on Alluvium (Qa1) made up of unconsolidated gravel, sand and silt. The bluff running through Echo is part of the Columbia River Group (Trc) consisting of columnar jointed basalt flows ten to one-hundred feet thick. The areas northeast of Stanfield and southwest of Echo are Fluvio-glacial Deposits (Q fg) of gravel, sand and silt. Glacial-like sediments south and east of Echo are made up of crudely stratified silt and sand with ice-rafted gravel and boulders.

The Dalles-Umatilla Syncline runs east/west along the Columbia River. A syncline is a low troughlike area in bedrock in which rock incline together from opposite sides. The Service Anticline runs from Umatilla to Hinkle just west of Stanfield. An anticline is a fold with strata sloping downward on both sides from a common crest.

Mineral and Aggregate Resources

Echo is located in T3N-R29E. Two quarries are located in this area. One is inactive and has a "good" quality and "large" quantity of gravel; the other has been reclaimed. Please refer to "Rock Material Resources of Umatilla County, Oregon", Oregon State Department of Geology and Mineral Industries, Portland, 1976, for further information.

Topography and Natural Hazards

Echo's elevation is 640 feet above sea level. Key features shown on the Natural Hazards Map include:

1. Umatilla River floodway and floodplain,
2. The bluff east of town rises 50 feet or more,
3. Drainage is south to north,
4. The area between the floodplain and bluff is relatively level, and
5. Slopes greater than 12%.

Areas subject to flooding or of slopes great than 12% generally should not be developed. If such areas are developed special care should be taken to protect structures on-site and adjacent property.

New collector streets and water tank sites should be identified based on topography and located to serve developing areas. Main water and sewer lines should be placed in collector street right-of-way. These facilities need to be located to allow water and sewage to flow downhill and to connect and loop with existing streets and main lines.

Flood Hazard

According to present Department of Housing and Urban Development, Federal Insurance Administration emergency flood insurance program regulations land use and control measures adopted by the community for the flood plain must:

"'b' When the Administrator has designated areas of special flood hazards (A zones) by the publication of community's FHBM, but has neither produced water surface elevation data nor identified a floodway or coastal high hazard area, the community shall:

- (1) Require permits for all proposed construction and other developments including the placement of mobile homes, within Zone A on the community's FHBM:
- (2) Require the application of the standards in paragraphs (a) (2), (3), (4), (5), and (6), of this section to development within Zone A on the community's FBHM;
 - (a) (2) Review proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State Law, including section 404 of the Federal Water Pollution Control Act Admendments of 1972, 33 U.S.C. 1334;
 - (a) (3) Review all permit applications to determine whether proposed building sites will be reasonably safe from flooding if a proposed building site is in a flood-prone area, all new construction and substantial improvements (including the placement of prefabricated buildings and mobile homes) shall (i) be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure, (ii) be constructed with materials and utility equipment resistant to flood damage, and (iii) be constructed by methods and practices that minimize flood damage;
 - (a) (4) Review subdivision proposals and other proposed new development to determine whether such proposals will be reasonably safe from flooding. If a subdivision proposal or other prosposed new development is in a flood prone area, any such proposals shall be reviewed to assure that (i) all such proposals are consistant with the need to minimize flood damage within the flood-prone area, (ii) all public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage, and (iii) adequate drainage is provided to reduce exposure to flood hazards;
 - (a) (5) Require within flood-prone areas new and replacement water supply systems to be designed to minimize or eliminate infiltration of flood waters into the systems; and
 - (a) (6) Require within flood-prone areas (i) new and replacement sanitary swage systems to be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters and (ii) onsite waste disposal systems to be located to avoid impairment to them or contamination from them during flooding.

- (3) Require that all subdivision proposals and other proposed new developments greater than 50 lots or 5 acres, whichever is the lesser, include within such proposal base flood elevation data;
- (4) Obtain, review, and reasonably utilize any base flood elevation data available from Federal, State, or other source, until such other data has been provided by the Administrator, as criteria for requiring that (i) all new construction and substantial improvements of residential structures have the lowest flood (including basement) elevated to or above the base flood level and (ii) all new construction and substantial improvements of nonresidential structures have the lowest floor (including basement) elevated or floodproofed to or above the base flood level;
- (5) For the purpose of the determination of applicable flood insurance risk premium rates within Zone A on a community's FHBM, (i) obtain the elevation (in relation to mean sea level) of the lowest habitable floor (including basement) of all new or substantially improved structures, and whether or not such structures contain a basement, (ii) obtain, if the structure has been floodproofed, the elevation (in relation to mean sea level) to which the structure was floodproofed, and (iii) maintain a record of all such information with the official designated by the community under 1909.22 (a) (iii);
- (6) Notify, in riverine situations, adjacent communities and the State Coordinating Office prior to any alteration or relocation of a watercourse, and submit copies of such notifications to the Administrator;
- (7) Assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained;
- (8) Require that all mobile homes to be placed within Zone A on a community's FHBM shall be anchored to resist flotation, collapse, or lateral movement by providing over-the-top and frame ties to ground anchors. Specific requirements shall be that (i) over-the-top ties be provided at each of the four corners of the mobile home, with two additional ties per side at intermediate locations and mobile homes less than 50 feet long requiring one additional tie per side; (ii) frame ties be provided at each corner of the home with five additional ties per side at intermediate points and mobile homes less than 50 feet long requiring four additional ties per side; (iii) all components of the anchoring system be capable of carrying a force of 4,800 pounds; and (iv) any additions to the mobile home be similarly anchored;
- (9) Require that an evacuation plan indicating alternative vehicular access and escape routes be filed with appropriate Disaster Preparedness Authorities for mobile home parks and mobile home subdivisions located within Zone A on the community's FHBM."

(From Chapter X-Federal Insurance Administrations, subchapter B-National Flood Insurance Program, Part 1910.3 [b].)

As more current flood plain maps and elevations are available, lenders, insurance salesmen, and city officials will be notified. City flood plain management ordinances and regulations will need to be updated and brought into compliance as new information is available if the city wishes to continue to participate in the program. If the city chooses not to participate, flood insurance would not be available for city residences and businesses.

SOILS

Soil conditons are one of the most important features related to land use planning. Soils concerns are twofold: (1) capability or productivity potential and (2) limitations related to development. These limitations can be overcome, although in many instances, substantial expenditures will be required. U.S. Department of Agriculture, Soil Conservation Service definitions or the various soils capabilities are given below.

Capability Classes. Capability Classes show the suitability of soils for most kinds of field crops including soil limitations, risk of soil damage, and soil response to various treatments. Roman numerals I through VIII indicate capability classes with progressively greater limitations and narrower choices for practical use. They are defined as follows:

Class I soils have few limitations that restrict their use.

Class II soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class III soils have severe limitations that reduce the choice of plants, require special conservation practices, or both.

Class IV soils have very severe limitations that reduce the choice of plants, require very careful management, or both.

Class V soils are not likely to erode but have other limitations, impracticable to remove, that limit their use largely to pasture, range, woodland, or wildlife.

Class VI soils have severe limitations that make them generally unsuited to cultivation and limit their use largely to pasture or range, woodland, or wildlife.

Class VII soils have very severe limitations that make them unsuited to cultivation and that restrict their use largely to pasture or range, woodland, or wildlife.

Class VIII soils and landforms have limitations that preclude their use for commercial plants and restrict their use to recreation, wildlife, water supply, or to aesthetic purposes.

Letter designations are often added to the capability numerals, and indicate the following:

- (e) shows that the main limitation is risk of erosion unless close-growing plant cover is maintained.
- (s) shows that the soil is limited mainly because it is shallow, droughty, or stony;
- (w) shows that water in or on the soil interferes with plant growth or cultivation (in some soils the wetness can be partly corrected by artificial drainage).
- (c) shows chief limitation is climate that is too cold, too dry, or too cloudy for production of many crops.

The soil mapping unit boundaries (see soils map) are determined by soil scientists digging pits and auger holes into the soil, studying road cuts, measuring slopes and soil depths, estimating percent gravel, cobbles, sand silt and clay and considering any limiting or enhancing features of the various soils. A combination of stereoscopic study, aerial photograph interpretation and walking over the land is used to determine kinds of land forms and soils present.

Limitation Rating

Each soil mapping unit has definite limitations for specific uses. The limitations are rated as follows:

Slight soil limitation is the rating given soils that have properties favorable for the rated use. This degree of limitation is minor and can be overcome easily. Good performances and low maintenance can be expected.

Moderate soil limitation is the rating given soils that have properties moderately favorable for the rated use. This degree of limitation can be overcome or modified by special planning, design, or maintenance. During some part of the year the performance of the structure or other planned use is less desirable than for soils rated slight. Some soils rated moderate require treatment such as artificial drainage, runoff control to reduce erosion, extended sewage absorption fields, extra excavation, or some modification of certain features through manipulation of the soil. For these soils, modification is needed for those construction plans generally used for soils of slight limitation. Modification may include special foundations, extra reinforcements, sump pumps, and the like.

Severe soil limitation is the rating given soils that have one or more properties unfavorable for the rated use, such as steep slopes, bedrock near the surface, flood hazard, high shrink-swell potential, a seasonal high water table, or low bearing strength. This degree of limitation requires major soil reclamation, special design or intensive maintenance. Some of these soils, however, can be improved by reducing or removing the soil feature that limits use, but in many situations, it is difficult and costly to alter the soil or to design a structure to compensate for a severe degree of limitation.

Some of the specific uses evaluated include:

Dwellings with and without basements, as considered here, are for structures not more than three stories high that are supported by foundation footings placed in undisturbed soil. The features that affect the rating of a soil for dwellings are those that relate to capacity, to support load and resist settlement under load, and those that relate to ease of excavation. Soil properties that affect capacity to support load are wetness, susceptibility to flooding, density, plasticity, texture, and shrink-swell potential. Those that affect excavation are wetness, slope, depth to bedrock, and content of stones and rock.

Small commercial buildings, as considered here, have the same requirements and features as described for dwellings. The main difference for commercial buildings is a reduction of slope limits for each limitation class. Canneries, foundries, and the like are not considered here because foundation requirements generally would exceed those of ordinary three-story dwellings.

Soil Mapping Unit Texture Slope	Septic Tank Adsorption Fields Restrictive Features	Dwellings Without Basements Restrictive Features	Dwellings With Basements Restrictive Features	Small Commercial Buildings Restrictive Features	Local Streets and Roads Restrictive Features	Suitability for Irrigation Restrictive Features	Land Capability Class
11A Onyx Silt Loam (lowppt) 0-3% slopes	Moderate: permeability, rare flooding	Severe: if rare flooding	Severe: if rare flooding	Severe: if rare flooding	Moderate: low strength material, rare flooding	Good	I irr.* IIIc non irr.*
15A Powder Silt Loam 0-3%	Moderate: permeability,	Severe: if rare flooding	Severe: if rare flooding	Severe: if rare flooding	Moderate: low strength material, rare flooding	Good	I irr.*
20A Pedigo Silt Loam 0-3%	Severe: high water table	Moderate: high water table	Severe: high water table	Moderate: high water table	Moderate: low strength material, high water table	Fair: excess sodium, wetness	IIw irr.
40A Stanfield Silt Loam 0-3%	Severe: depth to pan	Slight	Moderate: cemented pan	Slight	Moderate: low strength material, depth to pan	Fair: excess sodium, cemented pan	IVs irr. VIs non irr.
50A Umapine Silt Loam 0-3%	Severe: high water table	Slight	Moderate: high water table	Slight	Moderate: low strength material	Fair: excess sodium, wetness	IIIw irr.
*61A Freewater Gravelly Silt Loam 0-3% slopes	Severe: poor filter, rare flooding	Severe: if rare flooding	Severe: if rare flooding	Severe: if rare flooding	Moderate: if rare flooding	Fair: droughty	IIIs irr. IVs non irr.
63A Yakima Silt Loam 0-3%	Severe: poor filter, rare flooding	Severe: if rare flooding	Severe: if rare flooding	Severe: if rare flooding	Moderate: rare flooding, low strength material	Good	IIe irr. IIIc non irr.
100A Esquatzel Silt Loam 0-3%	Moderate: permeability, rare flooding	Severe: if rare flooding	Severe: if rare flooding	Severe: if rare flooding	Moderate: rare flooding, low strength material	Good	I irr. IIIc non irr.
120B Quincy Loamy Fine Sand 0-5% slopes	Severe: poor filter	Slight	Slight	Slight	Slight	Fair: droughty soil blowing fast intake	IIIe irr.* VIe non irr.*

TABLE 2: SUMMARY OF ECHO AREA SOIL INTERPRETATIONS
(continued)

Soil Mapping Unit Texture Slope	Septic Tank Adsorption Fields Restrictive Features	Dwellings Without Basements Restrictive Features	Dwellings With Basements Restrictive Features	Small Commercial Buildings Restrictive Features	Local Streets and Roads Restrictive Features	Suitability for Irrigation Restrictive Features	Land Capability Class
150B Sagehill Fine Sandy Loam 2-5% slopes	Moderate: permeability	Slight	Slight	Slight	Moderate: low strength material	Good	IIE irr.* IVc non irr.*
150C Sagehill Fine Sandy Loam 5-12% slopes	Moderate: permeability slope	Moderate: slope	Moderate: slope	Severe: slope	Moderate: low strength material, slope	Fair: slope soil blowing	IIIe irr.* IVe non irr.*
180C Adkins Fine Sandy Loam 5-25% slopes	Moderate: slope	Moderate: slope	Moderate: slope	Severe: slope	Moderate: Low strength material, slope	Poor: slope soil blowing	IVe non irr.*
425B Shano Silt Loam 2-7%	Moderate: permeability	Slight	Slight	Moderate: slope	Moderate: low strength material	Good	IIE irr.* IVc non irr.*
425C Shano Silt Loam 7-12%	Moderate: permeability slope	Moderate: slope	Moderate: slope	Severe: slope	Moderate: low strength material, slope	Fair: slope	IIIe irr.* IVe non irr.*
425D Shano Silt Loam 12-20%	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Fair: slope	IIIe irr.* IVe non irr.*
425E Shano Silt Loam 20-35%	Severe slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Poor: slope	IVe non irr.*
426C Shano Very Fine Sandy Loam 7-12%	Moderate: slope	Moderate: slope	Moderate: slope	Severe: slope	Moderate: low strength material, slope	Fair: slope soil blowing	IIIe irr.* IVe non irr.*
470B Burke Silt Loam 1-7%	Severe: depth to pan	Slight	Moderate: depth to pan	Severe: slope	Moderate: low strength material	Fair: cemented pan	IVs non irr.
470C Burke Silt Loam 7-12%	Severe: depth to pan	Moderate: slope	Moderate: depth to pan	Severe: slope	Moderate: low strength material	Fair: cemented pan, slope	IVs non irr.
910 Riverwash	Severe: floods	Severe: floods	Severe: floods	Severe: floods	Severe: floods	Unsuitable	VIIIS
920F Rockout-crop Xeric Torriorthents, very steep	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Unsuitable	VIIIe

*Note: Interpretations subject to final verification.

Source: Preliminary Survey, SCS, USDA, Pendleton, OR, 1978.

Local roads and streets, as rated here, have an all-weather surface expected to carry automobile traffic all year. They have a subgrade of underlying material; a base consisting of gravel, crushed rock, or soil material stabilized with lime or cement; and a flexible or rigid surface, commonly asphalt or concrete. These roads are graded to shed water and have ordinary provisions for drainage. They are built from soil at hand, and most cuts and fills are less than six feet deep.

Boundaries delineated by the soil mapping units (see soils map) are seldom sharp or clearcut. Since soil type boundaries are transitional or grade into each other, the map delineations shown may include up to 15 percent other soil types.

Careful examination of the soils information presented here will aid in general decision making, but does not preclude the need for specific on-site data. Information included here will:

1. Provide preliminary estimates of soil limitations for general planning of building sites, highways, drainage systems, and other community developments.
2. Indicate potential sources of topsoil, sand or gravel.
3. Aid in developing land use regulations.
4. Aid in planning locations for developments.
5. Indicate areas particularly susceptible to erosion or flooding.
6. Supplement the information obtained from other published maps and reports.

The soil survey table summarizes information associated with each soil mapping unit as shown in the soil map.

Fish and Wildlife

In Umatilla County there are 26 species of amphibians and reptiles, 12 species of fish, 259 species of birds, and 89 species of mammals. Fish and wildlife provided several hundred thousand recreation days with a value of over \$7.7 million in 1977. Hunting and outdoor recreational activities contribute to the areas economy and are an important part of local life-style.

Fish in the Umatilla River include summer steelhead, rainbow trout, dolly varden, whitefish, smallmouth bass, and brown bullhead. Minimum stream flows should be maintained in order to protect fish. Bridge construction, flood prevention measures, and development adjacent to streams and flood areas should be designed to maintain stream integrity and wildlife habitat.

The Echo Meadows area east of town and south of I-80N freeway, is an important waterfowl habitat. All development will have impacts on fish and wildlife. The Umatilla River and its floodway are the most sensitive area and should be protected through designation as permanent open space. Concentrating residential, commercial and industrial development within urban growth boundaries will help maintain the fish and wildlife carrying capacity for the remainder of the area.

Open Space

Land has been set aside as open space in the city's urban planning area. After the comprehensive plan is adopted by the city, reviewed and co-adopted by Umatilla County, and has received acknowledgment of compliance from LCDC, land within open space areas qualify for a special tax assessment. Land-owners desiring this special assessment must make application to the County Assessor.

Open Space Lands is State legislation which provides for tax reductions for lands which are approved as worthy of special consideration because of their value to the public as open space. The reduced assessment of the true cash value of the designated land is based upon the assumption that open space use is the highest and best use of the land. Oregon has 4,956 acres so classified for 1976.

The purpose of this legislation is:

....to maintain, preserve, conserve and otherwise continue in existence adequate open space lands and the vegetation thereon to assure continued public health by counteracting pollutants and to assure the use and enjoyment of natural resources and scenic beauty for the economic and social well-being of the state and its citizens.....to prevent the forced conversion of open space land to more intensive uses as the result of economic pressures caused by the assessment thereof for purposes of property taxation at values incompatible with their preservation as such open space land, and that assessment practices must be so designed as to permit the continued availability of open space lands for these purposes.....(ORS 308.740).

Preservation of applicable lands should achieve one or more of the following:

- (a) Conserve or enhance natural or scenic resources;
- (b) Protect air or streams or water supplies;
- (c) Promote conservation of soils, wetlands, beaches or tidal marshes;
- (d) Conserve landscaped areas, such as public or private golf courses, which enhance the value of abutting or neighboring property.
- (e) Enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, natural reservations, sanctuaries, or other open spaces;
- (f) Enhance recreation opportunities;
- (g) Preserve historic sites;
- (h) Promote orderly urban or suburban development; or
- (i) Affect any other factors relevant to the general welfare of preserving the current use of the property.....(ORS 308.755 (2))

Once classified, lands remain classified until request to withdraw is made by the landowner or land use has been changed to uses not allowed under this classification. If Open Space lands are declassified additional taxes equal to those at which the land would have been assessed without Open Space classification, plus interest, are imposed on the land for each year the land was classified as Open Space.

The legislation allows land uses to change from an Open Space use to another (such as a park to a golf course) and still retain Open Space classification. Thus, the legislation encourages preservation of land by providing a tax break but does not stipulate any requirements for the preservation of natural values.

Air, Water and Land Resources Quality

Please refer to Oregon Department of Environmental Quality "Handbook for Environmental Quality Elements of Land Use Plans" (July, 1978) for detailed information on environmental regulations. The handbook covers coordination, air quality, noise control, solid waste and water quality. Echo should approve or deny a DEQ request for a "statement of compatibility" for site specific actions affecting land use based on the best available information and technical advice.

Air quality in Echo is good except for periodic dust from agricultural operations. There is no apparent conflict with class II PST (Prevention of Significant Deterioration) air quality standards or violation of the 8-hour carbon monoxide standard.

The UPRR is the major source of noise in Echo at the present time. New development, such as light industry, should be located north of town adjacent to the I-80N freeway to separate the noise of truck traffic from adjacent residential areas.

A solid waste disposal site is located north of Hermiston and pickup service is available. Umatilla County completed its Solid Waste Management Plan on 8-14-74. Echo should work with the County to update the plan as necessary. Solid waste may be recycled, used as energy resource, or disposed of in a sanitary landfill.

Echo provides adequate sewage treatment. The lagoon type system is presently utilized at about fifty percent of capacity. The urban growth boundary should be established, in part, based on sewage collection system design requirements. Low density residential areas within the urban growth boundary may need to be served by the central treatment facility if soil tests done by DEQ show that septic absorption fields will not work adequately.

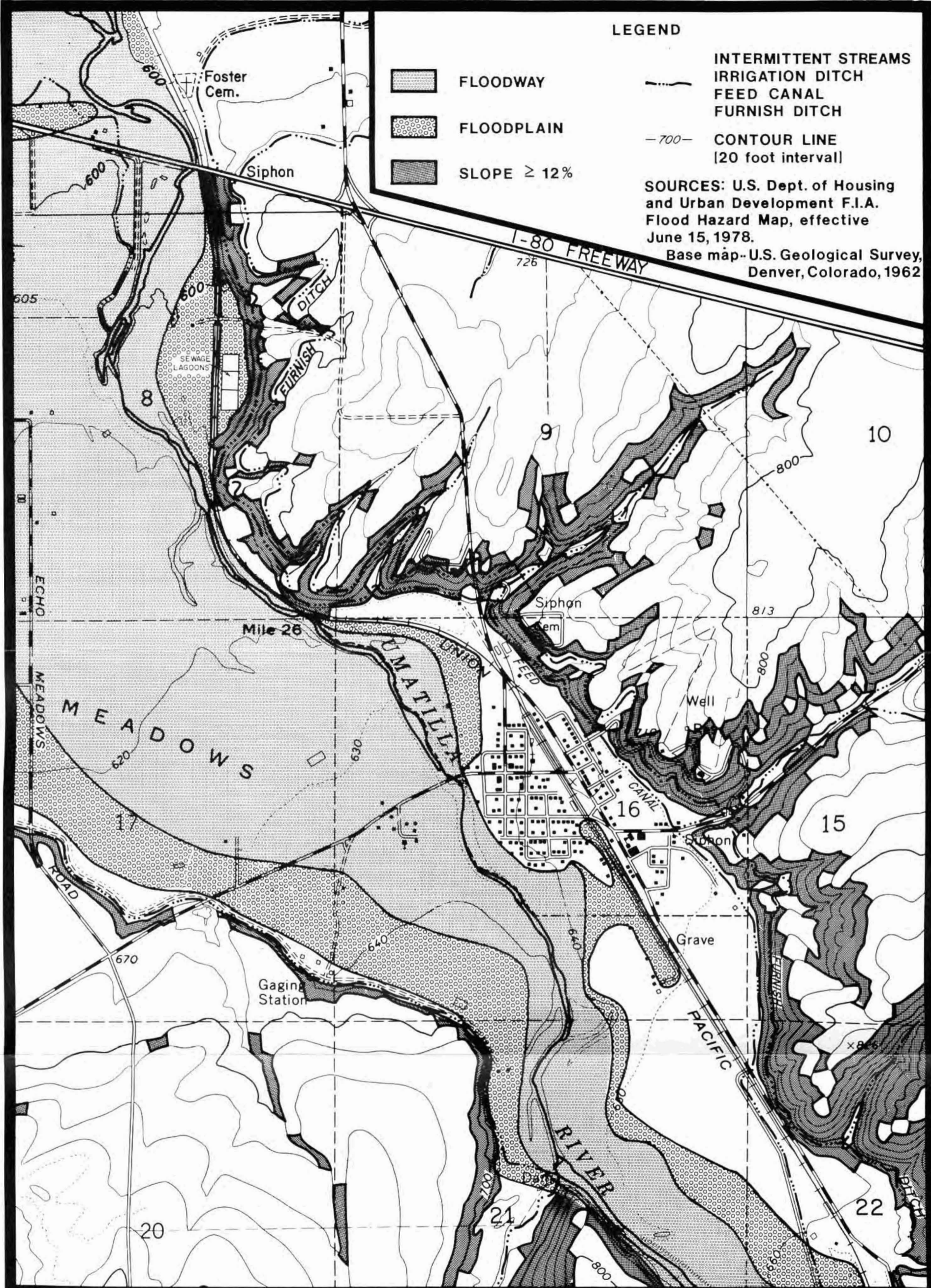
Given the topography of the urban planning area, development of a storm drainage system should be considered as growth occurs. Two separate systems may be necessary, one for the existing community and another for the area north of town.

Scientific, Natural and Cultural Areas

No significant scientific, natural or cultural areas are located in the Echo urban planning area. However, the Umatilla River and flood prone areas provide important fish and wildlife habitat. Please refer to the fish and wildlife section of this chapter for additional information.

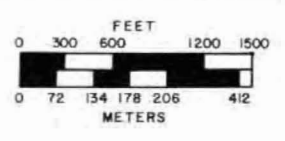
Energy Resources

Potentially useable energy resources in Echo include solar energy, wind and solid waste. No hydro or thermal electric facility sites have been identified near the city. Solar energy could be used for water and space heating. Wind energy is available for pumping or generation of electricity. Three sources of solid waste are available: residential/commercial trash, sewage sludge, and agricultural wastes.



NATURAL HAZARDS

CITY OF ECHO, OREGON



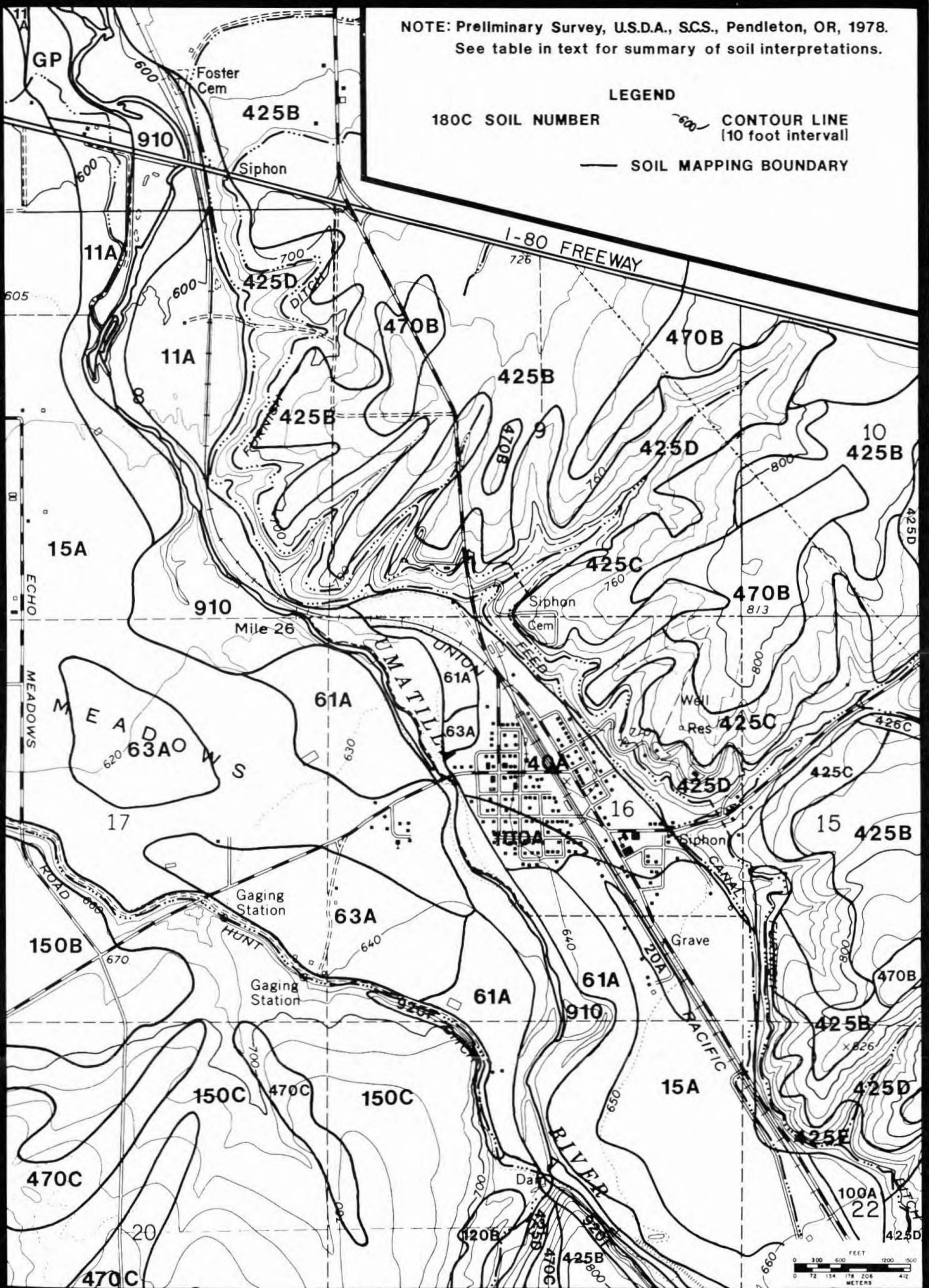
NOTE: Preliminary Survey, U.S.D.A., S.C.S., Pendleton, OR, 1978.
See table in text for summary of soil interpretations.

LEGEND

180C SOIL NUMBER

CONTOUR LINE
(10 foot interval)

SOIL MAPPING BOUNDARY



SOIL MAPPING UNITS
CITY OF ECHO, OREGON



SOCIO - ECONOMIC ENVIRONMENT

Chapter VIII Socioeconomic Environment

Economic History and Resource Base

Prior to white settlement in Umatilla County, the native Cayuse Indians of the region often summered in the Ukiah vicinity. The mountain meadows, streams, and forests of southern Umatilla County provided roots, berries, fish and game, the key elements in the Indian hunting and gathering economy. After the arrival of wild horses from the Southwest, these were pastured in the Blue Mountains during the summer as well.

The great westward migrations of the 1840's and 1850's passed through Umatilla County without settlement. The Indian population was decimated, however, by disease and, after the destruction of the Whitman Mission on the Walla Walla River in 1846, by wars with white settlers from the Willamette Valley. In 1855 and 1858, warfare broke out between the native inhabitants and the increasingly populous white settlers. During this period, the main reservations in Eastern Oregon and Washington were established, including the Umatilla.

After the Cayuse War of 1847 and 1848 and the Treaty of 1855, the local Indians retired to the Umatilla Reservation. They fought on the side of the white settlers against the Bannocks in the last Pacific Northwest Indian war in 1878. The decisive conflict occurred at Battle Mountain near the Umatilla/John Day Basin divide in the Blue Mountains north of Ukiah.

The discovery of gold in the John Day area led to the establishment of permanent settlements in southern Umatilla County, which arose to supply the needs of miners and teamsters traveling up the canyons of the Birch Creek Forks, over the divide and down into the John Day River North Fork drainage.

During the 1870's, Umatilla County experienced an expansion in livestock production, centered on sheep, that lasted for thirty or more years. During the last quarter of the nineteenth century, the county's mix of lower elevation winter pasture and irrigated hay fields in stream bottoms combined with higher elevation summer grazing lands provided an ideal environment for sheep. The rich native grasses of the region were already suffering depletion from overgrazing by 1885. In 1905, Pendleton was still the leading wool railhead in the world. By this time, however, the growth of grain production and restrictions on grazing in the newly established National Forests had limited the area's potential for sheep production.

Where the sheep had eaten down the bunchgrass and broken up the sod with their feet, farmers began planting wheat. Early experiments in grain production had been attempted in the higher rainfall areas of eastern Umatilla County in the late 1860's, but it was not until after 1880 that large scale wheat farming developed in Umatilla County. Commercial grain farming was made more economically feasible by the arrival of the railroad in 1883. Prior to that time, sacks of grain had been hauled by wagon to the Columbia at Umatilla or Wallula from the higher elevation Columbia Plateau farmlands of eastern and southern Umatilla County.

Military, Transportation, and Energy Developments

Since Fort Henrietta was established during the Cayuse War on Umatilla Meadows across the river from the present site of Echo, military developments have

figured in the economic history of Oregon's Columbia Basin. The most notable impacts have been the establishment of the Navy Bombing Range in Morrow County and dam construction by the U.S. Army Corps of Engineers in the 1950's and creation of the Umatilla Army Depot in the 1940's. The barracks built for the latter installation have been converted by Hansell Brothers Ranches into one of the nation's largest hog farms. In the early 1970's, while agricultural activity was increasing in the area, the Army reduced its operations at the Depot. The deactivated portions of the installation offer possibilities for future industrial or agricultural development.

Construction of other federal projects in the fifties and sixties added to local economic activity. Chief among these projects were McNary Dam and Interstate 80. The lower Umatilla River area has always been a major transportation route, with Umatilla Landing acting as a major transshipment point for farming and mining supplies, wool and grain between 1860 and 1883. The struggle between Umatilla and Pendleton for county seat from 1865 to 1869 was fierce. The area declined until the turn of the century when the Hermiston irrigation project and a railroad line running along the Columbia were constructed.

Today, the 1883 mainline through Echo and Stanfield again figures prominently in the economic future of the area. Due to its location near the center of Pacific Northwest lines of transport, the classification yard at Hinkle has been designated the main switchyard for the whole Pacific Northwest region. This increases the possibility of industrial development nearby to accompany the food processing plants already located in the area. Union Pacific Railroad Company has recently installed an advanced car counting and switching system, and plans to build more crew housing at Hinkle.

Interstate 80 also provides the West End with direct access to markets east and west, as does the system of navigation locks on the Columbia River. The Port of Umatilla has recently opened a containerized cargo loading facility, adding another dimension to rail and barge freight traffic handling in the area. Few areas of the Northwest are both so well situated geographically and so well provided with modern surface transportation.

Hydropower from nearby McNary Dam and the other power dams in the Bonneville Power Administration grid provide Umatilla County with low cost electric power. Coal and planned nuclear power generating plants in nearby Morrow and Gilliam Counties and at the Tri-Cities, Washington, thirty miles to the north, further ensure a supply of power for future economic diversification and to maintain present energy-intensive agricultural practices. Alumax Company, an international aluminum refining firm attracted by cheap power, optioned Port of Umatilla property near McNary Dam in 1975, but was forced by court-ordered delays to put off construction of the 800 worker, \$400 million facility until some later date. Company consultants indicate an expected 200 additional people would locate in Echo and Stanfield due to operational employment at the Alumax Plant.

Irrigation

Farmers have practiced irrigation in Umatilla County since the fur trapping days of the early nineteenth century. The Hudson Bay Company farm near present-day Umapine in the Walla Walla Valley used canals to irrigate its crops through the summer. The Whitman Mission west of Walla Walla also used diverted river flows

to irrigate its crops. For most of the early settlement period, irrigation was limited to streamside canal techniques.

Later in the nineteenth century, as commercial farming spread on the Columbia Plateau, some farmers used windmill pumped groundwater for domestic, livestock and crop purposes. These were increasingly replaced by gasoline and later electric power during the first four decades of this century. In 1882 the Columbia Valley Land and Irrigation Company under O. D. Teel took over a ditch built in the 1860's south of Echo to divert Umatilla River flows onto dryland farms. This earliest irrigation canal in the West End was still in use when the Federal projects began after 1900.

The first large scale irrigation project attempted on the lower elevation Columbia Basin lands, however, was the Hermiston Project, completed in 1908. Cold Springs Reservoir was the surface impoundment providing water to the canal system dug for this project, which enabled the production of field and truck crops on the sand and loam soils of the Columbia Basin.

About this time, a proposal known as the Teel Project was promoted to transfer water through a mountain tunnel from Snipe Creek in the John Day drainage to the upper reaches of Butter Creek in the Umatilla drainage basin. This proposal has recently been revived by Butter Creek irrigators in the form of the Snipe Creek Project, which similarly calls for development of a reservoir north of Ukiah connected by a tunnel with Butter Creek's East Fork.

In 1916, the West Extension was added to the Hermiston Project in hopes of irrigating sandy soils to the west of Hermiston and in Morrow County around Irrigon. It was less successful than the original Cold Springs system.

Since 1969, the West End of Umatilla County and northern Morrow County have experienced rapid increases in agricultural production due to new irrigation techniques. Relying on water pumped from raised pools behind the John Day and McNary Dams and from deep wells, improved alkalinity leaching methods and center pivot and wheel-line sprinkler pipe irrigation, corporate and family farms have watered about 90 thousand acres of previously un- or under-productive land in Oregon's Columbia Basin during the last nine years. Production of alfalfa, wheat, and especially potatoes on this land has enabled the development of a vigorous food processing industry in the West End of Umatilla County.

Echo

The Meadows, as the area about Echo was first called, was settled as early as 1851 and a post office established there under the name of Utilia. After the Yakima War settlers began filtering in and by 1857 a half dozen had planted homes in the vicinity.

In 1867 the county court granted a license to John Badburn to operate a ferry where "the old Dalles road now crosses the Umatilla." In 1879 J. H. Koontz moved to the Meadows from Umatilla Landing and two years later laid out the town. He built the Henrietta Mill, named for Fort Henrietta, a warehouse, and a general store.

It was at first contemplated naming the town Henrietta, but finally the name Echo was chosen honoring the daughter of J. H. Koontz. On October 9, 1883,

A. S. Miller and Son were allowed \$4,000 by the county court to build a bridge across the Umatilla at this place.

The city of Echo was incorporated on March 21, 1904 and the first council meeting held on March 23 with "Mayor L. A. Estab, presiding, the following councilmen present: McFerren, Dorn, Halstead, and Gulliford." On March 3, 1926, a new charter was adopted. In 1941 Echo was granted \$7,000 by the federal government to meet additional educational expenses arising from defense work in the vicinity. The population of Echo dropped from 501 in 1920 to 280 in 1940. The population in 1950 had climbed to 457 and now is more than 500.

Forty years ago 2,000 people were served by the Echo post office. There was a daily rural route covering the Meadows and lower Butter Creek, and upper Butter Creek and Lena, 45 miles away, were served by a tri-weekly star route and stage line.

In 1922 the mercantile business of the community was handled by three well-stocked, progressive general merchandise stores, an up-to-date drug and stationery store, furniture store and undertaking establishment, hardware and implement store, a \$10,000 meat market with modern ice plant, a well equipped bakery, a flour mill with a daily capacity of 150 barrels, an alfalfa meal mill, two garages, tire vulcanizing shop, harness and saddlery shop, hotel and rooming houses, restaurants, tailor shop, two barber shops, jewelry and repair shop, shoe shop, two blacksmith shops, a lumber yard with large stock of building materials and fuels, and a linotype-equipped weekly newspaper.

Economic Development

Substantial industrial development is expected in the area between the Cities of Stanfield and Hermiston. Existing development in the area includes, for example - Hinkle Rail Classification Yard, Simplot, Staley, Mikami Brothers, Pendleton Grain Growers, and C & B Livestock. Tentative plans have been made for two industrial parks.

A 660 acre industrial park has been proposed by the Cooks bounded on the south by Feedville Road, on the east by U.S. Highway 395, on the north by the City of Hermiston, and on the east by the OSU Agricultural Experiment Station. Union Pacific has preliminary plans for commercial and industrial development south of the proposed Cook Industrial Park and north of the Hinkle Rail Classification Yard.

Population growth and economic development expectations are based on recent experience in the western Umatilla County and northern Morrow County area. Irrigation, food processing, home construction, energy and transportation facilities have been built and are being planned at a rapid rate during the 1970's. Union Pacific's rail yard, the I-80 N and I-82 Freeways, U.S. Highway 395, the Port of Umatilla on the Columbia River, and the Hermiston Airport make the area an ideal spot for industrial development from a transportation perspective. Further, this area is approximately equidistant from Portland, Boise, Seattle and Spokane. An overview of economic development in the central Columbia River corridor with an emphasis on western Umatilla County is outlined below.

Farming

The rapidly growing population and associated economic development of the area is closely tied to recent development in irrigated agriculture and related

agri-business (food processing, wholesale packing sheds, food processing equipment, irrigation pipe and fertilizer production), energy generation, industrial facilities, and transportation facilities. Agriculture plays a dominate role in Gilliam, Morrow and Umatilla Counties, giving them a key position in the economy of the state. Sales of crops grown in the tri-county area increased four times between 1965 and 1977 to \$145.3 million. Moreover, sales have grown twice as rapidly as total state agricultural revenues, and have contributed one-fourth of the total state gain in value of crop sales. In 1969, a total of ten irrigation circles were operating in the northern portions of Morrow, Gilliam and Umatilla Counties. By 1973, over 200 circles were in operation, drawing water primarily from groundwater sources, and to a lesser extent, from the Columbia River. Currently irrigation comprises of 197,414 acres, an increase of 7,742 acres over 1977. By 1978, there were 250 circles in western Umatilla County alone.

In the next 5-10 years there is extensive potential for expansion of irrigation lands. Assuming the pricing and cropping forecasts developed in a recent study completed by the Water Resources Department, somewhat less than 278,000 more acres are likely to be irrigated, however, their development is contingent on various socio-economic and political factors. If the 278,000 acres do go into production, employment income would be boosted from \$190 million to \$379 million by the year 1990. The impact of the new acreage would involve a jump in the number of jobs from 775 in 1975 to 1,350 in 1990, with agriculturally induced employment increasing from 3,000 to 5,300. The expected population growth from irrigated agricultural related jobs is 2,800.

Food Processing (Western Umatilla County)

Bud Rich, Inc. employs 35 people on an average and up to 75 maximum in potato flake plant operation. Bud Rich also farms 2,200 acres under the "Royal Farms" name.

CelPril Industries, Inc. operates a \$75 million seed coating plant that began production in August of 1977. The California-based industry inoculates alfalfa, clover and other grass seeds with a nutrient that aids their germination process. The company currently employs five people operating on a single shift basis, but will expand to 14-15 persons when economic conditions allow.

Lamb-Weston is a potato processing facility that began operation in 1973 five miles west of Stanfield. Present workforce is about 740 people; investment is estimated at \$20 million. Another production line is planned which would employ an additional 80 to 100 workers.

Mikami-Brothers has constructed a new fresh pack facility between Stanfield and Hermiston valued at \$400,000 and employing 40 to 50 people. Adjacent to Mikami's fresh pack operation the Circle R Ranch operates an alfalfa cubing plant also valued at \$400,000.

J. R. Simplot is adding \$10 million pre-form and French fry lines to allow the firm to meet its demand. When finished, the plant is expected to bring employment to 800 at peak operation. One of the lines has already been completed, the other is scheduled to be completed November 1, 1978.

A. E. Staley/Boise Cascade Starch Reduction Plant is located in Stanfield and began their operation in the summer of 1977. Boise Cascade buys starch

water from four local potato processors. The slurry is used to produce a starch powder used for manufacturing papers and glues by Boise Cascade. Waste water is used to irrigate six acres of adjacent property. The company is currently drawing up plans to double its capacity; however, this will not take place until the move to a seven day week occurs. When the expansion does occur, the new investment would be at least \$400,000 and increase the present labor force of six by four or five more employees.

Energy and Heavy Industry Facilities

P.G.E. Coal-Fired Electrical Generation Plant is a \$500 million facility southwest of Boardman, which is now approaching 50 percent completion and will be on line as scheduled in 1980. The current work force is 876, and is expected to peak in late 1978 at 1,000 employees with a projected permanent workforce of 150.

The Alumax Pacific Corporation has closed its Hermiston office and does not anticipate location in Umatilla in the near future. Due to difficulties in securing permits and receiving environmental clearances, the Alumax Corporation made a major investment decision to locate an aluminum reduction plant in South Carolina. This major investment has reduced the emphasis that the Alumax Corporation has placed on the proposed plant at Umatilla. However, Alumax is still studying the Umatilla site and will continue to pursue location of an aluminum reduction plant. The following is information regarding the proposed plant:

- 1) Type: aluminum reduction
- 2) Construction: a three-year timetable with peak employment at 1,800.
- 3) Operational workforce: 800
- 4) Location: One mile east of Umatilla
- 5) Plant investment: \$350 million

Second Powerhouse at McNary Dam. A large hydro-electric powerhouse is located at McNary Dam, east of Umatilla. A second powerhouse at McNary Dam is currently in the President's budget, and engineering work is currently being completed on the project. Construction on the project could begin as early as 1982, if an early authorization of construction work is included within the budget. The project is scheduled for initiation in 1983 if the project is not authorized for an early start. Limited work would be completed during the first two years of the project. The main construction would begin after two years of preparatory construction work and would last for four years. Employment should stay fairly stable at 500-600 workers once the main construction of the powerhouse begins; however, employment will begin to taper off during the last two years of construction. The project will result in 12-15 additional operations personnel when completed (estimated). The total project cost, including engineering, will be \$550 million.

P.G.E. Nuclear Project. Construction of the two electric generating facilities would take about sixteen years; the second unit would be started as the first unit is completed. Plant construction currently hinges on state and federal permit approvals. The following is information regarding the proposed plants:

- 1) Estimated Cost: \$2.5 billion
- 2) Construction Workforce: 1,200
- 3) Permanent Workforce: 170
- 4) Location: three miles southeast of Arlington at Pebble Springs

Transportation

Interstate 82 is the proposed link between I-90 in Prosser, Washington and Interstate 80 in Umatilla County, Oregon. The route was finalized in November 1978. It will be 10.5 miles long and cost about \$69.7 million. Associated improvements especially to U.S. Highway 395 will cost about \$14.6 million. Construction is scheduled for 1981.

Hinkle Rail Classification Yard was completed in 1978. This Union Pacific facility has 32 classification tracks with a capacity of nearly 1,200 cars, and space for 38 additional tracks. The \$18 million project is located just northwest of Stanfield. Hinkle is the principal freight yard in the Pacific Northwest.

Employment

Table 3 shows that Echo has less than ten people employed in both the manufacturing and government sectors, eighteen people employed in the trade sector, thirty-one people employed in the services sectors, and twelve in "other". Results from a community survey conducted by ECOAC staff indicate that the greater proportion of town residents are employed in areas other than Echo. The greatest number of this segment are working in Pendleton. These facts corroborate the attitude expressed by Echo residents in the Echo Planning Committee Survey. One third of the respondents, the largest response in any single category said that they would like to see the city remain a residential area as opposed to opening up for development. This explains the discrepancy between the large number of employees in the service and trade sectors as opposed to manufacturing and government. The proximity of Hermiston and Pendleton offer the opportunity to citizens of Echo to hold jobs in these towns and still be able to live in the quiet residential atmosphere of Echo. As would be inferred, there is very little heavy industry or government activity in Echo.

One remarkable aspect of Echo's labor force is the low participation rate. The City of Echo possesses only about .41% of Umatilla County's total labor force, while it possesses 1.04% of the population. These statistics indicate that Echo may have a problem with participation and that a large sector of the population are not wage earners. There are two possible explanations for this; first, Echo supplies the surrounding farming and ranching businesses with employees. These agricultural workers are not figured into the state covered payrolls and consequently could distort participation rates. Secondly, many residents cited the quietness of Echo as their reason for living there, one could infer that many of Echo's residents are retired and consequently would neither be on payrolls nor figured into participation rates.

TABLE 3 Umatilla County Employment by Place and Major Sector, 1976

Place	NUMBER	%	NUMBER	%	NUMBER	%	NUMBER	%	NUMBER	%	NUMBER	%
Umatilla County												
Adams	250	.5	---	---	39	.96	24	.58	(D)	.22	--	---
Athena	970	2.0	305	8.30	25	.62	47	1.14	(D)	.22	68	7.93
Echo	520	1.0	(D)	.14	(D)	.12	18	.44	31	1.35	12	1.40
Helix	165	.3	(D)	.14	(D)	.12	(D)	.12	79	3.44	--	---
Hermiston	6,640	13.2	1,131	31.00	919	22.70	710	17.17	342	14.90	244	28.50
Milton-Freewater	4,600	7.2	311	8.50	601	14.80	319	7.72	288	12.60	118	13.80
Pendleton	14,300	28.6	1,297	35.00	1,993	49.20	2,598	62.90	1,234	53.80	215	25.00
Pilot Rock	1,750	3.4	397	10.90	61	1.50	45	1.10	76	3.31	(D)	.58
Stanfield	1,080	2.2	(D)	.14	28	.69	21	.51	60	2.62	--	---
Ukiah	320	.6	(D)	.14	(D)	.12	(D)	.12	14	.61	24	2.80
Umatilla	2,000	4.0	34	.90	267	6.60	160	3.90	60	2.62	136	15.40
Weston	625	1.3	139	3.80	10	.25	(D)	.12	89	3.90	(D)	.58
Remainder of County	16,815	33.6	23	.60	93	2.30	176	4.30	11	.48	30	3.50
TOTALS	50,000	100.0	3,657	100.00	4,051	100.00	4,133	100.00	2,294	100.00	857	100.00

(D) - Less than ten establishments, not reported for disclosure purposes. Assumed to be an average of five jobs for analytical purposes.

SOURCE: "District 12 Labor Market Analysis, CETA Title I Evaluation," ECOAC, Economic Consultants, Oregon, July 1977, page 31, Table II. 14.

Income

Table 4 shows the distribution of family and unrelated individual's income for the City of Echo, and compares these figures with income data for Umatilla County and the state. The Echo data is based on a 20% sample of the 1970 census and is the latest available information for the city, the county and state figures are also taken from 1970 census data to be comparable.

TABLE 4
1970 HOUSEHOLD INCOME

Income Level	Echo		Umatilla County		Oregon	
	# of Households	% of Households	# of Households	% of Households	# of Households	% of Households
\$ 0-\$ 2,999	54	27	1,224	11	50,100	9
\$ 3,000-\$ 4,999	36	18	1,252	11	53,942	10
\$ 5,000-\$ 7,999	49	25	2,661	23	104,197	19
\$ 8,000-\$ 9,999	18	9	1,883	16	83,987	16
\$10,000-\$14,999	20	10	21,974	26	152,677	28
\$15,000 +	21	11	1,533	13	97,580	18
TOTALS	198	100	11,527	100	542,483	100

SOURCE: Echo information from 1970 U.S. Census of Population and Housing, Fifth County Summary Tape, File C. Oregon. County and State figures from General Social and Economic Characteristics, Oregon, U.S. Department of Commerce, Bureau of the Census, 1970.

When 1970 income information is compared for Echo, Umatilla County and Oregon, it becomes apparent that Echo has a much higher percentage of its population (45% compared to 22% and 19% respectively) earning less than \$5,000 annually than do the other jurisdictions. Correspondingly, the city has a much lower percentage of households with incomes of \$8,000 or more annually -- 30% compared with 55% for Umatilla County and 62% for the state.

A survey conducted in Echo in November, 1977 to gather information for water system improvements offers a more recent indication of household incomes of Echo residents. Results of question 6 "What was your total annual household income last year" are shown in Table 5.

TABLE 5
Echo Household Income

Income Level	# of Households	% of Households
\$ 0-\$ 4,999	17	27
\$ 5,000-\$ 9,999	16	26
\$10,000-\$14,999	12	19
\$15,000-\$19,999	7	11
\$20,000 +	7	11
No Response	4	6
TOTALS	63	100

SOURCE: Echo Water System Questionnaire, November 18, 1977.

Sixty-three households completed the survey, resulting in a response rate of about 30%. Though the response rate is satisfactory, it may be skewed towards higher income groups or retired persons who have greater leisure or inclination to fill out survey forms. It is evident that incomes have increased for many Echo residents over the seven years. According to the 1977 survey, only 27% of the households have incomes below \$5,000 compared to 45% in 1970. Similarly, 26% had incomes of \$5,000-\$9,999 compared to 34% in 1970. It follows then that a higher percentage of families fall in the \$10,000-\$14,999 bracket in 1977 (19%) than did in 1970 (10%). A substantially higher percentage of the households earned more than \$15,000 in 1977 (22%) than in 1970 (11%).

Table 6 offers 1974 information on incomes of Umatilla County and Oregon residents. It substantiates the conclusion that shifts have occurred as well as a substantial increase (22% compared to 13% in 1970) in the number of families earning over \$15,000 annually.

TABLE 6

Household Income, Umatilla County and Oregon, 1974

Income Level	Umatilla County		Oregon	
	# of Households	% of Households	# of Households	% of Households
\$ 0-\$2,999	2,268	13	103,282	13
\$ 3,000-\$ 4,999	1,848	11	77,052	9
\$ 5,000-\$ 7,999	2,654	16	109,020	13
\$ 8,000-\$ 9,999	1,966	11	82,790	10
\$10,000-\$14,999	4,402	26	212,302	26
\$15,000 +	3,662	22	235,254	29
TOTALS	16,800	100	819,700	100

SOURCE: Sales Management, the Marketing Magazine, "Survey of Buying Power", New York, New York, June, 1974.

Umatilla County ranked 23 of 36 Oregon counties in median income as computed by the State Housing Division in 1978, and tenth of 18 in Eastern Oregon as shown in Table 7. What this ranking means in terms of buying power and living standard is not clear. The general cost of living in Umatilla County is probably similar to elsewhere in Oregon, with rents and taxes being lower and consumer goods being higher than west of the Cascade Range. To what extent this situation may be mitigated by proximity to recreation, sporting and food production sites is not readily determined.

Data are presently unavailable on income adequacy. The number of older people living on fixed incomes in Echo would have to be determined by a new survey. In 1977, the number of persons below poverty level in the Echo-Pilot Rock Division (cities of Echo and Pilot Rock and west-central rural Umatilla County) was 585, some of whom would be expected to live in the cities. This number constitutes about 13% of all Umatilla County residents (4,438) under Federally-established poverty level guidelines.

TABLE 7
 Eastern Oregon Counties
 by 1978 Median Family Income

Rank In Eastern Oregon	County	Median Family Income	Rank In Oregon (36 Counties)
1	Klamath	16,122	9
2	Harney	15,910	12
3	Wasco	15,860	13
4	Union	15,821	14
5	Deschutes	15,779	15
6	Lake	15,395	17
7	Sherman	15,066	20
8	Crook	15,012	21
9	Morrow	14,910	22
10	UMATILLA	14,903	23
11	Hood River	14,662	25
12	Jefferson	14,263	27
13	Grant	14,192	28
14	Malheur	13,411	30
15	Gilliam	13,317	32
16	Wallowa	13,203	33
17	Baker	12,893	35
18	Wheeler	12,735	36
	STATE	16,768	--

SOURCE: State of Oregon Housing Division, 1978.

When overall median income of Umatilla County families is broken into decile categories (groups of ten percentiles) an interesting pattern emerges as shown in Table 8. Umatilla County falls in behind Morrow County but ahead of all other Oregon Administrative District 12 counties in every decile except the lowest two. In these deciles, Umatilla ranks third while Morrow County drops to fifth of the five counties. Thus Umatilla County has some income disparity but does not experience it to the same extent that Morrow County does.

Another striking feature of this table is that the median income of all deciles of families in Umatilla County are less than the comparable deciles in the state as a whole. To what extent this pattern persists in Echo is not known.

TABLE 8

Median Income In Dollars Before Taxes
By Decile
For Counties In Oregon Administrative District 12
1978

Percentile	County					State
	UMATILLA Families	MORROW Families	GRANT Families	GILLIAM Families	WHEELER Families	OREGON Families
First 10%	5,049	4,508	5,736	5,586	4,579	5,668
Second 10%	8,174	8,843	7,657	8,432	8,459	9,097
Third 10%	10,631	11,062	9,786	10,224	10,175	12,092
Fourth 10%	12,881	13,067	12,329	11,765	11,606	14,498
Fifth 10%	14,903	14,910	14,192	13,317	12,735	16,768
Sixth 10%	17,053	18,554	16,108	14,357	13,645	19,211
Seventh 10%	19,631	21,171	18,482	17,030	16,211	21,981
Eighth 10%	23,850	26,303	21,780	21,585	18,952	26,585
Ninth 10%	31,043	38,393	26,815	28,775	22,351	36,470
Last 10%	39,177	55,424	38,069	35,687	32,174	43,053
State Rank of Overall Median Family Income	23rd	22nd	28th	32nd	36th	----

SOURCE: Oregon State Housing Division, Salem, 1978.

City Financial Base

Some indication of current area economic conditions is provided by assessed valuations, tax rates and bonded indebtedness figures. Table 9 shows the assessed valuation of Echo and Umatilla County. Construction of processing plants, rural housing and the Hinkle Rail facilities in rural Umatilla County has contributed to total county valuation and has substantially reduced the county tax rate in the past few years.

TABLE 9

Tax Data

	Echo	Umatilla County
Assessed Valuation		
1969-1970	\$1,566,122	\$395,473,371
1977-1978	\$3,212,341	\$827,610,111
\$ Increase 1969-78	\$1,646,219	\$432,136,740
% Increase 1969-78	105%	109%
Population		
% Increase 1969-78	9%	16%
Tax Rate (\$/1000)		
1969-1970	\$8.51	\$4.05
1977-1978	\$10.84	\$2.30

SOURCE: Abstract of Taxes, Umatilla County, Oregon, Fiscal Years 1969-70 and 1977-78.

A breakdown of Echo's tax rate is included in Table 10. The total tax rate has fluctuated significantly since 1969-70 primarily due to fluctuations in School, City and Intermediate Education District tax rates. Most other allocations have claimed about the same percentage of the total tax in recent years.

The current bonded indebtedness for the City of Echo totals \$239,000. Nearly all of the debt was incurred during the construction of the wastewater treatment system. The bonds are payable over 40 years and payments began in 1974. Annual debt retirement runs between approximately \$13,000 and \$14,000 and the total debt is approximately 7.4% of the assessed value of the City of Echo. The proposed bond to finance water system improvements was approved by voters in July 1978. The indebtedness will increase substantially, though exactly what share of the total \$1.5 million project will be assumed by the City is unclear at this time.

TABLE 10

Tax Rate Breakdown
City of Echo

	1969-70		1977-78	
	Tax Rate *	% Total Tax Rate	Tax Rate *	% Total Tax Rate
Umatilla Co.	\$ 4.05	11	\$ 2.30	7
I.E.D.	8.35	23	2.88	9
Bl. Mt. Ed. Dist.	1.30	3	1.88	6
Port #1	.36	1	.16	--
School #5	13.41	37	13.70	41
City	8.51	23	10.84	32
Fire Dist.	---	--	.31	1
URWC Dist. #2	.68	2	.60	2
Other	---	--	.42	1
Sub-Total	36.66	--	33.09	--
Less Rate Relief	1.30	--	---	--
TOTAL	35.36	100	33.09	100
TOTAL CITY TAXES COLLECTED		\$13,328		\$32,852*

* Tax Rates shown in \$/1000 assessed valuation.

SOURCE: "Abstract of Taxes", Umatilla County, Oregon, for Fiscal Years 1969-70 and 1977-78.

Land Use and Zoning

As shown on the Land Use and Housing Map and by Table 11, major land uses in Echo include residential, public and pasture. The pasture areas north and south of downtown are flood prone. With the exception of the homes just west of the city, all the land surrounding Echo is in farm use. Echo is zoned for residential, commercial and industrial uses as shown on the Zoning Map. Land south of and adjacent to the I-80 freeway interchange is zoned tourist commercial by Umatilla County. All other land in the Echo area is zoned for Exclusive Farm Use.

TABLE 11
Existing Land Use

Type	Acres	%
Residential	69.0	17.8
Commercial	2.5	0.6
Industrial	30.7	7.9
Public and Semi-Public	101.3	26.2
Agricultural*	116.6	30.2
Vacant	67.1	17.3
TOTAL	387.2	100.0

*NOTE: Much of this land is subject to flooding.

SOURCE: ECOAC Survey, 1977.

Housing

As shown in Table 12 below, Echo had 153 single family (SF) homes, 17 multiple family (MF) units and 32 mobile homes (MH) as of May 1978.

TABLE 12
Housing Inventory

	Existing 1970			Added 1970-78			Total May, 1978		
	SF	MF	MH	SF	MF	MH	SF	MF	MH
Echo	152	13	18	1	0	*	153	17	32
Umatilla County	12,547	2,393	1,256	1,805	1,941	1,842	14,352	4,334	3,098

NOTE: *Data not available. 1970-78 figures have not been adjusted for demolition, fire etc.

SOURCE: U.S. Census, 1970
ECOAC Surveys, 1977
Oregon State Housing Division, 1970-78

Parks and Recreation

The city has one small park adjacent to city hall. A 4.6 acre park is owned and maintained by the school district which has outdoor recreation facilities. The city also has a nine-hole golf course located on 53 acres east of downtown.

Archeological and Historic Sites and Buildings

The Oregon Trail runs from the south and to the west of Echo. It was in use primarily between 1841 and 1848. A nine-mile segment of the trail west of Echo is described as follows:

"The terrain here is arid, generally treeless, benchland. Recent large-scale sprinkler irrigation has eliminated much of the Oregon Trail. Although the scenic value is not high, this segment could be developed as an interpretive trail if remaining ruts are preserved."

(The Oregon Trail, a Potential Addition to the National Trails System, U.S. Department of Interior, April 1977, page 89.)

Two historic buildings and one site were identified in the "Statewide Inventory of Historic Sites and Buildings, Umatilla County," Oregon Department of Transportation, SHPO, 1976.

Old Umatilla Agency/Fort Henrietta Sites, S16, T3N, R29E, Echo vicinity, 1851-56, Oregon Trail, military and Indian affairs.

Jailhouse, Echo vicinity, military and Indian affairs after 1864. Architecture: hewn log construction.

Farmhouse, Echo, 1890, agriculture. Architecture: Queen Anne.

School

The Echo School District has 228 students and is operating beyond capacity. Plans are being finalized for expansion to a capacity of 260 students. The district has 18.5 teachers and seven other personnel. A school district map has been included in this chapter.

Police

The city provides law enforcement services. The department has one officer and one vehicle.

Fire

The Echo Rural Fire Protection District has fourteen volunteers and six vehicles. The city's Fire Insurance Protection Class is No. 8.

Utilities

Water and sewer services are provided by the city. The water hookup fee is \$200.00; sewer is \$350.00. The monthly water charge is \$6.50; sewer is \$3.50. Electricity is provided by Pacific Power and Light. Phone service is provided by Pacific

Northwest Bell. Residential phone rates are \$7.35/month; business rates are \$14.60/month. Location of water, sewer and phone lines are shown on maps in this chapter.

Solid Waste

Garbage collection is available from Sanitary Disposal, Inc. Waste is buried at the landfill north of Hermiston. The landfill has capacity for another eighteen years of service.

Communications

Local newspapers include the Hermiston Herald published weekly and the East Oregonian published six days a week in Pendleton. No cable TV or FM service is available. Local radio stations include KOHU in Hermiston and KTIK and KUMA in Pendleton.

Library

Echo has a small library which is supported by the city. The county library shares books with the city facility.

Other Services

Health services and county, state and federal offices are located in Hermiston and Pendleton.

Population Projections

A preliminary population forecast was prepared for Umatilla County and Cities in 1977. Updated figures should be available in winter 1978-79. Projections for Echo are given in Table 13. Please refer to the appendix for background information and comparisons with other forecasts. The county projection is the best available information but the city projections are overly arbitrary. 1977 Echo population was 520 people, which was 3% of the west-county population. 1977 west-county population was about 18,000 people; 1995 projections are 28,050 to 35,800 people. 1995 Echo population would be 841 to 1,074 people if 3.0% portion of west-county maintained.

The Echo City Council has decided to encourage economic development and population growth. If 20% of new west-county residents decide to live in Echo between 1978 and 1995, then based on county projections 2,514 to 4,064 people would live in Echo in 1995. Whether or not this projection is realistic depends on a number of factors including land availability and the desirability of Echo for light industrial development. Given the climate for growth in western Umatilla County at the present time, the city should have a fair chance to attract new residents and industry.

Table 13

Preliminary Population Forecast

	1970	1977	1980		1985			1990			1995		
			A	B/C	A	B	C	A	B	C	A	B	C
Echo	479	520	600	650	600	700	800	600	750	950	650	750	950
Pilot Rock	1,612	1,750	1,830	1,880	1,950	2,000	2,050	2,070	2,120	2,170	2,150	2,150	2,200
Stanfield	891	1,245	1,450	1,650	1,700	1,900	2,000	1,900	2,100	2,200	2,300	2,450	2,650
Ukiah	---	350	350	---	360	---	---	370	---	---	380	---	---
Umatilla County	44,900	52,100	56,500	60,150	61,600	65,250	68,850	64,950	69,000	72,450	67,450	73,100	76,050

NOTE: The cities are not using these figures for planning purposes. Updated projections should be available by winter 1978-79. Please see additional material in appendix.

SOURCE: ECOAC, October, 1977.

TABLE 14

POPULATION CHANGE 1950-1976

	POPULATION				% CHANGE			% OF COUNTY			
	1950	1960	1970	1976	1950-60	1960-70	1970-76	1950	1960	1970	1976
UMATILLA COUNTY TOTAL	41,703	44,352	44,923	50,000	6.4	1.3	11.3	100	100	100	100
INCORPORATED	24,226	28,532	27,759	33,185	17.8	- 2.7	19.6	58.1	64.3	61.8	66.4
UNINCORPORATED	17,477	15,820	17,164	16,815	- 9.5	8.5	- 2.0	41.9	35.7	38.2	33.6
ADAMS, CITY OF	154	192	219	250	24.7	14.1	14.2	0.4	0.4	0.5	0.5
ATHENA, CITY OF	750	950	872	970	26.7	- 8.2	11.2	1.8	2.1	2.0	2.0
ECHO, CITY OF	457	456	479	520	- 0.2	5.0	8.6	1.1	1.0	1.1	1.0
HELIX, CITY OF	182	148	152	165	-18.7	2.7	8.6	0.4	0.3	0.3	0.3
HERMISTON, CITY OF	3,804	4,402	4,893	6,640	15.7	11.2	35.7	9.1	9.9	10.9	13.3
MILTON-FREEWATER CITY OF	3,851	4,110	4,105	4,600	6.7	- 0.1	12.1	9.2	9.3	9.1	9.2
PENDLETON, CITY OF	11,774	14,434	13,197	14,300	22.6	- 8.6	8.4	28.2	32.5	29.4	28.6
PILOT ROCK, CITY OF	847	1,695	1,612	1,715	100.1	- 4.9	6.4	2.0	3.8	3.6	3.4
STANFIELD, CITY OF	845	745	891	1,080	-11.8	19.6	21.2	2.0	1.7	2.0	2.2
UKIAH, CITY OF	---	---	---	320	---	---	---	---	---	---	0.6
UMATILLA, CITY OF	883	617	679	2,000	-30.1	10.0	294.6	2.1	1.4	1.5	4.0
WESTON, CITY OF	679	783	660	625	15.3	-15.7	- 5.3	1.6	1.8	1.5	1.3

Sources: 1950, 1960, and 1970 U.S. Census; 1976 Portland State University

Sewage System

The sewer system is an integral part of Echo's infrastructure because of its essential role in public health and welfare. An adequate sewage collection and disposal system is necessary to allow future economic and housing development. A definite plan for sewage collection and treatment should insure the fulfillment of the following objectives:

- a. To create a sewage system which is current, flexible, and coordinated with the comprehensive plan of the community.
- b. Permit orderly and timely expansion of the sewage system on a sound financial basis, without costly "crash" programs.
- c. To insure a safe, efficient means for the transport of sewage from source to treatment.
- d. To continually improve and maintain the sewage system in a manner that will allow it to carry out its intended functions.

In 1968, the City of Echo applied for federal aid in the funding of a new sewage system. On September 1, 1971, the Environmental Protection Agency (EPA) offered a grant to the City. On October 30, 1972, the Oregon Department of Environmental Quality (DEQ) offered grant assistance. Construction on the facilities began in 1974 and was put in service the same year. Approximate funding breakdown of the new system is as follows:

Source	Eligible Costs	% of Total
Environmental Protection Agency (EPA)	\$ 139,000	50%
Department of Environmental Quality (DEQ)	69,000	25%
City of Echo	69,000	25%
TOTAL	\$ 227,000	100%

Prior to the installation of the new facility, all sewage processing was accomplished through individual septic tank and drain field systems.

Sewage treatment facilities for the City of Echo consist of a three-cell facultative lagoon. Each cell covers two and one half (2 1/2) acres of surface area and is six (6) feet deep. There is no effluent discharge from the lagoons into the surface water streams. All sewage is processed through the lagoons by:

- a. solids being deposited on floor of lagoon,
- b. effluent leaking through soil to groundwater, and evaporation off surface.

The design population of this lagoon system is 1,000 people. It is presently serving 520 people, therefore operating at a little over fifty percent capacity.

The City of Echo's sewer lines were installed in 1974 so they are relatively new. The piping consists of eight-inch diameter trunk and main lines and six inch diameter laterals. All piping is made of concrete.

There is also a pump lift station which pumps the sewage collected from town through an eight-inch diameter force main to the treatment facility located north of Echo. This pump station was constructed in 1974 and is currently in good condition.

With the adoption of the "State-Wide Water Quality Management Plan" in 1977, the Oregon Department of Environmental Quality (DEQ) has defined water quality standards not to be exceeded and minimum design criteria for treatment and control of wastes pertaining to separate Oregon drainage basins. Echo is situated in the Umatilla Basin and all future waste treatment and controls must meet requirements set by DEQ, and must also meet or exceed any more stringent standards required by any other state or federal agency.

Current population projections for the area within the existing City limits of Echo for the year 2,000 range from 650 to 950 people. Since the design capacity of the treatment facility is for a population of 1,000 people, future residential and commercial sewage needs should be accommodated by the existing facility. If the need should arise for additional treatment capacity beyond existing capability, a wastewater facilities plan would have to be completed to determine the most economic and technically feasible means to handle the excess sewage. This process should be accomplished as need requires.

The direction of future growth is governed by City policies and will effect the expansion of the present collection system to accommodate development. Extensions of sewer mains in the direction of growth should satisfy future needs. Any extension of sewer mains to developing areas should take into account future development beyond that particular area and an oversizing policy should be adopted. Future plans for minor collector lines should be deferred until substantial development occurs which dictate a pattern.

Water System

The water system in a community plays an essential role in economic and population growth. A definite plan for provision of water should insure the fulfillment of the following objectives:

- a. To create a water system which is current, flexible and coordinated with the comprehensive plan of the community.
- b. Permit orderly and timely expansion of the water system on a sound financial basis to accommodate growth.
- c. To provide potable water of sufficient quantity and quality for domestic, industrial, commercial, and institutional use, which conforms to the Federal Safety of Public Water Systems Act of 1974.
- d. To insure adequate quantities of water at sufficient pressures to accommodate required fire protection.

- e. To continually improve and maintain the water system in a manner that will allow it to carry out its intended functions.

The City of Echo has had problems with their current water system over a period of years. The first engineering report defining problems and solutions was presented in 1970. This resulted in relatively minor corrections, specifically in the area of supply. Since then other reports have brought forward predominantly the same increasing problems, but very little corrective action has taken place. The City of Echo has attempted on several occasions, and with several different agencies, to secure funding for water system improvements.

Another preliminary engineering report has been completed and City officials are searching for assistance to construct a new water distribution system and storage facility.

Echo has four wells, two of which are abandoned. City well #2, located at the golf course is 800 feet deep and yields an average of 190 gallons per minute. City well #3 (Bridge Street) has been closed due to contamination problems. In 1974, the City drilled a new well 600 feet deep with an average yield of about 700 gallons per minute. Although it was hoped the new well could provide ample water for the City's needs, the summer drought of 1977 saw a steady drop in the water table and difficulties with one well resulted in a water rationing program. The system currently serves approximately 540 people through 181 hook-ups. Seven of the hook-ups are commercial/industrial. The Environmental Protection Agency has recently required chlorination of the system.

The City has an existing reservoir with a capacity of 160,000 gallons. As a benchmark, the Oregon State Health Division recommends three-day storage capability. The existing storage meets little more than one day's average flow for the present population.

The present distribution system in Echo is undersized and lacks adequate looping. Also, complete information regarding line and valve location is not available.

The system is mostly 50-60-years-old, and is in an advanced state of deterioration. The lines are made of steel and have numerous leaks. Pumping at full capacity for fire may cause collapse.

Valves are critical to maintenance and fire control. Some of the existing valves are inoperable and it is reported that maintenance on the distribution system east of the railroad tracks requires closing of the master valve, thereby cutting off service to the entire City.

The present system was designed to serve a much smaller population. Actual quantitative tests of the fire hydrants have established that the present system is capable of supplying only 11.4% - 41.3% of the recommended flows for fire fighting. This is a general indication of the severity of the problem of undersized water lines.

Under normal conditions, Echo's wells should be capable of producing enough water to serve a population of over 2,000 people through a peak day demand of 600 gallons per capita. The recent drought during the summer of 1977

shows that the current wells cannot always be relied upon to produce adequate amounts of water. It is possible that with the installation of a new distribution system, leakage problems will be eliminated and the existing wells may be sufficient to supply present and expected future residential and commercial requirements.

If supply problems are not alleviated after installation of the proposed new system, an additional source must be sought. Future sources could include either a new well or cooperative development of a regional water system.

The Oregon State Health Division requires that storage facilities, along with source of supply, shall be sufficient to adequately serve all intended users through peak demand periods.

Storage is desirable as a back up in emergencies. It would be advantageous for Echo to incorporate more storage facilities within their system to cope with periods of unplanned pumping shutdowns.

The City of Echo must replace their existing system to be an effective City unit. If the proposed water system project is realized, present needs and provision for future growth requirements will be adequate.

Storm Drainage

The development of sewage and water service has taken precedence in small communities while storm drainage has often been neglected.

At present, Echo has a short stretch of storm sewer which extends through the commercial district down Main Street. This situation does not alleviate the problems associated with flooding and excessive storm runoff.

The benefits of a storm drainage system are:

- a. reduction of street maintenance
- b. aesthetics improvement
- c. reduction of health hazards
- d. improvement of land value
- e. rate reduction or elimination of flood insurance
- f. reduced soil erosion and non-point source pollution.

A storm drainage system would be advantageous in the Echo area. All new subdivisions should be required to incorporate a storm sewer system into their infrastructure improvements.

A storm drainage system should be implemented in the presently populated areas and design consideration given to future expansion to accommodate growth.

Transportation

A well planned transportation system is essential to serve people and commerce of a community. A transportation system should be planned around the fulfillment of the following objectives:

- a. To provide an integrated transportation system that will link the City with regional production, distribution and marketing centers.
- b. To incorporate safety and efficiency factors in transportation system design to allow people and goods to travel conveniently.
- c. To create a transportation system which is current, flexible, and coordinated with the comprehensive plan.
- d. Permit orderly and timely expansion of the transportation system in an economically feasible manner.
- e. To maintain and improve the transportation system to allow it to carry out its intended function.

The major road access provided to Echo is through two roads which are part of the Federal Aid Secondary System (FAS). To the east and west, Echo is served through FAS 30-050, the Lexington-Echo Highway. To the north and south, Echo is served through FAS 30-128, the Stanfield-Pendleton road; this road connects to Interstate 80N located approximately one mile north of the City. Echo's proximity to Interstate 80N allows for easy access to major highway transportation facilities which link the City with regional production, distribution and marketing centers.

Approximately ninety percent of Echo's streets are paved and most of these to a width of thirty feet. All paving on the streets is in poor condition and rapidly deteriorating. Very little street curbing or sidewalks exist in Echo, all of which are found in the commercial district.

Echo is situated approximately twenty miles west of the Pendleton Airport which supplies the area with major commercial and freight air service. The Hermiston Airport is located six miles north of Echo and a major renovation and expansion program is underway.

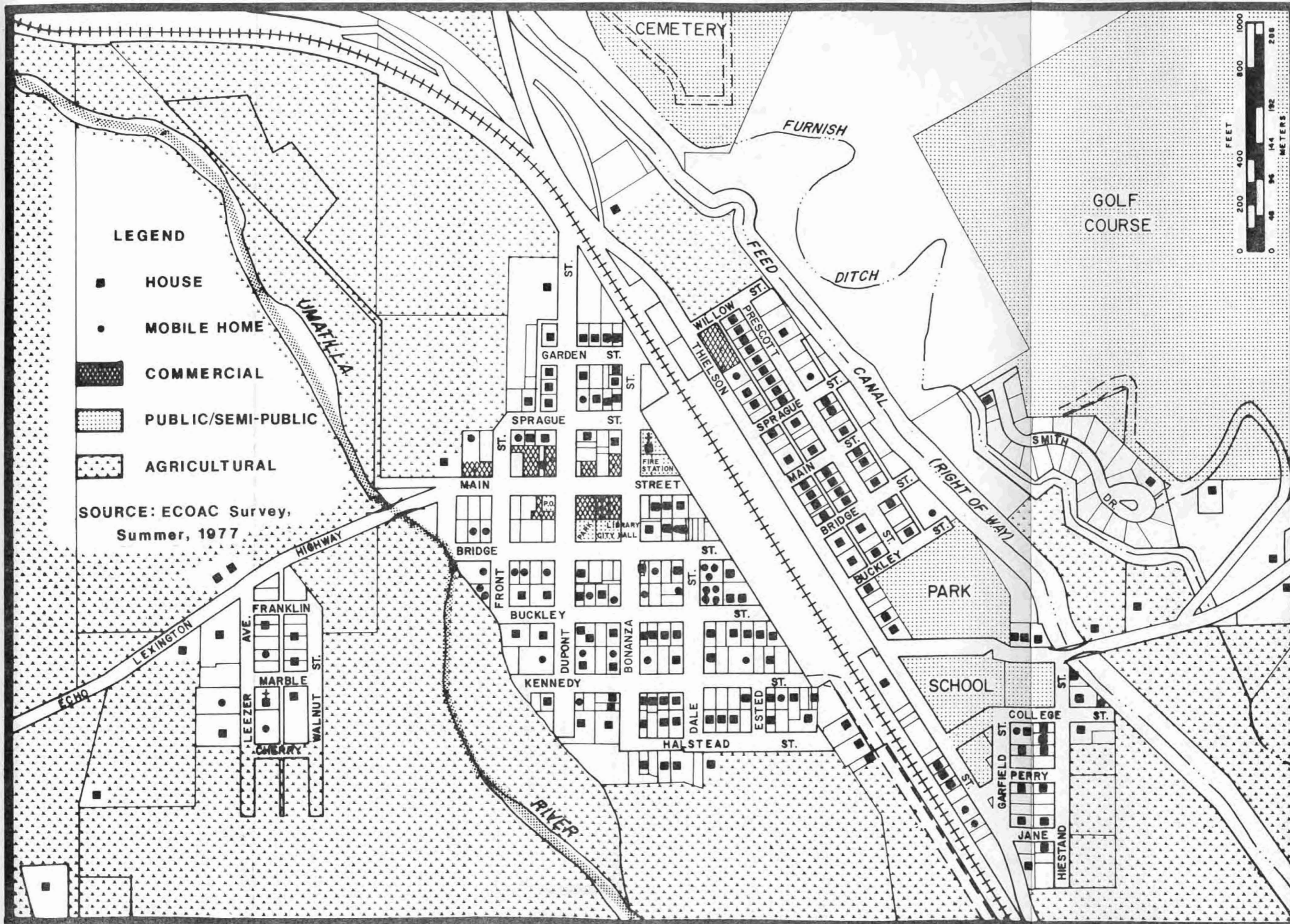
The Port of Umatilla is twelve miles to the north and provides adequate Port facilities for access to the navigatable waters of the Columbia River.

The Union Pacific Railroad has a rail line which runs through Echo and contains a spur in the Echo City limits which is rarely used, but does provide freight capabilities to the area.

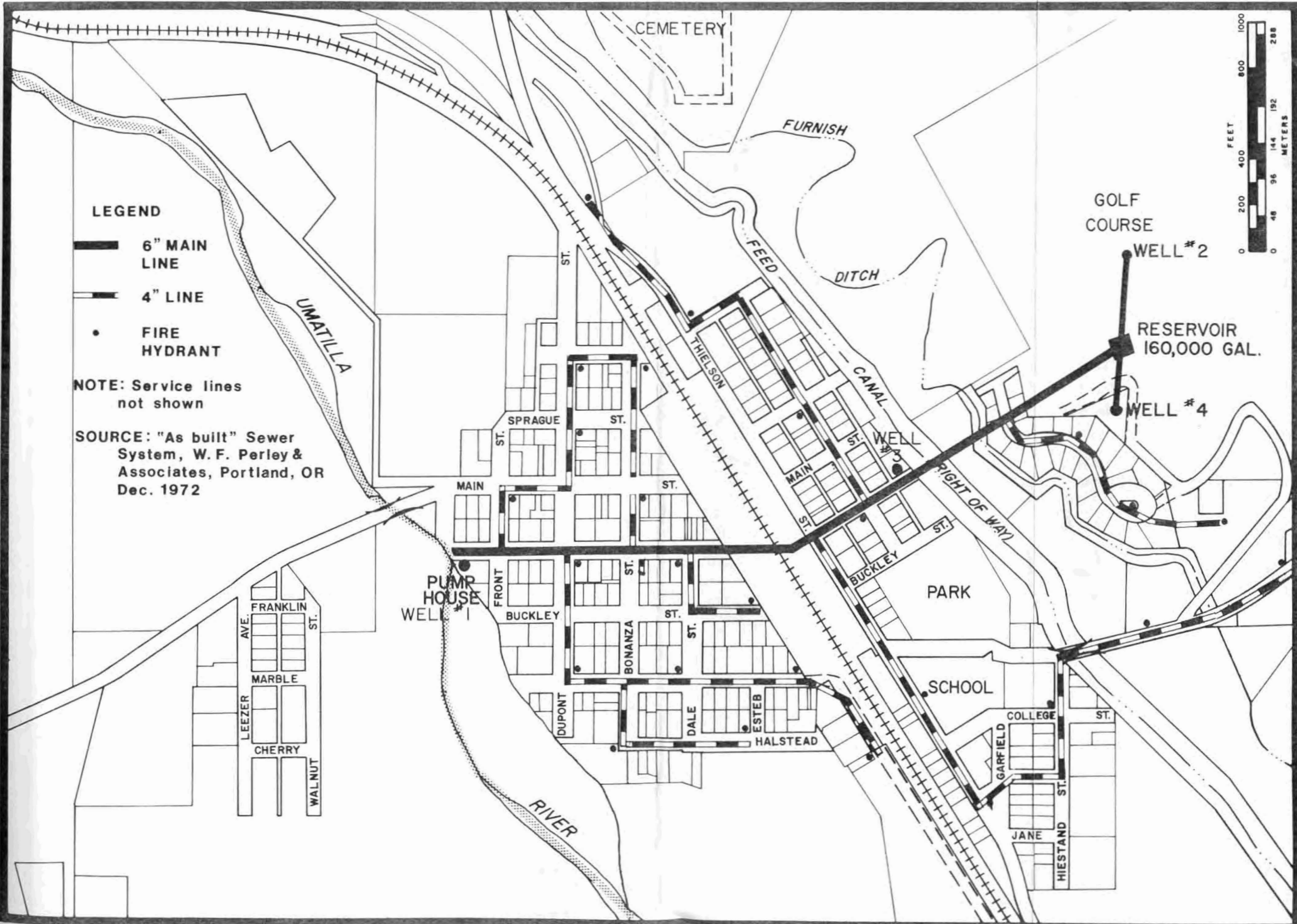
A major rail switching yard is located three miles northwest of the City and allows access to freight and passenger service through Union Pacific, Burlington Northern and Amtrak Rail Services.

After construction is completed on the new water system and possible storm drainage system, all of Echo's streets need maintenance and improvements.




The existing City streets which do not now have curbs and sidewalks and are of inadequate width should be improved as funds become available. Minimum roadway widths will have to conform to street classification, (arterial, collector, minor, etc.), and curb and sidewalk construction to adopted City policies.



LAND USE AND HOUSING
CITY OF ECHO, OREGON



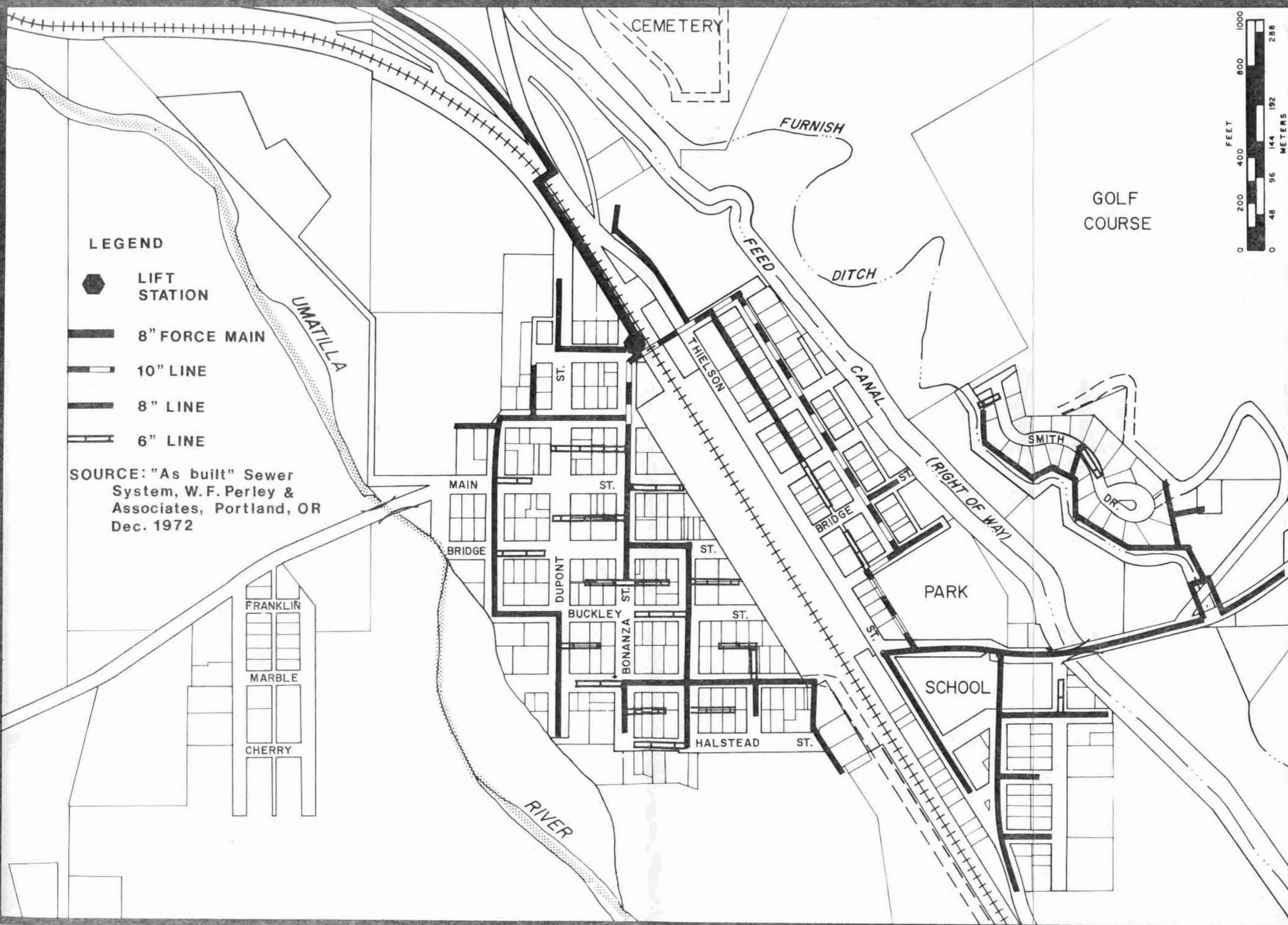
LEGEND

-  6" MAIN LINE
-  4" LINE
-  FIRE HYDRANT






NOTE: Service lines not shown

SOURCE: "As built" Sewer System, W. F. Perley & Associates, Portland, OR Dec. 1972

WATER SYSTEM
CITY OF ECHO, OREGON



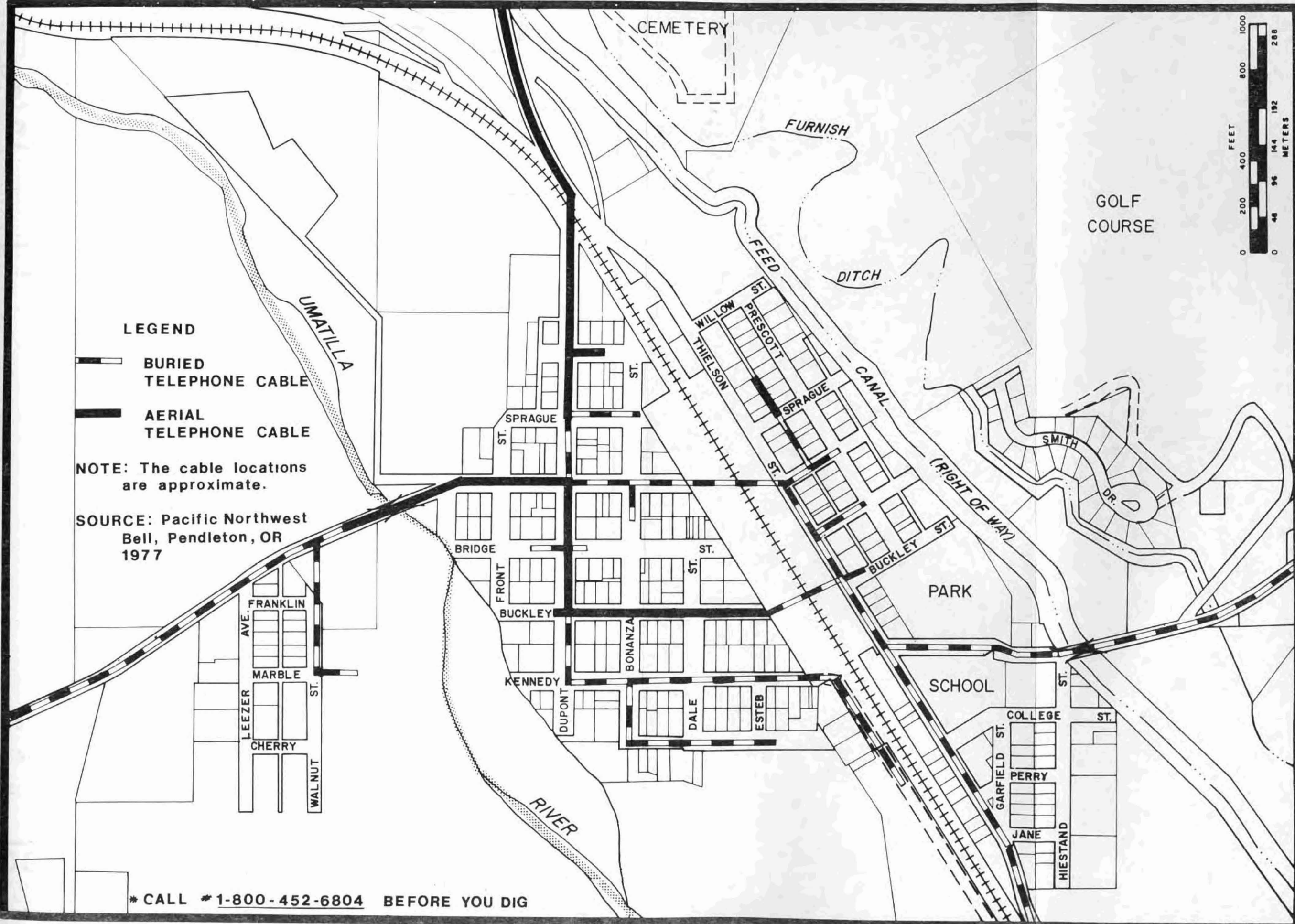
LEGEND

-  LIFT STATION
-  8" FORCE MAIN
-  10" LINE
-  8" LINE
-  6" LINE

SOURCE: "As built" Sewer System, W. F. Perley & Associates, Portland, OR Dec. 1972



SEWER SYSTEM
CITY OF ECHO, OREGON



LEGEND

-  BURIED TELEPHONE CABLE
-  AERIAL TELEPHONE CABLE

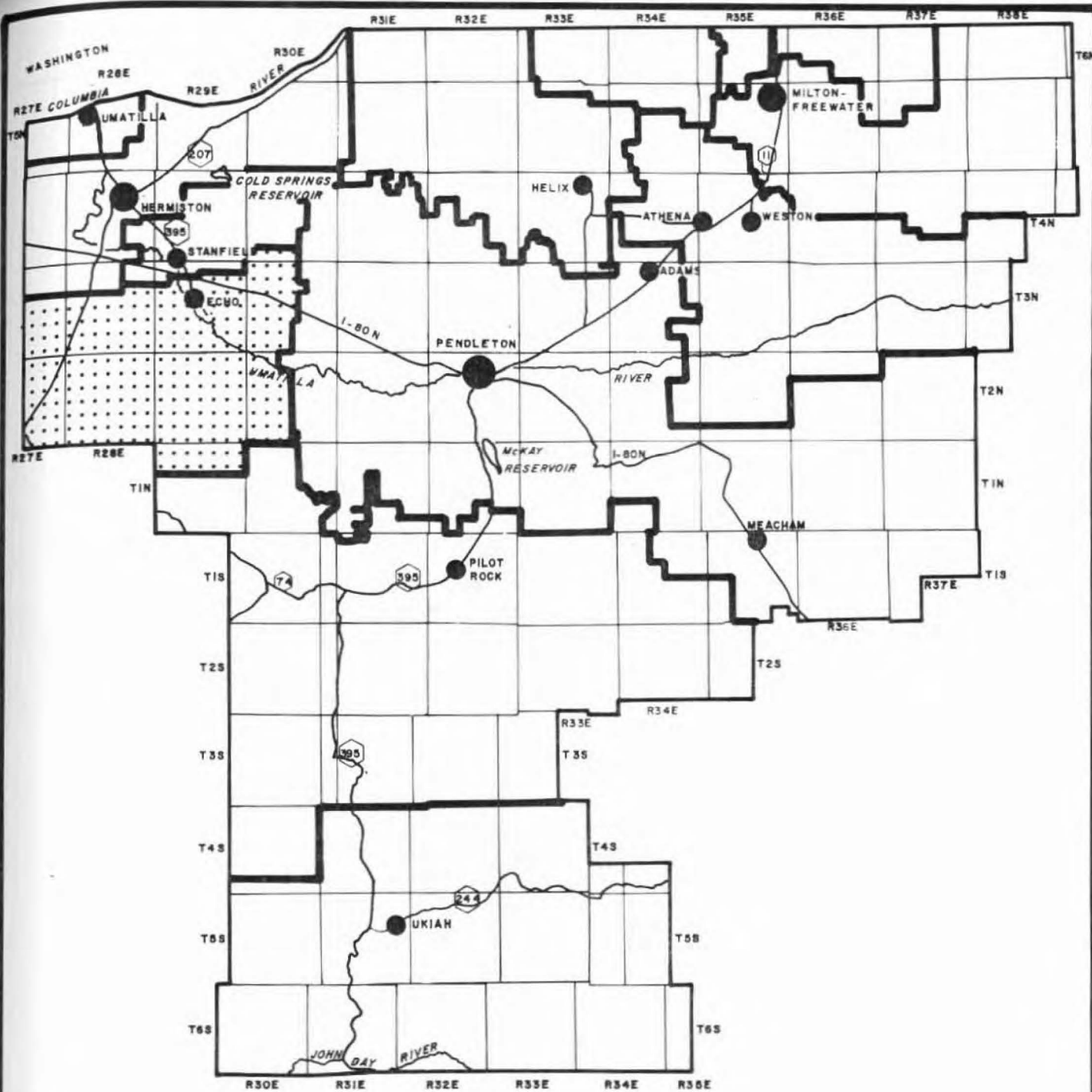
NOTE: The cable locations are approximate.

SOURCE: Pacific Northwest Bell, Pendleton, OR 1977

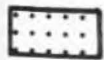


TELEPHONE LINES
CITY OF ECHO, OREGON

* CALL # 1-800-452-6804 BEFORE YOU DIG



LEGEND



5-R ECHO

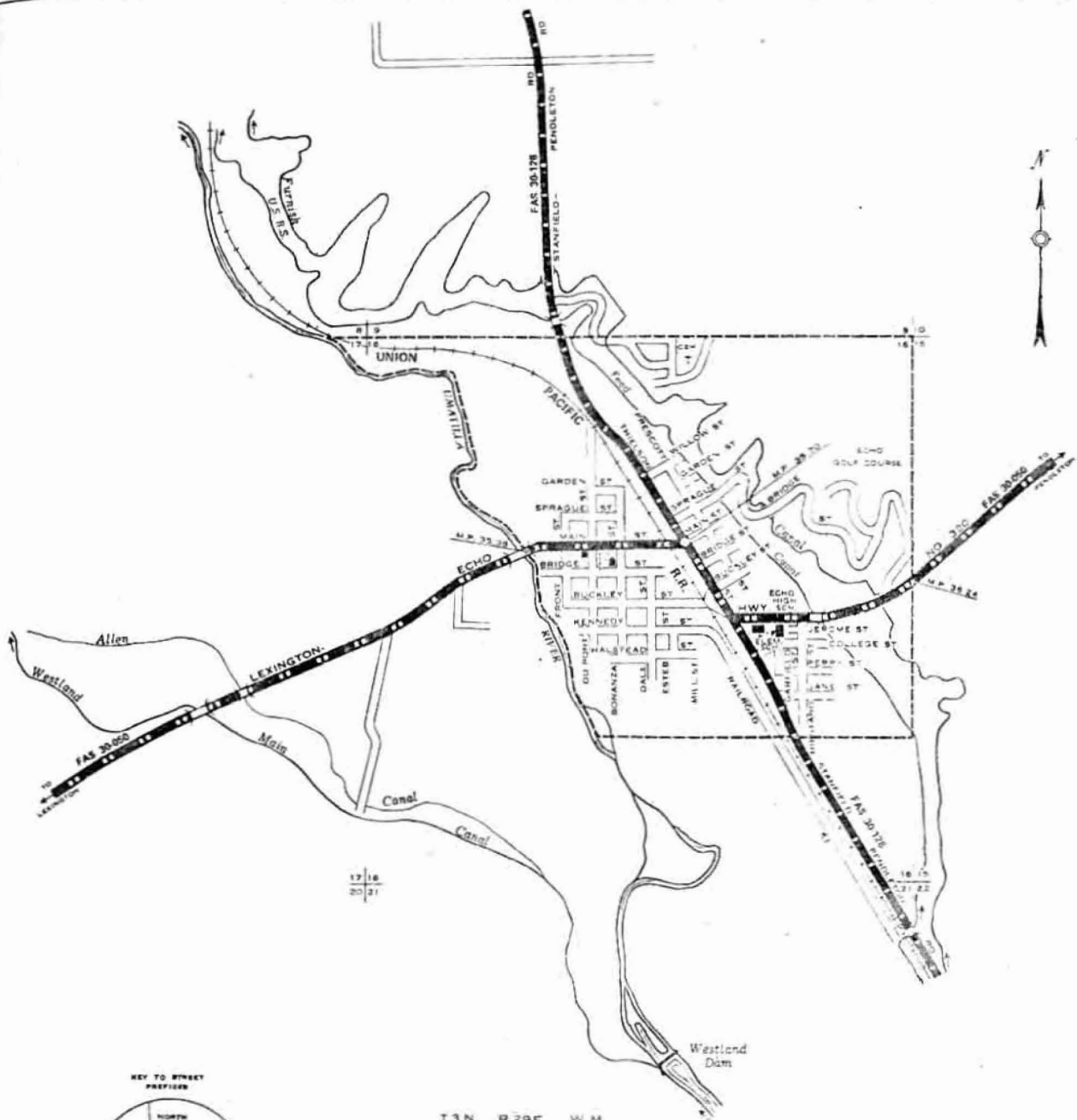
SCHOOL DISTRICT BOUNDARIES

SOURCE: Umatilla Intermediate Education District, Pendleton, Oregon, October 1977



SCHOOL DISTRICT BOUNDARIES
UMATILLA COUNTY, OREGON





T3N R29E W.M.

- LEGEND**
- FEDERAL AID INTERSTATE SYSTEM
 - FEDERAL AID PRIMARY SYSTEM
 - FEDERAL AID SECONDARY SYSTEM - STATE
 - FEDERAL AID SECONDARY SYSTEM - COUNTY
 - OTHER FEDERAL AID SECONDARY - LOCAL
 - TERMINATION OF FA SYSTEM
 - DIVIDED HIGHWAY
 - UNDIVIDED HIGHWAY - NO. OF LANES
 - STREET OPEN FOR TRAVEL
 - STREET DEDICATED BUT NOT OPEN

- INTERSTATE UNIMPROVED ROUTE
- U.S. NUMBERED ROUTE
- STATE NUMBERED ROUTE
- POST OFFICE
- SCHOOL
- CITY CENTER
- R.N. DEPOT
- CITY LIMITS
- PUBLIC BLDG.
- CITY HALL
- COURT HOUSE
- ARMORY
- LIBRARY

ECHO

UMATILLA COUNTY OREGON

Prepared by the
 OREGON STATE DEPARTMENT OF
 TRANSPORTATION
 U.S. DEPARTMENT OF TRANSPORTATION
 FEDERAL HIGHWAY ADMINISTRATION
 Population 490
 1964 - 1965

Revised August 1975

LAND USE PLANNING

CHAPTER IX

Land Use PlanningEstablishment of the Urban Growth Boundary

The urban growth boundary is identified based on land required for growth and barrier/incentive analysis. Land requirements may be calculated in two ways. First, forecast population and determine land needed on a 1:1 ratio. Second, estimate need including a multiplier to account for land which remains in farm use or vacant by owner decision and which will keep land costs down, require fewer plan amendments and less development time delay. Barrier/incentive analysis sets boundaries based on natural and man-made features like floodplains, steep slopes, freeways and so on.

The following assumptions were made about growth within the Echo urban planning area:

- (1) 1995 population will range from 2,514 to 4,064 people,
- (2) Echo will be able to provide adequate water and sewer facilities to accommodate growth,
- (3) It is uncertain which landowners will want to annex, subdivide and develop their property or when,
- (4) Echo will encourage commercial and light industrial development, and
- (5) Umatilla County will encourage residential, commercial and industrial development within urban growth boundaries.

Based on the following calculations, approximately 356 to 576 acres will be needed for residential use in 1995.

Assume no vacant land in 1995 and

	<u>2,514 people</u>	<u>4,064 people</u>
(1) 40% 1 DU/AC @ 4 people/DU	251	406
(2) 40% 4 DU/AC @ 3 people/DU	84	136
(3) 20% 12 DU/AC @ 2 people/DU	<u>21</u>	<u>34</u>
	356 AC	576 AC

Formula:

$$\frac{(\text{ ______ \% }) (\text{ ______ population })}{(\text{ ______ DU/AC }) (\text{ ______ people/DU })} = \text{ ______ AC}$$

Where DU means dwelling unit and AC means acres.

Factors considered before the urban growth boundary was established included:

- (1) Land requirements
 - a) Residential (356 to 576 acres)
 - b) Commercial
 - c) Industrial
 - d) Public and semi-public
 - e) Permanent open space
- (2) Natural barriers
 - a) Umatilla River floodplain
 - b) Soil classifications and development limitations
 - c) Steep slopes
 - d) Topography
- (3) Man-made barriers
 - a) Feed canal
 - b) Furnish ditch
 - c) I-80N Freeway
 - d) Electric transmission line
 - e) Union Pacific Railroad
- (4) Land ownership
 - a) Property lines
 - b) Number of landowners
 - c) Attitudes toward growth
- (5) Public facilities (potential ability to provide)
 - a) Water system
 - b) Sewer system

As shown on the Comprehensive Plan Map in Chapter V, the boundary was established at the Umatilla River and Union Pacific Railroad right-of-way on the west, the I-80N Freeway on the north, down the middle of Section 9 and the east border of Section 16 on the east with the addition of land on both sides of the Lexington-Echo Highway in Section 15, and the Union Pacific Railroad right-of-way and the existing city limit on the south. An expansion area has been identified between the eastern portion of the growth boundary and the electric transmission line. Growth is directed primarily to the north for two reasons. First, to avoid the floodway of the Umatilla River. Second, to take advantage of the I-80N Freeway interchange for light industrial development.

Future Land Use

Land has been designated for residential, commercial, light industrial, public, and permanent open space uses based on technical data, the Community Attitude Survey, current land use, and information obtained at public meetings and hearings.

Please refer to the Comprehensive Plan Map in Chapter V and Table 15 for specific locations and acreages for different uses. Permanent open space includes flood prone and steep slope ($\geq 12\%$) areas as well as the land between the irrigation canals and the growth boundary around the sewage lagoons. Three commercial and light industrial areas were identified: the downtown area, the area west of the cemetery between the Union Pacific Railroad right-of-way and the bluff, and the area south of the I-80N Freeway interchange. The two industrial areas were located to take advantage of the railroad access and freeway interchange respectively. Only current public and semi-public uses were identified in the plan with the exception of the potential water tank site south of the freeway. Three new residential areas were identified: the area north of the existing city limit along the bluff served by an existing county road, land north and east of the golf course, and the area between the bluff and the Union Pacific Railroad right-of-way on the south. The residential areas were located to take advantage of views from the bluff, the golf course, and existing water and sewer facilities respectively.

TABLE 15

Future Land Uses Within the Urban Growth Boundary

Type of Use *	Acres	Percentage
Residential	611.6	50.4
Commercial	23.6	1.9
Commercial/Light Industrial	175.8	14.5
Light Industrial	42.9	3.5
Public	81.3	6.7
Permanent Open Space	278.8	23.0
TOTAL	1,214.0	100.0

* NOTE: Within urban growth boundary; expansion area equals an additional 251 acres outside the boundary.

County Review of Comprehensive Plan and Technical Report

The following reviews are based upon the process adopted in 1977 as given in the appendix.

Planning Commission (8-9-78)

"Chairman Troedson opened the continued hearing for review of the technical report of the Draft Comprehensive Plan for the City of Echo. In the interest of brevity Chuck Merrill stated the staff report reviewing these documents is relatively the same as that given for Pilot Rock except for several items under the 'Summary' and 'Recommendation' sections, which he elaborated on. See attachment "E".

Henry Markus introduced Mr. Day, of the Echo City Council and Mike Thomas, Echo City Administrator. Markus noted that the background information presented for Pilot Rock is basically the same as that for Echo, with the exception of the projection figures, which he reviewed from attachment "C" with the Planning Commission members. At this time a written report on the Plan was presented by Mr. Wallulis. Mike Thomas spoke, stating Echo expects considerable growth in the near future. Past growth has been dormant, he explained, due in a large part to water problems. Plans are well along for renovation of the entire water procurement, storage and distribution systems which will entirely eliminate the problem and open the door for residential and light industrial development that has been stunted in the interim. Only recently, he continued, has the City had the services of a City Administrator and his addition is expected to greatly facilitate the completion of the new water system and to provide guidance for the planning program.

Mr. Thomas noted that the downtown area is in poor condition at present and mentioned the various businesses located there. If and when a banking facility can be located in downtown Echo, the core area is expected to begin flourishing. Mr. Day spoke next, stating that citizens in Echo would like to attract small, light industries to the area and discourage any heavy, large developments from locating there. The main idea is to retain the small town quiet atmosphere Echo has. He gave examples of industries and businesses they would like to see come to the Echo area.

Commissioner Harstad asked for details of Echo's water problem. Mr. Thomas stated that Echo has an antiquated water system for distribution and storage that is nearly beyond even repairing to keep it in use. The whole system is entirely inadequate. Thomas noted that water pressure is sometimes down to 11% of that required to fight a fire and does not meet State standards. The number, and feelings toward the Urban Growth Boundary of property owners in the Boundary, were discussed.

Commissioner Anderson asked how the size of the Urban Growth Boundary to the north can be justified. Mr. Day responded, stating that the City is bounded by a flood plain to the west, near the Umatilla River and by a bluff to a different direction. Expansion to the north is a natural direction also because of topography, he added, and growth is sure to occur near the Interstate 80N interchange so it seemed wise to permit growth in that direction. Day commented that nearly all public opinion was for growth in the northerly direction to I-80N. City influence and referral procedures were reviewed and discussed.

Steve Randolph expressed concern over the commercial/industrial area indicated near the freeway and the County's position in zoning the area and also what policies the City should have toward projecting agricultural lands currently within the Urban Growth Boundary and their orderly development. Commissioner Anderson stated he appreciated Randolph's concern but feels the staff has made its report and should have voiced all concerns in the report only, to expedite matters.

Commissioner Tillman stated that perhaps the area included in the Urban Growth Boundary to the north of Echo should be an expansion area, in view of the justification currently available. Henry Markus pointed out that since the area adjacent to the freeway will be developed before the area in between there and Echo, it seems only logical to also include that area within the Urban Growth Boundary. Merits of this decision were discussed as were other possible areas for an expansion area.

Chairman Troedson closed the hearing and entertained a motion for disposition of the issue. Commissioner Wallulis moved that the Draft Comprehensive Plan and Technical Report for the City of Echo be approved and recommended to the County Board of Commissioners for adoption. The motion was seconded by Commissioner Anderson and passed unanimously with Commissioners Wallulis, Harstad, Tillman, Troedson, Anderson and Smith voting in favor."

Board of Commissioners (8-16-78)

"Chuck Merrill read the staff recommendations for Echo. (See the attached report which is filed in the Commissioner's Office in the Planning Drawer under Comp Plans).

Mr. Markus said the County projection could break out in the West End, such as 20% could choose to live in Echo.

Mr. Mike Thomas, City Administrator for Echo, pointed out the candy striped land around the town (and on the map) as the only logical area for industrial growth by I-80 because of the topography. The golf course is the major area to develop. There could be no development plans until the water problem had been solved.

Chairman Starrett asked Mr. Thomas if they were happy with the large land area as proposed. Mr. Thomas answered that they were.

Chairman Starrett noted that the reason for the long skinny shape of the City on the map should be explained in the report, as Salem may require an explanation. The topography requires this shape because of the flood plain on one side and the highway interchange on the other. Therefore, homes would go by the river and industry by the railroad.

Chairman Starrett asked Chuck Merrill if the planning department was satisfied. Chuck replied that they were - it is easier to justify to LCDC if the information is documented.

Commissioner Lynch motioned to accept the Echo review of the Comprehensive Plan Technical Report. Commissioner Robertson seconded the motion. All in favor, none opposed; motion carried."

Planning Commission (12-20-78)

Senior Planner Chuck Merrill stated that basically all three staff reports are comparable. These are all final comprehensive plans for the Planning Commission's review and recommendation to the Board of Commissioners. In all three instances the plans have addressed the concerns expressed in the past.

Under VII Roads, (C) (page 4 of Echo Urban Growth Area Joint Management Agreement), which states: "The conditions under which new public streets and roads, other than subdivisions, will be developed within the City urban growth area" -- Commissioner Wallulis questioned what kind of roads these would be. Mr. Markus said the idea behind this was that if the state or county or city wanted to build any new roads separate from subdivision activity, there should be a joint city-county policy dealing with how this would be done, who would pay for what, and what standards to follow; this is why this was broken out as a separate item.

Also, under the Environmental section of the plan, under Air, Water and Land Resource Quality (pg VII-13), paragraph three states: "There are no major sources of noise in Echo at the present time." Wallulis questioned this in light of the major railroad line which runs through the community. Markus said this statement is referring to stationary and highway noise such as from plants, etc., but added that he would correct the text of the plan to reflect that the railroad is the major source of noise for the area.

Mr. Merrill stated the staff recommends Planning Commission approval of the plans and recommendation to the Board for approval.

As to other comments on the plans, Mr. Markus said that on Echo, the soil and natural hazards maps were being reprinted and he had received them this morning. Stanfield's plan is to be mailed out for Planning Commission review on Friday along with these maps.

Commissioner Gilbert indicated he has reviewed the Pilot Rock Plan and has no questions at this time.

Mr. Markus noted there is one change in the text of the Pilot Rock Plan. On page 5 under the Comprehensive Plan and Implementation Measure Review and Amendment, Section C, the phrase "and the Comprehensive Plan for the Urban Growth Area" has been left out.

Concerning the Ukiah Plan, Markus said it needs a Section C on page 5 (it presently has a Section A and B). On page 5 of the Joint Management Agreement for Ukiah, Section B should end with that first sentence; Section C should be added which reads: "Amendments to this agreement and the Comprehensive Plan for the urban growth area shall be adopted," and continue with the remainder of what was Section B to complete Section C. Markus said this makes it clearer that it takes both the City and county to amend the agreement after it has been signed by both parties. He concluded that these are the only changes at this time.

Commissioner Wallulis then moved to recommend to the Board of Commissioners approval of the Comprehensive Plans and Joint Management Agreements for the Cities of Ukiah, Pilot Rock and Echo, with the amendments as discussed by Henry Markus. The motion was seconded by Commissioner Gilbert and carried unanimously.

Board of Commissioners (2-14-79)

Hearings on the finalized Comprehensive Plans for the cities of Pilot Rock, Ukiah, Echo, and Stanfield for the purposes of formulating decisions regarding: (1) The adoption by ordinance of those portions of the Cities' Comprehensive Plans which address the urban growth areas as amendments to the Umatilla County Comprehensive Plan; and (2) The implementation of Joint Management Agreements affecting the urban growth areas.

Mr. Merrill noted that the Echo Final Comprehensive Plan covers those county planning concerns previously noted. In summary, the staff recommends approval and adoption.

Mr. Markus stated he would like to clarify a point concerning the effect of the plan on landowner's and resident's taxes--particularly if they are now in farm use and the plan indicates a different zoning such as residential. There is a specific exception in the plan text under the agricultural goal (#3) which states that any lands presently in farm use may remain in farm use as long as the property owner desires. After checking with the County Assessor and Department of Revenue, Markus learned that as long as the property stays in farm use, the tax situation would not change. Chairman Starrett indicated this is true, but as long as the state legislature does not change.

Mr. Markus noted that with the cities of Echo and Pilot Rock, it was said that if something should occur to threaten farm deferral to those property owners who still have their property in farm use, the cities would be more than willing to go back and make necessary changes to alleviate any hardship on the basis of taxes.

Dick Snow, who owns two parcels of land within the proposed growth boundary area, stated he objects to the plan as submitted (particularly to its designation for his property) in view of possible changes in state legislature as noted by Mr. Starrett. Landowners Don Miltenberger and Dan Fullerton concurred with Mr. Snow.

Chairman Starrett asked Mr. Markus if he felt these concerns could be met with the plan. Markus explained that no one will be forced to do anything on the basis of the plan. The essential thing the plan does is, when the property owner decides he wants to convert his present use for another, then the plan provides guidance on what kind of conversion should take place. The matter of dividing the property up into pieces would only have effect if a change to another use was initiated in the future; until this time, the plan designation has no effect.

Mr. Snow remarked that this still would not keep the state legislature from changing its laws. Mr. Markus stated that if this happens, he will be subject to changes anyway. The planning must be based on what the existing law states.

Esther Fife questioned whether a non-conforming use would continue under the new plan designation on her land. It was explained to her that as long as the present use remains, it could continue.

Question was raised by Mr. Miltenberger concerning a tax penalty for taking property out of farm deferral. County Assessor Ted White said the way the law now reads, if the property is zoned as Exclusive Farm Use and the owner

instigates a change, then there is a provision in the statutes which declares this a penalty for taking this land out of farm use. However, if the zoning is changed but not by the owner of the land, and he opposes this, then there is no penalty.

Don Brent, who owns land just outside of Echo, stated his property was zoned as Exclusive Farm Use but is now proposed for Permanent Open Space, he questioned whether he would still be able to build on this land should the designation be amended. Mr. Markus replied that if the property is presently zoned for Exclusive Farm Use, it will remain zoned as such unless Mr. Brent initiates a change. Thus, he can build whatever uses the F-1 zoning permits. If the property changes to Permanent Open Space, only what is presently on the property now would be allowed.

Mr. Markus said he had some points he would like to make at this time. First, in both the plan and Joint Management Agreement, it specifically says that if the laws governing planning change, a review of the plan be made to accommodate these changes in the law. It also says that the concerns of property owners will be considered. Secondly, most of the ownerships around Echo are large pieces of property; and one of the assumptions in putting this plan together is that this area will not fill up with homes and other development over a short period of time--the idea was to allow for some flexibility here.

There followed discussion as to the notification procedure to residents and landowners within the growth boundary area concerning the public hearing for the Comprehensive Plan. In view of the statements from landowners declaring they were not notified of this and previous hearings, Chairman Starrett suggested recessing the matter to allow those affected citizens an opportunity to voice their concerns. Mr. Markus said he does not feel the issue will change by doing this, and further, if they wish to remove some properties from the growth boundary area, then substantially the entire plan will have to be redone. He concluded that the Board could continue the hearing if they wish, but feels that the basic issues have already been addressed.

Commissioner Robertson then moved to postpone the hearing on the City of Echo Comprehensive Plan to Wednesday, March 14, 1979, at 10:00 a.m., to give the affected landowners and residents a chance to further voice their concerns. Planning Director Dennis Olson, however, said he does not feel it is the County's responsibility to be doing this--this is up to the City and involves their plan and urban growth boundary, and they should be meeting with the people. The process for the County is just to review these plans and accept them. There followed discussion concerning the direction of growth boundary expansion, after which Commissioner Draper seconded the motion, which carried, with Chairman Starrett voting in favor.

In an additional statement, Mr. Markus said that to his knowledge, the City has already finalized its decision through adoption of the plan by ordinance; consequently, he does not feel the City will go back and revise the plan until the Board of Commissioners takes a specific action, either to adopt the plan, or to adopt it on a conditional basis. Chairman Starrett said he does not feel the Board can take a firm stand either way since it is not the County's plan; also, it is evident to him that the concerns before them today have not been heard by the City and should be.

Board of Commissioners (3-14-79)

To be added when available.

Joint Management of the Urban Growth Area

The urban growth area is land between the existing City limit and the urban growth boundary. This land is under county jurisdiction and is included in the City's Comprehensive Plan. The LCDC requires that the City and county co-adopt a joint management agreement before acknowledgment of compliance with the Statewide Planning Goals is granted by LCDC to the City. The Joint Management Agreement for Echo is included in Chapter V and an analysis of the need for such an agreement has been included in the appendix.

The agreement basically states that the county will co-adopt the Comprehensive Plan for the Urban Growth Area and the substantive portion of the City's zoning, subdivision and mobile home park ordinances. Another important feature of the agreement is that land presently zoned for exclusive farm use shall remain so zoned until needed for urban development.

Affected Governmental Units

Statewide Planning Goal No. 2, Land Use Planning, states that:

"City, county, state and federal agency and special district plans and actions related to land use shall be consistent with the comprehensive plans of cities and counties . . ."

Each plan and related implementation measure shall be coordinated with the plans of affected governmental units . . .

Opportunities shall be provided for review and comment by citizens and affected governmental units during preparation, review and revision of plans and implementation ordinances . . .

Affected Governmental Units - are those local governments, state and federal agencies and special districts which have programs, land ownership or responsibilities within the area included in the plan . . ."

The following are definitely affected governmental units:

- Umatilla County
- Echo School District
- Echo Rural Fire Protection District
- Echo Cemetery District
- Stanfield Irrigation District
- Hermiston Irrigation District
- Umatilla River Water Control District No. 2
- Oregon Department of Transportation (Highway Division)

The following may be affected governmental units:

- Oregon Department of Land Conservation and Development
- Oregon Department of Environmental Quality

Oregon Department of Commerce (Building Codes Division)
Oregon Department of Fish and Wildlife
Umatilla County Education Service District
Blue Mountain Community College
Umatilla County Soil and Water Conservation District
Port of Umatilla
East Central Oregon Association of Counties
United States Farmer's Home Administration

Plus many other state and federal agencies which potentially are affected governmental units because they have programs which include the Echo urban planning area.

BIBLIOGRAPHY

CHAPTER 10

BIBLIOGRAPHY

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"Statewide Planning Goals," Land Conservation and Development Commission, Salem, Oregon, 1973.

"Umatilla County Economic Element," East Central Oregon Association of Counties, February 1979.

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"Water System Information and User Survey," City of Echo, November 18, 1977.

"The West County Framework Plan," Umatilla County, Oregon, May, 1978.

APPENDICES

CHAIRMAN
Commissioner Barbara Lynch

VICE CHAIRMAN
Judge Andrew F. Leckie

SECRETARY-TREASURER
Mayor Lawrence P. Gray

EXECUTIVE DIRECTOR
Ronald R. Hall



Phone (503) 276-6732

JAN 10 1977

Re: Planning Programs of Jurisdictions in Morrow and Umatilla Counties/
Planning Coordination Process

Dear Sir:

This is to introduce you and your agency to the jurisdictions of Morrow and Umatilla Counties, to inform you of their comprehensive planning programs and of their interest in participating in your agency's planning program, and to request your cooperation and assistance in the planning coordination process.

THE JURISDICTIONS

All jurisdictions in Morrow and Umatilla Counties are participating in the planning coordination process. These jurisdictions are general purpose units of local government and the Confederated Tribes of the Umatilla Indian Reservation.

Morrow County

Boardman
Heppner
Ione
Irrigon
Lexington
Morrow County

Umatilla County

Adams
Athena
Echo
Helix
Hermiston
Milton-Freewater
Pendleton

Pilot Rock
Stanfield
Ukiah
Umatilla
Weston
Confederated Tribes of the
Umatilla Indian Reservation
Umatilla County

PLANNING PROGRAMS OF THE JURISDICTIONS

Each city and county in Oregon is required by state law to:

- "(a) Prepare and adopt comprehensive plans consistent with state-wide planning goals and guidelines; and
- (b) Enact zoning, subdivision and other ordinances or regulations to implement their comprehensive plans."

ORS 197.175

Each jurisdiction in Morrow and Umatilla Counties is presently in the process of developing or revising its comprehensive plan to be consistent with Statewide Planning Goals and Guidelines.

Each jurisdiction will be requesting assistance from your agency in any and possibly all of the following planning phases:

1. Provision of available data, reports, maps, and/or other information on the jurisdiction and environs, or notification of surveys or other data acquisition activities in process (see Attachment A - Comprehensive Plan Data Requirements).
2. Review of the jurisdiction's base data and projections.
3. Review of the jurisdiction's draft plan.
4. Review of the jurisdiction's adopted Comprehensive Plan prior to Acknowledgement of Compliance with Oregon's Statewide Planning Goals by Oregon's Land Conservation and Development Commission.

Specific timeframes for your agency's involvement in the above functions are specified in each jurisdiction's Compliance Schedule, which the Oregon Land Conservation and Development Commission has already provided you for your review and comment.

AGENCY INVOLVEMENT

Opportunity for agency involvement in the planning programs of these cities and counties is especially important in light of Statewide Planning Goal #2, which requires that:

"City, county, state and federal agency and special district plans and actions related to land use shall be consistent with the comprehensive plans of cities and counties and regional plans adopted under ORS 197.705 through 197.795.

Each plan and related implementation measure shall be coordinated with the plans of affected governmental units.

Opportunities shall be provided for review and comment by citizens and affected governmental units during preparation, review and revision of plans and implementation ordinances.

AFFECTED GOVERNMENTAL UNITS -- are those local governments, state and federal agencies and special districts which have programs, land ownerships or responsibilities within the area included in the plan."

(Statewide Planning Goals and Guidelines, adopted by the Oregon Land Conservation and Development Commission pursuant to ORS 197.040 on December 27, 1974, operative January 1, 1975.)

State agencies are required by law to:

". . . carry out their planning duties, powers and responsibilities and take actions that are authorized by law with respect to programs affecting land use in accordance with statewide planning goals and guidelines . . . "

ORS 197.180

Since so many federal programs are implemented and managed by state agencies, effective coordination between local jurisdictions and state and federal agencies is essential.

The Oregon Land Conservation and Development Commission is required by statute to:

"Review comprehensive plans for conformance with statewide planning goals (and) . . .

. . . coordinate planning efforts of state agencies to assure conformance with statewide planning goals and compatibility with city and county comprehensive plans."

ORS 197.040

COUNTY COORDINATION AND REVIEW

Under Oregon law:

". . . each county through its governing body, shall be responsible for coordinating all planning activities affecting land uses within the county, including those of the county, cities, special districts and state agencies, to assure an integrated comprehensive plan for the entire area of the county."

ORS 197.190

Each county governing body is also required by statute to:

". . . review all comprehensive plans for land conservation and development within the county, both those adopted and those being prepared. The county governing body shall advise the state agency, city, county or special district preparing the comprehensive plans

whether or not the comprehensive plans are in conformity with the statewide planning goals."

ORS 197.255

For the purposes of coordination of planning activities (ORS 197.190) and review of comprehensive plans for compliance with Statewide Planning Goals (ORS 197.255), the Morrow County Court and the Umatilla County Board of Commissioners have retained the East Central Oregon Association of Counties (ECOAC).

I am the lead ECOAC staff person working with the Morrow County Court and the Umatilla County Board of Commissioners providing staff support for their statutory review and coordination functions. My title is Planning Coordinator.

CONTACT PERSONS FOR THE JURISDICTIONS

Attached please find a listing of contact persons for each city, county, and the Confederated Tribes of the Umatilla Indian Reservation (Attachment B - List of Contact Persons and Planning Coordinator). These contact persons have been designated by each jurisdiction for agency coordination. Your agency or organization will be notified of any change in contact personnel.

It is to be noted that, while the Confederated Tribes of the Umatilla Indian Reservation are not obligated to coordinate with state agencies, special districts, and local jurisdictions, the Tribal Development Office has expressed an interest in being involved in the coordination process.

Please insure that a copy of all written communication between your agency and a contact person from a local jurisdiction concerning the land use planning program is sent to the Planning Coordinator.

REQUEST FOR ASSISTANCE AND INVOLVEMENT

Your organization is receiving this letter because it has been identified by at least one jurisdiction in Morrow or Umatilla County either in the jurisdiction's Compliance Schedule which has been adopted by both the jurisdiction's governing body and the Oregon Land Conservation and Development Commission, or by the jurisdiction's contact person.

If your organization is:

1. a FEDERAL or STATE AGENCY, please see ATTACHMENT C.
2. a SPECIAL DISTRICT, please see ATTACHMENT D.
3. a LOCAL AGENCY or ORGANIZATION having programs, land ownerships, or responsibilities within ONLY ONE JURISDICTION (e.g. the Athena Police Department, the Irrigon Chamber of Commerce), please see ATTACHMENT E.

A number of governmental units, while not coming within the definition of "Affected Governmental Units" in Statewide Planning Goal #2 (i.e. "having programs, land ownerships, or responsibilities within the area included in the plan"), may be impacted by land use decisions of some or all of the jurisdictions in Morrow and Umatilla Counties. Your city, county, and/or state may be one of those governmental units, examples of which are contiguous units (e.g. the State of Washington, Union County, Walla Walla County) and neighboring governmental units (e.g. Echo, Stanfield, Hermiston, Umatilla, Irrigon). Because coordination among these units would prove mutually advantageous, your organization might be interested in becoming involved in the planning programs of some or all of the jurisdictions in Morrow and Umatilla Counties, and inviting them to become involved in yours. If so, please notify the contact person for the jurisdiction, and please send the Planning Coordinator a copy of your communication with each contact person you notify.

INVOLVEMENT OF JURISDICTIONS IN INITIATION OF THE PLANNING COORDINATION PROCESS.

The twenty jurisdictions in Morrow and Umatilla Counties are in varying stages of developing or revising their comprehensive plans. Some are preparing to adopt their plans and are ready to submit them for Acknowledgement of Compliance with Statewide Planning Goals. Some are now starting to acquire data and their contact persons may have already contacted your agency. All contact persons have been involved in the preparation of this letter.

In addition, all contact persons have been given the opportunity to attach to this letter any explanation, plan schedule, request for information, or other statement. The following attachments have been submitted:

1. Attachment F -- Umatilla County Planning Program
2. Attachment G -- Pendleton, Agency Review of Third Draft of Comprehensive Plan.

DEVELOPMENT OF THE PLANNING COORDINATION PROCESS.

This letter, with appropriate enclosures, is being sent to the below listed individuals, who represent jurisdictions, special districts, and local, state, and federal agencies (See Attachment H -- Distribution List). It will be sent to other affected governmental units, as identified.

The jurisdictions of Morrow and Umatilla Counties are looking forward to working with your agency in the development of their comprehensive plans.

An effective land use planning coordination process will prove mutually beneficial to jurisdictions, special districts, and local, state and federal agencies. Please forward to me any recommendations you have for the further development and improvement of the coordination process.

January, 1977
Page 6

I am anxious to explore with you the potential benefits and future development of the planning coordination process, and I very much appreciate your cooperation and assistance.

Sincerely,


Robert J. Beltramo
Planning Coordinator

RJB:vp

Enclosures:

- Attachment A -- Comprehensive Plan Data Requirements
- Attachment B -- List of Contact Persons and Planning Coordinator for Jurisdictions in Morrow and Umatilla Counties
- Attachment C -- Requests of Federal and State Agencies
- Attachment D -- Requests of Special Districts
- Attachment E -- Requests of Local Agencies and Organizations having Programs, Land Ownerships, and Responsibilities within only one jurisdiction
- Attachment F -- Umatilla County Planning Program
- Attachment G -- Pendleton, Agency Review of Third Draft of Comprehensive Plan
- Attachment H -- Distribution List
- Attachment I -- Oregon Statewide Planning Goals and Guidelines

Comprehensive Plan Data Requirements

Provision of available data, reports, maps, and/or other information on each jurisdiction and environs, or notification of surveys or other data acquisition activities in process.

Natural Environment

Geology	Climate
Topography	Hydrology
Soils	Flood Plains and Wetlands
Mineral and Aggregate	Vegetation
Earthquake Faults	Fish and Wildlife
Agricultural, Forest Suitability	Landslide/Erosion Potential
Energy Resources	Septic Tank/Foundation Suitability
Unique Scientific, Ecological Areas	Scenic Areas
Archaeological Sites	Air/Water/Land Quality
Intrinsic Suitability *	Conflicts and Constraints
Existing Land Use	Lands Suitable for Urban Uses

Socioeconomic Environment

Housing Characteristics	Historic Preservation
Schools	Sewer
Police	Water
Fire	Storm Drainage
Social and Health Services	Solid Waste
Parks and Recreation	Electricity and Natural Gas
Transportation Facilities and Services	Communications
Economic Activity and Resource Base	
Employment and Population Characteristics	
Growth Factors and Constraints	

- * "The basic proposition employed is that any place is the sum of historical, physical and biological processes, that these are dynamic, that they constitute social values, that each area has an intrinsic suitability for certain land uses and finally, that certain areas lend themselves to multiple coexisting land uses. A recognition of these social values, inherent in natural processes, must precede prescription for the utilization of natural resources. Once it has been accepted that the place is a sum of natural processes and that these processes constitute social values, inferences can be drawn regarding utilization to ensure optimum use and enhancement of social values. This is its intrinsic suitability."

Design With Nature, I. L. McHarg, Doubleday and Company, Inc., 1969, page 104.

Prepared by: Don Burns, Henry Markus, Sarah Salazar
Local Contact Persons

CONTACT PERSONS FOR AGENCY COORDINATION

ALL JURISDICTIONS IN MORROW AND UMATILLA COUNTIES

Planning Coordinator

Mr. Robert J. Beltramo, Planning Coordinator
East Central Oregon Association of Counties
Post Office Box 339
Pendleton, Oregon 97801
276-6732

* Pendleton

Mr. Edd Rhodes, Planning Director
City of Pendleton
Post Office Box 190
Pendleton, Oregon 97801
276-1811

* Umatilla

Morrow County

* Morrow County

Mr. David R. Moon, Planning Director
Morrow County Planning Department
Morrow County Court House
Heppner, Oregon 97836
676-5030

Mr. J. K. Palmer, Administrator
City of Umatilla
Post Office Box 130
Umatilla, Oregon 97882
922-3226

* Heppner, Ione, Irrigon, Lexington

Mr. Donald G. Burns, Associate Planner
Morrow County Planning Department
Morrow County Court House
Heppner, Oregon 97836
676-5030

cc: Mr. Ron Johnson, Consultant
DMJM/Hilton
1111 Commonwealth Building
421 S.W. Sixth Avenue
Portland, Oregon 97204
222-3621

* Boardman

Mr. Jim Thompson, Administrator
City of Boardman
206 Main Street, North
Boardman, Oregon 97818
481-9252

* Adams, Athena, Helix, Weston

Ms. Sarah M. Salazar, Comprehensive
Planner
Umatilla County Planning Department
Umatilla County Court House
Pendleton, Oregon 97801
276-7111 ext. 314

* Hermiston

Umatilla County

* Umatilla County

Mr. Dave Bishop, Planning Director
Umatilla County Planning Department
Umatilla County Court House
Pendleton, Oregon 97801
276-7111 ext. 314

Mr. L. T. Harper, City Manager
City of Hermiston
295 East Main Street
Hermiston, Oregon 97838
567-5521

* Milton-Freewater

Mr. Del Mc Nerney, City Planner
City of Milton-Freewater
Post Office Box 108
Milton-Freewater, Oregon 97862
938-5531

* Echo, Pilot Rock, Stanfield, Ukiah

Mr. Henry S. Markus, Comprehensive Planner
East Central Oregon Association of Counties
Post Office Box 339
Pendleton, Oregon 97801
276-6732

* The Confederated Tribes of the Umatilla Indian Reservation

Mr. Tom Hampson, Planner Director
Tribal Development Office
Post Office Box 638
Pendleton, Oregon 97801
276-3165

ATTACHMENT C

Requests of Federal and State Agencies

Please forward within thirty (30) days of receipt of this letter to the contact person for each jurisdiction affected and to the Planning Coordinator the following information:

A. General Information

1. The name of the director and the authorized agency contact person with whom the jurisdiction should deal. If different, please indicate which person will be signing off on the jurisdictions' comprehensive plans during the LCDC Acknowledgement of Compliance Process. Please include mailing addresses, office locations, and telephone numbers.
2. The enabling legislation for the agency with current amendments. Please include a summary, if available, with footnotes to the legislation.
3. Legislation the agency is charged with administering. Please include a summary, if available, with footnotes to the legislation.
4. Grants and/or loans - under Statewide Planning Goal #2, "The plan shall be the basis for specific implementation measures", which include "grants for construction". Each jurisdiction's comprehensive plan will thus be used as a basis for grant and loan applications. Please send:
 - a. A list of grants and/or loans the agency is charged with administering.
 - b. The criteria by which the agency will evaluate grant and/or loan applications from jurisdictions, and the administrative regulations and statutes on which the criteria are based.
 - c. If your agency has already developed grant and/or loan criteria, please indicate how developed and when officially promulgated. If none have yet been developed, please specify the process by which local jurisdictions will review them prior to adoption.
5. Permits - under Statewide Planning Goal #2, "the plans shall be the basis for specific implementation measures", which include "permits". Please send:
 - a. A list of permits the agency is charged with administering, which may apply to the jurisdictions or applicants in the jurisdictions.
 - b. The criteria which the agency will use to evaluate permit applications, and the administrative regulations and statutes on which the criteria are based.
 - c. If your agency has already developed permit issuance criteria, please indicate how developed and when officially promulgated. If none have yet been developed, please specify the process by which local jurisdictions will review them prior to adoption.

6. The administrative appeals procedures of the agency.
 7. If available, a concise statement or pamphlet outlining the general activities of the agency.
- B. Planning Programs of the Jurisdictions.
1. A listing of data inventories the agency has on file for each jurisdiction. (Please refer to Attachment A - Comprehensive Plan Data Requirements.)
 2. Technical assistance the agency can provide to each jurisdiction.
 3. An indication of the coordination method preferred by the agency for use during the planning process (e.g. telephone calls, letters, in-person visit).
 4. Agency evaluation of the comprehensive plans of jurisdictions.
 - a. The criteria the agency will use to evaluate each jurisdiction's comprehensive plan and implementing ordinances, and the administrative regulations and statutes upon which the criteria are based. Please categorize these criteria according to Statewide Planning Goal.
 - b. If your agency has already developed criteria for plan evaluation, please indicate how developed and when officially promulgated. If none have yet been developed, please specify the process by which local jurisdictions will review them prior to adoption.
 5. For federal agencies, please comment on whether your agency will be willing to work with the Northwest Federal Regional Council to develop a coordinated federal review process.
 6. For state agencies and federal agencies with statewide representatives in Oregon, please comment on whether your agency will be willing to work through the Oregon Land Conservation and Development Commission office in Salem to develop a coordinated review process.
 7. A listing of problems which may hinder your agency involvement in the planning programs of the jurisdictions (e.g. insufficient agency budget to assist in tasks specified on jurisdiction's compliance schedule, inadequate agency staffing to provide personnel necessary to do in-house data compilation, analysis, and reproduction for the jurisdiction to put the data into a usable form).
- C. Plans, Programs, and Activities of the Agency
1. Agency's Plan
 - a. Current plans the agency has which may directly impact the jurisdiction's area. Please include a statement of how the plan was developed and when it was officially adopted.

b. If no plan now exists or if the present plan is undergoing revision, please specify:

1. The process by which each jurisdiction can be involved in the development of the agency plan.
2. The process by which each jurisdiction will review the plan prior to adoption.

2. Areas of interest the agency has within the jurisdiction, to include any current programs, land ownerships, or planning or management responsibilities impacting upon the jurisdiction or its surrounding area.
3. Current or potential land use problems or conflicts the agency recognizes.

D. Continuing Requests

1. Please insure that a copy of all written communications between your agency and a contact person from any jurisdiction, concerning the land use planning program, is sent to the Planning Coordinator.
2. For materials (e.g. agency plans, proposed regulations) the agency is submitting to jurisdictions for review and comment, please send a copy to the Planning Coordinator, with a distribution list of jurisdictions receiving the material for information purposes.
3. Please inform both the contact person from each jurisdiction and the Planning Coordinator of:
 - a. Any change in agency contact person in the future (your agency will be informed of any changes in jurisdiction contact personnel or Planning Coordinator).
 - b. Any changes in the enabling legislation for the agency, or in the legislation the agency is charged with administering.
 - c. Any modifications in the criteria for evaluation of grant applications, loan applications, and permit applications.
 - d. Any additional information relevant to the Comprehensive Planning Program of the jurisdictions or planning program of the agency.
4. Please recommend to the Planning Coordinator any improvements that can be made in the planning coordination process we are developing pursuant to ORS Chapter 197.

ATTACHMENT D

Requests of Special Districts

Please respond within thirty (30) days of receipt of this letter to the contact person for each jurisdiction within which your district has programs, land ownerships, or responsibilities. The contact person will be interested in the activities of your district, the planning program of your district, and the development of a coordination process between the district and the jurisdiction where one does not presently exist.

Please send the Planning Coordinator a copy of your communication with each contact person to whom you respond.

ATTACHMENT E

Request of Local Agencies and Organizations
Having Programs, Land Ownerships, or Responsibilities
Within Only One Jurisdiction

Please respond to the contact person for your jurisdiction. Your jurisdiction's contact person will perform coordination work with your agency or organization. Because such coordination will be intra-jurisdictional, there is no need to notify the Planning Coordinator.



Umatilla County Planning Commission

County Courthouse
Pendleton, Oreg. 97251
Phone 276-7111
Ext. 314

UMATILLA CONTEE

Through August 1977, Umatilla County's planning efforts are directed toward updating the existing county-wide comprehensive plan by developing a sub-area framework plan for the western portion of the county--the "West End." Basically, the plan will identify four land use categories, with policies to match, including urban, urbanizing, rural-residential and natural resource areas. The cities in the planning unit either have a specific city plan or are in the process of developing one in coordination with county planning programs. Attached is a meeting schedule of our advisory group. Agencies are invited to attend the meetings and may be asked to provide information on subjects discussed. Phone 276-7111, extension 314, the Planning Department, for specific time and place of meetings.

UMATILLA COUNTY - WESTERN PLANNING UNIT*

WEST END CITIZENS ADVISORY COMMITTEE

PLANNING MEETING TOPICS

- | | |
|-------------|---|
| November 11 | Discussion of work schedule and overall county planning program. |
| Nov 23 | Election of officers, organization committee report on subcommittee structure, review existing Comprehensive Plan and Map. |
| December 9 | Discussion of how to survey community needs and problems, discussion of some natural hazard inventory prepared by staff, possibly hold a town meeting to identify (survey) west end problems. |
| Jan 23 | Discussion of criteria for identifying agricultural lands, review public facilities inventory prepared by staff. |

* Includes greater Umatilla, Hermiston, Stanfield, and Echo areas of the county.

- January 13 Discussion of urban growth boundary, review of interim boundaries of cities, review and discuss open space inventory; continue survey of community needs and problems.
- 27 Discuss recreation needs, review state parks plan and inventory of recreation areas, evaluate results of community needs survey.
- February 10 Review Echo-Stanfield economic data, review county population-employment projection, discuss economic development, identify employment centers.
- 24 Review and discuss west end land use inventory.
- March 10 Review transportation inventory, discussion of county road conditions, review agricultural lands inventory.
- 24 Review City of Umatilla draft plan, discuss all inventories needed to identify framework land uses, discuss housing data.
- April 14 Discussion and review air-water-land quality problems and inventories, review projections of land use needs-employment-population-desired density-financial ability to serve.
- 28 Review map projecting future framework land areas, discuss conflicts with present picture. Discuss energy conservation considerations.
- May 12 Continue discussion of conflict areas, discuss alternative land uses and policies, begin formulation of alternative plans.
- 26 Continue discussion of community goals.
- June 9 Formulation of plans to achieve goals and policies; Discussion of plan rough draft.
- 23 Continued work on plan draft; Review Echo and Stanfield Draft Plans prepared by city planner.
- July 14 Attend Echo and Stanfield hearings on city plans; Continue work on county plan draft.
- August Present draft of West-End Plan (text and map) to County Planning Commission.

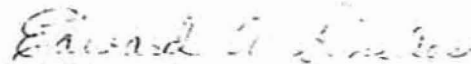
P. O. BOX 150
PENDLETON, OREGON 97801

January 5, 1977

Dear Coordinating Agency:

Copies of the City of Pendleton's Third Draft of its Comprehensive Plan are available for review and comment by you at the offices of the Land Conservation and Development Commission, Salem, Oregon, the East Central Oregon Association of Counties, Pendleton, Oregon, or City Hall in Pendleton.

Sincerely,



Edward A. Rhodes
Director of Planning & Building

EAR:clf



RECIPIENTS OF PLANNING COORDINATION LETTER

Federal Agencies by Certified Mail

Ms. Mary Mundell
Mr. D. Craig Ahlberg
Rural Development Service
U.S. Department of Agriculture

Mr. Louis Baxter
Mr. Kenneth K. Keudell
Mr. Ken Durrell
Farmers Home Administration
U.S. Department of Agriculture

Mr. Jack Sainsbury
Mr. David McLeod
Mr. George Potter
Agriculture Stabilization and
Conservation Service

Ms. Laura Jean White
Federal Crop Insurance Corporation
U.S. Department of Agriculture

Mr. Thomas W. Thompson
Mr. Jim Pease
Mr. Gerald Brog
Mr. Darrell Maxwell
Mr. Myron L. Dunning
Mr. Harold Kerr
Oregon State Extension Service
U.S. Department of Agriculture

Mr. Al Oard
Mr. H. B. Rudolph
Mr. Warren Post
Mr. Gordon George
Forest Service
U.S. Department of Agriculture

Mr. William L. Dugan
Mr. Guy W. Nutt
Mr. Robert Adelman
Mr. Dale Boner
Soil Conservation Service
U.S. Department of Agriculture

Mr. Tom Current
Mr. Ronald R. Hall
Mr. Mark Huston
Mr. C. Mark Smith
Economic Development Administration
U.S. Department of Commerce

Umatilla Army Depot
Department of the Army

Mr. Dave Geiger
Mr. Ron Barrett
Mr. Frank Parsons
Mr. Gordon D. Richardson
Mr. Larry Bogas
Planning Branch, Portland
Army Corps of Engineers
Department of the Army

Mr. Stan Dumas
13th Naval District
Western Naval Facilities

Lt. Brian Quandeck
Naval Weapons Systems Training Facilities

Mr. Gary Gillespy
Mr. Cliff Safranski
U.S. Department of Housing and Urban
Development

Mr. Charles Polityca
Mr. Chuck Hoyt
Office of Land Use and Water Planning
U.S. Department of Interior

Mr. Don Rogers
Mr. John Kincheloe
Mr. Larry Rasmussen
U.S. Fish and Wildlife Service
U.S. Department of Interior

Mr. Ernest J. Borgman
Mr. Edwin L. Arnold
National Park Service
U.S. Department of Interior

Mr. Walter Lewis
Bureau of Mines
U.S. Department of Interior

Mr. A. R. Leonard
Geological Survey
U.S. Department of Interior

Mr. Roy Sampsel
Bureau of Indian Affairs
U.S. Department of Interior

Federal Agencies (continued)

Mr. Tom Hampson
Mr. John Hughes
Confederated Tribes of the
Umatilla Indian Reservation
Bureau of Indian Affairs
U.S. Department of Interior

Mr. Bob Coffman
Baker Office
Bureau of Land Management
U.S. Department of Interior

Mr. James Norris
Mr. James Habermehl
Bureau of Outdoor Recreation
U.S. Department of Interior

Mr. Dale Gooch
Bureau of Reclamation
U.S. Department of Interior

Mr. Emmett Willard
Mr. Harold M. Cantrell
Bonneville Power Administration
U.S. Department of Interior

Land and Natural Resources Division
Washington, D.C.
U.S. Department of Justice

Mr. Richard Arnold
U.S. Department of Transportation

Mr. Hans Sperber
Federal Aviation Administration
U.S. Department of Transportation

Region 10
Federal Highway Administration
U.S. Department of Transportation

Portland Office
Federal Railroad Administration
U.S. Department of Transportation

Mr. Cecil Quellette
Mr. John Vlastelica
U.S. Environmental Protection Agency

Washington, D.C.
(Office of Public Information)
Mr. Frank Thomas
Federal Power Commission

Mr. J. Don Chapman
Small Business Administration

Mr. Andy Ekman
Federal Energy Administration

Seattle Office
U.S. Energy Research and Development
Administration

Mr. Jim Hanchett
Mr. Robert Ryan
Mr. Robert Engelken
Nuclear Regulatory Commission

Mr. George Van Santan
Mr. Donel J. Lane
Mr. Larry Vinton
Pacific Northwest River Basin Commission

Pendleton Office
Heppner Office
Ione Office
U.S. Postal Service

Salt Lake City Office
U.S. Weather Bureau

State Agencies by Certified Mail

Mr. Don McKinnis
Agricultural Development
Department of Agriculture

Ms. Lois Bohlender
Mr. Trever Jacobson
Mr. Dave Bassett
Building Codes Division
Department of Commerce

Mr. Douglas Stevie
Housing Division
Department of Commerce

Mr. Gene Osborne
Real Estate Division
Department of Commerce

Mr. Daniel Goldy
Department of Economic Development

Mr. Floyd Shelton
Ports
Department of Economic Development

Mr. John Groupe
Eastern Oregon Regional Office
Department of Economic Development

Mr. William G. Wilmot, Jr.
Department of Education

Mr. David E. Piper
Department of Energy

Mr. Mike Downs
Mr. Steve Gardels
Mr. Robert Jackman
Mr. Bill Young
Department of Environmental Quality

Mr. Michael Burton
Mr. David Hupp
Ms. Leslie Lehmann
Intergovernmental Relations Division
Executive Department

Mr. James Lauman
Mr. Jack E. Melland
Mr. Glen F. Ward
Mr. William C. Hall
Mr. James V. Phelps
Department of Fish and Wildlife

Mr. Phillip Brogan
Mr. Bill Holstclaw
Division Management, Plans and Programming
Oregon State Department of Forestry

Mr. John D. Beaulieu
Department of Geology and Mineral
Industries

Mr. Standley L. Ausmus
Mined Land Reclamation Division
Department of Geology and Mineral
Industries

Mr. Jack I. Hinderup
Office of Facilities Planning
Oregon State Board of Higher Education

Mr. Richard A. Davis
Mr. Darrel Buttice
Department of Human Resources

Mr. Don Steward
Employment Division
Department of Human Resources

Mr. Bert Worley
Mr. Laverne Miller
Mr. Jack Wright
Mr. Willard S. Titus
Oregon State Health Division
Department of Human Resources

J. D. Bray, M.D.
Mr. J. E. Murray
E. C. Brunette, Ph.D.
Mental Health Division
Department of Human Resources

Mr. Harold Brauner
Mr. Ronald Eber
Mr. Bob Bailey
Mr. Mike Fleschner
Mr. Herb Riley
Department of Land Conservation
and Development

Mr. Stanley Hamilton
Mr. Leonard Wilkerson
Mr. Burton P. Lewis
Division of State Lands

State Agencies (continued)

Mr. Keith Stubblefield
Mr. Buck Costar
Oregon Law Enforcement Council
State Planning Agency

Mr. James A. Hadley
Oregon State Marine Board

Mr. Robert R. Fisher
District No. 4 Headquarters, Baker
Oregon State Police Department

Mr. Paul Bettiol
Mr. Leonard Skinner
Board on Police Standards and Training

Mr. James E. Weiss
Center for Population Research
and Census

Mr. Dave Astle
Mr. Gale Spinning
Public Utility Commission

Mr. Charles Liles
State Soil and Water Conservation
Commission

Mr. Robert A. Burco
Mr. Robert Bensley
Mr. Robert Schroeder
Mr. George Strawn
Department of Transportation

Mr. Fred Klaboe
Mr. Bill Beckner
Highway Division
Department of Transportation

Mr. David G. Talbot
Mr. Ted Dethlefs
Mr. Ted Long
Parks and Recreation Branch
Highway Division
Department of Transportation

Salem Office
Department of Veterans Affairs

Mr. Darrell Learn
Mr. William Porfily
Mr. Douglas Bennett
Mr. Joseph Szramek
Department of Water Resources

Mr. Jeffrey Kleinman
Mr. Stephen Kafoury
Joint Legislative Committee on
Land Use

Mr. Henry R. Richmond
1000 Friends of Oregon

Mr. David Cole
Museum of Natural History
University of Oregon

Mr. Kenneth C. Tollenaar
Bureau of Governmental Research
University of Oregon

Mr. Glen Juday
Natural Area Preserves Advisory
Committee

Mr. Ben Mouchett
208 Water Quality Project

Other Agencies (County, City, Local, etc.) By Certified Mail

League of Oregon Cities
Salem

Association of Oregon Counties
Salem

Mr. Wayne Rifer
The Nature Conservancy

Umatilla County Board of Commissioners

Morrow County Commissioners

Mr. Jim Ellis
Blue Mountain Economic Development
Council

Mr. Ed Hoeft
Mr. Dale Boner
Columbia Blue Mountain Resource,
Conservation, and Development

Mr. Ronald R. Hall
East Central Oregon Association of
Counties

Umatilla County Assessor

Umatilla County Fair Board
Hermiston

Umatilla County Housing Authority
Hermiston

Mr. Tom Munck
Umatilla County Intergovernmental
Council

Ms. Julia Murray
Umatilla County League of Woman Voters

Mr. Bruce Barnes, MSW, ACSW
Umatilla-Morrow County Mental Health
Program

Reverend Dirk Rinehart
Umatilla-Morrow County Mental Health
Program Advisory Board

Mr. Art Barrows
Umatilla County Parks Commission

Umatilla County Planning Commission

Mr. Carlos Van Eisberg
Umatilla County Road Department

Mr. Glen Thorne
Umatilla County Road Advisory Commission

Mr. Henry Kopacz
Umatilla County Water and Soil
Conservation District

Morrow County Assessor

Ms. Ruth McCabe
Morrow County Historical Society

Morrow County Road Department

Mr. William Penney
Port of Umatilla

Mr. Rupert Kennedy
Port of Morrow

Heppner Chamber of Commerce

City Councils

Adams
Athena
Boardman
Echo
Helix
Heppner
Hermiston
Ione
Irrigon
Lexington
Milton-Freewater
Pendleton
Pilot Rock
Stanfield
Ukiah
Umatilla

* * * * *

Mr. Pat Gordon
Mr. Dick Grant
Eastern Oregon Health Systems Agency, Inc.

Other Agencies (continued)

Schools

Blue Mountain Community College
Pendleton

Athena School District No. 29
Athena

Echo School District No. 5
Echo

Ferndale School District No. 1
Milton-Freewater

Helix School District No. 1
Helix

Hermiston School District No. 8
Hermiston

McLoughlin Union High District No. 3
Milton-Freewater

Milton-Freewater School District No. 31
Milton Freewater

Morrow County School District No. 1
Lexington

Pendleton School District No. 16
Pendleton

Pilot Rock School District No. 2
Pilot Rock

Stanfield School District No. 61
Stanfield

Tum-A-Lum School District No. 4
Milton-Freewater

Ukiah School District No. 80
Ukiah

Umapine School District No. 13
Milton-Freewater

Umatilla School District No. 6
Umatilla

Umatilla County Intermediate
Education District
Pendleton

Weston School District No. 19
Weston

* * * * *

Irrigon Park District

Hermiston Irrigation District

Stanfield-Westland Irrigation District

Heppner Flood Control District

Lexington-Ione Cemetary District

Heppner Cemetary District

Irrigon Cemetary District

Athena Police Department

Boardman Fire District

Echo Fire Department

Helix Fire Department

Heppner Rural Fire District

Hermiston Fire Department

Irrigon Rural Fire Protection

Pendleton Fire Department #1

Pendleton Fire Department #2

Pilot Rock Fire Department

Stanfield Fire Department

Umatilla Fire Department

Pioneer Memorial Hospital

St. Anthony Hospital

Other Agencies (continued)

Morrow County Grain Growers

Ione
Heppner
Lexington

Grain Growers, Inc.

Athena
Echo
Helix
Hermiston
Pendleton
Pilot Rock

Greyhound Bus Lines
Pendleton

Burlington Northern, Inc.

Helix
Pendleton
Portland (Regional Office)

Union Pacific Railroad

Heppner
Ione
Pendleton
Weston

Mr. Don Nielson
Union Pacific Land Resources Corporation

Pacific Northwest Bell
Pendleton

Eastern Oregon Telephone Company
Pilot Rock

Columbia Cable Television
Hermiston

Heppner Television, Inc.
Heppner

Lexington City Television
Lexington

Pendleton Community Television System
Pendleton

Weston/Athena Community Television Company
Athena

Pacific Power and Light
Pendleton

Portland General Electric Company
Portland

Umatilla Electric Cooperative Association
Hermiston

Columbia Basin Electric Co-op
Heppner

Cascade Natural Gas
Hermiston

Cascade Natural Gas
Pendleton

Heppner Nor-Gas Company
Heppner

McCall Gas Company
Stanfield

Pacific Gas Transmission Company
San Francisco

Contact Persons

Mr. Jim Thompson
City Administrator
City of Boardman

Mr. David R. Moon
Planning Director
Morrow County Planning Department

Mr. Donald G. Burns
Associate Planner
Morrow County Planning Department

Mr. Cecil Thompson
Chairman
West-End Citizens Advisory Committee

Mr. L. T. Harper
City Administrator
City of Hermiston

Mr. Del Mc Nerney
City Planner
City of Milton-Freewater

Mr. Edd Rhodes
Planning Director
City of Pendleton

Mr. Henry Markus
Comprehensive Planner
East Central Oregon Association
of Counties

Mr. Dave Bishop
Planning Director
Umatilla County Planning Department

Ms. Sarah M. Salazar
Comprehensive Planner
Umatilla County Planning Department

Mr. J. K. Palmer
City Administrator
City of Umatilla

Mr. Ron Johnson, Consultant
DMJM/Hilton, Portland

Neighboring Jurisdictions

Benton County Court House
Prosser, Washington

Gilliam County Board of Commissioners
Condon, Oregon

Grant County Board of Commissioners
Canyon City, Oregon

Klickitat County Court House
Goldendale, Washington

Union County Board of Commissioners
La Grande, Oregon

Walla Walla County Court House
Walla Walla, Washington

Wallowa County Board of Commissioners
Enterprise, Oregon

Wheeler County Board of Commissioners
Fossil, Oregon

Federal Agencies by Certified Mail

Cabinet Level

Mr. James Schlesinger
Assistant to the President
Energy Affairs

Mr. Robert Bergeland
Secretary of Agriculture

Ms. Juanita M. Kreps
Secretary of Commerce

Mr. Harold Brown
Secretary of Defense

Mr. Joseph A. Califano, Jr.
Secretary of Health, Education,
and Welfare

Ms. Patricia R. Harris
Secretary of Housing and Urban
Development

Mr. Cecil Andrus
Secretary of Interior

Attorney General Griffin Bell
Department of Justice

Mr. Ray Marshall
Secretary of Labor

Mr. Thomas B. Lance
Director, Office of Management
and Budget

Mr. Cyrus Vance
Secretary of State

Mr. Brockman Adams
Secretary of Transportation

Mr. W. Michael Blumenthal
Secretary of Treasury

Recipients of Informational Copies

President Jimmy Carter

Mr. Jack H. Watson

Governor Robert Straub
State of Oregon

U.S. Senator Mark O. Hatfield

U.S. Senator Bob Packwood

U.S. Representative Al Ullman

Senator Mike Thorne

Senator Kenneth Jernstedt

Senator Robert Smith

Representative Max Simpson

Representative Jack Sumner

Representative Ed Patterson

Representative Jack Duff

Governor Dixie Lee Ray
State of Washington

U.S. Senator Warren G. Magnuson

U.S. Senator Henry M. Jackson

U.S. Representative Thomas S. Foley

U.S. Representative Mike McCormick

Senator Jeanette Hayner

Senator Max Benitz

Senator Al Henry

Representative Eugene Struthers

Representative Charles Kilbury

Representative Claude Oliver

Representative Gene Laughlin

Representative James Boldt

Mr. Dick Porn

Economic Development Administration

ADDENDUM TO ATTACHMENT H

Second Certified Mailing

Federal Agencies

Mr. Merle Storm, Director
Bureau of Land Management
U.S. Department of Interior

Mr. Maurice H. Lundy, Director
Bureau of Outdoor Recreation
U.S. Department of Interior

Mr. Rod Vissia, Regional Director
Bureau of Reclamation
U.S. Department of Interior

Mr. Donald P. Hodel, Administrator
Bonneville Power Administration

Mr. Christian Walk, Director
Federal Aviation Administration

Mr. Earl Anderson, Acting Administrator
Federal Railroad Administration

Mr. Jack Robertson, Regional Director
Federal Energy Administration

Mr. Tab Seahorn, Acting Director
Agricultural Stabilization and
Conservation Service

Mr. H. A. Wadsworth
Coop. Extension Service
Oregon State University

Mr. Theodore A. Schlapfer
Forest Service
U.S. Department of Agriculture

Colonel Harvey Arnold, Jr.
Army Corps of Engineers

Mr. J. D. Murray, Jr., Admiral
U.S. Navy

Mr. Nile B. Paul, Acting Director
Department of Housing and Urban
Development

Mr. Russell E. Dickenson
National Park Service
U.S. Department of Interior

Mr. Francis Briscoe
Area Director of the Bureau of
Indians Affairs

Mr. George F. Wager
Federal Communications Commission

Mr. John H. Jewhurst, Lt. Colonel
U.S. Air Force

Mr. Lloyd R. Porter, District Director
U.S. Department of Commerce

Dr. Fred Cleaver
NOAA
National Marine Fisheries

Mr. David Head, Regional Administrator
U.S. General Services Administration

Mr. James Wakefield
National Weather Service

Mr. Bernard E. Kelly, Regional Director
Department of Health, Education,
and Welfare

Rear Admiral C. A. Richmond, Jr.
U.S. Coast Guard

State Agencies

Mr. Leonard Kunzman, Director
Department of Agriculture

Mr. Clarence Parker
Department of Economic Development

Dr. Verne Duncan
Department of Education

Mr. Fred Miller
Department of Energy

Mr. Jack Carter
Intergovernmental Relations Division
Executive Department

Mr. John R. Donaldson
Department of Fish and Wildlife

Mr. Ed Schroeder
Department of Forestry

Mr. Raymond Corcoran
Department of Geology and
Mineral Industries

Mr. Dennis Murphy
Department of Human Resources

Mr. Keith Putman
Oregon State Health Division

Mr. William S. Cox
Division of State Lands

Mr. Laurence Sprecher, Director
Department of General Services

Mr. Lon Topaz
Mr. Charlie Davis
Public Utility Commission

Mr. Jim Sexson, Director
Water Resources Department

Mr. Richard A. Miller, Major General
Oregon Military Department

Mr. Jim Ross
Department of Land Conservation
and Development

BEFORE THE BOARD OF COMMISSIONERS

OF UMATILLA COUNTY

In the matter of the Development
and Adoption of Procedures and
Standards for County Review of
City Comprehensive Plans.

Resolution and Order

WHEREAS, ORS 197.175 requires each city and county in the State of Oregon to prepare and adopt comprehensive plans consistent with Statewide Planning Goals, and

WHEREAS, ORS 197.190 requires each county to coordinate all planning activities affecting land use within the county, including those of the county, cities, special districts and state agencies; to assure an integrated comprehensive plan for the entire area of the county, and

WHEREAS, ORS 197.255 requires each county to review all comprehensive plans in the county for the purpose of advising local jurisdictions as to their conformity with Statewide Planning Goals, and

WHEREAS, Statewide Planning Goal #14 requires that the establishment and change of urban growth boundaries shall be a cooperative process between cities and the county, and

WHEREAS, the Umatilla County Board of Commissioners on November 9, 1976, discussed the issue of urban growth boundaries and planning coordination with other city and county officials, and requested local planners to develop a process for establishing urban growth boundaries, and

WHEREAS, Umatilla County's Planning Coordinator met on December 6, 1976, and February 14, March 21, April 11, April 22, May 9, and May 27, 1977, with local planners or contact persons to develop the process for establishing urban growth boundaries, and

WHEREAS, local planners following the direction provided by the Board of Commissioners, have developed an overall process necessary to meet the statutory and county requirements for the establishment of urban growth boundaries and activities related thereto, and

WHEREAS, the Umatilla County Board of Commissioners has requested each city in the county to review and comment on the proposed process, and

WHEREAS, adoption of this process will provide a form for cooperative establishment of urban growth boundaries, review of city comprehensive plans including areas within urban growth boundaries, and will provide the basis for developing joint city/county management policies for land within urban growth boundaries,

NOW, THEREFORE, IT IS HEREBY RESOLVED that the Umatilla County Board of Commissioners adopts:

1. The process for county review of city comprehensive plans and urban growth boundaries as given in Attachment A; and
2. The form of review as given in Attachment B.

BE IT FURTHER RESOLVED AND ORDERED that the Umatilla County Planning Department and Planning Commission are directed to use:

1. The process adopted herein for review of city comprehensive plans and urban growth boundaries; and
2. The form of review adopted herein and the Statewide Planning Goals as the basis for reviewing city comprehensive plans and urban growth boundaries, establishing findings of fact, and making recommendations on the adoption of or concurrence with a city's comprehensive plan and urban growth boundary.

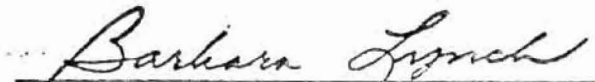
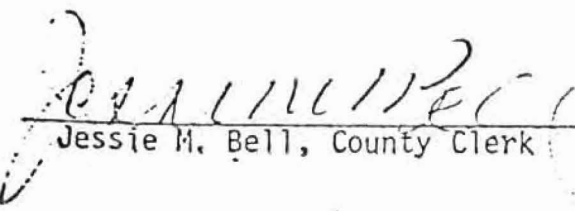

Dated this 20th day of July, 1977.

Umatilla County Board of Commissioners



F. K. Starrett, Chairman

ATTEST:


Barbara Lynch, Commissioner
Jessie M. Bell, County Clerk
Ford Robertson, Commissioner

Process

County Review of City Comprehensive Plans

- I. Final Draft Plan Review
 - A. City circulates draft plan for review.
 - B. City and county planners discuss draft plan.
 - C. County staff report prepared
 - D. Review by county planning commission
 1. Public notice, planning commission work session, ten days
 2. Planning commission work session
 - a. City presentation (city option)
 - b. County staff report
 - c. Comments by affected government units
 - d. Public comments
 - e. Questions
 3. Planning commission findings and recommendations
 - a. Findings on
 1. Compliance with state goals.
 2. City/county issues identified.
 3. Urban growth boundary and plan for area within boundary outside city limits.
 4. Coordination with affected government units
 - b. Recommendations
 - E. Summary of planning commission work session, findings and recommendations prepared and distributed by county staff.
 - F. County staff report revised as necessary to reflect issues identified at planning commission work session and/or new information.
 - G. Review by Board of Commissioners
 1. Public notice, Board hearing, ten days
 2. Board hearing
 - a. Summary of planning commission work session, findings and recommendations

- b. City presentation (city option)
- c. County staff report
- d. Comments by affected government units
- e. Public comments
- f. Questions

3. Board findings and recommendations

a. Findings on

1. Compliance with state goals
2. City/county issues identified
3. Urban growth boundary and plan for area within boundary outside city limits
4. Coordination with affected government units

b. Recommendations

H. Summary of county review of city draft plan prepared and distributed by county staff

II. Adopted Plan Review Process

A. City circulates plan for review

B. City meets with county planning commission to discuss plan (city option)

C. County staff report prepared

D. Review by county planning commission

1. Public notice, planning commission hearing, ten days

2. Planning commission hearing

- a. City presentation (city option)
- b. County staff report
- c. Comments by affected government units
- d. Public comments
- e. Questions

3. Planning commission findings and recommendations

a. Findings on

1. Compliance with state goals
2. City/county issues

3. Urban growth boundary and plan for area within boundary outside city limits
4. Coordination with affected government units
- b. Recommendations
 1. Further negotiation needed and/or
 2. Adopt/concur with exceptions as necessary
- E. Summary of planning commission hearing, findings, and recommendations prepared and distributed by county staff.
- F. County staff report revised as necessary to reflect issues identified at planning commission hearing and/or new information.
- G. Review by Board of Commissioners
 1. Public notice, Board hearing, ten days
 2. Board hearing
 - a. Summary of planning commission hearing, findings, and recommendations
 - b. City presentation (city option)
 - c. County staff report
 - d. Comments by affected government units
 - e. Public comments
 - f. Questions
 3. Board findings and actions
 - a. Findings on
 1. Compliance with state goals
 2. City/county issues
 3. Urban growth boundary and plan for area within boundary outside city limits
 4. Coordination with affected government units
 - b. Action
 1. Further negotiation with city and/or
 2. Adoption of plan if urban growth boundary outside city limits with exceptions as necessary, or
 3. Concurrence with plan with exceptions as necessary
- H. Summary of county review of city plan prepared and distributed by county staff

Form of Review

County Review of City Comprehensive Plans

The purpose of this intensive review is to resolve intergovernmental planning and coordination issues at the local level to the greatest extent possible. The following questions will be addressed by the Board of Commissioners, Planning Commission, and County staff in reviewing city comprehensive plans. The emphasis of the review is to insure that the plan is in compliance with Statewide Planning Goals, city/county issues have been identified and resolved, cooperative establishment of an urban growth boundary and plan for the area within the boundary outside city limits, and coordination with affected government units.

1. Data Inventories

- a. Which inventories required by the Statewide Planning Goals were considered not applicable to the planning area?
- b. Were there inventories for which adequate information was not available?
- c. For those inventories completed:
 1. Was best existing data used?
 2. Were sources, dates, inadequacies noted?
 3. Are maps, tables, narrative understandable?
 4. Was this information made available to the public?
 5. Were research needs identified and prioritized?

2. Identification of Buildable Lands

- a. Which of the following lands considered unsuitable for development were identified in the planning area?
 1. Floodway, floodplain
 2. Creeks, ditches, rivers, wetlands
 3. Earthquake fault zones
 4. Agricultural and forest lands
 5. Severe soil limitations (groundwater, steep slopes, landslides, erosion and disposition, weak foundation soils)
 6. Mineral and aggregate resource sites
 7. Archaeological/paleontological sites
 8. Outstanding scenic views and sites
 9. Significant fish, wildlife, and natural areas
 10. Wild and scenic waterways (potential/approved, state/federal,

- b. If any of these lands were included within the urban growth boundary, what policies were adopted to:
 1. protect public health, safety, and welfare?
 2. protect environmental quality, natural and scenic resources?
3. Economic and population projections
 - a. Were emerging trends and possible future key events identified?
 - b. Forecast(s) over what time period(s)?
 - c. Were assumptions explicit?
 - d. Was best existing data used and sources, dates, and uncertainties noted?
 - e. Were comparisons made with other forecasts?
 - f. Were there findings and conclusions?
4. Land requirements for projected economic development and population growth
 - a. Were land characteristics required for different types of projected development established?
 - b. Was the availability of land with these characteristics -- within city, contiguous to city established?
 - c. Was the total amount of land required for development specified?
5. Public facilities and services required to accommodate existing unmet needs and expected economic and population growth
 - a. Were design requirements/standards established?
 - b. Was energy conservation and use of renewable energy resources -- water, sunshine, wind, geothermal, wastes (municipal, industrial, farm, forest) emphasized?
 - c. Were alternative ways to meet needs discussed?
 - d. Was the ability of the community to provide such facilities and services established?
6. Comprehensive plan and urban growth boundary
 - a. Are goals, findings, objectives, and policies (or their equivalent) indexed or collected in one place in the planning report?
 - b. Was adequate but not excessive land set aside for projected development with appropriate or required characteristics?
 - c. Does the land included meet design requirements for public facilities and services?
 - d. Were natural or man-made barriers recognized?

- e. Were lands unsuitable for development excluded and/or left in open space uses?
 - f. Were conflicts resolved or exceptions taken to the Statewide Goals?
 - g. Coordination with affected governmental units:
 1. Were joint issues and problems identified?
 2. Were policies established to resolve these issues and problems?
 3. Does the plan provide for joint implementation by governmental bodies operating in the planning area?
 - h. Was citizen involvement in the comprehensive planning process documented?
 - i. Was a policy established for revising or amending the comprehensive plan and the urban growth boundary?
7. Were policies established for implementation of the plan such as,
- a. Zoning and subdivision ordinances
 - b. Capital improvement program
 - c. Phasing of infrastructure within urban growth boundary
 - d. Intergovernmental cooperation and agreements

SECOND DRAFT

PRELIMINARY POPULATION AND LABOR FORCE PROJECTIONS

MORROW AND UMATILLA COUNTIES

Prepared by:

EAST CENTRAL OREGON ASSOCIATION OF COUNTIES

October, 1977

I. INTRODUCTION

The estimations of future population for Morrow and Umatilla Counties contained in this report are abstracted from a larger project undertaken by the East Central Oregon Association of Counties pursuant to state requirements for an economic element (Goal #9) of the comprehensive land use plan. This plan will include a detailed analysis of the growth potential of Morrow and Umatilla Counties, one task of which was to project future labor force demand, and from that, resident population. This task is still being conducted by the staff of the East Central Oregon Association of Counties. When completed, it will contain figures for Morrow and Umatilla Counties, their municipalities, and other political subdivisions to the year 2000. The present (October, 1977) report contains only those data derived from the first or assumption-testing computer run. Another will be made after consultation with county and city authorities. See Section III below for a general discussion of the method by which these figures were derived.

II. HOW TO USE THESE FIGURES

When the final report is published next year after consultation with municipal and county officials and a review of assumptions in light of better knowledge about start-up dates, etc. for major development projects, the population projections from which these figures are abstracted should be as reliable as present techniques allow. Their utility lies not so much in their accuracy (which is not greater than ± 10 percent), but in the explicitness of the assumptions on which they are based. They serve to focus discussion. If an interested citizen disagrees with a figure, he can point to the specific assumption that seems out of line, rather than vaguely object to the final projection as somehow wrong.

We wish to emphasize that the projections of future population for Morrow and Umatilla Counties contained in this report are entirely preliminary. The projections are to be regarded as tentative until the staff of the East Central Oregon Association of Counties have consulted with officials and planning staffs of regional cities and other political subdivisions. These figures are due to be revised further during the next nine months on the basis of better information from governmental agencies, public utilities and private firms concerning their plans for economic development in Morrow, Umatilla and Gilliam Counties. Local elected officials, planners, engineers, builders, and interest citizens should await the preparation by the East Central Oregon Association of Counties of third draft findings in the summer of next year, and the final results in September, 1978, before basing any decisions on this series of projections.

III. HOW THESE PROJECTIONS WERE DERIVED

The basic procedure for developing these figures is fairly straight-forward although it requires some complex subroutines and a computer. A simplified outline of the procedure follows. For a more detailed explanation of all the steps, assumptions and base data involved, please contact the economic planning staff of ECOAC before next summer, or await publication of the final report for inclusion in the Morrow and Umatilla County Comprehensive Plan.

1. Estimation of Natural Increase

The male and female resident populations of each County in 1970 were divided into five-year age groups known as "cohorts". Age- and sex-specific fertility and mortality rates were applied to these cohorts, yielding the number of births and deaths for the interval 1970-75. (The survival and fertility rates were based on county and state records. The computer program was "calibrated" by comparing the 1975 population derived this way with officially certified data.) This procedure was repeated for 1975-80 and subsequent five year intervals, given the resident population developed by the computer for the beginning year.

This process is known as the "cohort-survival technique" and is the basis for all economic model population projections conducted in the Pacific Northwest in recent years. It yields the number of people expected to reside in an area if there were no net in- or out-migration during the forecast interval. Since its development at the University of Oregon in the early 1960's, it has been refined and applied to a wide range of economic and political units by a variety of forecasting firms and agencies with notable success.

2. Estimate of Migration

There are two commonly practiced means of estimating the number of people moving into or out of an area. One of these is the so-called "historical trend" method, which simply increases or decreases the population of an area by a previously observed or reasonable rate of in- or out-migration. It is most appropriate when dealing with large, stable economic units, and requires constant monitoring and updates. Portland State University uses this technique to supply the State of Oregon with projections for cities, counties, and the state, referring whenever possible to actual census data in order to keep track of current trends.

The second method of estimating migration is an economic modeling procedure based on labor force projections independent of the computer program itself. This technique assumes that the main factor controlling migration is job availability, and that people move from areas where jobs are scarce to places where they are more plentiful. This model is most appropriate to a region experiencing rapid economic growth, such as ours today.

This technique of population projection requires the forecaster to estimate future growth in each employment category such as construction, manufacturing, agriculture, etc. This procedure yields future total labor force figures. Local labor force participation rates are applied to the resident population derived in the first half of the program to yield the resident labor force. Subtracting the resident labor force from the expected total labor force demand gives an estimate of how many jobs are available to non-residents.

3. Estimation of Labor Force in 1980 and 1985

In order to estimate future labor force figures for Morrow and Umatilla Counties, it was necessary to make assumptions about general economic growth in this area and about specific new projects planned here. This entailed an analysis of each employment category, based on Oregon State Employment Division records, studies conducted for Alumax and Portland General Electric and other studies by various government agencies and private firms.

Almost as important as whether these projects are undertaken is the consideration of when construction on them begins. Attention should therefore be paid to the dates assumed for onset of construction and operation of each of the proposed new facilities. (See list of assumptions below.) The total for 1980 would be substantially less if construction were to start on Alumax, say in 1979 rather than 1978. Another important consideration is the percent of county labor force living outside the county. Estimates of this figure were based on studies conducted for Alumax Corporation and Portland General Electric.

4. Summation of Estimated Resident and Migratory Populations

The final step in the program adds the expected resident population due to natural increase with the expected in- or out migration due to labor force demand. (If there are fewer jobs than residents, we expect net out-migration.) This total gives the resident population for the next forecast interval.

Economic Assumptions

The assumptions listed here are not all-inclusive. A more detailed accounting would include projected labor force participation rates and a sector-by-sector breakdown of projected employment. The final report will contain this information. Until then, any questions or suggestions will be welcomed and answered promptly whenever possible.

Due to the high level of uncertainty concerning future projections in this county and neighboring counties, it was necessary to base employment estimates on three different development scenarios. The specific assumptions made about new projects and growth in established categories for each separate scenario follow:

Scenario A

1. Agriculture - Continued growth in new acreage under irrigation at or near 1970-75 rates until irrigable land (U.S. Bureau of Reclamation data) is consumed. No housing pressure on irrigable land. Agricultural productivity high (no shortages of petroleum-based products); employment growing proportional to new acreage. No shortage of water.
2. Food Processing and Light Industry - Continued growth in food processing and light industry at or near 1970-75 levels.
3. Energy-generation Facilities and Construction - No new electrical-generating plants in area after completion of Carty facility. Construction of second powerhouse at McNary Dam and of I-82 Freeway in Umatilla County to begin in 1980. (Freeway may not be constructed until 1983. Presently uncertain).
4. Other Sectors - Continuation of trends in other sectors of economy at or near 1970-75 rates, including forestry and wood products.
5. Unemployment - See Appendix A
6. Heavy Industry - No new heavy industry in area during forecast interval. Alumax aluminum reduction plant not built, nor Pebble Springs Nuclear Plant (as in 3).

Scenario B

1. Same as A.
2. Same as A.
3. In addition to A, construction of two nuclear reactors at Pebble Springs site in Gilliam County beginning in second quarter of 1978. Construction of second plant to begin in 1982. (See Appendix C)
4. Same as A.
5. Differing as shown in Appendix A.
6. Construction of Alumax plant to begin in second quarter of 1978. New road north from Ione constructed after 1980.

Scenario C *

1. Same as A and B.
2. Same as A and B.
3. Assumes continued construction of all energy-generating facilities currently projected by Portland General Electric in Morrow and Gilliam Counties and by Pacific Power and Light at Roosevelt, Washington. (See Appendix C)
4. Same as A and B.

* Note: Scenario B and C are identical for 1980.

5. Differing as in Appendix A.
6. Same as B, plus industrial expansion at Ports of Morrow and Umatilla, Hinkle, and in Pendleton and Pilot Rock area throughout forecast period at peak (early 1980's) level.

We would like to emphasize that these assumptions were designed to yield the highest reasonable result in each case. The generally high trend of the resulting figures may be seen by consulting Tables 1 and 2 which report our findings and compare them with recent projections of other agencies and companies. These assumptions and others regarding commuting, working spouses, and incidence of singleness among in-migrators were tested on this first computer run. Alterations that seem called for in these or any other parameters affecting the final total can be made before the second run in nine months or any time before the final report is issued next year.

Special Population Assumptions

1. Construction population defined as temporary (i.e., specifically associated with major new physical plant or Federal Construction and not hired locally) computed separately from main program due to different age- and sex-structure.
2. Non-employment motivated in-migration (i.e., non-local retirees and recreation motivated movers) calculated and distributed separately from main program. (Primarily Walla Walla Valley and Blue Mountains Enumeration Districts).

UMATILLA COUNTY POPULATION PROJECTIONS 1975-1985

TABLE 1 A

	Year		
	1975	1980	1985
Portland State; February, 1976	48,000	50,700*	53,900*
Pacific Northwest Bell; April, 1976	48,200	53,500	57,500
Bonneville Power Administration; December 1976	47,650	54,200	59,450
ECOAC, Scenario A; August, 1977	48,017**	56,520	61,590
ECOAC, Scenario B; August, 1977	48,017	60,130	65,240
ECOAC, Scenario C; August, 1977	48,017	60,130	68,840

* Portland State University recognizes that these figures are too low and is in the process of updating them on the basis of present knowledge, such as city housing surveys. The exceptionally rapid growth in our area rendered the Portland State University "historical trend technique" inappropriate. The latest updated county figure (1976) is 50,000, which agrees well with our program.

** From computer calibration procedure.

Morrow County Population Projections 1975-2000

TABLE 1B

Source	Year					
	1975	1980	1985	1990	1995	2000
Portland State University* February, 1976	5,200	5,100	5,400	5,600	5,900	6,000
Pacific Northwest Bell** April, 1976	5,200	5,200	5,300	5,400	--	--
Bonneville Power Administration*** December, 1976	5,175	7,175	8,475	9,475	10,100	--
ECOAC, Scenario A August, 1977	--	7,285	8,477	9,550	10,053	10,593
ECOAC, Scenario B August, 1977	--	9,907	10,550	10,608 [†]	11,027	11,587
ECOAC, Scenario C August, 1977	--	9,907	10,650	11,674	12,482	13,297

* Portland State University recognizes that its figures are too low and is in the process of updating them on the basis of present knowledge, such as city housing surveys. The rapid growth and changing economic composition of Morrow County and its labor force render the usual Portland State University "historical trend" technique inappropriate, though it has served other parts of the state well. The latest updated county figure (1976) is 5,350, which is still lower than the current population, according to our model.

** Pacific Northwest Bell also admits the inadequacy of its figures for planning purposes, in as much as it is developed on a household basis, and therefore, inappropriate for a rapidly changing area with a significant construction population.

*** Bonneville Power Administration is the first agency to conduct forecasts for Morrow County taking recent and expected growth fully into account. Its figures differ from mine mostly in the treatment of the construction force and assumptions about commuting ("household" vs. "establishment" data).

† This small increase is due to assumption of no new energy-facility construction after 1987, and consequent departure of previously (1975-1987) semi-permanent construction labor force. Scenario C assumes fairly stable level of this force throughout the forecast period. (See list of assumptions.) This further assumes successful coordination of construction projects among the major contractors.

CITY AND PLANNING UNIT PROJECTIONS

Umatilla County, 1970 - 1995

(Figures given to nearest 50)

Table 2A
(Revision)

	1970	1975	1980		1985			1990			1995		
			A	B/C	A	B	C	A	B	C	A	B	C
County	44,900	48,200	56,500	60,150	61,600	65,250	68,850	64,950	69,000	72,450	67,450	73,100	76,050
West End	13,200	15,200	21,700	25,100	24,600	27,750	31,150	26,450	30,100	33,350	28,050	33,200	35,800
Echo	500	500	600	650	600	700	800	600	750	950	650	750	950
Hermiston	4,900	5,950	8,550	9,950	9,450	11,250	12,400	9,950	12,050	13,150	10,150	13,800	14,950
Stanfield	900	1,000	1,450	1,650	1,700	1,900	2,000	1,900	2,100	2,200	2,300	2,450	2,650
Umatilla	700	1,600	3,350	4,750	3,950	4,650	5,600	4,350	5,200	5,850	4,800	5,650	6,400
Rural	6,200	6,150	7,750	8,100	8,900	9,350	10,350	9,600	10,000	11,200	10,150	10,500	11,900
Pendleton	13,200	14,100	14,900	15,000	15,500	15,700	15,750	16,000	16,350	16,450	16,400	16,800	16,950
Milton Freewater	4,100	4,500	4,950	5,000	5,400	5,450	5,450	5,750	5,800	5,800	6,000	6,100	6,150
Other Cities	3,500	4,000	4,250	4,300	4,400	4,450	4,500	4,650	4,700	4,750	4,800	4,800	4,850
Other Rural	10,900	10,500	10,750	10,800	11,650	11,850	12,000	12,100	12,150	12,150	12,200	12,250	12,300

MORROW COUNTY

City Population Projections, 1970-2000

(Revised 10.13.77)

Table 2B

		U.S. and Oregon Census		ECOAC Estimates				
		1970	1975	1980	1985	1990	1995	2000
County	A	4,470	5,190	7,290	8,480	9,550	10,050	10,590
	B	--	--	9,910	10,550	10,610	11,030	11,590
	C	--	--	--	10,650	11,670	12,480	13,300
Boardman	A	190	700	1,280	1,710	2,080	2,230	2,370
	B	--	--	2,620	2,590	2,500	2,670	2,900
	C	--	--	--	2,600	2,930	3,180	3,410
Heppner	A	1,430	1,600	1,770	1,790	1,810	1,830	1,850
	B	--	--	1,800	1,840	1,870	1,890	1,900
	C	--	--	--	1,850	1,890	1,920	1,950
Ione	A	360	410	460	510	560	590	600
	B	--	--	500	600	630	650	660
	C	--	--	--	600	680	750	780
Irrigon	A	260	370	620	840	1,030	1,100	1,250
	B	--	--	1,140	1,400	1,450	1,500	1,600
	C	--	--	--	1,440	1,600	1,750	1,970
Lexington	A	230	250	270	290	310	350	360
	B	--	--	290	330	350	360	370
	C	--	--	--	330	370	390	400
Rural	A	2,000	1,860	2,870*	3,340 ⁺	3,760	3,950	4,160
	B	--	--	3,560**	3,790	3,810	3,960	4,160
	C	--	--	--	3,830	4,200	4,490	4,790

* Trended at 1975-77 rate of increase in rural residential and adjusted by 1970-75 decreases in farmstead population.

** Trended at 1975-77 rate without adjustment.

+ Extrapolated at general county rate. This distribution is entirely suppositional. Rural share of county growth may reasonably be expected to decrease with time, therefore, city totals may be greater than shown after 1985, especially for Boardman and Irrigon.

How The City Projections Were Derived

Many factors can limit the growth of a city situated in a rapidly-expanding county. These constraints fall into three main classes: physical, economic, and public attitudinal.

Among the physical limits to growth are such problems as inadequate infrastructure (water, sewer, etc.) or services (schools, recreational facilities, housing, etc.), steepness of site or floodplain location. Other physical constraints are a city's location with respect to new industrial plant sites or transportation systems, and its general attractiveness to newcomers.

The economic problems that can confront a city even in a growing area include financing needed new services and capturing its desired share of the employment- and income-generating developments planning on entering the area. Finally, the desire of the present residents to see their city expand, remain the same or decline often determines which of these alternatives will occur.

In distributing the projected county and planning unit population among the cities, all of these factors were taken into account. A so-called "gravity flow" model (borrowed from Alumax consultant CH₂M Hill) was programmed for cities in the high growth North Morrow/West Umatilla area (1970 Census County Divisions of Boardman in Morrow County and Umatilla, Hermiston, and Stanfield and Echo area Enumeration Districts 51 and 54 in Umatilla County). Other cities and enumeration districts in the two counties were increased in proportion to their 1970 share of the employment and special population data stored in the computer. In both cases the figures derived in this way were cross-checked with historically-trended census data and compared with county and planning unit totals. (Larger units have a higher degree of reliability for both practical and statistical reasons, so it was therefore deemed advisable to adjust city figures to coincide with the county and planning unit totals.) The results of this procedure are tabulated in Table 2.

The distribution of county population among the cities and rural enumeration districts is based on specific assumptions about the location of new industries, direction of commuting and future farm organization, among other variables. Different assumptions would yield different results, but each decision was made with reference to the best behavioral evidence and economic models now available. It is a complicated process. The results were arrived at carefully and considerately and are reliable as the state of the art allows.

Review and Application of the City Projections

After review by the counties and cities during the next nine months, the computer program for the counties will be rerun using the hopefully more reliable information about new projects in the area available then. If the results differ significantly from those contained in this preliminary report, it will be necessary to run the distribution program again as well. At that time all the comments from local elected officials and planners can be considered in developing a distribution model.

An important point for municipal officials and planners to consider in reviewing and using these figures is that a certain amount of the growth shown in the Rural categories may reasonably be transferred to the cities. Due to the inability to foresee future annexations and to the present uncertainty about urban growth boundaries in the area, it was deemed wiser not to attach expected population growth in presently rural but urbanizing enumeration districts to neighboring cities. Such a procedure would have involved concocting an arbitrary annexation schedule for each larger city.

In general then, the Cities of Boardman, Irrigon, Hermiston, Stanfield, Umatilla, Milton-Freewater, Pendleton, and Pilot Rock may arguably regard the listed figures as bases for each forecast year. Should city officials or interested citizens wish to know an approximation of how many more people would likely be residing within a city boundary in a given forecast year than shown on the chart, all they need do is provide ECOAC with a map displaying projected annexations up to that year. An estimate of additional population to be transferred from an urbanizable rural area to the city could then be made.

For the other cities the listed figures indicate how many people would be likely to want to live there according to the distribution model and under each economic development scenario, and if the present residents were willing to bond themselves or find other ways and means to remove those physical limitations on growth subject to remedy. For instance, scenarios B and C assume that Echo builds a new water system and that Ione benefits from the construction of the proposed new north-south road in western Morrow County, and that both communities decide to encourage expansion.

City officials and interested citizens are encouraged to comment and request further information on this series of projections during the next nine months. The city figures will probably not be included in the county comprehensive plans, but it is still advisable for officials to review them to promote greater reliability for planning purposes.

APPENDIX A

CIVILIAN LABOR FORCE PROJECTIONS

Morrow and Umatilla Counties, 1975 - 2000

COUNTY/SCENARIO	1975	1980	1985	1990	1995	2000
<u>UMATILLA - A</u>						
Civilian Labor Force *	21,470	25,600	28,220	30,160	32,010	33,900
Total Employment	19,950	23,940	26,530	28,410	30,250	32,200
Unemployed	1,520	1,660	1,690	1,750	1,760	1,700
Percent	7.1	6.5	6.0	5.8	5.3	5.0
<u>UMATILLA - B</u>						
Civilian Labor Force	21,470	27,700	30,030	32,150	34,820	36,540
Total Employment	19,950	25,980	28,290	30,380	32,970	34,710
Unemployed	1,520	1,720	1,740	1,770	1,850	1,830
Percent	7.1	6.2	5.8	5.5	5.3	5.0
<u>UMATILLA - C</u>						
Civilian Labor Force	21,470	27,700	31,800	33,990	36,430	39,200
Total Employment	19,950	25,980	30,050	32,190	34,610	37,320
Unemployed	1,520	1,720	1,750	1,800	1,820	1,880
Percent	7.1	6.2	5.5	5.3	5.0	4.8
<u>MORROW - A</u>						
Civilian Labor Force	3,310	4,410	5,080	5,240	5,400	5,610
Total Employment	3,130	4,140	4,790	4,950	5,110	5,330
Unemployed	180	270	290	290	290	280
Percent	5.4	6.2	5.8	5.5	5.3	5.0
<u>MORROW - B</u>						
Civilian Labor Force	3,310	5,760	6,050	6,100	6,290	6,570
Total Employment	3,130	5,410	5,720	5,760	5,960	6,240
Unemployed	180	350	330	340	330	330
Percent	5.4	6.0	5.5	5.5	5.3	5.0
<u>MORROW - C</u>						
Civilian Labor Force	3,310	5,760	6,090	6,610	7,070	7,530
Total Employment	3,130	5,410	5,760	6,260	6,720	7,170
Unemployed	180	350	330	350	350	360
Percent	5.4	6.0	5.5	5.3	5.0	4.8

* By place of residence consistent with present Oregon Employment Division Benchmarks.

Type of Employment**	1978			1979			1980			1985			1990			1995		
	Total	Uma+	Mor	Total	Uma+	Mor	Total	Uma+	Mor	Total	Uma+	Mor	Total	Uma+	Mor	Total	Uma+	Mor
Construction	820	680	90	1230	1000	150	1130	900	130	0	0	0	0	0	0	0	0	0
Operational	0	0	0	80	70	10	620	550	40	800	680	100	800	680	100	800	680	100
Secondary ++	240	170	30	480	370	60	590	470	60	400	250	80	600	430	90	1000	780	120
TOTALS	1260	850	120	1870	1440	220	2340	1920	240	1200	930	180	1400	1110	190	1800	1460	220

- * Construction assumed to begin in second quarter of 1978.
- ** Construction and operational employees were computed by taking the yearly average of quarterly labor projections tabulated by CH₂M Hill from Alumax information and reported in Portland General Electric's Housing and Community Facility Requirements by Skidmore, Owings, and Merrill, May, 1975.
- + Distribution to counties based on gravity flow model and judgement of CH₂M Hill staff in Alumax Environmental Impact Statement, May, 1976.
- ++ Secondary employment was computed by applying multipliers to total basic employment of 2.0 for construction workers and 2.25 for operational. This means 1 support job per construction and 1.25 per operational job. With time lags, as discussed in the text of this report, and in the Alumax EIS from which these multipliers were derived, this means .3 secondary per construction worker and .4 per operational worker in 1980. Figures used for 1985, 1990, and 1995 respectively were .5, .75, and 1.25 additional employee for each basic operational worker. Numbers of secondary workers thus derived were distributed to counties on the basis of the CH₂M Hill gravity flow model and local judgement as to the pattern of future growth in commercial and service establishments.

APPENDIX C

Portland General Electric, Alumax Pacific Corporation,
and Federal Construction Projects
Morrow, Gilliam, and Umatilla Counties
1975 - 1995 Yearly Average Employment

Project	1975	1980	1985	1990	1995
<u>Portland General Electric</u>	20	1,350	1,600	1,700	1,870
Carty	20	330	100	100	100
Construction	(20)	(230)	--	--	--
Operational	--	(100)	(100)	(100)	(100)
Pebble Springs I *	0	1,020	240	170	170
Construction	--	(1,020)	(90)	--	--
Operational	--	--	(150)	(170)	(170)
Pebble Springs II †	0	0	1,260	170	170
Construction	--	--	(1,260)	--	--
Operational	--	--	--	(170)	(170)
Other (post '85) ††	0	0	0	1,550	1,720
Construction	--	--	--	(1,400)	(1,400)
Operational	--	--	--	(150)	(320)
<u>Alumax</u> *	0	1,750	800	800	800
Construction	--	(1,130)	--	--	--
Operational	--	(620)	(800)	(800)	(800)
<u>Federal</u>	0	500	40	40	40
I-82 **	0	250	20	20	20
Construction	--	(250)	--	--	--
maintenance & patrol	--	--	(20)	(20)	(20)
McNary Powerhouse **	0	250	20	20	20
Construction	--	(250)	--	--	--
Operational	--	--	(20)	(20)	(20)

* Assuming construction to begin, second quarter, 1978.

** Assuming construction to begin, second quarter, 1980.

+ Assuming construction to begin, second quarter, 1982.

†† Assuming construction to begin on third and fourth nuclear plants in area, second quarters of 1986 and 1990.

URBAN GROWTH AREA JOINT MANAGEMENT ANALYSIS

Introduction

The concept of an "Urban Growth Boundary" is a planning solution to a complex problem. In an attempt to provide for orderly development of land adjacent to urban areas, implementation of the urban growth boundary concept has been required of local governments in advance of political and legal solutions.

Within an urban growth boundary, both the city and the county have an interest. The county's interest lies in statutes requiring the county to be responsible for all land use decisions in areas outside of incorporated boundaries. The city's interest lies in the potential costs future annexation can have if development does not follow plans for facilities and services extension.

There is no existing legal or political framework within which cities and counties can work through this ambiguity. The most reasonable approach is for the parties involved to establish a process which incorporates, as peers, the interest of each within the existing legal constraints. In this process, the county will retain final jurisdiction as required by law, but the city's interest would be represented by utilizing their plans and implementing measures for area within the urban growth boundary. The property owners would have their interests represented through hearings by the county to insure that their needs are addressed as a part of the final decision.

This process should be viewed as an interim solution. Statutory changes developed through the political process will be necessary to finally resolve the ambiguity.

It is indeed unfortunate that the situation gives rise to a cumbersome process with additional paperwork. But until a cleaner process is developed, it is vastly important to protect the rights of all parties with an interest, and that the process be defensible so that the parties are not unnecessarily encumbered by lengthy and costly appeals.

The Model Urban Growth Area Joint Management Agreement provides such a process for land use decisions with an urban growth boundary. It should be viewed as a short-term agreement that will, with certain flexibility, meet the complex needs of a number of individual cities working with a county for a logical and responsible development of the area.

URBAN GROWTH AREA JOINT MANAGEMENT ANALYSIS

Morrow and Umatilla Counties

ORS 197.015(7) defines "Goals" as ". . . *mandatory* statewide planning standards . . ." (*emphasis added*). Statewide Planning Goal #14 (Urbanization) requires that "[u]rban growth boundaries . . . be established to identify and separate urbanizable land from rural land". The goal also states that "[e]stablishment and change of the boundaries shall be a *cooperative* process between the city and the county or counties that surround it" (*emphasis added*).

In the process of developing a comprehensive plan, most cities will identify some land outside existing city limits as necessary over time to accommodate anticipated urban expansion. Thus, the city will propose an urban growth boundary which subsumes unincorporated territory and include those lands in its planning process. The county has the responsibility of reviewing the city comprehensive plan, including the proposed urban growth boundary, for conformity with the Statewide Planning Goals (ORS 197.225). If the plan is found to be satisfactory, the city and county must then cooperatively establish the urban growth boundary [Statewide Planning Goal #14 (Urbanization); ORS 197.015 (7)].

The Morrow County Court and the Umatilla County Board of Commissioners have each adopted a Resolution and Order entitled, "In the Matter of the Development and Adoption of Procedures and Standards for County Review of City Comprehensive Plans". The process involves two sets of hearings, one at the final draft plan stage and one at the adopted (by the city) plan stage. Each set of hearings begins with the county planning commission which reviews the plan in accordance with the standards contained in the Resolution and Order. At the draft plan stage, the planning commission is required to make findings and may make recommendations on:

1. The plan's compliance with the Statewide Planning Goals;
2. The identification of city/county issues;
3. The urban growth boundary and plan for the urban growth area; and,
4. Coordination with affected governmental units.

The county governing body then conducts a similar review and makes its own findings and recommendations. At the adopted plan stage, the county planning commission is required to make findings with respect to the four factors mentioned above. The planning commission must also make recommendations with respect to:

1. The need for further negotiation; and/or,
2. The adoption/concurrence of the plan with exceptions as necessary.

The governing body makes its own findings and takes appropriate action as follows:

1. Enters into further negotiation with the city; and/or,
2. a. If the urban growth boundary subsumes unincorporated territory, adopts the plan for the urban growth area (i.e., that area of land extending from corporate limits to the urban growth boundary) and concurs with the plan within city limits with exceptions as necessary; or,
b. If the urban growth boundary does not subsume unincorporated territory concurs with the plan with exceptions as necessary.

ORS 215.503(2)(a) requires that "[a]ll legislative acts relating to comprehensive plans, land use planning or zoning adopted by the governing body of a county shall be by ordinance". Therefore, cooperatively established urban growth boundaries must be adopted by ordinance. If, in addition, a county approves a city comprehensive plan for an urban growth area which subsumes unincorporated territory, the county enters into an implied contract with the city to comply with the city's plan for that area. Adoption of the urban growth area plan as an amendment to a pre-existing county comprehensive plan or incorporation of the urban growth area plan into a developing county comprehensive plan are the only ways to implement this contract. In either case, the action must be taken by ordinance.

Both Morrow and Umatilla Counties have pre-existing comprehensive plans, so the previously mentioned Resolution and Order only addresses adoption of city urban growth area plans and concurrence with city plans inside corporate limits. Adoption is executed as an interim measure through ordinances which amend the county comprehensive plans. It is anticipated that both counties will incorporate city urban growth area plans into the developing county comprehensive plans which, when adopted by ordinance, will supersede the existing county plans and the interim ordinances amending them.

A cooperatively established urban growth boundary which subsumes unincorporated territory identifies such land as "available over time for urban uses" [State-wide Planning Goal #14 (Urbanization)]. The presumption is that this land will be annexed as needed to accommodate urban expansion. Thus the city has a valid interest in its development. The city could logically argue that the urban growth area should be within its jurisdiction and under its direct control. This point of view cannot, however, be accommodated under current Oregon land use statutes (ORS Chapters 92, 215, and 227).

Although various provisions of ORS Chapter 227 refer to a city's powers over an area within six miles of the city (i.e., ORS 227.090(9) permits a city planning commission to "[s]tudy and propose measures "deemed advisable to promote" the public interest, health, morals, safety, comfort, convenience, and welfare of both the city and the area within six miles thereof"; ORS 227.110(1) requires city approval of subdivision plats and plats or deeds dedicating land within six miles of the city prior to recordation; ORS 227.120 allows a city "to rename any existing street, highway, or road other than a county road or state highway" within six miles of the city if such renaming is found to be "in the best interest of the city and the six mile area"), it appears that provisions of ORS Chapters 92 and 215 nullify these powers. For example, ORS 92.042(1) grants

to cities the power to approve plans, maps, and plats to subdivisions and major partitions within six miles outside corporate limits *only until such time as* the county governing body adopts ordinances or regulations for the control of subdivisions and major partitions (*emphasis added*). County governing bodies must adopt, and may from time to time revise, comprehensive plans which are in conformity with the Statewide Planning Goals and zoning, subdivision, and other ordinances which are designed to implement adopted county comprehensive plans and which are applicable to *all* land in the county (*emphasis added*; ORS 215.050). ORS 215.170 states that "[t]he powers of an incorporated city to control subdivision and other partitioning of land and to rename thoroughfares in adjacent unincorporated areas shall continue unimpaired *until* the county governing body having jurisdiction over the area adopts regulations for controlling subdivisions there" (*emphasis added*).

Various rules of statutory interpretation also demonstrate the Legislature's intent to withhold control over unincorporated land from a city. ORS 92.110 specifically requires that all plans, plats, or replats of subdivisions located within the boundaries of an irrigation, drainage, or water control district or district improvement company be submitted to the appropriate board of directors for approval prior to approval by the county governing body. No prior approval provisions exist with respect to such actions within unincorporated areas adjacent to city limits. Therefore, the Legislature is presumed to have purposefully withheld prior approval power from cities. In addition, ORS 215.130(2) (a) provides that a county comprehensive plan and implementing ordinances will apply when city boundaries are extended or a new city is created *unless or until* the city provides otherwise (*emphasis added*). Subsection (2)(b) provides that a county comprehensive plan and implementing ordinances shall apply to "[t]he area within the county and also within the boundaries of a city *if* the city governing body adopts an ordinance declaring the area within its boundaries subject to the county's land use planning and regulatory ordinances, officers, and procedures *and* the county governing body consents to the conferral of jurisdiction" (*emphasis added*). Subsection (3) states that "[a]n area within the jurisdiction of city land use planning and regulatory provisions that is withdrawn from the city or an area within a city that disincorporates shall remain subject to such plans and regulations which shall be administered by the county *until* the county provides otherwise" (*emphasis added*). The fact that the Legislature did not include a provision permitting a county to confer jurisdiction to a city, particularly when Subsection (2)(b) is considered, once more indicates an intention to confer jurisdiction over unincorporated areas only to counties.

Cities and counties are faced with a significant dilemma with respect to the management of urban growth areas. Cities would like to control land use decisions in such areas to insure that development is orderly and consistent with city comprehensive plans so future annexation costs are minimal. Counties might like to confer jurisdiction over such areas to cities, but they cannot, at present, legally delegate their land use decision-making responsibilities. How can both interests be accommodated? One obvious solution is to amend the Oregon Revised Statutes. Until such time as the Legislature deems such action appropriate, another mechanism must be utilized.

Several alternative approaches to urban growth area management within current legal constraints can be identified. They can be separated into three generic categories based on county planning commission designation (ORS 215.020 permits a county governing body to create one or more county planning commissions or to utilize a joint planning commission). The first set of alternatives involves retaining a county planning commission as the land use decision-making body for all unincorporated land. The second set of alternatives involves naming the city planning commission as the county planning commission for land use decisions within the city's urban growth area. The third set of alternatives involves a combination of the first two sets of alternatives. The county governing body would retain final decision-making authority in each set of alternatives. Within each set, there are five approaches to implementing comprehensive plans. The first approach would utilize one group of county ordinances for all unincorporated areas. The second approach would utilize one group of county ordinances for unincorporated land outside urban growth boundaries with county procedures and each city's substantive ordinance provisions being applicable to each city's respective urban growth area. The third approach would utilize one group of county ordinances for unincorporated land outside urban growth boundaries with a different group of county ordinances uniformly applicable to all urban growth areas. The fourth approach would utilize one group of county ordinances for unincorporated land outside urban growth boundaries with different groups of county ordinances applicable to each city (one group per city). The fifth approach involves considering each type of land use ordinance (e.g., zoning, subdivision, mobile home park, etc.) separately and utilizing any of the preceding approaches for each type of ordinance.

The concept of joint city/county urban growth area management in Morrow and Umatilla Counties originated with agreements between the City of Boardman and Morrow County and between the City of Umatilla and Umatilla County. A Model Agreement was formulated on the basis of these existing agreements which utilizes existing county planning commissions. The county planning commissions apply one group of county ordinances to unincorporated land outside urban growth boundaries while adhering to county procedures and applying each city's substantive land use ordinances to each city's respective urban growth area. This may burden the county with some additional administrative requirements, but after familiarization with city ordinances is achieved the effort necessary to apply them would be reduced. The applicant may have to wait a little longer for a decision due to the fact that city comment is required prior to county approval or denial, but this approach protects the city's interests and provides the applicant with an additional forum in which to present his request. Finally, this approach preserves the peer relationship between elected officials which could be jeopardized if the city planning commission was designated as the county planning commission for land use decisions within the urban growth area (i.e., the Model Agreement permits a city council to review city planning commission recommendations prior to county consideration; the alternative approach could put the city qua county planning commission in a conflict of interest situation while removing the right to review from the city council).

In conclusion, until the Legislature specifically provides for city jurisdiction and control over urban growth areas, the Morrow and Umatilla County approach is

perhaps the most efficient mechanism within these counties for accommodating both city and county interests in urban growth areas. It is far from perfect, and as joint management agreements are implemented deficiencies are expected to become evident. For this reason, an amendment process was included in the Model and should be utilized when necessary.

DOCUMENTS
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ECHO
(1979a)

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Department of Land Conservation and Development

1175 COURT STREET N.E., SALEM, OREGON 97310 PHONE (503) 378-4926

June 13, 1979

The Honorable Marvin Laughlin
Mayor, City of Echo
Echo, OR 97826

Dear Mayor Laughlin:

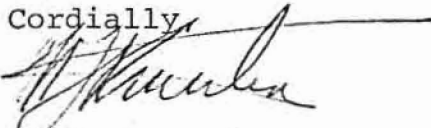
On June 7, 1979 the Commission reviewed the City of Echo's acknowledgement of compliance request and adopted the attached order denying that request. The basis for the denial was that the City's comprehensive plan and implementing measures did not comply with Statewide Planning Goals 10 (Housing), 11 (Public Facilities and Services) and 14 (Urbanization).

As noted in the attached order, the Commission granted the City of Echo a planning extension to September 15, 1979 to make the necessary plan and implementing measures changes to comply with Goals 10, 11 and 14.

Although the Commission did not find Echo to be in compliance with all of the Statewide Planning Goals, it recognizes the overall excellent quality of the City's plan and implementing measures. I am confident that Echo can make the necessary changes to bring its plan into compliance.

Please contact your field representative, Jim Kennedy, at 963-2171 x412 if you have any questions.

Cordially



W. J. Kvarsten
Director

WJK:CP:db

Enclosure

cc: Umatilla County Board of Commissioners
Jeri Cohen, County Coordinator
Henry Markus, Principal Comprehensive Planner, ECOAC
Jim Kennedy, Field Representative
Claire Puchy, Lead Reviewer
Senator Michael Thorne
Representative Jack Duff

BEFORE THE
LAND CONSERVATION AND DEVELOPMENT COMMISSION
OF THE STATE OF OREGON

IN THE MATTER OF THE
THE CITY OF ECHO

)
) COMPLIANCE ACKNOWLEDGMENT
) ORDER
)

On March 12, 1979 the City of Echo, pursuant to ORS Ch. 197.251(1) (1977 Replacement Part), requested that its comprehensive plan and implementing measures, consisting of the Comprehensive Plan, ordinance no. 232-78, adopted October 18, 1978; the Zoning Ordinance no. 231-78, adopted October 18, 1978; the Subdivision Ordinance no. 230-78, adopted October 18, 1978; the Mobile Home Park Ordinance no. 229-78, adopted October 18, 1978; and certain other materials be acknowledged by the Land Conservation and Development Commission in compliance with the Statewide Goals.

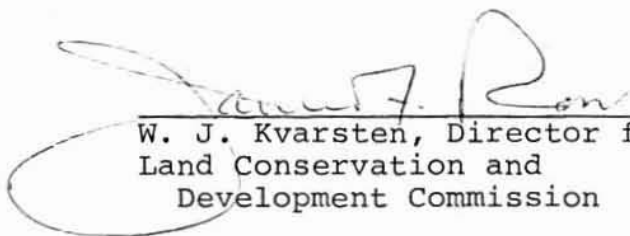
The Commission reviewed the attached written report of the staff of the Department of Land Conservation and Development on June 7, 1979 regarding the compliance of the aforementioned plan and measures with the Statewide Planning Goals. Section IV of the report constitutes the findings of the Commission.

Based on its review, the Commission finds that the City of Echo's comprehensive plan and implementing measures do not comply with Statewide Planning Goals adopted by this Commission pursuant to ORS Ch. 197.225 and 197.245.

Now therefore be it ordered that the City of Echo be granted a planning extension to September 15, 1979 to complete the work described in the attached report of the Commission.

The Land Conservation and Development Commission does not acknowledge that the aforementioned comprehensive plan and implementing measures of the City of Echo are in compliance with the Statewide Planning Goals.

Dated this 13th day of June, 1979.


W. J. Kvarsten, Director for the
Land Conservation and
Development Commission

WJK:CP:mh/MC
6/13/79
DC#15

LAND CONSERVATION AND DEVELOPMENT COMMISSION

ACKNOWLEDGMENT OF COMPLIANCE REPORT

City of Echo

DATE RECEIVED: March 19, 1979

DATE OF COMMISSION ACTION: June 7, 1979

I. REQUEST: Acknowledgment of Compliance with the Statewide Planning Goals for the comprehensive plan and implementing measures.

II. SUMMARY OF RECOMMENDATIONS:

A. Staff:

Recommends the City of Echo's acknowledgment request be denied and that the jurisdiction be granted a planning extension to September 15, 1979 to complete revisions to its comprehensive plan and implementing measures for Statewide Planning Goals 10, 11 and 14.

B. Local Coordination Body:

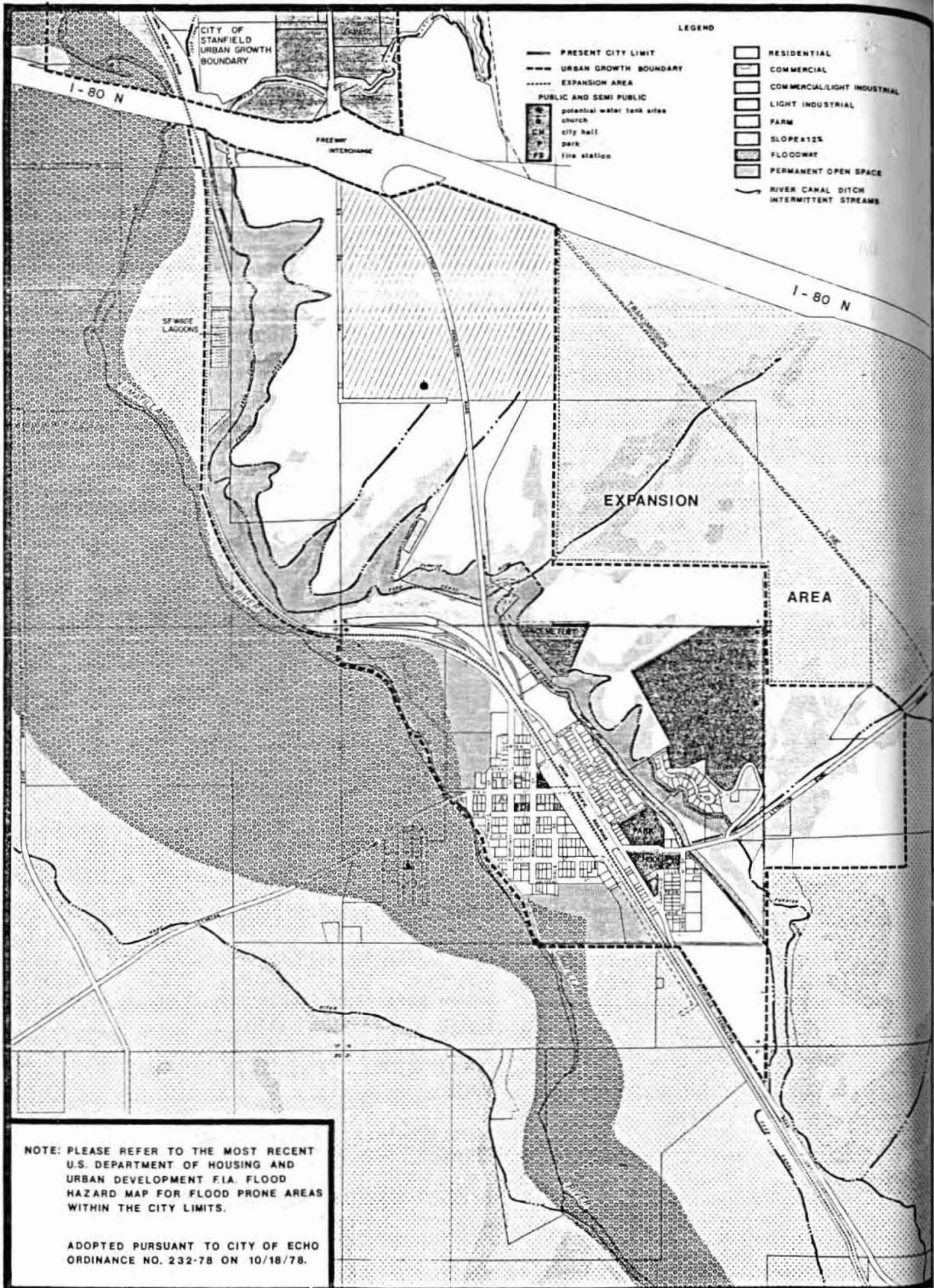
Recommends the City of Echo's comprehensive plan and implementing measures be acknowledged as being in compliance with the Statewide Planning Goals.

FIELD REPRESENTATIVE: Jim Kennedy
PHONE: 963-2171 (x412)

COORDINATOR: Jeri Cohen
PHONE: 276-6732

LEAD REVIEWER: Claire Puchy
PHONE: 378-5455

Date of Report: May 24, 1979



COMPREHENSIVE PLAN CITY OF ECHO, OREGON



III. BACKGROUND INFORMATION:

A. Geography:

The City of Echo is located in the northwest sector of Umatilla County, approximately six miles southeast of Hermiston. Its economy is based on agriculture.

B. Governing Body:

Mayor and a six-member city council.

C. Population:

1976 - 520
1975 - 500
1974 - 490
1970 - 479
1960 - 456
1950 - 457
1940 - 280

D. Plan and Implementing Measures:

Comprehensive Plan:	Adopted October 18, 1978
Zoning Ordinance:	Adopted October 18, 1978
Subdivision Ordinance:	Adopted October 18, 1978
Mobile Home Park Ordinance:	Adopted October 18, 1978
Urban Growth Area Joint Management Agreement:	Adopted October 18, 1978

E. Citizen Involvement Information:

Planning Commission was approved to serve as Committee for Citizen Involvement on March 19, 1976. A Citizen Involvement Program was approved by LCDC.

F. Compliance Status:

Planning Extension and grant approved June 18, 1976.

Planning Assistance Grant approved May 6, 1977 with a compliance date of July 1, 1978.

Total amount received was \$8,275 plus a portion of a joint grant awarded to East Central Oregon Association of Counties (ECOAC).

IV. FINDINGS:

A. General Overview:

Echo was settled in the 1850's and incorporated in 1904. Its economy has been influenced by agri-business and food processing industries which in turn have arisen because of the region's irrigated agriculture.

Western Umatilla County is a rapidly growing part of the state. During the 1970's, increases in irrigated agriculture, food processing, home construction and energy and transportation facilities have taken place.

Echo's urban growth boundary encompasses a 1,214 acre area, 387.2 acres of which are within the city limits. Current land uses within the city limits is as follows:

<u>Type</u>	<u>Acres</u>	<u>Percent</u>
Residential	69.0	17.8
Commercial	2.5	0.6
Industrial	30.7	7.9
Public and Semipublic	101.3	26.2
Agricultural	116.6	30.2
Vacant	67.1	17.3
	<u>387.2</u>	<u>100.0</u>

Land within the urban growth area is predominantly in farm use.

Echo expects its current population of 520 will reach up to a maximum of 2,514 to 4,064 by 1995. This is predicated on the assumption that 20 percent of all future West Umatilla County residents will live in Echo.

The comprehensive plan, which was prepared by the East Central Oregon Association of Counties (ECOAC), is a well-organized, easily understood document.

The City of Echo does not comply with Goals 10 (Housing), 11 (Public Facilities and Services) and 14 (Urbanization). Basic deficiencies are summarized as follows:

Goal 10: The Zoning Ordinance contains unclear and discretionary conditional use approval standards, and duplexes and multifamily units are not allowed outright in any zone.

Goal 11: The existing sewage treatment facilities are inadequate to accommodate projected growth and the City has no provisions for expanding these facilities or constructing new ones.

Goal 14: The City's population projections are not supported by adequate findings. The urban growth boundary is not supported by findings relative to all factors of Goal 14. Specifically, the City has not demonstrated a need for all residential land included within the UGB.

Goal 3 (Agricultural Lands), 4 (Forest Lands), 15 (Willamette Greenway) and 16-19 (Coastal Goals) are not applicable to Echo.

B. Applicable Goals:

1. Citizen Involvement: (Goal 1)

The acknowledgment request includes the following to comply with this Goal:

Factual Information: Plan, pp. III-1-2, IV

Plan Policies: Citizen Involvement Policies, p. 2

Implementing Measures: Zoning Ordinance (No. 231-78), Article 12 (Administrative Provisions); Subdivision Ordinance (No. 230-78), Section 2 (Subdivision and Partition Procedure and Approval); Mobile Home Park Ordinance (No. 229-78), Section 2 (Procedure for Mobile Home Park Plan Approval)

The Echo City Council functions as the approved Committee for Citizen Involvement. The City's approved Citizen Involvement Program included public meetings of the city council, informational meetings, public hearings, and a community attitude survey (pp. IV-1-2; Community Attitude Survey).

Echo is committed to citizen involvement in all future planning efforts (Citizen Involvement Policies, p. 2), and shall conduct periodic community surveys and encourage people to attend and participate in city council meetings and hearings.

Changing needs of residents within the UGB are grounds for review and amendment of the comprehensive plan and ordinances (pp. 8-9). The plan includes procedures for holding public hearings and notifying citizens of such hearings (p. 9).

Conclusion: The City of Echo complies with Goal 1.

2. Land Use Planning: (Goal 2)

The City of Echo has adopted a comprehensive plan to serve as the basis for all land use decisions and actions (Ordinance No. 232-78). The plan includes inventories and other factual information, as well as identification of problems and alternative courses of action. All applicable Statewide Planning Goals have been addressed. Echo has adopted policies (Ordinance No. 232-78) and has made land use designations within the UGB (Comprehensive Plan Map), consistent with the factual base.

Implementing measures, including zoning, subdivision and mobile home park ordinances, have been adopted by Echo (No. 231-78, 230-78 and 229-78, respectively) to carry out the plan and policies.

Land within the City has been zoned, consistent with plan map designations and provisions of the Zoning Ordinance.

Preparation of the comprehensive plan and implementing measures was coordinated with state and federal agencies, special districts and Umatilla County. None of these has identified any conflicts between its programs and the City's adopted plan and ordinances. Umatilla County has amended its comprehensive plan (Ordinance No. 79-14) to adopt Echo's comprehensive plan for that area outside the city limits, but within the UGB, and will amend its ordinances according to provisions of the Urban Growth Area Joint Management Agreement (see the Goal 14 section of this report for details).

Echo will review its plan and implementing measures at least annually and amend these documents, if necessary. Procedures for review and amendment are included in Ordinance No. 232-78 (Sections 6 and 7).

Conclusion: The City of Echo complies with Goal 2.

3. Open Spaces, Scenic and Historic Areas, and Natural Resources: (Goal 5)

The acknowledgment request includes the following to comply with this Goal:

Factual Information: Plan, pp. II-1, III-3, VII-4, VII-11-13

Plan Policies: Open Spaces, Scenic and Historic Areas, and Natural Resources Policies, p. 3; Areas Subject to Natural Disasters and Hazards Policies 2, 5 and 6, p. 4; Public Facilities and Services Policy 9, p. 7; Comprehensive Plan Map

Implementing Measures: Zoning Ordinance (No. 231-78), Articles 3.70 (POS), 5.20 (Conditional Uses--Placing Conditions on a Permit); Subdivision Ordinance (No. 230-78), Section 4 (Requirements for Improvements, Preservation, and Design)

Echo has described all applicable Goal 5 topics, including open space, mineral and aggregate resources, fish and wildlife habitat, energy sources, groundwater resources and historic sites (pp. III-3, VII-4, VII-11-13, VIII-17, VIII-23-24, Community Attitude Survey). The Umatilla River and its floodway are particularly important as fish and wildlife habitat, and "should be protected through designation as permanent open space" (p. VII-11). The floodway has been designated (Comprehensive Plan Map) and zoned (Zoning Map) "Permanent Open Space," consistent with Open Spaces, Scenic and Historic Areas, and Natural Resources Policy 2 (p. 3). Echo Meadows, an important waterfowl habitat south of I-80N, has also been designated and zoned "Permanent Open Space."

Several sites and buildings listed in the "Statewide Inventory of Historic Sites and Buildings," as well as a portion of the Oregon Trail are located in the Echo planning area (p. VIII-17). However, the City recognizes (p. II-1) the need for an historic and archeological survey and literature search, and will incorporate such information into the plan at plan update. The City has a policy (Open Spaces and Historic Areas, and Natural Resources Policy 6, p. 3) "To protect archaeological and historic sites, structures and artifacts." According to Section 4.9 of the City's Subdivision Ordinance, these shall be preserved in the design of subdivisions and land partitions.

Echo has adopted a number of policies (Open Spaces, Scenic and Historic Areas, and Natural Resources Policies, p. 3), which reflect its concern for the protection of open space and other natural resources. To carry out these policies, 278.8 acres of land within the UGB have been designated (Comprehensive Plan Map) and zoned "Permanent Open Space." In addition, Article 5.20 of the Zoning Ordinance allows the city council to place conditions on conditional use permits to protect "existing trees, vegetation, water resources, wildlife habitat or another significant natural resource."

Conclusion: The City of Echo complies with Goal 5.

4. Air, Water and Land Resources Quality: (Goal 6)

The acknowledgment request includes the following to comply with this Goal:

Factual Informaton: Plan, pp. III-3-4, VII-7-11, VII-13, VII-5-6, VIII-18, VIII-21-22, VIII-24, Soil Mapping Units Map

Plan Policies: Air, Water and Land Resources Quality Policies, pp. 3-4; Economic Development Plicies 3 and 4, p. 5; Public Facilities and Services Policies, pp. 6-7; Transportation Policy 1, p. 7

Implementing Measures: Zoning Ordinance (No. 231-78), Articles 3.60 (M-1), 3.82 (Additional Requirements--Ground Cover Requirements), 5.20 (Conditional Uses-Placing Conditions on a Permit); Subdivision Ordinance (No. 230-78), Section 4 (Requirements for Improvements, Preservation and Design); Preliminary Capital Improvements Program

Dust from agricultural operations, noise from the Union Pacific Railroad and excessive storm runoff because of lack of a storm drainage system in most parts of town cause periodic air and water quality problems (pp. VII-13, VIII-24, Community Attitude Survey).

Echo installed a sewage collection and lagoon treatment system in 1974 which the plan describes as "adequate" (p. VII-13). The Oregon Department of Environmental Quality, however, has commented that there are major problems with the City's sewage treatment facilities which should be addressed in the comprehensive plan (see letter attached). The City is currently cooperating with the DEQ and EPA to correct these problems (Administrator, Regional Operations Division, DEQ, personal communication, May 22, 1979).

It is the City's policy (pp. 3-4) to maintain and improve the quality of the air, land and water by: (1) limiting all discharges from existing and future development to meet state and federal environmental standards; and (2) encouraging industries to locate in Echo which have no significant detrimental effect on environmental resources.

Echo is developing a capital improvement program for construction of a storm drainage system (Draft Preliminary Capital Improvement Program). Section 4.3 of the Subdivision Ordinance contains requirements regarding the provision of storm drainage facilities in areas of new development.

Sewerage facilities are required in new development areas according to Section 4.5 of the City's Subdivision Ordinance.

Echo's Light Industrial (M-1) Zone allows any industrial use outright that "will not create a public nuisance because of unsightliness, noise, smoke, odor, dust, vibration, or heavy truck traffic."

Article 3.82 of the Zoning Ordinance requires residential and commercially zoned land to be planted with ground cover, trees and bushes within six months after completion of a structure to prevent dust blowing.

Conclusion: The City of Echo complies with Goal 6.

Suggestion for Plan and Implementing Measures Improvement:

The City should continue to cooperate with DEQ and EPA to correct current problems with the sewage treatment facilities. Appropriate amendments to the comprehensive plan, policies and implementing measures should be adopted, if necessary.

5. Areas Subject to Natural Disasters and Hazards: (Goal 7)

The acknowledgment request includes the following to comply with this Goal:

Factual Information: Plan, pp. II-1, III-3, VII-4-11, Natural Hazards Map, Soil Mapping Units Map

Plan Policies: Open Spaces, Scenic and Historic Areas, and Natural Resources Policy 2, p. 3; Areas Subject to Natural Disasters and Hazards Policies, p. 4; Comprehensive Plan Map

Implementing Measures: Zoning Ordinance (No. 231-78), Articles 3.70 (POS), 3.83 (Additional Requirements-Hazard Areas), 7.20 (Mobile Home Regulations--Installation Requirements); Subdivision Ordinance (No. 230-78), Section 4 (Requirements for Improvements, Preservation and Design); Mobile Home Park Ordinance (No. 229-78), Sections 3 (Requirements for Improvements, Preservation, and Design) and 4 (Siting and Installation of Mobile Homes in Mobile Home Parks)

Echo has identified three types of hazards within the planning area--flooding, steep slopes (greater than 12 percent), and soil limitations (pp. III-3, VII-4-11). The locations of these are mapped (Natural Hazards Map, Soil Mapping Units Map).

A portion of the City is situated in the floodway of the Umatilla River; other areas are within the 100-year floodplain (Natural Hazards Map). However, the City is participating in the National Flood Insurance Program and has a policy (Areas Subject to Natural Disasters and Hazards Policy 3, p. 4) to "investigate alternative ways to reduce the flood hazard within the city limits."

Echo has other policies (Open Spaces, Scenic and Historic Areas, and Natural Resources Policy 2, p. 3; Areas Subject to Natural Disasters and Hazards Policies 1, 2, 5 and 6, p. 4) to limit the use of floodplain areas to open space. To carry out these policies, the flood hazard areas, as well as most steep slope areas, have been designated (Comprehensive Plan Map) and zoned (Zoning Map) Permanent Open Space (POS) (Zoning Ordinance, Article 3.70). No permanent structures are allowed in this zone.

If a structure is proposed in any identified hazard area in the UGB, Article 3.83 of the Zoning Ordinance requires the developer to incorporate necessary safeguards into site and building plans before the City can approve the building permit. Similar provisions are included in the Subdivision Ordinance (Sections 4.1(4), 4.3(1), 4.3(2)(f), and 5.2(1)(3)) and the Mobile Home Park Ordinance (Section 3.2).

Conclusion: The City of Echo complies with Goal 7.

6. Recreational Needs: (Goal 8)

The acknowledgment request includes the following to comply with this Goal:

Factual Information: Plan, pp. III-3-4, VIII-17, Land Use and Housing Map, Community Attitude Survey

Plan Policies: Open Spaces, Scenic and Historic Areas, and Natural Resources Policies, p. 3; Areas Subject to Natural Disasters and Hazards Policy 2, p. 4; Recreational Needs Policies, pp. 4-5; Comprehensive Plan Map

Implementing Measures: Zoning Ordinance (No. 231-78), Articles 3.10 (R-1), 3.20 (R-2), 3.30 (R-3), 3.40 (C-1), 3.60 (M-1), 3.70 (POS); Subdivision Ordinance (No. 230-78), Sections 4.8(1) (Parks, Playgrounds and Recreation Areas); Preliminary Capital Improvement Program

The comprehensive plan describes existing recreational facilities in Echo (pp. III-3-4, VIII-17, Community Attitude Survey). According to a community attitude survey, there is a need for more public meeting places and indoor recreational facilities. Interest was also expressed in development of a riverside park and a public swimming pool (p. III-4, Community Attitude Survey).

The results of the community attitude survey have been translated into a number of policies (Areas Subject to Natural Disasters and Hazards Policy 2, p. 4; Recreational Needs Policies, p. 4). Land for parks and open space uses have been designated on the Comprehensive Plan Map, consistent with these policies.

Outdoor recreational facilities are allowed outright in the Permanent Open Space (POS) Zone. Public and semipublic uses are conditional in all zones. In addition, the Subdivision Ordinance (Section 4.8(1)) requires, and provides standards for the development of parks, playgrounds and recreation areas in all future subdivisions and land partitions.

Echo's Preliminary Capital Improvement Program will include development of a golf course, a community center, Riverside Park and a swimming pool.

Conclusion: The City of Echo complies with Goal 8.

7. Economy of the State: (Goal 9)

The acknowledgment request includes the following to comply with this Goal:

Factual Information: II-1-2, III-4, VIII-1-16, VIII-18, VIII-25, IV-4, Land Use and Housing Map

Plan Policies: Land Use Planning Policies, p. 2; Agricultural Lands Policies, pp. 2-3; Air, Water, and Land Resources Quality Policy 2, p. 4; Economic Development Policies, p. 5; Comprehensive Plan Map

Implementing Measures: Zoning Ordinances (No. 231-78), Articles 3.40 (C-1), 3.50 (C-2), 3.60 (M-1), 3.70 (POS); Preliminary Capital Improvement Program

Echo has analyzed the local and regional economy, including employment and industrial development patterns (pp. VIII-4-8). Irrigated agriculture and related agri-business play a key role in Echo's economy, although nearby energy and heavy industry facilities are also important (pp. VIII-4-6). There is little commercial or industrial development in Echo at the present time (p. III-4). A survey conducted by ECOAC indicates that "the greater proportion of town residents are employed in areas other than Echo" (p. VIII-7).

The Echo City Council has decided to encourage economic development (p. VIII-18), and has adopted policies (Economic Development Policies, p. 5) which express its intent to diversify the economy, preserve certain parcels of land for future industrial and commercial development, encourage nonpolluting industry, provide necessary facilities to attract and serve industry, minimize the environmental impact of industrial growth, expand job opportunity and training programs, and develop a downtown improvement plan.

The City acknowledges (p. II-1) the need for an ongoing analysis of the impacts of proposed major regional projects (e.g., Pebble Springs Nuclear Plant, I-82 Freeway) on the City. The plan and implementing measures will be amended as such information becomes available (Land Use Planning Policies 3, 5, 6 and 8, p. 2).

Echo has identified land south of and adjacent to the I-80N Freeway interchange as best commercial/industrial site in the area (p. II-1) and has adopted a policy (Economic Development Policy 1, p. 5) to protect it from encroachment from incompatible land uses. The parcel has been designated "Commercial/Light Industrial" (Comprehensive Plan Map) and zoned Light Industrial (M-1) and Tourist Commercial (C-2) (Zoning Map).

Two other commercial/light industrial areas have been identified by the City (p. IX-3, Comprehensive Plan Map), taking advantage of nearby rail access.

In all, 176.8 acres within the UGB have been designated "Commercial/Light Industrial," 42.9 acres have been designated "Light Industrial," and 23.6 acres have been designated "Commercial" (p. IX-4).

Echo's Draft Preliminary Capital Improvement Program includes provision for a sewer and a well, water storage and water main line system for the I-80N area within the urban growth boundary.

The Department of Economic Development has commented that the plan does not contain "an overall strategy or work program" to achieve economic and industrial development as proposed (see letter attached).

Conclusion: The City of Echo complies with Goal 9.

Suggestion for Plan and Implementing Measures Improvement:

The City should work with the Department of Economic Development to develop an overall strategy for achieving proposed economic and industrial development.

8. Housing: (Goal 10)

The acknowledgment request includes the following to comply with this Goal:

Factual Information: Plan, pp. II-1-2, III-3-4, VII-4-11, VIII-9-13, VIII-15-16, VIII-18-25, IX-1-4, Natural Hazards Map, Soil Mapping Units Map, Land Use and Housing Map

Plan Policies: Agricultural Lands Policy 2, p. 3; Housing Policies, p. 6; Comprehensive Plan Map

Implementing Measures: Zoning Ordinance (No. 231-78), Articles 3.10 (R-1), 3.20 (R-2), 3.30 (R-3); Subdivision Ordinance (No. 230-78); Mobile Home Park Ordinance (No. 229-78)

Buildable Lands Inventory

Goal 10 defines buildable lands as "...lands in urban and urbanizable areas that are suitable, available and necessary for residential use" (emphasis added).

A. Lands Suitable and Available for Residential Use

Echo has inventoried land within its planning area in terms of suitability and availability for residential development (pp. II-1, VII-4-11, VIII-15-16, VIII-18-25, Natural Hazards Map, Soil Mapping Units Map, Land Use and Housing Map). Major limitations are flood hazards, steep slopes and soil conditions (see the Goal 7 section of this report for more details). There are man-made barriers as well (e.g., roads, railroads). The City's ability to provide public facilities and services, proximity to transportation routes and land ownership were also considered (p. II-1, III-5).

The "major land uses in Echo include residential, public and pasture. The pasture areas north and south of downtown are floodprone. With the exception of the homes just west of the City, all the land surrounding Echo is in farm use" (p. VIII-15).

B. Lands Necessary for Residential Use

An inventory of existing housing (by type) is included in the plan (p. VIII-16). A community attitude survey indicates there is a need for "inexpensive housing and increased availability of rental units" (p. III-4). No other housing needs by type have been identified in the plan.

Based on 1970 Census data, 45 percent of Echo's population earns less than \$5,000 annually and 30 percent earn over \$8,000 (p. VIII-9). These percentages are much lower than both Umatilla County and State of Oregon averages as well as all other Umatilla County city averages for those income ranges (p. VIII-9). A 1977 water system questionnaire, however, reported higher averages (p. VIII-10).

Based on population projections of 2,514 to 4,064 people at various densities, the City estimates that 356 to 576 acres of land will be needed for residential use by 1995 (pp. II-2, IX-1). This was calculated in the following manner (p. IX-1):

<u>Percent of Population</u>	<u>Dwelling Unit/Acre</u>	<u>People Per Unit</u>	<u>Acres Needed</u>	
			<u>(2,514 projection)</u>	<u>(4,064 projection)</u>
40	1	4	251	406
40	4	3	84	136
20	12	2	21	34
			<u>356</u>	<u>576</u>

Formula:

$$\frac{(\% \text{ (population projection)})}{(\text{dwelling unit/acre}) (\text{people per unit})} = \text{acres needed}$$

No justification for the percent of population (i.e., 40-40-20 split) at various densities used in these calculations is given in the plan. However, the Principal Comprehensive Planner has indicated that the figures were arrived at by the ECOAC planning staff and the City Council after an analysis of state, regional and local housing mix and density trends (personal communication, May 7, 1979).

The number of housing units needed by type are not identified in the plan. However, based on the above data, DLCD staff calculates that the City will need the following number of units:

	Number of Units	
	<u>(2,514 projection)</u>	<u>(4,064 projection)</u>
1 unit/acre @ 4 people/unit	251	406
4 units/acre @ 3 people/unit	336	544
12 units/acre @ 2 people/unit	252	408

Housing Policies

Echo has a number of housing policies (p. 6) which reflect its commitment to providing adequate housing for its citizens. Housing Policy 3 encourages a variety of lot sizes, housing types and range in prices. Policy 2 indicates the City will cooperate with agencies involved in the development of low and moderate income housing.

Within the UGB, 611.6 acres have been designated for residential use (pp. II-2, IX-4, Comprehensive Plan Map).

Implementing Measures

Three residential zones are established by the City's Zoning Ordinance--General Residential (R-1), Limited Residential (R-2) and Farm Residential (R-3)--which allow for a variety of housing types and residential densities. Single family dwellings are allowed outright in all three zones. Mobile homes are allowed outright in the R-1 and R-3 zones. Two family and multifamily dwellings are allowed conditionally in both the R-1 and R-2 zones. Mobile home parks are conditional uses in the R-1 zone and are subject to provisions of the City Mobile Home Park Ordinance (No. 229-78).

Article 5 of the City's Zoning Ordinance contains the following approval standards for conditional uses:

1. The use will be consistent with the comprehensive plan and the objectives of the zoning ordinance and other applicable policies of the City.
2. Taking into account location, size, design, and operating characteristics, the use will have minimal adverse impact on the (a) livability, (b) value and (c) appropriate development of the abutting properties and the surrounding area compared to the impact of development that is permitted outright.
3. The location and design of the site and structures for the use will be as attractive as the nature of the use and its setting warrants.

4. The design will preserve environmental assets of particular interest to the community.
5. The applicant has a bona fide intent and capability to develop and use the land as proposed and has some appropriate purpose for submitting the proposal and is not motivated solely by such purposes as the alteration of property values for speculative purposes.

1000 Friends of Oregon has objected to Echo's acknowledgment request in part because multifamily dwellings are only allowed conditionally and conditional use approval criteria "are wholly discretionary and encompass broad and generalized standards" (see letter attached).

Conclusion: The City of Echo does not comply with Goal 10.

Echo has made a determination of existing housing, income levels and land suitability and availability. Housing needs have been identified as "inexpensive housing" and "rental units." Needed acreage has been calculated on the basis of density, but not by number of units per housing type. However, it can be assumed that one unit per acre and four units per acre densities will provide predominantly single family housing, and that 12 units per acre densities will provide predominantly multifamily housing. Based on these assumptions, the City of Echo will need 587 to 950 single family units and 252 to 408 multifamily units by 1995. Land has been designated and zoned for these residential uses (see the Goal 14 section of this report for details).

Conditional use approval standards 2, 3, 4 and 5 in Article 5 of the Zoning Ordinance are unclear and discretionary and could result in the exclusion of a needed housing type. This is especially important in light of the following:

1. Most residential land within the UGB has been zoned R-1 and R-3 in which single family dwellings and mobile homes are the only uses allowed outright.
2. A significant amount of land designated for residential use has been zoned R-2 in which single family dwellings are the only outright permitted use.
3. Two family and multifamily units are allowed only conditionally and only in the R-1 and R-2 zones.
4. Income levels of many Echo residents are relatively low and therefore purchase of a home will be difficult.

The City cannot carry out its policy (Housing Policy 3, p. 6) of providing "a diversity of housing types and a range in prices" unless unclear and discretionary conditional use approval standards are eliminated and/or low-cost housing types (e.g., duplexes and multifamily units) are allowed outright in at least one residential zone.

In order to comply with Goal 10, the City of Echo must:

1. Either eliminate unclear and discretionary conditional use approval standards from Article 5 of the Zoning Ordinance, or
 2. Allow duplexes, multifamily units or other low-cost housing types outright in at least one residential zone, containing sufficient buildable lands to meet the identified needs;
 3. Amend the plan (p. IX-1) to include justification for the percent of population at various densities used in calculating residential acres needed;
 4. Amend the plan to include a determination of the number of units needed by housing type.
9. Public Facilities and Services: (Goal 11)

The acknowledgment request includes the following to comply with this Goal:

Factual Information: Plan, pp. II-2, III-3-4, VIII-17-24, Water System Map, Sewer System Map, Telephone Map, Sewer System Map, Telephone Lines Map, School District Boundaries Map, Oregon State Highway Division Map of Echo, Community Attitude Survey

Plan Policies: Land Use Planning Policy 5, p. 2; Economic Development Policy 5, p. 5; Housing Policy 5, p. 6; Public Facilities and Services Policies, pp. 6-7; Urban Management Agreement; Comprehensive Plan Map

Implementing Measures: Subdivision Ordinance (No. 230-78), Section 4 (Requirements for Improvements, Preservation, and Design); Mobile Home Park Ordinance (No. 229-78), Section 3 (Requirements for Improvements, Preservation, and Design); Urban Growth Area Joint Management Agreement; Preliminary Capital Improvement Program

The comprehensive plan includes an inventory of public facilities and services, including schools, police, fire, water, sewer, solid waste, library, communication and health services (pp. VIII-17-18, VIII-21-24, Water System Map, Sewer System Map, Telephone Lines Map, School District Boundaries Map, Oregon State Highway Division Map of Echo).

The City has identified the following problems regarding the provision of facilities and services within the urban growth boundary:

1. The Echo School District is currently serving 228 students and is operating beyond capacity (p. VIII-17).
2. Echo's water system has had a number of serious problems over a period of years and should be entirely replaced (p. VIII-23-24).
3. Echo's existing storm sewer is not adequate to alleviate problems associated with flooding and excessive storm runoff (p. VIII-24).

Echo is currently finalizing plans for expansion of its school facilities to a capacity of 260 students (pp. III-4, VIII-17). The City has a policy (Public Facilities and Services Policy 7, p. 7) to "require the dedication of school sites or fees in lieu of to be used for school sites or capital improvements as part of the review and approval of subdivisions and planned unit developments as necessary."

Public Facilities and Services Policy 4 (p. 6) expresses the City's intent to construct a new water system. The Draft Preliminary Capital Improvement Program includes a provision for rehabilitation of the system. A proposed bond to finance these improvements was approved by voters in July 1978 (p. VIII-4).

It is the City's policy (Public Facilities and Services Policy 4, p. 6) to expand the storm drainage system. A provision for doing this has been included in the Draft Preliminary Capital Improvement Program.

The plan indicates that Echo's sewage treatment facility "is adequate at the present time for projected growth within the city limits" (p. III-4). The design capacity of the facility is 1,000 population (p. VIII-22). However, Echo is projecting a population of 2,514 to 4,064 by 1995 (pp. VIII-18, VIII-22). Growth of this magnitude would require either substantial expansion of the existing treatment facilities or construction of entirely new facilities (Administrator, Regional Operations Division, DEQ, personal communication, May 22, 1979). The plan makes no provisions for additional treatment capacity to meet projected growth needs, but indicates it will expand its sewerage system as necessary (Public Facilities and Services Policy 4, p. 6). The plan contains no discussion of methods to carry out this policy. Federal funding for such expansion cannot be predicted at this time (Administrator, Regional Operations Division, DEQ, personal communication, May 22, 1979).

Echo has a policy (Public Facilities and Services Policy 8, p. 7; Urban Growth Area Joint Management Agreement, V) to provide city water and sewer service only within the UGB, upon annexation, irrevocable consent to annex, or at the discretion of the city council. Subdivisions and other new developments are required to

have public facilities (Public Facilities and Services Policy 11, p. 7; Subdivision Ordinance, Sections 4.3, 4.4, 4.5, 4.7; Mobile Home Park Ordinance, Section 3.5). New wells within the UGB will be discouraged if they will (either individually or collectively) substantially reduce the City's ability to provide a dependable source of water (Public Facilities and Services Policy 9, p. 7).

Echo's Housing Policy 5 (p. 6) requires low density residential areas to be laid out so they can be further subdivided or partitioned at a later time to accommodate needed public facilities. This policy is carried out by Section 4.1(5) of the Subdivision Ordinance.

Conclusion: The City of Echo does not comply with Goal 11.

The City has identified several problems regarding the future provision of facilities within the UGB, particularly water. However, Echo will be replacing its water system in the near future.

Echo states that its sewage treatment facility is adequate to meet projected growth needs within the city limits. However, the design capacity of the system is 1,000, whereas the City expects to grow to 2,514 to 4,064 by 1995. Such growth would require substantial expansion of existing facilities or construction of an entirely new treatment facility, for which the comprehensive plan makes no provisions. DEQ has indicated that the possibility of Echo securing adequate funding for such a project cannot be predicted at this time.

Until Echo can demonstrate the intention and realistic plans to meet the sewage treatment needs of its projected population, it should be planning for growth which is commensurate with existing treatment facilities' design capacity (see the Goal 14 section of this report for more details).

In order to comply with Goal 11, the City must either:

1. Discuss in the plan the methods or strategy by which it will either expand the existing sewage treatment facilities or construct new facilities which are adequate to meet projected growth needs; or
2. Revise its comprehensive plan (including population projections) and UGB commensurate with the design capacity of existing treatment facilities.

Note: The activities listed above must be carried out in coordination with the compliance recommendations in the Goal 14 section of this report (pp. 22-23 of this report).

Suggestion for Plan and Implementing Measures Improvement:

In view of the contrast between the modest expansion of Echo's existing school facilities and the City's significant population expectations, Echo should coordinate closely with the local school district in carrying out Public Facilities and Services Policy 7 (p. 7), requiring the dedication of school sites or fees as part of the approval of new development.

10. Transportation: (Goal 12)

The acknowledgment request includes the following to comply with this Goal:

Factual Information: Plan, pp. III-4-5, VIII-24-25; Oregon State Highway Division Map of Echo; Urban Growth Area Joint Management Agreement, Attachments D-1 (List of County Roads Within the Urban Growth Boundary) and D-2 (Map of Existing County Roads Within the Urban Growth Boundary)

Plan Policies: Public Facilities and Services Policies 4, 10 and 11, pp. 6-7; Transportation Policies, p. 7; Comprehensive Plan Map; Urban Growth Area Joint Management Agreement

Implementing Measures: Subdivision Ordinance (No. 230-78), Section 4 (Requirements for Improvements, Preservation and Design); Urban Growth Area Joint Management Agreement

The plan includes an inventory of all transportation modes available to the City (auto, air, water and rail) and an assessment of future needs (pp. III-4-5, VIII-25). About 90 percent of Echo's streets are paved but all are in poor condition (p. VIII-25). The City intends to repave these (Transportation Policy 1, p. 7), and has included provisions for resurfacing in its Draft Preliminary Capital Improvement Program. Echo and Umatilla County have agreed to cooperatively develop an implementation policy regarding development and maintenance of streets and roads within the UGB, consistent with the comprehensive plan (Transportation Policy 4, p. 7; Urban Growth Area Joint Management Agreement, VII).

Conclusion: The City of Echo complies with Goal 12.

11. Energy Conservation: (Goal 13)

The acknowledgment request includes the following to comply with this Goal:

Factual Information: Plan, pp. III-5, VII-13

Plan Policies: Housing Policies 4 and 5, p. 6; Public Facilities and Services Policy 8, p. 7; Energy Conservation Policies, pp. 7-8

Implementing Measures: Zoning Ordinance (No. 231-78); Subdivision Ordinance (No. 230-78), Section 4.9 (Preservation of Natural Features and Amenities); Urban Growth Area Joint Management Agreement

Echo recognizes (p. VII-13) the potential of solar energy for water and space heating and wind for pumping or generation of electricity. Three sources of solid waste as energy resources have been identified as well (p. VII-13).

Four policies (p. 8) have been adopted, calling for (1) revision of the Zoning Ordinances to protect solar access, (2) design of new streets and buildings to allow for utilization of solar energy and landscaping to reduce summer cooling needs, (3) energy efficient extension and upgrading of water and sewer lines, and (4) insulation of buildings.

Article 4.20 of the City Zoning Ordinance allows the City council to impose conditions on conditional use permits, including limitations on the height, size or location of a building or structure, and the preservation of existing trees. Section 4.9 of the Subdivision Ordinance requires preservation of existing trees and planting of new trees as a condition for subdivision or partition approval.

Conclusion: The City of Echo complies with Goal 13.

12. Urbanization: (Goal 14)

The acknowledgment request includes the following to comply with this Goal:

Factual Information: Plan, pp. II-2, III-2-3, III-5, VIII-15-16, VIII-18-24, IX-1-4, Land Use and Housing Map; Urban Growth Area Joint Management Analysis

Plan Policies: Land Use Planning Policies 6 and 7 p. 2; Agricultural Lands Policies, pp. 2-3; Urbanization Policies, p. 8; Comprehensive Plan Map; Urban Growth Area Joint Management Agreement

Implementing Measures: Urban Growth Area Joint Management Agreement; City Ordinance No. 232-78 (Adopting the Comprehensive Plan); County Ordinance No. 79-14 (Adopting Echo's Comprehensive Plan)

Urban Growth Boundary

Echo and Umatilla County have mutually adopted (Urban Growth Area Joint Management Agreement) a site-specific urban growth boundary encompassing 1,214 acres, 387.2 of which are within the city limits (pp. VIII-16, IX-4). The boundary was established to separate urbanizable land from rural land (Urbanization Policy 1, p. 8; Urban Area Joint Management Agreement, II.B.).

Umatilla County has made preliminary population projections which estimate Echo's 1995 population to be between 841 and 1,074 (p. VIII). This is based on the assumption that the City will continue to have three percent of West Umatilla County's population. ECOAC estimates Echo's 1995 population to be between 650 and 950 (pp. III-5 VIII-19). However, the City intends to "encourage a moderate rate of growth" (Housing Policy 1, p. 6) and expects its present population of 520 to reach between 2,514 and 4,064 by 1995 (p. VIII-18, IX-1). This is predicated on the assumption that 20 percent of new west-county residents will decide to live in Echo. "Whether or not this projection is realistic depends on a number of factors including land availability and the desirability of Echo for light industrial development. Given the climate for growth in Western Umatilla County at the present time, the City should have a fair chance to attract new residents and industry" (p. VIII-18).

1000 Friends of Oregon has objected to Echo's acknowledgment request in part because of the discrepancy between County and City population projections which resulted in "an unduly expansive UGB" (see letter attached). "There is no suggestion that the '20%' figure has been coordinated with the county planning staff or with other municipalities." However, Umatilla County adopted Echo's comprehensive plan (Ordinance No. 79-14).

Based on its own population projections, the City predicts it will need from 356 to 576 acres of residential land (see the Goal 10 section of this report for details) and 602.4 acres of commercial, light industrial, public and permanent open space land (p. II-2). Actual land use designations within the UGB (including the city limits) are as follows (p. IX-4):

<u>Type</u>	<u>Acres</u>	<u>Percentage</u>
Residential	611.6	50.4
Commercial	23.6	1.9
Commercial/Light Industrial	175.8	14.5
Light Industrial	42.9	3.5
Public	81.3	6.7
Permanent Open Space	<u>278.8</u>	<u>23.0</u>
TOTAL	1,214.0	100.0

The urban growth boundary includes nearly 612 acres of residentially-designated land--36 to 256 acres beyond the projected need of 356 to 576 acres. The plan does not explain why this additional acreage was included within the UGB. Goal 14 requires that establishment of the boundary be based upon "demonstrated need to accommodate long-range population growth requirements" (emphasis added).

Goal 14 requires that establishment of the UGB be based upon the "orderly and economic provision for public facilities and services." The design capacity of the existing sewage treatment facilities is 1,000 population. In order to accommodate Echo's projected population the existing facilities would have to be substantially expanded or an entirely new system would have to be constructed (Administrator, Regional Operations Division, DEQ, personal communication, May 22, 1979). The plan includes no specific methods by which it will do this (see the Goal 11 section of this report for details).

Transition from Urbanizable Land to Urban Uses

Umatilla County has adopted Echo's comprehensive plan, including land use designations, for that portion of the UGB outside the city limits (i.e., the urban growth area) (Ordinance No. 79-12). In addition, the County has adopted the substantive provisions of the City's implementing ordinances for all lands within the urban growth area except those zoned for Exclusive Farm Use (Ordinance No. 79-12) and has rezoned the non-EFU lands consistent with the City Zoning Map. The Urban Growth Area Joint Management Agreement (Sections II and III) specifies that land zoned for Exclusive Farm Use shall remain in that use until rezoning is requested. Such rezoning shall be consistent with the City's plan and shall require adequate findings for the need to rezone. The Urban Growth Area Joint Management Agreement also states that the City zoning map shall apply to land within the urban growth area upon annexation to the City.

The City estimates that between 251 and 406 acres of land in the UGB are needed for residences at a density of one dwelling unit per acre (p. IX-1). 1000 Friends of Oregon objects to Echo's acknowledgment request, in part, because "Low density residential development is permitted on agricultural land that should be protected by EFU zoning" (see letter attached). As indicated above, however, the Urban Growth Area Joint Management Agreement specifies that land currently under EFU zoning shall remain in that use until rezoning is requested, and only if adequate findings are made for the need to rezone.

The Urban Growth Area Joint Management Agreement includes provisions for the review and amendment of the comprehensive plan, UGB and Ordinances.

Conclusion: The City of Echo does not comply with Goal 14.

Echo and Umatilla County have mutually adopted a site-specific urban growth boundary and a joint management agreement for the lands within that area.

Echo intends to encourage a "moderate" rate of growth, but has projected that its current population of 520 will reach 2,514 to 4,064 by 1995. Such population increase would be more than "moderate." Echo's projections assume that 20 percent of new west-county residents will live in Echo, but the plan contains no justification for that assumption. Although Umatilla County has adopted Echo's plan and presumably, agrees with the City's population projections, DLCDC staff believe that Echo's population projections are unrealistically high. This is based on the following:

1. Preliminary projections of both the County and ECOAC are considerably lower.
2. The design capacity of the existing sewage treatment facilities is only 1,000 and no provision has been made for either undertaking expansion of these facilities or constructing new facilities to accommodate this projected growth.

Based on its 1995 population projection of 2,514 to 4,064, the City has projected a need of 356 to 576 acres of residential land. However, nearly 612 acres have been designated for residential use. No justification for inclusion of the additional acreage is given. If this land is not needed, it should not be included within the UGB. If, at a later date, such land is needed, the boundary can be amended, as provided for in the Urban Growth Area Joint Management Agreement.

Note: The projected need of 356 to 576 acres of residential land, as well as other land use needs, may be large, since they are based on the City's population projections.

In order to comply with Goal 14, the City must complete either 1 or 2 below:

Either:

1. Provide findings in the plan which, in the light of the County's coordination of all its cities' plans, justify the assumption that 20 percent of future West Umatilla County residents will live in Echo. If such findings are made, the City must also either:
 - a. Make findings based on factors 1 and 2 of Goal 14 to justify the designation of an additional 36 to 256 acres of residential land beyond the projected need of 356 to 576 acres; or
 - b. Make plan map, zoning and UGB amendments to meet the projected residential growth needs of the City. Specifically, the UGB should be modified to include no more acreage than needed. In addition to factors 1 and 2 of Goal 14, these amendments should take into account the other factors of Goal 14, particularly 3 (the orderly and economic provision of public facilities and services) and 6 (retention of agricultural land).

Or:

2. In coordination with Umatilla County and ECOAC, reconcile the significant differences in population projections. Based upon a general agreement on anticipated population growth, the City and County must amend, as necessary, the comprehensive plan, UGB and implementing measures. In addition to factors 1 and 2 of Goal 14, these amendments must take into account the other factors of Goal 14, particularly 3 (the orderly and economic provision of public facilities and services) and 6 (retention of agricultural land).

Note: Activities 1 and 2 listed above must be carried out in coordination with the compliance recommendations in the Goal 11 section of this report (pp. 18-19 of this report).

C. Comments Received:

The following have submitted statements on the acknowledgment request:

<u>Agency or Party</u>	<u>Position</u>
Port of Umatilla	Acknowledge
Oregon Department of Transportation	Acknowledge
Oregon Department of Environmental Quality	Comments*
Oregon Department of Economic Development	Comments*
1,000 Friends of Oregon	Objects to Acknowledgment*
Oregon Business Planning Council	Comments*
Public Utility Commissioner of Oregon	Comments+
Umatilla County Board of Commissioners	Acknowledge+*

*Statement attached.

+Received after deadline.

D. Overall Conclusions:

The City of Echo has developed a comprehensive plan and implementing measures which comply with most of the Statewide Planning Goals. The plan includes inventories and other factual information, policies, and means of carrying out most policies. However, there are several deficiencies regarding Goal 10 (Housing), Goal 11 (Public Facilities and Services) and Goal 14 (Urbanization) which must be corrected prior to acknowledgment (see Sections IV.B.8., IV.B.9. and IV.B.12. of this report for details).

V. RECOMMENDATIONS:

A. Staff:

Recommends the City of Echo's acknowledgment request be denied and that the jurisdiction be granted a planning extension to September 15, 1979 to make revisions to its comprehensive plan and implementing measures for Statewide Planning Goals 10, 11 and 14.

In order to comply, the City must:

Goal 10

1. Either eliminate unclear and discretionary conditional use approval standards from Article 5 of the Zoning Ordinance, or
2. Allow duplexes, multifamily units or other low-cost housing types outright in at least one residential zone, containing sufficient buildable lands to meet the identified needs;
3. Amend the plan (p. IX-1) to include justification for the percent of population at various densities used in calculating residential acres needed;
4. Amend the plan to include a determination of the number of units needed by housing type.

Goal 11

Either:

1. Discuss in the plan the methods or strategy by which it will either expand the existing sewage treatment facilities or construct new facilities which are adequate to meet projected growth needs;
or
2. Revise its comprehensive plan (including population projections) and UGB commensurate with the design capacity of existing treatment facilities.

Note: The activities listed above must be carried out in coordination with the compliance recommendations in the Goal 14 section of this report.

Goal 14

Either:

1. Provide findings in the plan which, in the light of the County's coordination of all its cities' plans, justify the assumption that 20 percent of future West Umatilla County residents will live in Echo. If such findings are made, the City must also either:
 - a. Make findings based on factors 1 and 2 of Goal 14 to justify the designation of an additional 36 to 256 acres of residential land beyond the projected need of 356 to 576 acres; or

- b. Make plan map, zoning and UGB amendments to meet the projected residential growth needs of the City. Specifically, the UGB should be modified to include no more acreage than needed. In addition to factors 1 and 2 of Goal 14, these amendments should take into account the other factors of Goal 14, particularly 3 (the orderly and economic provision of public facilities and services) and 6 (retention of agricultural land).

Or:

2. In coordination with Umatilla County and ECOAC, reconcile the significant differences in population projections. Based upon a general agreement on anticipated population growth, the City and County must amend, as necessary, the comprehensive plan, UGB and implementing measures. In addition to factors 1 and 2 of Goal 14, these amendments must take into account the other factors of Goal 14, particularly 3 (the orderly and economic provision of public facilities and services) and 6 (retention of agricultural land).

Note: Activities 1 and 2 listed above must be carried out in coordination with the compliance recommendations in the Goal 11 section of this report.

B. Local Coordination Body:

Recommends the City of Echo's comprehensive plan and implementing measures be acknowledged as being in compliance with the Statewide Planning Goals.

CP:krh/MC
5/24/79

CP



Department of Environmental Quality


MAY 4 1979

522 SOUTHWEST 5TH AVE. PORTLAND, OREGON

MAILING ADDRESS: P.O. BOX 1760, PORTLAND, OREGON 97207

MEMORANDUM

TO: Claire Puchy, DLCD Lead Reviewer DATE: May 4, 1979

FROM: Bob Jackman 

SUBJECT: DEQ Review and Comment on Compliance Acknowledgment Request - Echo

Comments

There appear to be current major problems with the City's sewage treatment facilities. This should be discussed as a limiting factor in the Comprehensive Plan.

Hal Sawyer, DEQ Water Quality Division, Portland, also comments that the sewage treatment facilities need work.

Mike Ziolk, DEQ Air Quality Division, offers compliments, stating it is nice to see reference to DEQ's Handbook for coordinating land use with environmental quality. He spotted one typo on page VII-13: "PST" should read "PSD."

DEQ's Noise Control Section and Solid Waste Division have nothing further to add.

If the matters noted above are dealt with during Comprehensive Plan maintenance and update, it appears to DEQ that no substantive conflicts will exist between the Echo Comprehensive Plan and DEQ plans and programs.

No Objection

The Department does not object to LCDC Acknowledgment of the Echo Comprehensive Plan. However, we request that LCDC authorize and encourage Echo to develop and include in their Plan the needed improvements identified above as soon as possible.

More

Claire Puchy
May 4, 1979
Page 2

We note that "quiet" is important and "noise" an irritant to people answering the Community Attitude Survey in Section IV Citizen Involvement. Items 46-48 are particularly interesting. In Items 46 - "what made you come" to Echo, and 47 - "what do you like most about living in--Echo" - the quietness is frequently cited. In fact, in Item 47, the word "quiet" is specifically listed in 16 of the 36 responses; nearly half. Two of the 15 drew my attention: "the quiet (except for trains)" and "mostly the peace and quiet except for the damn trains"; strong feelings. Some responses under Item 48 - "what are the most serious problems" follow naturally. "The noise from trains" and "spinning tires" were listed. The point made by many Echo residents appears to be they like quiet and solitude, and noise "annoys." This is the strongest testimony on the need for noise control noticed in a Comprehensive Plan, so we wanted to point it out.

RDJ:sb

cc: Echo
Jim Kennedy, DLCD Field Representative
Jeri Cohen, Local Coordinator
Jim Claypool, DLCD
William H. Young, Director, DEQ
Mike Downs, Management Services, DEQ
Jack Weathersbee, Air Quality Division, DEQ
Mike Ziolk, Air Quality Division, DEQ
Hal Sawyer, Water Quality Division, DEQ
Ernie Schmidt/Bob Brown, Solid Waste Division, DEQ
John Hector/Jerry Jensen, Noise Control Section, DEQ
Steve Gardels, Eastern Region, DEQ
Fred Bolton, Regional Operations Division, DEQ

MAY 4 1979

Department of Economic Development SALEM

921 S.W. WASHINGTON STREET, PORTLAND, OREGON 97205 PHONE (503) 229-5535

May 3, 1979

Ms. Clarie Puchy
Main Office
1175 Court Street N.E.
Salem, Oregon 97310

Dear Ms. Puchy:

I have reviewed the Comprehensive Plan of the City of Echo in light of the concerns and policies of this Department and have the following comments.

The plan reflects a good grasp of the current economic situation in Echo, but there seems to be some ambivalence expressed in the plan as to the direction the community wants to take regarding "growth" and development.

The plan states that the community is residential in nature with most of the working population employed in the Hermiston and Pendleton areas, and further states that the attitude survey showed a preference for it to remain that way. On the other hand the plan also states that "the Echo City Council has decided to encourage economic development and population growth."

In any case, if there is no contradiction, and if some industrial development is desired, does the city have any overall strategy or work program to achieve that end - if so, they are not included in the plan. Perhaps it would be a starting point if the community asked itself if development and growth are possible, and if so, to what degree, given the "antiquated" water system which is described as "nearly beyond even repairing."

I think these issues need to be addressed and clarified and perhaps the result included in the first periodic review and date of the plan.

Sincerely yours,



William T. Rankin
Economic Development Specialist

WTR:nb
cc: City of Echo

1000 FRIENDS OF OREGON

MAY 7 1979

May 4, 1979

SALEM

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Mr. W. J. Kvarsten, Director
Department of Land Conservation
and Development
1175 Court St. N.E.
Salem, Oregon 97310

Subject: Objection to Request for Acknowledgment
of Compliance from the City of Echo

Dear Mr. Kvarsten:

1000 Friends of Oregon objects to LCDC acknowledgment of compliance of the City of Echo's Comprehensive Plan and ordinances.

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1. The Echo UGB is Excessively Expansive
and Based on an Inflated Population
Projection

The size of Echo's urban growth boundary ("UGB") is based on an extremely high projected population growth rate that is unrealistic and unsupported by reasonable evidence. The present population of Echo is 520 (comprehensive plan, p. VIII-18). The East Central Oregon Association of Counties 1977 "Preliminary Population Forecast" for Echo in 1995 is 650-950 (p. VIII-19). This population projection roughly extrapolates Echo's current 3.0% share of the present West Umatilla County population to a proportionate share of the projected 1995 population (p. VIII-19, Table 15).

To the contrary, the Echo Comprehensive Plan states:

"The Echo City Council has decided to encourage economic development and population growth. If 20% of new west-county residents decide to live in Echo between 1978 and 1995, then based on county projections 2,514 to 4,064 people would live in Echo in 1995. Whether or not this projection is realistic depends on a number of factors including land availability and the desirability of Echo for light industrial..." (p. VIII-18)

¹The design capacity of the present sewer system will serve to 1000 people (p. VIII-21,22; p. IX-5)

Henry R. Richmond
Executive Director

Mr. W. J. Kvarsten, Director
May 4, 1979
Page Two

The comprehensive plan offers no substantial factual support for Echo's presumed increased share of Umatilla County's population. There is no suggestion that the "20%" figure has been coordinated with the county planning staff or with other municipalities. In fact, most West Umatilla County cities are contending in their comprehensive plans that their proportionate shares of the county's population will drastically increase (e.g., see City of Umatilla acknowledged comprehensive plan; City of Hermiston comprehensive plan, p. XIII-3; also see City of Pilot Rock comprehensive plan, p. VIII-18).

No city, however, is voluntarily assuming a reduction in its share of future county growth. Furthermore, Umatilla County has failed to discharge its responsibilities as the coordinating body by attempting to allocate projected population growth among the cities -- in approving the comprehensive plans for the cities of Pilot Rock, Echo, and Umatilla; Umatilla County has not relied upon the projections and allocations described in the East Central Oregon Association of Counties 1977 "Preliminary Population Forecast". Coordination of these plans is essential to prevent a series of unnecessarily large UGBs that will promote sprawled residential development on agricultural lands in Umatilla County. The productive agricultural lands -- see p. VII-2, 3 -- included within the Echo UGB are S.C.S Classes II and III when irrigated; p. VII-15, Soil Mapping Units.

This inflated population projection for Echo is unwarranted and little more than an excuse upon which to base an unduly expansive UGB. Echo relies on this supposed population growth to claim that 356-576 additional acres will be needed for residential use in 1995 (p. IX-1). The UGB is drawn in accordance with these inflated vacant land needs.

The apparent underlying rationale for the expansive UGB is that Echo should plan for the maximum growth it hopes to achieve. The comprehensive plan contains no adequate information, however, to substantiate the vastly inflated population projection. If Echo experiences a vigorous infusion of light industrial development, the population may increase from the present 520, but to base the UGB on a projected population of over 4,000 betrays LCDC Goal 14. The proper course is for Echo to plan a more compact UGB based on a more realistic population projection. If future population growth and residential demand skyrockets, then the UGB can be amended and expanded at such time as is necessary. For future predictability and administrative expedience, the comprehensive plan may recommend in its policies suggested "expansion areas" which seem best suited to accommodate excess future growth.² At present, there is no reasonable basis to justify the unduly expansive UGB.

²For an example of this technique, see Ordinance No. 232-78: An Ordinance Adopting the City of Echo Comprehensive Plan --

"Section V. M. Urbanization. It shall be City Policy...

...3. To first consider land in the designated expansion area for inclusion within the urban growth boundary." (P. V-8)

2. Excess Agricultural Land is Unnecessarily Included Within the UGB

There are three zoning designations within the UGB:

- a. General Residential (R-1): permits outright: single family dwellings and mobile homes; conditional uses: two-family dwelling, multifamily dwelling, mobile home part, public or semi-public use; 9,500 sq. ft. minimum lots [Ordinance No. 231-78, § 3.10]
- b. Limited Residential (R-2): permits outright: single family dwellings; conditional uses: two-family dwelling, multifamily dwelling, public or semi-public use; same as R-1 [Ordinance No. 231-78, § 3.20]
- c. Farm Residential (R-3): permits outright: single family dwellings and mobile homes, allows farming; conditional use: public or semi-public use; one-acre minimum lots. [Ordinance No. 231-78, § 3.30] (p. VI-5, 6, 7)

Approximately two-thirds of the residential land within the UGB is zoned R-3 -- one-acre minimum lot size. If outside the UGB, this land (Class II-III soil, p. VII-15, Soils Map) would be zoned for exclusive farm use, F-1. The apparent rationale for including this agricultural land within the UGB is:

"To establish low density residential areas within the UGB rather than rural residential areas adjacent to, but outside the UGB."
[Ordinance No. 232-78, § 5, I.4.] p. V-6)

This justification is dubious and in contradiction to LCDC Goal 2 (Land Use Planning), Goal 3 (Agricultural Lands), and Goal 14 (Urbanization). By permitting single family residential development on one-acre lots, Echo's plan allows land to be taken out of agricultural production regardless of whether the land is inside or outside the UGB. This agricultural land should be protected for agricultural production by appropriate EFU zoning and exclusion from the UGB. Its inclusion within the UGB should only be permitted to the extent that land is needed to meet reasonable residential needs based on realistic population projections. In any case, residential development should be more efficient than permitted by one-acre lot zoning so as to decrease the amount of land taken out of agricultural production.

3. Echo Fails to Permit Lower Cost Multifamily Residential Development

Goal 10 (Housing) requires each municipality to encourage the availability of "affordable" housing and "allow for flexibility of housing location, type and density". Furthermore, the municipality must identify and quantify the need (or lack) for multifamily dwellings.

In denying the City of St. Helens' request for acknowledgment of its comprehensive plan and zoning ordinances, LCDC held that Goal 10 requires that lower cost multifamily dwellings must be outright permitted uses in at least some zoning areas. This requirement is now being refined by LCDC in the draft "Clarification of St. Helens Housing Policy". In short, the draft "clarification" is that Goal 10 can be met by limiting multifamily dwelling to conditional use status if the conditions are approval standards that are "1)...clear and objective; 2) ...reasonable in terms of their cost impact; and 3) ... not have the cumulative impact of discouraging a needed housing type." Where the conditional use approval standards are "discretionary and dependent upon vague criteria", Goal 10 will be violated.

The Echo Comprehensive Plan does little to identify and quantify the need for multifamily housing (p. IX-1). The zoning ordinances only permit multifamily dwellings as conditional uses in the R-1 and R-2 zones (p. VI-5, 6) subject to extremely discretionary standards. [Ordinance No. 231-78 § 5.10-5.20] (p. VI-12, 13).

The set of approval criteria are wholly discretionary and encompass broad and generalized standards. These provisions will give the City Council virtually unreviewable discretion to deny permits for multifamily dwellings based on the objections of neighbors who simply dislike such residential uses. Echo's applicable approval criteria must be far more precise in order to satisfy the St. Helens standard for Goal 10.

In summary, 1000 Friends objects to acknowledgment of compliance of the Echo Comprehensive Plan for the following reasons:

1. The UGB is excessively expansive.
2. Low-density residential development is permitted on agricultural land that should be protected by EFU zoning. (Goals 2, 3 and 14 violation)

Mr. W. J. Kvarsten, Director
May 4, 1979
Page Five

3. Lower cost multifamily dwellings are not "available" in any zoning area. (Goal 10 violation)

Respectfully submitted,



Howard Learner
Legal Intern



Robert E. Stacey, Jr.
Staff Attorney

HL:ms

MAY 7 1979

CP

OREGON BUSINESS PLANNING COUNCIL

1178 CHEMEKETA, N.E.

SALEM, OREGON 97301

PHONE (503) 370-8112

STAFF:
KATHERINE KEENE
Planning Director

May 7, 1979

DAVID S. HILL
Natural Resources
Director

Mr. Wes Kvarsten, Director
Department of Land Conservation
and Development
1175 Court N. E.
Salem, Oregon 97310

ATTENTION: Claire Puchy

Dear Mr. Kvarsten:

The Oregon Business Planning Council has reviewed the comprehensive plan and implementing ordinances submitted by the City of Echo. We have commented on numerous parts of the plan. We hope that our comments will be of assistance to your staff as well as the City of Echo. Our comments have been made taking into consideration the City's current population, location, current development pressures and the potential for growth.

BACKGROUND DATA

The Plan only references a Department of Geology and Mineral Industries publication for mineral and aggregate resources. This may violate Goal 5, Open Spaces, Scenic and Historic Areas, and Natural Resources. Goal 5 says that the location, quality and quantity of mineral and aggregate resources shall be inventoried. The Background Data does not indicate if the resources are in the urban growth area. If an aggregate resource exists within the urban growth area it should be protected from encroachment of incompatible uses and designated as significant resource.

PLAN MAP/ZONE MAP COMPATIBILITY

Overall, the Zone Map corresponds well with the Plan Map. The Zone Map does, however, show the Cemetery as Limited Residential, R-2 (light yellow) whereas the Plan Map designates the Cemetery as Public and Semi-Public (dark green). The R-2 Zone permits only single family uses outright. Public and semi-public uses are permitted conditionally, but a cemetery is not included in the definition of Public Use or Semi-public Use.

Wes Kvarsten
May 7, 1979

City of Echo
Page 2

The Plan Map and Zone Map use the term "Light Industrial." The Zoning Ordinance says the permitted uses in the Light Industrial Zone are "any industrial use." This technical language, i. e., the term Light Industrial, leads one to believe that only Light Industrial uses are allowed in that area. This may violate Goal 1 because the term is not used in a straight forward, understandable way. We recommend that the term Light Industrial be changed to Industrial so that it more accurately reflects the uses permitted in the zone.

GOALS AND POLICIES

- A. Citizen Involvement. See below.
- B. Land Use Planning. See below.
- C. Agriculture.

The Plan Goal says "To preserve and maintain agricultural lands." About 30% (116 ac.) of the city is now used for agriculture (Land Use and Housing Map, p. VII-27). Apparently, the intent of the goal is to preserve and maintain these agricultural lands. But, the Comp Plan Map designates some of these agricultural lands as Residential with the remainder designated as Permanent Open Space. It is not clear why the Plan Map disregards the Plan Goal by designating some of the agricultural land for residential uses.

The determining factor appears to be the location of the floodplain. (NOTE: The Plan Map shows the floodway, not the floodplain). It seems the city's desire is to continue agricultural uses in the floodplain areas and to allow residential uses in the non-floodplain areas. The Comp Plan Map does not coincide with the Comp Plan Agricultural Goal, thus Goal 2 may be violated.

We recommend that the Comp Plan Map show the floodplain area (it already shows the floodway). We recommend that the Comp Plan Agricultural Goal be rewritten to more accurately reflect the city's desires, for example: To preserve and maintain agricultural lands in floodplain areas. This will bring the Goal into conformance with the Plan Map.

The Comp Plan Agricultural Goal, Policy 2 encourages only residential, commercial, and industrial uses within the UGB. However, the Comp Plan Map shows Permanent Open Space, too,

within the UGB. This is another internal plan inconsistency. We recommend that Policy 2 be changed to read, "Residential, commercial, industrial and premanent open space uses shall be encouraged within the urban growth boundary."

C. Open Spaces, Scenic and Historic Areas, and Natural Resources.

The Comp Plan Goal says, "To conserve open space and protect natural, secenic, historic and cultural resources."

Policy 1 says it is city policy to "identify open spaces; scenic, cultural and historic areas; and natural resources which should be preserved from urban development" (emphasis added). Policy 1 does not give adequate guidance for future decisions because it does not designate which area(s) should be preserved; it only says that spaces, areas and resources are to be identified.

The city's desire opparently is to preserve the following from urban development (based on the Comp Plan Map):

the floodway
the floodplain
most slopes greater than 12%
the area along the furnish ditch and feed canal.

The Plan Goal says to conserve and protect, whereas the Plan Policy 1 says to preserve. This difference may be confusing to decision makers looking to the Goal and Policies for guidance.

Policy 2: This policy contains two different ideas, thus the meaning is not clear. This may violate goals 1 and 2. By mixing the two ideas of 1) preserving the floodway and 2) protecting fish, wildlife and vegetation, there may be questions as to their meaning and how they can be implemented.

Policy 3: This policy contains two different ideas, thus the meaning is not clear. This may violate goals 1 and 2. The first idea is to "preserve open space through public acquisition of suitable land" (Note that the Plan Goal says to conserve open space, whereas; Policy 3 says to preserve open space.)

The second idea is to "preserve open space through ... encouraging provisions for open space in private development." The initial idea addresses city budgetary matters, whereas the second idea addresses private development requirements. By mixing the two ideas, there may be questions as to their meaning and how they can be implemented.

Policy 3 makes reference to developers providing open space. Table 15, page IX - 4, indicates that future land use within the UGB will have 278.8 acres (23% of the total land) of permanent open space. Currently, Echo has 529 people with a 4.6 acre city park as well as a 53 acre, 9 hole golf course. The city also has a Comp Plan Policy of public acquisition of land for open space. The plan does not show that open space and parkland is in short enough supply, now or in the foreseeable future, to justify requiring dedication of land or fee in lieu of land.

E. Air, Water and Land Resources Quality.

The background information indicates that air, water and land quality is very good. The Plan Goal would seem to limit the ability of the city to experience growth. It likely will be hard for the city to grow and "maintain and improve the quality of the air, water and land resources". (emphasis added). This may violate Goal 9.

Policy 1 commits the city to a state and federal function.

Policy 2 uses ambiguous terms. The document does not define "significant detrimental effect."

F. Natural Disasters and Hazards. No comment.

G. Recreation Needs.

Policy 4 requires the dedication of park land or a fee in lieu of land. This is not in consonance with Goal D. Open Space, Policy 3 which says the city will acquire suitable open space using public funds and that the city will only encourage provision for open space in private developments. These internal plan inconsistencies do not provide the City of Echo with a document that is understandable by the public. What is the city's policy, to encourage or to require? As stated above in the Open Space section the city has not adequately shown that there is a current shortage of open space or that there is going to be a future shortage.

H. Economic Development

Policy 1 refers to light industrial uses, but the kinds of uses allowed in the light industrial area are "any industrial use, Section 3.60, Zoning Ordinance.

Policy 3 uses the term "non-polluting." This may be too restrictive and the city's true intent may be low-polluting. Goals 9 and 10 might not be implemented if the non-polluting term remains in the plan.

I. Housing. No Comment.

J. Public Facilities.

Policy 7 addresses the provisions of land for schools as part of housing projects. The provision of school sites has not historically been the responsibility of municipalities. Typically, this has been a function of school districts who have taxing authority to provide and operate schools. One of the specific functions of a school district is to look to the future and plan for the day when current facilities are too small and additional facilities and land are needed.

The plan does not indicate how the land will be transferred from the city to the school district once the city receives title to land dedicated by the developer.

ZONING ORDINANCE

Article 2, Zones, Section 2.10, Classifications. The term Light Industrial should be changed to more accurately reflect the uses permitted in the zone.

Article 3, Use Zones, Section 3.60, Light Industrial Zone, M-1. The ordinance indicates that any industrial use is permitted if it does not create a public nuisance, unsightliness or excessive noise, smoke, odors, dust, vibration and heavy truck traffic. What are the standards the city will use to judge these factors? The use of discretionary standards should be closely scrutinized to ensure that the city enforces them fairly and equitably.

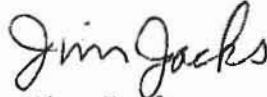
In summary, our review shows that there are several portions of the plan that need refining. Many of these are not major

Wes Kvarsten
May 7, 1979

City of Echo
Page 6

problems, however, taken together, they result in a plan that may not be an effective instrument to guide decision makers in the future. Thank you for the opportunity to comment.

Sincerely,

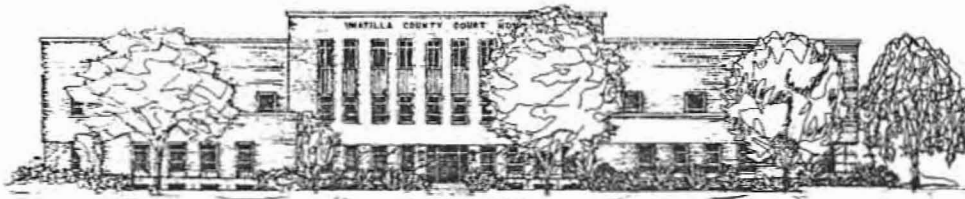


Jim Jacks
Associate Planning Director

JJ:paw

C P

UMATILLA COUNTY BOARD OF COMMISSIONERS



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Ford Robertson

STAFF
Michele Hallman
Legal Counsel
Joe Campbell
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Marcia Wells
Office Manager

216 S.E. 4th P.O. Box 1427 Pendleton, Oregon 97801
Phone 503/276-7111

DEPARTMENT OF
LAND CONSERVATION
AND DEVELOPMENT

May 9, 1979

MAY 17 1979

SALEM

Mr. Wes Kvarsten, Director
Land Conservation and Development Commission
1175 Court Street, N.E.
Salem, Oregon 97310

Dear Mr. Kvarsten:

We are writing in response to your notice that the Cities of Echo, Pilot Rock, and Ukiah have requested acknowledgement of their comprehensive plans.

The County has, of course, reviewed and accepted the cities' plans and is satisfied that state-wide goals have been complied with in a manner acceptable and suitable to the cities.

At our hearings, the urban growth boundaries of the cities received special consideration because of citizen questions. However, the County accepted the cities' urban growth boundaries since the cities justified them by recognizing citizen concerns. The City of Echo especially is to be commended for holding several special meetings with property owners after city adoption to assure that all citizen concerns were answered.

In light of the above, the Board would encourage LCDC to acknowledge the Comprehensive plans of Echo, Pilot Rock, and Ukiah.

Respectfully submitted,

UMATILLA COUNTY
BOARD OF COMMISSIONERS

F. K. Starrett

F. K. Starrett, Chairman

A. L. Draper


A. L. Draper

Ford Robertson

Ford Robertson

BCC:mv

cc: Mr. Jim Kennedy
Ms. Jeri Cohen
Cities of Echo, Pilot Rock,
& Ukiah
Mr. Henry Markus



Department of Land Conservation and Development

1175 COURT STREET N.E., SALEM, OREGON 97310 PHONE (503) 378-4926

M E M O R A N D U M

March 21, 1979

TO: State and Federal Agencies, Special Districts,
Other Local Reviewers and Citizens

FROM: W. J. Kvarsten, Director

SUBJECT: REQUEST FOR ACKNOWLEDGMENT OF COMPLIANCE

Cities of Pilot Rock, Echo and Ukiah Comprehensive
Plans and Ordinances

Comments Due: May 7, 1979

Tentative Date for
Commission Action: June 8, 1979 in Portland
Field Representative: Jim Kennedy
Lead Reviewer: Claire Puchy

The Oregon Land Conservation and Development Commission has received requests from the Cities of Pilot Rock, Echo and Ukiah in Umatilla County asking that their comprehensive plans and ordinances be acknowledged to be in compliance with ORS 197 and the Statewide Planning Goals.

This notice is to afford your agency a review opportunity before the Commission's action to make sure the comprehensive plans and ordinances have been properly coordinated with your plans and projects for this area.

If you respond to this notice, please distinguish clearly between information or a comment presented for the Commission's consideration as opposed to an objection to the Commission's acknowledgment of the comprehensive plans or ordinances. If the Commission does not receive an objection from a notified agency, it will conclude that the agency will follow the comprehensive plans and ordinances. Comments and objections should be sent to the department's central office in Salem.

Complete copies of the comprehensive plans and ordinances
are available for review in the following locations:

LCDC Central Office
1175 Court Street NE
Salem, OR 97310
Contact: Claire Puchy
Phone: 378-4926

LCDC Portland Office
320 SW Stark, Rm. 530
Portland, OR 97204
Contact: Linda Macpherson
Phone: 229-6068

LCDC La Grande Office
Rm. 135, Classroom Bldg.
Eastern Oregon State College
La Grande, OR 97850
Contact: Jim Kennedy
Phone: 963-2171 x 412

East Central Oregon
Association of Counties
920 S.W. Frazer
Pendleton, OR 97801
Contacts: Jeri Cohen
(Pilot Rock)
Henry Markus
(Ukiah and Echo)
Phone: 276-6732

Pilot Rock City Hall
Pilot Rock, OR 97868
Contact: Duane Cole
Phone: 443-2811

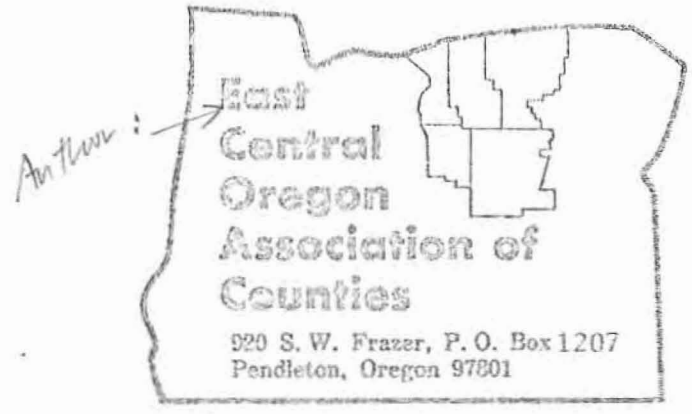
Echo City Hall
Echo, OR 97826

Ukiah City Hall
Ukiah, OR 97880

NOTE: Please note that copies of this notice have also
been sent to local offices of state and federal
agencies identified by the jurisdictions.

WJK:CP:mh/MC

CHAIRMAN
Mayor Foster Odom
VICE CHAIRMAN
Judge D. O. Nelson
SECRETARY-TREASURER
Mayor Gordon Chapman
EXECUTIVE DIRECTOR
Wayne L. Schwandt



MENTS
0
9b)

August 15, 1979

Phone (503) 276-6732

Mr. W. J. Kvarsten, Director
Department of Land Conservation
and Development
1175 Court Street, Northeast
Salem, Oregon 97310

SUBJECT: [City of Echo 2nd Acknowledgement Request]

Dear Mr. Kvarsten:

The City of Echo requests the LCDC to grant an Acknowledgement of Compliance. Six copies of the recent amendments to the plan, zoning ordinance, and technical report are enclosed. If possible, please place this matter on the Commission's September Agenda.

Under separate cover I am sending you a transcript of the Echo hearing before LCDC on June 7, 1979. A summary of the justification for the establishment of the Echo UGB as requested by Claire Puchy and Jim Kennedy on August 7, 1979, is also enclosed.

Sincerely,

Henry S. Markus
Principal Comprehensive Planner

HSM/mh

Enclosures

cc: City of Echo
Umatilla County

ORDINANCE NO. 236-79

City of Echo, Oregon

Amending the City of Echo Comprehensive Plan, Ordinance No. 232-78, as adopted on 10-18-78 by the City Council of the City of Echo and declaring an emergency.

WHEREAS, the Oregon Land Conservation and Development Commission suggested revisions to the plan at their meeting on June 7, 1979, and

WHEREAS, the phrase "non-polluting" as used in plan policy 5(H)(3) is subject to interpretation, and

WHEREAS, the Oregon Department of Economic Development has suggested that the City prepare an economic development strategy, and

WHEREAS, Ordinance 232-78 does not specify who may apply for plan amendments, and

WHEREAS, a public hearing was held by the City Council on July, 17, 1979, and

WHEREAS, public notice of the hearing was published in the East Oregonian on July 7, 1979, and in the Hermiston Herald on July 11, 1979, and

WHEREAS, notice was mailed to the Umatilla County Board of Commissioners and Oregon Department of Land Conservation and Development on July 6, 1979,

NOW, THEREFORE the amendments to the City of Echo Comprehensive Plan, as given below, are adopted.

"Section 2. Plan Technical Report...as provided in Section 7 8."

Section 5(H):

"3. To encourage diversified, ~~non-polluting~~ industrial development in order to provide a stable job market for city residents."

"8. To prepare an economic development strategy and work program."

Section 5(J):

"13. To initiate expansion of water supply and storage facilities or sewage treatment facilities or both as necessary when existing and approved development would require 75% or more of rated capacity of water supply and storage or sewage treatment."

"SECTION 7. PLAN AMENDMENT APPLICATIONS

An amendment to the text of this ordinance or to the comprehensive plan map may be initiated by the City Council, an affected

governmental unit, or by a property owner or resident of the City or urban growth area. An owner of property located within a designated expansion area may apply for amendment of the urban growth boundary. All applications for plan amendments shall be made on forms available from the City accompanied by a fee in an amount established by the City Council."

Section 7 8. Plan Amendment

Section 8 9. Severability

Adopted by the Echo City Council on this 25th day of July, 1979.

Marvin C Laughlin
Mayor

Attest:

Susan Schermy
City Recorder

cc: Umatilla County Board of Commissioners
Land Conservation and Development Commission

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR UMATILLA COUNTY

FILED Aug 15 1979
J. DEAN FOUQUETTE, SR., CO. CLK.
BY Viola Diggins DEPUTY

An Ordinance Adopting
Amendments to the City
of Echo Comprehensive
Plan as Amendments to
the Umatilla County
Comprehensive Plan

Ordinance No.79-23

WHEREAS, the City of Echo, Oregon, has amended its Comprehensive Plan by ordinance, and

WHEREAS, that land within the Echo Urban Growth Boundary is under the jurisdiction of Umatilla County, Oregon, and included in the Umatilla County Comprehensive Plan, and

WHEREAS, a public hearing on the amended City of Echo Comprehensive Plan was held before the Umatilla County Planning Commission on July 25, 1979, and notice of the hearing was published in the East Oregonian on July 14, 1979, and

WHEREAS, public hearings on this ordinance were held before the Board of Commissioners of Umatilla County, Oregon on August 1, 1979, and notice of the hearing was published in the East Oregonian on July 14, 1979, and on August 8, 1979, and notice of the hearing was published in the East Oregonian on August 4, 1979,

NOW, THEREFORE, the Board of County Commissioners of Umatilla County, Oregon, hereby ordains as follows:

The Umatilla County Comprehensive Plan, adopted on April 6, 1972, and amended on March 14, 1979, to adopt the City of Echo Comprehensive Plan for that area within the Echo Urban Growth Boundary is further amended to adopt those amendments to the Echo Comprehensive Plan which were adopted by the Echo City Council as Ordinance No. 236-79, dated July 25, 1979, a copy of which is attached and by this reference incorporated herein.

DATED this 15th day of August, 1979.

UMATILLA COUNTY
BOARD OF COMMISSIONERS

F.K. Starrett
F.K. Starrett, Chairman

For Robertson
For Robertson, Vice-Chairman

A.L. Draper
A.L. Draper, Commissioner

ATTEST: County Clerk

J. Dean Fouquette, Sr.

Viola Diggins, Deputy

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF UMATILLA COUNTY, OREGON

Regarding the adoption of an)
amendment to Umatilla County) ORDINANCE NO. 79-13.
Ordinance #79-14.)

WHEREAS, Umatilla County Ordinance No. 79-14 was adopted on March 14, 1979, as an amendment to the Umatilla County Comprehensive Plan,

WHEREAS, an amendment to Ordinance No. 79-14 is necessary in order to conform the ordinance to the Echo Urban Growth Area Joint Management Agreement,

NOW, THEREFORE, The Board of Commissioners for Umatilla County, Oregon, hereby ordains as follows:

Ordinance No. 79-14 is amended as follows:

The Umatilla County Comprehensive Plan, originally adopted on April 6, 1972, is amended to adopt the City Comprehensive Plan for that land designated as being within the City of Echo Urban Growth Boundary, but outside of corporate city limits, referred to as the City of Echo Comprehensive Plan as adopted by the Echo City Council on October 18, 1978. The substantive provisions of the City of Echo Subdivision and Zoning Ordinances are also adopted by reference for application only in the Echo Urban Growth Area, except that land zoned F-1 (Exclusive Farm Use) shall remain in EFU zoning until rezoning is requested. Such rezoning shall be supported by adequate findings of fact showing the need for the change. Umatilla County shall implement the Comprehensive Plan for the Urban Growth Area as specified in the Echo Urban Growth Area Joint Management Agreement.

DATED this 6th day of June, 1979.

ATTEST:

J. Dean Fouquette, Sr.
J. Dean Fouquette, Sr.,
County Clerk

UMATILLA COUNTY BOARD OF COMMISSIONERS

F. K. Starrett
F. K. Starrett, Chairman

Ford Robertson
Ford Robertson

A. L. Draper
A. L. Draper

ORDINANCE NO. 237-79

City of Echo, Oregon

Amending the City of Echo Zoning Ordinance, No. 231-78, as adopted on 10-18-78 by the City Council of the City of Echo and declaring an emergency.

WHEREAS, the Oregon Land Conservation and Development Commission suggested revisions to the Zoning Ordinance at their meeting on June 7, 1979, and

WHEREAS, the definition of "mobile home" does not set any limits on occupancy, and

WHEREAS, the definition of "public use" does not include cemeteries, and

WHEREAS, multiple-family dwellings are not allowed as an outright use in any zone, and

WHEREAS, adequate access, water and sewer services could be supplied to the area along the Stanfield-Pendleton Road between the Furnish Ditch and the commercial/industrial area adjacent to the I-80N Freeway, and

WHEREAS, buildings situated so that an existing street cannot be extended would impose a hardship on abutting property owners, and

WHEREAS, a public hearing was held by the City Council on July 17, 1979, and

WHEREAS, public notice of the hearing was published in the East Oregonian on July 7, 1979, and in the Hermiston Herald on July 11, 1979, and

WHEREAS, notice was mailed to owners of property adjacent to the Stanfield-Pendleton Road north of the city limits on July 6, 1979, and

WHEREAS, notice was mailed to the Umatilla County Board of Commissioners, the Oregon Department of Land Conservation and Development, and the Oregon Department of Transportation on July 6, 1979,

NOW, THEREFORE the amendments to the City of Echo Zoning Ordinance, text as given below and map attached hereto, are adopted.

1.50 Definitions

"26. Mobile home. A structure designed or used for single-family residential occupancy...."

"31. Public Use...park, cemetery, and similar uses."

"2.10 Classification of Zones. For the purpose of this ordinance the following zones are hereby established:

ZONE	DESIGNATION
1. General Residential	R-1
2. Limited Residential	R-2
<u>3. Multiple-Family Residential</u>	<u>R-3</u>
<u>4. 3- Farm Residential</u>	R-3 <u>R-4</u>
<u>5. 4- Central Commercial</u>	C-1
<u>6. 5- Tourist Commercial</u>	C-2
<u>7. 6- Light Industrial</u>	M-1
<u>8. 7- Permanent Open Space</u>	POS"

Note: Zone designations and section numbers in Article 3 shall be revised as necessary to conform with Article 2 as amended.

"3.30 Multiple Family Residential Zone, R-3. In an R-3 zone the following uses and their accessory uses are permitted outright.

1. Multiple-family dwelling
2. Two-family dwelling

3.31 Conditional Uses Permitted in an R-3 zone. In an R-3 zone the following uses and their accessory uses are permitted when authorized in accordance with Article 5 et. seq.

1. Public or semi-public use

3.32 Dimensional Standards in an R-3 zone. In an R-3 zone the following dimensional standards shall apply.

1. Front, side and rear yards shall be a minimum of ten (10) feet except that
 - a) On a corner lot a clear vision area shall be established as provided in section 3.81, and
 - b) A yard abutting an arterial street shall be a minimum of thirty (30) feet.
2. The lot area shall be a minimum of 15,000 square feet and shall exceed the minimum by 2000 square feet for each dwelling unit over five (5).

3. The minimum street frontage shall be 100 feet.
4. The lot depth shall be a minimum of 150 feet.
5. Building height shall be a maximum of thirty (30) feet.
6. Not more than forty (40) percent of the lot area shall be covered by buildings."

"3.85 Access...A building shall not be situated so that an existing street cannot be extended."

Adopted by the Echo City Council on this 25th day of July, 1979.

Marvin C Laughlin
Mayor

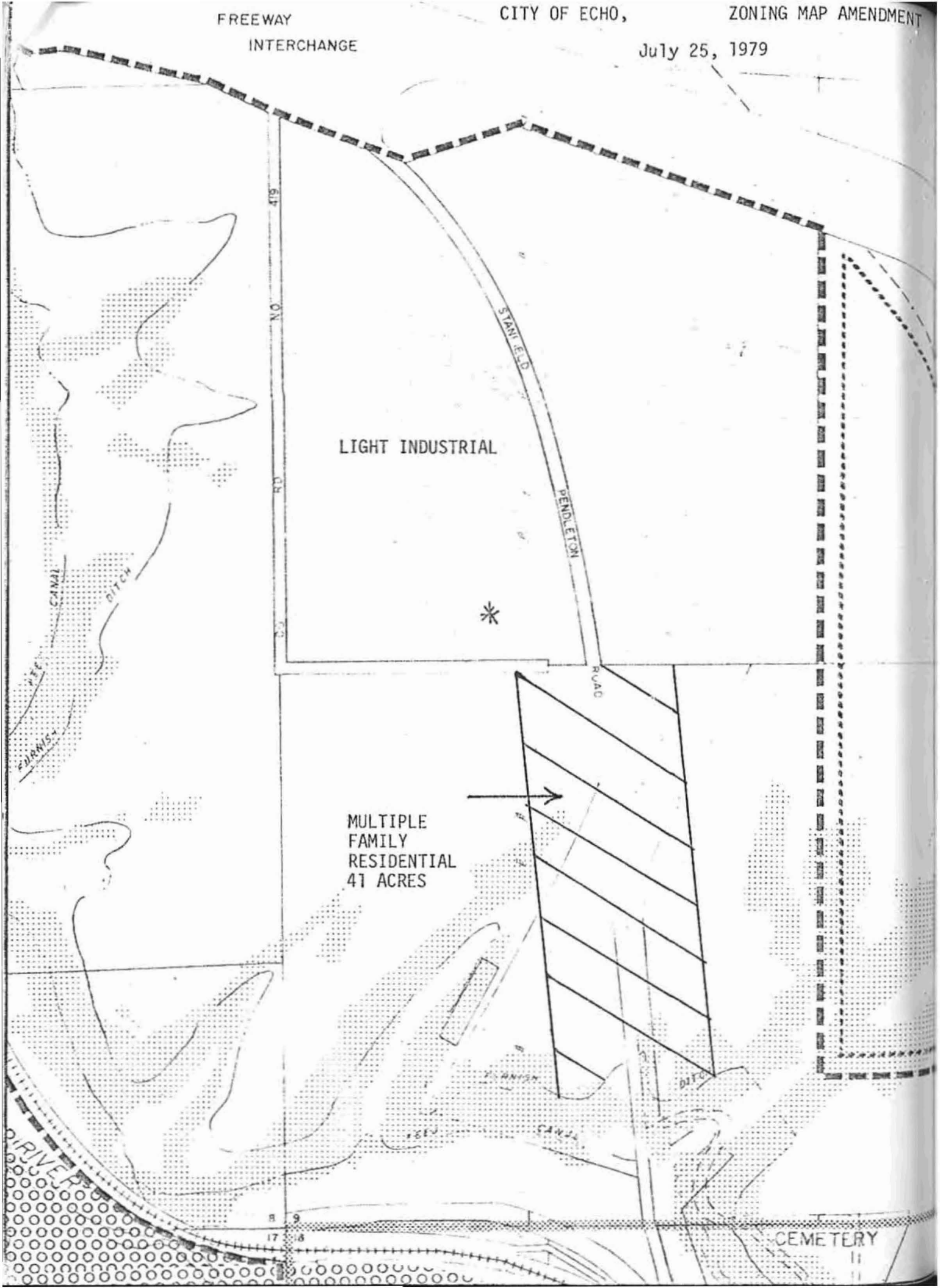
Attest:

Susan Schering
City Recorder

cc: Umatilla County Planning Department
Land Conservation and Development Commission

INTERCHANGE

July 25, 1979



Ordinance No. 238-79

City of Echo, Oregon

Amending Article 5 of the City of Echo Zoning Ordinance, No. 231-78, as adopted on 10-18-78 by the City Council of the City of Echo and declaring an emergency.

WHEREAS, the Department of Land Conservation and Development, 1000 Friends of Oregon, and the Oregon Business Planning Council have all suggested that the conditional use article of the Zoning Ordinance be revised,

WHEREAS, planning staff have prepared amendments to the conditional use article based in part on the draft LCDC "Clarification of the St. Helens Housing Policy" paper,

WHEREAS, the proposed amendments will clarify the City's standards for conditional uses,

WHEREAS, a public hearing was held on June 13, 1979, on the proposed amendments, and

WHEREAS, public notice of the hearing was published in the East Oregonian on June 2 and June 12, 1979,

NOW, Therefore, the amendments to the conditional use article of the Zoning Ordinance, as given below are adopted.

ARTICLE 5. CONDITIONAL USES

5.10 Authorization to Grant or Deny Conditional Uses. A conditional use listed in this ordinance shall be permitted, altered, or denied in the accordance with the standards and procedures of this article. In the case of a use existing prior to the effective date of this ordinance and classified in this ordinance as a conditional use, a change in the use or in lot area or an alteration of structure shall conform with the requirements for conditional use. ~~In judging whether or not a~~ A conditional use proposal shall be approved or denied, by the City Council shall weigh the proposal's appropriateness and desirability or the public convenience or necessity to be served against any adverse conditions that would result from authorizing the particular development at the location proposed and, to approve such use as proposed, shall find that if the following criteria standards are either met, can be met by observance of conditions, or are found not applicable.

1. The use will be consistent with the comprehensive plan, and ~~the objectives of~~ the zoning ordinance and other applicable policies to the City.
2. Taking into account location, size, design, and operating characteristics, the use will have minimal adverse impact

~~on the (a) livability, (b) value, and (c) appropriate development of the abutting properties and the surrounding area compared to the impact of development that is permitted outright. shall not unreasonably interfere with continuation of existing uses or uses allowed outright on abutting properties.~~

~~3. The location and design of the site and structures for the use will be as attractive as the nature of the use and its setting warrants.~~

3. The use will not have a significant adverse impact on public facilities including, but not limited to streets, sewer and water facilities, such as the traffic generated by the use surpassing the capacity of the street serving the use.

4. The design will preserve environmental assets such as trees, watercourses, historic and archaeological sites, and similar irreplaceable assets of particular interest to the community.

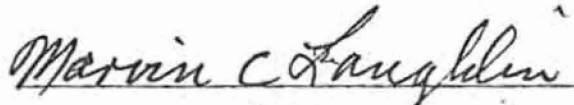
~~5. The applicant has a bona fide intent and capability to develop and use the land as proposed and has some appropriate purpose for submitting the proposal and is not motivated solely by such purposes as the alteration of property values for speculative purposes.~~

5.20 Placing Conditions on a Permit. In permitting a new conditional use or the alteration of an existing conditional use, the City Council may impose conditions which it finds necessary ~~to avoid a detrimental impact and to otherwise protect the best interests of the surrounding area or the community as a whole.~~ and reasonable to minimize conflict between the proposed use and existing uses or uses permitted outright. The use shall be subject to design review and approval before construction. These conditions may include the following:

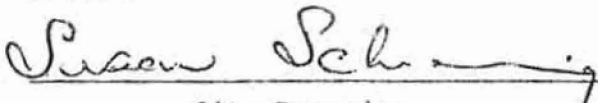
1. Limiting the manner in which the use is conducted, including restricting the time an commercial activity may take place and restraints to minimize such environmental effects as noise, vibration, air pollution, glare, and odor.
2. Establishing a special yard, or other open space, or lot area, or dimension.
3. Limiting the height, size, or location of a building or other structure.
4. Designating the size, number, location, and nature of vehicle access points and off-street parking spaces.
5. Increasing the amount of street dedication, roadway width, or improvement within the street right-of-way.
6. Designating the size, location, screening, drainage, surfacing, or other improvement of a parking area or truck loading area.

7. Limiting or otherwise designating the number, size, location, height, and lighting of signs.
8. Limiting or otherwise designating the location and intensity of outdoor lighting and requiring its shielding.
9. Requiring diking, screening, landscaping, or another facility to protect adjacent or nearby property and designating standards for its installation and maintenance.
10. Designating the size, height, location, and materials for a fence.
11. Measures to pProtecting and preserveing existing trees, vegetation, water resources, wildlife habitat, or another significant natural resource.
12. Requiring a children's play area, or outdoor recreation area or both in the case of a multiple-family dwelling or a recreational vehicle park of 10 or more units.
13. Requiring payment of a fair share of the cost for improvement of a street, water and sewer lines serving the site, or participation in an improvement district established to provide city facilities and services to an area including the site.
- ~~12.~~ 14. Imposing-ether-conditions Other reasonable measures to permit the development of the city in conformity with the intent and purpose of the conditional classification of uses.

Approved by the Echo City Council on this 25th day of July, 1979.


Mayor

Attest:


City Recorder

cc: Umatilla County Planning Department
Land Conservation and Development Commission

Approved changes and additions to the City of Echo Plan Report.

Chapter II Summary and Conclusions

Revised, see attached material.

Chapter III Summary of Findings

Revised, see attached material.

Chapter VI Implementation Measures

Add adopted preliminary capital improvement program (attached).

Chapter VII Natural Environment

Page VII-13, Para 5 ... "capacity. The city is working with DEQ/EPA to resolve existing problems with the new facility." (approved by City Council 5/30/79).

Chapter VIII Socioeconomic Environment

Housing, page VIII-16 amend Table 12 (attached) and add

The estimated July 1, 1978, population of Umatilla County was 53,900; urban 37,525 (69%), rural 16,375 (31%).

The estimated number of dwelling units in Umatilla County in 1978 was 21,784; therefore, the average number of people per dwelling unit was 2.47.

Population projections, page VIII-18:

A preliminary population forecast was prepared for Umatilla County and Cities in 1977. Updated figures should be available in winter 1978-79. Projections for Echo are given in Table 13. Please refer to the appendix for background information and comparisons with other forecasts. The county projection is the best available information but the city projections are overly arbitrary. 1977 Echo population was 520 people, which was 3% of the west-county population. 1977 west-county population was about 18,000 people; 1995 projections are 28,050 to 35,800 people. 1995 Echo population would be 841 to 1,074 people if 3.0% portion of west-county maintained.

If expected economic development and population growth occurs in the area, Echo would be subject to a high rate of growth. Assuming

~~The Echo City Council has decided to encourage economic development and population growth. If 20% of new west-county residents decide to live in Echo between 1978 and 1995, then based on county projections 2,514 to 4,064 people would live in Echo in 1995. Whether or not this projection is realistic depends on a number of factors including land availability and the desirability of Echo for light industrial development. Given the climate for growth in western Umatilla County at the present time, the city should have a fair chance to attract new residents and industry.~~

Therefore, the city finds that existing long-term population projections are not indicative of future population growth trends of the area and such projections are not reliable for allocation to individual communities.

Table 13, page VIII-19, take out.

Sewage System, page VIII-21/22 add.

Page VIII-22, Para. 1 ..."capacity. The city is working with DEQ/EPA to resolve existing problems with the new facility." (approved by City Council 5/30/79).

Page VIII-22, Para. 5 "~~Current population projections for the area within the existing city limits of Echo for the year 2000 range from 650-950 people.~~"
About 1,237 people can be accommodated within the existing city limits.

Page VIII-22, Para. 5 add at end ... Because of changing state and federal requirements and funding, new technology, and the need to specify the treatment requirements of the service area, a wastewater facilities plan should not be undertaken until it becomes necessary to build new facilities. Any corrective measures taken to insure the proper treatment of sewage to meet current standards should be designed to allow incremental expansion of capacity to accommodate growth.

Chapter IX Land Use Planning

Strike page IX-1. Add new material (attached).

Strike line (1) (a), page IX-2 "~~{356-to-576-acres}~~"

CHAPTER II

Summary and Conclusions

The City of Echo Comprehensive Plan will be the one and only plan for the Echo urban planning area after:

1. Echo City Council adoption of the plan by ordinance (10-18-78 as amended on 7-17-79);
2. Umatilla County review of the plan pursuant to ORS 197 and co-adoption of the plan for the urban growth area (3-14-79 as amended on 6-5-79 and 8-8-79); and
3. Land Conservation and Development Commission acknowledgement of compliance of the plan with applicable Statewide Planning Goals pursuant to ORS 197.

The plans and activities of special districts, Umatilla County, state agencies, and federal agencies which will affect the Echo urban planning area must be consistent with Echo's Comprehensive Plan.

The remainder of this summary has been organized to briefly address the questions given in Attachment B of the Umatilla County Resolution and Order - "In the Matter of the Development and Adoption of Procedures and Standards for County Review of City Comprehensive Plans" dated July 20, 1977, as given in the Appendix.

Data Inventories

Sufficient data was available to prepare the plan as reflected in the Technical Report. There is additional information which could be collected and added to the Technical Report. This should be done as part of a maintenance and update effort.

The Umatilla County Economic Element was completed in February 1979. The draft West County Comprehensive Plan and Technical Report should be available in summer 1979.

Needed studies include: Water and sewer expansion plans, historic and archaeological survey and literature search, downtown improvement plan, and on-going analysis of the potential impacts of major projects* on the City.

*Note: For example, McNary Second Powerhouse, I-82 Freeway, Pebble Springs Nuclear Plants, industrial development in the Hinkle area, and so on.

Identification of Buildable Lands

Development limitations include the Umatilla River floodplain, steep slopes ($\geq 12\%$), soil limitation ratings, and man-made barriers including the I-80N Freeway, Union Pacific Railroad, feed canal, furnish ditch, and electric transmission line. Topography and public facility requirements were also taken into account.

Economic and Population Projections

The best commercial/industrial site in the Echo area is the land south of and adjacent to the I-80N Freeway interchange. Preliminary county population

projections range from 28,050 to 35,800 people in western Umatilla County in 1995. Existing long-term population projections are not indicative of future population growth trends of the area and such projections are not reliable for allocation to individual communities. The Hinkle-Feedville area is one of the best industrial sites in northeastern Oregon. The Union Pacific Railroad - Hinkle rail classification yard, J. R. Simplot potato processing plant, Pendleton Grain Growers sales facility, and other enterprises have already located in the area. Expected industrial development should diversify local employment opportunities and attract new residents to the west county area.

If proposed major public and private projects in the area are built, Echo will be subject to explosive growth. The community does not desire a high growth rate.

The City Council reached the following major conclusions around which the plan has been developed:

1. The city should be prepared for explosive population growth, that is, to accept a fair share of population growth up to a maximum of 20% of new west county residents.
2. The city should support development of light industry within the urban planning area to provide local jobs and increase the tax base.
3. The city should adopt appropriate safeguards to prevent the premature conversion of agricultural land and to insure the orderly and economic provision of public facilities and services.

Echo will probably continue to be the smallest city in western Umatilla County and will remain a bedroom community. Some of the best view lots for residential development in the area are located within the growth boundary.

Land Requirements

The design population is 4,274 people. Land reserved for commercial, light industrial, public and permanent open spaces uses include 602.4 acres. Land reserved for residential use equals 611.6 acres. An additional 251 acres has been identified as an expansion area.

Designation of land for low-density residential as an interim use within the urban growth area may reduce the demand for rural residential homesites outside the boundary. Land designated for low density residential development may be rezoned to accommodate long-range population growth requirements at higher densities. EFU lands should not be rezoned to urban uses until need can be demonstrated.

Public Facilities and Services

Zoning, subdivision, and mobile home park ordinances have been adopted (10-18-78) which include design requirements. Two potential water tank sites have been identified in the plan. The Echo School District will be undertaking a building program in 1979. After financial arrangements are completed, Echo will be

replacing its existing water system. Preliminary study has been made of providing water north of town to the area south of the freeway. The city is working with DEQ/EPA to resolve problems with the new sewage treatment facility.

Comprehensive Plan and Implementation Measures

The final Technical Report was prepared after review and co-adoption of the Comprehensive Plan and Urban Growth Area Joint Management Agreement by Umatilla County. As of July 1979, the following documents have been completed:

1. Technical Report
2. Comprehensive Plan
3. Zoning Ordinance
4. Subdivision Ordinance
5. Mobile Home Park Ordinance
6. Urban Growth Area Joint Management Agreement
7. Preliminary Capital Improvement Program

Approved additions to the City of Echo Plan Report, Chapter III, Summary of Findings.

Citizen Involvement

Three out of seven major property owners who own 133.1 acres (31.4%) of the residential land within the urban growth area did not object to being included within the UGB, but plan to continue farming their property. Two property owners who own 96.1 acres (22.7%) are definitely interested in residential development.

The Umatilla County Board of Commissioners held a public hearing on June 6, 1979, to obtain comments on a proposed amendment to County Ordinance No. 79-14 intended to clarify the affect of county co-adoption of the city plan on EFU lands.

The Echo City Council held a public hearing on June 13, 1979, to obtain comments on a proposed amendment to the conditional use article of the Echo Zoning Ordinance.

The Echo City Council held a public hearing on July 17, 1979, to obtain comments on proposed amendments to the comprehensive plan, zoning ordinance, and technical report.

The Umatilla County Planning Commission held a public hearing on July 25, 1979, to obtain comments on the amendments to the comprehensive plan, zoning ordinance, and technical report adopted by the city.

The Umatilla County Board of Commissioners held a public hearing on August 1 and 8, 1979, to obtain comments on the amendments to the comprehensive plan, zoning ordinance, and technical report adopted by the city and the recommendation of the county planning commission:

Land Use Planning

The city submitted the comprehensive plan, implementation measures, and technical report to DLCD on March 26, 1979, and requested LCDC to grant an acknowledgment of compliance.

A total of eight jurisdictions, agencies, and organizations commented on the city's acknowledgment request. Umatilla County, the Port of Umatilla, and the Department of Transportation supported the request. The Public Utility Commissioner suggested one change to the report. The Department of Economic Development and the Department of Environmental Quality suggested that material be added. The Oregon Business Planning Council and 1000 Friends of Oregon stated that revisions were needed.

On May 24, 1979, the DLCD staff recommended to LCDC that "...the City of Echo's acknowledgment request be denied and that the jurisdiction be granted a planning extension to September 15, 1979, to complete revisions to its comprehensive plan and implementing measures for Statewide Planning Goals 10, 11, and 14."

The city responded to comments on the acknowledgment request by letter to LCDC on May 31, 1979.

The city responded to the DLCD recommendation by letter to LCDC on May 31, 1979.

The Umatilla County Board of Commissioners amended County Ordinance No. 79-14 on June 6, 1979, to clarify the affect of county co-adoption of the city plan on EFU lands.

LCDC denied the city's request for acknowledgment on June 7, 1979. LCDC stated that:

"In order to comply, the City must:

Goal 10

1. Either eliminate unclear and discretionary conditional use approval standards from Article 5 of the Zoning Ordinance, or
2. Allow duplexes, multifamily units or other low-cost housing types outright in at least one residential zone, containing sufficient buildable lands to meet the identified needs;
3. Amend the plan (p. IX-1) to include justification for the percent of population at various densities used in calculating residential acres needed;
4. Amend the plan to include a determination of the number of units needed by housing type.

Goal 11

Either:

1. Discuss in the plan the methods or strategy by which it will either expand the existing sewage treatment facilities or construct new facilities which are adequate to meet projected growth needs, or
2. Revise its comprehensive plan (including population projections) and UGB commensurate with the design capacity of existing treatment facilities.

Note: The activities listed above must be carried out in coordination with the compliance recommendations in the Goal 14 section of this report.

Goal 14

Either:

1. Provide findings in the plan which, in the light of the County's coordination of all its cities' plans, justify the assumption that 20 percent of future West Umatilla County residents will live in Echo. If such findings are made, the City must also either:
 - a. Make findings based on factors 1 and 2 of Goal 14 to justify the designation of an additional 36 to 256 acres of residential land beyond the projected need of 356 to 576 acres; or
 - b. Make plan map, zoning and UGB amendments to meet the projected residential growth needs of the City. Specifically, the UGB should be modified to include no more acreage than needed. In addition to factors 1 and 2 of Goal 14, these amendments should take into account the other factors of Goal 14, particularly 3 (the orderly and economic provision of public facilities and services) and 6 (retention of agricultural land).

Or:

2. In coordination with Umatilla County and ECOAC, reconcile the significant differences in population projections. Based upon a general agreement on anticipated population growth, the City and County must amend, as necessary, the comprehensive plan, UGB and implementing measures. In addition to factors 1 and 2 of Goal 14, these amendments must take into account the other factors of Goal 14, particularly 3 (the orderly and economic provision of public facilities and services) and 6 (retention of agricultural land).

Note: Activities 1 and 2 listed above must be carried out in coordination with the compliance recommendations in the Goal 11 section of this report."

LCDC also stated that the City of Echo comprehensive plan and implementation measures comply with Goals 1, 2, 5, 6, 7, 8, 9, 12, and 13.

The Echo City Council met on June 21, 1979, to discuss proposed amendments to the plan, implementation measures, and technical report.

Affected governmental units were notified of proposed changes to the plan, zoning ordinance and technical report on July 6, 1979.

The Echo City Council amended the technical report on July 17, 1979.

The Echo City Council amended Article 5 of the Zoning Ordinance concerning conditional uses on July 25, 1979. (Note: 1st reading June 13, 1979)

The Echo City Council amended the comprehensive plan and zoning ordinance on July 25, 1979. (Note: 1st reading July 17, 1979)

The Umatilla County Planning Commission recommended co-adoption of the proposed amendments on July 25, 1979.

The Umatilla County Board of Commissioners co-adopted the proposed amendments on August 8, 1979.

The Echo City Council approved four changes to the technical report on August 8, 1979.

The city resubmitted the revised comprehensive plan, implementation measures, and technical report to DLCD on August 15, 1979, and requested LCDC to grant an acknowledgment of compliance.

Air, Water and Land Resources Quality

On June 7, 1979, LCDC approved the following:

"Suggestion for Plan and Implementing Measures Improvement:

The City should continue to cooperate with DEQ and EPA to correct current problems with the sewage treatment facilities. Appropriate amendments to the comprehensive plan, policies, and implementing measures should be adopted, if necessary."

Housing

Housing types in Umatilla County in 1978 were 66% single-family, 20% multiple-family, and 14% mobile homes.

The estimated urban share of 1978 Umatilla County population was 69%.

A portion of the housing market requires the availability of lots with access to amenities like views and outdoor recreation.

Public Facilities and Services

"The sewage treatment facility is adequate at the present time for projected growth within the city limits. The city is working with DEQ to resolve existing problems with the new facility." (approved by city council on 5-31-79)

A new wastewater facilities plan will be required when existing treatment capacity is fully committed by city approval of new development.

On June 7, 1979, LCDC approved the following:

"Suggestion for Plan and Implementing Measures Improvement:

In view of the contrast between the modest expansion of Echo's existing school facilities and the City's significant population expectations, Echo should coordinate closely with the local school district in carrying out Public Facilities and Services Policy 7 (p. 7), requiring the dedication of school sites or fees as part of the approval of new development."

Urbanization

"Preliminary county population projections estimate Echo's population at 650 to 950 in 1995 and the west county area's population at 28,050 to 35,800 in 1995."

Reliable forecasts of population growth, economic development, housing types and density, and land requirements for the City of Echo are not technically feasible at this time.

Vacant, buildable land becomes available for development at land owner discretion subject to an acknowledged comprehensive plan and availability of required public facilities and services.

The LCDC discussed one acre residential as an urban use at their meeting of February 1978.

LCDC acknowledged the comprehensive plans of the Cities of Boardman and Umatilla in 1978.

A small number of landowners control most of the buildable land contiguous to the city.

Designation of a water and sewer service area is necessary to establish a main line oversizing policy.

Sewer and water lines abut the land southeast of the city between the Feed Canal and the Stanfield-Pendleton Road and the land east of the city on both sides of the Lexington-Echo Highway.

The land east of the Furnish Ditch between the city and the I-80N Freeway offers an excellent view of Echo Meadows and an occasional view of Mt. Hood and Mt. Adams.

As of June 1979, there was no land planned or zoned for light industrial use adjacent to an existing freeway interchange in western Umatilla County within an acknowledged urban growth boundary.

Two major constraints on growth in the Cities of Echo, Hermiston, Stanfield and Umatilla are the availability of water and sewer services; such availability will vary over time.

Due to the uncertainties surrounding the approval, funding and construction of proposed major public and private projects in northern Gilliam and Morrow Counties, and western Umatilla County the city is faced with the dilemma of "guessing" what may happen.

There is no official state population forecast. Each state agency uses a different forecast. These forecasts are not coordinated.

The urban growth area was reduced and an expansion area designated by the Echo City Council based upon comments received from Umatilla County in 1978.

Formal city/county population growth allocation would require:

1. The establishment of ground rules,
2. Determining the accuracy of population projections for planning purposes,
3. Development of a population forecast and allocation,
4. Achieving consensus between the county and cities on the forecast and allocation,
5. Revising city and county comprehensive plans as necessary to be consistent with the approved forecast and allocation,
6. Establishment of a monitoring process, and
7. Revising the forecast, allocation and comprehensive plans when conditions change as necessary.

Population projections, forecasts and allocations to local jurisdictions are conclusions not facts because they are based upon assumptions and findings of fact.

352 acres of land at one dwelling unit per acre, plus 218 acres of land at four dwelling units per acre, plus 41 acres of land at twelve dwelling units per acre, assuming an average of 2.47 people per dwelling unit, will accommodate 4,274 people.

Inclusion of land north of the golf course would provide homesites adjacent to an existing amenity, allow two road access points to the area, and allow water lines to be looped, improving service to the area.

City of Echo

PRELIMINARY CAPITAL IMPROVEMENT PROGRAM*

Project	Estimated Cost	Funding Sources
1. Water System Rehabilitation	\$1,000,000	FmHA \$640,000 grant, \$360,000 loan
2. I-80N Area Water** (well, storage, main line)	275,000	?
3. I-80N Area Sewer & treatment** expansion as necessary	?	?
4. Storm Drainage	?	?
5. Street Resurfacing	?	?
6. Golf Course	?	?
7. Community Center	?	?
8. Riverside Park	?	?
9. Swimming Pool	?	?

*Note: Adopted 5-30-79.

**Note: This is the entire area within the urban growth boundary between the city limits on the south and the freeway on the north.

TABLE 12
HOUSING INVENTORY

	ECHO		UMATILLA COUNTY	
	#	%	#	%
<hr/>				
Existing 1970				
Single-Family	152	83	12,547	77
Multiple-Family	13	7	2,393	15
Mobile Homes	18	10	1,256	8
Subtotal	<u>183</u>	<u>100</u>	<u>16,196</u>	<u>100</u>
Added 1970-1978				
Single-Family	1	5	1,805	32
Multiple-Family	4	21	1,941	35
Mobile Homes	14	74	1,842	33
Subtotal	<u>19</u>	<u>100</u>	<u>5,588</u>	<u>100</u>
Total May, 1978				
Single-Family	153	76	14,352	66
Multiple-Family	17	8	4,334	20
Mobile Homes	32	16	3,098	14
	<u>202</u>	<u>100</u>	<u>21,784</u>	<u>100</u>
<hr/>				

Note: 1970-78 figures have not been adjusted for demolition, fire, etc.

Source: U. S. Census, 1970
ECOAC Surveys, 1977
Oregon State Housing Division, 1970-78

CHAPTER IX
Land Use Planning

Establishment of the Urban Growth Boundary

An urban growth boundary may be identified based on land required for growth and barrier/incentive analysis. Land requirements may be calculated in two ways. First, forecast population and determine land needed on a 1:1 ratio. Second, estimate need including a multiplier to account for land which remains in farm use or vacant by owner decision and which will keep land cost down, require fewer plan amendments and less development time delay. Barrier/incentive analysis sets boundaries based on natural and man-made features like floodplains, steep slopes, freeways, and so on.

The following assumptions were made about growth within the Echo urban planning area:

- 1) Approximately 20,000 people will move to western Umatilla County by 1995. A specific forecast for the city cannot be developed at this time.
- 2) It is uncertain which landowners will want to annex, subdivide, and develop their property or when.
- 3) The city and county will encourage low-density residential development within the urban growth boundary rather than rural residential development outside the boundary.
- 4) Echo will encourage balanced residential, commercial, and industrial development within the urban growth boundary.
- 5) Echo will be able to provide adequate water and sewer facilities to accommodate growth.
- 6) The Hinkel-Feedville area northwest of Echo is one of the best industrial sites in northeastern Oregon.
- 7) As the industrial area develops, many of the workers and their families will want to live in Echo.
- 8) Umatilla County will encourage residential, commercial, and industrial development within urban growth boundaries.
- 9) The cities of Echo, Hermiston, Stanfield, and Umatilla have an equal opportunity to attract new residents.

About 1200 people can be accommodated within the existing city limits. Access, topography, and water/sewer lines are such that land north, east and south of the city will probably develop before the area west and east of the golf course in the city.

The present urban/rural population shares in Umatilla County are 69/31. Relative to the present 31% rural share, Echo will assume that about 20% of new residents will choose to live in a low density residential area within the urban growth boundary rather than in a rural residential area outside the boundary.

Multiple-family dwellings have had a 35% share in Umatilla County in recent years. Discounting existing residents and assuming a population of about 4,064 people, Echo will assume that about 30% of the residents (35% of new) will live in multiple-family housing or mobile home parks.

The remaining 50% of existing and new residents will live in single family homes or mobile homes on individual lots.

Assuming a population of 4064 people, 576 acres of land will be needed for residential use. If 611 acres were reserved for residential use, the design population would be 4274 people.

TABLE ---- RESIDENTIAL LAND REQUIREMENTS

Density (DU/AC)	Share	People	People per Acre	Acres
Low (1)	20%	813	2.47	329
Medium (4)	50%	2032	9.88	206
High (12)	30%	1219	29.64	41
Total	100%	4064	n/a	576

Sample Calculation:

(Population) (Share) = Acres

(People per Dwelling Unit) (Dwelling Units per Acre)

$\frac{\text{(Population)}}{\text{(Share)}} = \text{Acres}$

(People per Acre)

$\frac{(4064)}{(.2)} = 329$

(2.47) (1)

TABLE ----- DESIGN POPULATION

Density (DU/AC)	Acres	Units	Type	People (%)
Low (1)	352	352	SF, MH	869 (20.3)
Medium (4)	218	872	SF, MH	2154 (50.4)
High (12)	41	492	MF, MHP	1251 (29.3)
Total	611	1716	n/a	4274 (100.0)

Sample Calculation:

(Acres) (Dwelling Units per Acre) (People per Dwelling Unit) = People

(352) (1) (2.47) = 869

CHAIRMAN

Mayor Foster Odom

VICE CHAIRMAN

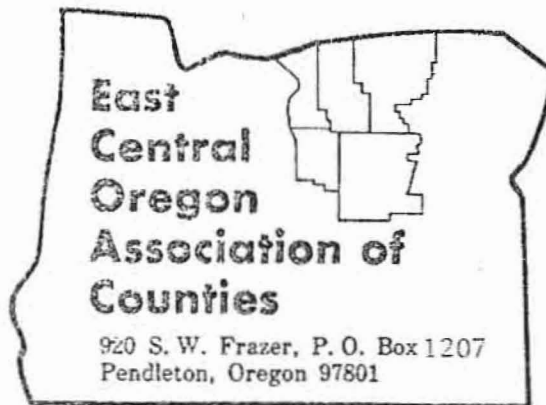
Judge D. O. Nelson

SECRETARY-TREASURER

Mayor Gordon Chapman

EXECUTIVE DIRECTOR

Wayne L. Schwandt



August 14, 1979

Mr. W. J. Kvarsten, Director
Department of Land Conservation
and Development
1175 Court Street, Northeast
Salem, Oregon 97310

SUBJECT: Echo UGB Justification (Summary)

Dear Mr. Kvarsten:

The following summary has been prepared to assist your staff in their review of the revised Echo Comprehensive Plan. The focus is on satisfaction of Goal 14 requirements.

Economic and Population Projections

Please review the ECOAC report given in the appendix especially the two pages on city projections.

Projections for the Morrow-Umatilla Counties area was to progress in three phases:

1. ECOAC preliminary projections (done);
2. City/county forecasts, land use, and economic policy development (all but Pendleton, Morrow and Umatilla Counties done); and
3. Revise ECOAC city/county projections based on new data and local policies (not done).

The following facts should be noted about the ECOAC projections:

1. They are out of date because some key assumptions are no longer valid. (construction start dates)
2. They did not include assumptions about local efforts to encourage economic development. The location of diversified, modest-sized industrial firms within cities and their associated population impacts are difficult to project.

3. They should not be updated until the cities and counties finalize their economic and land use policies. Unless reliable data is available on proposed major projects, even updated projections will only be useful over the short-term.
4. The distribution of population for cities as given in Table 2-A of the ECOAC report is only one way to distribute population. Other decision rules and assumptions could be used.

For example, it is reasonable to assume that "The Cities of Echo, Hermiston, Stanfield, and Umatilla have an equal opportunity to attract new residents" (Echo technical report, page IX-1, revised) if each city has policies to provide adequate infrastructure and the market incentives/disincentives between the cities balance out overall.

The present city/county/state dilemma revolves around the classic "chicken and egg" question, that is, which self-fulfilling prophecy do you choose given a potential boom town situation. Either you plan for growth, make land available, provide facilities, and get growth, or you don't plan for growth until it happens. The former is more attractive if appropriate safeguards are in place. (Locally this is known as the 200/400 pound bear argument).

Urban Growth Boundary

The UGB was established based on the facts, assumptions, analysis, and conclusions given in Chapters 2, 3, 7, 8, and 9. Given the existing situation, the UGB is reasonable. The plan meets the intent of Goal 14 because adequate measures have been included in the city/county plan and joint management agreement to prevent the premature conversion of agricultural land.

Sincerely,



Henry S. Markus
Principal Comprehensive Planner

HSM/mlh

cc: City of Echo
Umatilla County Board
of Commissioners
Morrow County Court
Claire Puchy
Jim Kennedy

DOCUMENTS

LOCAL

ECHO
(1979C)

2066

cat: 9
Library



VICTOR ATIYEH
GOVERNOR

Department of Land Conservation and Development

1175 COURT STREET N.E., SALEM, OREGON 97310 PHONE (503) 378-4926

October 26, 1979

The Honorable Marvin Laughlin
Mayor, City of Echo
P.O. Box 660
Echo, OR 97826

Dear Mayor *Laughlin*:

On October 11, 1979, the Commission reviewed the City of Echo's request for acknowledgment of compliance with the Statewide Planning Goals.

The Commission accepted the Department's recommendation to offer a continuance of your request for 120 days. The City should notify the Department in Salem by November 16, 1979, of your decision to accept the Commission's continuance offer. The 120-day period will commence upon receipt by the Department of your written acceptance, and the attached Continuance Order will be issued.

The purpose of this order is to allow the City of Echo adequate time to revise its plan and implementing measures to comply with Statewide Planning Goal 14.

Please contact your Field Representative, Jim Kennedy, if you have any further questions on the continuance offer or completing your plan and ordinance revisions.

Cordially,

W. J. Kvarsten
Director

Enclosures

cc: Umatilla County Board of Commissioners
Jeri Cohen, County Coordinator
Jim Kennedy, Field Representative
Henry Markus, Consultant

BEFORE THE LAND CONSERVATION AND DEVELOPMENT COMMISSION
OF THE STATE OF OREGON

IN THE MATTER OF THE CITY OF ECHO'S)
COMPREHENSIVE PLAN AND IMPLEMENTING) [CONTINUANCE
MEASURES) ORDER]

This matter came before the Commission on a request from the City of Echo on October 11, 1979, for acknowledgment of compliance pursuant to ORS 197.251 and the Commission Acknowledgment Rule, OAR 660-03-000 to 660-03-035. The Commission having fully considered the City's comprehensive plan and implementing measures, comments and objections of interested persons and the report of the Department of Land Conservation and Development, now enters its:

Findings of Fact

1. The City of Echo's comprehensive plan and implementing measures comply with Statewide Planning Goals 1-13 for the reasons set forth in Section IV of the Department's report which is attached hereto and incorporated herein.
2. The City's comprehensive plan and implementing measures do not yet comply with Statewide Planning Goal 14 for reasons set forth in Section IV of the Department's report.
3. A continuance would likely enable the City to obtain an acknowledgment of compliance more expeditiously than would a denial of acknowledgment because the nature of the revision needed is minor and will not require extensive Department analysis and notice actions which are initiated when a jurisdiction resubmits its plan and implementing measures following a denial.
4. A denial of acknowledgment may seriously disrupt the City's local planning effort because a denial would likely lead to undue public loss of confidence in the use and legal effect of the City's plan and implementing measures.

5. The Department of Land Conservation and Development and the City have agreed that the additional work towards compliance with Statewide Planning Goal 14 can be completed in 120 days.
6. The City of Echo has consented to a continuance of its acknowledgment request. (See Appendix.)

Conclusions

1. The comprehensive plan and implementing measures of the City of Echo require additional planning work in order to be considered by the Commission to be in compliance with Statewide Goals.
2. Additional time is necessary for the City to complete additional planning work necessary to bring its comprehensive plan and implementing measures in compliance with all Statewide Goals.
3. The additional planning work on the comprehensive plan and implementing measures can be reasonably completed in 120 days.

THEREFORE, IT IS HEREBY ORDERED THAT:

In accordance with ORS 197.251 and the Commission's Acknowledgment Procedure Rule, OAR 660-03-000 to 660-03-035, the acknowledgment request of the City of Echo is continued and the City is granted 120 days in which to complete the additional planning work set forth in this order.

DATED THIS _____ DAY OF _____, 1979



W. A. Warsten, Director
for the Commission

LAND CONSERVATION AND DEVELOPMENT COMMISSION

ACKNOWLEDGMENT OF COMPLIANCE

Response to Denial Order of June 13, 1979

City of Echo

DATE RECEIVED: August 17, 1979 DATE OF COMMISSION ACTION: October 11, 1979

I. REQUEST: Acknowledgment of Compliance with the Statewide Planning Goals for the comprehensive plan and implementing measures.

II. SUMMARY OF RECOMMENDATIONS:

A. Staff:

Recommends the Commission offer to continue the City of Echo's acknowledgment request for 120 days to make necessary plan and implementing measures amendments to comply with Statewide Planning Goal 14.

B. Local Coordination Body:

Recommends the Commission acknowledge the City of Echo's comprehensive plan and implementing measures to be in compliance with the Statewide Planning Goals.

FIELD REPRESENTATIVE: Jim Kennedy
Phone: 963-2918

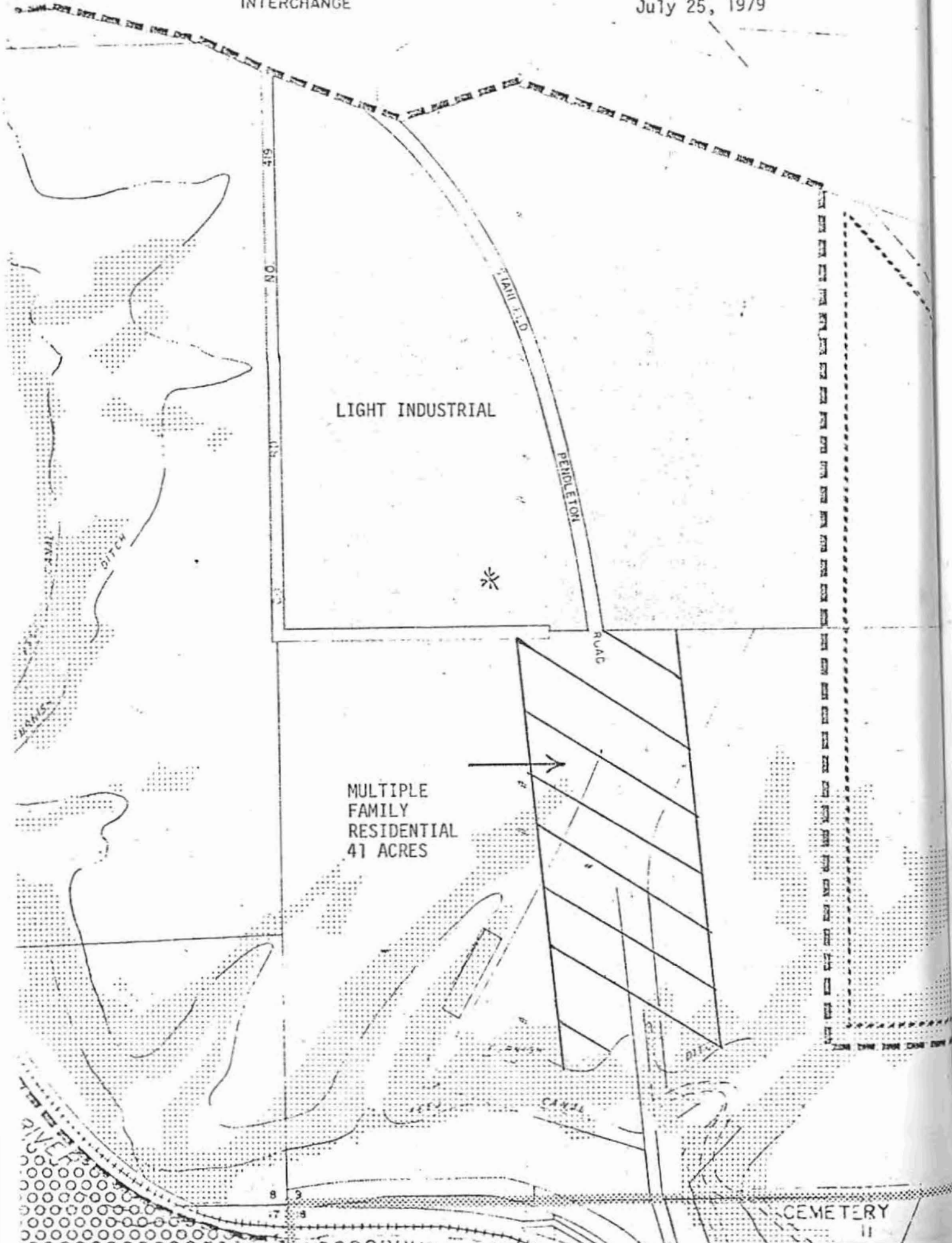
COORDINATOR: Jeri Cohen
Phone: 276-6732

LEAD REVIEWER: Claire Puchy
Phone: 378-5455

Date of Report: September 27, 1979

INTERCHANGE

July 25, 1979



LIGHT INDUSTRIAL

MULTIPLE FAMILY RESIDENTIAL 41 ACRES

CEMETERY

III. BACKGROUND:

On June 7, 1979 the Commission considered the City of Echo's request for acknowledgment. The Commission denied the request and granted the City a planning extension to September 15, 1979 to allow the City time to make necessary plan and implementing measure amendments to bring them into compliance with Goals 10 (Housing), 11 (Public Facilities and Services) and 14 (Urbanization).

On August 17, 1979 the City of Echo submitted Ordinance No. 236-79 (adopted July 25, 1979) amending the comprehensive plan, and Ordinance No. 237-79 (adopted July 25, 1979) amending the Zoning Ordinance. Umatilla County amended its comprehensive plan on August 15, 1979 to include Echo's plan amendments (Ordinance No. 79-23).

IV. FINDINGS:

A. Previously Approved Goals:

On June 7, 1979 the Commission found the City of Echo's plan and implementing measures to be in compliance with Statewide Planning Goals 1, 2, 5, 6, 7, 8, 9, 12 and 13. The ordinances submitted by the City on August 17, 1979 do not conflict with that action and the City's plan and implementing measures remain in compliance with those Goals. Goals 3, 4 and 15-19 are not applicable.

B. Required Plan and Implementing Measures Revisions:

1. Housing: (Goal 10)

Requirement:

Either eliminate unclear and discretionary conditional use approval standards from Article 5 of the Zoning Ordinance, or

Allow duplexes, multifamily units or other low-cost housing types outright in at least one residential zone containing sufficient buildable lands to meet the identified needs.

City Response:

The City of Echo has amended Article 5 of its Zoning Ordinance (Ordinance No. 238-79). The conditional use approval standards now read:

- "1. The use will be consistent with the comprehensive plan, the zoning ordinance and other applicable policies to the City.
2. Taking into account location, size, design and operating characteristics, the use shall not unreasonably interfere with continuation of existing uses or uses allowed outright on abutting properties.
3. The use will not have a significant adverse impact on public facilities including, but not limited to streets, sewer and water facilities, such as the traffic generated by the use surpassing the capacity of the street serving the use.
4. The design will preserve environmental assets such as trees, water courses, historic and archeological sites, and similar irreplaceable assets of particular interest to the community."

Echo has amended its Zoning Ordinance creating a new zone-- Multiple Family Residential (R-3). Multifamily and two family dwellings are allowed outright in this zone. The City has projected it will need 41 acres of land to meet its high density housing needs (492 units). Echo has zoned 41 acres of land R-3 which had formerly been in the City's Farm Residential Zone. This land is suitable for development and based on dimensional standards of the R-3 zone, can accommodate the City's need for 492 units.

Requirement:

Amend the plan (p. IX-1) to include justification for the percent of population at various densities used in calculating residential acres needed.

City Response:

The plan originally submitted by the City used a 40-40-20 percent of population split in calculating residential land needs.

Echo has amended its plan (Ordinance No. 236-79) to include the following table regarding residential land needs:

Density (DU/AC)	Share	People	People per Acre	Acres
Low (1)	20%	813	2.47	329
Medium (4)	50%	2032	9.88	206
High (12)	30%	1219	29.64	41
Total	100%	4064	n/a	576

The City has offered the following in support of the 20-50-30 percent split for low, medium and high density development:

"The present urban/rural population shares in Umatilla County are 69/31. Relative to the present 31% rural share, Echo will assume that about 20% of new residents will choose to live in a low density residential area within the urban growth boundary rather than in a rural residential area outside the boundary.

Multiple family dwellings have had a 35% share in Umatilla County in recent years. Discounting existing residents and assuming a population of about 4,064 people, Echo will assume that about 30% of the residents (35% of new) will live in multiple family housing or mobile home parks.

The remaining 50% of existing and new residents will live in single family homes or mobile homes on individual lots."

Requirement:

Amend the plan to include a determination of the number of units needed by housing type.

City Response:

The City of Echo has amended its comprehensive plan as follows: "Reliable forecasts of population growth, economic development housing types and density and land requirements for the City of Echo are not technically feasible at this time." Based on plan amendments, the number of units needed has been calculated by the Department as follows:

Density (DU/AC)	Acres Needed	Units Needed
Low (1)	329	329
Medium (4)	206	824
High (12)	41	492
Total	576	3245

The above figures correspond to the City's high population projection.

The City indicates the following number of units and housing types can be accommodated within the UGB under existing zoning:

Density (DU/AC)	Type	Acres	Units
Low (1)	SF, MH	352	352
Medium (4)	SF, MH	218	872
High (12)	MF, MHP	41	492
Total		611	1716

Conclusion: The City of Echo complies with Goal 10.

The City has created a new zone capable of accommodating needed multifamily dwellings as outright uses. Echo has also eliminated some discretionary conditional use approval standards, although standards 2 and 3 are still somewhat unclear and discretionary (i.e., use of terms such as "unreasonably interfere" and "significant adverse impact").

Echo has offered an explanation for the percent of population at various densities used in calculating residential acres needed. The 20-50-30 percent split appears reasonable and generally reflective of trends in the County as well as broad housing needs identified in the plan.

The City indicates that determination of the number of housing units by type is not technically feasible at this time and has calculated its housing needs by density. This is the approach taken by the City in its original plan. The Department believes this is a valid approach in this case for several reasons. As indicated in the Commission's June 7, 1979 findings, it can be assumed that one unit per acre and four units per acre densities are predominantly single family housing (i.e., single family houses as well as individual mobile homes) and that 12 units per acre densities are predominantly multifamily housing (i.e., multifamily units as well as mobile home parks). Based on these assumptions, the City will need 1,153 single family and individual mobile homes and 492 multifamily and mobile home park units. Existing zoning can accommodate 1,224 single family and mobile home units and 492 multifamily and mobile home park units.

The Department believes that although specific housing needs have not been identified by type, the plan contains information which can be used to identify such needs. Sufficient buildable land exists to accommodate anticipated housing needs. This is especially true, since all calculations and zoning have been based on the City's high population projection.

Note: Although it appears that the City of Echo complies with Goal 10, all calculations, land use designations and zone applications are based on a population projection which is not fully justified (see the Goal 14 section of this report).

Suggestion for Plan and Implementing Measures Improvement

Eliminate unclear and discretionary language from conditional use approval standards in Article 5 of the Zoning Ordinance.

2. Public Facilities and Services: (Goal 11)

Requirement:

Either discuss in the plan the methods or strategy by which it will either expand the existing sewage treatment facilities or construct new facilities which are adequate to meet projected growth needs, or

Revise its comprehensive plan (including population projections) and UGB commensurate with the design capacity of existing treatment facilities.

Note: The activities listed above must be carried out in coordination with the compliance recommendations in the Goal 14 section of this report.

City Response:

Echo has adopted a new policy regarding public facilities:

"To initiate expansion of water supply and storage facilities or sewage treatment facilities or both as necessary when existing and approved development would require 75% or more of rated capacity of water supply and storage or sewage treatment."

It has also amended Article 5.20 of its Zoning Ordinance to include the following condition which the City Council may impose on a conditional use:

"Requiring payment of a fair share of the cost for improvement of a street, water and sewer lines serving the site, or participation in an improvement district established to provide city facilities and services to an area including the site."

Echo has also clarified a provision in its Preliminary Capital Improvement Program, adopted May 30, 1979 ("I-80N Area Sewer and treatment expansion as necessary") to mean "the entire area within the urban growth boundary between the city limits on the south and the freeway on the north."

Conclusion: The City of Echo complies with Goal 11.

3. Urbanization: (Goal 14)

Requirement:

Goal 14

Either:

1. Provide findings in the plan which, in the light of the County's coordination of all its cities' plans, justify the assumption that 20 percent of future West Umatilla County residents will live in Echo. If such findings are made, the City must also either:
 - a. Make findings based on factors 1 and 2 of Goal 14 to justify the designation of an additional 36 to 256 acres of residential land beyond the projected need of 356 to 576 acres; or

- b. Make plan map, zoning and UGB amendments to meet the projected residential growth needs of the City. Specifically, the UGB should be modified to include no more acreage than needed. In addition to factors 1 and 2 of Goal 14, these amendments should take into account the other factors of Goal 14, particularly 3 (the orderly and economic provision of public facilities and services) and 6 (retention of agricultural land).

Or:

2. In coordination with Umatilla County and ECOAC, reconcile the significant differences in population projections. Based upon a general agreement on anticipated population growth, the City and County must amend, as necessary, the comprehensive plan, UGB and implementing measures. In addition to factors 1 and 2 of Goal 14, these amendments must take into account the other factors of Goal 14, particularly 3 (the orderly and economic provision of public facilities and services and 6 (retention of agricultural land).

Note: Activities 1 and 2 listed above must be carried out in coordination with the compliance recommendations in the Goal 11 section of this report.

City Response:

Echo has chosen to address option 1 above.

Three different sets of population projections appear in Echo's comprehensive plan--ECOAC's, Umatilla County's and Echo's. However, ECOAC projections are "out of date," "no longer valid," and "did not include assumptions about local efforts to encourage economic development" (see attached letter from Principal Comprehensive Planner to W. J. Kvarsten, August 14, 1979).

Regarding the County and City projections, plan amendments indicate that the 20% figure was arrived at as follows:

1. An overall County projection of 67,000 to 76,000 was broken down into a subarea preliminary projections (Principal Comprehensive Planner, personal communication, August 7, 1979). The West End was one of those subareas. Preliminary County projections for the West End for 1995 are 28,050 to 35,800. Plan amendments state that "existing long term population projections are not indicative of future population growth of the area and population growth of the area and such projections are not reliable for allocation to individual communities."

2. Based on historic trends only, Echo would reach 841 to 1,074 by 1995 (i.e., if its current 3.0 percent portion of the West End population were maintained).
3. The City of Echo, however, has decided to promote growth and economic development. In view of the rapid growth taking place in Umatilla County, Echo believes it "should be prepared for explosive population growth."
4. Given the fact that West End preliminary population projections were not reliable and furthermore had not been broken down to the community level, Echo decided to assume a "fair share" of future West End growth (i.e., 20 percent, since there are five jurisdictions--four cities and the county--in the West End).

Echo's compliance with Goal 14 (option 1) is predicated on the Commission's requirement that findings are made to justify the 20 percent population figure "in light of the County's coordination of all its cities' plans" (emphasis added). There is no evidence in the plan amendments that there has been an effort on the part of Umatilla County and its cities to coordinate their population projections. The Local Coordination Body has indicated (see letter attached):

"...when historic West Umatilla County growth trends are taken into consideration, the city's planning population is reasonable. The average annual compounded rate of growth for all cities in West Umatilla County (i.e., Echo, Hermiston, Stanfield and Umatilla) was five percent between 1960 and 1978 and eight percent between 1970 and 1978. Beginning with the 1978 combined West Umatilla County cities' population of 12,920 and projecting both the five percent and eight percent growth rates to the year 2000 and then comparing these figures to the ECOAC 2000 projections as well as the maximum planned 2000 populations per the cities' Comprehensive Plan yields the following:

City	1978 Population	2000 Population (5%)	2000 Population (8%)	2000 Population (ECOAC)	2000 Population Comp Plans
Echo	500	1,546	2,719	1,128	4,064
Hermiston	8,150	23,841	44,308	16,997	32,900
Stanfield	1,350	3,949	7,339	3,192	11,000
Umatilla	2,920	8,541	15,875	7,002	11,270
TOTAL	12,920	37,877	70,241	28,319	59,234"

The County's preliminary West End population projections are 28,050 to 35,800, according to plan amendments. The total population projected in the City plans alone (i.e., excluding the rural portion of the West End) is 59,234. This exceeds the high projection for the West End by 23,434.

Echo has not amended its UGB, and has offered the following justification for the additional 36 to 256 acres of residential land beyond the projected need of 356 to 576 acres:

1. A small number of landowners control most of the buildable land contiguous to the City.
2. Sewer and water lines about the land southeast of the City between the Feed Canal and the Stanfield-Pendleton Road and the land east of the City on both sides of the Lexington-Echo Highway.
3. The land east of the Furnish Ditch between the City and the I-80N Freeway offers an excellent view of Echo Meadows and an occasional view of Mt. Hood and Mt. Adams.
4. As of June 1979, there was no land planned or zoned for light industrial use adjacent to an existing freeway interchange in Western Umatilla County within an acknowledged UGB.
5. Inclusion of land north of the golf course would provide homesites adjacent to an existing amenity, allow two road access points to the area and allows water lines to be looped, improving service to the area.

Conclusion: The City of Echo does not comply with Goal 14.

Echo has presented reasons for its assumption that 20 percent of future West Umatilla County residents will live in Echo, as well as reasons why additional residential land was included in the UGB beyond its projected need. However, the Commission's June 7, 1979 Goal 14 recommendations clearly state that population projections for Echo must be coordinated with those of ECOAC, Umatilla County and other cities in the County. The responsibility for such coordination is that of the County according to ORS 197.190.

The City of Echo has based its plan--including its UGB, residential housing needs projections and zoning provisions--on population projections which have not been coordinated with those of the County or other West End cities. It was because of the lack of coordination that Echo decided to simply plan for its "fair

share" (20 percent) of West End growth. While the City of Echo has made an effort to comply with Goal 14, the Department believes that acknowledgment cannot be granted until the issue of population coordination is resolved.

In order to comply, Umatilla County must:

1. Coordinate population projections of West End jurisdictions. Specifically, it must be demonstrated that each city's projection and the rural area's projection generally total up to the overall population projection for the West End. The margin of difference must be reasonable.
2. Based on a general agreement on anticipated overall West End and individual jurisdiction population growth, the City of Echo and Umatilla County must amend as necessary the comprehensive plan, UGB and implementing measures of Echo.

Note: This activity may affect compliance with Goals 10 and 11. If, after a population projection for Echo has been determined, the projection is significantly different from that currently in the plan, the City must reevaluate its housing and public facilities needs projections and make necessary changes in its plan, UGB and implementing measures.

B. Comments Received:

Department of Economic Development

Comments*

*Statement attached

C. Overall Conclusions:

The City of Echo has amended its comprehensive plan and implementing measures in response to the Commission's June 7, 1979 findings and recommendations regarding Goals 10, 11 and 14. The City might comply with the Statewide Planning Goals were it not for the fact that the plan, UGB and implementing measures have been based on a population projection which has not been coordinated with those of Umatilla County or other West End cities.

V. RECOMMENDATIONS:

A. Staff:

Recommends the Commission offer to continue the City of Echo's acknowledgment request for 120 days to make necessary plan and implementing measures amendments to comply with Statewide Planning Goal 14.

In order to comply, Umatilla County must:

1. Coordinate population projections of West End jurisdictions. Specifically, it must be demonstrated that each city's projection and the rural area's projection generally total up the overall population projection for the West End. The margin of difference must be reasonable.
2. Based on a general agreement on anticipated overall West End and individual jurisdiction population growth, the City of Echo and Umatilla County must amend as necessary the comprehensive plan, UGB and implementing measures of Echo.

Note: This activity may affect compliance with Goals 10 and 11. If, after, a population projection for Echo has been determined, the projection is significantly different from that currently in the plan, the City must reevaluate its housing and public facilities needs projections and make necessary changes in its plan, UGB and implementing measures.

B. Local Coordination Body:

Recommends the Commission acknowledge the City of Echo's comprehensive plan and implementing measures to be in compliance with the Statewide Planning Goals.

VI. COMMISSION ACTION

Approved offer of 120-day continuance to allow City time to work on Goal 14 compliance.

JBK:cz

SFP 6 1979

REQUEST FOR ACKNOWLEDGEMENT OF COMPLIANCE
LOCAL COORDINATION BODY RECOMMENDATION

SALEM

City of Echo

Summary of Local Coordination Body Recommendations

The Umatilla County Board of Commissioners recommends that the City of Echo Comprehensive Plan be acknowledged as being in compliance with the Oregon Statwide Planning Goals. The Umatilla County Board of Commissioners further recommends that the Umatilla County Comprehensive Plan for the area between the Echo city limits and growth boundary be acknowledged as being in compliance with the Oregon Statewide Planning Goals.

Background

I. Important Dates

July 25, 1977	Draft Plan Goals and Objectives mailed to city residents
November 28, 1977	Draft Plan mailed to city residents and affected governmental units
December 19, 1977	Public hearing on Draft Plan
December 23, 1977	Draft Plan mailed to urban growth area residents
January 10, 1978	Umatilla County informational hearing on Draft Plan
February 2, 1978	Umatilla County Planning Commission review of Draft Comprehensive Plan
February 22, 1978	Public hearing on suggested amendments to Draft Plan
March 15, 1978	Umatilla County Board of Commissioners review of Draft Comprehensive Plan; suggested UGB reduction
May 1, 1978	Revised Draft Plan mailed to city residents and affected governmental units
June 5, 1978	Draft Comprehensive Plan Technical Report available

June 28, 1978 August 2, 1978 August 23, 1978	City Council hearings on the Comprehensive Plan Ordinance; Zoning, Subdivision, and Mobile Home Park Ordinances; Joint Management Agreement
August 8, 1978	Interstaff meeting
August 9, 1978	Umatilla Planning Commission review of Draft Comprehensive Plan and Technical Report
August 16, 1978	Umatilla County Board of Commissioners review of Draft Comprehensive Plan and Technical Report
October 11, 1978	City Council hearing on the Comprehensive Plan Ordinance; Zoning, Subdivision, and Mobile Home Park Ordinances; Joint Management Agreement
October 18, 1978	Comprehensive Plan, Zoning, Subdivision, and Mobile Home Park Ordinances adopted and Joint Management Agreement signed by City Council
December 1, 1978	Adopted Comprehensive Plan available
December 20, 1978	Umatilla County Planning Commission review of Adopted Comprehensive Plan
February 14, 1979	Umatilla County Board of Commissioners review of Adopted Comprehensive Plan
February 22, 1979 March 1, 1979	City Council reconsideration of the urban growth boundary at Board of Commissioners request
March 14, 1979	Umatilla County Board of Commissioners adoption of Comprehensive Plan and Joint Management Agreement
June 7, 1979	LCDC denial of acknowledgement
June 21, 1979	City Council consideration of Comprehensive Plan amendments
July 17, 1979	City Council adoption of proposed Comprehensive Plan amendments
July 25, 1979	Umatilla County Planning Commission review of adopted Comprehensive Plan amendments
August 1, 1979	Umatilla County Board of Commissioners continuance of hearing on Comprehensive Plan amendments

August 1, 1979	City Council meeting with DLCD and Umatilla County Staffs and public
August 7, 1979	Interstaff (DLCD, Umatilla County, City of Echo and the public workshop)
August 8, 1979	Umatilla County Board of Commissioners co-adoption of Comprehensive Plan amendments

II. Discussion

The City of Echo is predominantly surrounded by Class I-IV soils with moderate to severe development ratings. This land is currently used for pasture and the production of wheat, potatoes, and other crops. Thus productive agricultural land was by necessity included within the city's urban growth boundary (UGB). Until such land is actually needed to support urban development, however, both the Comprehensive Plan and Joint Management Agreement provide for the retention of exclusive farm use zoning.

Although UGB reduction was discussed subsequent to the June 7, 1979, denial of acknowledgement, Echo residents felt their Comprehensive Plan would be effectively crippled by such action. All parties concerned continue to believe that Echo presents a unique situation and that the UGB is reasonable when the factors discussed below are considered along with the impact on growth of a community's self-determination.

First, twenty-three percent of the land within the Echo UGB, including land inside existing city limits, has been designated as permanent open space. Steep slopes adjacent to the Feed Canal and Furnish Ditch account for most of the permanent open space in the urban growth area. Rather than locate the UGB along waterways that are not easily described, Echo citizens determined that the railroad right-of-way to their west was a reasonable location for the boundary.

Second, the Umatilla County Board of Commissioners has expressed a desire to expand the commercial and industrial base of the county. The Commissioners have also stated that many appropriate sites should be provided throughout the county. One of these sites is the area adjacent to the I-80N interchange north of Echo. Inclusion of this area within the city's potential ability to serve it and existing road and rail systems. These factors definitely enhance industrial development at this location.

Third, there are few individual landowners within the UGB as is the case with many small cities. The size of the boundary provides the flexibility necessary to accommodate both projected growth and diverse attitudes toward growth among urban growth area property owners (i.e., it is possible that those persons who own the most desirable and easily served land will not choose to develop it).

Fourth, while inadequate public facilities have restricted growth in Echo, other cities in western Umatilla County are experiencing boom town growth. Such rapid growth has placed a tremendous strain on service capabilities which could result in the need to limit growth until potentially overburdened facilities can be upgraded. Insofar as Echo has recently received a substantial grant to rehabilitate and improve its existing facilities, the city would be able to accommodate very rapid growth in the future if the need should arise.

Fifth, when historic West Umatilla County growth trends are taken into consideration, the city's planning population is reasonable. The average annual compounded rate of growth for all cities in west Umatilla County (i.e., Echo, Hermiston, Stanfield, and Umatilla) was five percent between 1960 and 1978 and eight percent between 1970 and 1978. Beginning with the 1978 combined west Umatilla County cities' population of 12,920 and projecting both the five percent and eight percent growth rates to the year 2000 and then comparing these figures to the E.C.O.A.C. 2000 projections as well as the maximum planned 2000 populations per the cities' Comprehensive Plan yields the following:

City	1978 Population	2000 Population (5%)	2000 Population (8%)	2000 Population (ECOAC)	2000 Population (Comp Plans)
Echo	500	1,546	2,719	1,128	4,064
Hermiston	8,150	23,841	44,308	16,997	32,900
Stanfield	1,350	3,949	7,339	3,192	11,000
Umatilla	2,920	8,541	15,875	7,002	11,270
TOTAL	12,920	37,877	70,241	28,319	59,234

* Please see the discussion in the Appendix dealing with the ECOAC "Preliminary Population and Labor Force Projections" for a discussion of the uses and limitations of these figures.

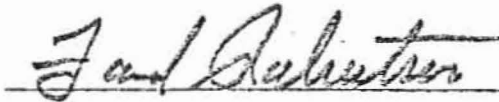
Finally, an incidental benefit to a large-growth area for the City of Echo revolves around the city's lack of permanent planning staff. If a small growth boundary had been adopted, incremental amendments without professional assistance would have been necessary in the event that merely possible rapid growth became a reality. The fact that Echo citizens involved themselves in long range planning which accommodates all potential circumstances is much to their credit.

In conclusion, we of the Umatilla County Board of Commissioners believe the City of Echo Comprehensive Plan and the Umatilla County Comprehensive Plan for the Echo Urban Growth Area are in compliance with the Oregon Statewide Planning Goals and should be so acknowledged by the Land Conservation and Development Commission.

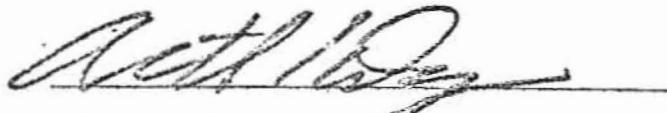
Dated this 5 day of Sept, 1979.



F.K. "Woody" Starrett, Chairman



Ford Robertson, Commissioner



A.L. "Bud" Draper, Commissioner



VICTOR ATIYEH
GOVERNOR

Department of Economic Development

921 S.W. WASHINGTON STREET, PORTLAND, OREGON 97205 PHONE (503) 229-5535

September 20, 1979

DEPARTMENT OF
LAND CONSERVATION
AND OTHER AGENCIES

SEP 21 1979

SALEM

Mr. Wes Kvarsten
Director
Land Conservation and Development
1175 Court Street N.E.
Salem, Oregon 97310

Subject: Reconsideration
Echo Comprehensive Plan

Dear Wes:

Pilot Rock, Echo and Stanfield are not in the Willamette Valley. They are part of an economic area dependent on a natural resource base. They share unique circumstances. They are:

- historically dependent on agriculture and forestry for an economic base.
- attempting to diversify their economies to provide employment in secondary processing and manufacturing.
- experiencing unique problems, such as the capacity of ground water supply and need for interstate agreements to provide a future water source.
- managing unique opportunities, such as vast areas of irrigable land and the hydraulic capacity of the Columbia River.
- facing complex decisions about how to allocate those resources.

Growth in Umatilla County cannot necessarily be expected to follow trend projections, but will be the result of large individual private and public investments which cannot be predicted, and of interstate and national decisions which cannot be predicted or timed.

It could be said that while land is the scarce resource in the Willamette Valley, water supply and public and private investment capital are the scarce resources in Umatilla County.

Mr. Wes Kvarsten
September 20, 1979
Page 2

Management of Scarce Resources

Comprehensive planning must focus on management of scarce resources. Appropriately, Willamette Valley plans focus on contained urban growth boundaries, because agricultural land and existing urban centers with public facilities already available are the scarce resources. The plans of Umatilla County cities appropriately focus on diversification of the economy, creation of job opportunities and provision of costly public facilities. Acres of land are not their scarce resource. Your criteria of demonstrated need takes on different meaning in such an economy.

I believe that the Commission has found this focus evident in the Pilot Rock, Echo and Stanfield plans. Their interpretations of Goals 10, 14 and 9 reflect these different realities. As you consider their attempts to comply with LCDC Goals, we hope you keep those differences in mind.

Echo

Echo has decided to encourage economic development, to diversify its economic base. It has designated land for future industrial, commercial and residential development. It has protected that land from premature partitioning, and encouraged productive agricultural use until the need for a land use change is demonstrated.

The city describes the situation of explosive growth expected in Western Umatilla County and presents their determination to attract a good share of that growth to Echo.

Your concern at this time should focus on whether they are able (within the capacity of their available natural and financial resources) to handle what they seek. If the economy of Umatilla County is to be diversified, one or more of these cities will need to provide the private and public investment and program to make it possible.

The Department recommends that you:

- accept their population parameters based on potential labor force projections, and ask them to monitor change so they can be prepared to make appropriate program changes.
- accept their decision to be prepared for explosive growth, but insist that they prepare to manage that

DOCUMENTS
LOCAL
ECHO
(1980)

#99



VICTOR ATIYEH
GOVERNOR

Department of Land Conservation and Development

1175 COURT STREET N.E., SALEM, OREGON 97310 PHONE (503) 378-4926

February 11, 1980

The Honorable Marvin Laughlin
Mayor, City of Echo
Echo, OR 97826

Dear Mayor Laughlin:

It gives me a great deal of pleasure to confirm that the Oregon Land Conservation and Development Commission, on January 30, 1980 officially acknowledged the comprehensive plan and implementing ordinances of the City of Echo as being in compliance with the Statewide Planning Goals.

The acknowledgment signifies an historic step for the City's land use planning program.

I would like to commend the city officials, staff, and citizens of your community for their hard work and foresight in the field of land use planning.

Congratulations,

W. J. Kvarsten
Director

WJK:CP:krh

Enclosure

- cc: Umatilla County Board of Commissioners
- Steve Randolph, County Coordinator
- Jim Kennedy, Field Representative
- Wayne Schwandt, ECOAC
- Senator Michael Thorne
- Representative Jack Duff

1232A/63A

BEFORE THE
LAND CONSERVATION AND DEVELOPMENT COMMISSION
OF THE STATE OF OREGON

IN THE MATTER OF THE CITY OF ECHO) (COMPLIANCE ACKNOWLEDGMENT
) ORDER J

On March 12, 1979 the City of Echo, pursuant to ORS Ch. 197.251(1) (1977 Replacement Part), requested that its comprehensive plan and implementing measures, consisting of the Comprehensive Plan, ordinance no. 232-78, adopted October 18, 1978; the Zoning Ordinance no. 231-78, adopted October 18, 1978; the Subdivision Ordinance no. 230-78, adopted October 18, 1978; the Mobile Home Park Ordinance no. 229-78, adopted October 18, 1978; and certain other materials be acknowledged by the Land Conservation and Development Commission in compliance with the Statewide Goals.

The Commission reviewed the attached written report (Attachment C) of the staff of the Department of Land Conservation and Development on June 7, 1979 regarding the compliance of the aforementioned plan and measures with the Statewide Planning Goals. Section IV of that report constitutes the findings of the Commission.

Based on its review, the Commission found that the City of Echo's comprehensive plan and implementing measures did not comply with Statewide Planning Goals 10 (Housing), 11 (Public Facilities and Services) and 14 (Urbanization) adopted by this Commission pursuant to ORS Ch. 197.225 and 197.245. The City was granted a planning extension to September 15, 1979 to make necessary plan and implementing measure amendments. On August 17, 1979 the City of Echo requested acknowledgment of compliance and submitted Ordinance no. 236-79, adopted July 25, 1979, amending the comprehensive plan, and Ordinance no. 237-79, adopted July 25, 1979, amending the Zoning Ordinance.

The Commission reviewed the attached written report (Attachment B) of the staff of the Department of Land Conservation and Development on October 11, 1979 regarding the compliance of the aforementioned plan and measures with the Statewide Planning Goals. Section IV of that report constitutes the findings of the Commission.

Based on its review, the Commission found that the City of Echo's comprehensive plan and implementing measures did not comply with Statewide Planning Goal 14 (Urbanization) adopted by this Commission pursuant to ORS Ch. 197.225 and 197.245. The City was offered a 120-day continuance to make necessary plan and implementing measure amendments.

On November 15, 1979 the City of Echo requested acknowledgment of compliance and submitted additional materials including a Umatilla County Resolution (adopted November 1, 1979).

The Commission reviewed the attached written report (Attachment A) of the staff of the Department of Land Conservation and Development on January 30, 1980 regarding the compliance of the aforementioned plan and implementing measures with the Statewide Planning Goals.

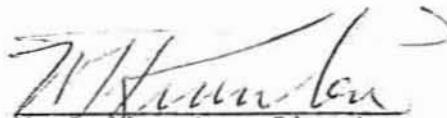
Section IV of that report constitutes the findings of the Commission.

Based on its review, the Commission finds that the City of Echo's comprehensive plan and implementing measures comply with the Statewide Planning Goals adopted by this Commission pursuant to ORS Ch. 197.225 and 197.245.

Now therefore be it ordered that:

The Land Conservation and Development Commission acknowledges that the
aforementioned comprehensive plan and implementing measures of the City of
Echo are in compliance with the Statewide Planning Goals.

Dated this 12th day of February, 1980.



W. J. Kvarsten, Director
for the Land Conservation and
Development Commission

WJK:CP:krh
2/7/80
1233A/63A

CITY OF ECHO

STAFF REPORT AMENDMENTS

Code 4, paragraph 2, should read:

The year-2000 County indicator of 121,248 was submitted to the Oregon Environmental Quality Commission on November 16, 1979 as the 208 projection for Umatilla County. However, because it was received after the EQC deadline, it was not forwarded to the U.S. EPA for approval. However, DEQ has indicated that this may be done at a later date (Tom Lucas, personal communication, January 27, 1980).

Attachment A

LAND CONSERVATION AND DEVELOPMENT COMMISSION
ACKNOWLEDGMENT OF COMPLIANCE
Response to Continuance Offer
of October 11, 1979
City of Echo

DATE RECEIVED: November 19, 1979

DATE OF COMMISSION ACTION: January 30, 1980

I. REQUEST: Acknowledgment of Compliance with the Statewide Planning Goals for the comprehensive plan and implementing measures.

II. SUMMARY OF RECOMMENDATIONS:

A. Staff:

Recommends the Commission acknowledge the City of Echo's comprehensive plan and implementing measures to be in compliance with the Statewide Planning Goals.

B. Local Coordination Body:

Recommends the Commission acknowledge the City of Echo's comprehensive plan and implementing measures to be in compliance with the Statewide Planning Goals.

FIELD REPRESENTATIVE: Jim Kennedy
Phone: 963-2918

COORDINATOR: Steve Randolph
Phone: 276-6732

LEAD REVIEWER: Claire Puchy
Phone: 378-5455

Date of Report: January 22, 1980

III. BACKGROUND INFORMATION:

On June 7, 1979 the Commission considered the City of Echo's request for acknowledgment. The Commission denied the request and granted the City a planning extension to September 15, 1979 to allow the City time to make necessary plan and implementing measure amendments to bring them into compliance with Goals 10 (Housing), 11 (Public Facilities and Services) and 14 (Urbanization).

On August 17, 1979 the City of Echo requested acknowledgment and submitted Ordinance No. 236-79 (adopted July 25, 1979) amending the comprehensive plan, and Ordinance No. 237-79 (adopted July 25, 1979) amending the Zoning Ordinance. Umatilla County amended its comprehensive plan on August 15, 1979 to include Echo's plan amendments (Ordinance No. 79-23).

On October 11, 1979 the Commission considered the City's second acknowledgment request. The Commission found that the above amendments brought the City into compliance with Goals 10 and 11, but not Goal 14.

On November 15, 1979 the City of Echo responded to the Commission's continuance offer by resubmitting a request for acknowledgment.

IV. FINDINGS:

A. Previously Approved Goals:

On June 7, 1979 the Commission found the City of Echo's plan and implementing measures to be in compliance with the Statewide Planning Goals 1, 2, 5-9, 12 and 13 (Goals 3,4 and 15-19 are not applicable). On October 11, 1979 the Commission found the City of Echo's plan and implementing measures to be in compliance with Statewide Planning Goals 10 and 11. On November 15, 1979 the City of Echo submitted a County Resolution (adopted November 1, 1979 by Umatilla County) adopting year-2000 "population indicators" for all incorporated cities and rural areas in the County. The Resolution does not conflict with the above actions, and the City's plan and implementing measures remain in compliance with Goals 1, 2 and 5-13.

B. Required Plan and Implementing Measures Revisions:

Urbanization: (Goal 14)

Requirement:

In order to comply, Umatilla County must:

1. Coordinate population projections of West End jurisdictions. Specifically, it must be demonstrated that each city's projection and the rural area's projection generally total up to the overall population projection for the West End. The margin of difference must be reasonable.

2. Based on a general agreement on anticipated overall West End and individual jurisdiction population growth, the City of Echo and Umatilla County must amend as necessary the comprehensive plan, UGB and implementing measures of Echo.

Note: This activity may affect compliance with Goals 10 and 11. If, after a population projection for Echo has been determined, the projection is significantly different from that currently in the plan, the City must reevaluate its housing and public facilities needs projections and make necessary changes in its plan, UGB and implementing measures.

City and County Response:

On November 1, 1979, Umatilla County passed a resolution (attached) adopting the following "population indicators":

<u>Jurisdiction</u>	<u>Year 2000 Indicator</u>
Pendleton	20,500
Hermiston	32,800
Milton-Freewater	8,875
Umatilla	11,200
Pilot Rock	4,346
Stanfield	6,860
Athena	2,000
Weston	1,900
Echo	4,064
Adams	375
Ukiah	400
Helix	450
Rural Residential	27,248
Umatilla County (Total)	121,248

The resolution states: "No objection to the population indicators has been raised by the affected jurisdictions."

In addition, the resolution adopts by reference a report entitled "Umatilla County Population Indicators in the Year 2000."

The report explains the methodology and assumptions used in developing the adopted indicators. The indicators were developed by calculating the growth rate of West-End communities between 1970 and 1978 (8 percent per year), the growth rate for the balance of the County over the same period (1 percent per year), and applying these rates to the current population figures. This "trend analysis" was compared to an economic base analysis (also included in the report):

	<u>Population Indicator (Trend Analysis)</u>	<u>Population Indicator (Economic Analysis)</u>
Total Umatilla County	121,248	115,868

Thus, economic analysis results in a population indicator for the County which is within 10 percent of the County indicator based on the trend analysis.

The year-2000 County indicator of 121,248 was submitted to the Oregon Environmental Quality Commission on November 16, 1979 as the 208 projection for Umatilla County. However, because it was received after the EQC deadline, it was not forwarded to the U.S. EPA for approval. However, DEQ has indicated that this may be done at a later date (Tom Lucas, personal communication, January 27, 1980).

The Echo comprehensive plan had stated that "1977 west-county population was about 18,000 people; 1995 projections are 28,050 to 35,800 people" (p. VIII-18). Similar statements were made on pages II-1-2 and in the summary (III) of the plan. The population indicators adopted on November 1 for the West-End jurisdictions (excluding rural areas)--Hermiston, Umatilla, Stanfield, and Echo--total 54,924. The East Central Association of Oregon Counties has indicated that the 1995 projections (28,050-35,800) were to be used as a planning tool, but not to be used for making land use planning decisions (see letter attached).

The Echo plan assumed that 20 percent of new West-End residents will decide to live in Echo (pp. II-2, VIII-18, IX-1). As stated in the October 11, 1979 findings of the Commission (see Appendix A, p. 9), "Given the fact that West End preliminary projections were not reliable and furthermore had not been broken down to the community level, Echo decided to assume a "fair share" of future West End growth (i.e., 20 percent, since there are five jurisdictions--four cities and the county--in the West End)." The 20 percent assumption was based on the preliminary West End projection of 35,800 (or about 20,000 new residents). The population indicators adopted on November 1, 1979, however, do not reflect this assumption, as the following table illustrates:

	<u>Current Population Plus 20%</u>	<u>Population Indicators</u>
Echo	4,520	4,064
Hermiston	12,150	32,800
Stanfield	5,350	6,860
Umatilla	6,920	11,200

Therefore the City passed Resolution 91-80 on January 16, 1980 (see attached) which eliminates references to the 20 percent assumption in its background report and replaces them with a discussion of the new assumptions on population growth adopted by the County. Umatilla County has informed the Department that it concurs with the changes made to the Echo background report (see letter attached). The Resolution does not affect Echo's population projection of 4,064.

Conclusion: The City of Echo complies with Goal 14.

Umatilla County has coordinated population projections of West End jurisdictions as well as for the remainder of the County. Because the population projection for Echo remains unchanged, no amendments to the City's UGB and implementing measures are necessary. The background report for the comprehensive plan has been amended to include the new growth assumptions.

C. Comments Received: None.

D. Overall Conclusions:

Umatilla County has passed a resolution adopting population indicators for all cities and rural areas of the County, and has provided justification for these figures. The projection for the City of Echo has not been altered by this resolution. Therefore, the City complies with Goal 14.

V. RECOMMENDATIONS:

A. Staff:

Recommends the Commission acknowledge the City of Echo's comprehensive plan and implementing measures to be in compliance with the Statewide Planning Goals.

B. Local Coordination Body:

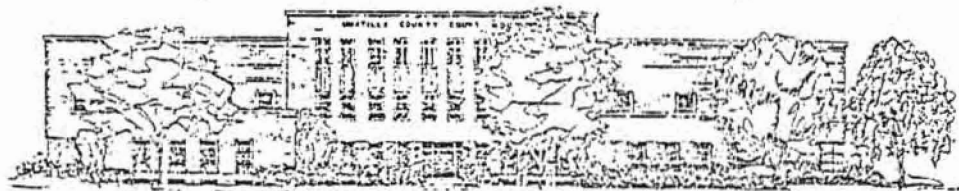
Recommends the Commission acknowledge the City of Echo's comprehensive plan and implementing measures to be in compliance with the Statewide Planning Goals.

CP:jk
965A/54A
2/6/80

UMATILLA COUNTY BOARD OF COMMISSIONERS

COMMISSIONERS

F. K. "Woody" Starrett
A. L. "Bud" Draper
Ford Roberson



STAFF

Michele Hallman
Legal Counsel

Bill Penney
Administrative Assistant

Marcia Wells
Office Manager

216 S.E. 4th P.O. Box 1427 Pendleton, Oregon 97801
Phone 503/276-7111

RESOLUTION

Adopting coordinating population indicators
for Umatilla County for the year 2000.

WHEREAS: Umatilla County has responsibility for coordination of land use planning in Umatilla County pursuant to ORS Chapter 197; and

WHEREAS: The Land Conservation and Development Commission has determined that coordination of county general purpose governments population projections is a required activity under land use planning coordination; and

WHEREAS: The Land Conservation and Development Commission has provided for a 10% deviation range; and

WHEREAS: Umatilla County has undertaken an analysis of population in Umatilla County and determined County-wide population indicators for the year 2000; and

WHEREAS: Umatilla County has coordinated those population indicators with all affected general purpose governments in the County; and

WHEREAS: No objection to the population indicators has been raised by the affected jurisdictions;

NOW, THEREFORE, BE IT RESOLVED THAT: The Umatilla County Board of Commissioners does hereby adopt the following population indicators for the year 2000, and by reference, the report entitled "Umatilla County Population Indicators in the Year 2000":

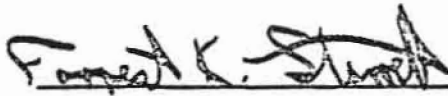
<u>General Purpose Government</u>	<u>Year 2000 Indicator</u>
Pendleton	20,500
Hermiston	32,800
Milton-Freewater	8,875
Umatilla	11,200
Pilot Rock	4,346
Stanfield	6,860
Athena	2,000
Weston	1,900
Echo	4,064

General Purpose
Government

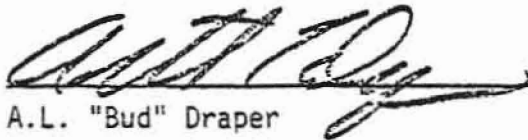
Year 2000
Indicator

Adams	375
Ukiah	400
Helix	450
Rural Residential	27,478
Umatilla County	121,248 (range: 109,123-133,373)

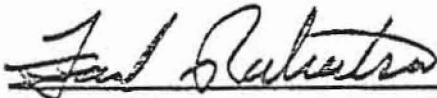
Signed this 1st day of November, 1979.



Forest K. "Woody" Starrett



A.L. "Bud" Draper



Ford Robertson

CHAIRMAN

Mayor Foster Odom

VICE CHAIRMAN

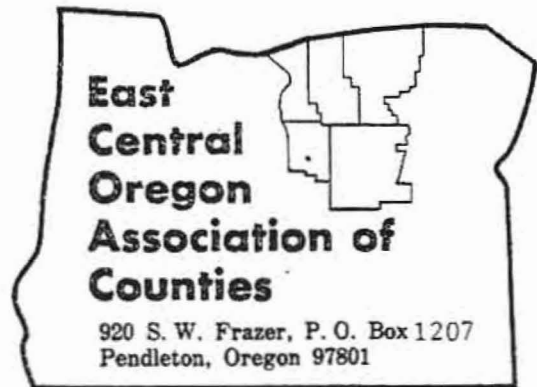
Judge D. O. Nelson

SECRETARY-TREASURER

Mayor Gordon Chapman

EXECUTIVE DIRECTOR

Wayne L. Schwandt



Phone (503) 276-6732

December 21, 1979

Wes J. Kvarsten
Land Conservation and
Development Commission
1175 Court Street, N. E.
Salem, Oregon 97310

Attn: Claire Puchy

Dear Wes:

The Umatilla County Population Projections Report attached to the Echo re-submittal for acknowledgement is the population coordination report to be used.

Its relationship to the preliminary report prepared by ECOAC in October of 1978 is sequential only. As stated before, the preliminary population report was to be used as a planning tool to determine impacts, given certain major construction and employment potentials happened. That report was not designed to provide overall population estimates for land use planning decisions.

If you have any further questions, please do not hesitate to call.

Sincerely,

Wayne L. Schwandt
Executive Director

WS/mh

cc: Umatilla County Board of Commissioners
City of Echo

DEPARTMENT OF
LAND CONSERVATION
AND DEVELOPMENT

DEC 24 1979

SALEM

RESOLUTION 91-80

JAN 17 1980

CITY OF ECHO, OREGON

SALEM

Amending the City of Echo Comprehensive Plan Technical Report and Findings regarding the coordination of population projections with Umatilla County and other constituent cities and revision of the method of projecting the City of Echo's population to the year 2000.

WHEREAS, the Oregon LCDC, meeting on 7 June 1979, denied acknowledgement of the City of Echo Comprehensive Plan, suggesting revisions in order to comply with Goals 10 (Housing), 11 (Public Facilities), and 14 (Urbanization), and

WHEREAS, the City of Echo amended the Comprehensive Plan with Ordinance Number 236-79, and approved revisions to the Comprehensive Plan Technical Report and Findings, on 25 July 1979, in order to address LCDC's concerns, and

WHEREAS, the City of Echo resubmitted the Comprehensive Plan on 17 August 1979, and

WHEREAS, the DLCD staff recommended that the City of Echo now complied with Goals 10 and 11, but that the City was still not in compliance with Goal 14 because the City's projected population for the year 2000 had not been properly coordinated with Umatilla County and other area cities, and

WHEREAS, the Oregon LCDC, meeting on 11 October 1979, agreed with the DLCD staff recommendations in spite of assurances from Umatilla County Commissioner Bud Draper that a new population coordination effort was under way, that Echo's projected population of 4064 was acceptable, and that a meeting with all the cities and the County was scheduled for 31 October 1979, and

WHEREAS, the City of Echo was granted a Continuance until after the proposed coordinated population projections were formally ratified, and

WHEREAS, the City of Echo's projected year 2000 population of 4084 was approved and included in Umatilla County's resolution on "Coordinated Population Indicators for Umatilla County for the Year 2000," signed on 1 November 1979, and

WHEREAS, the approved coordinated population projection for Echo is the same as was used in originally preparing the Comprehensive Plan, but was arrived at using a different methodology, and

WHEREAS, no amendments of the Comprehensive Plan policies or map were required to address the approved projection, but the Technical Report and Findings needed to be changed to discuss the new projection methodology and background regarding projection difficulties in Umatilla County,

NOW THEREFORE, be it resolved that the City Council of Echo does hereby adopt the following revisions to the Echo Comprehensive Plan Technical Report and Findings and adopts by reference the Umatilla County Board of Commissioners resolution regarding "Coordinated Population Indicators for the Year 2000,"

Chapter II, Summary and Conclusions
Economic and Population Projections

changed to read as follows:

The City of Echo expects to double its share of West End urban growth in Umatilla County by the year 2000, recapturing the approximately 7% share it held in 1970. With sewer and water problems resolved, large areas proposed for view-oriented residential development, and an excellent light industrial site, the City feels that a future population of 4064 out of a West End urban total of 54,900 is not unrealistic. Umatilla County and other area cities have agreed.

Chapter III, Summary of Findings
Urbanization, 2nd Paragraph

changed to read as follows:

Umatilla County has adopted a coordinated population of 4064 for Echo by the year 2000, out of a total West End urban projection of 54,900.

Chapter VIII, Socioeconomic Environment
Population Projections

Table 13 deleted and text changed to read as follows:

A preliminary population forecast was prepared by ECOAC for Umatilla County and Cities in 1977. While this forecast was intended for use only as an indicator, it eventually acquired the status of an "official" projection, against which area Comprehensive Plans were measured. Since many factors related to economic development policies, availability of public services, and community characteristics were not addressed in the preparation of the population forecast for each city, most jurisdictions felt the forecasts were not valid.

Given the current high regional growth rate, the difficulties of projecting population for small towns, general dissatisfaction with the 1977 forecasts, and the need to satisfy a requirement to coordinate the projected growth of the cities in Umatilla County, ECOAC and the County set out to reevaluate the population projections and arrive at more realistic, acceptable figures. Projecting out the current growth rates (1975-78) and balancing this with an economic base projection, a total Umatilla County population projection of 109,123 to 133,373 was derived for the year 2000. Individual projections for each of the cities were then negotiated based on the various proposals included in their new comprehensive plans. A basic 80/20 urban-rural split was proposed, recognizing the need to reduce non-urban growth rates. The various projections for each city and the rural areas were presented at a meeting of all cities and the County on 31 October 1979, at which time the "Coordinated Population Indicators for Umatilla County for the Year 2000" was approved by all constituent jurisdictions.

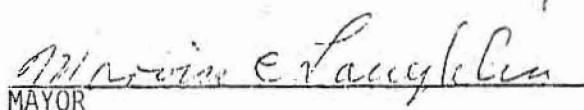
The City of Echo negotiated a year 2000 population of 4064. This figure represents Echo's expectation that the City will receive a greater share of total West End population in the years to come. Echo was not a party to the rapid growth witnessed by the other West End cities of Hermiston, Stanfield, and Umatilla, due to severe capacity constraints in the City's water and sewer system. With major sewer improvements being completed in 1974 and a reconstruction of the water system scheduled for 1980-81, Echo will be in a position to accept a share of the West End growth.

Given the potential for light industrial/tourist commercial development at the I-84 interchange, recent improvements to the independent local schools, creation of the municipal golf course, and an abundance of bluff-top view homesites, the City is optimistic about its future growth potential. While Echo does not anticipate becoming the key regional growth center, it does expect to double its small share of the West End urban population from 3.9% of 12,920 (1978) to 7.4% of 54,900 (2000). Since Echo had 6.9% of the West End urban population in 1970, this increased share merely recaptures the role Echo would have played in West End growth were it not for the municipal facilities constraints. While the total West End is anticipated to continue growing at a rate of 8%/year, Echo will probably grow faster (up to 9.75%/year) in response to development constraints being lifted.

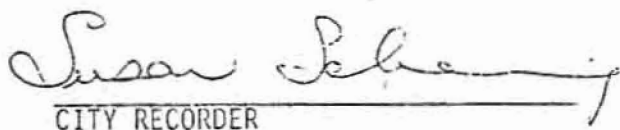
The City of Echo realizes that due to actual development decisions, the community may not attain a population of 4064 by the year 2000. However, the City feels it has a responsibility to plan for the potential growth and that a future population of 4064 is a reasonable share of West End growth. The Umatilla County Board of Commissioners formally approved this rationale by adopting the "Coordinated Population Indicators" by resolution on 1 November 1979.

A comparison of previous population projections and the County resolution is included in the appendix.

Adopted by the Echo City Council this 16th day of January, 1980.


MAYOR

ATTEST:

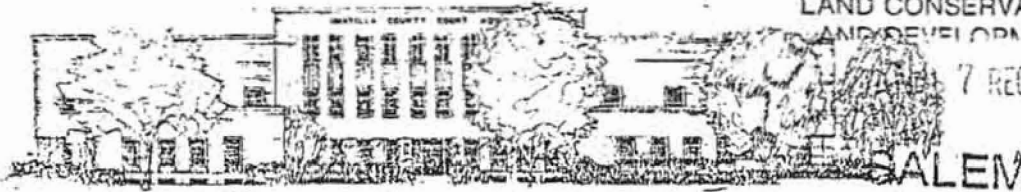

CITY RECORDER

UMATILLA COUNTY BOARD OF COMMISSIONERS

DEPARTMENT OF
LAND CONSERVATION
AND DEVELOPMENT STAFF

COMMISSIONERS

F. K. "Woody" Starrett
A. L. "Bud" Draper
Ford Robertson



7 REC
Michele Hallman
Legal Counsel
Bill Penney
Administrative Assistant
Marcia Wells
Office Manager

216 S.E. 4th P.O. Box 1427 Pendleton, Oregon 97801

Phone 503/276-7111

January 16, 1980

Richard Gervais, Chairman
Land Conservation and Development Commission
Wes Kvarsten, Director
Department of Land Conservation and Development
1175 Court Street NE
Salem, OR 97801

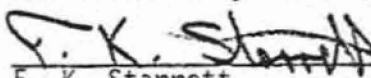
Gentlemen:

The city of Echo has presented to us a proposed resolution revising their Comprehensive Plan Technical Report and Findings with regard to population projections. As you are aware, Umatilla County adopted a resolution on 1 November 1979 formally coordinating the year 2000 population indicators for its constituent cities and the rural area. A report from ECOAC describing new economic base and extended trend forecasts was utilized in this procedure and was adopted by reference. The city of Echo's projection of 4064 was ratified in this resolution. Furthermore, Echo's proposed text revisions accurately describe both recent population projection difficulties and the basic reasons Echo did not participate in West End regional growth. We support Echo's contention that growth was artificially constrained during 1970-1980 and that Echo's share of the West Co. population will return again toward the 7% held in 1970. The other cities of the West County, Hermiston, Stanfield, and Umatilla, have acknowledged Echo's situation and have not opposed Echo's 4064 population projection.

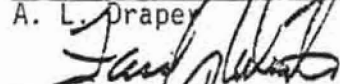
In light of our recent population coordination efforts and Echo's attempts to address LCDC concerns with their Comprehensive Plan and ordinances, we look forward to the city of Echo's planning documents finally being acknowledged by LCDC at the January-February meeting.

Sincerely,

Umatilla County Board of Commissioners


F. K. Starrett


A. L. Draper

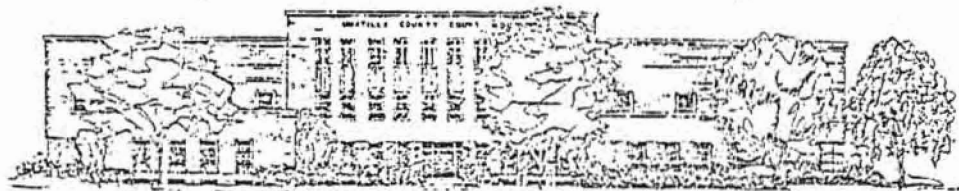

Ford Robertson

cc: City of Echo
Jim Kennedy
Steve Randolph
Umatilla County
Planning Department

UMATILLA COUNTY BOARD OF COMMISSIONERS

COMMISSIONERS

F. K. "Woody" Starrett
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STAFF

Michele Hallman
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Marcia Wells
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216 S.E. 4th P.O. Box 1427 Pendleton, Oregon 97801
Phone 503/276-7111

RESOLUTION

Adopting coordinating population indicators
for Umatilla County for the year 2000.

WHEREAS: Umatilla County has responsibility for coordination of land use planning in Umatilla County pursuant to ORS Chapter 197; and

WHEREAS: The Land Conservation and Development Commission has determined that coordination of county general purpose governments population projections is a required activity under land use planning coordination; and

WHEREAS: The Land Conservation and Development Commission has provided for a 10% deviation range; and

WHEREAS: Umatilla County has undertaken an analysis of population in Umatilla County and determined County-wide population indicators for the year 2000; and

WHEREAS: Umatilla County has coordinated those population indicators with all affected general purpose governments in the County; and

WHEREAS: No objection to the population indicators has been raised by the affected jurisdictions;

NOW, THEREFORE, BE IT RESOLVED THAT: The Umatilla County Board of Commissioners does hereby adopt the following population indicators for the year 2000, and by reference, the report entitled "Umatilla County Population Indicators in the Year 2000":

<u>General Purpose Government</u>	<u>Year 2000 Indicator</u>
Pendleton	20,500
Hermiston	32,800
Milton-Freewater	8,875
Umatilla	11,200
Pilot Rock	4,346
Stanfield	6,860
Athena	2,000
Weston	1,900
Echo	4,064

General Purpose
Government

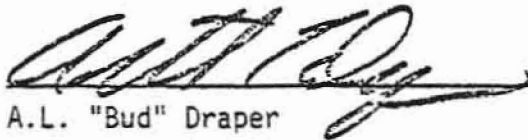
Year 2000
Indicator

Adams	375
Ukiah	400
Helix	450
Rural Residential	27,478
Umatilla County	121,248 (range: 109,123-133,373)

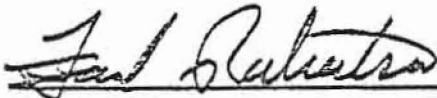
Signed this 1st day of November, 1979.



Forest K. "Woody" Starrett



A.L. "Bud" Draper



Ford Robertson

CHAIRMAN

Mayor Foster Odom

VICE CHAIRMAN

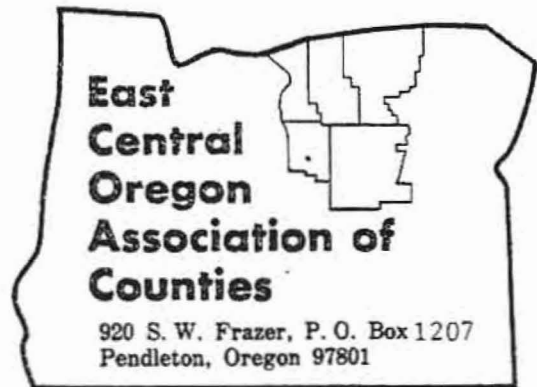
Judge D. O. Nelson

SECRETARY-TREASURER

Mayor Gordon Chapman

EXECUTIVE DIRECTOR

Wayne L. Schwandt



Phone (503) 276-6732

December 21, 1979

Wes J. Kvarsten
Land Conservation and
Development Commission
1175 Court Street, N. E.
Salem, Oregon 97310

Attn: Claire Puchy

Dear Wes:

The Umatilla County Population Projections Report attached to the Echo re-submittal for acknowledgement is the population coordination report to be used.

Its relationship to the preliminary report prepared by ECOAC in October of 1978 is sequential only. As stated before, the preliminary population report was to be used as a planning tool to determine impacts, given certain major construction and employment potentials happened. That report was not designed to provide overall population estimates for land use planning decisions.

If you have any further questions, please do not hesitate to call.

Sincerely,

Wayne L. Schwandt
Executive Director

WS/mh

cc: Umatilla County Board of Commissioners
City of Echo

DEPARTMENT OF
LAND CONSERVATION
AND DEVELOPMENT

DEC 24 1979

SALEM

RESOLUTION 91-80

JAN 17 1980

CITY OF ECHO, OREGON

SALEM

Amending the City of Echo Comprehensive Plan Technical Report and Findings regarding the coordination of population projections with Umatilla County and other constituent cities and revision of the method of projecting the City of Echo's population to the year 2000.

WHEREAS, the Oregon LCDC, meeting on 7 June 1979, denied acknowledgement of the City of Echo Comprehensive Plan, suggesting revisions in order to comply with Goals 10 (Housing), 11 (Public Facilities), and 14 (Urbanization), and

WHEREAS, the City of Echo amended the Comprehensive Plan with Ordinance Number 236-79, and approved revisions to the Comprehensive Plan Technical Report and Findings, on 25 July 1979, in order to address LCDC's concerns, and

WHEREAS, the City of Echo resubmitted the Comprehensive Plan on 17 August 1979, and

WHEREAS, the DLCD staff recommended that the City of Echo now complied with Goals 10 and 11, but that the City was still not in compliance with Goal 14 because the City's projected population for the year 2000 had not been properly coordinated with Umatilla County and other area cities, and

WHEREAS, the Oregon LCDC, meeting on 11 October 1979, agreed with the DLCD staff recommendations in spite of assurances from Umatilla County Commissioner Bud Draper that a new population coordination effort was under way, that Echo's projected population of 4064 was acceptable, and that a meeting with all the cities and the County was scheduled for 31 October 1979, and

WHEREAS, the City of Echo was granted a Continuance until after the proposed coordinated population projections were formally ratified, and

WHEREAS, the City of Echo's projected year 2000 population of 4084 was approved and included in Umatilla County's resolution on "Coordinated Population Indicators for Umatilla County for the Year 2000," signed on 1 November 1979, and

WHEREAS, the approved coordinated population projection for Echo is the same as was used in originally preparing the Comprehensive Plan, but was arrived at using a different methodology, and

WHEREAS, no amendments of the Comprehensive Plan policies or map were required to address the approved projection, but the Technical Report and Findings needed to be changed to discuss the new projection methodology and background regarding projection difficulties in Umatilla County,

NOW THEREFORE, be it resolved that the City Council of Echo does hereby adopt the following revisions to the Echo Comprehensive Plan Technical Report and Findings and adopts by reference the Umatilla County Board of Commissioners resolution regarding "Coordinated Population Indicators for the Year 2000,"

Chapter II, Summary and Conclusions
Economic and Population Projections

changed to read as follows:

The City of Echo expects to double its share of West End urban growth in Umatilla County by the year 2000, recapturing the approximately 7% share it held in 1970. With sewer and water problems resolved, large areas proposed for view-oriented residential development, and an excellent light industrial site, the City feels that a future population of 4064 out of a West End urban total of 54,900 is not unrealistic. Umatilla County and other area cities have agreed.

Chapter III, Summary of Findings
Urbanization, 2nd Paragraph

changed to read as follows:

Umatilla County has adopted a coordinated population of 4064 for Echo by the year 2000, out of a total West End urban projection of 54,900.

Chapter VIII, Socioeconomic Environment
Population Projections

Table 13 deleted and text changed to read as follows:

A preliminary population forecast was prepared by ECOAC for Umatilla County and Cities in 1977. While this forecast was intended for use only as an indicator, it eventually acquired the status of an "official" projection, against which area Comprehensive Plans were measured. Since many factors related to economic development policies, availability of public services, and community characteristics were not addressed in the preparation of the population forecast for each city, most jurisdictions felt the forecasts were not valid.

Given the current high regional growth rate, the difficulties of projecting population for small towns, general dissatisfaction with the 1977 forecasts, and the need to satisfy a requirement to coordinate the projected growth of the cities in Umatilla County, ECOAC and the County set out to reevaluate the population projections and arrive at more realistic, acceptable figures. Projecting out the current growth rates (1975-78) and balancing this with an economic base projection, a total Umatilla County population projection of 109,123 to 133,373 was derived for the year 2000. Individual projections for each of the cities were then negotiated based on the various proposals included in their new comprehensive plans. A basic 80/20 urban-rural split was proposed, recognizing the need to reduce non-urban growth rates. The various projections for each city and the rural areas were presented at a meeting of all cities and the County on 31 October 1979, at which time the "Coordinated Population Indicators for Umatilla County for the Year 2000" was approved by all constituent jurisdictions.

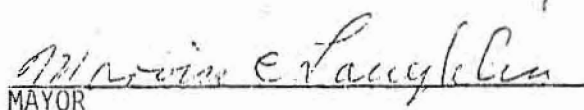
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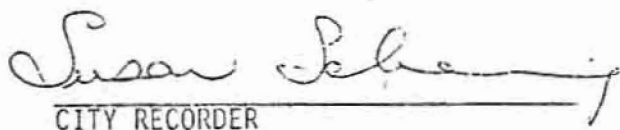
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A comparison of previous population projections and the County resolution is included in the appendix.

Adopted by the Echo City Council this 16th day of January, 1980.


MAYOR

ATTEST:

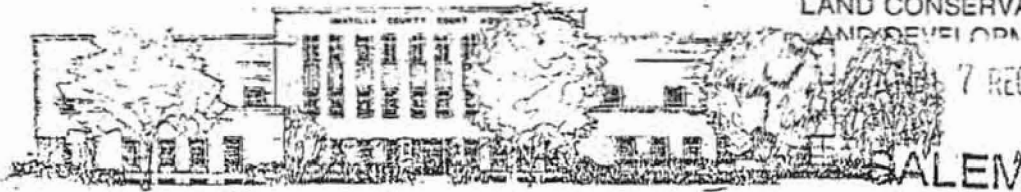

CITY RECORDER

UMATILLA COUNTY BOARD OF COMMISSIONERS

DEPARTMENT OF
LAND CONSERVATION
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COMMISSIONERS

F. K. "Woody" Starrett
A. L. "Bud" Draper
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7 REC
Michele Hallman
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Administrative Assistant
Marcia Wells
Office Manager

216 S.E. 4th P.O. Box 1427 Pendleton, Oregon 97801

Phone 503/276-7111

January 16, 1980

Richard Gervais, Chairman
Land Conservation and Development Commission
Wes Kvarsten, Director
Department of Land Conservation and Development
1175 Court Street NE
Salem, OR 97801

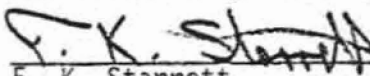
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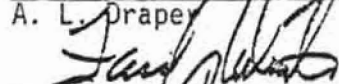
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Sincerely,

Umatilla County Board of Commissioners


F. K. Starrett


A. L. Draper


Ford Robertson

cc: City of Echo
Jim Kennedy
Steve Randolph
Umatilla County
Planning Department

Attachment B

LAND CONSERVATION AND DEVELOPMENT COMMISSION
ACKNOWLEDGMENT OF COMPLIANCE

Response to Denial Order of June 13, 1979

City of Echo

DATE RECEIVED: August 17, 1979 DATE OF COMMISSION ACTION: October 11, 1979

I. REQUEST: Acknowledgment of Compliance with the Statewide Planning Goals for the comprehensive plan and implementing measures.

II. SUMMARY OF RECOMMENDATIONS:

A. Staff:

Recommends the Commission offer to continue the City of Echo's acknowledgment request for 120 days to make necessary plan and implementing measures amendments to comply with Statewide Planning Goal 14.

B. Local Coordination Body:

Recommends the Commission acknowledge the City of Echo's comprehensive plan and implementing measures to be in compliance with the Statewide Planning Goals.

FIELD REPRESENTATIVE: Jim Kennedy
Phone: 963-2918

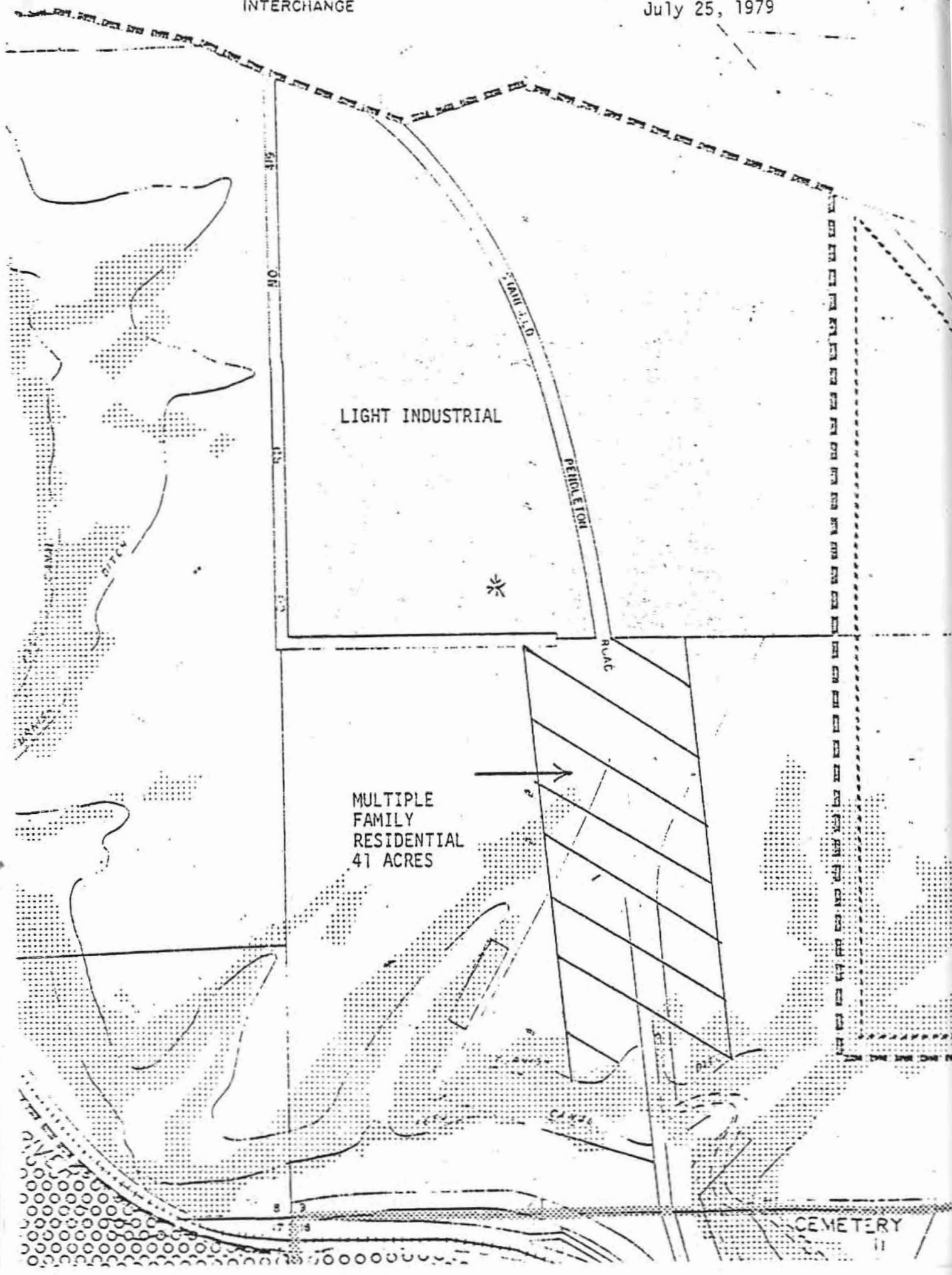
COORDINATOR: Jeri Cohen
Phone: 276-6732

LEAD REVIEWER: Claire Puchy-
Phone: 378-5455

Date of Report: September 27, 1979

INTERCHANGE

July 25, 1979



LIGHT INDUSTRIAL

MULTIPLE FAMILY RESIDENTIAL 41 ACRES

CEMETERY

NO 415

PETROL E TOW

ROAD

CAMP

CANE

8

3

7

8

III. BACKGROUND:

On June 7, 1979 the Commission considered the City of Echo's request for acknowledgment. The Commission denied the request and granted the City a planning extension to September 15, 1979 to allow the City time to make necessary plan and implementing measure amendments to bring them into compliance with Goals 10 (Housing), 11 (Public Facilities and Services) and 14 (Urbanization).

On August 17, 1979 the City of Echo submitted Ordinance No. 236-79 (adopted July 25, 1979) amending the comprehensive plan, and Ordinance No. 237-79 (adopted July 25, 1979) amending the Zoning Ordinance. Umatilla County amended its comprehensive plan on August 15, 1979 to include Echo's plan amendments (Ordinance No. 79-23).

IV. FINDINGS:

A. Previously Approved Goals:

On June 7, 1979 the Commission found the City of Echo's plan and implementing measures to be in compliance with Statewide Planning Goals 1, 2, 5, 6, 7, 8, 9, 12 and 13. The ordinances submitted by the City on August 17, 1979 do not conflict with that action and the City's plan and implementing measures remain in compliance with those Goals. Goals 3, 4 and 15-19 are not applicable.

B. Required Plan and Implementing Measures Revisions:

1. Housing: (Goal 10)

Requirement:

Either eliminate unclear and discretionary conditional use approval standards from Article 5 of the Zoning Ordinance, or

Allow duplexes, multifamily units or other low-cost housing types outright in at least one residential zone containing sufficient buildable lands to meet the identified needs.

City Response:

The City of Echo has amended Article 5 of its Zoning Ordinance (Ordinance No. 238-79). The conditional use approval standards now read:

1. The use will be consistent with the comprehensive plan, the zoning ordinance and other applicable policies to the City.
2. Taking into account location, size, design and operating characteristics, the use shall not unreasonably interfere with continuation of existing uses or uses allowed outright on abutting properties.
3. The use will not have a significant adverse impact on public facilities including, but not limited to streets, sewer and water facilities, such as the traffic generated by the use surpassing the capacity of the street serving the use.
4. The design will preserve environmental assets such as trees, water courses, historic and archeological sites, and similar irreplaceable assets of particular interest to the community."

Echo has amended its Zoning Ordinance creating a new zone-- Multiple Family Residential (R-3). Multifamily and two family dwellings are allowed outright in this zone. The City has projected it will need 41 acres of land to meet its high density housing needs (492 units). Echo has zoned 41 acres of land R-3 which had formerly been in the City's Farm Residential Zone. This land is suitable for development and based on dimensional standards of the R-3 zone, can accommodate the City's need for 492 units.

Requirement:

Amend the plan (p. IX-1) to include justification for the percent of population at various densities used in calculating residential acres needed.

City Response:

The plan originally submitted by the City used a 40-40-20 percent of population split in calculating residential land needs.

Echo has amended its plan (Ordinance No. 236-79) to include the following table regarding residential land needs:

Density (DU/AC)	Share	People	People per Acre	Acres
Low (1)	20%	813	2.47	329
Medium (4)	50%	2032	9.88	206
High (12)	30%	1219	29.64	41
Total	100%	4064	n/a	576

The City has offered the following in support of the 20-50-30 percent split for low, medium and high density development:

"The present urban/rural population shares in Umatilla County are 69/31. Relative to the present 31% rural share, Echo will assume that about 20% of new residents will choose to live in a low density residential area within the urban growth boundary rather than in a rural residential area outside the boundary.

Multiple family dwellings have had a 35% share in Umatilla County in recent years. Discounting existing residents and assuming a population of about 4,064 people, Echo will assume that about 30% of the residents (35% of new) will live in multiple family housing or mobile home parks.

The remaining 50% of existing and new residents will live in single family homes or mobile homes on individual lots."

Requirement:

Amend the plan to include a determination of the number of units needed by housing type.

City Response:

The City of Echo has amended its comprehensive plan as follows: "Reliable forecasts of population growth, economic development housing types and density and land requirements for the City of Echo are not technically feasible at this time." Based on plan amendments, the number of units needed has been calculated by the Department as follows:

Density (DU/AC)	Acres Needed	Units Needed
Low (1)	329	329
Medium (4)	206	824
High (12)	41	492
Total	576	3245

The above figures correspond to the City's high population projection.

The City indicates the following number of units and housing types can be accommodated within the UGB under existing zoning:

Density (DU/AC)	Type	Acres	Units
Low (1)	SF, MH	352	352
Medium (4)	SF, MH	218	872
High (12)	MF, MHP	41	492
Total		611	1716

Conclusion: The City of Echo complies with Goal 10.

The City has created a new zone capable of accommodating needed multifamily dwellings as outright uses. Echo has also eliminated some discretionary conditional use approval standards, although standards 2 and 3 are still somewhat unclear and discretionary (i.e., use of terms such as "unreasonably interfere" and "significant adverse impact").

Echo has offered an explanation for the percent of population at various densities used in calculating residential acres needed. The 20-50-30 percent split appears reasonable and generally reflective of trends in the County as well as broad housing needs identified in the plan.

The City indicates that determination of the number of housing units by type is not technically feasible at this time and has calculated its housing needs by density. This is the approach taken by the City in its original plan. The Department believes this is a valid approach in this case for several reasons. As indicated in the Commission's June 7, 1979 findings, it can be assumed that one unit per acre and four units per acre densities are predominantly single family housing (i.e., single family houses as well as individual mobile homes) and that 12 units per acre densities are predominantly multifamily housing (i.e., multifamily units as well as mobile home parks). Based on these assumptions, the City will need 1,153 single family and individual mobile homes and 492 multifamily and mobile home park units. Existing zoning can accommodate 1,224 single family and mobile home units and 492 multifamily and mobile home park units.

The Department believes that although specific housing needs have not been identified by type, the plan contains information which can be used to identify such needs. Sufficient buildable land exists to accommodate anticipated housing needs. This is especially true, since all calculations and zoning have been based on the City's high population projection.

Note: Although it appears that the City of Echo complies with Goal 10, all calculations, land use designations and zone applications are based on a population projection which is not fully justified (see the Goal 14 section of this report).

Suggestion for Plan and Implementing Measures Improvement

Eliminate unclear and discretionary language from conditional use approval standards in Article 5 of the Zoning Ordinance.

2. Public Facilities and Services: (Goal 11)

Requirement:

Either discuss in the plan the methods or strategy by which it will either expand the existing sewage treatment facilities or construct new facilities which are adequate to meet projected growth needs, or

Revise its comprehensive plan (including population projections) and UGB commensurate with the design capacity of existing treatment facilities.

Note: The activities listed above must be carried out in coordination with the compliance recommendations in the Goal 14 section of this report.

City Response:

Echo has adopted a new policy regarding public facilities:

"To initiate expansion of water supply and storage facilities or sewage treatment facilities or both as necessary when existing and approved development would require 75% or more of rated capacity of water supply and storage or sewage treatment."

It has also amended Article 5.20 of its Zoning Ordinance to include the following condition which the City Council may impose on a conditional use:

"Requiring payment of a fair share of the cost for improvement of a street, water and sewer lines serving the site, or participation in an improvement district established to provide city facilities and services to an area including the site."

Echo has also clarified a provision in its Preliminary Capital Improvement Program, adopted May 30, 1979 ("I-80N Area Sewer and treatment expansion as necessary") to mean "the entire area within the urban growth boundary between the city limits on the south and the freeway on the north."

Conclusion: The City of Echo complies with Goal 11.

3. Urbanization: (Goal 14)

Requirement:

Goal 14

Either:

1. Provide findings in the plan which, in the light of the County's coordination of all its cities' plans, justify the assumption that 20 percent of future West Umatilla County residents will live in Echo. If such findings are made, the City must also either:
 - a. Make findings based on factors 1 and 2 of Goal 14 to justify the designation of an additional 36 to 256 acres of residential land beyond the projected need of 356 to 576 acres; or

- b. Make plan map, zoning and UGB amendments to meet the projected residential growth needs of the City. Specifically, the UGB should be modified to include no more acreage than needed. In addition to factors 1 and 2 of Goal 14, these amendments should take into account the other factors of Goal 14, particularly 3 (the orderly and economic provision of public facilities and services) and 6 (retention of agricultural land).

Or:

2. In coordination with Umatilla County and ECOAC, reconcile the significant differences in population projections. Based upon a general agreement on anticipated population growth, the City and County must amend, as necessary, the comprehensive plan, UGB and implementing measures. In addition to factors 1 and 2 of Goal 14, these amendments must take into account the other factors of Goal 14, particularly 3 (the orderly and economic provision of public facilities and services and 6 (retention of agricultural land).

Note: Activities 1 and 2 listed above must be carried out in coordination with the compliance recommendations in the Goal 11 section of this report.

City Response:

Echo has chosen to address option 1 above.

Three different sets of population projections appear in Echo's comprehensive plan--ECOAC's, Umatilla County's and Echo's. However, ECOAC projections are "out of date," "no longer valid," and "did not include assumptions about local efforts to encourage economic development" (see attached letter from Principal Comprehensive Planner to W. J. Kvarsten, August 14, 1979).

Regarding the County and City projections, plan amendments indicate that the 20% figure was arrived at as follows:

1. An overall County projection of 67,000 to 76,000 was broken down into a subarea preliminary projections (Principal Comprehensive Planner, personal communication, August 7, 1979). The West End was one of those subareas. Preliminary County projections for the West End for 1995 are 28,050 to 35,800. Plan amendments state that "existing long term population projections are not indicative of future population growth of the area and population growth of the area and such projections are not reliable for allocation to individual communities."

2. Based on historic trends only, Echo would reach 841 to 1,074 by 1995 (i.e., if its current 3.0 percent portion of the West End population were maintained).
3. The City of Echo, however, has decided to promote growth and economic development. In view of the rapid growth taking place in Umatilla County, Echo believes it "should be prepared for explosive population growth."
4. Given the fact that West End preliminary population projections were not reliable and furthermore had not been broken down to the community level, Echo decided to assume a "fair share" of future West End growth (i.e., 20 percent, since there are five jurisdictions--four cities and the county--in the West End).

Echo's compliance with Goal 14 (option 1) is predicated on the Commission's requirement that findings are made to justify the 20 percent population figure "in light of the County's coordination of all its cities' plans" (emphasis added). There is no evidence in the plan amendments that there has been an effort on the part of Umatilla County and its cities to coordinate their population projections. The Local Coordination Body has indicated (see letter attached):

"...when historic West Umatilla County growth trends are taken into consideration, the city's planning population is reasonable. The average annual compounded rate of growth for all cities in West Umatilla County (i.e., Echo, Hermiston, Stanfield and Umatilla) was five percent between 1960 and 1978 and eight percent between 1970 and 1978. Beginning with the 1978 combined West Umatilla County cities' population of 12,920 and projecting both the five percent and eight percent growth rates to the year 2000 and then comparing these figures to the ECOAC 2000 projections as well as the maximum planned 2000 populations per the cities' Comprehensive Plan yields the following:

City	1978 Population	2000 Population (5%)	2000 Population (8%)	2000 Population (ECOAC)	2000 Population Comp Plans
Echo	500	1,546	2,719	1,128	4,064
Hermiston	8,150	23,841	44,308	16,997	32,900
Stanfield	1,350	3,949	7,339	3,192	11,000
Umatilla	2,920	8,541	15,875	7,002	11,270
TOTAL	12,920	37,877	70,241	28,319	59,234"

The County's preliminary West End population projections are 28,050 to 35,800, according to plan amendments. The total population projected in the City plans alone (i.e., excluding the rural portion of the West End) is 59,234. This exceeds the high projection for the West End by 23,434.

Echo has not amended its UGB, and has offered the following justification for the additional 36 to 256 acres of residential land beyond the projected need of 356 to 576 acres:

1. A small number of landowners control most of the buildable land contiguous to the City.
2. Sewer and water lines about the land southeast of the City between the Feed Canal and the Stanfield-Pendleton Road and the land east of the City on both sides of the Lexington-Echo Highway.
3. The land east of the Furnish Ditch between the City and the I-80N Freeway offers an excellent view of Echo Meadows and an occasional view of Mt. Hood and Mt. Adams.
4. As of June 1979, there was no land planned or zoned for light industrial use adjacent to an existing freeway interchange in Western Umatilla County within an acknowledged UGB.
5. Inclusion of land north of the golf course would provide homesites adjacent to an existing amenity, allow two road access points to the area and allows water lines to be looped, improving service to the area.

Conclusion: The City of Echo does not comply with Goal 14.

Echo has presented reasons for its assumption that 20 percent of future West Umatilla County residents will live in Echo, as well as reasons why additional residential land was included in the UGB beyond its projected need. However, the Commission's June 7, 1979 Goal 14 recommendations clearly state that population projections for Echo must be coordinated with those of ECOAC, Umatilla County and other cities in the County. The responsibility for such coordination is that of the County according to ORS 197.190.

The City of Echo has based its plan--including its UGB, residential housing needs projections and zoning provisions--on population projections which have not been coordinated with those of the County or other West End cities. It was because of the lack of coordination that Echo decided to simply plan for its "fair

share" (20 percent) of West End growth. While the City of Echo has made an effort to comply with Goal 14, the Department believes that acknowledgment cannot be granted until the issue of population coordination is resolved.

In order to comply, Umatilla County must:

1. Coordinate population projections of West End jurisdictions. Specifically, it must be demonstrated that each city's projection and the rural area's projection generally total up to the overall population projection for the West.. End. The margin of difference must be reasonable.
2. Based on a general agreement on anticipated overall West End and individual jurisdiction population growth, the City of Echo and Umatilla County must amend as necessary the comprehensive plan, UGB and implementing measures of Echo.

Note: This activity may affect compliance with Goals 10 and 11. If, after a population projection for Echo has been determined, the projection is significantly different from that currently in the plan, the City must reevaluate its housing and public facilities needs projections and make necessary changes in its plan, UGB and implementing measures.

B. Comments Received:

Department of Economic Development

Comments*

*Statement attached

C. Overall Conclusions:

The City of Echo has amended its comprehensive plan and implementing measures in response to the Commission's June 7, 1979 findings and recommendations regarding Goals 10, 11 and 14. The City might comply with the Statewide Planning Goals were it not for the fact that the plan, UGB and implementing measures have been based on a population projection which has not been coordinated with those of Umatilla County or other West End cities.

V. RECOMMENDATIONS:

A. Staff:

Recommends the Commission offer to continue the City of Echo's acknowledgment request for 120 days to make necessary plan and implementing measures amendments to comply with Statewide Planning Goal 14.

In order to comply, Umatilla County must:

1. Coordinate population projections of West End jurisdictions. Specifically, it must be demonstrated that each city's projection and the rural area's projection generally total up the overall population projection for the West End. The margin of difference must be reasonable.
2. Based on a general agreement on anticipated overall West End and individual jurisdiction population growth, the City of Echo and Umatilla County must amend as necessary the comprehensive plan, UGB and implementing measures of Echo.

Note: This activity may affect compliance with Goals 10 and 11. If, after, a population projection for Echo has been determined, the projection is significantly different from that currently in the plan, the City must reevaluate its housing and public facilities needs projections and make necessary changes in its plan, UGB and implementing measures.

B. Local Coordination Body:

Recommends the Commission acknowledge the City of Echo's comprehensive plan and implementing measures to be in compliance with the Statewide Planning Goals.

CP:mh
482A
17A

SEP 6 1979

REQUEST FOR ACKNOWLEDGEMENT OF COMPLIANCE
LOCAL COORDINATION BODY RECOMMENDATION

SALEM

City of Echo

Summary of Local Coordination Body Recommendations

The Umatilla County Board of Commissioners recommends that the City of Echo Comprehensive Plan be acknowledged as being in compliance with the Oregon Statwide Planning Goals. The Umatilla County Board of Commissioners further recommends that the Umatilla County Comprehensive Plan for the area between the Echo city limits and growth boundary be acknowledged as being in compliance with the Oregon Statewide Planning Goals.

Background

I. Important Dates

July 25, 1977	Draft Plan Goals and Objectives mailed to city residents
November 28, 1977	Draft Plan mailed to city residents and affected governmental units
December 19, 1977	Public hearing on Draft Plan
December 23, 1977	Draft Plan mailed to urban growth area residents
January 10, 1978	Umatilla County informational hearing on Draft Plan
February 2, 1978	Umatilla County Planning Commission review of Draft Comprehensive Plan
February 22, 1978	Public hearing on suggested amendments to Draft Plan
March 15, 1978	Umatilla County Board of Commissioners review of Draft Comprehensive Plan; suggested UGB reduction
May 1, 1978	Revised Draft Plan mailed to city residents and affected governmental units
June 5, 1978	Draft Comprehensive Plan Technical Report available

June 28, 1978 August 2, 1978 August 23, 1978	City Council hearings on the Comprehensive Plan Ordinance; Zoning, Subdivision, and Mobile Home Park Ordinances; Joint Management Agreement
August 8, 1978	Interstaff meeting
August 9, 1978	Umatilla Planning Commission review of Draft Comprehensive Plan and Technical Report
August 16, 1978	Umatilla County Board of Commissioners review of Draft Comprehensive Plan and Technical Report
October 11, 1978	City Council hearing on the Comprehensive Plan Ordinance; Zoning, Subdivision, and Mobile Home Park Ordinances; Joint Management Agreement
October 18, 1978	Comprehensive Plan, Zoning, Subdivision, and Mobile Home Park Ordinances adopted and Joint Management Agreement signed by City Council
December 1, 1978	Adopted Comprehensive Plan available
December 20, 1978	Umatilla County Planning Commission review of Adopted Comprehensive Plan
February 14, 1979	Umatilla County Board of Commissioners review of Adopted Comprehensive Plan
February 22, 1979 March 1, 1979	City Council reconsideration of the urban growth boundary at Board of Commissioners request
March 14, 1979	Umatilla County Board of Commissioners adoption of Comprehensive Plan and Joint Management Agreement
June 7, 1979	LCDC denial of acknowledgement
June 21, 1979	City Council consideration of Comprehensive Plan amendments
July 17, 1979	City Council adoption of proposed Comprehensive Plan amendments
July 25, 1979	Umatilla County Planning Commission review of adopted Comprehensive Plan amendments
August 1, 1979	Umatilla County Board of Commissioners continuance of hearing on Comprehensive Plan amendments

August 1, 1979	City Council meeting with DLCD and Umatilla County Staffs and public
August 7, 1979	Interstaff (DLCD, Umatilla County, City of Echo and the public workshop)
August 8, 1979	Umatilla County Board of Commissioners co-adoption of Comprehensive Plan amendments

II. Discussion

The City of Echo is predominantly surrounded by Class I-IV soils with moderate to severe development ratings. This land is currently used for pasture and the production of wheat, potatoes, and other crops. Thus productive agricultural land was by necessity included within the city's urban growth boundary (UGB). Until such land is actually needed to support urban development, however, both the Comprehensive Plan and Joint Management Agreement provide for the retention of exclusive farm use zoning.

Although UGB reduction was discussed subsequent to the June 7, 1979, denial of acknowledgement, Echo residents felt their Comprehensive Plan would be effectively crippled by such action. All parties concerned continue to believe that Echo presents a unique situation and that the UGB is reasonable when the factors discussed below are considered along with the impact on growth of a community's self-determination.

First, twenty-three percent of the land within the Echo UGB, including land inside existing city limits, has been designated as permanent open space. Steep slopes adjacent to the Feed Canal and Furnish Ditch account for most of the permanent open space in the urban growth area. Rather than locate the UGB along waterways that are not easily described, Echo citizens determined that the railroad right-of-way to their west was a reasonable location for the boundary.

Second, the Umatilla County Board of Commissioners has expressed a desire to expand the commercial and industrial base of the county. The Commissioners have also stated that many appropriate sites should be provided throughout the county. One of these sites is the area adjacent to the I-80N interchange north of Echo. Inclusion of this area within the city's potential ability to serve it and existing road and rail systems. These factors definitely enhance industrial development at this location.

Third, there are few individual landowners within the UGB as is the case with many small cities. The size of the boundary provides the flexibility necessary to accommodate both projected growth and diverse attitudes toward growth among urban growth area property owners (i.e., it is possible that those persons who own the most desirable and easily served land will not choose to develop it).

Fourth, while inadequate public facilities have restricted growth in Echo, other cities in western Umatilla County are experiencing boom town growth. Such rapid growth has placed a tremendous strain on service capabilities which could result in the need to limit growth until potentially overburdened facilities can be upgraded. Insofar as Echo has recently received a substantial grant to rehabilitate and improve its existing facilities, the city would be able to accommodate very rapid growth in the future if the need should arise.

Fifth, when historic West Umatilla County growth trends are taken into consideration, the city's planning population is reasonable. The average annual compounded rate of growth for all cities in west Umatilla County (i.e., Echo, Hermiston, Stanfield, and Umatilla) was five percent between 1960 and 1978 and eight percent between 1970 and 1978. Beginning with the 1978 combined west Umatilla County cities' population of 12,920 and projecting both the five percent and eight percent growth rates to the year 2000 and then comparing these figures to the E.C.O.A.C., 2000 projections as well as the maximum planned 2000 populations per the cities' Comprehensive Plan yields the following:

City	1978 Population	2000 Population (5%)	2000 Population (8%)	2000 Population (ECOAC)	2000 Population (Comp Plans)
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Umatilla	2,920	8,541	15,875	7,002	11,270
TOTAL	12,920	37,877	70,241	28,319	59,234

* Please see the discussion in the Appendix dealing with the ECOAC "Preliminary Population and Labor Force Projections" for a discussion of the uses and limitations of these figures.

Finally, an incidental benefit to a large-growth area for the City of Echo revolves around the city's lack of permanent planning staff. If a small growth boundary had been adopted, incremental amendments without professional assistance would have been necessary in the event that merely possible rapid growth became a reality. The fact that Echo citizens involved themselves in long range planning which accommodates all potential circumstances is much to their credit.

In conclusion, we of the Umatilla County Board of Commissioners believe the City of Echo Comprehensive Plan and the Umatilla County Comprehensive Plan for the Echo Urban Growth Area are in compliance with the Oregon Statewide Planning Goals and should be so acknowledged by the Land Conservation and Development Commission.

Dated this 5 day of Sept, 1979.

F.K. Starrett

F.K. "Woody" Starrett, Chairman

Ford Robertson

Ford Robertson, Commissioner

A.L. Draper

A.L. "Bud" Draper, Commissioner



VICTOR ATIYEH
GOVERNOR

Department of Economic Development

921 S.W. WASHINGTON STREET, PORTLAND, OREGON 97205 PHONE (503) 229-5535

September 20, 1979

DEPARTMENT OF
LAND CONSERVATION
AND DEVELOPMENT

SEP 21 1979

SALEM

Mr. Wes Kvarsten
Director
Land Conservation and Development
1175 Court Street N.E.
Salem, Oregon 97310

Subject: Reconsideration
Echo Comprehensive Plan

Dear Wes:

Pilot Rock, Echo and Stanfield are not in the Willamette Valley. They are part of an economic area dependent on a natural resource base. They share unique circumstances. They are:

- historically dependent on agriculture and forestry for an economic base.
- attempting to diversify their economies to provide employment in secondary processing and manufacturing.
- experiencing unique problems, such as the capacity of ground water supply and need for interstate agreements to provide a future water source.
- managing unique opportunities, such as vast areas of irrigable land and the hydraulic capacity of the Columbia River.
- facing complex decisions about how to allocate those resources.

Growth in Umatilla County cannot necessarily be expected to follow trend projections, but will be the result of large individual private and public investments which cannot be predicted, and of interstate and national decisions which cannot be predicted or timed.

It could be said that while land is the scarce resource in the Willamette Valley, water supply and public and private investment capital are the scarce resources in Umatilla County.

Management of Scarce Resources

Comprehensive planning must focus on management of scarce resources. Appropriately, Willamette Valley plans focus on contained urban growth boundaries, because agricultural land and existing urban centers with public facilities already available are the scarce resources. The plans of Umatilla County cities appropriately focus on diversification of the economy, creation of job opportunities and provision of costly public facilities. Acres of land are not their scarce resource. Your criteria of demonstrated need takes on different meaning in such an economy.

I believe that the Commission has found this focus evident in the Pilot Rock, Echo and Stanfield plans. Their interpretations of Goals 10, 14 and 9 reflect these different realities. As you consider their attempts to comply with LCDC Goals, we hope you keep those differences in mind.

Echo

Echo has decided to encourage economic development, to diversify its economic base. It has designated land for future industrial, commercial and residential development. It has protected that land from premature partitioning, and encouraged productive agricultural use until the need for a land use change is demonstrated.

The city describes the situation of explosive growth expected in Western Umatilla County and presents their determination to attract a good share of that growth to Echo.

Your concern at this time should focus on whether they are able (within the capacity of their available natural and financial resources) to handle what they seek. If the economy of Umatilla County is to be diversified, one or more of these cities will need to provide the private and public investment and program to make it possible.

The Department recommends that you:

- accept their population parameters based on potential labor force projections, and ask them to monitor change so they can be prepared to make appropriate program changes.
- accept their decision to be prepared for explosive growth, but insist that they prepare to manage that

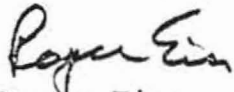
Mr. Wes Kvarsten
September 20, 1979
Page 3

growth within the realistic capacity of their public facilities.

- accept their policy which will initiate plans for new water and sewer facilities when approved development would need 75% of rated capacity.
- advise them that their Preliminary Capital Improvement Program is still in the form of a generalized wish list, and call for a realistic, prioritized, timed program outlining the city's commitment to its own growth goal.
- ask them to take part in regional water system planning, so they can be aware of the realistic alternatives.
- compliment them on keeping productive agricultural land in EFU until a need for other use is demonstrated.

The Department of Economic Development stands ready to assist the City and the County as they work to achieve their economic development goals.

Sincerely,



Roger Eiss
Deputy Director

RE/JR/gm

Attachment C

LAND CONSERVATION AND DEVELOPMENT COMMISSION.

ACKNOWLEDGMENT OF COMPLIANCE REPORT

City of Echo

DATE RECEIVED: March 19, 1979

DATE OF COMMISSION ACTION: June 7, 1979

I. REQUEST: Acknowledgment of Compliance with the Statewide Planning Goals for the comprehensive plan and implementing measures.

II. SUMMARY OF RECOMMENDATIONS:

A. Staff:

Recommends the City of Echo's acknowledgment request be denied and that the jurisdiction be granted a planning extension to September 15, 1979 to complete revisions to its comprehensive plan and implementing measures for Statewide Planning Goals 10, 11 and 14.

B. Local Coordination Body:

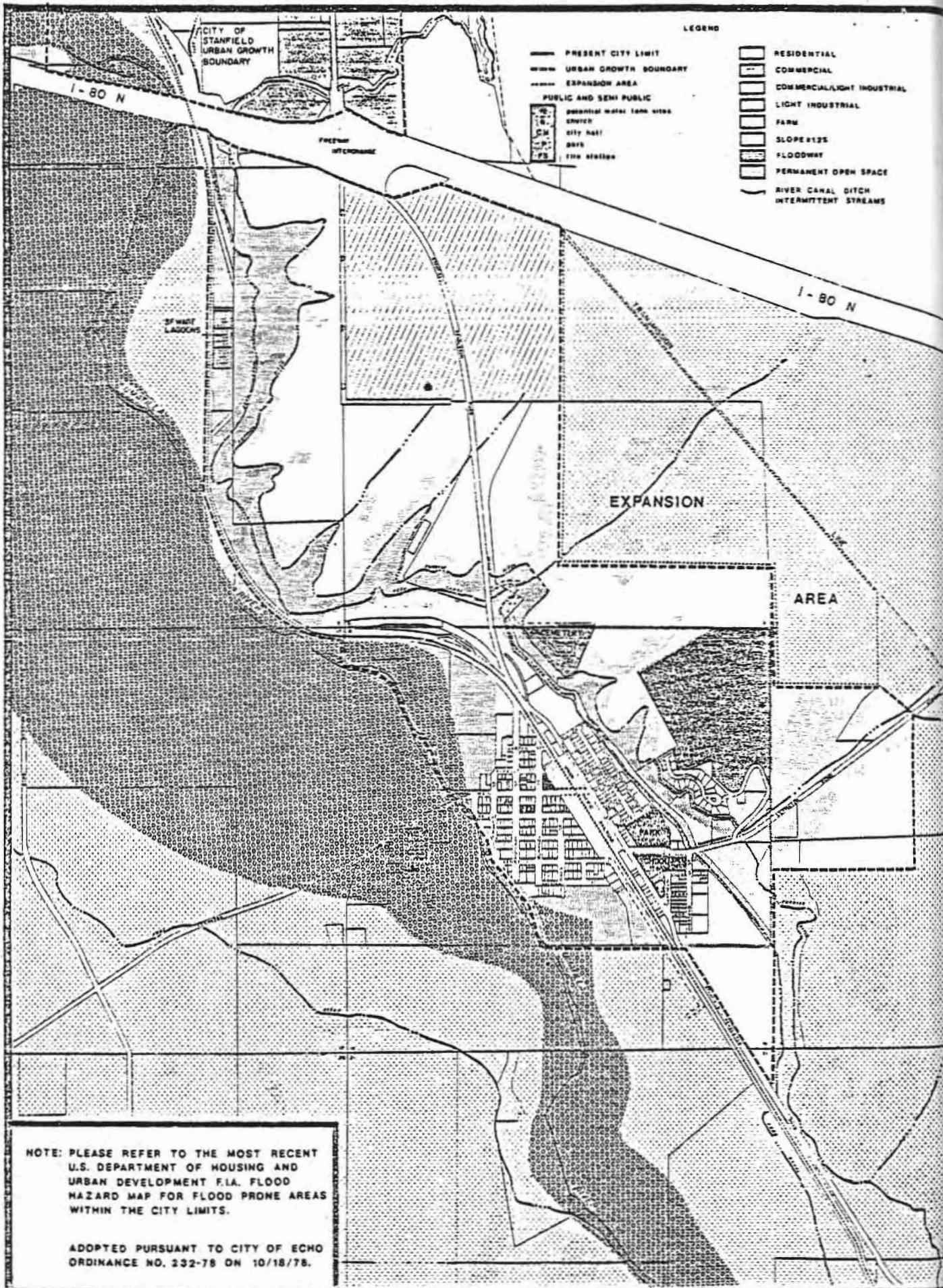
Recommends the City of Echo's comprehensive plan and implementing measures be acknowledged as being in compliance with the Statewide Planning Goals.

FIELD REPRESENTATIVE: Jim Kennedy
PHONE: 963-2171 (x412)

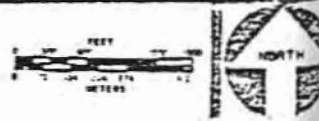
COORDINATOR: Jeri Cohen
PHONE: 276-6732

LEAD REVIEWER: Claire Puchy
PHONE: 378-5455

Date of Report: May 24, 1979



COMPREHENSIVE PLAN CITY OF ECHO, OREGON



III. BACKGROUND INFORMATION:

A. Geography:

The City of Echo is located in the northwest sector of Umatilla County, approximately six miles southeast of Hermiston. Its economy is based on agriculture.

B. Governing Body:

Mayor and a six-member city council.

C. Population:

1976 - 520
1975 - 500
1974 - 490
1970 - 479
1960 - 456
1950 - 457
1940 - 280

D. Plan and Implementing Measures:

Comprehensive Plan:	Adopted October 18, 1978
Zoning Ordinance:	Adopted October 18, 1978
Subdivision Ordinance:	Adopted October 18, 1978
Mobile Home Park Ordinance:	Adopted October 18, 1978
Urban Growth Area Joint Management Agreement:	Adopted October 18, 1978

E. Citizen Involvement Information:

Planning Commission was approved to serve as Committee for Citizen Involvement on March 19, 1976. A Citizen Involvement Program was approved by LCDC.

F. Compliance Status:

Planning Extension and grant approved June 18, 1976.

Planning Assistance Grant approved May 6, 1977 with a compliance date of July 1, 1978.

Total amount received was \$8,275 plus a portion of a joint grant awarded to East Central Oregon Association of Counties (ECOAC).

IV. FINDINGS:

A. General Overview:

Echo was settled in the 1850's and incorporated in 1904. Its economy has been influenced by agri-business and food processing industries which in turn have arisen because of the region's irrigated agriculture.

Western Umatilla County is a rapidly growing part of the state. During the 1970's, increases in irrigated agriculture, food processing, home construction and energy and transportation facilities have taken place.

Echo's urban growth boundary encompasses a 1,214 acre area, 387.2 acres of which are within the city limits. Current land uses within the city limits is as follows:

<u>Type</u>	<u>Acres</u>	<u>Percent</u>
Residential	69.0	17.8
Commercial	2.5	0.6
Industrial	30.7	7.9
Public and Semipublic	101.3	26.2
Agricultural	116.6	30.2
Vacant	67.1	17.3
	<u>387.2</u>	<u>100.0</u>

Land within the urban growth area is predominantly in farm use.

Echo expects its current population of 520 will reach up to a maximum of 2,514 to 4,064 by 1995. This is predicated on the assumption that 20 percent of all future West Umatilla County residents will live in Echo.

The comprehensive plan, which was prepared by the East Central Oregon Association of Counties (ECOAC), is a well-organized, easily understood document.

The City of Echo does not comply with Goals 10 (Housing), 11 (Public Facilities and Services) and 14 (Urbanization). Basic deficiencies are summarized as follows:

Goal 10: The Zoning Ordinance contains unclear and discretionary conditional use approval standards, and duplexes and multifamily units are not allowed outright in any zone.

Goal 11: The existing sewage treatment facilities are inadequate to accommodate projected growth and the City has no provisions for expanding these facilities or constructing new ones.

Goal 14: The City's population projections are not supported by adequate findings. The urban growth boundary is not supported by findings relative to all factors of Goal 14. Specifically, the City has not demonstrated a need for all residential land included within the UGB.

Goal 3 (Agricultural Lands), 4 (Forest Lands), 15 (Willamette Greenway) and 16-19 (Coastal Goals) are not applicable to Echo.

B. Applicable Goals:

1. Citizen Involvement: (Goal 1)

The acknowledgment request includes the following to comply with this Goal:

Factual Information: Plan, pp. III-1-2, IV

Plan Policies: Citizen Involvement Policies, p. 2

Implementing Measures: Zoning Ordinance (No. 231-78), Article 12 (Administrative Provisions); Subdivision Ordinance (No. 230-78), Section 2 (Subdivision and Partition Procedure and Approval); Mobile Home Park Ordinance (No. 229-78), Section 2 (Procedure for Mobile Home Park Plan Approval)

The Echo City Council functions as the approved Committee for Citizen Involvement. The City's approved Citizen Involvement Program included public meetings of the city council, informational meetings, public hearings, and a community attitude survey (pp. IV-1-2; Community Attitude Survey).

Echo is committed to citizen involvement in all future planning efforts (Citizen Involvement Policies, p. 2), and shall conduct periodic community surveys and encourage people to attend and participate in city council meetings and hearings.

Changing needs of residents within the UGB are grounds for review and amendment of the comprehensive plan and ordinances (pp. 8-9). The plan includes procedures for holding public hearings and notifying citizens of such hearings (p. 9).

Conclusion: The City of Echo complies with Goal 1.

2. Land Use Planning: (Goal 2)

The City of Echo has adopted a comprehensive plan to serve as the basis for all land use decisions and actions (Ordinance No. 232-78). The plan includes inventories and other factual information, as well as identification of problems and alternative courses of action. All applicable Statewide Planning Goals have been addressed. Echo has adopted policies (Ordinance No. 232-78) and has made land use designations within the UGB (Comprehensive Plan Map), consistent with the factual base.

Implementing measures, including zoning, subdivision and mobile home park ordinances, have been adopted by Echo (No. 231-78, 230-78 and 229-78, respectively) to carry out the plan and policies.

Land within the City has been zoned, consistent with plan map designations and provisions of the Zoning Ordinance.

Preparation of the comprehensive plan and implementing measures was coordinated with state and federal agencies, special districts and Umatilla County. None of these has identified any conflicts between its programs and the City's adopted plan and ordinances. Umatilla County has amended its comprehensive plan (Ordinance No. 79-14) to adopt Echo's comprehensive plan for that area outside the city limits, but within the UGB, and will amend its ordinances according to provisions of the Urban Growth Area Joint Management Agreement (see the Goal 14 section of this report for details).

Echo will review its plan and implementing measures at least annually and amend these documents, if necessary. Procedures for review and amendment are included in Ordinance No. 232-78 (Sections 6 and 7).

Conclusion: The City of Echo complies with Goal 2.

3. Open Spaces, Scenic and Historic Areas, and Natural Resources: (Goal 5)

The acknowledgment request includes the following to comply with this Goal:

Factual Information: Plan, pp. II-1, III-3, VII-4, VII-11-13

Plan Policies: Open Spaces, Scenic and Historic Areas, and Natural Resources Policies, p. 3; Areas Subject to Natural Disasters and Hazards Policies 2, 5 and 6, p. 4; Public Facilities and Services Policy 9, p. 7; Comprehensive Plan Map

Implementing Measures: Zoning Ordinance (No. 231-78), Articles 3.70 (POS), 5.20 (Conditional Uses--Placing Conditions on a Permit); Subdivision Ordinance (No. 230-78), Section 4 (Requirements for Improvements, Preservation, and Design)

Echo has described all applicable Goal 5 topics, including open space, mineral and aggregate resources, fish and wildlife habitat, energy sources, groundwater resources and historic sites (pp. III-3, VII-4, VII-11-13, VIII-17, VIII-23-24, Community Attitude Survey). The Umatilla River and its floodway are particularly important as fish and wildlife habitat, and "should be protected through designation as permanent open space" (p. VII-11). The floodway has been designated (Comprehensive Plan Map) and zoned (Zoning Map) "Permanent Open Space," consistent with Open Spaces, Scenic and Historic Areas, and Natural Resources Policy 2 (p. 3). Echo Meadows, an important waterfowl habitat south of I-80N, has also been designated and zoned "Permanent Open Space."

Several sites and buildings listed in the "Statewide Inventory of Historic Sites and Buildings," as well as a portion of the Oregon Trail are located in the Echo planning area (p. VIII-17). However, the City recognizes (p. II-1) the need for an historic and archeological survey and literature search, and will incorporate such information into the plan at plan update. The City has a policy (Open Spaces and Historic Areas, and Natural Resources Policy 6, p. 3) "To protect archaeological and historic sites, structures and artifacts." According to Section 4.9 of the City's Subdivision Ordinance, these shall be preserved in the design of subdivisions and land partitions.

Echo has adopted a number of policies (Open Spaces, Scenic and Historic Areas, and Natural Resources Policies, p. 3), which reflect its concern for the protection of open space and other natural resources. To carry out these policies, 278.8 acres of land within the UGB have been designated (Comprehensive Plan Map) and zoned "Permanent Open Space." In addition, Article 5.20 of the Zoning Ordinance allows the city council to place conditions on conditional use permits to protect "existing trees, vegetation, water resources, wildlife habitat or another significant natural resource."

Conclusion: The City of Echo complies with Goal 5.

4. Air, Water and Land Resources Quality: (Goal 6)

The acknowledgment request includes the following to comply with this Goal:

Factual Informaton: Plan, pp. III-3-4, VII-7-11, VII-13, VII-5-6, VIII-18, VIII-21-22, VIII-24, Soil Mapping Units Map

Plan Policies: Air; Water and Land Resources Quality Policies, pp. 3-4; Economic Development Plicies 3 and 4, p. 5; Public Facilities and Services Policies, pp. 6-7; Transportation Policy 1, p. 7

Implementing Measures: Zoning Ordinance (No. 231-78), Articles 3.60 (M-1), 3.82 (Additional Requirements--Ground Cover Requirements), 5.20 (Conditional Uses-Placing Conditions on a Permit); Subdivision Ordinance (No. 230-78), Section 4 (Requirements for Improvements, Preservation and Design); Preliminary Capital Improvements Program

Dust from agricultural operations, noise from the Union Pacific Railroad and excessive storm runoff because of lack of a storm drainage system in most parts of town cause periodic air and water quality problems (pp. VII-13, VIII-24, Community Attitude Survey).

Echo installed a sewage collection and lagoon treatment system in 1974 which the plan describes as "adequate" (p. VII-13). The Oregon Department of Environmental Quality, however, has commented that there are major problems with the City's sewage treatment facilities which should be addressed in the comprehensive plan (see letter attached). The City is currently cooperating with the DEQ and EPA to correct these problems (Administrator, Regional Operations Division, DEQ, personal communication, May 22, 1979).

It is the City's policy (pp. 3-4) to maintain and improve the quality of the air, land and water by: (1) limiting all discharges from existing and future development to meet state and federal environmental standards; and (2) encouraging industries to locate in Echo which have no significant detrimental effect on environmental resources.

Echo is developing a capital improvement program for construction of a storm drainage system (Draft Preliminary Capital Improvement Program). Section 4.3 of the Subdivision Ordinance contains requirements regarding the provision of storm drainage facilities in areas of new development.

Sewerage facilities are required in new development areas according to Section 4.5 of the City's Subdivision Ordinance.

Echo's Light Industrial (M-1) Zone allows any industrial use outright that "will not create a public nuisance because of unsightliness, noise, smoke, odor, dust, vibration, or heavy truck traffic."

Article 3.82 of the Zoning Ordinance requires residential and commercially zoned land to be planted with ground cover, trees and bushes within six months after completion of a structure to prevent dust blowing.

Conclusion: The City of Echo complies with Goal 6.

Suggestion for Plan and Implementing Measures Improvement:

The City should continue to cooperate with DEQ and EPA to correct current problems with the sewage treatment facilities. Appropriate amendments to the comprehensive plan, policies and implementing measures should be adopted, if necessary.

5. Areas Subject to Natural Disasters and Hazards: (Goal 7)

The acknowledgment request includes the following to comply with this Goal:

Factual Information: Plan, pp. II-1, III-3, VII-4-11, Natural Hazards Map, Soil Mapping Units Map

Plan Policies: Open Spaces, Scenic and Historic Areas, and Natural Resources Policy 2, p. 3; Areas Subject to Natural Disasters and Hazards Policies, p. 4; Comprehensive Plan Map

Implementing Measures: Zoning Ordinance (No. 231-78), Articles 3.70 (POS), 3.83 (Additional Requirements-Hazard Areas), 7.20 (Mobile Home Regulations--Installation Requirements); Subdivision Ordinance (No. 230-78), Section 4 (Requirements for Improvements, Preservation and Design); Mobile Home Park Ordinance (No. 229-78), Sections 3 (Requirements for Improvements, Preservation, and Design) and 4 (Siting and Installation of Mobile Homes in Mobile Home Parks)

Echo has identified three types of hazards within the planning area--flooding, steep slopes (greater than 12 percent), and soil limitations (pp. III-3, VII-4-11). The locations of these are mapped (Natural Hazards Map, Soil Mapping Units Map).

A portion of the City is situated in the floodway of the Umatilla River; other areas are within the 100-year floodplain (Natural Hazards Map). However, the City is participating in the National Flood Insurance Program and has a policy (Areas Subject to Natural Disasters and Hazards Policy 3, p. 4) to "investigate alternative ways to reduce the flood hazard within the city limits."

Echo has other policies (Open Spaces, Scenic and Historic Areas, and Natural Resources Policy 2, p. 3; Areas Subject to Natural Disasters and Hazards Policies 1, 2, 5 and 6, p. 4) to limit the use of floodplain areas to open space. To carry out these policies, the flood hazard areas, as well as most steep slope areas, have been designated (Comprehensive Plan Map) and zoned (Zoning Map) Permanent Open Space (POS) (Zoning Ordinance, Article 3.70). No permanent structures are allowed in this zone.

If a structure is proposed in any identified hazard area in the UGB, Article 3.83 of the Zoning Ordinance requires the developer to incorporate necessary safeguards into site and building plans before the City can approve the building permit. Similar provisions are included in the Subdivision Ordinance (Sections 4.1(4), 4.3(1), 4.3(2)(f), and 5.2(1)(3)) and the Mobile Home Park Ordinance (Section 3.2).

Conclusion: The City of Echo complies with Goal 7.

6. Recreational Needs: (Goal 8)

The acknowledgment request includes the following to comply with this Goal:

Factual Information: Plan, pp. III-3-4, VIII-17, Land Use and Housing Map, Community Attitude Survey

Plan Policies: Open Spaces, Scenic and Historic Areas, and Natural Resources Policies, p. 3; Areas Subject to Natural Disasters and Hazards Policy 2, p. 4; Recreational Needs Policies, pp. 4-5; Comprehensive Plan Map

Implementing Measures: Zoning Ordinance (No. 231-78), Articles 3.10 (R-1), 3.20 (R-2), 3.30 (R-3), 3.40 (C-1), 3.60 (M-1), 3.70 (POS); Subdivision Ordinance (No. 230-78), Sections 4.8(1) (Parks, Playgrounds and Recreation Areas); Preliminary Capital Improvement Program

The comprehensive plan describes existing recreational facilities in Echo (pp. III-3-4, VIII-17, Community Attitude Survey). According to a community attitude survey, there is a need for more public meeting places and indoor recreational facilities. Interest was also expressed in development of a riverside park and a public swimming pool (p. III-4, Community Attitude Survey).

The results of the community attitude survey have been translated into a number of policies (Areas Subject to Natural Disasters and Hazards Policy 2, p. 4; Recreational Needs Policies, p. 4). Land for parks and open space uses have been designated on the Comprehensive Plan Map, consistent with these policies.

Outdoor recreational facilities are allowed outright in the Permanent Open Space (POS) Zone. Public and semipublic uses are conditional in all zones. In addition, the Subdivision Ordinance (Section 4.8(1)) requires, and provides standards for the development of parks, playgrounds and recreation areas in all future subdivisions and land partitions.

Echo's Preliminary Capital Improvement Program will include development of a golf course, a community center, Riverside Park and a swimming pool.

Conclusion: The City of Echo complies with Goal 8.

7. Economy of the State: (Goal 9)

The acknowledgment request includes the following to comply with this Goal:

Factual Information: II-1-2, III-4, VIII-1-16, VIII-18, VIII-25, IV-4, Land Use and Housing Map

Plan Policies: Land Use Planning Policies, p. 2; Agricultural Lands Policies, pp. 2-3; Air, Water, and Land Resources Quality Policy 2, p. 4; Economic Development Policies, p. 5; Comprehensive Plan Map

Implementing Measures: Zoning Ordinances (No. 231-78), Articles 3.40 (C-1), 3.50 (C-2), 3.60 (M-1), 3.70 (POS); Preliminary Capital Improvement Program

Echo has analyzed the local and regional economy, including employment and industrial development patterns (pp. VIII-4-8). Irrigated agriculture and related agri-business play a key role in Echo's economy, although nearby energy and heavy industry facilities are also important (pp. VIII-4-6). There is little commercial or industrial development in Echo at the present time (p. III-4). A survey conducted by ECOAC indicates that "the greater proportion of town residents are employed in areas other than Echo" (p. VIII-7).

The Echo City Council has decided to encourage economic development (p. VIII-18), and has adopted policies (Economic Development Policies, p. 5) which express its intent to diversify the economy, preserve certain parcels of land for future industrial and commercial development, encourage nonpolluting industry, provide necessary facilities to attract and serve industry, minimize the environmental impact of industrial growth, expand job opportunity and training programs, and develop a downtown improvement plan.

The City acknowledges (p. II-1) the need for an ongoing analysis of the impacts of proposed major regional projects (e.g., Pebble Springs Nuclear Plant, I-82 Freeway) on the City. The plan and implementing measures will be amended as such information becomes available (Land Use Planning Policies 3, 5, 6 and 8, p. 2).

Echo has identified land south of and adjacent to the I-80N Freeway interchange as best commercial/industrial site in the area (p. II-1) and has adopted a policy (Economic Development Policy 1, p. 5) to protect it from encroachment from incompatible land uses. The parcel has been designated "Commercial/Light Industrial" (Comprehensive Plan Map) and zoned Light Industrial (M-1) and Tourist Commercial (C-2) (Zoning Map).

Two other commercial/light industrial areas have been identified by the City (p. IX-3, Comprehensive-Plan Map), taking advantage of nearby rail access.

In all, 176.8 acres within the UGB have been designated "Commercial/Light Industrial," 42.9 acres have been designated "Light Industrial," and 23.6 acres have been designated "Commercial" (p. IX-4).

Echo's Draft Preliminary Capital Improvement Program includes provision for a sewer and a well, water storage and water main line system for the I-80N area within the urban growth boundary.

The Department of Economic Development has commented that the plan does not contain "an overall strategy or work program" to achieve economic and industrial development as proposed (see letter attached).

Conclusion: The City of Echo complies with Goal 9.

Suggestion for Plan and Implementing Measures Improvement:

The City should work with the Department of Economic Development to develop an overall strategy for achieving proposed economic and industrial development.

8. Housing: (Goal 10)

The acknowledgment request includes the following to comply with this Goal:

Factual Information: Plan, pp. II-1-2, III-3-4, VII-4-11, VIII-9-13, VIII-15-16, VIII-18-25, IX-1-4, Natural Hazards Map, Soil Mapping Units Map, Land Use and Housing Map

Plan Policies: Agricultural Lands Policy 2, p. 3; Housing Policies, p. 6; Comprehensive Plan Map

Implementing Measures: Zoning Ordinance (No. 231-78), Articles 3.10 (R-1), 3.20 (R-2), 3.30 (R-3); Subdivision Ordinance (No. 230-78); Mobile Home Park Ordinance (No. 229-78)

Buildable Lands Inventory

Goal 10 defines buildable lands as "...lands in urban and urbanizable areas that are suitable, available and necessary for residential use" (emphasis added).

A. Lands Suitable and Available for Residential Use

Echo has inventoried land within its planning area in terms of suitability and availability for residential development (pp. II-1, VII-4-11, VIII-15-16, VIII-18-25, Natural Hazards Map, Soil Mapping Units Map, Land Use and Housing Map). Major limitations are flood hazards, steep slopes and soil conditions (see the Goal 7 section of this report for more details). There are man-made barriers as well (e.g., roads, railroads). The City's ability to provide public facilities and services, proximity to transportation routes and land ownership were also considered (p. II-1, III-5).

The "major land uses in Echo include residential, public and pasture. The pasture areas north and south of downtown are floodprone. With the exception of the homes just west of the City, all the land surrounding Echo is in farm use" (p. VIII-15).

B. Lands Necessary for Residential Use

An inventory of existing housing (by type) is included in the plan (p. VIII-16). A community attitude survey indicates there is a need for "inexpensive housing and increased availability of rental units" (p. III-4). No other housing needs by type have been identified in the plan.

Based on 1970 Census data, 45 percent of Echo's population earns less than \$5,000 annually and 30 percent earn over \$8,000 (p. VIII-9). These percentages are much lower than both Umatilla County and State of Oregon averages as well as all other Umatilla County city averages for those income ranges (p. VIII-9). A 1977 water system questionnaire, however, reported higher averages (p. VIII-10).

Based on population projections of 2,514 to 4,064 people at various densities, the City estimates that 356 to 576 acres of land will be needed for residential use by 1995 (pp. II-2, IX-1). This was calculated in the following manner (p. IX-1):

<u>Percent of Population</u>	<u>Dwelling Unit/Acre</u>	<u>People Per Unit</u>	<u>Acres Needed</u>	
			<u>(2,514 projection)</u>	<u>(4,064 projection)</u>
40	1	4	251	406
40	4	3	84	136
20	12	2	21	34
			<u>356</u>	<u>576</u>

Formula:

$$\frac{(\%) \text{ (population projection)}}{(\text{dwelling unit/acre}) \text{ (people per unit)}} = \text{acres needed}$$

No justification for the percent of population (i.e., 40-40-20 split) at various densities used in these calculations is given in the plan. However, the Principal Comprehensive Planner has indicated that the figures were arrived at by the ECOAC planning staff and the City Council after an analysis of state, regional and local housing mix and density trends (personal communication, May 7, 1979).

The number of housing units needed by type are not identified in the plan. However, based on the above data, DLCD staff calculates that the City will need the following number of units:

	Number of Units	
	<u>(2,514 projection)</u>	<u>(4,064 projection)</u>
1 unit/acre @ 4 people/unit	251	406
4 units/acre @ 3 people/unit	336	544
12 units/acre @ 2 people/unit	252	408

Housing Policies

Echo has a number of housing policies (p. 6) which reflect its commitment to providing adequate housing for its citizens. Housing Policy 3 encourages a variety of lot sizes, housing types and range in prices. Policy 2 indicates the City will cooperate with agencies involved in the development of low and moderate income housing.

Within the UGB, 611.6 acres have been designated for residential use (pp. II-2, IX-4, Comprehensive Plan Map).

Implementing Measures

Three residential zones are established by the City's Zoning Ordinance--General Residential (R-1), Limited Residential (R-2) and Farm Residential (R-3)--which allow for a variety of housing types and residential densities. Single family dwellings are allowed outright in all three zones. Mobile homes are allowed outright in the R-1 and R-3 zones. Two family and multifamily dwellings are allowed conditionally in both the R-1 and R-2 zones. Mobile home parks are conditional uses in the R-1 zone and are subject to provisions of the City Mobile Home Park Ordinance (No. 229-78).

Article 5 of the City's Zoning Ordinance contains the following approval standards for conditional uses:

1. The use will be consistent with the comprehensive plan and the objectives of the zoning ordinance and other applicable policies of the City.
2. Taking into account location, size, design, and operating characteristics, the use will have minimal adverse impact on the (a) livability, (b) value and (c) appropriate development of the abutting properties and the surrounding area compared to the impact of development that is permitted outright.
3. The location and design of the site and structures for the use will be as attractive as the nature of the use and its setting warrants.

4. The design will preserve environmental assets of particular interest to the community.
5. The applicant has a bona fide intent and capability to develop and use the land as proposed and has some appropriate purpose for submitting the proposal and is not motivated solely by such purposes as the alteration of property values for speculative purposes.

1000 Friends of Oregon has objected to Echo's acknowledgment request in part because multifamily dwellings are only allowed conditionally and conditional use approval criteria "are wholly discretionary and encompass broad and generalized standards" (see letter attached).

Conclusion: The City of Echo does not comply with Goal 10.

Echo has made a determination of existing housing, income levels and land suitability and availability. Housing needs have been identified as "inexpensive housing" and "rental units." Needed acreage has been calculated on the basis of density, but not by number of units per housing type. However, it can be assumed that one unit per acre and four units per acre densities will provide predominantly single family housing, and that 12 units per acre densities will provide predominantly multifamily housing. Based on these assumptions, the City of Echo will need 587 to 950 single family units and 252 to 408 multifamily units by 1995. Land has been designated and zoned for these residential uses (see the Goal 14 section of this report for details).

Conditional use approval standards 2, 3, 4 and 5 in Article 5 of the Zoning Ordinance are unclear and discretionary and could result in the exclusion of a needed housing type. This is especially important in light of the following:

1. Most residential land within the UGB has been zoned R-1 and R-3 in which single family dwellings and mobile homes are the only uses allowed outright.
2. A significant amount of land designated for residential use has been zoned R-2 in which single family dwellings are the only outright permitted use.
3. Two family and multifamily units are allowed only conditionally and only in the R-1 and R-2 zones.
4. Income levels of many Echo residents are relatively low and therefore purchase of a home will be difficult.

The City cannot carry out its policy (Housing Policy 3, p. 6) of providing "a diversity of housing types and a range in prices" unless unclear and discretionary conditional use approval standards are eliminated and/or low-cost housing types (e.g., duplexes and multifamily units) are allowed outright in at least one residential zone.

In order to comply with Goal 10, the City of Echo must:

1. Either eliminate unclear and discretionary conditional use approval standards from Article 5 of the Zoning Ordinance, or
2. Allow duplexes, multifamily units or other low-cost housing types outright in at least one residential zone, containing sufficient buildable lands to meet the identified needs;
3. Amend the plan (p. IX-1) to include justification for the percent of population at various densities used in calculating residential acres needed;
4. Amend the plan to include a determination of the number of units needed by housing type.

9. Public Facilities and Services: (Goal 11)

The acknowledgment request includes the following to comply with this Goal:

Factual Information: Plan, pp. II-2, III-3-4, VIII-17-24, Water System Map, Sewer System Map, Telephone Map, Sewer System Map, Telephone Lines Map, School District Boundaries Map, Oregon State Highway Division Map of Echo, Community Attitude Survey

Plan Policies: Land Use Planning Policy 5, p. 2; Economic Development Policy 5, p. 5; Housing Policy 5, p. 6; Public Facilities and Services Policies, pp. 6-7; Urban Management Agreement; Comprehensive Plan Map

Implementing Measures: Subdivision Ordinance (No. 230-78), Section 4 (Requirements for Improvements, Preservation, and Design); Mobile Home Park Ordinance (No. 229-78), Section 3 (Requirements for Improvements, Preservation, and Design); Urban Growth Area Joint Management Agreement; Preliminary Capital Improvement Program

The comprehensive plan includes an inventory of public facilities and services, including schools, police, fire, water, sewer, solid waste, library, communication and health services (pp. VIII-17-18, VIII-21-24, Water System Map, Sewer System Map, Telephone Lines Map, School District Boundaries Map, Oregon State Highway Division Map of Echo).

The City has identified the following problems regarding the provision of facilities and services within the urban growth boundary:

1. The Echo School District is currently serving 228 students and is operating beyond capacity (p. VIII-17).
2. Echo's water system has had a number of serious problems over a period of years and should be entirely replaced (p. VIII-23-24).
3. Echo's existing storm sewer is not adequate to alleviate problems associated with flooding and excessive storm runoff (p. VIII-24).

Echo is currently finalizing plans for expansion of its school facilities to a capacity of 260 students (pp. III-4, VIII-17). The City has a policy (Public Facilities and Services Policy 7, p. 7) to "require the dedication of school sites or fees in lieu of to be used for school sites or capital improvements as part of the review and approval of subdivisions and planned unit developments as necessary."

Public Facilities and Services Policy 4 (p. 6) expresses the City's intent to construct a new water system. The Draft Preliminary Capital Improvement Program includes a provision for rehabilitation of the system. A proposed bond to finance these improvements was approved by voters in July 1978 (p. VIII-4).

It is the City's policy (Public Facilities and Services Policy 4, p. 6) to expand the storm drainage system. A provision for doing this has been included in the Draft Preliminary Capital Improvement Program.

The plan indicates that Echo's sewage treatment facility "is adequate at the present time for projected growth within the city limits" (p. III-4). The design capacity of the facility is 1,000 population (p. VIII-22). However, Echo is projecting a population of 2,514 to 4,064 by 1995 (pp. VIII-18, VIII-22). Growth of this magnitude would require either substantial expansion of the existing treatment facilities or construction of entirely new facilities (Administrator, Regional Operations Division, DEQ, personal communication, May 22, 1979). The plan makes no provisions for additional treatment capacity to meet projected growth needs, but indicates it will expand its sewerage system as necessary (Public Facilities and Services Policy 4, p. 6). The plan contains no discussion of methods to carry out this policy. Federal funding for such expansion cannot be predicted at this time (Administrator, Regional Operations Division, DEQ, personal communication, May 22, 1979).

Echo has a policy (Public Facilities and Services Policy 8, p. 7; Urban Growth Area Joint Management Agreement, V) to provide city water and sewer service only within the UGB, upon annexation, irrevocable consent to annex, or at the discretion of the city council. Subdivisions and other new developments are required to

have public facilities (Public Facilities and Services Policy 11, p. 7; Subdivision Ordinance, Sections 4.3, 4.4, 4.5, 4.7; Mobile Home Park Ordinance, Section 3.5). New wells within the UGB will be discouraged if they will (either individually or collectively) substantially reduce the City's ability to provide a dependable source of water (Public Facilities and Services Policy 9, p. 7).

Echo's Housing Policy 5 (p. 6) requires low density residential areas to be laid out so they can be further subdivided or partitioned at a later time to accommodate needed public facilities. This policy is carried out by Section 4.1(5) of the Subdivision Ordinance.

Conclusion: The City of Echo does not comply with Goal 11.

The City has identified several problems regarding the future provision of facilities within the UGB, particularly water. However, Echo will be replacing its water system in the near future.

Echo states that its sewage treatment facility is adequate to meet projected growth needs within the city limits. However, the design capacity of the system is 1,000, whereas the City expects to grow to 2,514 to 4,064 by 1995. Such growth would require substantial expansion of existing facilities or construction of an entirely new treatment facility, for which the comprehensive plan makes no provisions. DEQ has indicated that the possibility of Echo securing adequate funding for such a project cannot be predicted at this time.

Until Echo can demonstrate the intention and realistic plans to meet the sewage treatment needs of its projected population, it should be planning for growth which is commensurate with existing treatment facilities' design capacity (see the Goal 14 section of this report for more details).

In order to comply with Goal 11, the City must either:

1. Discuss in the plan the methods or strategy by which it will either expand the existing sewage treatment facilities or construct new facilities which are adequate to meet projected growth needs; or
2. Revise its comprehensive plan (including population projections) and UGB commensurate with the design capacity of existing treatment facilities.

Note: The activities listed above must be carried out in coordination with the compliance recommendations in the Goal 14 section of this report (pp. 22-23 of this report).

Suggestion for Plan and Implementing Measures Improvement:

In view of the contrast between the modest expansion of Echo's existing school facilities and the City's significant population expectations, Echo should coordinate closely with the local school district in carrying out Public Facilities and Services Policy 7 (p. 7), requiring the dedication of school sites or fees as part of the approval of new development.

10. Transportation: (Goal 12)

The acknowledgment request includes the following to comply with this Goal:

Factual Information: Plan, pp. III-4-5, VIII-24-25; Oregon State Highway Division Map of Echo; Urban Growth Area Joint Management Agreement, Attachments D-1 (List of County Roads Within the Urban Growth Boundary) and D-2 (Map of Existing County Roads Within the Urban Growth Boundary)

Plan Policies: Public Facilities and Services Policies 4, 10 and 11, pp. 6-7; Transportation Policies, p. 7; Comprehensive Plan Map; Urban Growth Area Joint Management Agreement

Implementing Measures: Subdivision Ordinance (No. 230-78), Section 4 (Requirements for Improvements, Preservation and Design); Urban Growth Area Joint Management Agreement

The plan includes an inventory of all transportation modes available to the City (auto, air, water and rail) and an assessment of future needs (pp. III-4-5, VIII-25). About 90 percent of Echo's streets are paved but all are in poor condition (p. VIII-25). The City intends to repave these (Transportation Policy 1, p. 7), and has included provisions for resurfacing in its Draft Preliminary Capital Improvement Program. Echo and Umatilla County have agreed to cooperatively develop an implementation policy regarding development and maintenance of streets and roads within the UGB, consistent with the comprehensive plan (Transportation Policy 4, p. 7; Urban Growth Area Joint Management Agreement, VII).

Conclusion: The City of Echo complies with Goal 12.

11. Energy Conservation: (Goal 13)

The acknowledgment request includes the following to comply with this Goal:

Factual Information: Plan, pp. III-5, VII-13

Plan Policies: Housing Policies 4 and 5, p. 6; Public Facilities and Services Policy 8, p. 7; Energy Conservation Policies, pp. 7-8

Implementing Measures: Zoning Ordinance (No. 231-78); Subdivision Ordinance (No. 230-78), Section 4.9 (Preservation of Natural Features and Amenities); Urban Growth Area Joint Management Agreement

Echo recognizes (p. VII-13) the potential of solar energy for water and space heating and wind for pumping or generation of electricity. Three sources of solid waste as energy resources have been identified as well (p. VII-13).

Four policies (p. 8) have been adopted, calling for (1) revision of the Zoning Ordinances to protect solar access, (2) design of new streets and buildings to allow for utilization of solar energy and landscaping to reduce summer cooling needs, (3) energy efficient extension and upgrading of water and sewer lines, and (4) insulation of buildings.

Article 4.20 of the City Zoning Ordinance allows the City council to impose conditions on conditional use permits, including limitations on the height, size or location of a building or structure, and the preservation of existing trees. Section 4.9 of the Subdivision Ordinance requires preservation of existing trees and planting of new trees as a condition for subdivision or partition approval.

Conclusion: The City of Echo complies with Goal 13.

12. Urbanization: (Goal 14)

The acknowledgment request includes the following to comply with this Goal:

Factual Information: Plan, pp. II-2, III-2-3, III-5, VIII-15-16, VIII-18-24, IX-1-4, Land Use and Housing Map; Urban Growth Area Joint Management Analysis

Plan Policies: Land Use Planning Policies 6 and 7 p. 2; Agricultural Lands Policies, pp. 2-3; Urbanization Policies, p. 8; Comprehensive Plan Map; Urban Growth Area Joint Management Agreement

Implementing Measures: Urban Growth Area Joint Management Agreement; City Ordinance No. 232-78 (Adopting the Comprehensive Plan); County Ordinance No. 79-14 (Adopting Echo's Comprehensive Plan)

Urban Growth Boundary

Echo and Umatilla County have mutually adopted (Urban Growth Area Joint Management Agreement) a site-specific urban growth boundary encompassing 1,214 acres, 387.2 of which are within the city limits (pp. VIII-16, IX-4). The boundary was established to separate urbanizable land from rural land (Urbanization Policy 1, p. 8; Urban Area Joint Management Agreement, II.B.).

Umatilla County has made preliminary population projections which estimate Echo's 1995 population to be between 841 and 1,074 (p. VIII). This is based on the assumption that the City will continue to have three percent of West Umatilla County's population. ECOAC estimates Echo's 1995 population to be between 650 and 950 (pp. III-5 VIII-19). However, the City intends to "encourage a moderate rate of growth" (Housing Policy 1, p. 6) and expects its present population of 520 to reach between 2,514 and 4,064 by 1995 (p. VIII-18, IX-1). This is predicated on the assumption that 20 percent of new west-county residents will decide to live in Echo. "Whether or not this projection is realistic depends on a number of factors including land availability and the desirability of Echo for light industrial development. Given the climate for growth in Western Umatilla County at the present time, the City should have a fair chance to attract new residents and industry" (p. VIII-18).

1000 Friends of Oregon has objected to Echo's acknowledgment request in part because of the discrepancy between County and City population projections which resulted in "an unduly expansive UGB" (see letter attached). "There is no suggestion that the '20%' figure has been coordinated with the county planning staff or with other municipalities." However, Umatilla County adopted Echo's comprehensive plan (Ordinance No. 79-14).

Based on its own population projections, the City predicts it will need from 356 to 576 acres of residential land (see the Goal 10 section of this report for details) and 602.4 acres of commercial, light industrial, public and permanent open space land (p. II-2). Actual land use designations within the UGB (including the city limits) are as follows (p. IX-4):

<u>Type</u>	<u>Acres</u>	<u>Percentage</u>
Residential	611.6	50.4
Commercial	23.6	1.9
Commercial/Light Industrial	175.8	14.5
Light Industrial	42.9	3.5
Public	81.3	6.7
Permanent Open Space	<u>278.8</u>	<u>23.0</u>
TOTAL	1,214.0	100.0

The urban growth boundary includes nearly 612 acres of residentially-designated land--36 to 256 acres beyond the projected need of 356 to 576 acres. The plan does not explain why this additional acreage was included within the UGB. Goal 14 requires that establishment of the boundary be based upon "demonstrated need to accommodate long-range population growth requirements" (emphasis added).

Goal 14 requires that establishment of the UGB be based upon the "orderly and economic provision for public facilities and services." The design capacity of the existing sewage treatment facilities is 1,000 population. In order to accommodate Echo's projected population, the existing facilities would have to be substantially expanded or an entirely new system would have to be constructed (Administrator, Regional Operations Division, DEQ, personal communication, May 22, 1979). The plan includes no specific methods by which it will do this (see the Goal 11 section of this report for details).

Transition from Urbanizable Land to Urban Uses

Umatilla County has adopted Echo's comprehensive plan, including land use designations, for that portion of the UGB outside the city limits (i.e., the urban growth area) (Ordinance No. 79-12). In addition, the County has adopted the substantive provisions of the City's implementing ordinances for all lands within the urban growth area except those zoned for Exclusive Farm Use (Ordinance No. 79-12) and has rezoned the non-EFU lands consistent with the City Zoning Map. The Urban Growth Area Joint Management Agreement (Sections II and III) specifies that land zoned for Exclusive Farm Use shall remain in that use until rezoning is requested. Such rezoning shall be consistent with the City's plan and shall require adequate findings for the need to rezone. The Urban Growth Area Joint Management Agreement also states that the City zoning map shall apply to land within the urban growth area upon annexation to the City.

The City estimates that between 251 and 406 acres of land in the UGB are needed for residences at a density of one dwelling unit per acre (p. IX-1). 1000 Friends of Oregon objects to Echo's acknowledgment request, in part, because "Low density residential development is permitted on agricultural land that should be protected by EFU zoning" (see letter attached). As indicated above, however, the Urban Growth Area Joint Management Agreement specifies that land currently under EFU zoning shall remain in that use until rezoning is requested, and only if adequate findings are made for the need to rezone.

The Urban Growth Area Joint Management Agreement includes provisions for the review and amendment of the comprehensive plan, UGB and Ordinances.

Conclusion: The City of Echo does not comply with Goal 14.

Echo and Umatilla County have mutually adopted a site-specific urban growth boundary and a joint management agreement for the lands within that area.

Echo intends to encourage a "moderate" rate of growth, but has projected that its current population of 520 will reach 2,514 to 4,064 by 1995. Such population increase would be more than "moderate." Echo's projections assume that 20 percent of new west-county residents will live in Echo, but the plan contains no justification for that assumption. Although Umatilla County has adopted Echo's plan and presumably, agrees with the City's population projections, DLCDC staff believe that Echo's population projections are unrealistically high. This is based on the following:

1. Preliminary projections of both the County and ECUAC are considerably lower.
2. The design capacity of the existing sewage treatment facilities is only 1,000 and no provision has been made for either undertaking expansion of these facilities or constructing new facilities to accommodate this projected growth.

Based on its 1995 population projection of 2,514 to 4,064, the City has projected a need of 356 to 576 acres of residential land. However, nearly 612 acres have been designated for residential use. No justification for inclusion of the additional acreage is given. If this land is not needed, it should not be included within the UGB. If, at a later date, such land is needed, the boundary can be amended, as provided for in the Urban Growth Area Joint Management Agreement.

Note: The projected need of 356 to 576 acres of residential land, as well as other land use needs, may be large, since they are based on the City's population projections.

In order to comply with Goal 14, the City must complete either 1 or 2 below:

Either:

1. Provide findings in the plan which, in the light of the County's coordination of all its cities' plans, justify the assumption that 20 percent of future West Umatilla County residents will live in Echo. If such findings are made, the City must also either:
 - a. Make findings based on factors 1 and 2 of Goal 14 to justify the designation of an additional 36 to 256 acres of residential land beyond the projected need of 356 to 576 acres; or
 - b. Make plan map, zoning and UGB amendments to meet the projected residential growth needs of the City. Specifically, the UGB should be modified to include no more acreage than needed. In addition to factors 1 and 2 of Goal 14, these amendments should take into account the other factors of Goal 14, particularly 3 (the orderly and economic provision of public facilities and services) and 6 (retention of agricultural land).

Or:

2. In coordination with Umatilla County and ECOAC, reconcile the significant differences in population projections. Based upon a general agreement on anticipated population growth, the City and County must amend, as necessary, the comprehensive plan, UGB and implementing measures. In addition to factors 1 and 2 of Goal 14, these amendments must take into account the other factors of Goal 14, particularly 3 (the orderly and economic provision of public facilities and services) and 6 (retention of agricultural land).

Note: Activities 1 and 2 listed above must be carried out in coordination with the compliance recommendations in the Goal 11 section of this report (pp. 18-19 of this report).

C. Comments Received:

The following have submitted statements on the acknowledgment request:

<u>Agency or Party</u>	<u>Position</u>
Port of Umatilla	Acknowledge
Oregon Department of Transportation	Acknowledge
Oregon Department of Environmental Quality	Comments*
Oregon Department of Economic Development	Comments*
1,000 Friends of Oregon	Objects to Acknowledgment*
Oregon Business Planning Council	Comments*
Public Utility Commissioner of Oregon	Comments+
Umatilla County Board of Commissioners	Acknowledge+*

*Statement attached.

+Received after deadline.

D. Overall Conclusions:

The City of Echo has developed a comprehensive plan and implementing measures which comply with most of the Statewide Planning Goals. The plan includes inventories and other factual information, policies, and means of carrying out most policies. However, there are several deficiencies regarding Goal 10 (Housing), Goal 11 (Public Facilities and Services) and Goal 14 (Urbanization) which must be corrected prior to acknowledgment (see Sections IV.B.8., IV.B.9. and IV.B.12. of this report for details).

V. RECOMMENDATIONS:

A. Staff:

Recommends the City of Echo's acknowledgment request be denied and that the jurisdiction be granted a planning extension to September 15, 1979 to make revisions to its comprehensive plan and implementing measures for Statewide Planning Goals 10, 11 and 14.

In order to comply, the City must:

Goal 10

1. Either eliminate unclear and discretionary conditional use approval standards from Article 5 of the Zoning Ordinance, or
2. Allow duplexes, multifamily units or other low-cost housing types outright in at least one residential zone, containing sufficient buildable lands to meet the identified needs;
3. Amend the plan (p. IX-1) to include justification for the percent of population at various densities used in calculating residential acres needed;
4. Amend the plan to include a determination of the number of units needed by housing type.

Goal 11

Either:

1. Discuss in the plan the methods or strategy by which it will either expand the existing sewage treatment facilities or construct new facilities which are adequate to meet projected growth needs;
or
2. Revise its comprehensive plan (including population projections) and UGB commensurate with the design capacity of existing treatment facilities.

Note: The activities listed above must be carried out in coordination with the compliance recommendations in the Goal 14 section of this report.

Goal 14

Either:

1. Provide findings in the plan which, in the light of the County's coordination of all its cities' plans, justify the assumption that 20 percent of future West Umatilla County residents will live in Echo. If such findings are made, the City must also either:
 - a. Make findings based on factors 1 and 2 of Goal 14 to justify the designation of an additional 36 to 256 acres of residential land beyond the projected need of 356 to 576 acres; or

- b. Make plan map, zoning and UGB amendments to meet the projected residential growth needs of the City. Specifically, the UGB should be modified to include no more acreage than needed. In addition to factors 1 and 2 of Goal 14, these amendments should take into account the other factors of Goal 14, particularly 3 (the orderly and economic provision of public facilities and services) and 6 (retention of agricultural land).

Or:

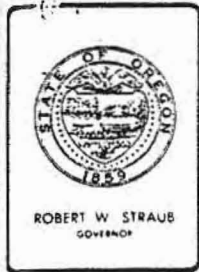
2. In coordination with Umatilla County and ECOAC, reconcile the significant differences in population projections. Based upon a general agreement on anticipated population growth, the City and County must amend, as necessary, the comprehensive plan, UGB and implementing measures. In addition to factors 1 and 2 of Goal 14, these amendments must take into account the other factors of Goal 14, particularly 3 (the orderly and economic provision of public facilities and services) and 6 (retention of agricultural land).

Note: Activities 1 and 2 listed above must be carried out in coordination with the compliance recommendations in the Goal 11 section of this report.

B. Local Coordination Body:

Recommends the City of Echo's comprehensive plan and implementing measures be acknowledged as being in compliance with the Statewide Planning Goals.

CP:krh/MC
5/24/79



Department of Environmental Quality


MAY 4 1979

522. SOUTHWEST 5TH AVE. PORTLAND, OREGON

MAILING ADDRESS: P.O. BOX 1760, PORTLAND, OREGON 97207

MEMORANDUM

TO: Claire Puchy, DLCD Lead Reviewer DATE: May 4, 1979

FROM: Bob Jackman 

SUBJECT: DEQ Review and Comment on Compliance Acknowledgment Request - Echo

Comments

There appear to be current major problems with the City's sewage treatment facilities. This should be discussed as a limiting factor in the Comprehensive Plan.

Hal Sawyer, DEQ Water Quality Division, Portland, also comments that the sewage treatment facilities need work.

Mike Ziolk, DEQ Air Quality Division, offers compliments, stating it is nice to see reference to DEQ's Handbook for coordinating land use with environmental quality. He spotted one typo on page VII-13: "PST" should read "PSD."

DEQ's Noise Control Section and Solid Waste Division have nothing further to add.

If the matters noted above are dealt with during Comprehensive Plan maintenance and update, it appears to DEQ that no substantive conflicts will exist between the Echo Comprehensive Plan and DEQ plans and programs.

No Objection

The Department does not object to LCDC Acknowledgment of the Echo Comprehensive Plan. However, we request that LCDC authorize and encourage Echo to develop and include in their Plan the needed improvements identified above as soon as possible.

mate

Claire Puchy
May 4, 1979
Page 2

We note that "quiet" is important and "noise" an irritant to people answering the Community Attitude Survey in Section IV Citizen Involvement. Items 46-48 are particularly interesting. In Items 46 - "what made you come" to Echo, and 47 - "what do you like most about living in--Echo" - the quietness is frequently cited. In fact, in Item 47, the word "quiet" is specifically listed in 16 of the 36 responses; nearly half. Two of the 15 drew my attention: "the quiet (except for trains)" and "mostly the peace and quiet except for the damn trains"; strong feelings. Some responses under Item 48 - "what are the most serious problems" follow naturally. "The noise from trains" and "spinning tires" were listed. The point made by many Echo residents appears to be they like quiet and solitude, and noise "annoys." This is the strongest testimony on the need for noise control noticed in a Comprehensive Plan, so we wanted to point it out.

RDJ:sb

cc: Echo

Jim Kennedy, DLCD Field Representative
Jeri Cohen, Local Coordinator
Jim Claypool, DLCD
William H. Young, Director, DEQ
Mike Downs, Management Services, DEQ
Jack Weathersbee, Air Quality Division, DEQ
Mike Ziolkko, Air Quality Division, DEQ
Hal Sawyer, Water Quality Division, DEQ
Ernie Schmidt/Bob Brown, Solid Waste Division, DEQ
John Hector/Jerry Jensen, Noise Control Section, DEQ
Steve Gardels, Eastern Region, DEQ
Fred Bolton, Regional Operations Division, DEQ

MAY 4 1979

Department of Economic Development SALEM
921 S.W. WASHINGTON STREET, PORTLAND, OREGON 97205 PHONE (503) 229-5535

May 3, 1979

Ms. Clarie Puchy
Main Office
1175 Court Street N.E.
Salem, Oregon 97310

Dear Ms. Puchy:

I have reviewed the Comprehensive Plan of the City of Echo in light of the concerns and policies of this Department and have the following comments.

The plan reflects a good grasp of the current economic situation in Echo, but there seems to be some ambivalence expressed in the plan as to the direction the community wants to take regarding "growth" and development.

The plan states that the community is residential in nature with most of the working population employed in the Hermiston and Pendleton areas, and further states that the attitude survey showed a preference for it to remain that way. On the other hand the plan also states that "the Echo City Council has decided to encourage economic development and population growth."

In any case, if there is no contradiction, and if some industrial development is desired, does the city have any overall strategy or work program to achieve that end - if so, they are not included in the plan. Perhaps it would be a starting point if the community asked itself if development and growth are possible, and if so, to what degree, given the "antiquated" water system which is described as "nearly beyond even repairing."

I think these issues need to be addressed and clarified and perhaps the result included in the first periodic review and date of the plan.

Sincerely yours,



William T. Rankin
Economic Development Specialist

WTR:nb
cc: City of Echo

1000 FRIENDS OF OREGON

DEPARTMENT OF
LAND CONSERVATION
AND DEVELOPMENT

May 4, 1979

SALEM

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Mr. W. J. Kvarsten, Director
Department of Land Conservation
and Development
1175 Court St. N.E.
Salem, Oregon 97310

Subject: Objection to Request for Acknowledgment
of Compliance from the City of Echo

Dear Mr. Kvarsten:

1000 Friends of Oregon objects to LCDC acknowledgment of compliance of the City of Echo's Comprehensive Plan and ordinances.

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1. The Echo UGB is Excessively Expansive
and Based on an Inflated Population
Projection

The size of Echo's urban growth boundary ("UGB") is based on an extremely high projected population growth rate that is unrealistic and unsupported by reasonable evidence. The present population of Echo is 520 (comprehensive plan, p. VIII-18). The East Central Oregon Association of Counties 1977 "Preliminary Population Forecast" for Echo in 1995 is 650-950 (p. VIII-19). This population projection roughly extrapolates Echo's current 3.0% share of the present West Umatilla County population to a proportionate share of the projected 1995 population (p. VIII-19, Table 15):

To the contrary, the Echo Comprehensive Plan states:

"The Echo City Council has decided to encourage economic development and population growth. If 20% of new west-county residents decide to live in Echo between 1978 and 1995, then based on county projections 2,514 to 4,064 people would live in Echo in 1995. Whether or not this projection is realistic depends on a number of factors including land availability and the desirability of Echo for light industrial..." (p. VIII-18)

Henry R. Richmond
Executive Director

The design capacity of the present sewer system will serve to 1000 people (p. VIII-21,22; p. IX-5)

Mr. W. J. Kvarsten, Director
May 4, 1979
Page Two

The comprehensive plan offers no substantial factual support for Echo's presumed increased share of Umatilla County's population. There is no suggestion that the "20%" figure has been coordinated with the county planning staff or with other municipalities. In fact, most West Umatilla County cities are contending in their comprehensive plans that their proportionate shares of the county's population will drastically increase (e.g., see City of Umatilla acknowledged comprehensive plan; City of Hermiston comprehensive plan, p. XIII-3; also see City of Pilot Rock comprehensive plan, p. VIII-18).

No city, however, is voluntarily assuming a reduction in its share of future county growth. Furthermore, Umatilla County has failed to discharge its responsibilities as the coordinating body by attempting to allocate projected population growth among the cities -- in approving the comprehensive plans for the cities of Pilot Rock, Echo, and Umatilla; Umatilla County has not relied upon the projections and allocations described in the East Central Oregon Association of Counties 1977 "Preliminary Population Forecast". Coordination of these plans is essential to prevent a series of unnecessarily large UGBs that will promote sprawled residential development on agricultural lands in Umatilla County. The productive agricultural lands -- see p. VII-2, 3 -- included within the Echo UGB are S.C.S Classes II and III when irrigated; p. VII-15, Soil Mapping Units.

This inflated population projection for Echo is unwarranted and little more than an excuse upon which to base an unduly expansive UGB. Echo relies on this supposed population growth to claim that 356-576 additional acres will be needed for residential use in 1995 (p. IX-1). The UGB is drawn in accordance with these inflated vacant land needs.

The apparent underlying rationale for the expansive UGB is that Echo should plan for the maximum growth it hopes to achieve. The comprehensive plan contains no adequate information, however, to substantiate the vastly inflated population projection. If Echo experiences a vigorous infusion of light industrial development, the population may increase from the present 520, but to base the UGB on a projected population of over 4,000 betrays LCDC Goal 14. The proper course is for Echo to plan a more compact UGB based on a more realistic population projection. If future population growth and residential demand skyrockets, then the UGB can be amended and expanded at such time as is necessary. For future predictability and administrative expedience, the comprehensive plan may recommend in its policies suggested "expansion areas" which seem best suited to accommodate excess future growth.² At present, there is no reasonable basis to justify the unduly expansive UGB.

²For an example of this technique, see Ordinance No. 232-78: An Ordinance Adopting the City of Echo Comprehensive Plan --

"Section V. M. Urbanization. It shall be City Policy...

...3. To first consider land in the designated expansion area for inclusion within the urban growth boundary." (P. V-8)

2. Excess Agricultural Land is Unnecessarily Included Within the UGB

There are three zoning designations within the UGB:

- a. General Residential (R-1): permits outright: single family dwellings and mobile homes; conditional uses: two-family dwelling, multifamily dwelling, mobile home part, public or semi-public use; 9,500 sq. ft. minimum lots [Ordinance No. 231-78, § 3.10]
- b. Limited Residential (R-2): permits outright: single family dwellings; conditional uses: two-family dwelling, multifamily dwelling, public or semi-public use; same as R-1 [Ordinance No. 231-78, § 3.20]
- c. Farm Residential (R-3): permits outright: single family dwellings and mobile homes, allows farming; conditional use: public or semi-public use; one-acre minimum lots. [Ordinance No. 231-78, § 3.30] (p. VI-5, 6, 7)

Approximately two-thirds of the residential land within the UGB is zoned R-3 -- one-acre minimum lot size. If outside the UGB, this land (Class II-III soil, p. VII-15, Soils Map) would be zoned for exclusive farm use, F-1. The apparent rationale for including this agricultural land within the UGB is:

"To establish low density residential areas within the UGB rather than rural residential areas adjacent to, but outside the UGB."
[Ordinance No. 232-78, § 5, I.4.] p. V-6)

This justification is dubious and in contradiction to LCDC Goal 2 (Land Use Planning), Goal 3 (Agricultural Lands), and Goal 14 (Urbanization). By permitting single family residential development on one-acre lots, Echo's plan allows land to be taken out of agricultural production regardless of whether the land is inside or outside the UGB. This agricultural land should be protected for agricultural production by appropriate EFU zoning and exclusion from the UGB. Its inclusion within the UGB should only be permitted to the extent that land is needed to meet reasonable residential needs based on realistic population projections. In any case, residential development should be more efficient than permitted by one-acre lot zoning so as to decrease the amount of land taken out of agricultural production.

3. Echo Fails to Permit Lower Cost Multifamily Residential Development

Goal 10 (Housing) requires each municipality to encourage the availability of "affordable" housing and "allow for flexibility of housing location, type and density". Furthermore, the municipality must identify and quantify the need (or lack) for multifamily dwellings.

In denying the City of St. Helens' request for acknowledgment of its comprehensive plan and zoning ordinances, LCDC held that Goal 10 requires that lower cost multifamily dwellings must be outright permitted uses in at least some zoning areas. This requirement is now being refined by LCDC in the draft "Clarification of St. Helens Housing Policy". In short, the draft "clarification" is that Goal 10 can be met by limiting multifamily dwelling to conditional use status if the conditions are approval standards that are "1)...clear and objective; 2) ...reasonable in terms of their cost impact; and 3) ... not have the cumulative impact of discouraging a needed housing type." Where the conditional use approval standards are "discretionary and dependent upon vague criteria", Goal 10 will be violated.

The Echo Comprehensive Plan does little to identify and quantify the need for multifamily housing (p. IX-1). The zoning ordinances only permit multifamily dwellings as conditional uses in the R-1 and R-2 zones (p. VI-5, 6) subject to extremely discretionary standards. [Ordinance No. 231-78 § 5.10-5.20] (p. VI-12, 13).

The set of approval criteria are wholly discretionary and encompass broad and generalized standards. These provisions will give the City Council virtually unreviewable discretion to deny permits for multifamily dwellings based on the objections of neighbors who simply dislike such residential uses. Echo's applicable approval criteria must be far more precise in order to satisfy the St. Helens standard for Goal 10.

In summary, 1000 Friends objects to acknowledgment of compliance of the Echo Comprehensive Plan for the following reasons:

1. The UGB is excessively expansive.
2. Low-density residential development is permitted on agricultural land that should be protected by EFU zoning. (Goals 2, 3 and 14 violation)

Mr. W. J. Kvarsten, Director
May 4, 1979
Page Five

3. Lower cost multifamily dwellings are not "available" in any zoning area. (Goal 10 violation)

Respectfully submitted,

AL/RS
Howard Learner
Legal Intern

Robert Stacey
Robert E. Stacey, Jr.
Staff Attorney

HL:ms

MAY 7 1979
CP

OREGON BUSINESS PLANNING COUNCIL

1178 CHEMEKETA, N.E.

SALEM, OREGON 97301

PHONE (503) 370-8112

STAFF:
KATHERINE KEENE
Planning Director

May 7, 1979

DAVID S. HILL
Natural Resources
Director

Mr. Wes Kvarsten, Director
Department of Land Conservation
and Development
1175 Court N. E.
Salem, Oregon 97310

ATTENTION: Claire Puchy

Dear Mr. Kvarsten:

The Oregon Business Planning Council has reviewed the comprehensive plan and implementing ordinances submitted by the City of Echo. We have commented on numerous parts of the plan. We hope that our comments will be of assistance to your staff as well as the City of Echo. Our comments have been made taking into consideration the City's current population, location, current development pressures and the potential for growth.

BACKGROUND DATA

The Plan only references a Department of Geology and Mineral Industries publication for mineral and aggregate resources. This may violate Goal 5, Open Spaces, Scenic and Historic Areas, and Natural Resources. Goal 5 says that the location, quality and quantity of mineral and aggregate resources shall be inventoried. The Background Data does not indicate if the resources are in the urban growth area. If an aggregate resource exists within the urban growth area it should be protected from encroachment of incompatible uses and designated as significant resource.

PLAN MAP/ZONE MAP COMPATIBILITY

Overall, the Zone Map corresponds well with the Plan Map. The Zone Map does, however, show the Cemetery as Limited Residential, R-2 (light yellow) whereas the Plan Map designates the Cemetery as Public and Semi-Public (dark green). The R-2 Zone permits only single family uses outright. Public and semi-public uses are permitted conditionally, but a cemetery is not included in the definition of Public Use or Semi-public Use.

The Plan Map and Zone Map use the term "Light Industrial." The Zoning Ordinance says the permitted uses in the Light Industrial Zone are "any industrial use." This technical language, i. e., the term Light Industrial, leads one to believe that only Light Industrial uses are allowed in that area. This may violate Goal 1 because the term is not used in a straight forward, understandable way. We recommend that the term Light Industrial be changed to Industrial so that it more accurately reflects the uses permitted in the zone.

GOALS AND POLICIES

- A. Citizen Involvement. See below.
- B. Land Use Planning. See below.
- C. Agriculture.

The Plan Goal says "To preserve and maintain agricultural lands." About 30% (116 ac.) of the city is now used for agriculture (Land Use and Housing Map. p. VII-27). Apparently, the intent of the goal is to preserve and maintain these agricultural lands. But, the Comp Plan Map designates some of these agricultural lands as Residential with the remainder designated as Permanent Open Space. It is not clear why the Plan Map disregards the Plan Goal by designating some of the agricultural land for residential uses.

The determining factor appears to be the location of the floodplain. (NOTE: The Plan Map shows the floodway, not the floodplain). It seems the city's desire is to continue agricultural uses in the floodplain areas and to allow residential uses in the non-floodplain areas. The Comp Plan Map does not coincide with the Comp Plan Agricultural Goal, thus Goal 2 may be violated.

We recommend that the Comp Plan Map show the floodplain area (it already shows the floodway). We recommend that the Comp Plan Agricultural Goal be rewritten to more accurately reflect the city's desires, for example: To preserve and maintain agricultural lands in floodplain areas. This will bring the Goal into conformance with the Plan Map.

The Comp Plan Agricultural Goal, Policy 2 encourages only residential, commercial, and industrial uses within the UGB. However, the Comp Plan Map shows Permanent Open Space, too,

within the UGB. This is another internal plan inconsistency. We recommend that Policy 2 be changed to read, "Residential, commercial, industrial and premanent open space uses shall be encouraged within the urban growth boundary."

C. Open Spaces, Scenic and Historic Areas, and Natural Resources.

The Comp Plan Goal says, "To conserve open space and protect natural, secenic, historic and cultural resources."

Policy 1 says it is city policy to "identify open spaces; scenic, cultural and historic areas; and natural resources which should be preserved from urban development" (emphasis added). Policy 1 does not give adequate guidance for future decisions because it does not designate which area(s) should be preserved; it only says that spaces, areas and resources are to be identified.

The city's desire opparently is to preserve the following from urban development (based on the Comp Plan Map):

- the floodway
- the floodplain
- most slopes greater than 12%
- the area along the furnish ditch and feed canal.

The Plan Goal says to conserve and protect, whereas the Plan Policy 1 says to preserve. This difference may be confusing to decision makers looking to the Goal and Policies for guidance.

Policy 2: This policy contains two different ideas, thus the meaning is not clear. This may violate goals 1 and 2. By mixing the two ideas of 1) preserving the floodway and 2) protecting fish, wildlife and vegetation, there may be questions as to their meaning and how they can be implemented.

Policy 3: This policy contains two different ideas, thus the meaning is not clear. This may violate goals 1 and 2. The first idea is to "preserve open space through public acquisition of suitable land" (Note that the Plan Goal says to conserve open space, whereas, Policy 3 says to preserve open space.)

The second idea is to "preserve open space through ... encouraging provisions for open space in private development." The initial idea addresses city budgetary matters, whereas the second idea addresses private development requirements. By mixing the two ideas, there may be questions as to their meaning and how they can be implemented.

Policy 3 makes reference to developers providing open space. Table 15, page IX - 4, indicates that future land use within the UGB will have 278.8 acres (23% of the total land) of permanent open space. Currently, Echo has 529 people with a 4.6 acre city park as well as a 53 acre, 9 hole golf course. The city also has a Comp Plan Policy of public acquisition of land for open space. The plan does not show that open space and parkland is in short enough supply, now or in the foreseeable future, to justify requiring dedication of land or fee in lieu of land.

E. Air, Water and Land Resources Quality.

The background information indicates that air, water and land quality is very good. The Plan Goal would seem to limit the ability of the city to experience growth. It likely will be hard for the city to grow and "maintain and improve the quality of the air, water and land resources". (emphasis added). This may violate Goal 9.

Policy 1 commits the city to a state and federal function.

Policy 2 uses ambiguous terms. The document does not define "significant detrimental effect."

F. Natural Disasters and Hazards. No comment.

G. Recreation Needs.

Policy 4 requires the dedication of park land or a fee in lieu of land. This is not in consonance with Goal D. Open Space, Policy 3 which says the city will acquire suitable open space using public funds and that the city will only encourage provision for open space in private developments. These internal plan inconsistencies do not provide the City of Echo with a document that is understandable by the public. What is the city's policy, to encourage or to require? As stated above in the Open Space section the city has not adequately shown that there is a current shortage of open space or that there is going to be a future shortage.

H. Economic Development

Policy 1 refers to light industrial uses, but the kinds of uses allowed in the light industrial area are "any industrial use, Section 3.60, Zoning Ordinance.

Policy 3 uses the term "non-polluting." This may be too restrictive and the city's true intent may be low-polluting. Goals 9 and 10 might not be implemented if the non-polluting term remains in the plan.

I. Housing. No Comment.

J. Public Facilities.

Policy 7 addresses the provisions of land for schools as part of housing projects. The provision of school sites has not historically been the responsibility of municipalities. Typically, this has been a function of school districts who have taxing authority to provide and operate schools. One of the specific functions of a school district is to look to the future and plan for the day when current facilities are too small and additional facilities and land are needed.

The plan does not indicate how the land will be transferred from the city to the school district once the city receives title to land dedicated by the developer.

ZONING ORDINANCE

Article 2, Zones, Section 2.10, Classifications. The term Light Industrial should be changed to more accurately reflect the uses permitted in the zone.

Article 3, Use Zones, Section 3.60, Light Industrial Zone, M-1. The ordinance indicates that any industrial use is permitted if it does not create a public nuisance, unsightliness or excessive noise, smoke, odors, dust, vibration and heavy truck traffic. What are the standards the city will use to judge these factors? The use of discretionary standards should be closely scrutinized to ensure that the city enforces them fairly and equitably.

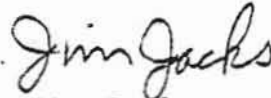
In summary, our review shows that there are several portions of the plan that need refining. Many of these are not major

Wes Kvarsten
May 7, 1979

City of Echo
Page 6

problems, however, taken together, they result in a plan that may not be an effective instrument to guide decision makers in the future. Thank you for the opportunity to comment.

Sincerely,

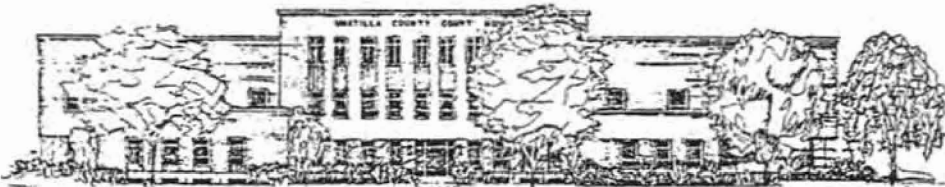


Jim Jacks
Associate Planning Director

JJ:paw

UMATILLA COUNTY BOARD OF COMMISSIONERS

CP



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216 S.E. 4th P.O. Box 1427 Pendleton, Oregon 97801
Phone 503/276-7111

DEPARTMENT OF
LAND CONSERVATION
AND DEVELOPMENT

May 9, 1979

MAY 17 1979

SALEM

Mr. Wes Kvarsten, Director
Land Conservation and Development Commission
1175 Court Street, N.E.
Salem, Oregon 97310

Dear Mr. Kvarsten:

We are writing in response to your notice that the Cities of Echo, Pilot Rock, and Ukiah have requested acknowledgement of their comprehensive plans.

The County has, of course, reviewed and accepted the cities' plans and is satisfied that state-wide goals have been complied with in a manner acceptable and suitable to the cities.

At our hearings, the urban growth boundaries of the cities received special consideration because of citizen questions. However, the County accepted the cities' urban growth boundaries since the cities justified them by recognizing citizen concerns. The City of Echo especially is to be commended for holding several special meetings with property owners after city adoption to assure that all citizen concerns were answered.

In light of the above, the Board would encourage LCDC to acknowledge the Comprehensive plans of Echo, Pilot Rock, and Ukiah.

Respectfully submitted,

UMATILLA COUNTY
BOARD OF COMMISSIONERS

F. K. Starrett

F. K. Starrett, Chairman

A. L. Draper

A. L. Draper

Ford Robertson

Ford Robertson

BCC:mw

cc: Mr. Jim Kennedy
Ms. Jeri Cohen
Cities of Echo, Pilot Rock,
& Ukiah
Mr. Henry Markus