

DOCUMENTS
LOCAL
Ukiah
(1979)

CITY OF



COMPREHENSIVE
PLAN

DOCUMENTS
LOCAL
Ukiah
(1979a)



Department of Land Conservation and Development

1175 COURT STREET N.E., SALEM, OREGON 97310 PHONE (503) 378-4926

June 13, 1979

The Honorable Lloyd A. Waid
Mayor, City of Ukiah
Ukiah, OR 97880

Dear Mayor Waid:

It gives me a great deal of pleasure to confirm that the Oregon Land Conservation and Development Commission, on June 7, 1979 officially acknowledged the comprehensive plan and implementing ordinances of the City of Ukiah as being in compliance with ORS 197 and the Statewide Planning Goals.

The acknowledgment signifies a historic step for the City's land use planning program. Ukiah is among the first of Oregon's cities to be in compliance with the Statewide Goals. By effectively planning ahead for the wise use of your valuable land, you have set an excellent example for others to follow.

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

Enclosure

cc: Umatilla County Board of Commissioners
Jeri Cohen, County Coordinator
Jim Kennedy, Field Representative
Henry Markus, Principal Comprehensive Planner, ECOAC
Senator Michael Thorne
Representative Jack Duff

WJK:LC:krh/MC
DC#31/6-13-79

BEFORE THE
LAND CONSERVATION AND DEVELOPMENT COMMISSION
OF THE STATE OF OREGON

IN THE MATTER OF THE)	COMPLIANCE ACKNOWLEDGMENT
CITY OF UKIAH'S)	
COMPREHENSIVE PLAN AND)	ORDER
IMPLEMENTING MEASURES)	
)	
)	

On March 12, 1979 the City of Ukiah, pursuant to ORS Ch. 197.251(1) (1977 Replacement Part), requested that its comprehensive plan and implementing measures, consisting of Comprehensive Plan, Ordinance no. 20, adopted September 5, 1978; the Zoning Ordinance no. 21, adopted September 5, 1978; the Subdivision Ordinance no. 18, adopted August 1, 1978; the Mobile Home Park Ordinance no. 19, adopted August 1, 1978; and the UGB Agreement with Umatilla County, adopted September 5, 1978; be acknowledged by the Land Conservation and Development Commission in compliance with the Statewide Planning Goals.

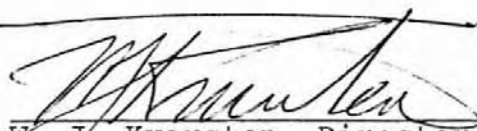
The Commission reviewed the attached written report of the staff of the Department of Land Conservation and Development on June 7, 1979 regarding the compliance of the aforementioned plan and measures with the Statewide Planning Goals. Section IV of the report constitutes the findings of the Commission.

Based on its review, the Commission finds that the City of Ukiah'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 Ukiah 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:RE:jk/MC
DC#15

LAND CONSERVATION AND DEVELOPMENT COMMISSION
ACKNOWLEDGMENT OF COMPLIANCE REPORT

City of Ukiah

DATE RECEIVED: March 12, 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 Commission acknowledge the City of Ukiah's comprehensive plan and implementing measures to be in compliance with the Statewide Planning Goals.
 - B. Local Coordination Body:

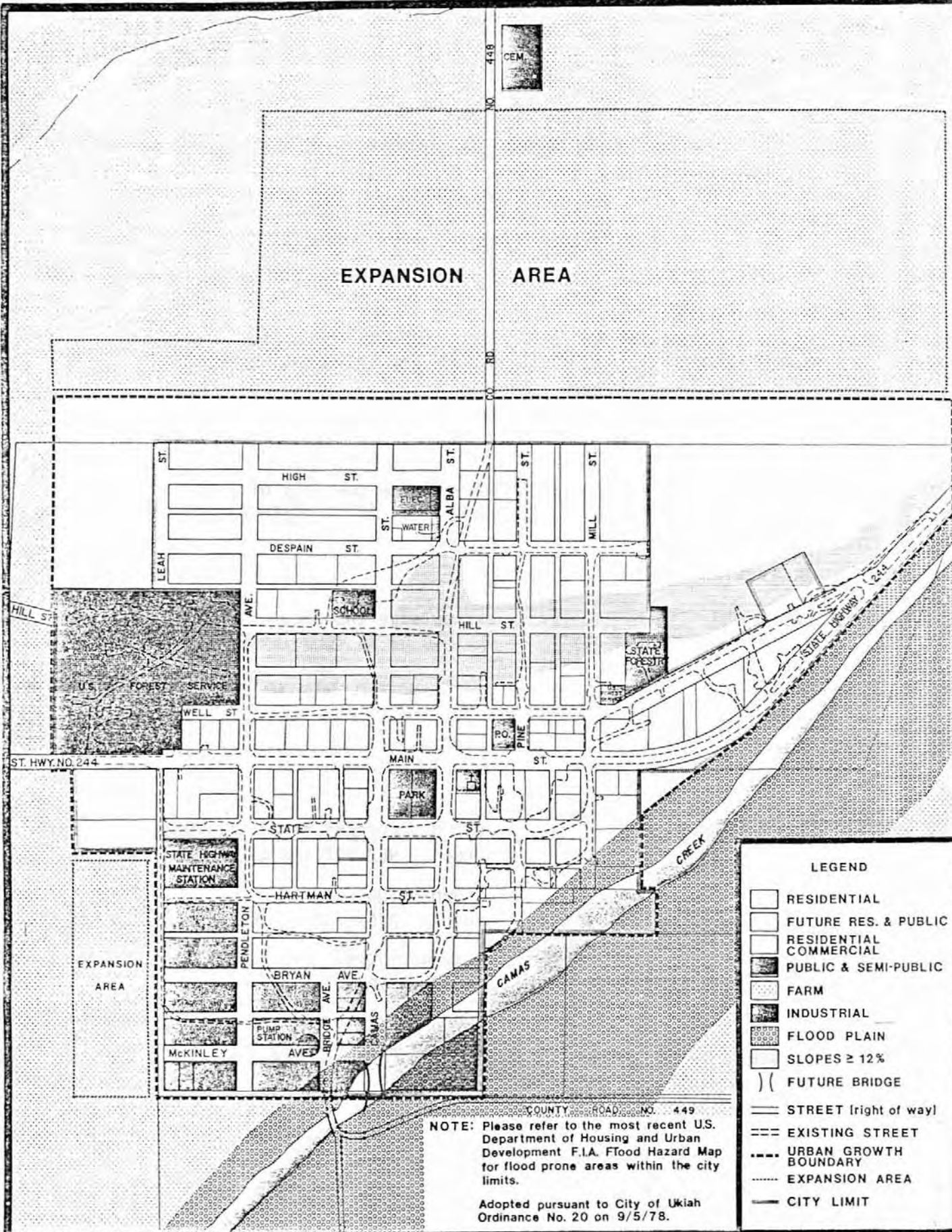
Recommends the Commission acknowledge the City of Ukiah's Comprehensive Plan and implementing measures to be in compliance with the Statewide Planning Goals.

FIELD REPRESENTATIVE: Jim Kennedy
Phone: 963-2171 (x 412)

COORDINATOR: Jeri Cohen
Phone: 276-6732

LEAD REVIEWER: Claire Puchy
Phone: 378-5455

Date of Report: May 24, 1979



EXPANSION AREA

LEGEND

- RESIDENTIAL
- FUTURE RES. & PUBLIC
- RESIDENTIAL COMMERCIAL
- PUBLIC & SEMI-PUBLIC
- FARM
- INDUSTRIAL
- FLOOD PLAIN
- SLOPES ≥ 12%
- FUTURE BRIDGE
- STREET (right of way)
- EXISTING STREET
- URBAN GROWTH BOUNDARY
- EXPANSION AREA
- CITY LIMIT

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 Ukiah Ordinance No. 20 on 9/5/78.

**COMPREHENSIVE PLAN
CITY OF UKIAH, OREGON**



III. BACKGROUND INFORMATION:

A. GEOGRAPHY:

The City of Ukiah is located in southern Umatilla County, approximately 40 miles south of Pendleton. The City was incorporated in 1972. Ukiah's economy is dependent on the Umatilla National Forest.

B. GOVERNING BODY:

Mayor and a four member City Council.

C. POPULATION:

1976 - 320
1975 - 320
1974 - 300

D. PLAN AND IMPLEMENTING MEASURES:

Comprehensive Plan:	Adopted September 5, 1978
Zoning Ordinance:	Adopted September 5, 1978
Subdivision Ordinance:	Adopted August 1, 1978
Mobile Home Park Ordinance:	Adopted August 1, 1978
Urban Growth Area Joint Management Agreement:	Adopted September 5, 1978

E. CITIZEN INVOLVEMENT INFORMATION:

An Independent Committee for Citizen Involvement and the Citizen Involvement Program were approved June 18, 1976.

F. COMPLIANCE STATUS:

Planning Extension and Grant approved June 18, 1976. Planning Assistance Grant approved May 6, 1977, with compliance date of July 1, 1978. Total amount received was \$7,025 plus a portion of a joint grant awarded to ECOAC. Compliance date was extended to September 1, 1978.

IV. FINDINGS:

A. General Overview:

The settlement of Ukiah has been influenced by mining, farming, ranching and timber interests in western Umatilla County. Ukiah was platted in 1890 by the Camas Land Company, but was not incorporated until 1972.

Ukiah's economy depends primarily on the activities of the U.S. Forest Service in the Umatilla National Forest; most jobs in Ukiah are either directly or indirectly related to that forest. A Land Management Plan for the Umatilla National Forest will be issued in July 1979 by the U.S. Forest Service which will have economic and population growth implications for Ukiah.

Ukiah's urban growth boundary encompasses a 201.9 acre area, 154.4 acres of which are within the city limits. Currently, the major land uses in Ukiah are residential (53.8 acres), public and semipublic (18.7 acres) and commercial (9.7 acres). An additional 71.3 acres are vacant. Most of the land within the UGB outside the city limits is in agricultural use.

Ukiah's current population of 320 may reach 380 by 1995, but this is highly dependent on U.S. Forest Service plans. Because the City was not incorporated until 1972, no census data are available.

The comprehensive plan, which was prepared by the East Central Oregon Association of Counties (ECOAC), is a well-organized, easily understood document. It should serve as a useful guide to citizens and decision-makers in achieving the City's goals and carrying out its policies.

Ukiah's plan adequately addresses all applicable Statewide Planning Goals. Several items have been identified regarding Goals 10 (Housing) and 11 (Public Facilities and Services), however, which should be addressed at plan update. Goals 3 (Agricultural Lands), 4 (Forest Lands), 15 (Willamette Greenway) and 16-19 (Coastal Goals) are not applicable.

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 Ordinances (No. 21), Article 12 (Administrative Provisions); Subdivision and Partition Procedures and Approvals); Mobile Home Park Ordinance (No. 19), Section 2 (Procedures for Mobile Home Park Plan Approval)

The Ukiah City Council functions as the approved Committee for Citizen Involvement. The City's approved Citizen Involvement Program included public meetings of the Umatilla County Planning Commission and the Ukiah City Council, numerous public hearings and a community attitude survey (pp. IV-1-2; Community Attitude Survey).

Ukiah is committed to citizen involvement in all future planning efforts (Citizen Involvement Policies, p. 2), and shall conduct periodic public opinion surveys, distribute the results of these surveys as well as other reports to the public and hold public meetings and hearings. Changing needs of residents or landowners within the UGB are grounds for review and amendment of the comprehensive plan and ordinances (p. 7).

The plan includes procedures for holding public hearings and notifying citizens of such hearings (pp. 7-8).

Conclusion: The City of Ukiah complies with Goal 1.

2. Land Use Planning: (Goal 2)

The City of Ukiah has adopted a comprehensive plan to serve as the basis for all land use decisions and actions (Ordinance No. 20). 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. Ukiah has adopted policies (Ordinance No. 20, Section 5) and has made land use designations within the UGB (Comprehensive Plan Map) consistent with the factual base.

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. Implementing measures, including zoning, subdivision and mobile home park ordinances, have been adopted by Ukiah (No. 21, 18 and 19 respectively) to carry out the plan and policies. Land within the UGB will be rezoned, consistent with plan map designations and provisions of the City Zoning Ordinance and Section III of the Urban Growth Area Joint Management Agreement (see the Goal 14 section of this report for details).

Umatilla County has amended its comprehensive plan (Ordinance No. 79-13) to adopt Ukiah's comprehensive plan for that area outside the city limits but within the UGB.

Ukiah 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. 320 (Sections 6 and 7).

Conclusion: The City of Ukiah 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, II-1, pp. III-3, VII-3, VII-10-11, VIII-12, VIII-16-18

Plan Policies: Open Spaces, Scenic and Historic Areas and Natural Resources Policies, p. 3; Comprehensive Plan Map

Implementing Measures: Zoning Ordinance (No. 21), Article 5.20 (Conditional Uses--Planning Conditions on a Permit); Subdivision Ordinance (No. 18), Section 4 (Requirements for Improvements, Preservation and Design)

The City of Ukiah has inventoried all applicable Goal 5 elements including mineral and aggregate resources (p. VII-3), energy sources (p. VII-11), fish and wildlife habitat (p. VII-10) and water areas (including groundwater) (pp. VIII-17-18). No significant scientific, natural, historic or cultural areas are known to exist in the planning area (p. VII-11, VIII-12). Several sites and buildings were identified in a community attitude survey as having possible historical significance (p. VIII-12, Community Attitude Survey). 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 plan indicates that all development will have impacts on fish and wildlife, but that creeks and floodplains are the most sensitive and should be protected (p. VII-10). The City points out (p. VII-10) the importance of concentrating residential, commercial and industrial development within the UGB, maintaining minimum stream flows, and carefully designing development adjacent to streams and in floodprone areas.

Ukiah has adopted several policies (pp. 3, 4, 6) which reflect its concern for the protection of identified natural resources. In addition, the City has a policy (Open Spaces, Scenic and Historic Areas and Natural Resources Policy pp. 2, 3) to "examine any publically owned lands including street rights-of-way for their potential open space use before their disposition."

To carry out these natural resources policies, the City has excluded floodprone areas outside the city limits from the urban growth boundary (Comprehensive Plan Map), and has incorporated standards for development in floodprone areas within the UGB in its Zoning Ordinance (Article 3.42). In addition, Article 5.20 of the Zoning

Ordinance allows the City Council to place conditions on conditional use permits to establish an open space area, or to protect "existing trees, vegetation, water resources, wildlife habitat or another significant natural resource." Section 4.9 of the Subdivision Ordinance requires the preservation of amenities such as trees and watercourses in all subdivision and land partitions.

Ukiah intends to "protect archaeological and historic sites, structures and artifacts" (Open Spaces, Scenic and Historic Areas, and Natural Resources Policy 3, p. 3). According to Article 5 of the City's Zoning Ordinance, conditional uses must be consistent with plan policies. Section 4.9 of the City's Subdivision Ordinance requires preservation of historic and archeological sites in the design of subdivisions and partitions.

Conclusion: The City of Ukiah 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 Information: Plan, pp. III-3, VII-3-11, VIII-12-16, VIII-18, Soils Map, Natural Hazards Map, Sewerage System Maps

Plan Policies: Air, Water and Land Resources Quality Policies, p. 3; Economic Development Policies 2 and 3, p. 4; Public Facilities and Services Policies, p. 5

Implementing Measures: Zoning Ordinance (No. 21), Articles 3.30 (M), 5.20 (Conditional Uses--Planning Conditions on a Permit); Subdivision Ordinance (No. 18), Section 4 (Requirements for Improvements, Preservation and Design); Preliminary Capital Improvement Program

The air, water and land resources quality in Ukiah is good (pp. VII-11). Lack of a storm drainage system, as well as noise from truck traffic and snowmobiles, however, cause periodic nonpoint source and noise problems (p. VII-11).

It is the City's policy (p. 3) to maintain and improve the quality of air, land and water by (1) limiting all discharge from existing and future development to meet applicable state and federal environmental standards, and (2) encouraging clean industry to locate in Ukiah.

Public Facilities and Services Policy 5 (p. 5) expresses the City's intent to develop a storm drainage system. It is developing a capital improvement program to do this (Draft Preliminary Capital Improvement Program). In addition, Ukiah's Subdivision Ordinance

contains requirements regarding the provision of storm drainage and sewerage facilities as well as tree maintenance in areas of new development (Sections 4.3, 4.5 and 4.9, respectively) (see the Goal 11 section of this report for more details). No industry which will create a public nuisance because of noise, smoke, odor, dust or gas is allowed in the City's industrial (M) zone (Zoning Ordinance, Article 3.33).

Ukiah intends to pave some streets within the City (p. VIII-19; Transportation Policies, pp. 5-6; Draft Preliminary Capital Improvement Program).

The City has coordinated its plan with both the Statewide Water Quality Management Plan (303(e)) (p. VIII-16) and the Umatilla County Solid Waste Management Plan (p. VII-11).

The Oregon Department of Environmental Quality has commented that Ukiah's plan is one of the best they have reviewed for a small city (see comments attached).

Conclusion: The City of Ukiah complies with Goal 6.

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, III-4, VII-4-10, Comprehensive Plan Map, Natural Hazards Map, Soils Map

Plan Policies: Areas Subject to Natural Disasters and Hazards Policies, p. 4; Comprehensive Plan Map

Implementing Measures: Zoning Ordinance (No. 21), Articles 3.42 (Additional Requirements--Hazard Areas), 5.20 (Conditional Uses--Placing Conditions on a Permit); Subdivision Ordinance (No. 18), Section 4 (Requirements for Improvements, Preservation and Design); Section 3 (Requirements for Improvements, Preservation and Design)

Ukiah has identified three types of hazards within its planning area--stream flooding, steep slopes (greater than 12 percent) and soil limitations (pp. III-3, VII-3-10). The locations of these are mapped (Natural Hazards Map, Soils Map, Land Use Map). The City recognizes (p. II-1) the need for a soil survey and a final flood hazard survey and intends to update the plan and ordinances as such information becomes available (pp. II-1, VII-5, VII-9).

Nine acres in the southeast portion of the City are within the 100-year floodplain and nineteen acres within the planning area have slopes greater than or equal to twelve percent (p. III-3). The City is not participating in the National Flood Insurance Program, but maps are currently being prepared for use by the City for possible future participation (ECOAC Principal Comprehensive Planner, personal communication, May 3, 1979). Ukiah has a policy (Areas Subject to Natural Disasters and Hazards Policy 1, p. 4) to "encourage development to locate outside floodplains, natural drainageways, steep slopes, or other hazardous areas." Land within the floodplain outside Ukiah's city limits has been excluded from the urban growth boundary.

If a structure is proposed in any area subject to flooding or of greater than twelve percent slope, Article 3.42 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 (Section 4.1(4), 4.3(1), f.3(2)(f), 5.2(1)(e)) and the Mobile Home Park Ordinance (Section 3.2). These provisions carry out Areas Subject to Natural Disasters and Hazards Policy 2 (p. 4).

Conclusion: The City of Ukiah 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, VIII-12 Land Use Map, Community Attitude Survey

Plan Policies: Recreational Needs Policies, p. 4; Comprehensive Plan Map

Implementing Measures: Zoning Ordinance (No. 21), Articles 3.10 (R), 3.20 (RC), Subdivision Ordinance (No. 18), Section 4.8 (Public Uses); Preliminary Capital Improvement Program

Existing recreational facilities in Ukiah are described in the comprehensive plan (pp. III-3, VIII-12, Land Use Map, Community Attitude Survey). Based on a community attitude survey, the City has determined the need for a community center (p. III-3).

Two policies have been adopted which express Ukiah's intent to satisfy the recreational needs of its citizens and visitors (Recreational Needs Policies, p. 4):

"To develop a community center to provide a public meeting place and recreational facilities for all age groups," and

"To plan community recreation facilities in conjunction with existing and planned school facilities so that they complement each other in function."

Land has been designated for parks and other public uses on the plan map.

Public and semipublic uses are allowed conditionally in the General Residential (R) and the Residential Commercial (RC) zones.

The City is in the process of developing a capital improvement program which includes provisions for constructing a community center (Draft Preliminary Capital Improvement Program).

Conclusion: The City of Ukiah complies with Goal 8.

7. Economy of the State: (Goal 9)

The acknowledgment request includes the following to comply with this Goal:

Factual Information: Plan, pp. II-1-2, III-3-4, VIII-1-11, IX-2, Existing Land Use Map

Plan Policies: Land Use Planning Policies 1, 3, 4 and 5, p. 2; Agricultural Lands Policies, p. 3; Air, Water and Land Resources Quality Policy 2, p. 3; Economic Development Policies, p. 4; Comprehensive Plan Map

Implementing Measures: Zoning Ordinance (No. 21), Articles 3.10 (R), 3.20 (RC), 3.30 (M); Preliminary Capital Improvement Program

"Ukiah's mainstay of employment is the U.S. Forest Service and area lumber and wood processing industries" (p. VIII-3). However, because of the seasonal nature of this industry and the fluctuations in the national housing market itself, Ukiah experiences fluctuations in employment (p. VIII-4). "At present, the only permanent industry in Ukiah is a shingle factory employing five people (p. VIII-4). The City recognizes (p. II-3) the need for additional industry to broaden the economic base.

Ukiah has adopted several policies which express its desire to diversify and improve its economy (Economic Development Policies, p. 4). Among these is a policy to encourage diversified, non-polluting industrial development and another to protect areas suitable for industrial development from encroachment of incompatible land uses.

The Umatilla County Economic Element (completed in February 1979), the Umatilla County Comprehensive Plan and Technical Report (to be completed by December 1979) and the Umatilla National Forest Land Management Plan (to be completed by July 1979) will be reviewed by the City and further economic projections and land requirements for economic development will be developed and incorporated into the Comprehensive Plan (Land Use Planning Policies 3, 4 and 6, p. 2).

Ukiah has designated 21 acres within its UGB as "Industrial" and 31.6 acres as "Residential/Commercial." The Zoning Ordinance establishes Industrial (M) and Residential Commercial (RC) zones which have been applied to these areas (see the Goal 14 section of this report for details).

Ukiah has identified an area outside and adjacent to the urban growth boundary ("Expansion Area") which is suitable for industrial development. However, recognizing the difficulty of making accurate population and economic projections prior to completion of the U.S. Forest Service Land Management Plan, the City has not included it within the UGB. If additional industrial land is needed at a later date, however, the City and County will revise the plan for inclusion of the Expansion Area within the urban growth boundary (p. IX-2).

Conclusion: The City of Ukiah complies with Goal 9.

8. Housing: (Goal 10)

The acknowledgment request includes the following to comply with this Goal:

Factual Information: Plan, pp. II-1-2, III-3-5, VII-3, VII-8-9, VIII-6-9, VIII-11-14, IX-2-3, IX-5, Natural Hazards Map, Soils Map, Land Use Map, Community Attitude Survey

Plan Policies: Land Use Policies 3, 4, 6, 7 and 8, p. 2; Agricultural Lands Policies 2, 3 and 4, p. 3; Housing Policies, pp. 4-5; Comprehensive Plan Map

Implementing Measures: Zoning Ordinance (No. 21), Articles 3.10 (R), 3.20 (RC), 5 (Conditional Uses); Subdivision Ordinance (No. 18); Mobile Home Park Ordinance (No. 19)

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).

Lands Suitable and Available for Residential Use

Ukiah has inventoried its lands in terms of suitability and availability for housing (pp. II-1, VII-3-10, VIII-11, Natural Hazards Map, Soils Map) and has determined the income levels of its residents (pp. VIII-6-9). Based on 1970 data, 44 percent of Ukiah's residents had annual incomes below \$5,000, while 33 percent earned over \$8,000. These percentages are below both county and state averages for those income brackets (p. VIII-6).

There are 53.8 acres of residential land within the city limits (p. VIII-11). A 1978 ECOAC survey reported 62 single family homes and 41 mobile homes in Ukiah (p. VIII-12). There are 71.3 acres of vacant land; 18.7 acres are in public or semipublic use and unavailable for development (p. VIII-11).

According to a community attitude survey, there is a need for low cost housing (under \$20,000) and rental homes and apartments (p. III-4). The plan indicates (p. VIII-13) that Ukiah might be an attractive location for vacation homes or year-round dwellings for retired people. However, the primary determinant of housing needs is the U.S. Forest Service office in Ukiah, which either directly or indirectly provides most jobs in the community (p. II-2). The U.S. Forest Service Land Management Plan for the Ukiah area will be completed in July 1979 (p. II-1), at which time a more accurate assessment of housing needs will be made (Principal Comprehensive Planner, ECOAC, personal communication, May 3, 1979).

There is no official population growth allocation for Umatilla County and its 12 cities (Principal Comprehensive Planner, ECOAC, personal communication, May 7, 1979). Because Ukiah was not incorporated until 1972, no population data are available from the 1970 census and the Oregon State Housing Division (p. VIII-12). However, ECOAC has made preliminary population projections for the City (p. VIII-14) which estimate that its 1977 population of 330 may reach 380 by 1995. This is dependent upon future U.S. Forest Service activities in Ukiah. Because population data are lacking, the City has not made an assessment of housing needs by type, acreage or numbers of units.

Housing Policies

The City of Ukiah would like to meet the housing needs of its citizens and provide for a variety of residential lot sizes, housing types and prices (Housing Policies, pp. 4-5).

Approximately 70 acres within the UGB have been designated "Residential," 31.6 acres "Residential/Commercial" and 58.4 acres "Future Residential and Public" (p. IX-2, Comprehensive Plan Map).

Ukiah has policies (Land Use Planning Policies 3 and 4, p. 2) to develop population projections and to determine the land requirements for projected population growth. The City will revise the comprehensive plan, implementing measures and UGB if necessary (Land Use Policies 6, 7 and 8, p. 2).

Implementing Measures

The City Zoning Ordinance establishes two residential zones--the General Residential (R) zone (applied to 128.5 acres with the UGB) and the Residential Commercial (RC) zone (applied to 31.6 acres). Single family and two family dwellings are allowed outright in both zones. Mobile homes are allowed outright in the R zone and multiple family units are allowed outright in the RC zone. Multifamily dwellings and mobile home parks are conditional uses in the R zone.

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 the 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.

The Oregon Business Planning Council (see letter attached) has commented that these standards contain some "vague or undefined terms...of the types discussed in the DLCDC memo regarding Clarification of the St. Helens Policy."

Conclusion: The City of Ukiah complies with Goal 10.

Ukiah has assessed existing housing, income levels, and land suitability and availability in the planning area. However, because 1) the U.S. Forest Service is the major determinant of both population growth and housing needs in Ukiah, and 2) official population data are lacking, the City has not been able to make an assessment of specific housing needs by type, acreage or numbers of units. However, Ukiah will do so when the U.S. Forest Service Land Management Plan is issued in July 1979. Based on this analysis, amendments to the plan, implementing measures and urban growth boundary will be made, if necessary.

The City has adopted several housing policies regarding meeting the housing needs of citizens and has designated land for residential use. The City has zoned this land, consistent with its policies.

Conditional use approval standards 2, 3, 4 and 5 are unclear and discretionary. However, with the exception of mobile home parks, all residential housing types are allowed outright in at least one zone.

Update Item:

In carrying out Land Use Planning Policies 3 and 4 (p. 2), the City must assess its having needs by type, acreage and number of units when the U.S. Forest Service Land Management Plan is released. Amendments to the comprehensive plan, implementing measures and urban growth boundary must be made if necessary, as provided in Land Use Planning Policies 6, 7 and 8 (p. 2).

Suggestion for Plan Improvement:

The City of Ukiah should eliminate unclear conditional use approval standards from Article 5 of the Zoning Ordinance or replace them with clear, specific standards.

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-12-18, IX-2
Land Use Map, School District Boundaries Map, Oregon State
Highway Division Map of Ukiah, Water System Map, Sewerage
System Maps

Plan Policies: Land Use Planning Policy 5, p. 2; Public Facilities
and Services Policies, p. 5; Urbanization Policy 4, p. 6;
Comprehensive Plan Map; Urban Growth Area Joint Management
Agreement

Implementing Measures: Subdivision Ordinance (No. 18), Section 4 (Requirements for Improvements, Preservation and Design); Mobile Home Park Ordinance (No. 19), Section 3 (Requirements for Improvements, Preservation and Design); Urban Growth Area Joint Management Agreement; Preliminary Capital Improvement Program

The comprehensive plan contains an inventory of public facilities and services, including schools, police, fire, water, sewer, solid waste and communication services (pp. III-4, VIII-12-18, Land Use Map, School District Boundaries Map, Oregon State Highway Division Map of Ukiah, Water System Map, Sewerage System Maps). All are adequate to meet anticipated growth needs within the urban growth boundary (pp. VIII-12-18) with the following exceptions:

1. The capacity of the only school in the Ukiah School District is 100 students and current enrollment is 114. There are presently no plans for expansion (p. VIII-12). The Ukiah School needs rehabilitation or replacement (p. III-4).
2. The water distribution system is undersized and lacks adequate looping in a few sections of the City, resulting in inadequate pressure and flows (p. VIII-17).
3. Fire hydrants are located on four-inch lines, rather than the minimum six-inch lines required by the Oregon State Health Division (p. VIII-17). Additional hydrants are needed as well (p. III-4).

Ukiah does not have a storm drainage system, but states that such a system "should be implemented in the presently populated areas and design consideration given to future expansion to accommodate growth" (p. VIII-18).

Ukiah has adopted a policy (Public Facilities and Services Policy 3, p. 5) to "develop, maintain, update and expand police and fire services...water and sewer systems and storm drains as necessary to provide adequate facilities and services to the community." Another policy (Public Facilities and Services Policy 4, p. 5) states that the City will work with the County "to insure adequate provision for and control of solid waste disposal sites." The City is currently developing a capital improvements program (Draft Preliminary Capital Improvement Program) which addresses storm drainage construction and water system improvements.

Ukiah has a policy (Public Facilities and Services Policy 6, p. 5; Urban Growth Area Joint Management Agreement, V) to "provide city water and sewer services only within the urban growth boundary and 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 1, p. 5; Subdivision Ordinance, Sections 4.3, 4.4, 4.5, 4.7; Mobile Home Park Ordinance, Sections 3.5, 3.7).

The plan does not contain specific policies or implementing measures for rehabilitation or replacement of the Ukiah School or other means of accommodating current or future overflow enrollment. However, Land Use Policies 5, 6, 7 and 8 (p. 2) relate to the determination of facilities and services required to accommodate unmet public needs, establishment of additional policies and implementing measures and revision of the plan as necessary.

Conclusion: The City of Ukiah complies with Goal 11.

Public facilities and services are either adequate to meet anticipated growth needs or will be improved or built through the City's capital improvement program. The exception to this statement is the public school which has exceeded its present capacity. However, the City does not anticipate significant growth over the next 20 years, and has several policies regarding establishment of additional plan policies and implementing measures as needed.

Update Item:

The City must coordinate with the Ukiah School District in carrying out Land Use Planning Policy 5 (p. 2) and Public Facilities and Services Policy 2 (p. 5) when the U.S. Forest Service Land Management Plan is released. Amendments to the comprehensive plan and implementing measures must be made, if necessary, as provided in Land Use Planning Policies 6, 7 and 8 (p. 2).

10. Transportation: (Goal 12)

The acknowledgment request includes the following to comply with this Goal:

Factual Information: Plan, pp. III-4, VIII-19; Ukiah Urban Growth Area Joint Management Agreement, Attachments D-1 (List of County Roads Within Urban Growth Boundary) and D-2 (Existing County Roads Within Urban Growth Boundary); Land Use Map; Street Plan Map; Community Attitude Survey

Plan Policies: Public Facilities and Services Policies 3 and 5, p. 5; Transportation Policies, pp. 5-6; Comprehensive Plan Map; Urban Growth Area Joint Management Agreement; Street Plan Map

Implementing Measures: Subdivision Ordinance (No. 18), Section 4 (Requirements for Improvements, Preservation and Design); Urban Growth Area Joint Management Agreement; Draft Preliminary Capital Improvement Program

Ukiah's comprehensive plan contains an inventory of all streets and highways in the planning area (p. VIII-19, Land Use Map, Urban Growth Area Joint Management Agreement, Attachments D-1 and D-2). Currently, the only paved street is State Highway 244 (p. VIII-19). The City has identified specific needed street improvements (p. VIII-19 Street Plan Map) and has adopted policies which address these

needs (Transportation Policies, pp. 5-6). These policies also express Ukiah's willingness to work with the County and the State in making street improvements.

Ukiah 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 (Urban Growth Area Joint Management Agreement, VII).

Other modes of transportation are not addressed in the plan. It was determined during the planning process that street development and improvement was the only element to be addressed under Goal 12 relevant to the City of Ukiah (Principal Comprehensive Planner, ECOAC, personal communication, May 11, 1979).

Conclusion: The City of Ukiah 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

Plan Policies: Public Facilities and Services Policy 6, p. 5;
Transportation Policies, pp. 5-6; Energy Conservation Policies,
p. 6; Urbanization Policies 3 and 4, p. 6)

Implementing Measures: Zoning Ordinance (No. 21); Article 5.20
Conditional Uses--Placing Conditions on a Permit); Subdivision
Ordinance (No. 18), Section 4.9 (Preservation of Natural Features
and Amenities); Urban Growth Area Joint Management Agreement

Ukiah recognizes (p. VII-11) the potential for solar energy for water and space heating and solid waste (primarily noncommercial grade wood from the Umatilla National Forest) for space heating (p. VII-11). Five policies (p. 8) have been adopted which call for (1) revision of the zoning ordinance 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, (4) protection of existing trees and (5) retrofitting of buildings to conserve energy. The City's Public Facilities and Services Policy 6 (p. 5), Transportation Policies (pp. 5-6) and Urbanization Policies 3 and 4 (p. 6) also reflect Ukiah's concern for the conservation of energy.

Article 5.20 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 preservation of existing trees. The Subdivision Ordinance (Section 4.9) requires preservation of trees as a condition for subdivision or partition approval.

Conclusion: The City of Ukiah 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, III-4-5, VIII-11, VIII-13-14, Land Use Map, IX-1-3; Urban Growth Area Joint Management Analysis

Plan Policies: Land Use Planning Policies 2, 4, 6, p. 2; Agricultural Lands Policies, p. 3; Public Facilities and Services Policy 6, p. 5; Urbanization Policies, p. 6

Implementing Measures: Urban Growth Area Joint Management Agreement City Ordinance No. 20 (Adopting the Comprehensive Plan); County Ordinance No. 79-13 (Adopting Ukiah's Comprehensive Plan)

Urban Growth Boundary

Ukiah and Umatilla County have mutually adopted (Urban Growth Area Joint Management Agreement) a site specific urban growth boundary to separate urbanizable land from rural land (Urbanization Policy 1, p. 6, Urban Growth Area Joint Management Agreement, II.B.). The boundary, which encompasses 201.9 acres (including 154.4 acres within the city limits) (pp. VIII-11, IX-2), was based upon the seven factors of Goal 14 (pp. IX-1-2).

The U.S. Forest Service Land Management Plan will not be completed until July 1979 (p. II-1). However, the City has a policy (Land Use Planning Policy 4, p. 2) to determine land requirements for projected economic development and population growth, and a policy (Land Use Planning Policy 6, p. 2) to revise the comprehensive plan and UGB based on new information.

The City has included three areas, totaling 47.5 acres, within the UGB which are currently outside the city limits (Comprehensive Plan Map). One area was included to allow expansion of the U.S. Forest Service facility. A second was included to accommodate the addition of a new street. A third area was included to provide additional residential sites to which water, sewer and streets can be easily extended (p. IX-2).

Two "Expansion Areas" have been identified by Ukiah outside the UGB--one suitable for residential development and one suitable for industrial development (p. IX-2). It is not known now whether these areas will be needed. If, at a later date, a need can be demonstrated, the plan and UGB will be amended to include these areas as provided for in Ukiah's Urbanization Policy 3 (p. 6), Land Use Planning Policy 6 (p. 2) and Urban Growth Area Joint Management Agreement.

Transition from Urbanizable Land to Urban Uses

Umatilla County has adopted Ukiah'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 Urban Growth Area Joint Management Agreement of these jurisdictions includes provisions for review and amendment of the comprehensive plan, UGB and ordinances, as well as a process for coordinating the provision of urban facilities and services within the urban growth area.

Conclusion: The City of Ukiah complies with Goal 14.

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 Business Planning Council	Comments*
Oregon Department of Transportation	Acknowledge
Oregon Department of Environmental Quality	Comments*
Oregon Department of Economic Development	Comments

*Statement attached.

D. Overall Conclusions:

The City of Ukiah has done an excellent job in developing a comprehensive plan and implementing measures which comply with all Statewide Planning Goals. Several items have been identified in Goals 10 (Housing) and 11 (Public Facilities and Services) which should be corrected during plan update (see Sections IV.B.8. and IV.B.9. of this report for details).

V. RECOMMENDATIONS:

A. Staff:

Recommends that the comprehensive plan and implementing measures of the City of Ukiah be granted acknowledgment of compliance with the Statewide Planning Goals.

However:

1. In carrying out Land Use Planning Policies 3 and 4 (p. 2), the City must assess its housing needs by type, acreage and number of units when the U.S. Forest Service Land Management Plan is released. Amendments to the comprehensive plan, implementing measures and urban growth boundary must be made, if necessary, as provided in Land Use Planning Policies 6, 7 and 8 (p. 2).
2. The City must coordinate with the Ukiah School District in carrying out Land Use Planning Policy 5 (p. 2) and Public Facilities and Services Policy 2 (p. 5) when the U.S. Forest Service Land Management Plan is released. Amendments to the comprehensive plan and implementing measures must be made, if necessary, as provided in Land Use Planning Policies 6, 7 and 8 (p. 2).

B. Local Coordination Body:

Recommends the Commission acknowledge the City of Ukiah's Comprehensive Plan and implementing measures to be in compliance with the Statewide Planning Goals.

CP:ka/MC
5/23/79

OREGON BUSINESS PLANNING COUNCIL

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2451 if
CP

1178 CHEMEKETA, N.E.

SALEM, OREGON 97301

PHONE (503) 370-8112

STAFF:
KATHERINE KEENE
Planning Director

DAVID S. HILL
Natural Resources
Director

April 11, 1979

DEPARTMENT OF
LAND CONSERVATION
AND DEVELOPMENT

APR 13 1979

SALEM

Mr. Wes Kvarsten, Director
Department of Land Conservation
and Development
1175 Court N. E.
Salem, Oregon 97301

Dear Wes:

The Oregon Business Planning Council has reviewed the Comprehensive Plan and Zoning Ordinance submitted by the City of Ukiah for acknowledgement of compliance. Enclosed please find detailed comments. The following general comments summarize our concerns with the Ukiah Comprehensive Land Use Plan.

1. The City has some problems with the water storage capacity and water distribution system. These problems are only addressed in a general way in the Plan Goals and Policies. It seems at least one Policy relating to the water problems could be included.
2. The Plan, Goals and Policies do not tie in well with the Industrial Zone. On page 3 the Open Space Goal and Policies refer to protecting Camas Creek and insuring public access. On page 4 the Hazard Goal and Policies refer to locating development outside the floodplain. The Zone Map shows industrial areas in the floodplain.
3. The urbanization portion of the Plan document does not tie together the population projections with the amount of land needed. There are numerous tables and paragraphs of discussion, however, there seem to be no conversion mechanisms, such as population densities, to translate the current amount of land into future land needs. It is hard to determine where the acreages in Table 15, page IX -2 came from. Of special interest to OBPC is the change from 0.9 acres of industrial land now within the city limits, Table 13, page VIII - 11 to 21 acres in the future, Table 15, page IX - 2. Some of the 21 acres are in the floodplain and some of the acreage may even be in Camas Creek.

Wes Kvarsten
April 11, 1979

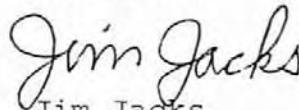
Page 2

4. In the zoning ordinance, especially in the conditinal use section, there are several vague or undefined terms. Some of these are livability, value, minimal adverse impact and environmental assets. These terms are of the type discussed in the DLCD memo regarding Clarification of the St. Helens Policy. The OBPC prefers that vague or undefined terms and phrases be deleted from ordinances.

We recognize that growth pressure in Ukiah is not great and that the city has recently accomplished a major feat in the completion of the sewage plant and system. However, planning has a purpose of preparing now for future events and we feel that the plan should address the concerns we have outlined.

Thank you for the opportunity to comment.

Sincerely,



Jim Jacks

Associate Planning Director

JJ:paw

Attachment

cc: Jim Kennedy
Jeri Cohen
ECOAC
City of Ukiah

OREGON BUSINESS PLANNING COUNCIL

1178 CHEMEKETA, N.E.

SALEM, OREGON 97301

PHONE (503) 370-8112

STAFF:
KATHERINE KEENE
Planning Director

DAVID S. HILL
Natural Resources
Director

April 10, 1979

Plan Review: Ukiah, Incorporated 1972
Population: 330

Other Plans: Umatilla County (plan Completed 12/79)
Desolation Planning Unit (Umatilla National
Forest) draft 9/78, Final 7/79.

BACKGROUND DATA: BASIS FOR PLANNING DECISIONS

Mineral and Aggregate Resources, p. VII-3.

The Plan only references a DOGAMI publication" for further information." The Plan document gives no written description of the area's sand, gravel, rock and aggregate resources. There is no map devoted to these resources, although the map entitled "Sewerage System" does have five sites shown. NOTE: There are two maps entitled "Sewerage System", the one of interest is the second map.

RECOMMENDATION: The Oregon Business Planning Council (OBPC) recommends that the plan contain at least a brief summary of sand, gravel, rock and aggregate resources of the area. Ideally this would include a map showing the sites and data on the quality and quantity (if available) of the resource at each site.

Soils, p. VII - 7-10.

The discussion of soils and Tables 2 and 3 indicate there are severe limitations for most development. Soil numbers 230A and 242A, which cover most of the City, have severe limitations, although soil number 242A has only moderate limitations if the land is above the flood prone area and the water table is below 48 inches. NOTE: The Zoning Map shows that most of the industrial zone is soil number 242A with the remainder in Soil number 230A. Of the industrial zone area, about 50% is in the severe limitation portion (soil 242A) and 50% in the moderate limitation portion (soil 242A). Thus much of the industrially zoned land may not be suitable for industrial structures and uses. Page II-1, last paragraph, indicates that "the area southwest of Ukiah has a high water table." It goes on to say that in the future development should be directed north of the present city limits where restrictions are fewer.

RECOMMENDATION: That the Plan and Zoning Ordinance be reviewed in terms of the designated area for industrial uses. Attempt to zone areas with suitable soils for industrial uses. A possibility might be to look at the vacant northwest or northeast portions of town for industrial uses. One of these areas could be coupled with land in the urban growth area just north of the city limits and be set aside for industrial uses. The County should be included in this review in terms of the County's M-2 Zone (which is mostly in the flood plain).

Air, Water, and Land Resources Quality, p. VII - 10,11.

The indication is that the quality of the air, water and land is quite good. Thus, the City may be able to accept industrial development more easily than other areas, assuming any new industry would operate within E.P.A., D.E.Q., etc. standards.

RECOMMENDATION: That the Air, Water and Land Resources Quality Goal and Policies, p.3 be modified to be less restrictive in light of the fact that current environmental quality capacities far exceed E. P. A., D.E. Q., etc. standards.

Land Use and Zoning, p. VIII - 11.

The "County zoning in the area includes heavy industrial" It is noted that the County's M-2 zone to the southeast of the city is in the flood plain of Camas Creek. This is not conducive to attracting industry.

RECOMMENDATION: That the City and County initiate a coordinated review of the best area to be designated for industrial uses.

Fire, p. VII-12.

The Fire Insurance Protection Class is #8. There is no indication regarding what the conditions are. Depending on the deficiencies, the rating might be improved through timely land use decisions.

RECOMMENDATION: That the plan include a more specific Policy than is on page 5 (Policy J,3) regarding fire protection. Fire protection can be very important in protecting a businessman's investment and acting as an attraction to industry.

Utilities, p. VII - 12.

Hookup fees are \$100.00. Monthly water service is \$9.00 and monthly sewer is \$12.00. Are these monies being used to support the systems or are they going into a "general fund?" Have sinking funds been established to pay for needed repairs and future system improvements?

RECOMMENDATION: That the fees, especially the hookup fees, be used to support the facility they were collected for.

Sewage System, p. VIII - 13.

Current population 320. Sewage system was completed in 1978 with capacity for population of 600.

No comments.

Water System, P. VII - 16.

Current population 320. Water source is a well with resources adequate to serve 2,880 people at 250 gallons per capita. The water system was installed in 1967-69. The distribution portion of the system provides some impediments to future growth. These are 1) inadequate looping, 2) inadequate sized pipe and, 3) improper placement of fire hydrants. These water system deficiencies could, to a certain extent, have been prevented or reduced by careful attention to planning principals.

RECOMMENDATION: That the plan include more specific policies than are on page 5 (Policies J, 1-6) to address future water system improvements. Possibly one of the policies could be to support or require looping when improving or extending current lines.

PLAN GOALS AND POLICIES

A. Citizen Involvement. No Comment.

B. Land Use Planning. No Comment.

C. Agricultural-Lands, p. 3.

The Goal indicates that agricultural land will be preserved and maintained. Per LCDC Memorandum, cities need not address the agricultural goal for lands within the corporate boundaries. Those lands are assumed to be urbanizeable.

RECOMMENDATION: That the city delete or reword the Agricultural goal to reflect that it does not apply to lands within the city.

RECOMMENDATION: That the Agricultural Land Policies 1 - 4 be reworded to reflect that LCDC Goal 3 does not apply within city limits.

D. Open Space, Scenic and Historical, and Natural Resources, p. 3.

Much of the industrial lands are along Camas Creek.

RECOMMENDATION: That Policy 1 be reworded to make it clear that the protection of Camas Creek and insuring public access will not be at the expense of the residential and industrial lands as designated on the Plan Map and as zoned on the Zoning Map.

The actual location of the streets and the plotted location of the right-of-ways should be addressed. Under this goal, the potential use of the right-of-ways as open space may infringe on the development potentials. A businessman does not want to initiate a project if he will be stymied by an access problem brought about by open space and right-of-way questions.

RECOMMENDATION: That the City not leave the disposition of the right-of-ways until a later time when an ad hoc decision would be made. Make a firm statement that the right-of-ways are expected to be used for streets in the future and that they should not remain undeveloped just to provide open space. If there are platted right-of-ways that the City wants to leave undeveloped for open space, then these should be set aside now during the current planning process.

E. Air, Water and Land Resources Quality, p. 3.

Given the high level of environmental quality that exists, to "maintain and improve the quality" might mean the exclusion of development.

RECOMMENDATION: That Policy 1 be deleted or reworded to recognize state and federal standards.

F. Areas Subject to Natural Disasters and Hazards, p. 4.

Policy 1 encourages "development to locate outside flood-plains...." but the Plan Map and the Zoning Map show industrial land in the floodplain.

RECOMMENDATION: That Policy 1 be changed or the Plan Map and Zone Map be changed to resolve the apparent conflict.

Policy 2 seems to contradict Policy 1. This may create uncertainty in a businessman's mind as to his real chances of successfully building an industry or business. On the one hand the City will encourage him to locate outside hazardous areas, but will not prohibit him from locating in a hazardous area. Then, if he does want to locate in a hazardous area, he must "clearly determine the degree of hazard present." What does "clearly determine" mean? As with most natural systems, it is often impossible to clearly determine anything.

RECOMMENDATION: That the two policies be coordinated and make reference to the subdivision ordinance as the standards to follow.

H. Economic Development.

This section has an apparent administrative error in that the phrase, "It shall be City Policy," has been deleted. Recommend that the phrase be included. The phrase was also deleted in the Transportation and Urbanization sections.

Policy 3. Recommend the word "nonpolluting" be deleted or replaced with the word "low-polluting." As a Policy statement, the City would likely never be able to attract a "non-polluting" industry. It seems the only way to implement this policy is to have no new industry.

J. Public Facilities and Services, p. 5.

None of the policies specifically address the water system problems.

RECOMMENDATION:- That at least one additional policy be included to address the city's concerns regarding water line looping, minimum water line size (6") for fire flows and the placement of hydrants.

K. Transportation, p. 5.

No mention is made of any local airstrips. Recommend that Policies include a supportive statement regarding maintaining and improving any local airstrips and airports. They can be important infrastructure facilities for some kinds of industries.

M. Urbanization, p. 6.

Policy 6. This policy, seemingly, is trying to address the assessment of land based on its market value rather than the taxing of land.

The County has the authority to assess land, not the City. The assessed value is to be within 1% of market values. The assessment is based on market value, not market value and current use. The market value includes current use.

RECOMMENDATION: That the Policy be reworded something like, "To encourage Umatilla County to assess land within the UGB based ..." etc.

PLAN MAP

Current land use within the City is:

Residential	53.8 acres
Commercial	9.7
Industrial	0.9
Public and Semi-Public	18.7
Vacant	<u>71.3</u>
TOTAL	154.4

Future Land Uses within the UGB:

Residential	70.1 Acres
Residential/Commercial	31.6
Industrial	21.0
Public and Semi-Public	20.8
Future Residential & Public	<u>58.4</u>
TOTAL	201.9

Of the current and future industrial totals, the floodplain impacts 4 - 5 acres and the maintenance shops occupy another acre. Thus, there are about 5 - 6 acres that are not available for future industrial use. Additionally, the zoned industrial areas are chopped up by several streets.

The Oregon Business Planning Council recognizes the realistic economics of future industrial growth in Ukiah, however, one purpose of planning is to prepare for the future. Thus, the following recommendations are made:

- 1) That the location of the industrial lands be reviewed with thought given to designating lands that are not in the flood plain.
- 2) That the UGB include some land that is designated specifically for future industrial use.
- 3) That some consideration be given to providing a single large area for industrial uses so that an Industrial Park approach would be feasible.
- 4) That the City give some indication as to whether or not one or more of the platted streets could be vacated so as to create a large parcel of land suitable for industrial uses.
- 5) If the industrial land designations remain as they are in the Plan Map and Zone Map, in the southwest part of the City, recommend that the expansion area at the southwest city boundary be included in the UGB.

ZONING ORDINANCE

Articles 1 and 2. No comment.

Article 3, Use Zones.

Section 3.12. Dimensional Standards for Residential Zone.

There is no justification for most of the dimensional standards. For example:

- 1) The 6000 square foot minimum lot areas seems large.
The minimum lot width is 50'.
The minimum lot depth is 90'.
50' X 90' = 4500 square feet.

Thus, a lot could meet the minimum width and depth requirements, but would not meet the minimum area requirement.

Recommend the minimum lot size be 4500 sq. ft.

2) The 40% lot coverage seems restrictive. Why limit a structure to only 40% of a lot? For example, assume a 50' X 90' lot. It will meet the minimum width and depth requirements. If a structure is built which allows for a 15' front yard, 5' side yards and 10' back yard the structure dimensions would be 40' X 65' or 2600 sq. ft. (a very large house). That large house would only cover 58% of the lot. If a more typical house were constructed (1400 sq. ft.) it would only cover 31% of the lot. The 40% figure does not seem to be tied to logical analysis.

RECOMMENDATION: That the 40% lot coverage be deleted or raised to a higher figure.

Section 3.22 Dimensional Standards in a Residential Commercial Zone.

The Dimensional Standards 1-5 are confusing. For example:

1) Number 1 indicates "the dimensional standards of the R. Zone apply to a lot or structure whose primary use is for a dwelling." Numbers 2 - 5 go on to reiterate word for word only some of the dimensional standards of the R Zone.

2) Section 3.22,2 says, "The lot area shall be a minimum of 6000 square feet." Does this hold true for all the permitted uses in the R. C. (retail, repair, eating, office, amusement, single family, multiple), zone or only for those permitted uses whose primary use is for a dwelling? Is there a minimum lot size for uses whose primary use is not for a dwelling?

3) Section 3.22,3 says, "The rear yard shall be ... 10 feet unless the rear lot line is abutting on an alley". Question: what is the minimum rear yard if the rear lot line is not abutting on an alley?

4) Section 3.22, 5 indicates the minimum frontage is 50 ft. This reiterates the standard for the R Zone. Questions: Why was the minimum frontage repeated and the minimum depth not repeated? Does the 50 feet apply to all permitted uses in the RC zone or only to a "structure whose primary use is for a dwelling?"

The four examples above indicate how inconsistent Sections 3.12 and 3.22 are. The inconsistencies are difficult to understand when an individual or a company attempts to construct a house, an apartment, a retail or wholesale establishment, etc.

The builder would not be able to determine what the standards are that the community wants the builder to follow. The architect would have to ask many, many questions of a detailed nature before he could draw site plans to meet the City's standards.

Industrial Zone, Section 3.30 (Permitted Uses), Section 3.31 (Conditional Uses), Section 3.32 (Dimensional Standards) and Section 3.33 (Limitations on Use).

These sections are discussed together because of their interrelatedness.

The dimensional standards (section 3.32) are restrictive given the great diversity of manufacturing, processing, repairing, etc. uses that are designated as permitted uses. The lot area of 10,000 sq. ft. is large if the industrial activity is related to the manufacture of small wooden items such as gifts, toys, etc. The minimum street frontage of 100 feet is large given the requirements of some small scale manufacturing enterprises.

The building height limitation of 35 feet is restrictive. Section 3.31 allows a lumber mill outright. Most lumber mills have a structure or an overhead crane higher than 35 feet. A commercial grain elevator is allowed as a conditional use, but it would be restricted to a height of 35 feet. Certainly, a variance could be applied for, but the need for that variance is an expensive, time consuming, unnecessary paperwork shuffle. The 35 foot height limitation does not seem to be based on logic, given the kind of uses permitted outright and conditionally in the M Zone.

Section 3.33, Limitations on Use, is general in nature and provides no guidance as to what is meant by a nuisance. How much noise, smoke, odor, dust or gas is too much? Will the City Council or Planning Commission use E.P.A. or D.E.Q. standards? Or will they develop the standards once a grievance or lawsuit has been initiated? Relying on unspecified and undefined standards is not logical and discourages industrial interests, both big and small, from locating the area.

Article 5, Conditional Uses.

Section 5. 10 Authorization to Grant or Deny Conditional Uses.

1. No Comment.

2. There are terms included in this section that are not explained and could provide a hindrance to development, for example, 2(a) livability, and 2 (b) value and 2(c) compatibility of the proposed conditional use with existing surrounding uses compared to the impact of permitted uses.

Livability is hard to define and a company wishing to locate in the city would not really know if their proposed use would have a "minimal adverse impact" on livability. It seems this determination would be made on an ad hoc basis by the City Council.

Even though Value 2(b) is not defined, the assumption is that "value" means market value rather than assessed value or some other value. The problem is with the method used to determine if the proposed use will have a "minimal adverse impact" or if the impact will be greater. The City Council will likely desire that some dollar amounts be assigned to adjacent properties on a "before" and "after" basis. If the "after" amount is less than the "before" amount, that would indicate that the proposed use would have some degree of adverse impact. This leads into the next question, what constitutes minimal?"

Is the adverse impact minimal if the value changes 1% or 5% or 10%?

Subsection 2(c) is not clear. It seems to require that a comparison be made between "abutting properties and the surrounding area" with "the impact of development that is permitted outright." The "properties" and "area" do not seem to be comparable with "development." What are the standards of comparison? Will this comparison be in a report? Who will do the report (applicant, consultant, city, Cog)? If there is a real possibility of uses in adjacent zones conflicting with one another, possibly there should be some buffer areas or transition areas included in the plan and zoning ordinance

3. This is unclear. It seems the idea here is to have the site itself and the structures compatible with the surroundings. However, this generally seems to be ambiguous and will serve to discourage business.

4. This is ambiguous. Has the city indicated what "environmental assets" are "of particular interest to the community?"

If the community has particular assets in mind the community should indicate what they are. It would be difficult for an architect's design to preserve environmental assets of particular interest to the community if those assets are not set forth.

5. What is the intent? How can this be enforced by the City?

Section 5.20 Placing Conditions on a Permit.

This section has 12 conditions "the city council may impose ... 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." How will the City Council make its decisions? What is meant by "detrimental impact" or the "best interests of the surrounding area or the community as a whole?"

The application of these 12 conditions seems to be based on an ad hoc methodology.

Articles 6 - 9. No comment.

Article 10. Signs

Subsection 10.11, 1. "A 'for sale' sign shall not be allowed to remain on the property after the property is sold." This is counter to standard practice in the real estate field. The "For Sale" sign shows that the property is for sale and also it is a form of advertising for the realtor. It is merely a good business practice for the realtor to leave the "For Sale" sign with the "Sold" sign displayed for a few days. The "Sold" sign notifies everyone that the property is off the market and that the realtor has successfully discharged his duty in transacting the property.

In the case of a subdivision, once the lot is sold a "Sold" sign is placed on the lot as a convenience to consumers so they will know which lots are still available.

Article 11, 11.11, Projections from buildings, line four. The use of the term "open space" gave the impression that the 5 foot side yards established in the ordinance are to provide some

"breathing room," whereas the side yards really relate to safety. The side yards are required by the Uniform Building Code to allow access by firefighters and to reduce the chance of adjacent buildings catching on fire. The 5 foot distance can be reduced to zero, i. e., a common wall, if that wall has a four hour fire rating.

Articles 12 - 13. No comment.

RECOMMENDATION: That the Zoning Ordinance be reviewed and the inconsistencies be deleted or replaced as appropriate. Many of the undefinable terms such as "livability" serve to provide the local jurisdiction with some flexibility, but to a businessman it is an indication of the overall community feeling. If the community can come to a concensus on what it wants and put that down on paper, it creates a much more favorable environment to attract growth.

JJ:paw



MAY 4 1979


Department of Environmental Quality

522 SOUTHWEST 5TH AVE. PORTLAND, OREGON

MAILING ADDRESS: P.O. BOX 1760, PORTLAND, OREGON 97207

MEMORANDUM

TO: ✓ Claire Puchy, DLCD Lead Reviewer

FROM: Bob Jackman 

SUBJECT: DEQ Review and Comment on Compliance Acknowledgment Request - Ukiah

Comments

Steve Gardels, DEQ Eastern Region Manager, Pendleton, comments that this is a very good plan! Gardels' specific comment is attached.

DEQ's headquarters reviewers in Portland have nothing further to add.

It appears to DEQ that no substantive conflicts will exist between the Ukiah Comprehensive Plan and DEQ plans and programs.

No Objection

The Department does not object to LCDC Acknowledgment of the Ukiah Comprehensive Plan. We extend our congratulations on a plan well done.

RDJ:jo

cc: Ukiah

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



State of Oregon
DEPARTMENT OF ENVIRONMENTAL QUALITY

INTEROFFICE MEMO

To: Bob Jackman, IC

Date: April 17, 1979

From: Steve Gardels, ERO *[Signature]*

Subject: Review of Ukiah's Comp Plan

Ukiah's plan is one of the best plans put together for a small city that I have reviewed so far!

SFG:jlj

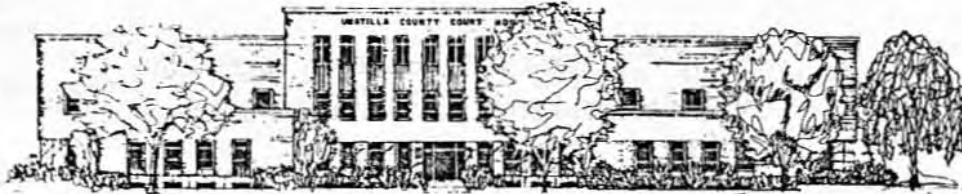
- cc: FMBolton, RO
- cc: City of Ukiah
- cc: Henry Marcus, ECOAC

Administrative Services Division
Dept. of Environmental Quality
RECEIVED
APR 18 1979

UMATILLA COUNTY BOARD OF COMMISSIONERS

COMMISSIONERS

F. K. "Woody" Starrett
A. L. "Bud" Draper
Ford Robertson



STAFF

Michele Hallman
Legal Counsel
Joe Campbell
Administrative Assistant
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, Chairman

A. L. Draper

Ford Robertson

BCC:mv

cc: Mr. Jim Kennedy
Ms. Jeri Cohen
Cities of Echo, Pilot Rock,
& Ukiah
Mr. Henry Markus

REQUEST FOR ACKNOWLEDGEMENT OF COMPLIANCE
LOCAL COORDINATION BODY RECOMMENDATION
CITY OF UKIAH

DEPARTMENT OF
LAND CONSERVATION
AND DEVELOPMENT

MAY 17 1979

5-9-7
SALEM

Summary of Local Coordination Body Recommendations

The Umatilla County Board of Commissioners recommends that the City of Ukiah Comprehensive Plan be acknowledged as being in compliance with the Oregon Statewide Planning Goals.

Background

I. Important Dates

November, 1976	Community Attitude Survey circulated
January, 1977	Tabulated Community Attitude Surveys mailed to city residents
July 18, 1977	Draft Plan Goals and Objectives mailed to city residents
July 26, 1977	Hearing for review of and comment on Draft Plan Goals and Objectives
January 6, 1978	Draft Plan Goals, Objectives, and Sketch Map mailed to city residents and affected governmental units.
January 10, 1978	Umatilla County Planning Commission review of Draft Plan
January 17, 1978	City Council hearing on Draft Plan and discussion of suggested amendments
February 7, 1978	City Council adoption of Draft Plan
February 15, 1977	Umatilla County Planning Commission approval of Draft Plan subject to conditions
March 1, 1978	Umatilla County Board of Commissioners approval of Draft Plan subject to conditions
May 1, 1978	Revised Draft Plan mailed to city residents and affected governmental units

June 6, 1978	City Council hearings on Comprehensive Plan Ordinance; Zoning, Subdivision, and Mobile Home Park Ordinances; Technical Report; Joint Management Agreement
September 5, 1978	
July 12, 1978	Umatilla County Planning Commission workshop on Draft Plan and Technical Report
August 1, 1978	City Council adoption of Subdivision and Mobile Home Park Ordinances
August 2, 1978	Umatilla County Board of Commissioners workshop on Draft Plan and Technical Report
August 16, 1978	
September 5, 1978	City Council adoption of Comprehensive Plan Ordinance, Zoning Ordinance, and Joint Management Agreement
December 20, 1978	Umatilla County Planning Commission hearing on Adopted Plan and Joint Management Agreement
January 22, 1979	First class mailing to urban growth area residents
February 14, 1979	Umatilla County Board of Commissioners adoption of Comprehensive Plan for urban growth area and Joint Management Agreement

II. Discussion

The City of Ukiah was incorporated in 1972, thus usable census data is unobtainable at this time. In addition, a number of other considerations make the preparation of specific population projects difficult. While Ukiah's economy is dependent on the Umatilla National Forest (i.e., the availability of commercial grade timber, the level of U.S. Forest Service employment, ect.), vacation or year-round retirement homes might be attracted to the area. The city's scenic and relatively remote location, though only one hour from either La Grande or Pendleton, provides residents with opportunities to enjoy hunting, fishing, and winter sports.

The land within the City's urban growth boundary (UGB) is predominantly classes III and IV soil. Thus agricultural land was included within the UGB, but it will continue to be used for pasture and the production of livestock feed crops until needed for urban expansion.

Development limitations within the City include the Camus Creek Floodplain, slopes greater than or equal to 12 percent, and severe soil limitation ratings. In addition, the area southwest of Ukiah has a high water table.

The UGB established for the City of Ukiah includes an area to the northwest of the city which would allow expansion of U.S. Forest Service facility. It also includes an area to the north to allow for the addition of another east-west street. The area to the northeast was included to provide for residential development because of its good view sites, the relative ease with water, sewer, and streets can be extended to the area, the fact that it is level, and absence of a high water table.

Ukiah residents have identified two expansion areas outside the UGB one for residential development and one for industrial development. By designating these areas now, the Ukiah Comprehensive Plan can be easily revised if development pressures so require.

In conclusion we of the Umatilla County Board of Commissioners believe the City of Ukiah Comprehensive Plan is in compliance with the Oregon Statewide Planning Goals and should be so acknowledged by the Land Conservation and Development Commission.

Dated this 15th day of May, 1979.

F. K. Starrett

F. K. Starrett, Chairman

A. L. Draper

A. L. Draper, Commissioner

Ford Robertson

Ford Robertson, Commissioner



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

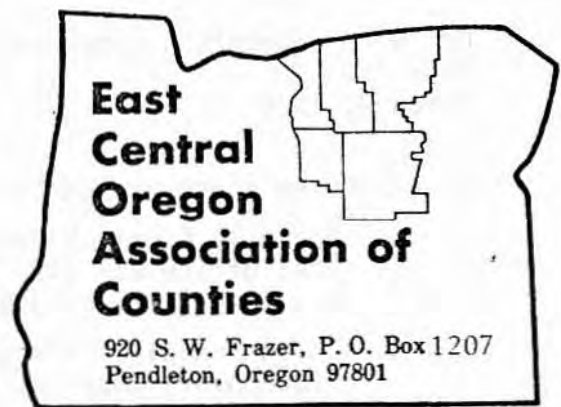
Judge D. O. Nelson

SECRETARY-TREASURER

Mayor Gordon Chapman

EXECUTIVE DIRECTOR

Wayne L. Schwandt



March 9, 1979

Phone (503) 276-6732

MAR 12 1979

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

Subject: City of Ukiah Acknowledgment Request

Dear Mr. Kvarsten:

The City of Ukiah 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. 20 (9-5-78)
- b) Umatilla County Ordinance No. 79-13 (2-14-79)
- c) Urban Growth Area Joint Management Agreement (City 9-5-78, County 2-14-79)
- d) Zoning Ordinance No. 21 (9-5-78)
- e) Subdivision Ordinance No. 18 (8-1-78)
- f) Mobile Home Park Ordinance No. 19 (8-1-78)

*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

Mr. W. J. Kvarsten, Director
Page Two
March 9, 1979

4. Affected Agencies and Districts**

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

Ukiah School District 80R
Ted Hoover, Superintendent
Post Office Box 218
Ukiah, Oregon 97880

Ukiah Fire District
Ukiah, Oregon 97880

USFS, Umatilla National Forest
2517 Southwest Hailey Avenue
Pendleton, Oregon 97801

Oregon Department of Forestry
1055 Airport Road
Pendleton, Oregon 97801

Oregon Department of Transportation
George Strawn, Plan 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

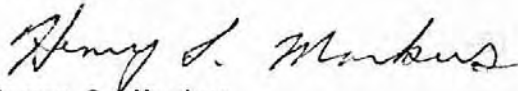
Not applicable, City Council serves as Committee for Citizen Involvement.

6. Urban Growth Area Agreement

Please refer to item 1(c) above.

If you have any questions, please contact me at 276-6732.

Sincerely,



Henry S. Markus
Principal Comprehensive Planner

HSM:bb

Enclosures

cc: Mayor Lloyd Waid, City of Ukiah
Umatilla County Board of Commissioners
Jeri Cohen, Planning Coordinator, Umatilla County
Jim Kennedy, Field Representative, Department of Land
Conservation and Development

CITY OF UKIAH, OREGON

COMPREHENSIVE PLAN, IMPLEMENTATION MEASURES
and
TECHNICAL REPORT

February, 1979

CITY COUNCIL MEMBERS

Lloyd Waid, Mayor
Wes Ayers
Wayne Barber
Kenneth Killiand
Mark Leowen

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 Comprehensive Planning Assistance Grants from the Oregon Land Conservation and Development Commission (LCDC).

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FOREWORD

Ukiah is located on Camus Creek and State Highway No. 244 in southern Umatilla County. As shown on the location map, Ukiah is thirty miles south of Pilot Rock and fifty miles south of Pendleton.

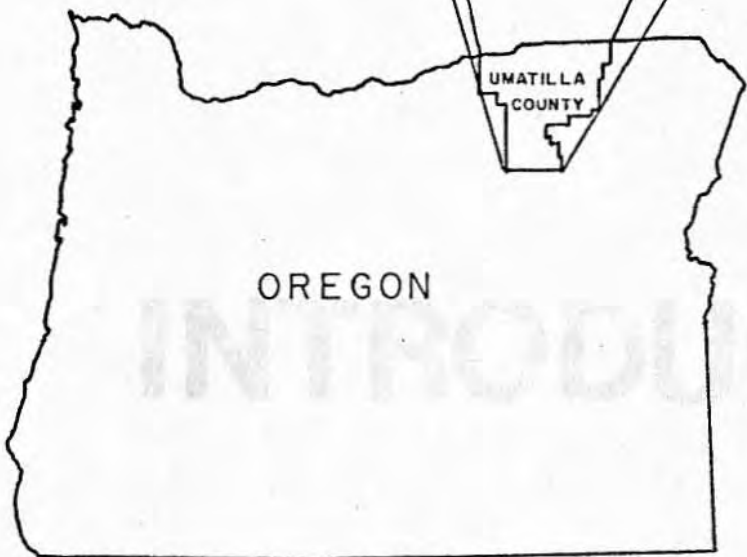
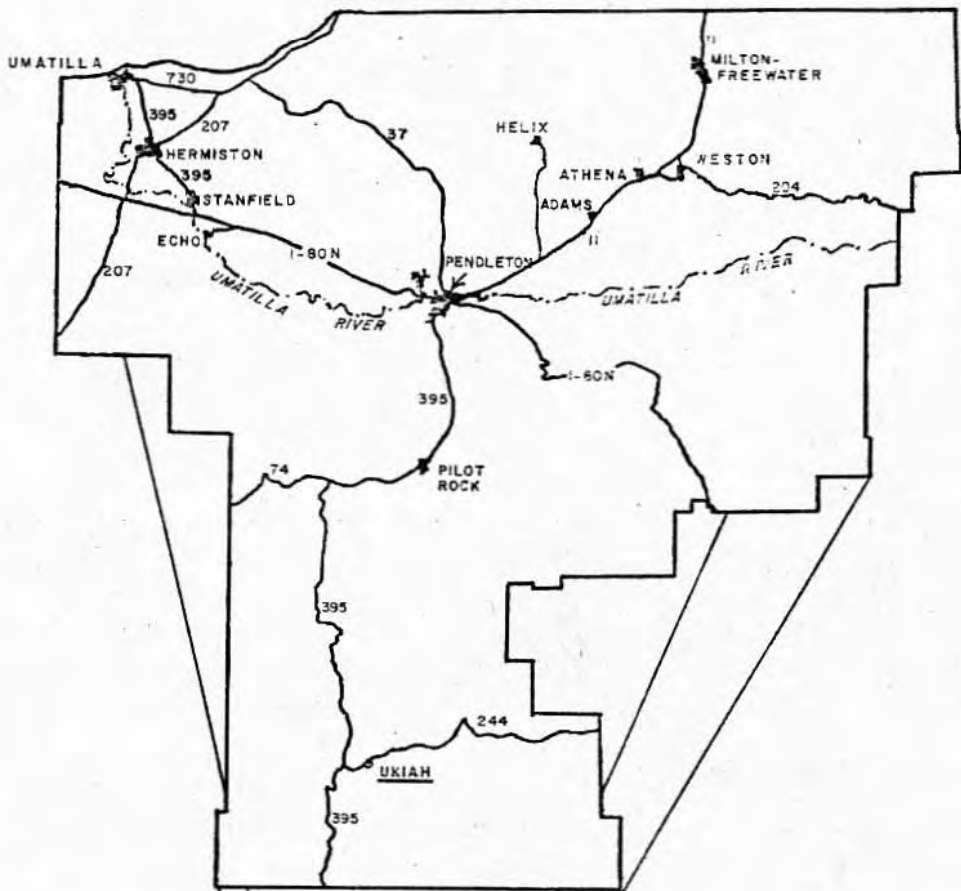
The technical portion of this report provides the background information, facts, and considerations that served as the basis for development of the City's Comprehensive Plan. The Draft Plan Goals, Objectives, and Map were distributed on January 6, 1978, to all City residents and affected governmental units.

The Draft Plan was adopted by resolution by the City Council on February 7, 1978, with several amendments. 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 July 12, 1978, and by the Board of Commissioners on August 2 and 16, 1978.

The Ukiah City Council adopted the Subdivision Ordinance and Mobile Home Park Ordinance on August 1, 1978, and the Comprehensive Plan Ordinance, Zoning Ordinance and Urban Growth Area Joint Management Agreement on September 5, 1978.

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

WASHINGTON



LOCATION
MAP
FOR
UKIAH

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

SUMMARY

CHAPTER II

Summary and Conclusions

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

1. Ukiah City Council adoption of the plan by ordinance (9-5-78);
2. Umatilla County approval of the plan pursuant to ORS 197 and co-adoption of the plan for the urban growth area (2-14-79); 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 Ukiah urban planning area must be consistent with Ukiah'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. One major problem is that Ukiah was incorporated in 1972 and therefore, no usable census data is available. 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 Umatilla County Comprehensive Plan and Technical Report should be completed by December 1979. The draft environmental statement and land management plan for the Desolation Planning Unit of the Umatilla National Forest was distributed on September 19, 1978; the final statement should be completed by July 1, 1979. The USFS plan is especially important because it will provide the basis for evaluating the potential for economic development and population growth in the Ukiah urban planning area.

Needed studies include: Soil survey, final flood hazard survey, historic and archeological survey and literature search, analysis of the potential impacts of the proposed Snipe Creek Project, and detailed plans for street and water system improvements.

Identification of Buildable Lands

Development limitations include the Camus Creek Floodplain, slopes greater than or equal to 12 percent, and severe soil limitation ratings. The area southwest of Ukiah has a high water table. It was decided that after existing vacant land within the City has been developed, subject to the limitations noted above, development should be directed north of the present City limits. This area has good view sites; water, sewer, and streets can be extended relatively easily; it is level; and does not have a high water table.

Economic and Population Projections

Ukiah's economy is dependent on the Umatilla National Forest. Most jobs are either directly or indirectly based on government decisions and expenditures. Additional industry is needed in Ukiah to broaden the area's economic base. Potential economic and population growth is too uncertain to make reliable projections at this time.

Land Requirements

Enough land was included in the urban growth boundary to allow one additional east-west street on the north end of town. Two expansion areas have been identified to allow for future development.

Public Facilities and Services

Zoning, subdivision and mobile home park ordinances have been adopted which include design requirements. A plan for paving streets has been prepared and included in sketch form in this report. Improvements to the water system will be necessary.

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 February 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 in April, 1979.

SUMMARY OF FINDINGS

CHAPTER III

Summary of Findings

Citizen Involvement

The Ukiah City Council served as the Committee for Citizen Involvement.

City Council meetings were open to the public.

A Community Attitude Survey was circulated in November, 1976, the fifty responses were tabulated and then mailed to residents in January, 1977.

The Draft Plan Goals and Objectives were mailed to residents on July 18, 1977, and a hearing was held by the City Council on July 26, 1977, for review and comments.

The Draft Plan Goals, Objectives and Sketch Map were mailed to all City residents and affected governmental units on January 6, 1978.

A hearing on the Draft Plan was held by the City Council on January 17, 1978, and suggested amendments were discussed.

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

A hearing was held by the Ukiah City Council on June 6, 1978, and September 5, 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 July 12, 1978, by the Umatilla County Planning Commission and on August 2 and 16, 1978, by the Umatilla County Board of Commissioners on the City of Ukiah Draft Plan and Technical Report.

The Umatilla County Planning Commission held a hearing on December 20, 1978, on the Ukiah 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 Ukiah urban growth area on January 22, 1979.

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

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

The Draft Plan and Technical Report were available for review in Ukiah, at the offices of the Umatilla County Planning Department and the East Central Oregon Association of Counties 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 Goal #4 - Forest Lands is applicable to southern Umatilla County but not within the Ukiah urban planning area.

Statewide Planning Goals #15-#19 are not applicable in Umatilla County or Ukiah.

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 Draft Plan was adopted by resolution by the Ukiah City Council on February 7, 1978.

The Umatilla County Planning Commission tentatively approved Ukiah's Draft Plan on February 15, 1978, subject to conditions.

The Umatilla County Board of Commissioners tentatively approved Ukiah's Draft Plan in March 1, 1978, subject to conditions.

The Umatilla County Planning Commission reviewed and tentatively approved the Draft Plan and Technical Report on July 12, 1978.

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

The Ukiah City Council adopted the Subdivision Ordinance and Mobile Home Park Ordinance on August 1, 1978, and the Comprehensive Plan Ordinance, Zoning Ordinance, and Urban Growth Area Joint Management Agreement on September 5, 1978.

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

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

Agricultural Lands

Soils data including capability classes and limitation ratings were obtained for the land within and surrounding Ukiah (Soil Conservation Service, 1976).

Within the City, Class V - VII soils with limitation ratings of severe are predominant.

The area surrounding Ukiah is used for pasture, feed, crops, and forest uses.

Forest Land

There is no forest land within the Ukiah urban planning area.

Ukiah is surrounded by the Umatilla National Forest.

Ukiah's largest employer is the U.S. Forest Service.

Open Space, Scenic and Historic Areas, and Natural Resources

There are no identified scientific, archaeological, or historic areas or sites in Ukiah.

Camus Creek is a tributary of the John Day River, a water and steelhead trout resource.

Potentially useable energy resources in Ukiah include solar energy, wind energy, solid waste, and non-commercial grade wood products.

Air, Water, and Land Resources Quality

Air and water quality is excellent.

Problems associated with septic tanks used in an area with soils of severe limitations have been alleviated by construction of a sewage collection and treatment system.

A solid waste disposal site is located near Pilot Rock with pick up service in Ukiah.

Areas Subject to Natural Disasters and Hazards

The Camus Creek flood plain was mapped by the U.S. Corps of Engineers in January, 1976.

The southeast portion of the City (nine acres) and several buildings are within the approximate 100-year flood plain boundary.

Slopes greater than or equal to twelve percent include nineteen acres within the urban planning area.

Recreational Needs

Ukiah has a City park with tennis courts, picnic and play areas.

The Ukiah School offers indoor recreational facilities.

A majority of respondents to the Community Attitude Survey felt a community center was needed.

Economic Development

Ukiah has a resource economy based on forest and agricultural products.

The major employers are the U.S. Forest Service, the Ukiah School District, and the State Highway Maintenance Station.

Future development is dependent on the resource base, government expenditures, and potential retirement and leisure related development.

Housing

Ukiah had sixty-one houses and forty-three mobile homes as of Spring 1977.

Respondents to the Community Attitude Survey indicated that:

1. There is little choice of housing for new residents;
2. Homes to buy for \$20,000 or less are needed, and
3. Homes and apartments to rent are needed.

Public Facilities and Services

A new sewage collection and treatment system was completed in early 1978 adequate to serve 600 people.

The City well was drilled in 1968 and is capable of producing 450 gallons per minute.

The existing reservoir holds enough water to supply seventy-five percent of an average day's demand.

The present water distribution system is undersized, lacks adequate looping, and additional fire hydrants are needed.

Ukiah has no storm drainage system.

Fire protection is provided by the Rural Fire District.

Police protection is provided by the Umatilla County Sheriff's Department.

The nearest health facilities are located in Pendleton and LaGrande.

The Ukiah School needs rehabilitation or replacement.

Transportation

State Highway No. 244 is paved. City and county roads within the urban planning are dirt or gravel.

Several City and county roads are not within their dedicated right-of-way.

Respondents to the Community Attitude Survey indicated that street improvements were needed.

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 solar access and wind breaks to reduce heating requirements.

Urbanization

Factors considered in identifying urbanizable land and the urban growth boundary included the Camus Creek floodplain, soil classifications and limitations, steep slopes, topography, growth potential, and ability to provide water and sewer services.

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

LCDC Administrative Rule, "City Annexations and Application of Goals within Cities" adopted 2-19-78, filed with Secretary of State on 2-16-78.

Peterson v. Klamath Falls 279 OR 247 (1977).

Future rates of economic and population growth in the Ukiah urban planning area are uncertain.

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

CITIZEN
INVOLVEMENT

CITIZEN INVOLVEMENT

CHAPTER IV

Citizen Involvement

In 1976, the City of Ukiah 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, Ukiah 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 City Council or Planning Commission or both once a month on the average. Few City residents attended the public meetings or hearing, but fifty Community Attitude Surveys were returned (out of 110-130 households).

Briefly summarized, the citizen involvement effort included:

The Ukiah City Council served as the Committee for Citizen Involvement.

City Council meetings were open to the public.

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A hearing on the Draft Plan was held by the City Council on January 17, 1978, and suggested amendments were discussed.

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

A hearing was held by the Ukiah City Council on June 6, 1978, and continued on July 11, 1978, and September 5, 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 July 12, 1978, by the Umatilla County Planning Commission and on August 2 and 16, 1978, by the Umatilla County Board of Commissioners on the City of Ukiah Draft Plan and Technical Report.

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The Draft Plan and Technical Report were available for review in Ukiah, at the offices of the Umatilla County Planning Department and the East Central Oregon Association of Counties in Pendleton, and the Department of Land Conservation and Development office in Salem.

Please rate present city or other local governmental services.

Please rate the need to improve city or other local governmental services

					CITY OF UKIAH COMMUNITY ATTITUDE SURVEY (50 responses, 11-30-76)				
Good	Average	Poor	Not Available		Great Need	Some Need	No Need	Don't Know	
1.	3	19	24		Streets and roads inside the city limits including maintenance	16	16	8	
2.	4	28	8		Streets and roads outside the city limits including maintenance	5	24	7	2
3.	10	21	4	5	Street lights	3	20	15	1
4.	1		6	35	Sidewalks and curbs	4	11	22	3
5.	2	3	4	31	Street cleaning		11	22	5
6.	11	23	4	3	Parking availability	2	6	27	1
7.	39	3		1	Water supply Do you have <u>38</u> city water <u>5</u> well?	1	2	32	2
8.	10	10	5	10	Sewage disposal. After the new system is built, will you have <u>38</u> city sewer <u>4</u> a septic tank?	8	7	8	1
9.	3	5	9	21	Storm water drainage (storm sewers and culverts)	6	11	18	3
10.	32	9	3	3	Garbage collection	1	10	22	
11.	22	16	3	2	Operation of city government	2	11	13	6
12.	7	16	16	2	Library facilities	6	13	12	1
13.	27	15	5		City parks and picnic areas	2	13	20	
14.	5	7	22	10	Public meeting places and recreation facilities for children	13	15	9	1
15.	3	6	22	13	Public meeting places and recreation facilities for teenagers	13	16	8	1
16.	5	7	19	13	Public meeting places and recreation facilities for adults	12	16	9	1
17.	2	4	14	21	Public meeting places and recreation facilities for senior citizens	9	13	9	1
18.	11	25	7		Fire protection (fire department)	7	18	5	6
19.	1	9	10	21	Law enforcement (police department), speed and traffic control	6	14	16	2
20.	1	13	8	20	Law enforcement (police department), all other activities	6	12	18	2
21.	2	1	14	26	Dog control	18	8	11	2
22.	2	4	13	21	Junked car removal	14	17	6	1
23.	2	8	7	23	Nuisance ordinance enforcement	5	18	11	2
24.	2	9	7	21	Litter control	12	13	9	1
25.	13	13	9		Quality of education in local schools	11	9	7	3
26.	1	2	11	20	Medical and health facilities	10	14	4	2

27. How badly do we need new industry and the new jobs it brings?
13 a great deal 14 quite a bit 12 not much 5 none 1 don't know

28. How badly do we need new non-industry employment opportunities (services, retail trade, etc.)?
13 a great deal 10 quite a bit 14 not much 6 none 3 don't know

29. Please describe your living quarters:

	home	apartment	duplex	mobile home	other
<u>40</u> owner	<u>19</u>	—	—	<u>20</u>	—
<u>6</u> renter	<u>5</u>	—	—	<u>2</u>	—

30. How much choice of housing is there for new residents?
 ___ quite a lot ___ moderate 3 little 43 almost no choice 1 don't know

31. What kind of housing is most needed in town (check all that apply)?

<u>21</u> homes to buy under \$15,000	<u>14</u> homes to buy from \$15,000 to \$20,000
<u>5</u> homes to buy over \$20,000	<u>39</u> homes to rent
<u>17</u> apartments	<u>8</u> mobile homes
	<u>13</u> duplexes
	<u>3</u> don't know

32. Should the city acquire more land for parks and recreation facilities?
 (For example: trailer park, overnight camping)

37 No 7 Yes If yes, what kind of parks or facilities, and where should they be?

ball park - 1, public camping/trailer - 2,

private camping/trailer - 3, mobile home park - 1

33. In what city do you buy most of the following?

	Ukiah	Pilot Rock	Pendleton	La Grande	Other (specify)
clothes	<u>2</u>	<u>5</u>	<u>41</u>	<u>14</u>	Portland
gasoline	<u>24</u>	<u>9</u>	<u>17</u>	<u>5</u>	Tri-Cities
groceries	<u>9</u>	<u>4</u>	<u>40</u>	<u>11</u>	Dale
furniture		<u>1</u>	<u>27</u>	<u>8</u>	catalog
hardware and building supplies	<u>2</u>	<u>14</u>	<u>34</u>	<u>12</u>	M-F
automobiles	<u>1</u>	<u>2</u>	<u>34</u>	<u>8</u>	Island City Union

34. How many years have you lived 32 in or 3 outside Ukiah?

<u>7</u> less than 1 year	<u>3</u> 1-2 years	<u>3</u> 3-5 years	<u>5</u> 6-10 years
<u>7</u> 11-19 years	<u>24</u> over 20 years		

35. How many years do you plan to remain in the immediate area?
2 less than 1 year 5 1-2 years 7 3-5 years 3 6-10 years
33 indefinitely
36. If you moved to Ukiah in the last 5 years, why did you come?
 Describe: job - 15, like area - 1
37. How many people in your household fall into each of the following age groups?
14 age under 10 34 10-17 9 18-22 31 23-35 24 36-50 15 51-64
12 65 and over
38. What is the present primary occupation of the head of the household?

<u>17</u> lumber industry	<u>6</u> construction	<u>2</u> professional/managerial
<u>6</u> agriculture	<u> </u> unemployed	<u>1</u> other (specify)
<u>3</u> education	<u> </u> clerical/retail	<u> </u> <u>highway</u>
<u>10</u> retired	<u>1</u> ranching	
39. If there is a second wage-earner in the household, what is his/her present occupation?

<u>1</u> lumber industry	<u> </u> construction	<u>1</u> professional/managerial
<u> </u> agriculture	<u>1</u> unemployed	<u>4</u> other (specify)
<u>1</u> education	<u>2</u> clerical/retail	<u> </u> <u>restaurant, fly tier,</u>
<u>3</u> retired	<u> </u> ranching	<u> </u> <u>cook, bookkeeper</u>
40. In which area does the head of the household work?
34 Ukiah 1 Pilot Rock 2 Pendleton 1 La Grande 3 other (specify)
41. If there is a second wage-earner in the household, where does he/she work?
8 Ukiah Pilot Rock Pendleton La Grande 1 other (specify)
42. How is your home primarily heated?
29 Electric 5 Gas 12 Oil 8 Wood
43. Do you have a secondary sources of heat? 20 No 22 Yes
 If yes, 3 Electric 7 Gas 4 Oil 17 Wood
44. If solar heating becomes economic, would you like information or assistance to add a solar heating system to your home?
20 No 20 Yes If yes, 17 information 5 assistance

53. Do you feel that shopping and residential needs in the area are adequately being met? If no, how can they be improved?

shopping	<u>15</u>	Yes	<u>30</u>	No
residential	<u>7</u>	Yes	<u>26</u>	No

Shopping:

- Add another competitor
- Better supplies
- Too high of prices - unfriendly services
- Larger inventory on everyday items
- Great need for another store
- Lower prices
- More available
- Not enough supplies are carried
- More items
- They tend to take advantages of the monopoly state in the community
- Enlarge
- Better supplied store
- Better stock on hand
- New management; In past our needs were more adequately met with present facilities
- Need more competition for those here
- As a big enough need arises and it becomes profitable, the need will be met.
- There is no place to shop
- Have competitive stores and service station - 2 each
- Need more competitive choice and price
- Ukiah badly needs competition to improve quality and service.
- More competition
- Encourage population growth and thus attract new and larger retail outlets.

Residential:

- More places to live
- Duplexes
- More homes opened (many empty houses not being used)
- Building
- Offer more housing
- More available
- Not enough housing
- Need for housing
- Not enough housing rentals; find someone with money that will invest
- There is nothing in Ukiah to rent and this drives people away from Ukiah
- There is no place to live
- More housing
- Need more places to live; land and houses
- Need more housing availability

54. What has Ukiah done on the past five years about which you are proud?

- Our park
- Water system, park improvement
- Nothing
- Have a good park
- Park improvement, sewer project

54. Continued

Fire protection

Improvement on church, a school, and park

Dedication of city park

They managed to get by without a planning commission

There has not been much change. Most of us like what Ukiah is now, not what bigger towns have.

Constructed a park with play ground facilities - for all.

Sponsored the annual Basque Barbeque

Improved the fire protection service so it has lowered our fire insurance. Made improvements in the park.

Fire protection

Fixed up the park

Fire department, sewer development

Improved park and fire department

Water and sewer system

Water system and fire protection also the city park

Established a water and sewer system

Improvement to city park

Water, fire

City park

Put water system in

Nothing

Added the park

The park improvement, fire fighting facilities, water, and sewer systems

Park - play ground, water system

Park - play ground, - (oil side roads), addition to school, city water.

Done most of its improving without outside help

Water system, fire protection, city park

Nothing

Our water system is the best in the United States

The park

Increased number of christians in area

Held city taxes to zero, no law enforcement

55. What are the most serious problems in Ukiah?

Lack of housing

Schools, housing

Bad roads

Not being able to collect due for TV

Don't know

The size of the high school

Discrimination

Speed limit too fast through town. Winter time maintenance on highways is not as good as could be.

None

None

Sewerage

Streets and old shacks

Lack of housing and law enforcement

We have no way of forcing people to pay TV dues; too many freeloaders who are on payrolls and won't pay

55. Continued

The availability of liquor and dope to our minors
School financing, teenage drinking, contributing to minors
No law enforcement and attitude of people toward it
Don't need too many tax levys all at once and let the local people
have the town jobs and school
Dump - like looking places and more clean up needs to be done and
better streets and lighting
Teenage drinking - drugs - parents and children disobeying laws
concerning minimum age of driving
Better school with lower property tax - a new base found to support
our school.
No place to congregate to exercise and to meet people except the
school.
The fact that a planning commission is being established.
Problems that came to us from larger communities.
Streets improved and some of the junky shacks either fixed or cleaned
up, street lights
Children driving snowmobiles in town. They have no knowledge of
traffic laws, someone is going to get hurt.
Vacant lot left unattended for the weeds to grow and create a fire
hazard in the fall.
The lack of jobs and recreation for young people.
The feeling of some people that most of the citizens should change
long established living freedoms.
Let more of the local people run our town and schools and take the
jobs that the forest service people hold.
Poor housing, poor recreation areas for the young and the old.
Streets, sewage
Sewer and streets, street lights
Dogs, young people (under age) drinking in public, trucks going too
fast within city limits.
Poor school and city governmental practices; city is very one sided.
Should try recognizing new people and ideas.
Lack of shopping facilities. Could use more complete grocering and
hardward line, clothing.
The most serious problem is the state highway through the center of
town.
Disrespect and disregard of the law. Adults providing liquor for the
young people!
The lack of law enforcement and recreation for the younger people.
Also when people come into the area they are discouraged due to
lack of housing.
Decent housing for low income groups (under \$10,000 per year).

56. What would you like to see accomplished in Ukiah during the next five to ten years?

Improved streets and housing
More rentals and homes, more business competition
Sewerage
Move the high school to Pilot Rock
A place for young people to gather, old houses torn down or cleaned
up, a community center built, and old cars removed.
More home building, addition of play ground for school.

56. Continued

Sewage up grading of the home and building new homes.
I would like to see a YMCA or similar building for the people to meet and have recreation (teens especially). I would like to see the school get a new gym.
I would like to see the planning commission done away with - also zoning. But why wait five or ten years, let's do it now.
Continuation of our freedom and way of life. Not to follow the same path of larger towns.
Improve street and install street lights. Clean up some of the lots and old houses.
Street improvement, community center.
Paved streets - let's get rid of the dust. Refence the park.
Another store, another garage, better streets, and a community center for people to go who don't like going to the bar.
The need of the people met with a little interference from organized social groups.
A place for the kids to have recreation such as pool, shuffle board, dancing, pot lucks, etc.
Better street lights, better streets, better housing.
Sewer system completed, streets paved.
Sewer and streets, street lights.
Improved housing, streets, litter and dog control. Improved land planning.
See the city park cleaned up and see all of the people in Ukiah combined in their efforts for a better city.
Added shopping facilities
A community building provided for the young people for decent recreation. A concern about the drugs and drinking problems so prevelant.
A general clean up.
The improvement of the city in cleaning a lot of junk from around the streets and improving the streets and walk areas for pedestrians.
Better housing and shopping.

57. Please list in order of preference those projects listed in questions 55 and 56 for which you would be willing to support a bond issue or taxing levy, if needed.

None
Some street improvement
Bad roads
Schools
Home building, play ground for school
Sewerage
Law enforcement, housing improvement
No
None
All volunteer work and donations, all town people work together help get this done, no tax levy needed.
Street improvement and lighting, children (older) recreation facilities.
No more taxes of any kind, unless everyone pays their fair share.
New gym at the school, building for other recreation needs.
Both of them if success were quaranteed.

57. Continued

None. We have too much government and taxes now.

Street lights

Paved streets

Don't need tax levy for this volunteer, cake, cookies, etc. sales to raise money volunteer money and work on it. Also dinners given to raise money.

City should handle the street lights, improve the city streets and more housing for people to rent.

Sewer (already passed a bond issue), streets

All

Dog control, improved streets (sidewalks, curbs, lights)

Law enforcement, fire department, water and sewer

New attitudes

Housing - double wide mobile homes with 1,000 or more feet.

58. Please make any comments which would help to make Ukiah a better place to live, or any other comments you want to make.

A more representative governing body of both city and school.

Vacant old fire trap houses removal and junk removed. Could be made a pretty city.

Not only junk cars but other piles of junk as just beyond city water building.

A good close restaurant.

Request a county law officer to be stationed in Ukiah as they do in Hermiston and Milton-Freewater.

Better housing. Parents policing their own children to obey state laws. If you own land you should not be told how to parcel.

Friendly reception and attitude toward new arrivals.

We like a simple small town life and would like to leave it that way.

Retail businesses should conform to needs of community instead of trying to get rich.

Improvement of streets would help greatly and enlarging or building new eating facilities would help plus other trades such as clothing or department stores.

Its been real good up to now. Like to see people keep their noses out of other peoples' business.

I have never seen a larger town or city that has anything that I want enough to trade my way of life and personal freedom for.

Working together as a community and not squabbling over every issue. All helping instead of a selected few who do all the park cleaning, mowing, etc. or any other project.

58. Continued

The parents of children who have snowmobiles, should encourage them to ride outside of town. It would be much safer for everyone.

More job opportunities for teenagers. If there was jobs available there would be less kids needing something to do and getting bored with whatever they have they can do. They would have less time and less energy that needs worked off. The park has been real good for the boys and girls basketball and tennis. To bad someone can't get the kids interested in roller skating and ice skating. All of the facilities in the world isn't going to do any good unless someone can get the kids interested in using what they have. If the adults would show interest in a few recreational sports (outdoor) it wouldn't be long until the teenagers joined in. Whats badly needed is adult leadership and supervision or organization. Construction equipment or large machinery shouldn't be parked inside of city limits on vacant lots next to peoples' residents. People should not be able to put up gas tanks next to neighbors' fences if the homes are close to the fences. Gas tanks should have to be buried inside of the city. Machinery should be fenced so kids won't play on it and get hurt.

I am persuaded in my own mind it would help if people coming into the community whether hunters from out of town or the 4th of July doing, realized there are those who don't like the drinking, loose talk, and the effect it has on the young people. Its almost a law of our society that if you aren't drinking or smoking pot, you can't have any fun and all the adults seem to be out of prove its right.

I still believe in free social and private living without outside, forced compliance to self imposed laws, so that a few people can make themselves look important. Most persons that live here do so, so that they can have these few luxuries of private self-reliance without interference. If any organizing is to be done, it should be done to insure personal and social freedoms that are now being enjoyed because of lack of too much government. The city should have no control outside its own boundaries. The city should not be in competition with a free enterprise. Any services supplies by a city should fill the need of those who live there which cannot be supplied any other way.

The reason of answer on 55 is because so many forester people are here awhile then gone and we do have local people that can handle the jobs fine. Also the elderly people here should have a place to hold there get togethers, volunteer material labor, etc. could make this possible. Also have a work crew to do labor for the elderly lawns, fixing things for them, etc.

I don't think the people of Ukiah really know what they are getting into expecially the cost of zoning. I came from a small town like Ukiah that was zoned and it was a disaster and they are still stuck with it. Please relook at all your zoning plans it effects everyone.

58. Continued

We need a recreation place for the young people badly as there is nothing for them to do. They don't like to sit at home everynight watching television like the older people do.

Keep improvement costs within the people's ability to pay. Use mostly state and federal monies.

People in town seem to feel that if they pay \$4.00 a month for water they'll just use as much as possible. Maybe water meters would be a good idea. Really need a laundromat in town.

If all the people in Ukiah would not be so selfish and remember that no one person owns or runs this town. All the people have a voice that should be listened to. To provide a calm and collective city government.

More brotherly love and more consideration for others.

Each person living in Ukiah is a resident of Ukiah and thereby considers this his home. Because of that, each citizen should be allowed equally under a democracy to constructively voice and state his opinion concerning city government and the school. There are two major areas that directly affect everyone Newcomers' opinion and comments unless they agree with the "few" are not solicited or welcome. New faces, new opinions would be beneficial on the school board but they are not allowed! This is wrong! and undemocratic. New ideas might bring change, but changes for progress are good and needed in Ukiah.

The people of Ukiah have a very good meeting place with the recreation facilities in the school if they can be used then there would be no need of building something different.

Newcomers are discouraged by having to go 100 miles roundtrip for supplies and having to live in substandard housing.

59. Additional Comments (suggested questions)

Is the person or persons filling out this questionnaire taxpayers?

Are you a taxpayer? ___ Yes ___ No

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 E0-312 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
the following issues:

Dec. 23, 27, Jan. 3, 19 78

Connie Ford

Subscribed and sworn to before me this 5th day of

January, 19 78

Patricia A. Carpenter

Notary Public of Oregon

MY COMMISSION EXPIRES
SEPT. 3, 1983

EO-312

PUBLIC NOTICE

The Ukiah City Council and Planning Commission will hold a public hearing to obtain comments on the Ukiah Draft Comprehensive Plan on Tuesday January 3, 1978, at 7:30 p.m. at the Ukiah School Lunch Room.

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 landowner 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.

Ukiah City Council
Ukiah Planning Commission
December 23, 27, 1977, January 3, 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, 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-339 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:

Jan. 7, 10, 16, 1978

Connie Ford

Subscribed and sworn to before me this 16th day of
January, 1978

Patricia A. Sargent
Notary Public of Oregon

MY COMMISSION EXPIRES
SEPT. 8, 1980

EO-339
PUBLIC NOTICE
The Ukiah City Council and Planning Commission will continue (from January 3, 1978) a public hearing to obtain comments on the Ukiah Draft Comprehensive Plan on Tuesday, January 17, 1978, at 7:30 p.m. at the Ukiah School Lunch Room. Copies of the Draft Comprehensive Plan were mailed to all residents of Ukiah on Friday, January 6, 1978.
The Ukiah Draft Plan Technical Report will be available for review beginning in January, 1978, at 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 landowner 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, 776-6732.
Ukiah City Council
Ukiah Planning Commission
January 7, 10, 16, 1978

CONTACT THE CLERK OF THE COURT OF CLATSOP COUNTY
 IN THE COUNTY OF CLATSOP
 CIVIL DIVISION
 STATE OF OREGON

Filed this 10th day of January 1978

EAST OREGONIAN PENDING FOR FILE

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-445 Public Notice
a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for 3 successive and consecutive issues in the following issues:

February 10, 11, 20 1978
Patricia L. Hawk

Subscribed and sworn to before me this 23rd day of

February 19 78
Patricia O. Carpenter
Notary Public of Oregon

EO-445 PUBLIC NOTICE
The Umatilla County Board of Commissioners will hold public hearings on the draft comprehensive plans for the City of Pilot Rock and the City of Ukiah, 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 Pilot Rock and Ukiah Draft Comprehensive Plans for compliance with the Oregon Statewide Planning Goals;
- (2) To review the Pilot rock and Ukiah 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 that portion of the Cities of Pilot Rock and Ukiah Draft Comprehensive Plans which address the urban growth areas as an amendment to the Umatilla County Comprehensive Plan.

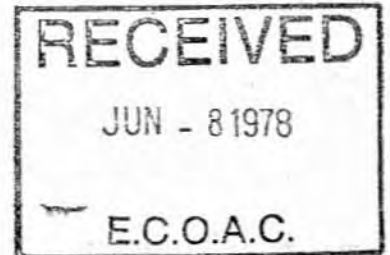
Copies of the Oregon Statewide Planning goals, the Resolution and Order and the City of Pilot Rock and the City of Ukiah Draft Comprehensive Plans are available for public inspection at the Umatilla County Planning Department and East Central Oregon Association of Counties offices. The hearings will be held on Tuesday, February 21, 1978 at 10:00 a.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 97801; 276-7111, extension 314.
February 10, 11, 20, 1978

RECEIVED

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

AFFIDAVIT OF
PUBLICATION OF

Equity } No. _____
Law }



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 770 Public Notice

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

May 27th & June 5, 1978

Beverly Krosting

Subscribed and sworn to before me this 6th day of

June 19 78

Patricia A. Carpenter
Notary Public of Oregon

MY COMMISSION EXPIRES
SEPT. 8, 1980

EO-770
PUBLIC NOTICE
The Ukiah City Council and Planning Commission will hold a public hearing at 7:30 p.m., Tuesday, June 6, 1978, at the Ukiah School lunchroom concerning adoption of:
1. Ukiah 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 from Mayor Waid or Dave Price in Ukiah, at the ECOAC Office in Pendleton, and at 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.
Ukiah City Council
Ukiah Planning Commission
May 27, June 5, 1978

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

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

Richard A. Carpenter

Notary Public of Oregon

MY COMMISSION EXPIRES
SEP. 2, 1980

\$5.28

EO-871
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 Pilot Rock, Ukiah, Stanfield, and Echo, on July 12, 1978 at 7:45 p.m., Umatilla County Courthouse, Room 20, Pendleton, Oregon. Results of the hearings will be in the form of recommendations to the Umatilla County Board of Commissioners. Persons wishing further information may contact Henry Markus, Comprehensive Planner, East Central Oregon Association of Counties, 920 S. W. Frazer, Pendleton, Oregon 97801; telephone 276-6732.
DATED this 30th day of June, 1978.
UMATILLA COUNTY
PLANNING COMMISSION
June 30, 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 70-880 Public Notice (Ukiah)

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:

July 7th & 10th, 1978

Beverly Krosting

Subscribed and sworn to before me this 12th day of

July, 1978
Patricia A. Carpenter

Notary Public of Oregon

MY COMMISSION EXPIRES
SEPT. 8, 1980

EO-386
PUBLIC NOTICE
The Ukiah City Council and Planning Commission will continue a public hearing at 7:30 p.m., Tuesday, July 11, 1978, at the Ukiah School lunchroom concerning adoption of:
1. Ukiah 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 from Mayor Wald or Dave Price in Ukiah 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, 276-6732.
UKIAH CITY COUNCIL
UKIAH PLANNING COMMISSION
July 7, 10, 1978

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

AFFIDAVIT OF
PUBLICATION OF

Equity } No. _____
Law }

RECEIVED
JUL 24 '78
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 EO- 921 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 20th, 1978

Beverly J. Krosting

Subscribed and sworn to before me this 21st day of

July 1978

Patricia A. Carpenter
Notary Public of Oregon

MY COMMISSION EXPIRES
SEPT. 8, 1980

EO-921
PUBLIC NOTICE
The Umatilla County Board of
Commissioners will hold a public
hearing to review and obtain
public comment on the Technical
Report of the Draft Comprehensive
Site Plan for the City of Ukiah,
Oregon, on August 2, 1978, at 10:15
a.m. in Room 114 of the Umatilla
County Courthouse in Pendleton,
Oregon.
Persons wishing further in-
formation may contact Henry
Markus, Comprehensive Planner,
East Central Oregon Association
of Counties, 920 South West
Frazer, Pendleton, Oregon 97901;
telephone: 276-6732.
DATED this 20th day of July,
1978.
UMATILLA COUNTY
BOARD OF COMMISSIONERS
July 20, 1978

\$4.86

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, Stan-
field, and Echo, on Wednesday,
August 16, 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

COMMISSIONERS
SEP 11 1978

RECEIVED

8 7 78

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

AFFIDAVIT OF
PUBLICATION OF

Equity } No. _____
Law }

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- 040 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. 30, 19 78

Beverly J. Krosting
31

Subscribed and sworn to before me, this _____ day of

Aug. 31, 19 78

Patricia A. Carpenter
Notary Public of Oregon

EO-040
PUBLIC NOTICE
The Ukiah City Council and Planning Commission will continue a public hearing at 7:30 p.m., Tuesday, September 5, 1978, at the Ukiah School lunchroom concerning adoption of:
1. Ukiah Comprehensive Plan and Technical Report
2. Zoning Ordinance
3. Urban Growth Area Joint Management Agreement
These documents are available for review from Mayor Waid or Dave Price in Ukiah 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.
UKIAH CITY COUNCIL
UKIAH PLANNING COMMISSION
August 30, 1978.

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

AFFIDAVIT OF
PUBLICATION OF

Equity }
Law } No. _____

RECEIVED

DEC 13 '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 _____ day of

Dec 9 1978

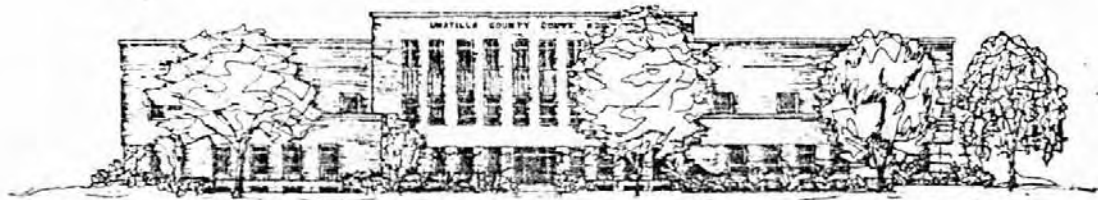
Patricia A. Carpenter

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 97801.
DATED this 9th day of
December, 1978.
UMATILLA COUNTY PLANN-
ING COMMISSION
December 9, 1978

NOTARY PUBLIC EXPIRES
SEPT. 6, 1980

\$7.60



UMATILLA COUNTY PLANNING DEPARTMENT

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

UKIAH 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 UKIAH URBAN GROWTH BOUNDARY
CONCERNING CHANGES TO LAND USE DESIGNATION WITHIN UKIAH URBAN GROWTH BOUNDARY:

William Carl and Marion Francis Evans

Peter M. French

Marguerite A. Jordan

Miles O. Standley

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 Ukiah 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 East 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 } No. _____
Law }

RECEIVED

FEB 7 '79

UMATILLA COUNTY
PLANNING COMMISSION

STATE OF OREGON, } ss
County of Umatilla

I, Beverly Krasting 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- 338 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, 19 79

Beverly Krasting

Subscribed and sworn to before me this 5th day of
Feb. 79, 19

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, Ukiah,
Echo, and Stanfield in accordance
with the Board of County Commis-
sioners Resolution and Order en-
titled "In the Matter of Develop-
ment and Adoption of Procedures
and Standards for County Review
of City Comprehensive Plans" for
the purposes of formulating deci-
sions regarding:
(1) The adoption by ordinance
of those portions of the Cities'
Comprehensive Plans which ad-
dress the urban growth areas as
amendments to the Umatilla
County Comprehensive Plan;
(2) The implementation of Joint
Management Agreements affect-
ing the urban growth areas.
The public meeting will be held
at 10:00 a.m. on Wednesday,
February 14, 1979, in Room 114 of
the County Courthouse in Pen-
dleton, Oregon. For further in-
formation, cities' plans, maps and
joint management agreements
are available for inspection at the
respective City Halls, at the County
Planning Department in the
County Courthouse in Pendleton,
and at East Central Oregon
Association of Counties (920 S.W.
Frazer, Pendleton).
DATED this 3rd day of
February, 1979.
UMATILLA COUNTY BOARD
OF COMMISSIONERS
February 3, 1979

\$9.08

GOALS AND POLICIES

ORDINANCE NO. 20

AN ORDINANCE ADOPTING THE CITY OF UKIAH
COMPREHENSIVE PLAN

SECTION 1. AUTHORITY

Pursuant to Oregon Revised Statutes Chapter 92, 197, 215 and 227, the Statewide Planning Goals, and in coordination with Umatilla County and other affected governmental units, the City of Ukiah hereby adopts the City of Ukiah 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, County Planning Department office, East Central Oregon Association of Counties office in Pendleton, 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 statement present the City's position on matters pertaining to physical improvements and 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.
3. To make technical reports available for public inspection.
4. To distribute the comprehensive plan to the public for use as a reference in making decisions affecting land use.

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 Ukiah 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 residential, commercial, and industrial 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, and cultural resources.

It shall be City Policy:

1. To protect Camas Creek and insure public access.
2. To examine any publicly owned lands including street rights-of-way for their potential open-space use before their disposition.
3. To protect archaeological and historic sites, structures, and artifacts.
4. 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 Ukiah.

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 Ukiah 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 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 Ukiah and visitors.

It shall be City Policy:

1. To develop a community center to provide a public meeting place and recreational facilities for all age groups.
2. To plan community recreation facilities in conjunction with existing and planned school facilities so that they complement each other in function.

H. Economic Development

GOAL: To diversify and improve the economy of Ukiah.

1. To encourage commercial development to meet the needs of residents and visitors.
2. To protect those areas suitable for industrial development from encroachment of incompatible land uses.
3. To encourage diversified, non-polluting industrial development in order to provide a stable job market for area residents.
4. To maximize the utilization of local manpower as job opportunities increase.

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 Ukiah.

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.

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 subdivisions.
2. To cooperate with agencies involved in providing and coordinating social services to the community.
3. 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.
4. To work with Umatilla County to insure adequate provision for and control of solid waste disposal sites.
5. To plan public facilities, utilities and services to meet expected demand through development of a capital improvement program.
6. To provide city water and sewer services only within the urban growth boundary and upon annexation, irrevocable consent to annex, or at the discretion of the City Council.

K. Transportation

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

1. To encourage Umatilla County to pave County Road Nos. 275 and 448 within the city limits and replace the bridge over Camas Creek.
2. To encourage the State of Oregon to repave State Highway No. 244 within the city limits.

3. To prioritize the sequence for the paving of city streets.
4. To contract with Umatilla County or the State of Oregon to pave streets within the City when they are doing work in the area.

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 protect existing trees.
5. To encourage building owners to retrofit 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.

1. To establish an urban growth boundary to identify and separate urbanizable land from rural land.
2. To develop a cooperative process between Ukiah and Umatilla County for the establishment and change of the urban growth boundary.
3. To first consider land in designated expansion areas 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 public 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 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 case of amendment of plan goals or urban growth boundary location.
- D. Copies of plan amendments adopted by City shall be sent to the County and the Land Conservation and Development Commission within ten (10) days after adoption.

SECTION 8. SEVERABILITY

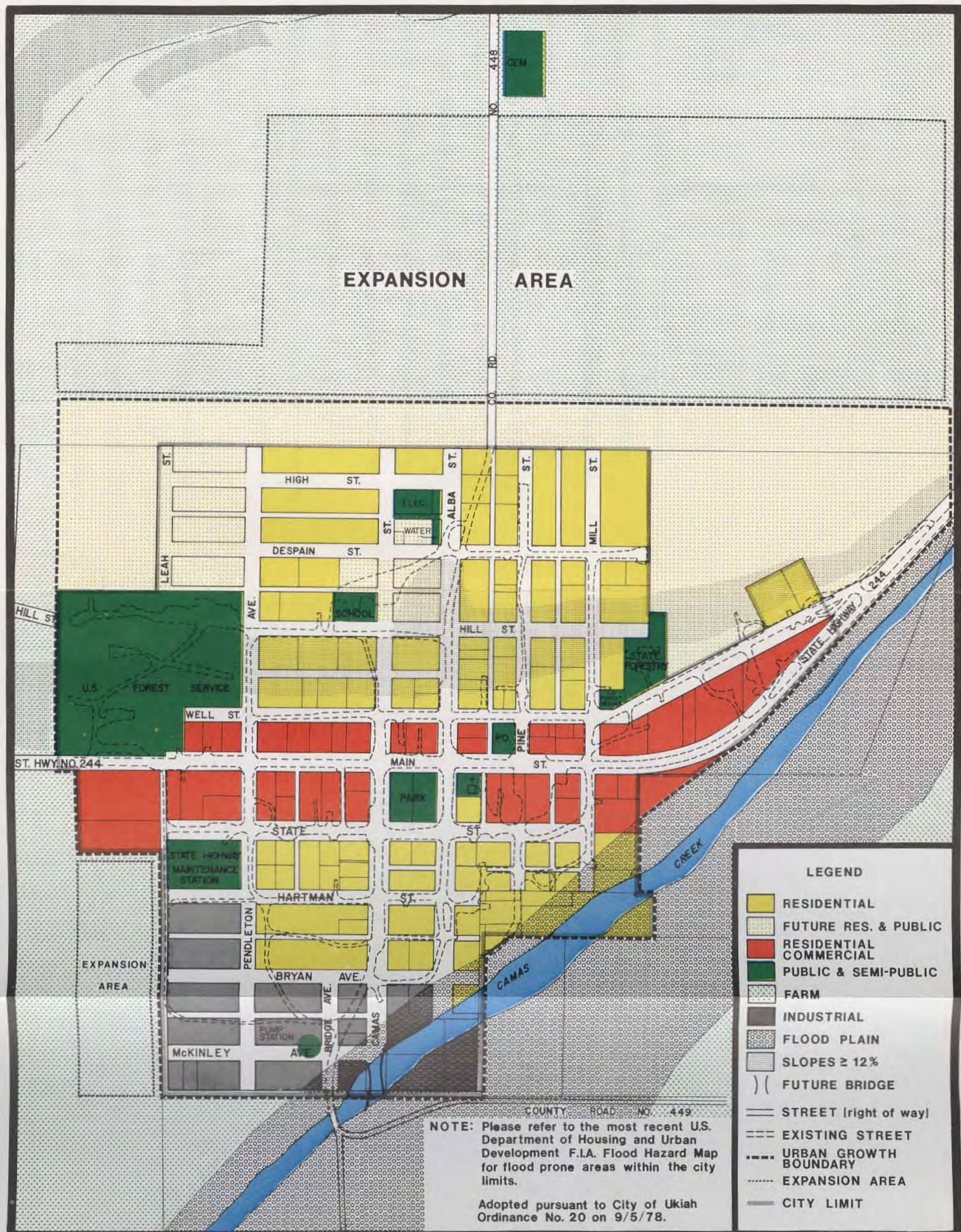
The provisions of this ordinance are severable. If an article, sentence, clause, or phrase shall be adjudged by a court of competent jurisdiction to be invalid, the decision shall not affect the validity of the remaining portions of this ordinance.

APPROVED AND ADOPTED by the Ukiah City Council on this 5 day of September, 1978.

Lloyd A. Ward
Mayor

ATTEST:

Ida C. Sheff
City Recorder



EXPANSION AREA

LEGEND

- RESIDENTIAL
- FUTURE RES. & PUBLIC
- RESIDENTIAL COMMERCIAL
- PUBLIC & SEMI-PUBLIC
- FARM
- INDUSTRIAL
- FLOOD PLAIN
- SLOPES \geq 12%
- FUTURE BRIDGE
- STREET (right of way)
- EXISTING STREET
- URBAN GROWTH BOUNDARY
- EXPANSION AREA
- CITY LIMIT

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 Ukiah Ordinance No. 20 on 9/5/78.

COMPREHENSIVE PLAN
CITY OF UKIAH, OREGON



BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR UMATILLA COUNTY

Regarding the adoption)
of the City of Ukiah)
Comprehensive Plan) Ordinance No. 19-12
as an amendment)
to the Umatilla County)
Comprehensive Plan.)

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

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

WHEREAS, that land within the Ukiah 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 Ukiah Comprehensive Plan and held a public hearing on December 20, 1978; and

WHEREAS, the City of Ukiah and Umatilla County proposed to enter into an agreement entitled the Ukiah Urban Growth Area Joint Management Agreement, which provides for Umatilla County administering land use controls within the Ukiah Urban Growth Area utilizing the City of

Ukiah Comprehensive Plan and zoning and subdivision standards, and providing opportunity for the City to review and comment on many land use requests affecting the Ukiah Urban Growth Area; and

WHEREAS, the Ukiah Urban Growth Area Joint Management Agreement was approved by the Ukiah City Council on September 5, 1978; and

WHEREAS, a public hearing on this ordinance and the Ukiah Urban Growth Area Joint Management Agreement was held before the Umatilla County Board of Commissioners on Wednesday, February 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 Ukiah Urban Growth Area Joint Management Agreement on February 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 Ukiah Comprehensive Plan for that land designated as being within the City of Ukiah Urban Growth Boundary, but outside of corporate city limits, referred to as the City of Ukiah Comprehensive Plan as adopted by the Ukiah City Council on September 5, 1978. The substantive provisions of the City of Ukiah Subdivision and Zoning Ordinances are also adopted by reference for application only in the Ukiah Urban Growth Area.

Dated this *7th* day of *March*, 1979.

UMATILLA COUNTY BOARD OF COMMISSIONERS

F. K. Starrett

F.K. Starrett, Chairman

Ford Robertson

Ford Robertson, Vice-Chairman

A.L. "Bud" Draper

A.L. "Bud" Draper, Commissioner

ATTEST: County Clerk

J. Dean Fouquette, County Clerk

Dern Masters, Deputy

CITY OF UKIAH, 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 Ukiah _____, 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 or no) _____

Outside city limits but within Urban Growth Boundary (yes or no) _____

Amendment to Urban Growth Boundary (yes or 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 of the exterior boundary thereof.

**Note: This information available from county assessor's office.

SCHEDULE AND CHECKLIST

APPLICATION TO AMEND CITY OF UKIAH 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 UKIAH 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 UKIAH

URBAN GROWTH AREA JOINT MANAGEMENT AGREEMENT

The parties to this Joint Management Agreement shall be the City of Ukiah, 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 September 5, 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 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's 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 purposes 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 ordinances 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 of 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 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 City 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 of 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 area 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

UKIAH CITY COUNCIL

Frank K. Stroud

Lloyd A. Ward

Jed Roberts

Wesley E. Ayers

Art [unclear]

George E. Hinton

Kenneth [unclear]

C. Ralph Bruce

DATE: 2-14-79

DATE: September 5, 1978

ATTACHMENTS

- A * Ukiah Comprehensive Plan Ordinance (No. 20)
- B * Umatilla County Ordinance No. 79-13 amending the County Comprehensive Plan by its adoption of the City Comprehensive Plan for the urban growth area.
- C-1 * Ukiah Zoning Ordinance (No. 21)
- C-2 * Ukiah Subdivision Ordinance (No. 18)
- C-3 * Ukiah Mobile Home Park Ordinance (No. 19)
- 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 Ukiah

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

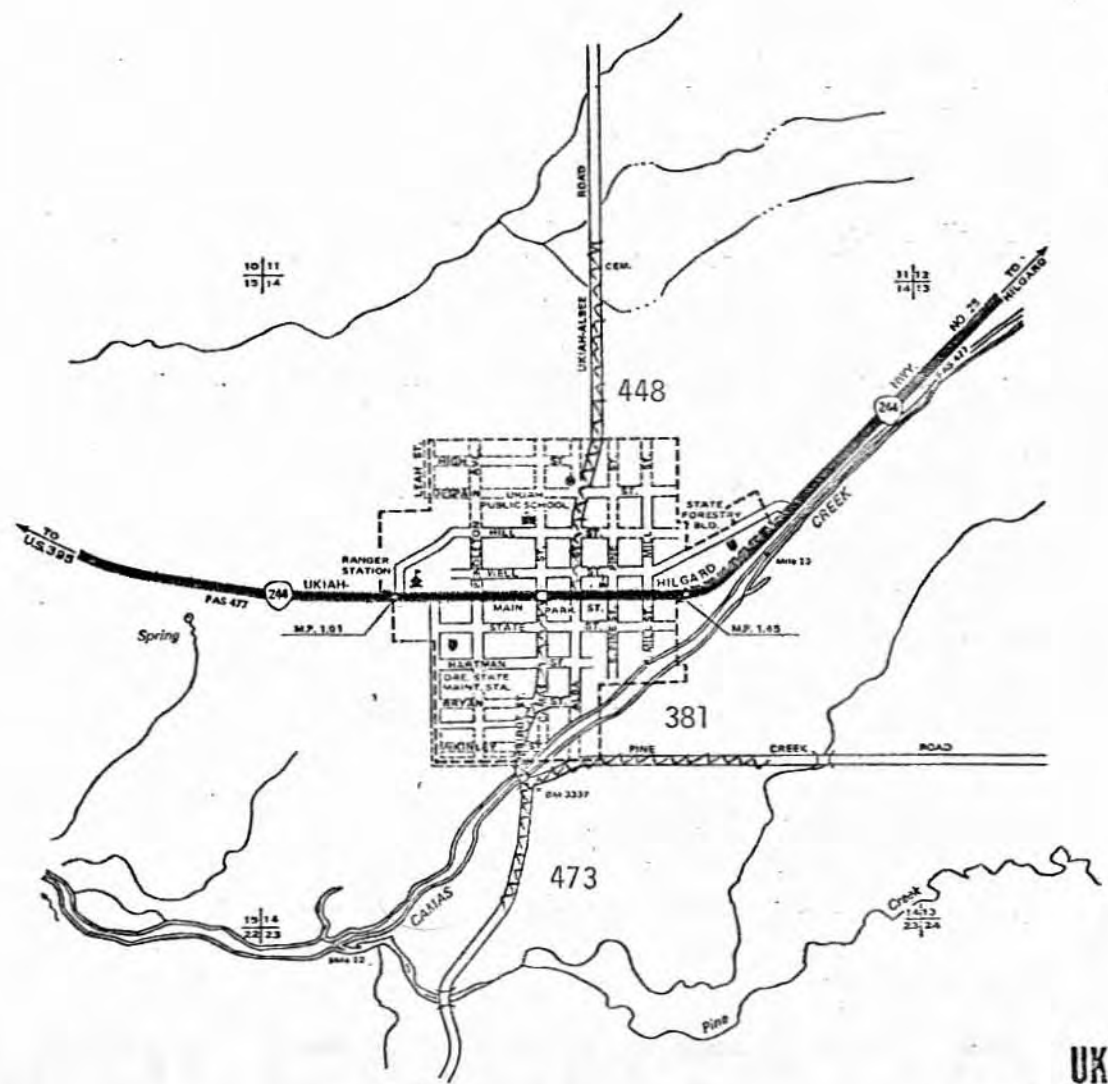
Name	No.	Length Within UGA	Length Within City Limits	Right of Way Width	Pavement Width	Meets Standards of County	Meets Standards of City	Estimated** Cost
Ukiah-Albee Road and Alba Street	448							
Camas Street and Unnamed County Road	473							
Pine Creek Road	381							

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.

**Estimated cost to improve road to City or County standards.

Attachment D-2: Ukiah Urban Growth Area - Joint Management Agreement
 Existing County Roads Within Urban Growth Boundary (February, 1979)

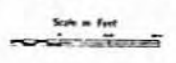


UKIAH
 UMATILLA COUNTY, OREGON

LEGEND

- | | |
|---------------------------------------|---------------------------------|
| FEDERAL AID INTERSTATE SYSTEM | INTERSTATE NUMBERED ROUTE (PAH) |
| FEDERAL AID PRIMARY SYSTEM | U.S. NUMBERED ROUTE |
| FEDERAL AID SECONDARY SYSTEM - STATE | STATE NUMBERED ROUTE |
| FEDERAL AID SECONDARY SYSTEM - COUNTY | |
| OTHER FEDERAL AID SECONDARY - LOCAL | |
| TERMINATION OF FA SYSTEM | POST OFFICE |
| DIVIDED HIGHWAY | PUBLIC BLDG. |
| UNDIVIDED HIGHWAY - NO. OF LANES | SCHOOL |
| STREET OPEN FOR TRAVEL | CITY CENTER |
| STREET DEDICATED BUT NOT OPEN | R.R. DEPOT |
| | CITY LIMITS |
| | CT CITY HALL |
| | CT COURT HOUSE |
| | A ARMORY |
| | L LIBRARY |

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



Pop. 31 6
 Sept. 1972

IMPLEMENTATION MEASURES

City of Ukiah

ZONING ORDINANCE

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An Ordinance Providing for the Establishment of
Zoning Regulations for the City of Ukiah, Oregon

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 Ukiah, 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 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 Ukiah; to provide a method of administration and to proscribe 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 Ukiah 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. An structure having a roof intended for the support, shelter or enclosure of any persons, animals, property or business activity.
4. City. The City of Ukiah, Oregon
5. City Council. The city council of the City of Ukiah, Oregon.

6. Comprehensive Plan. The comprehensive plan of the City of Ukiah, Oregon.
7. Dwelling Unit. One or more rooms designed 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 dwellings.

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. Any boundary line opposite and most distant from a front lot line, and not intersecting a front lot line, except in the case of a corner lot.
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 line, 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 Oregon Department of Commerce, designed 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. An 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 similiar uses.
32. Recreation 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 and is designed for vacation or recreation purposes but not residential use.
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 similiar uses.
35. Sight Obscuring Fence. A solid fence or 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
2. Residential Commercial	RC
3. Industrial	M

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. In an R zone the following uses and their accessory uses are permitted outright.

1. Single-family dwelling
2. Two-family dwelling
3. Mobile home
4. Crop cultivation, truck gardening or plant nursery.

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. Multi-family dwelling
2. Mobile home park
3. Public or semi-public use

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

1. The front yard shall be a minimum of 15 feet.
2. Each side yard shall be a minimum of five feet, except that on a corner lot the side yard on the street side shall be a minimum of 15 feet.
3. The rear yard shall be a minimum of ten feet.
4. The lot area shall be a minimum of 6,000 square feet and shall exceed the minimum by 1,000 square feet for each dwelling unit over one.
5. The lot width at the front building line shall be a minimum of 50 feet.
6. The lot depth shall be a minimum of 90 feet.
7. Building height shall be a maximum of 35 feet.
8. Not more than 40 percent of the lot area shall be covered by buildings.
9. The minimum street frontage shall be 50 feet except on a cul-de-sac where the minimum shall be 30 feet.

3.20 Residential Commercial Zone, RC. In a RC 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. Amusement establishment
6. Single family dwelling
7. Two-family dwelling
8. Recreational vehicle park
9. Multiple dwelling including hotel and motel

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

1. Veterinary clinic
2. Public or semi-public use

3.22 Dimensional Standards in a RC Zone. In a RC zone the following dimensional standards shall apply.

1. In a RC zone the dimensional standards of the R zone apply to a lot or structure whose primary use is for a dwelling.

2. The lot area shall be a minimum of 6,000 square feet.
3. The rear yard shall be a minimum of ten feet unless the rear lot line is abutting on an alley.
4. Building height shall be a maximum of 35 feet.
5. The street frontage shall be a minimum of 50 feet.

3.30 Industrial Zone, M. In a M zone the following uses and their accessory uses are permitted outright.

1. Lumber mill or processing plant.
2. Manufacturing, repairing, compounding, processing, and storage.
3. Wholesale distributing facility or warehouse.
4. Farming, not including intensive livestock or poultry operations such as commercial feed lot or poultry plant.

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

1. Commercial livestock sales yard
2. Commercial grain elevator
3. Wrecking yard
4. Public building or use such as a fire station or shop
5. Utility structure
6. Surface mining, rock crushing, asphalt plant
7. Any other industrial use except those uses which are designated as nuisance industries by the city council.

3.32 Dimensional Standards in a M Zone. In a M 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 10 feet each.
4. Building height shall be a maximum of 35 feet.

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

1. A use which creates a nuisance because of noise, smoke, odor dust, or gas is prohibited.
2. 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.

3. Any use of property within 100 feet of a lot in a residential zone shall be subject to the review and approval of the city council. The city council may impose such limitations as may be required to reduce conflicts between uses.

3.40 Additional Requirements

3.41 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 have rounded corners, the lot lines extended 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 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 30 feet or, at intersections including an alley, 10 feet.
 - b. In all other zones where yards are required, the minimum distance shall be 15 feet, or at intersections including an alley ten feet, except that when the angle of intersection between streets other than an alley, is less than 30 degrees, the distance shall be 25 feet.
 - c. Where no yards are required, the minimum distance shall be as 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 feet above the top of the curb or street centerline grade and is supported by not more than two columns not more than eight inches in diameter.

3.42 Hazard Areas. If a structure is proposed for any area subject to flooding or of greater than twelve percent 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.

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 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. Noting 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 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 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 the authorized agent of the owner by filing an application with the city council 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 Public Hearing Requirements. Before the city council may act on an application for conditional use a public hearing shall be held as provided in Article 12.

5.42 Application Review. Upon receipt of the application the city recorder shall provide copies of the application material to the city council members.

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 a 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 variances 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 Procedure for Taking Action on a Variance Application. The procedure for taking action on an application for a variance shall be as follows:

1. A property owner may initiate a request for a variance by filing an application as provided in Article 12.
2. Before the city council may act on a variance application, it shall hold a public hearing thereon, following the procedure prescribed in Article 12.

6.40 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 Installation Requirements

The mobile home shall be installed 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 (7) days after the mobile home has been placed on the lot.

ARTICLE 8. (RESERVED FOR PLANNED UNIT DEVELOPMENT)

ARTICLE 9. (RESERVED FOR OFF STREET PARKING AND LOADING)

ARTICLE 10. SIGNS

10.10 Sign Requirements

10.11 Residential Zone Requirements. In a residential zone the following regulations shall apply.

1. One sign shall be allowed per lot advertising the property for sale, lease or rent and the sign shall not exceed six square feet. 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 square feet in area and shall be set back at least twenty feet from the nearest street.

10.12 Commercial Zone Requirements. In a commercial zone the following regulations shall apply.

1. Signs shall be set back at least ten feet from any residential zone.
2. 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.

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

1. Signs shall be set back at least ten feet from any residential zone.
2. 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.

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 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.

11.20 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 Accessory Uses and Facilities. 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 Accessory uses and facilities 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 occupancy or use of the principal use or facility being served.

ARTICLE 12. ADMINISTRATIVE PROVISIONS

12.10 Form of Petitions, Applications and Appeals. Petitions, applications and appeals 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 a proposed application, petition, amendment to the text of this ordinance or appeal shall be published in a newspaper of general circulation in the city at least 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 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 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 property owners 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 re-cessing the time and date when the hearing is to be resumed shall be announced.

12.26 Notice to Applicant of Action. Within ten 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.

12.50 Amendments.

12.51 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. The request by a property owner for an amendment shall be accomplished by filing an application with the city recorder.

12.52 Public Hearings on a Proposed Amendment. A public hearing shall be held by the city council with the public notice given as provided in Article 12.20, on any proposed amendment to the zoning ordinance, at its earliest practicable meeting after the amendment is proposed. The city council shall, within 40 days after the hearing, approve, disapprove, or conditionally approve the proposed amendment stating the findings of fact upon which the decision was based.

12.53 Record of Amendments. The city shall maintain a record of amendments to the text and maps of this ordinance in a form convenient for use by the public.

12.54 Limitation on Reapplications. No application for an amendment to the text of this ordinance or to a zone boundary shall be considered by the city council within the 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. Works 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 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.

1978. Approved and Adopted by the Ukiah City Council on this 5 day of September

Lloyd A. Ward
Mayor

ATTEST:

S. C. Sheff
City Recorder

CITY OF UKIAH, 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 Ukiah _____, 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,
- (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

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

SCHEDULE AND CHECKLIST

APPLICATION TO AMEND CITY OF UKIAH 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 UKIAH 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 UKIAH, 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 Ukiah _____, 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. 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

SCHEDULE AND CHECKLIST

CITY OF UKIAH VARIANCE/CONDITIONAL USE APPLICATION
(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 10 days of hearing) | _____ |
| 6. Applicant notified of decision | _____ |
| 7. Effective date, if request approved by City Council | _____ |

*Note: Applications for Variance/Conditional Use for areas within the Urban Growth Boundary outside city limits should be made to the County.

CITY RECORDS

CITY OF UKIAH VARIANCE/CONDITIONAL USE APPLICATION
(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 Variance/Conditional Use 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

CITY OF UKIAH, 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 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 of 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	_____
Lot Width (at front building line)	_____
Lot Coverage (Building Area ÷ Lot Area = _____%)	_____
Building Height	_____
Mobile Homes (see Article 7)	_____
Signs (see Article 10)	_____
Additional Requirements (see Section 3.40)	
Clear Vision Area	_____
Hazard Areas	_____

*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 Ukiah 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 Ukiah, Oregon, attest that the foregoing application and attachments thereto were received by me on the _____ day of _____, 19 ____.

City Recorder

Ordinance No. 18

City of Ukiah, Oregon

SUBDIVISION ORDINANCE

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Ordinance No. 18
City of Ukiah, Oregon

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 Ukiah, Oregon.

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 jurisdiction vested by Oregon Revised Statutes, Chapter 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 City.
- (2) The City shall review and comment on plans, plats, or maps for subdivisions or partitions beyond the corporate limits of the City and within the 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 judgment 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 the City. 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; and
- (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 must be approved pursuant to this Ordinance and the provisions of Chapter 92, Oregon Revised Statutes, before title to the subdivided land can be sold contrary to the provisions of this Ordinance, the City Attorney shall commence action to enjoin further sales or transfers and to compel compliance with its provisions. The costs 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 Ukiah, 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, or
 - (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, dedications, 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 sewer main, shade 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) MARGINAL ACCESS STREET. A minor street parallel and adjacent to a major arterial street providing access to abutting properties, but protected from through traffic.
 - (g) MINOR STREET. A street intended primarily for access to abutting properties.
- (22) 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.
- (23) SUBDIVISION. An area or tract of land divided 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 and complying in all respects with these regulations,
 - (4) be accompanied by the appropriate fee, based on the fee schedule adopted by the City Council, and
 - (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 size and arrangement, the further development of adjoining lands as yet unsubdivided, and the requirements of the Comprehensive Plan.

- (c) Approval of sketch plan: Within thirty (30) 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 as 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 fifteen (15) days prior to a 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; and
 - (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 the public hearing on the tentative plan.

- (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 to be subdivided,

- (4) Notice by mail and posting shall also include an 8 1/2" 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 forty-five (45) 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 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 must 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 highway.

- (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 must 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 this 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, 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 ninety (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 a 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, and complying in all respects with this Ordinance, and
 - (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, within ten (10) days of receipt of the application, 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) 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.
 - (4) 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 therefor within fourteen (14) days after close of the hearing.

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, all applicants shall be required to complete, in accordance with the 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 incompleting 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 a 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; and
 - (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 must 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 improvement district has been created. An agreement to finance improvements through the creation of a special improvement 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; and
 - (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, at 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, nor 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 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 judgment, 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 subdivision 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 if the subdivision or partition or any lot contained therein abuts a state highway or connecting street,
 - (d) The requirements, guides and standards of the Umatilla County Roadmaster if the subdivision or partition or any lot contained therein abuts or substantially affects the usage of a county road, and
 - (e) 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) 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 or highway must be suitably improved as required by appropriate county or state rules, regulations, specification 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 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 rights-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 street 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. Road signs shall be purchased and installed by the developer in accordance with design and specification standards 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.

(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 I 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 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 pavements, 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 any existing intersections 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 major 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 off 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 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 subdivision 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, nor 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 or 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 subdivision or partitions containing lots less than 15,000 square feet in area and in business and industrial districts, underground storm sewer systems shall be constructed throughout the subdivision or partition and shall be conducted to an approved fall-out. 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 the 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 the 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 the 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 to 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.

4.4 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 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) FIRE HYDRANTS. Fire hydrants shall be required for all subdivisions and partitions. 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 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) 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 of waste, and it shall be unlawful for any such owner or occupant to maintain upon any such property an individual sewage disposal system.
- (3) 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 the size of the tile fields or other secondary treatment device, shall also be approved by the Department of Environmental Quality.

4.6 Sidewalks.

- (1) REQUIRED IMPROVEMENTS
 - (a) Sidewalks may be required by the City Council within the dedicated non-pavement right-of-way of all roads. When required, sidewalks shall be a minimum of four (4) feet wide.
 - (b) Concrete curbs are required for all roads where sidewalks are required by these regulations or where required in the discretion of the City Council.
 - (c) Sidewalks shall be improved as required in Section 4.2 (2) (b) of these regulations. A median strip of grassed or landscaped areas at least four (4) feet wide shall separate all sidewalks from adjacent curbs.
- (2) PEDESTRIAN ACCESS. The City Council may require, in order to facilitate pedestrian access from the roads to schools, parks, playgrounds, or other nearby roads, 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 aboveground, 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) (RESERVED FOR PARKS, PLAYGROUNDS AND RECREATION AREAS)

(2) OTHER PUBLIC USES

- (a) Plat to Provide for Public Uses. Whenever a tract to be subdivided includes a school, recreation uses or other public uses as indicated on the Comprehensive Plan, 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 thirty (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 twelve (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 twelve (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. 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 of grade of the land effected until approval of the tentative plan or map has been granted. All trees on the plat or map 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.

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 also be subject to all the requirements set forth in the Zoning Ordinance. A nonresidential subdivision shall be subject to all the requirements of these regulations, as well as such additional standards required by the City Council, and shall conform to the Comprehensive Plan.

- (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 types and volume of traffic anticipated to be generated thereupon.
- (c) Special requirements may be imposed by the local government with respect to street, curb, gutter and sidewalk design and construction.
- (d) Special requirements may be imposed by the local government 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 up on 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	80	80
Collector	60	80
Continuous Minor Street	60	60
Minor Streets less than 2,400 feet in length which cannot be extended	50	60
Alleys	20	20
<u>Minimum Surfaced Width (in feet)</u>		
Arterial	44	52
Collector Street	40	48
Continuous Minor Streets	36	40
Minor Streets less than 2,400 feet in length which cannot be extended	28	40
<u>Maximum Grade (Percent)</u>		
Local Road	10	6
Collector Road	8	6
Arterial	6	5
<u>Minimum Grade</u>	1	1
<u>Minimum Radius of Curve (in feet)</u>		
Local Road	100	200
Collector Road	100	200
Arterial	300	400

TABLE 1 (continued)
DESIGN STANDARDS FOR ROADS

	Residential	Business-Industrial
<u>Minimum Length Between Reserve Curves (in feet)</u>		
Local Road	100	200
Collector Road	100	200
Arterial	200	300
<u>Minimum Sight Distance (in feet)</u>		
Local Road	200	250
Collector Road	200	250
Arterial	275	300
Intersection	Across Corners-75 feet Back	Intersection
<u>Minimum Turnaround (in feet)</u>		
Local Road		
Right-of-Way Diameter	120	160
Pavement	100	140
Center Island Diameter (if required)	40	60
<u>Design Speed (miles per hour)</u>		
Local Road	25	25
Collector Road	30	35
Arterial	40	40
<u>Minimum Length of Vertical Curves</u>		
Local Road	100 feet, but not less than 20 feet for each algebraic difference in grade.	
Arterial	200 feet, but not less than 50 feet for each 1 percent.	

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; and
 - (d) Name and address, including telephone number, of the professional person(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, railroad 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 and 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 twenty (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" x 24" 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 92.09(1).

(c) Ownership.

- (1) Name and address, including telephone number, of legal owner or agent of property, and citation 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 person(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 symbols 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; and
 - (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, names, approximate grades and radii of curves of proposed streets. The relationship of streets to projected streets as shown on the Comprehensive Plan or as suggested by the City Council 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 utilities, natural gas, sidewalks, cable TV, telephone lines, etc.
 - (13) A donation to the public of all common improvements, including but not limited to streets, roads, parks, sewage disposal and water supply systems, 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 the 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 and property 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 tract 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.

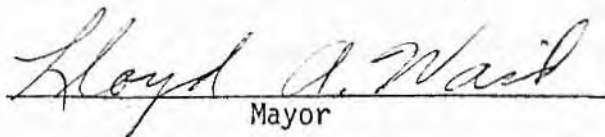
- (1) INFORMATION REQUIRED ON FINAL PLAT OR MAP. The final subdivision plat or partition map shall be presented in india ink and shall contain all information, except for any changes or additions required by resolution of the City Council showing on the tentative plan or map. In addition, the following 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 by distances and bearings, and referred to a field book 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; and
 - (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 deflection

angles, radii, arcs, points of 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 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;

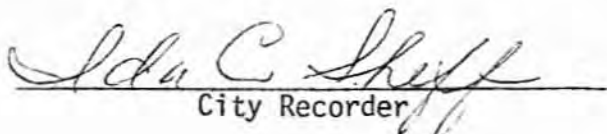
- (2) A certificate signed and acknowledged as above, dedicating all land intended for public use except land which is intended for the exclusive use of the lot owners in the subdivision, their licensees, visitors, tenants and servants;
 - (3) A certificate with the seal of and signed by the City Engineer 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); and
 - (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) Traversedata 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; and
 - (3) Ties to existing monuments, proposed monuments, adjacent subdivision.
 - (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 Ukiah City Council of this 1st day of August 1978.



Mayor

ATTEST:



City Recorder

CITY OF UKIAH, 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 Ukiah _____, 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 Ukiah, 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 UKIAH 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 UKIAH 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 UKIAH, 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;

2. A list of names and addresses of property owners*** whose property is within 250 feet of the exterior boundary of the proposed partition/subdivision; and

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

3. Either

- a) Sketch Plan - five copies (see Ordinance Section 5.1), or
- b) Tentative Plan or Map - five copies (see Ordinance Section 5.2), or
- c) Final Plat or Map - ten copies (see Ordinance Section 5.3).

FEE AND DEPOSIT

Refer to fee schedule adopted by City Council.

Fee \$ _____

Deposit _____ (to pay for engineer/legal fees)

Total \$ _____

I, _____, (Circle one: Landowner, agent) 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 Ukiah, Oregon, attest that the foregoing application and attachments thereto were received by me on the _____ day of _____, 19 _____, from _____ accompanied by a fee and deposit of \$_____.

City Recorder

SCHEDULE AND CHECKLIST

CITY OF UKIAH 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 UKIAH 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 UKIAH 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 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 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 UKIAH 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 UKIAH 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 UKIAH 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 UKIAH

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 Ukiah.

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 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.

1.5 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.

1.6 Violation and Penalties.

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 10 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 meanings given in the City Zoning and Subdivision Ordinances.

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 sales were 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 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; and

- (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. At its next regular meeting the City Council shall review the application.

- (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. 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; and
 - (d) be presented to the City Recorder at least fifteen (15) days prior to the next regular meeting of the City Council.
- (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.
- (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; and
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.

(5) Public Hearing.

- (a) The City Council shall hold a public hearing on the final plan within 45 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.

(6) 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 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, watercourse, 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 the 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, and
 - (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 Recreational Vehicle parking or both,
 - (4) Fenced play area or park or both,
 - (5) Recreational facilities,
 - (6) Groundcover or trees or both,
 - (7) Laundry facilities, and
 - (8) 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.

4.2 Setback Requirements. No mobile home in the park shall be located closer than 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 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 10 feet of another boundary.

4.3 Installation Requirements. The mobile home shall be installed 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 must be met within seven (7) days after the mobile home has been placed on the space.

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

Lloyd A. Weid
Mayor

ATTEST:

Ida C. Shuff
City Recorder

CITY OF UKIAH, 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 Ukiah _____, 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 Ukiah, 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 UKIAH 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 UKIAH 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 UKIAH, 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 UKIAH 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 UKIAH 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 UKIAH, 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 the 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 UKIAH 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 UKIAH 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

RESOLUTION NO. _____

City of Ukiah

Land Use Application Fees, Deposits
and Variable Development Costs

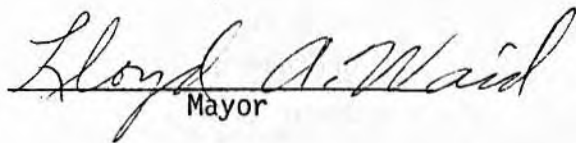
WHEREAS the City of Ukiah Plan Ordinance No. 20, Zoning Ordinance No. 21, Subdivision Ordinance No. 18, and Mobile Home Park Ordinance No. 19 require application fees, engineering and legal reviews and other variable development costs, and

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,

NOW, therefore, the Ukiah City Council Approves and Adopts the attached "Land Use Application Fee Schedule" and summary of "Variable Land Use Development Costs" on this 2 day of March, 1979.


Mayor

Attest:


Recorder

City of Ukiah
Land Use Application
Fee Schedule

	Fee	Deposit*
<u>Plan Ordinance</u> (No. 20)		
Ordinance Amendment (text or map)	\$ 30.00	---
<u>Zoning Ordinance</u> (No. 21)		
Ordinance Amendment (text or map)	30.00	---
Conditional Use	30.00	---
Variance	30.00	---
<u>Subdivision Ordinance</u> (No. 18)		
Ordinance Amendment (text)	30.00	---
Minor Partition (1-3 lots w/o street)		
Sketch Plan	30.00	\$ 50.00
Major Partition (1-3 lots w/ street)		
Tentative Plan	50.00	100.00
Final Map	30.00	100.00
Subdivision (4 or more lots)		
Sketch Plan	30.00	---
Tentative Plan	50.00	200.00
Final Plat	30.00	100.00
<u>Mobile Home Park Ordinance</u> (No. 19)		
Ordinance Amendment (text)	30.00	
Sketch Plan	30.00	100.00
Final Plan	30.00	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 Ukiah

Variable Land Use Development Costs

<u>Plan Ordinance</u> (No. 20)	None
<u>Zoning Ordinance</u> (No. 21)	
Conditional Use	Bond
<u>Subdivision Ordinance</u> (No. 18)	
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
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. 19)	
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 Ukiah

Preliminary Capital Improvement Program

Project	Estimated Cost	Funding Sources
1. Street Paving		
2. Storm Drainage (surface)		
3. Water System Improvements		
4. Community Center		
5.		
6.		
7.		

*Note: To be completed by April 1979.

Draft*

City of Ukiah

Preliminary Capital Improvement Program

Project	Estimated Cost	Funding Sources
1. Street Paving		
2. Storm Drainage (surface)		
3. Water System Improvements		
4. Community Center		
5.		
6.		
7.		

*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 three 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 winter, coldest temperatures occur when air from a cold high 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 (7-17)	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			
(# days between 32° lows)	175	111	4* ²

NOTES: *1 OSU Agriculture Experiment Station.

*2 # of days between 28° lows - 72

SOURCE: "Climotological Data, Annual Summary, Oregon, 1976," Vol. 82, #13, NOAA, Asheville, N.C.

Geology

The Blue Mountains are a complex of mountain ranges and intermountain basins and valleys which occupy an area of about 21,000 square miles in the north-eastern corner of Oregon. During the early middle Pliocene, a major deformation raised the modern Blue Mountains, probably partly by renewed uplift along older Tertiary fold axes. On the north, the basalts were folded up to form the northeast-trending Blue Mountain front at or along which all other folds and faults die out. Although the Blue Mountain region is widely regarded as a subdivision of the Columbia Plateau, actually it separates, or is a broad transition zone between, the Columbia Plateau (of which the Deschutes-Umatilla Plateau is the southern part) and the Basin and Range geologic provinces. The northwestern boundary of the region follows the crest of the Blue Mountain front, which is a monoclinial fold that extends 180-200 miles southwestward from north of the State line to the vicinity of Prineville.

The area along Camas and Owens Creeks is Alluvium (Qa1) made up of unconsolidated gravel, sand and silt. This area of Qa1 is surrounded by a larger area of Sedimentary Rocks (Ts) bounded on the southwest by several faults. The Ts area is a large graben which is a depression of the earth's crust between two parallel faults. Much of southern and central Umatilla County is part of the Columbia River Group (Tcr) which is mostly columnar jointed basalt flows ten to one-hundred feet thick.

Mineral and Aggregate Resources

Ukiah is located in T5S-R31E. Five rock quarries and two gravel pits are located in this area. 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

Ukiah's elevation is approximately 3,400 feet above sea level. The community is located in a large graben or basin which may be outlined by following the 4,000 feet contour on topographic maps of the area. Mountains surrounding the basin rise to 5,000 - 6,000 feet.

Key features shown on the Natural Hazards Map include:

1. The community is bounded on the north by a forty foot high bluff and on the south by the floodplain of Camas Creek,
2. Drainage is east to west, and
3. The areas north and southwest of Ukiah are relatively level.

Areas subject to flooding or of slopes greater than 12% generally should not be developed. If such areas are developed special care should be taken to protect structures onsite and adjacent property.

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 a 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 FHBMs;
 - (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 Amendments 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 proposed new development is in a flood-prone area, any such proposals shall be reviewed to assure that (i) all such proposals are consistent 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 sewage 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) on-site 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 a 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 main 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)(9) (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 conditions 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 for 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, 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 that restrict 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 esthetic 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 performance 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, run-off 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 rocks.

TABLE 2

UKIAH AREA SOIL INFORMATION

Soil #	Soil Name	Septic Tank Absorption Field Rating/Restrictive Feature	Land Cap. Class	Kind of Land
92D	Rock Creek extremely cobbly loam, 2-20% slopes	Severe-Depth to rock slow percolation	VIIIs Non-irr.	Rangeland
230A	Klamath silt loam, 0-2% slopes	Severe-Slow permeability, high seasonal water table, occasional flooding	Vw Non-irr.	Meadow
232A	Klamath silty clay loam, 0-2% slopes			
242A	Veazie gravelly silt loam, 0-3% slopes	Severe-Floods, wet, Above flood prone area & water table below 48"	IVs Irr.	Meadow
245B	Emily cobbly loam, 2-5% slopes	Slight	IVs Non-irr.	Woodland
660B	Ukiah silt loam, 1-7% slopes	Severe-Slow percolation	IVe Non-irr.	Rangeland
661B	Ukiah stony silt loam, shallow variant, 1-7% slopes	Severe-Slow percolation	IVe Non-irr.	Rangeland
661B*	Same as above except 15-35% slopes	Severe-Slow percolation	VIIIs Non-irr.	Rangeland
670B	Wilkens silt loam, 1-7% slopes	Severe-Wet, percolates slowly, floods	Vw Non-irr.	Meadow
682E	Klicker very stony silt loam, 20-40% slopes	Severe-Depth to rock, slope	VIIIs Non-irr.	Woodland
683F	Same as above except 40-75% slopes			
690C	Tolo silt loam, 2-12% slopes	Moderate-Slope	IIIe Non-irr.	Woodland
690C*	Tolo like soil but more droughty	Moderate-Slope	IIIe Non-irr.	Rangeland
690C-D 692F	Tolo silt loam, 35%-65% slopes	Severe-Slope	VIIe Non-irr.	Woodland
700C	Couse silt loam, deep 1-12% slope (as mapped all slopes less than 7%)	Severe-Percolates slowly	IIIe Non-irr.	Woodland
701C-B	Couse silt loam, moderate deep, slopes less than 7%			
701C	Couse silt loam, moderate deep, 1-12% slopes	Severe-Percolates slowly	IIIe Non-irr.	Woodland
701C*	Couse - like soil but more droughty			Rangeland
703D	Couse silt loam, shallow stony variant, 2-20% slopes	Severe-Percolates slowly	VIIs Non-irr.	Woodland
703D*	Couse like soil but more droughty			Rangeland

Source: Soil Conservation Service, U.S. Department of Agriculture, Pendleton, Oregon
December 13, 1976

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.

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.

TABLE 3: CITY OF UKIAH SOIL LIMITATION RATINGS

Soil Number	230A	242A	660B	661B*	701C-B
Dwellings without basements	Severe	Severe*	Severe	Severe	Moderate
Dwellings with basements	Severe	Severe*	Severe	Severe	Severe
Small Commercial buildings	Severe	Severe*	Severe	Severe	Moderate
Local roads and streets	Severe	Severe*	Severe	Severe	Severe

*NOTE: Moderate limitation if land is above flood prone area and the water table is below 48".

SOURCE: Soil Conservation Service, U. S. Department of Agriculture, Pendleton, Oregon, December 13, 1976.

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 aide 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 buildings 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 tables summarize information associated with each soil mapping unit as shown on 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 economy of Ukiah and are an important part of local life-style.

Fish in Camas Creek include Summer Steelhead and Rainbow Trout. Land adjacent to the creek and its tributaries provide important wildlife habitat. The area is used by deer and elk for grazing during the winter.

All development will have impacts on fish and wildlife. Creeks and floodplains are the most sensitive areas and should be protected. Concentrating residential, commercial and industrial development within the urban growth boundary will help maintain the fish and wildlife carrying capacity of the area.

Steelhead move up Camas Creek from the John Day River to headwaters in the Blue Mountains. Minimum stream flows should be maintained in order to protect fish. Bridge construction, flood prevention measures, and development adjacent to streams and floodprone areas should be designed to maintain stream integrity and wildlife habitat.

Management of agricultural, grazing and forest lands in southern Umatilla County affects fish and wildlife in the Ukiah area. For example, deer and elk require adequate grazing areas for forage in both summer and winter. The city should be concerned with and review and comment on county and Forest Service plans and private agriculture, grazing and forest activities to protect fish and wildlife. Also, area industries depend on the sustainability of timber supply. Overcutting, too little reforestation or harvesting of timber in sensitive areas will hurt the city's economy, liveability and environment.

Air, Water, and Land Resources Quality

Please refer to the 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. Ukiah 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 Ukiah is good. There is no apparent conflict with Class II PSD (Prevention of Significant Deterioration) air quality standards or violation of the eight-hour carbon monoxide standard.

Major sources of noise in Ukiah are trucks and snow mobiles. New industries could create noise problems. Requirements to control noise may be included in the zoning ordinance.

A solid waste disposal site is located north of Pilot Rock and pickup service is available. Umatilla County completed its Solid Waste Management Plan on 8-14-74. Ukiah should work with the County to update the plan as necessary. Solid waste may be recycled, used as an energy resource or disposed of in a sanitary landfill.

Ukiah provides adequate sewage treatment. The sewage collection and treatment system was completed in 1978. The urban growth boundary should be established, in part, based on sewage collection system design requirements. Low density residential areas within the growth boundary may need to be served by the central treatment facility if soil tests done by DEQ show that septic tank absorption fields will not work adequately. If development of a storm drainage system is considered, a settling basin may be needed to remove particulates before water is released to Camas Creek.






Scientific, Natural and Cultural Areas

No significant, natural or cultural areas are located in the Ukiah urban planning area. However, Camas Creek 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 usable energy resources in Ukiah include solar energy and solid waste. Solar energy could be used for water and space heating. The main type of solid waste available is non-commercial grade wood from the Umatilla National Forest. Wood may be used for space heating.

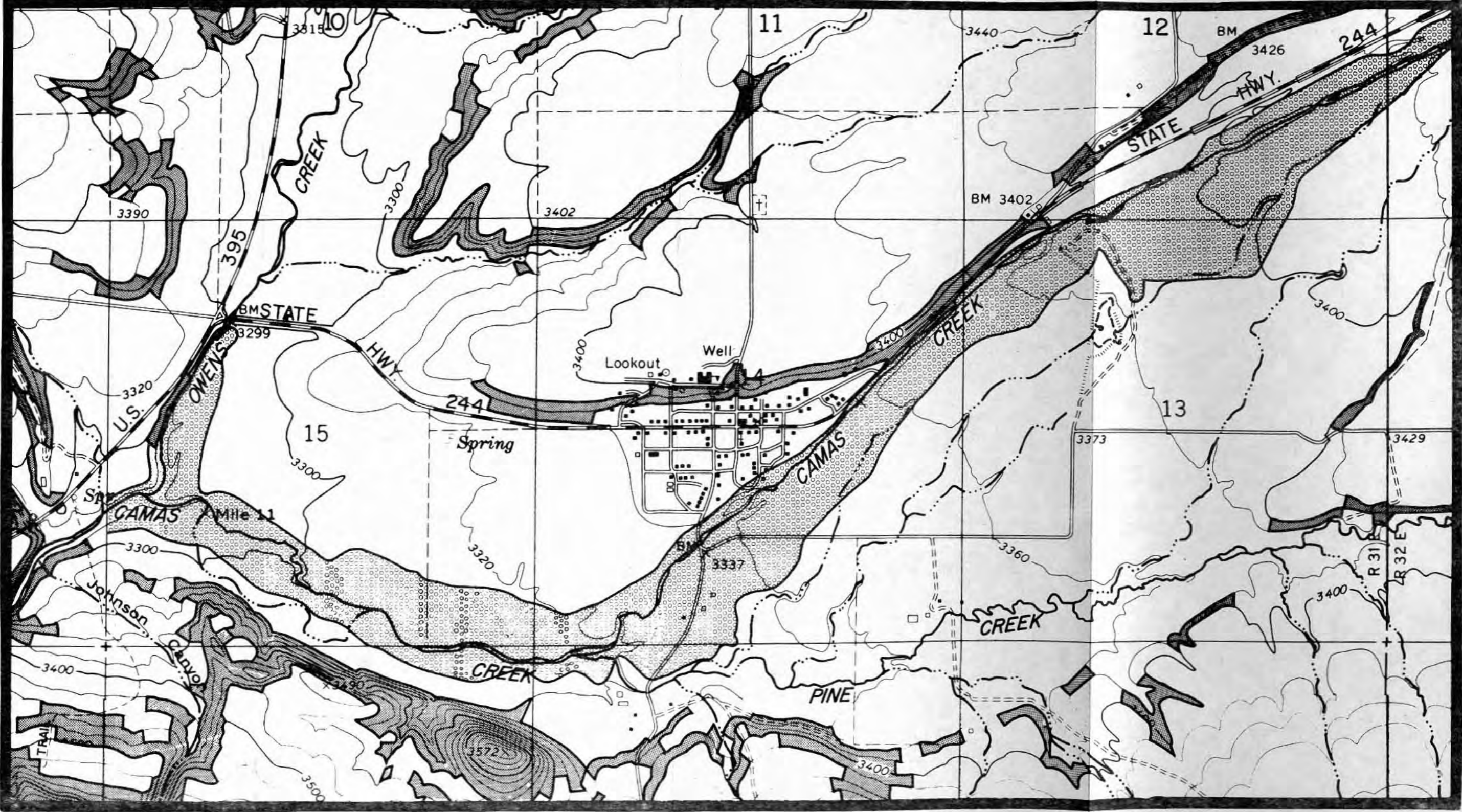
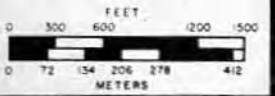
LEGEND

-  100 YEAR FLOOD PLAIN
-  PERENNIAL STREAM
-  INTERMITTENT STREAMS
-  SLOPES ≥ 12%
-  CONTOUR LINE (20 ft. interval)

SOURCES: FLOOD PLAIN-US Corps of Engineers, Walla Walla, WA, January 1976
 BASE MAP-US Geological Survey, Denver, Colorado, 1967









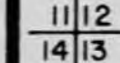
NATURAL HAZARDS

CITY OF UKIAH, OREGON



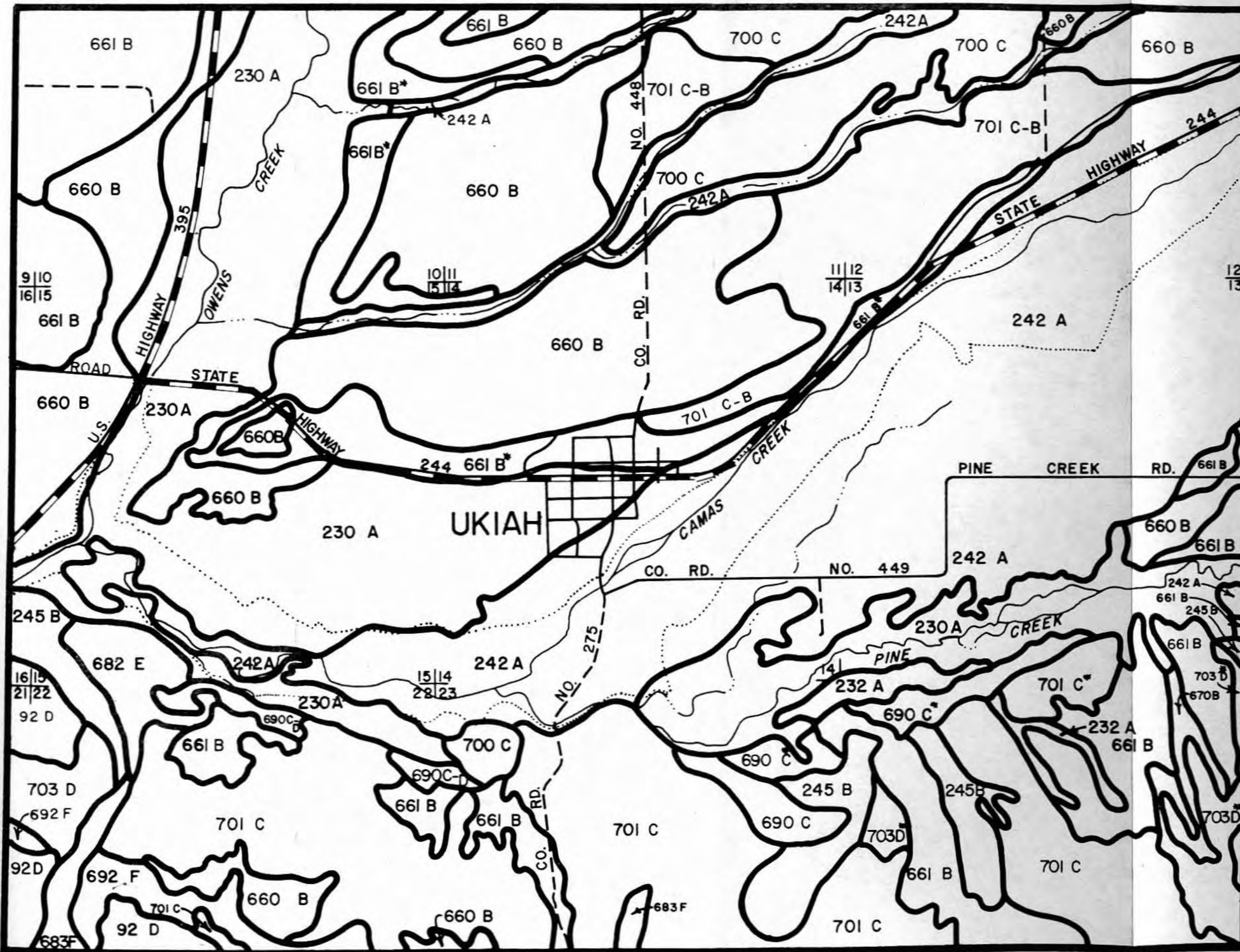
SOILS MAP CITY OF UKIAH OR.

LEGEND:

-  SOIL BOUNDARY
-  230 A SOIL NUMBER [see text]
-  PERENNIAL STREAM
-  INTERMITTENT STREAM
-  FLOOD PLAIN BOUNDARY
-  PAVED ROAD
-  IMPROVED ROAD
-  UNIMPROVED ROAD
-  $\begin{array}{|c|c|} \hline 11 & 12 \\ \hline 14 & 13 \\ \hline \end{array}$ APPROXIMATE SECTION CORNER

NOTE: Tentative soils map developed from old surveys and aerial photograph interpretation. Subject to field check.

SOURCE: USDA Soil Conservation Service, Pendleton, January 1977



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.

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.

The Camas Land Co. platted Ukiah in 1890 and a post office opened the same year with DeWitt C. Whitney as postmaster. It was named by E. B. Gambee for Ukiah, California, his former home. It was incorporated in 1972 with Lloyd Waid the first mayor.

Ukiah Businesses

C & D Motel and Trailer Park
Marshall Trailer Court

Exterior Wood Products
 Ken's Chevron
 Klothes Barn
 Rhodes Supply
 Panhandle Construction Company
 Trailroom Cafe and Bar

Source: 1978 Phone Directory

Employment

Ukiah's mainstay of employment is the U.S. Forest Service, and its fire crews, during the summer months, and area lumber and wood processing industries. The pine beetle infestation that has plagued Eastern Oregon forests from 1973 to 1976 has produced some benefits to Ukiah in the form of increased employment and industry. The disaggregation of the Ukiah Ranger Station Zone meant a loss of twelve temporary employment positions to Ukiah.

TABLE 4

	Head of Hs'hold		2nd Wage Earner		TOTAL	
	Number	%	Number	%	Number	%
Wood Processing and Lumber	17	47.2	1	11.1	18	40.0
Agriculture	6	16.7	-	--	6	13.3
Education	3	8.3	1	11.1	4	8.9
Construction	6	16.7	-	--	6	13.3
Clerical Retail	-	--	2	22.2	2	4.4
Ranching	1	2.7	-	--	1	2.2
Prof/Managerial	2	5.6	1	11.1	3	6.2
Other	1	2.8	4	44.4	5	11.1
TOTAL	36	100.0	9	100.0	45	100.0

Table 4 derived from the City of Ukiah Community Attitude Survey displays the dominance of lumber and wood processing in Ukiah's employment. The problems of this kind of dominance are illustrated when one considers the employment data for Umatilla County's lumber and wood processing sector, in Table 5.

TABLE 5

UMATILLA COUNTY EMPLOYMENT 1976

Lumber and Wood Processing

	J	F	M	A	M	J	J	A	S	O	N	D
Number	830	680	770	780	800	870	890	920	940	940	960	900
Percent of Total Employment	4.2%	3.5%	3.9%	3.9%	3.8%	3.4%	4.1%	4.0%	4.4%	4.3%	4.6%	4.3%

Low Employment
Low Production

High Employment
Full Production

SOURCE: State of Oregon Employment Division Research and Statistics, February, 1977.

The labor force is subject to the seasonal nature of this natural resource based economy and suffers the consequences of high employment and full production during spring, summer and early fall, low production and lower employment during winter and early spring months. The instability produced by these fluctuations is further reinforced by the other negative aspects of a silvaculture based economy; most specifically its dependance on national housing starts and mortgage interest rates, and susceptibility to natural forces (eg. insect infestation), which affect the production and sale of wood products. All these parameters are out of the control of local businessmen, thus, the labor force finds itself in the same predicament. This impact becomes more apparent when one realizes that though comprising an average of 4.1% of the yearly employment for Umatilla County, the fluctuations from month to month would become much more severe to a city with nearly half of its work force employed in lumber and wood products processing. The information contained in 1970 census data gives some basis for this assumption. According to these statistics (see Income section Table 7) 44% of Ukiah families have incomes of less than \$5,000. This compares unfavorably with the comparable County ratio of 22%, and State ratio of 19%. One can safely assume this results first from low annual income because of seasonal employment, and secondly the lack of any other kinds of industries, trade or service organizations in Ukiah or within easy commuting distance from Ukiah. At present the only permanent industry in Ukiah is a shingle factory employing five people. Clearly, lack of opportunity limits the capability of the labor force to the unstable income of the lumber and wood processing industries in Ukiah.

TABLE 6

Umatilla County Employment by Place and Major Sector, 1976

Place	Population		Manuf.		Gov't.		Trade		Services		Other	
	NUMBER	%	NUMBER	%	NUMBER	%	NUMBER	%	NUMBER	%	NUMBER	%
Umatilla County												
Adams	250	.5	---	---	39	.96	24	.58	(D)	.22	--	---
Athens	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	1,715	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 7 shows the distribution of family and unrelated individual's income for the City of Ukiah and surrounding rural area comprising Enumeration Districts 61 and 62, and compares these figures with income data for Umatilla County and the state. The Ukiah 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 7
1970 HOUSEHOLD INCOME

Income Level	Ukiah		Umatilla County		Oregon	
	# of Households	% of Households	# of Households	% of Households	# of Households	% of Households
\$ 0-\$ 2,999	68	26.0	1,224	11.0	50,100	9.0
\$ 3,000-\$ 4,999	47	18.0	1,252	11.0	53,942	10.0
\$ 5,000-\$ 7,999	66	23.0	2,661	23.0	104,197	19.0
\$ 8,000-\$ 9,999	25	9.0	1,883	16.0	83,987	16.0
\$10,000-\$14,999	45	16.0	2,974	26.0	152,677	28.0
\$15,000 +	23	8.0	1,533	13.0	97,580	18.0
TOTALS	274	100.0	11,527	100.0	542,483	100.0

SOURCE: Ukiah information from 1970 U.S. Census of Population and Housing, Fifth Count 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 the Ukiah area, Umatilla County and Oregon, it becomes apparent that Ukiah has a much higher percentage of its population (44% compared to 22% and 19% respectively) earning less than \$5,000 annually than do the other jurisdictions. Correspondingly, the city and surrounding rural area has a much lower percentage of households with incomes of \$8,000 or more annually -- 33% compared with 55% for Umatilla County and 62% for the state. There are several factors that must be considered when analysing this data. First, the data may be somewhat skewed because of inclusion of rural residents' income. Unfortunately, the City of Ukiah is not an independent enumeration district but is split and is included in two other primarily rural districts. Thus, city residents may have somewhat higher annual incomes than this information indicates. The other factor to consider is that the area is dependent on logging and cattle and sheep ranching which are by nature seasonal and thus low-paying on an annual basis.

More current income data for Umatilla County and Oregon is included in Table 8. It is apparent that some shifts have occurred as well as a substantial increase in the number of families earning over \$15,000 annually. The same kinds of changes may have occurred in Ukiah though until the 1980 census is completed it is impossible to draw any firm conclusions.

TABLE 8

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	13.0	103,282	13.0
\$ 3,000-\$ 4,999	1,848	11.0	77,052	9.0
\$ 5,000-\$ 7,999	2,654	16.0	109,020	13.0
\$ 8,000-\$ 9,999	1,966	11.0	82,790	10.0
\$10,000-\$14,999	4,402	26.0	212,302	26.0
\$15,000 +	3,662	22.0	235,254	29.0
TOTALS	16,800	100.0	819,700	100.0

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. (see Table 9) 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 Ukiah would have to be determined by a new survey. In 1977, the number of persons below poverty level in the Ukiah-Meacham Division (Cities of Ukiah and Meacham and southern rural Umatilla County) was 205, some of whom would be expected to live in the cities. This number constitutes about 4.6% of all Umatilla County residents (4,438) under Federally-established poverty level guidelines.

TABLE 9

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	12,768	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. (see Table 10) 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 is less than the comparable deciles in the state as a whole. To what extent this pattern persists in Ukiah is not known.

TABLE 10
 Median Income in Dollars Before Taxes
 by Deciles
 for Counties in Oregon Administrative District 12, 1978

Percentile	County					State
	UMATILLA Families	MORROW Families	GRANT Families	GILLIAM Families	WHEELER 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 11 shows the assessed valuation of Ukiah and Umatilla County.

The assessed valuation of the City of Ukiah increased about 223% or \$750,336 between 1972-73 and 1977-78. This increase is largely the result of a re-appraisal which was completed in 1976. Several new homes and mobile homes have also been sited in the city. In addition to the buildings and improvements that are reflected in total city valuation, Ukiah has several Forest Service buildings and homes that are not included in the city valuation.

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 11

TAX DATA

	Ukiah	Umatilla County
Assessed Valuation		
1972-73	\$ 337,080	\$416,830,661
1977-78	\$1,087,410	\$827,610,111
\$ Increase 1972-78	\$ 750,330	\$410,779,450
% Increase 1972-78	223%	99%

SOURCE: Abstract of Taxes, Umatilla County, Oregon, Fiscal Years 1972-73 and 1977-78.

A breakdown of Ukiah's tax rate is included in Table 12. The total tax rate has declined since 1969-70 though there have been fluctuations from year to year. Percentage allocations for school, Intermediate Education District and to some degree county taxing districts have fluctuated widely in recent years. It should also be noted that the City of Ukiah has levied no taxes to date.

The total bonded indebtedness for the City of Ukiah totals \$255,000 and is the result of water and sewer system construction. The \$100,000 water system bond is to be repaid over 40 years (the first payment was made in 1968) with yearly payments of \$5,876, while the \$155,000 sewer system bond is to be repaid over 40 years with annual payments of \$8,525. The first payment was made in 1976. Both bonds are to be repaid through user fees. Total indebtedness is about 23% of the assessed value of Ukiah, a ratio that is substantially higher than for most small cities in Morrow and Umatilla Counties. This is due to the relatively low assessed value and small population.

TABLE 12
TAX RATE BREAKDOWN
City of Ukiah

	1972-73		1977-78	
	Tax Rate	% of Total Tax Rate	Tax Rate	% of Total Tax Rate
County	3.39	16	2.30	8
I.E.D.	9.86	45	2.88	11
Bl. Mt. Ed. Dist.	1.73	8	1.88	7
Port #1	.38	2	.16	1
School #80	6.36	29	20.19	73
SUBTOTAL	21.72		27.41	
Less Rate Relief	---		---	
TOTAL	21.72	100	27.41	100
Total City Taxes Collected:	NONE		NONE	

SOURCE: Abstract of Taxes, Umatilla County, Oregon, for fiscal years 1972-73 and 1977-78.

Land Use and Zoning

As shown on the land use map and Table 13, existing major land uses include residential, public and vacant. A small number of parcels are in commercial use. A zoning ordinance was adopted in September 1978; there was no ordinance prior to this time. County zoning in the area includes heavy industrial, exclusive farm and general farm as shown on the map included in this chapter.

TABLE 13
Land Use Within City Limits

Use	Acres	%
Residential	53.8	34.8
Commercial	9.7	6.3
Industrial	0.9	0.6
Public and Semi-Public	18.7	12.1
Vacant	71.3	46.2
TOTAL	154.4	100.0

SOURCE: ECOAC Survey 1977.

Housing

Based on an ECOAC survey, Ukiah had sixty-two single-family homes and forty-one mobile homes as of May 1978. No data is available for Ukiah from the 1970 Census or from the Oregon State Housing Division.

Parks and Recreation

Ukiah's park is about one-half acre in size and has a tennis court, picnic and play areas. Sports in the area include hunting, fishing, camping, hiking and cross-country skiing.

Archeological and Historic Sites and Buildings

There are no officially identified archeological or historic sites or buildings in Ukiah. Several sites and buildings were identified by the Community Attitude Survey.

School

The Ukiah School District has one school which is located in the City of Ukiah. Capacity is 100 students and current enrollment is 114 students. There are presently no plans for expansion. The district has eleven teachers and seven other personnel. A map of the school district boundary has been included in this chapter.

Police

Law enforcement services are provided to Ukiah by the Umatilla County Sheriff's Department. There is no deputy in residence.

Fire

The Ukiah Rural Fire Protection District has ten volunteers and one fire truck. The fire station is located in the city. Ukiah's Fire Insurance Protection Class is #8.

Utilities

Water and sewer services are provided by the city. Hookup fees are \$100.00. Monthly water service is \$9.00; sewer is \$12.00. Electricity is provided by the Columbia Power Cooperative. Phone service is provided by the Eastern Oregon Telephone Company. Residential phone rates are \$5.95/month; business rates are \$9.20/month. Maps of water and sewer line locations have been included in this chapter.

Solid Waste

Garbage collection is available from the Stanley Stanhope Sanitary Service. Waste is buried at the landfill north of Pilot Rock. The landfill has capacity for another 8-10 years of service.

Communication

Local newspapers include the East Oregonian published six days a week in Pendleton and the Pilot Rock News published once a week. Ukiah does not have cable TV or FM.

Other Services

County, state and federal offices are located in Pendleton. Health services and facilities are available in Pendleton and LaGrande.

Population Projections

Population growth or decline in the Ukiah area is primarily dependent on the availability of commercial grade timber and the employment level maintained by the U.S. Forest Service. Any economic development will most likely be based upon the timber resource. The one exception to the above is the possibility of recreational development in the area. Vacation homes or year-round dwellings for retired persons might be attracted to the area to take advantage of hunting, fishing, and winter sports. Although relatively remote, Ukiah is a scenic area and only an hour's drive from Pendleton and LaGrande. Based on the above considerations, it is difficult to prepare specific population projections for Ukiah.

After the U.S. Forest Service Land Management Plan for the area is finalized in July 1979, it should be possible to more accurately project future population growth.

Sewage System

The sewer system is an integral part of Ukiah'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 provide adequate and complete treatment of sewage in order to preserve and protect environmental quality.
- e. To continually improve and maintain the sewage system in a manner that will allow it to carry out its intended functions.

TABLE 14

PRELIMINARY POPULATION FORECAST

	1970		1977		1980			1985			1990			1995		
			A	B/C	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	650	750	950
Pilot Rock	1,612	1,705	1,830	1,880	1,950	2,000	2,050	2,070	2,120	2,170	2,150	2,150	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	2,200	2,300	2,450	2,650
Ukiah	---	330	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	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 the appendix.

SOURCE: ECOAC, October, 1977.

In 1975, a Wastewater Facilities Plan was completed by a consulting engineer representing the City of Ukiah. The facility plan was the initial phase in a three-step process of establishing a new sewage collection and treatment system in Ukiah. In early 1978 construction on the new sewage system was completed. The system design is based on findings established by the facilities plan.

Funding for the new sewage facility was supplied through various sources; an approximate breakdown of funding is as follows:

SOURCE	AMOUNT	% of TOTAL
Environmental Protection Agency (EPA)	\$ 242,000	40%
U.S. Forest Service	140,000	23%
Farmer's Home Administration (FHA)	63,000	10%
City of Ukiah FHA Loan	155,000	27%
Total Project Cost	\$ 600,000	100%

Prior to the installation of the new facility, all sewage processing was accomplished through individual septic tank and drain field systems. This technique of sewage disposal was inadequate due to poor soil conditions and the high water table which is found in the Ukiah area.

The treatment facility for the City of Ukiah consists of:

- a. Two cell facultative lagoon which will have normal depth of three feet. Each has a surface area of approximately 1.8 acres and hold a volume of 5.3 acre-feet.
- b. A storage pond with a maximum surface area of 8.4 acres and a maximum storage volume of 47.9 acre-feet. The maximum depth of the storage pond is 6.25 feet.
- c. A thirty-six inch diameter, one hundred sixty foot long chlorination contact pipe.
- d. Approximately thirty-eight acres of land used for effluent disposal through a wheel line irrigation system with a buried main line.

An ultimate design population of 600 people was used for the sewage facility. Currently, the population of Ukiah is 320 people, but the facility is designed to operate effectively at the lower loading.

The collection system is also new. The sewer piping consists of mainly eight inch diameter laterals, submains, and trunk lines. There are also a few six inch diameter laterals. These pipes are all made of PVC.

There is also a pump lift station which pumps the sewage collected from the town through a six inch diameter force main which extends approximately 6,000 feet east of Ukiah to the sewage treatment facility.

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. Ukiah is situated in the John Day Drainage 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.

The new treatment facility in Ukiah was designed to accommodate a future population of 600 people. Its design life is forty years. This means that additional population growth beyond the City limits but within the growth boundary can be handled by the new treatment facility. If additional growth occurs beyond a population of 600 people, the sewage treatment facility will have to be expanded. The most economic means of expanding would be that of adding more lagoon and storage space as future growth dictates.

The new collection system which has been installed in Ukiah is capable of servicing any future growth within the City limits. Growth beyond the City limits but within the growth boundary can be accommodated with only minor extensions of sub-mains and the addition of laterals as development occurs.

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.

In the years 1967-69, Ukiah's present water system was installed. The funding for the water system was aided through a Farmer's Home Administration loan. Today, the Ukiah water system serves one hundred households and five businesses and industries. The daily average water consumption is 80,000 gallons or approximately 32,000,000 gallons per year.

The City is presently obtaining its water from a well which was drilled in 1968. This well is capable of producing 450 gallons per minute after nine hours of pumping and 520 gallons per minute after twenty-six hours of pumping. The total depth of the well is 580 feet and the static water level below the ground surface is at eighteen feet.

The pump being used for extracting water from the well is approximately eight-years-old. The capacity of the pump is 500 gallons per minute and the pump is in good general condition.

The static ground water levels recorded during the existence of the City's well show that no change has occurred in ten years. This indicates favorable ground water conditions in the immediate area.

Ukiah's water storage facilities consist of an above ground reservoir, constructed of concrete. The reservoir was installed in 1969, and is capable of holding 60,000 gallons of water. The overall condition of the reservoir is good. Presently the existing reservoir holds only enough water to supply seventy-five percent of an average day's demands. The remaining daily water requirement must be supplied by pumping from the well.

Installation of Ukiah's distribution network was completed in 1969. The main components of the system consist of:

- a. Booster pump to maintain adequate pressures under various flow conditions.
- b. 1,200 feet of eight-inch diameter asbestos-cement pipe. This is also used in the capacity of the supply main.
- c. 1,800 feet of six-inch diameter asbestos-cement pipe. This is also used in the capacity of the supply main.
- d. 6,500 linear feet of four-inch diameter asbestos-cement and PVC pipe. This pipe serves as auxiliary mains and distribution lines.
- e. 1,700 feet of two-and-one-half inch diameter PVC pipe. These are used for distribution lines.

The present distribution system in Ukiah, although relatively new, is undersized and lacks adequate looping in a few sections of town. The undersized lines result in inadequate pressures and flows to insure proper fire protection. Also many fire hydrants are located on four-inch lines instead of the minimum six-inch line size required by the Oregon State Health Division for serving hydrants. Insufficient looping characteristics cause major use interruptions for required service work and also add to poor pressure and flow conditions.

Fire hydrant placement is not satisfactory to service many of the existing structures in Ukiah.

The City of Ukiah's present well has the capacity to serve an overall population of 2,880, assuming an average daily consumption of 250 gallons per capita. At a maximum daily use of 375 gallons per day per capita, the source could accommodate a population of 1,920. This indicates that the City's well has sufficient capacity to supply future residential and commercial expansion as well as potential industrial development.

Groundwater records for the Ukiah area show favorable characteristics for future well development if the need arises.

The existing source relies on only one pump to extract water from the well. Since Ukiah's storage facility is small, it would be desirable to introduce into the system a secondary pump to insure water supply capabilities if one pump becomes unexpectedly inoperable.

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.

Ukiah's source alone has enough capacity to meet those requirements, but storage is desirable as a backup in emergencies. It would be advantageous for Ukiah to incorporate more storage facilities within their system to cope with periods of unplanned pumping shutdowns.

Future growth in Ukiah will be stifled by inadequacies in the present system to insure adequate pressures, flows and serviceability without user shutdown. A plan of action will have to be initiated to secure funding and identify priorities in order to solve the problem of undersized pipe and inadequate looping. Sufficient fire hydrant placement will also have to be strived for in order to insure future fire protection capabilities.

Storm Drainage

The development of sewage and water service has taken precedence in small communities while storm drainage has often been neglected.

At present, Ukiah has no storm drainage system but does suffer from problems associated with flooding and excessive storm run-off.

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 Ukiah 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.

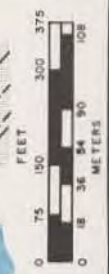
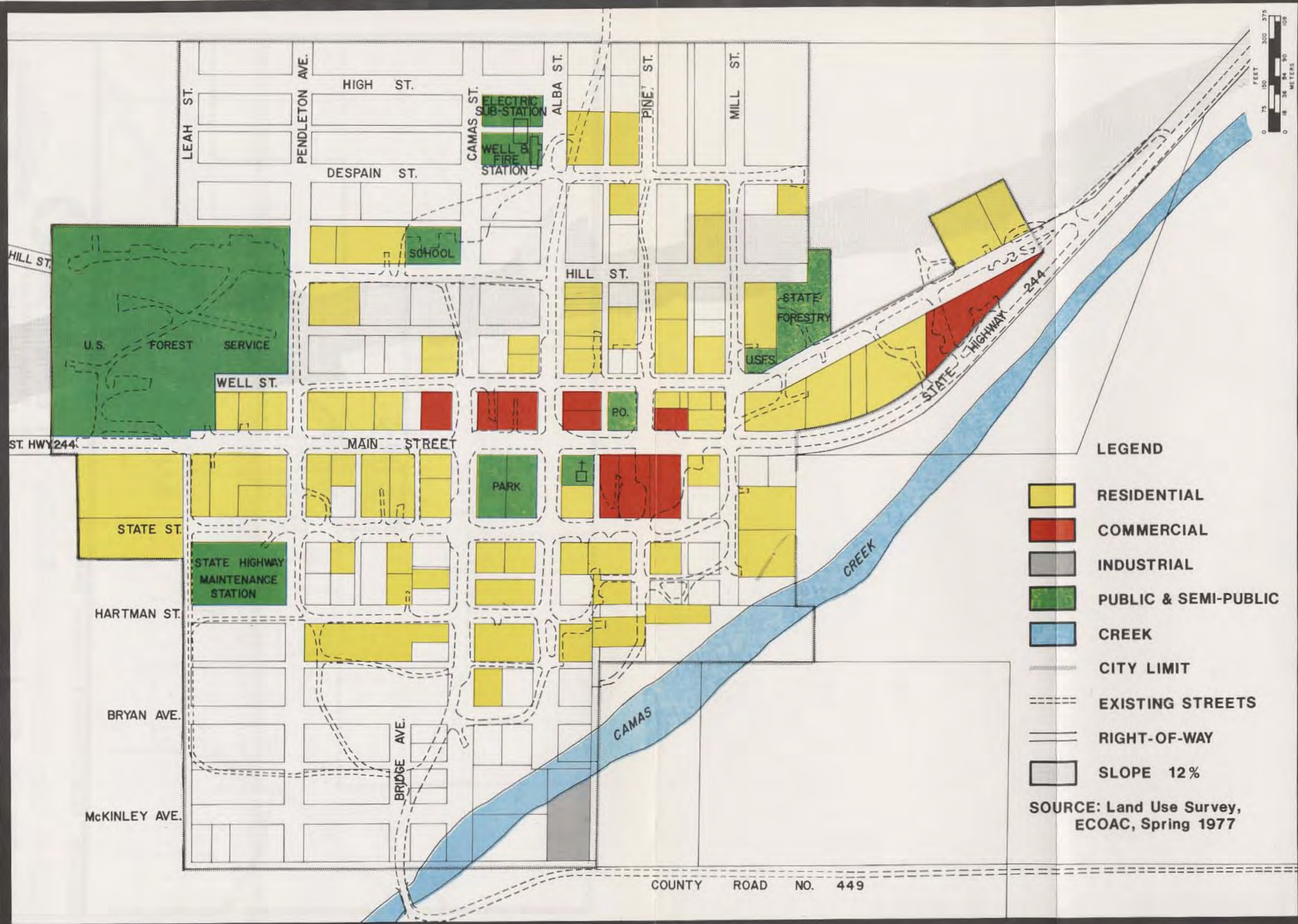
Transportation

The major road access provided to the City of Ukiah is through Oregon State Highway 244 (east/west) and U.S. Highway 395 (north/south). These highways link Ukiah with regional production, distribution and marketing centers. Additional access to the City is furnished by County roads No. 448 to the north and No. 449 to the south.

Currently the only paved street in Ukiah is Main Street (State Highway 244). All other existing streets are either gravel surfaced or dirt and many are not contained within public rights-of-way.

State Highway No. 244 should be resurfaced within the City limits. U.S. Highway 395 should be renovated and safety improvements made between Ukiah and the Heppner-Pilot Rock junction. County Road No. 448 and No. 449 should be paved within the City limits and turned over to the City for future maintenance. The bridge over Camus Creek (County Road No. 449) should be replaced.

After needed work on the water system, sewage system, storm drains and utility lines is completed, all City streets should be paved. Paving should be completed in areas of existing development first.



LEGEND

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC & SEMI-PUBLIC
- CREEK
- CITY LIMIT
- EXISTING STREETS
- RIGHT-OF-WAY
- SLOPE 12%

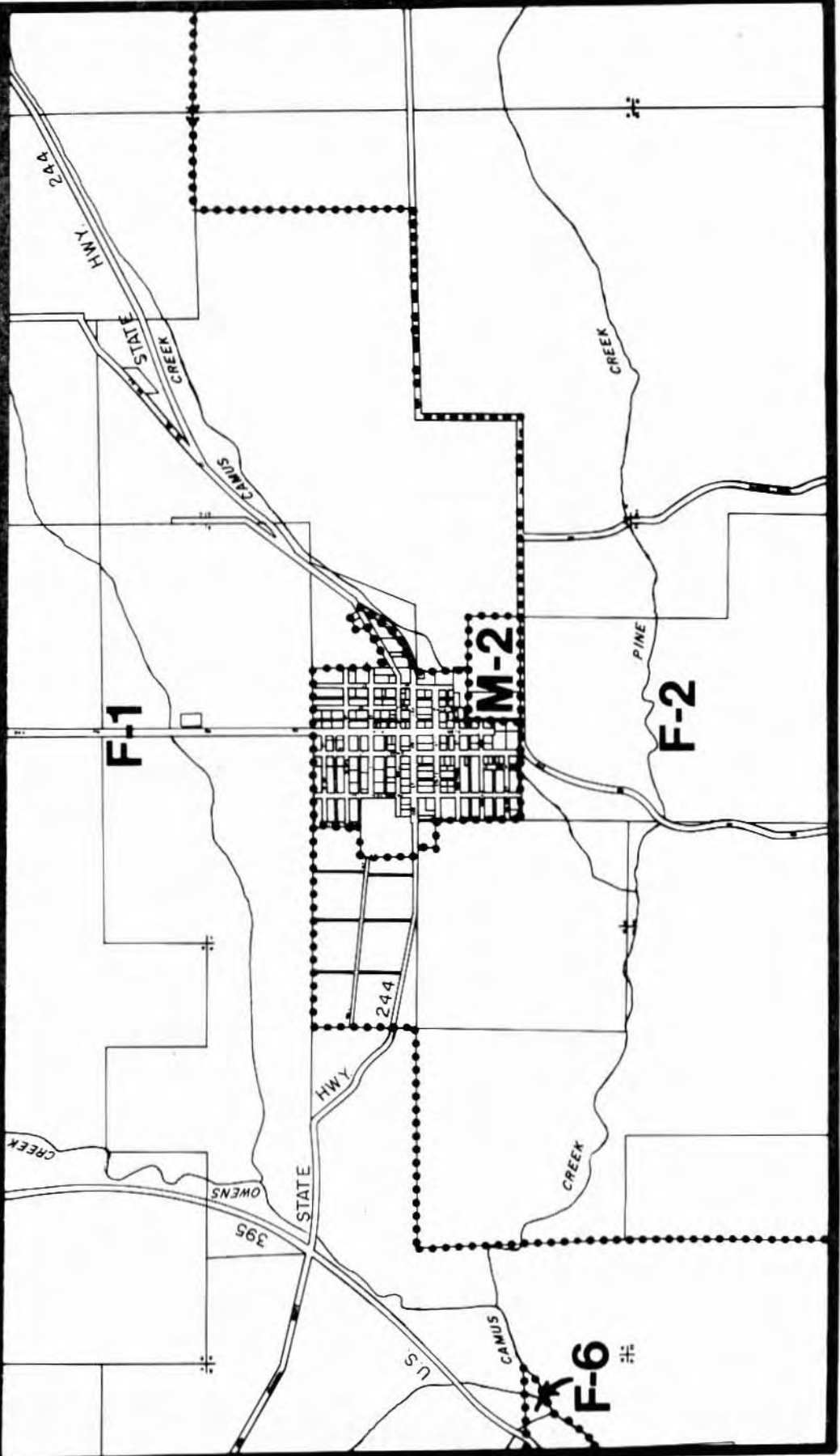
SOURCE: Land Use Survey, ECOAC, Spring 1977

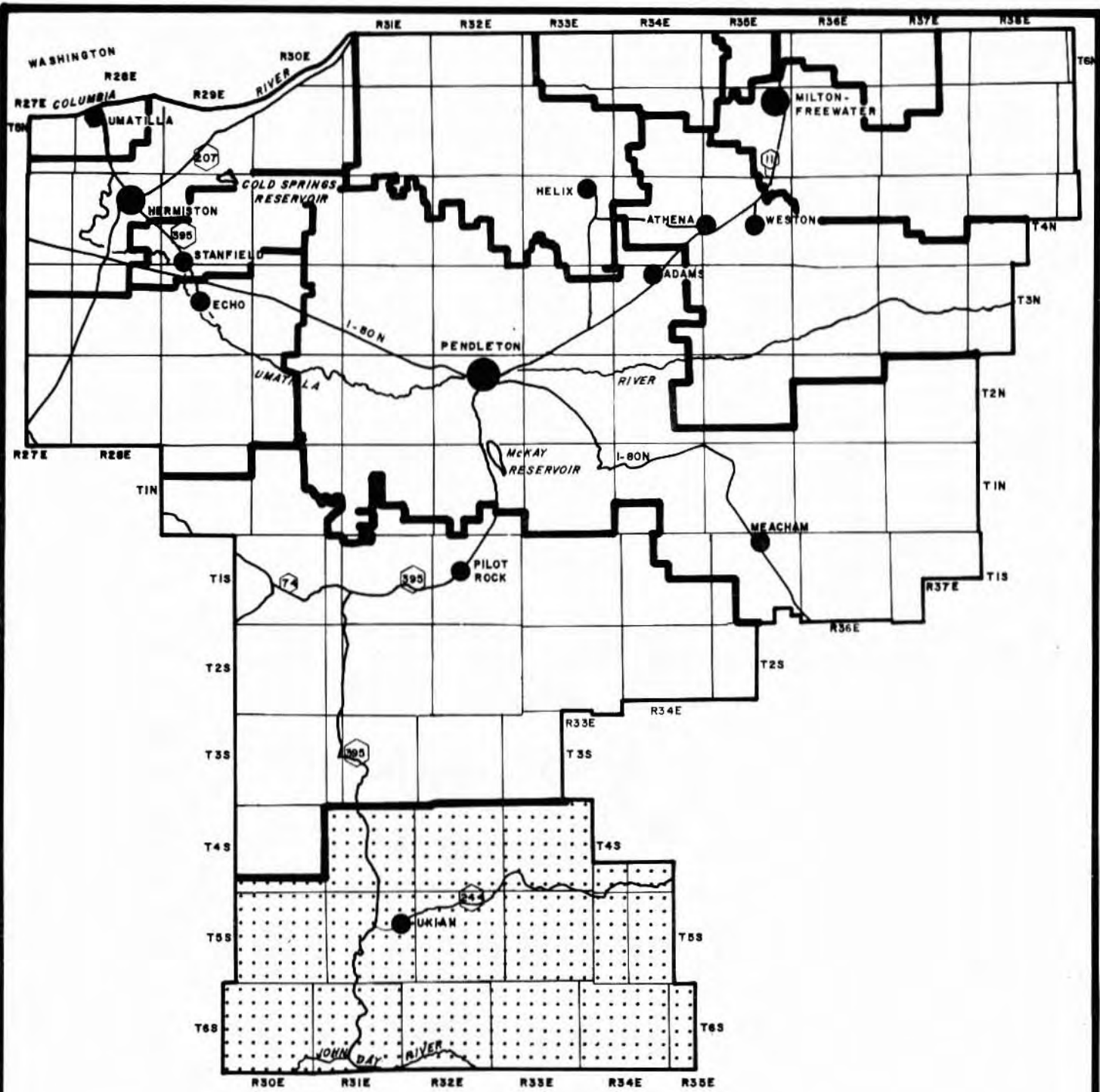
LAND USE
CITY OF UKIAH, OREGON

COUNTY ZONING CITY OF UKIAH, OREGON

SOURCE: Umatilla County Planning Dept., 1977

- LEGEND**
- M-2 HEAVY INDUSTRIAL
 - F-1 EXCLUSIVE FARM
 - F-2 GENERAL FARM
 - F-6 PARK





LEGEND



80-R UKIAH

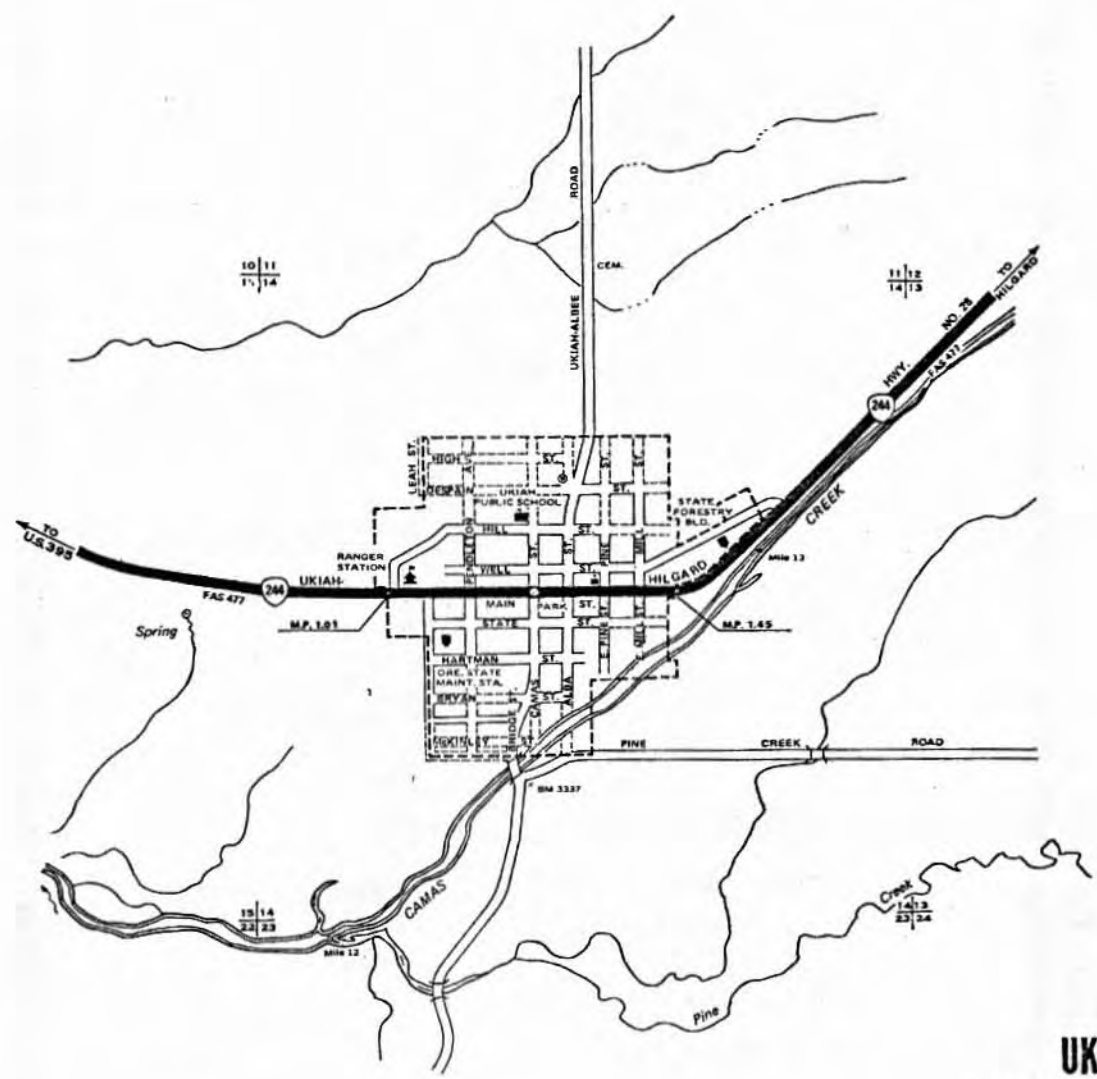
SCHOOL DISTRICT BOUNDARIES

SOURCE: Umatilla Intermediate Education District, Pendleton, Oregon, October 1977



**SCHOOL DISTRICT BOUNDARIES
UMATILLA COUNTY, OREGON**





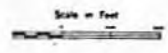
UKIAH

UMATILLA COUNTY, OREGON

LEGEND

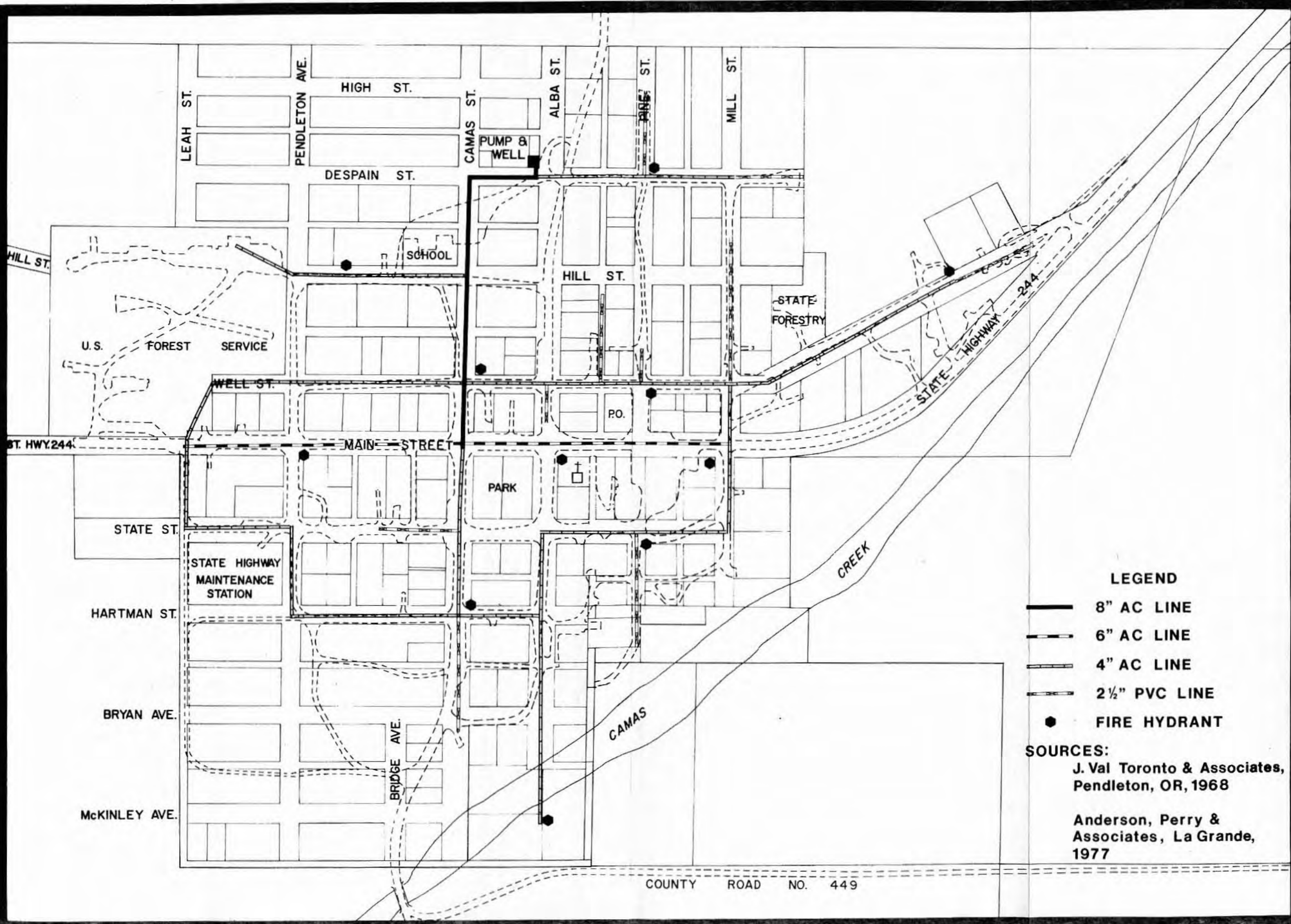
- | | | | |
|--|---------------------------------------|--|---------------------------|
| | FEDERAL AID INTERSTATE SYSTEM | | INTERSTATE NUMBERED ROUTE |
| | FEDERAL AID PRIMARY SYSTEM | | U.S. NUMBERED ROUTE |
| | FEDERAL AID SECONDARY SYSTEM - STATE | | STATE NUMBERED ROUTE |
| | FEDERAL AID SECONDARY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






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



Pop. 318

Sept. 1972



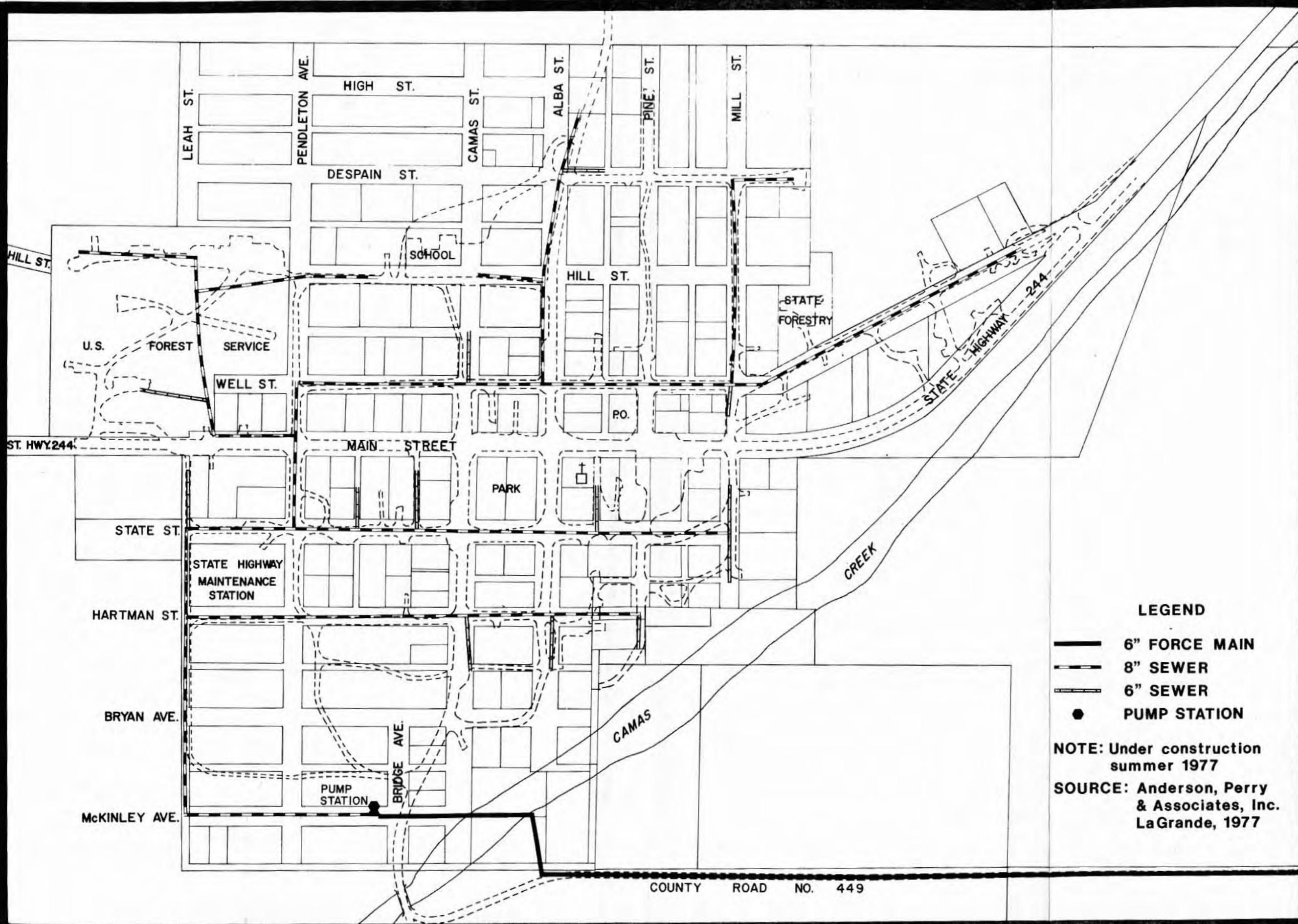
- LEGEND**
-  8" AC LINE
 -  6" AC LINE
 -  4" AC LINE
 -  2 1/2" PVC LINE
 -  FIRE HYDRANT

SOURCES:
 J. Val Toronto & Associates,
 Pendleton, OR, 1968





 Anderson, Perry &
 Associates, La Grande,
 1977

WATER SYSTEM
 CITY OF UKIAH, OREGON

COUNTY ROAD NO. 449



LEGEND

-  6" FORCE MAIN
-  8" SEWER
-  6" SEWER
-  PUMP STATION

NOTE: Under construction
summer 1977

SOURCE: Anderson, Perry
& Associates, Inc.
LaGrande, 1977

SEWERAGE SYSTEM
CITY OF UKIAH, OREGON

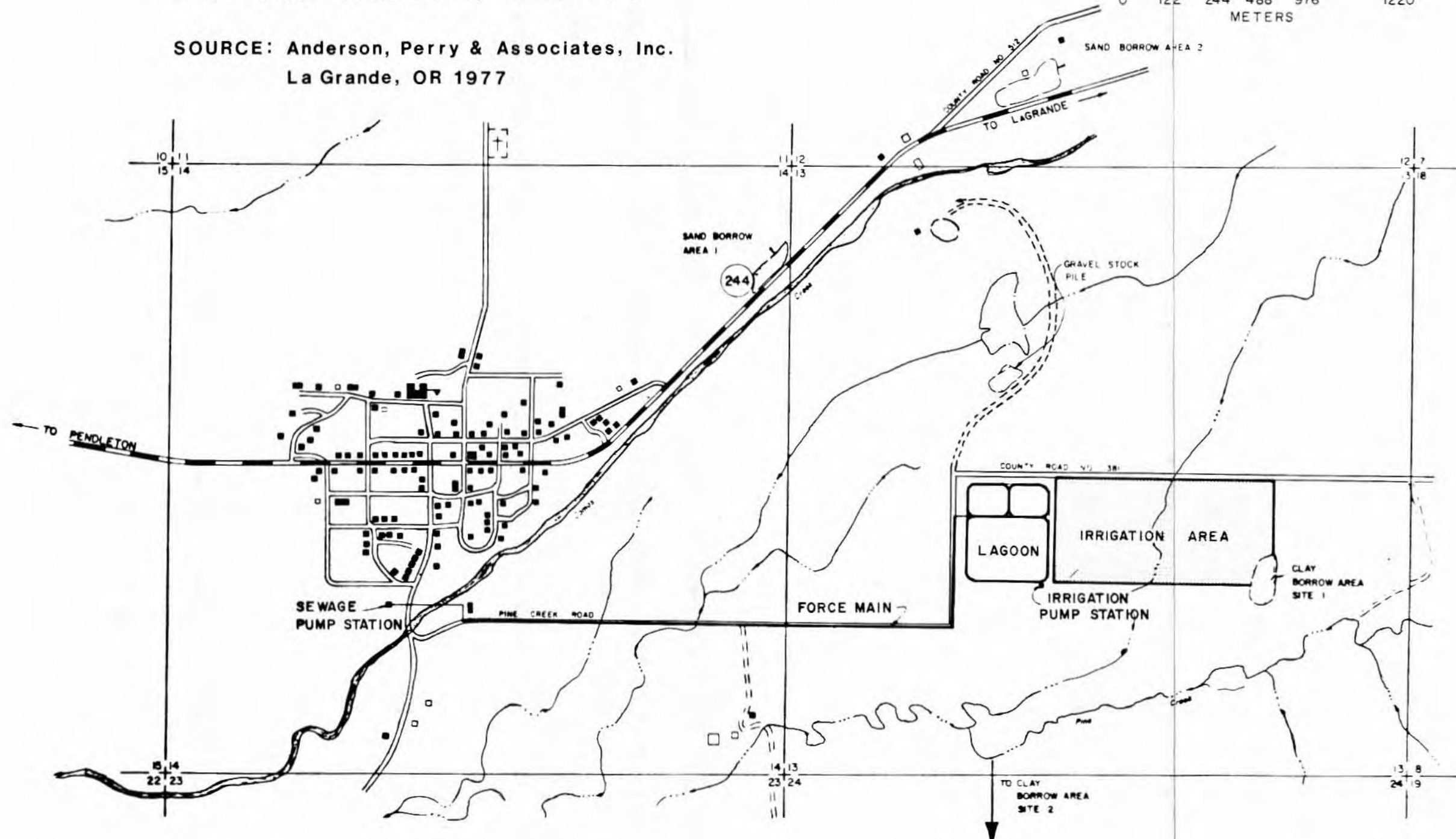
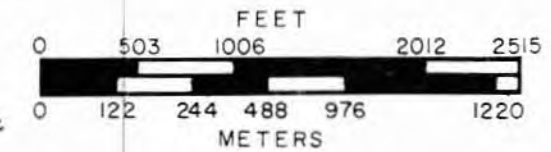
COUNTY ROAD NO. 449

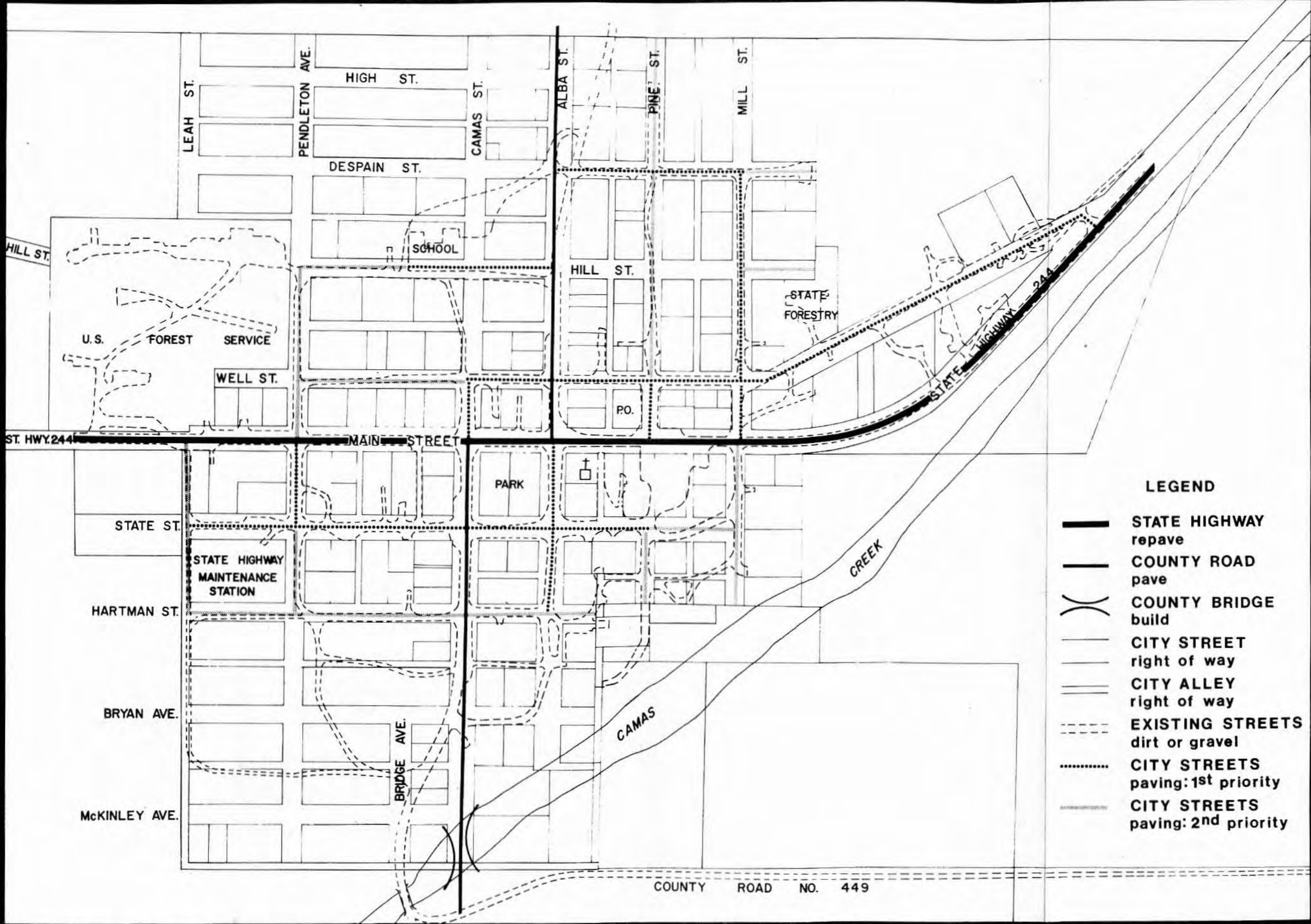
SEWERAGE SYSTEM CITY OF UKIAH, OREGON

PUMP STATION, FORCE MAIN, LAGOONS & IRRIGATION AREA

NOTE: Under construction, summer 1977

SOURCE: Anderson, Perry & Associates, Inc.
La Grande, OR 1977





LEGEND

-  STATE HIGHWAY
repave
-  COUNTY ROAD
pave
-  COUNTY BRIDGE
build
-  CITY STREET
right of way
-  CITY ALLEY
right of way
-  EXISTING STREETS
dirt or gravel
-  CITY STREETS
paving: 1st priority
-  CITY STREETS
paving: 2nd priority

STREET PLAN
CITY OF UKIAH, OREGON

COUNTY ROAD NO. 449

LAND USE PLANNING

CHAPTER IX

Land Use Planning

Establishment 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, public facilities and so on.

The following assumptions were made about growth within the Ukiah urban planning area:

- (1) Future growth rates are uncertain,
- (2) Ukiah will be able to provide adequate water and sewer facilities to accommodate growth,
- (3) The forest resource base will continue to provide the majority of jobs,
- (4) There is potential for retirement and leisure related development, and
- (5) Umatilla County will encourage residential, commercial and industrial development within urban growth boundaries.

Factors considered before the urban growth boundary was established included:

- (1) Land requirements
 - a) Residential
 - b) Commercial
 - c) Industrial
 - d) Public and semi-public
- (2) Natural barriers
 - a) Camas Creek floodplain
 - b) Soil classifications and development limitations
 - c) Slopes greater than or equal to 12 percent
 - d) Topography
- (3) Public facilities (potential ability to provide)
 - a) Water
 - b) Sewer

As shown on the Comprehensive Plan Map in Chapter V, the boundary established includes the existing city limits and an area northwest, north and northeast of the city. The area to the northwest was included to allow expansion of the U.S. Forest Service facility. The area to the north was included to allow the addition of another east-west street. The area to the northeast was included to provide additional residential sites where water, sewer and streets would easily be extended. Two expansion areas were identified. One to the north for residential development. A second to the southwest for industrial development. These expansion areas may or may not be needed. By designating these areas now, Ukiah can more easily revise its plan at a later time if required by development pressures.

Future Land Use

Land has been designated for residential, commercial, industrial and public uses based on technical data, the Community Attitude Survey, current use, and information obtained at public hearings and city council meetings.

Please refer to the Comprehensive Plan Map in Chapter 5 and Table 15 for specific locations and acreages for different uses.

TABLE 15

Future Land Uses Within
The Urban Growth Boundary

Type	Acres	Percentage
Residential	70.1	34.7
Residential/ Commercial	31.6	15.7
Industrial	21.0	10.4
Public and Semi-Public	20.8	10.3
Future Residential and Public	58.4	28.9
TOTAL	201.9	100.0

NOTE: Expansion areas outside the urban growth boundary equal 107 acres.

County Review of the Comprehensive Plan and Technical Report

The following reviews are based upon the process adopted in 1977 as given in the Appendix.

Planning Commission (7-12-78)

Charles Merrill read a brief staff report review of the Ukiah Technical Report. See attached Item "A". In reference to item C-1 of the staff report Mr. Markus asked for further clarification and noted relative to C-2 that population and economic projections are impossible to measure accurately, but feels a good job has been done. Referring to item C-3 of the staff report, Markus stated he can document existing vacant lands but not existing available vacant lands, as it is nearly impossible to determine owner's wishes. As far as item C-4 is concerned Markus feels no clarification is necessary and he agreed with item C-5, current land use and market value will be used in assessing land in the Urban Growth Boundary.

Discussion followed concerning Ukiah's Urban Growth Boundary and the various reasons for the boundaries being as they are. Mr. Markus commented that all city services are in good shape and should be adequate to service the Urban Growth Boundary area. The availability and interest of the real estate market in Ukiah was discussed.

Chairman Troedson entertained a motion for disposition of the request. Commissioner Harstad moved to recommend approval of the Ukiah Technical Report for the Ukiah Comprehensive Plan. Markus made further comments concerning the items suggested for clarification in the staff report review. Del McNerney commented that the reason a city prefers to have a large urban growth boundary is because once city services have started to become extended in one direction it is much easier to continue it in that same direction. Mr. Merrill stated property owners included within an enlarged urban growth boundary probably would not appreciate being under the influence of the city but not able to take advantage of city services. Mr. Markus disagreed with this assumption, stating that all property owners in the city and urban growth boundary area have received a copy of the comprehensive plan and map and have had ample time to voice their objections. At this point Commissioner Tillman seconded the motion and the motion passed unanimously among the Planning Commission present.

Board of Commissioners (8-2-78)

Chuck Merrill read the staff report, pointing out the goals and objectives and that some concerns in the staff report need more addressing.

Henry Markus, Planner for the City of Ukiah, replied he did not understand some of the concerns addressed by the planning staff - one being a population estimate. In order to estimate a population figure for Ukiah, it would depend on what the Forest Service came up with and that figure would be nothing more than a guess.

Chuck Merrill mentioned some of the policy statements have not been considered or addressed. Some effort needs to be made in order to clarify the goals and objectives stated in the staff report.

After further discussion between Chuck and Henry, Commissioners Robertson and Lynch agreed there appears to be some confusion and lack of communication between the County planners and the planner for Ukiah.

It was suggested Chuck draw up a list of recommendations pointing out ways the policy statements, and goals and objectives could be clarified to the satisfaction of the County Planning Staff.

Commissioner Robertson added the Board could approve the Technical Report with the recommendations subject to the Planning Commission's review.

Henry questioned the time element involved.

Chuck replied perhaps the latter part of next week - August 16, 1978.

Commissioner Robertson instructed Chuck to write up a list of recommendations so that he (Chuck) and Henry can sit down and settle their differences.

Commissioner Lynch made the motion to accept the City of Ukiah's Technical Report with the forthcoming recommendations subject to the Planning Commission's review. Commissioner Robertson seconded the motion. Two in favor, none opposed; motion carried.

Board of Commissioners (8-16-78)

Chuck Merrill, Planning Department, reviewed the Technical Report for Ukiah. He said the latest portion of the comprehensive plan was submitted to the County for review July 12, 1978, the Planning Commission recommended approval July 12, 1978. On August 2, 1978, the Board of Commissioners held a public meeting and directed the Planning staff to prepare a detailed staff report for presentation to the Board on August 16, 1978. Board comments made at this time will be considered by the city once more before submission of the finalized comprehensive plan to the County Planning Commission and to the Board of Commissioners for adoption outside city limits and to the urban growth boundary.

Henry Markus, ECOAC, handed out the same materials previously given to the County Planning Commission. See attached memo.

Chairman Starrett mentioned that these reports will be reviewed later in private.

Mr. Markus observed that no one had come down from Ukiah to the hearing so he would answer any questions. He noted three points:

1. The attached memo will be revised before final adoption by the city. Many of the County Staff comments will be very appropriate in terms of things to strengthen the technical reports.
2. The city is already preparing a planning ordinance which is on a whole city format whereas the draft plan is now on a goal objective format. The key difference is that one means these are things we want to do, whereas the ordinance will say that these are city policies that we will follow in making decisions in the future. In addition to that, the zoning and subdivision mobile home ordinance has been drafted and the City is working on refining those. In the case of Ukiah, they have just adopted a mobile home ordinance. They are waiting on the zoning ordinance and the joint management agreement with the County until this review and Board recommendations are finalized and sent back to the City. A meeting is scheduled for September 5, 1978 to finalize the planning and zoning ordinance.

3. It is difficult to get a population projection for Ukiah as it has to rely on the Forest Service for information and that is just a guess. A population projection is necessary to get sewage and fire projections. He added, the reason the growth boundary on the north end of town was laid out the way it was was to allow the street system to be completed.

Commissioner Robertson motioned to approve the Technical Report on Ukiah as it is, and the staff recommendations be followed. Commissioner Lynch 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 (Ukiah, Pilot Rock, Echo) 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 is 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.

Senior Planner Chuck Merrill stated the staff report before the Board for Ukiah is basically the same as the one they received before. In summary, the Final Plan effectively addresses the concerns voiced during previous county review of the Draft Plan. The City proposed Joint Management Agreement implementing measure also appears satisfactory. Thus, the county planning staff believes that as presented, this Final Plan should receive recommendation for adoption to the Board of Commissioners.

Henry Markus, Planner for City of Ukiah, stated there has been no change in the Plan since the Board last reviewed it.

Mr. Merrill noted that Jeri Cohen (LCDC Coordinator) has made some slight alterations to the model Joint Management Agreement which should be considered in the near future. These were reviewed briefly. Mayor Lloyd Waid stated he is in agreement with the changes.

No objections to the Final Plan were voiced. Mr. Markus noted that the Joint Management Agreement for the City of Ukiah is different than the model before the Board now. It is based on that model, but specific sections have been changed based on the various comments of the City Council. He proceeded to explain the major changes. However, Chairman Starrett indicated the Board would like to review only that document (urban growth boundary agreement) which they will be approving shortly. Markus stated the agreement was given to the Board for review about two months ago. After briefly conferring with the other Board members, Starrett indicated they have reviewed the document at the last hearing and have no objections.

Further discussion followed, after which the hearing was closed. Commissioner Robertson then moved that the Ukiah Comprehensive Plan and Technical Report be approved and forwarded to the State for acknowledgement. The motion was seconded by Commissioner Robertson and carried, with Chairman Starrett voting in favor of the motion.

Joint Management of the Urban Growth Area

The urban growth area is land between the existing city limits 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 Ukiah 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 portions 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

Ukiah School District

Ukiah Rural Fire Protection District

United States Forest Service - Umatilla National Forest

Oregon Department of Forestry

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

United States Department of Housing and Urban Development -
Federal Insurance Administration (flood insurance maps)

Plus many other state and federal agencies which potentially are affected governmental units because they have programs which include the Ukiah urban planning area.

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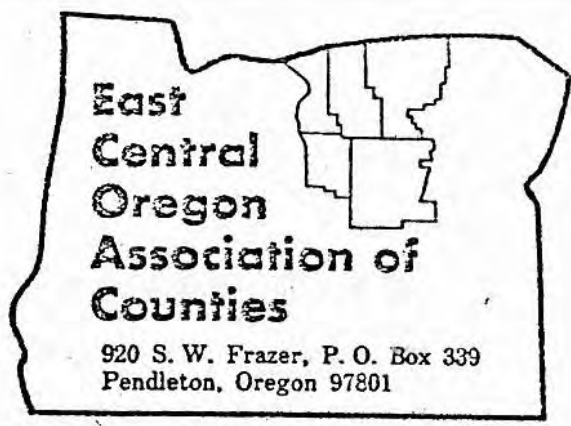
APPENDICES

CHAIRMAN
Commissioner Barbara Lynch

VICE CHAIRMAN
Judge Andrew F. Leckie

SECRETARY-TREASURER
Mayor Lawrence P. Gray

EXECUTIVE DIRECTOR
Ronald R. Hall



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

A voluntary association of the following COUNTIES and Cities: GILLIAM: Arlington, Condon, Lonerock; GRANT: Canyon City, Dayville, Granite, John Day, Long Creek, Monument, Mt. Vernon, Prairie City, Seneca; MORROW: Boardman, Heppner, Ione, Irrigon, Lexington; UMATILLA: Adams, Athena, Echo, Helix, Hermiston, Milton-Freewater, Pendleton, Pilot Rock, Stanfield, Ukiah, Umatilla, Weston; WHEELER: Fossil, Mitchell, Spray.

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.

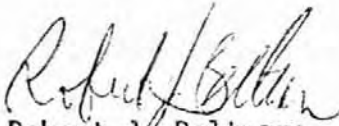
The jurisdictions of Morrow and Umatilla Counties are looking forward to working with your agency in the development of their comprehensive plans.

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

ATTACHMENT B

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. J. K. Palmer, Administrator
City of Umatilla
Post Office Box 130
Umatilla, Oregon 97882
922-3226

Mr. David R. Moon, Planning Director
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

* Heppner, Ione, Irrigon, Lexington

Mr. Donald G. Burns, Associate Planner
Morrow County Planning Department
Morrow County Court House
Heppner, Oregon 97836
676-5030

* 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

* Boardman

Mr. Jim Thompson, Administrator
City of Boardman
206 Main Street, North
Boardman, Oregon 97818
481-9252

* Hermiston

Mr. L. T. Harper, City Manager
City of Hermiston
295 East Main Street
Hermiston, Oregon 97838
567-5521

Umatilla County

* Umatilla County

Mr. Dave Bishop, Planning Director
Umatilla County Planning Department
Umatilla County Court House
Pendleton, Oregon 97801
276-7111 ext. 314

* Milton-Freewater

Mr. Del McMerney, 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 Owerships, 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. 97801
Phone 276-7111
Ext 314

U M A T I L L A C O U N T Y

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.
November 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.
January 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 190
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 Quелlette
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 (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

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. Malland
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

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 Elsberg
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 McNerney
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.

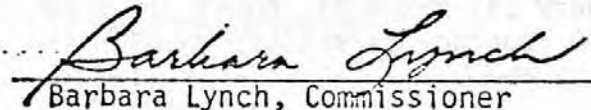
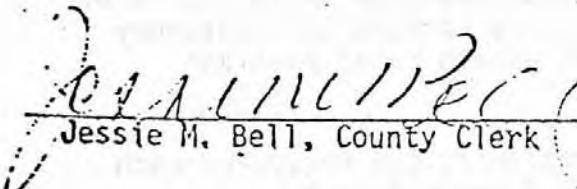
Dated this 20th day of July, 1977.

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 run 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.

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.

ALUMAX--ASSOCIATED EMPLOYMENT*

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.

Morrow and Umatilla Counties

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.