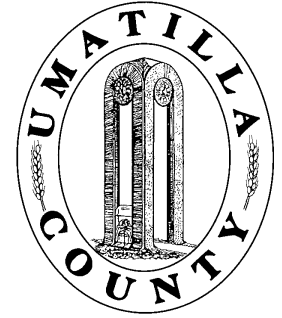


Umatilla County

Department of Land Use Planning



AGENDA

Umatilla County Planning Commission

Public Hearing

Thursday, August 24, 2017, 6:30 p.m.

Justice Center Media Room, Pendleton, OR

Members of Planning Commission

Randy Randall, Chair
Gary Rhinhart, Vice-Chair
Tammie Williams
Don Wysocki
Don Marlatt
Suni Danforth
Cecil Thorne
Tami Green
Clive Kaiser

Members of Planning Staff

Tamra Mabbott, Planning Director
Bob Waldher, Assistant Planning Director
Carol Johnson, Senior Planner
Brandon Seitz, Senior GIS Planner
Gina Miller, Code Enforcement Coordinator
Tierney Dutcher, Administrative Assistant

1. **Call to Order**
2. **Adopt Minutes** (Thursday, July 27, 2017)
3. **NEW HEARING:**

TEXT AMENDMENT, #T-16-068, PLAN AMENDMENT #P-117-16, ZONE MAP AMENDMENT, #Z-309-16, and VARIANCE, #V-348-17 application submitted by the OREGON DEPARTMENT OF TRANSPORTATION. The applicant requests to add an expansion of an existing quarry (Meacham Quarry) to the Umatilla County Comprehensive Plan list of Goal 5 protected Significant Sites and apply the Aggregate Resource (AR) Overlay Zone to the entire quarry site. The proposed expansion would add approximately 19 acres to the existing Goal 5 protected site. The property is located off the west side of the Old Oregon Trail Highway, described as Township 1 North, Range 35 East, Section 34, Tax Lots 800, 900, and 1000, and Township 1 South, Range 35 East, Section 03AB, Tax Lot 100. The existing quarry is zoned Grazing Forest (GF) with Aggregate Resource overlay (AR). The proposed expansion area is currently zoned GF and Forest Residential (FR).

4. **Other Business**

Ginny Kerns - Work Session: Update to Recreation Element of Comprehensive Plan

5. **Adjournment**

Upcoming Meetings:

Thursday, September 28, 2017, 6:30 PM
Thursday, October 26, 2017, 6:30 PM
Thursday, November 16, 2017, 6:30 PM
Thursday, December 14, 2017, 6:30 PM

DRAFT MINUTES
UMATILLA COUNTY PLANNING COMMISSION
Meeting of Thursday, June 27, 2017
6:30 p.m., Umatilla County Justice Center, Media Room
Pendleton, Oregon

** ** ** **

COMMISSIONERS

PRESENT: Randy Randall, Chair, Gary Rhinhart, Vice Chair, Don Marlatt, Tami Green, Cecil Thorne

ABSENT: Suni Danforth, Don Wysocki, Clive Kaiser, Tammie Williams

STAFF: Tamra Mabbott, Bob Waldher, Tierney Dutcher

** ** **

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

CALL TO ORDER

Chair Randall called the meeting to order at 6:34 p.m. and read the opening statement.

MINUTES

Chair Randall asked the Planning Commission to review the minutes from May 25, 2017. Commissioner Green moved to adopt the minutes as written. The motion was seconded by Commissioner Rhinhart. Motion carried by consensus.

NEW HEARING

LAND DIVISION REQUEST, #LD-1N-118-17, ANDREW & SUSAN BOWER, APPLICANTS/ OWNERS. The subject property is located in Rancho Vista Addition, south of Pendleton, near McKay Reservoir in Township 01N, Range 32E, Section 10AB; Tax Lots 2600 & 2700. The applicant requests approval to replat Lots 9 and 10, Block 6, of Rancho Vista Addition into a single lot. The purpose of the reconfiguration is to remove the shared property line to increase the buildable lot size of the subject property. The criteria of approval are found in Section 152.697(C) of the Umatilla County Development Code.

STAFF REPORT

Bob Waldher, Assistant Planning Director, stated that the application was submitted by Andrew and Susan Bower for a Land Use Request for approval to replat Lots 9 and 10 on Block 6 of the Rancho Vista Addition into a single lot. The purpose of the reconfiguration is to remove the shared property line and increase the buildable lot size of the subject property. The property is zoned Rural Residential (RR-2) with a 2 acre minimum parcel size. The subject parcels are approximately a half acre in size. The owners purchased 3 tax lots 2600-2800, but are looking to consolidate and build on the top two parcels to the north. The criteria of approval for a Type III Land Division, or replat, are found in Section 152.697(C) of the Umatilla County Development Code. The Planning Commissions task for this application is to determine whether or not the application complies with applicable land use standards.

Commissioner Marlatt asked why the applicant did not include the third lot in the replat, in order to get closer to the 2 acre minimum parcel size. Mr. Waldher stated that the seller wanted to sell all 3 lots as a single transaction so they were required to purchase all 3 together. The current owners are now looking to build a future home on the 2 tax lots mentioned. They may combine the last parcel in the future to build a shop, or they may sell the third tax lot. Tamra Mabbott, Planning Director, stated that the 2 acre minimum lot size does not require a Variance because the existing parcels are preexisting, sub-standard, legal lots of record that are grandfathered in.

Commissioner Rhinhart pointed out that the lots are located on a steep slope. Mrs. Mabbott stated that the applicants are not planning to build a very large house, but added that it will take some space to add fill and make it level. Mr. Waldher stated that all 3 parcels have been evaluated for septic construction and received approval from Department of Environmental Quality (DEQ) for site suitability. Commissioner Rhinhart asked why this application was not approved in house. Mr. Waldher stated that all subdivision replats are required to go through Planning Commission for approval. There were no concerned neighbors and no appeals were received after notice was sent.

Chair Randall closed the hearing for deliberation.

Commissioner Rhinhart made a motion to approve Land Division LD-1N-118-17 based on the foregoing Findings of Fact and Conclusions of Law. The motion was seconded by Commissioner Marlatt. Motion passed with a vote of 5:0.

OTHER BUSINESS

Mrs. Mabbott announced that Oregon State University student, Ginny Kerns, is working with the Planning Department this summer as an intern. She has been splitting her time between Planning and Public Health and is currently working on updating the recreation element of the Umatilla County Comprehensive Plan. Miss Kerns has been focused on the Plan4Health initiative and one project she has been involved with is the installation of electric wheelchair charging stations to assist with independence and accessibility throughout the county.

OTHER BUSINESS

Mr. Waldher gave a presentation on the Highway 395 North Economic Development Project. Laura Buhl, Land Use & Transportation Planner with the Department of Land Conservation & Development (DLCD), attended via telephone. Ms. Buhl is working with the county on a Transportation & Growth Management Code Assistance Project that we recently received a grant to complete.

Mrs. Mabbott stated that the Highway 395 Development Study came out in February of 2015. The Highway 395 project is part of implementing recommendations that were made based on those study results. Ms. Buhl stated that the study is an important component of this project and has a number of recommendations that are associated with zoning.

Mr. Waldher stated that the project is currently in its third year. The purpose is to enhance the economic vitality of the commercial and industrial zoned properties along Highway 395 North, between the Urban

Growth Boundaries (UGB) of the cities of Hermiston and Umatilla. The south boundary of the project is Punkin Center Road and it follows Highway 395 up to Bensel Road. The entire strip of land is under Umatilla County jurisdiction. The project started out of a desire of local land and business owners who approached the Planning Department asking what they can do to enhance the economic viability and aesthetic of the corridor. Gina Miller, Code Enforcement Program Coordinator and Julie Alford, Cartographer, worked with land owners to help clean up. They issued free junk slips to haul vehicles and other solid waste to the dump. Taking a positive approach in place of penalizing property owners with citations proved to be quite successful.

The County applied for a grant from DLCD, which helped fund the Highway 395 North Economic Development Study. Using the grant money the County hired an Economist, Eric Hovee with E.D. Hovee & Company, LLC, to review the corridor and advise on the potential for redevelopment and return of investment if the strategies are implemented.

The corridor consists of over 700 acres of industrial zoned property and 152 acres of commercial zoned property. As part of the analysis, it was determined that there are a large number of jobs and trades linked to agriculture in the area. Evaluation of comparisons of industrial and commercial zoned properties within the City Limits and Urban Growth Boundaries (UGB) of Hermiston and Umatilla were valued at 3 times more than the industrial and commercial zoned properties in the unincorporated portion of the 395 corridor.

One of the most important things that came out of the study was an implementation work plan, which is a guidance tool to help kick-start improvements to the corridor. Some of the recommendations include; zoning modifications, infrastructure improvements, access management, water and waste water system improvements. New businesses are having a hard time meeting fire flow standards from State Building Codes. If a domestic water system were installed, it may improve the likelihood for future development.

The study identified issues with aesthetics of the corridor. Implementing design standards and amending the design code to have higher standards will help move them in the right direction. The County Economic Development Grants Committee awarded the Highway 395 Project \$5,000 to develop a program that would incentivize land and business owners to make aesthetic improvements to their property. Land owners can apply for a grant for a number of actions that would improve the appearance of their property like facade improvements, signage upgrades, etc. The strategies of the implementation work plan are consistent with the nationally recognized Main Street Program. This process is unique as the group is applying strategies that would be more typical of a downtown improvement plan, but applying them to a rural area.

The Highway 395 Project was awarded a Transportation Growth Management (TGM) Code Assistance Grant in June 2017. The first phase is drafting a scope along with input from the DLCD and Oregon Department of Transportation (ODOT). The TGM program requires a clear transportation relationship. In addition to aesthetics, the Highway 395 project is looking at improving the multi-modal transportation network within the corridor. Ms. Buhl stated that design standards will take in to consideration the concept of making people feel comfortable in a place. Pedestrians and cyclists needs vary greatly from vehicles or large trucks. They hope to improve the way people get around the area in a variety of ways and create a place that offers people real choices on how to get around. Mr. Waldher

stated that they are working on a joint transit analysis for Umatilla and Morrow counties. By learning more about travel patterns and how people are using transit they hope to determine how to enhance accessibility in the region.

The next phase of the project will be to finalize the scope of work and select a consultant. The group will be meeting with the Technical Advisory Committee (TAC) and there will be numerous opportunities for public involvement. The end result will be adopting code amendments and moving forward with the new standards.

OTHER BUSINESS

Mrs. Mabbott thanked the Planning Commission for all their hard work on approving the Ostrom's Mushroom Farm application. She announced that the owners have decided to move forward with the project in Sunnyside. It was determined that their water and wastewater needs would be better met in that region.

The next Planning Commission hearing will be Thursday, August 24, 2017 at 6:30 p.m., Umatilla County Justice Center, Media Room in Pendleton, Oregon.

ADJOURNMENT

Chair Randall adjourned the meeting at 7:44 p.m.

Respectfully submitted,

Tierney Dutcher
Administrative Assistant

(Minutes adopted by the Planning Commission on _____)

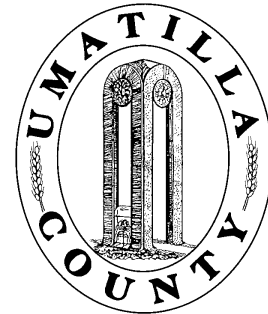
NEW HEARING

TEXT AMENDMENT, #T-16-068, PLAN AMENDMENT #P-117-16, ZONE MAP AMENDMENT, #Z-309-16, and VARIANCE, #V-348-17 application submitted by the OREGON DEPARTMENT OF TRANSPORTATION

The applicant requests to add an expansion of an existing quarry (Meacham Quarry) to the Umatilla County Comprehensive Plan list of Goal 5 protected Significant Sites and apply the Aggregate Resource (AR) Overlay Zone to the entire quarry site. The proposed expansion would add approximately 19 acres to the existing Goal 5 protected site. The property is located off the west side of the Old Oregon Trail Highway, described as Township 1 North, Range 35 East, Section 34, Tax Lots 800, 900, and 1000, and Township 1 South, Range 35 East, Section 03AB, Tax Lot 100. The existing quarry is zoned Grazing Forest (GF) with Aggregate Resource overlay (AR). The proposed expansion area is currently zoned GF and Forest Residential (FR).

Umatilla County

Department of Land Use Planning



DIRECTOR
TAMRA MABBOTT

LAND USE
PLANNING,
ZONING AND
PERMITTING

CODE
ENFORCEMENT

SOLID WASTE
COMMITTEE

SMOKE
MANAGEMENT

GIS AND
MAPPING

RURAL
ADDRESSING

LIAISON, NATURAL
RESOURCES &
ENVIRONMENT

MEMO

TO: Umatilla County Planning Commissioners
FROM: Bob Waldher, Assistant Director
DATE: August 15, 2017

RE: August 24, 2017 Planning Commission Hearing
**Oregon Department of Transportation – Meacham Quarry
Plan Map Amendment, #P-117-16
Zone Map Amendment, #Z-309-16
Text Map Amendment, #T-16-068
Variance, #V-348-17**

Background Information

The Oregon Department of Transportation (ODOT) requests to add several tax lots under the same ownership to the Umatilla County Comprehensive Plan list of Goal 5 protected significant sites and apply the Aggregate Resource (AR) Overlay Zone to the entire Meacham Quarry site. The proposed expansion would add approximately 19 acres (Tax Lots #800, 900, 1000, and 100) to the existing 35.70 acre Goal 5 protected site (Tax Lot #400). The entire Meacham quarry, which includes the Goal 5 expansion area, is listed as a 3C site in the Umatilla County Comprehensive Plan Technical Report.

In addition to the proposed amendments, the applicant request a variance from the Umatilla County Development Code criteria which requires an AR overlay setback of at least 1,000 feet from properties zoned for residential use or designated on the Comprehensive Plan for residential.

Criteria of Approval

The Umatilla County Development Code has not been updated with the Division 23 Rules for Aggregate. The Oregon Administrative Rules (OAR) 660-023-0180 to establish a Goal 5 Large Significant Site will be directly applied per OAR 660-023-180 (9). This application constitutes a Post Acknowledgement Plan Amendment (PAPA) and is subject to the criteria listed in Oregon Administrative Rules (OAR) 660-023-0030 through 660-023-0050, and OAR 660-023-0180. In addition, Umatilla County Development Code (UCDC) Sections 152.487 and 152.488 will be applied.

Conclusion

Umatilla County has responsibility to review and process ODOT's request to amend the Comprehensive Plan and establish an AR overlay to protect the site. The Planning Commission's task for this application is to determine whether or not the application complies with the applicable land use standards, recommend conditions of approval,

Memo

Planning Commission Public Hearing – August 24, 2017
Oregon Department of Transportation Meacham Quarry

and make a recommendation to the Umatilla County Board of Commissioners whether or not to approve the applicant's request.

Attachments

The following attachments have been included for review by the Planning Commission:

- Preliminary Findings and Conclusions
- Proposed AR Overlay Expansion Map

**UMATILLA COUNTY BOARD OF COMMISSIONERS
PRELIMINARY FINDINGS AND CONCLUSIONS
MEACHAM QUARRY
COMPREHENSIVE PLAN MAP AMENDMENT, #P-117-16,
COMPREHENSIVE PLAN TEXT AMMENDMENT T-16-068
ZONING MAP AMENDMENT #Z-309-16
VARIANCE REQUEST #V-348-17
MAP #1N 35 34; TL #800, 900, 1000 AND 1N 35 03AB; TL #100**

1. APPLICANT: Patrick Knight, 3012 Island Ave, La Grande, OR 97850
2. OWNERS: Oregon Department of Transportation (ODOT), 3012 Island Ave, La Grande, OR 97850
3. REQUEST:

The applicant requests to add several tax lots under the same ownership to the Umatilla County Comprehensive Plan list of Goal 5 protected significant sites and apply the Aggregate Resource (AR) Overlay Zone to the entire Meacham Quarry site. The proposed expansion would add approximately 19 acres (Tax Lots #800, 900, 1000, and 100) to the existing 35.70 acre Goal 5 protected site (Tax Lot #400). The Meacham quarry is listed as a 3C site in the Umatilla County Comprehensive Plan Technical Report.

The proposed use of the site will be for the periodic excavation and processing of aggregate and batching asphalt under contracts for public roadway projects. Unlike privately owned aggregate quarries, this site will not be in continuous operation. The quarry will mainly be used for aggregate for public highway construction and maintenance purposes. In general, this is a strategic source for the Interstate-84 (I-84) corridor. Major highway construction projects on this highway are conservatively expected to occur approximately once every 10-15 years over duration of about 3 to 10 months. There are times when the quarry may be used in other major projects due to its location and quantity of quality aggregate. In between major projects, the site will remain inactive except for minor maintenance use or emergency needs for rock material.

In addition to the proposed amendments, the applicant request a variance from the Umatilla County Development Code criteria which requires an AR overlay setback of at least 1,000 feet from properties zoned for residential use or designated on the Comprehensive Plan for residential.
4. LOCATION: The property is located north of Meacham, off the west side of the Old Oregon Trail Highway, described as Township 1 North, Range 35 East, Section 34, Tax Lots 800, 900, and 1000, and Township 1 South, Range 35 East, Section 03AB, Tax Lot 100.
5. SITUS: No site address is assigned to this property.

FINAL FINDINGS AND CONCLUSIONS

ODOT, Plan Amendment, #P-117-16, Text Amendment T-16-068, Zoning Map Amendment. #Z-309-16,

Variance # V-348-17

Page 2 of 24

6. ACREAGE: The existing Goal 5 protected site (Tax Lot #400) is 35.70 acres. The Goal 5 expansion area includes Tax Lot #800 (12.40 acres), Tax Lot #900 (2.03 acres), Tax Lot #1000 (1.96 acres), and Tax Lot #100 (3.38 acres). If approved, the entire Goal 5 protection area would be 55.47 acres.
7. PERMITS: Multiple permits have been issued to the subject property. A conditional use permit (C-246) was issued for mining in 1982. Since then multiple zoning permits have been issued for the subject property for ODOT's mining operation. The most recent zoning permit (ZP-06-251) was issued in 2006 to allow ODOT to resume mining operations on the subject property.
- The existing AR overlay on Tax Lot #400 was created in 1988 through Zone Amendment #Z-246.
- A Department of Geology and Mineral Industries (DOGAMI) operating permit has been issued for the site - #30-0018.
8. COMP PLAN: The site has Comprehensive Plan designations of Grazing/Forest and Multi-use.
9. ZONING: The existing Goal 5 protected area is zoned Grazing Forest (GF) with Aggregate Resource overlay (AR). The proposed expansion area is currently zoned GF and Forest Residential (FR).
10. ACCESS: The site can be accessed via Interstate-84 (I-84) from either Exit 234 or Exit 238 to Meacham, and then by travelling to the existing ODOT sand shed. The Meacham quarry is located off US Forest Service Road #3030. The quarry site is located on both sides of the access road, but the southeast side is primarily used by ODOT maintenance crews for the sand shed, stockpiling, and staging areas.
11. ROAD TYPE: Big Horseshoe Road (FS 3030) is a gravel road that is maintained by the US Forest Service.
12. EASEMENTS: There are no access or utility easements on the subject property.
13. LAND USE: The subject property has historically been used as an aggregate operation. The proposed use of the site will continue to be for the periodic excavation and processing of aggregate and batching asphalt under contracts for public roadway projects. Unlike privately-owned aggregate quarries, this site will not be in continuous operation. The quarry will mainly be used for

FINAL FINDINGS AND CONCLUSIONS

ODOT, Plan Amendment, #P-117-16, Text Amendment T-16-068, Zoning Map Amendment. #Z-309-16,

Variance # V-348-17

Page 3 of 24

aggregate for public highway construction and maintenance purposes.

In general, this is a strategic source for the I-84 corridor. Major highway construction projects on this highway are conservatively expected to occur approximately once every 10-15 years over duration of about 3 to 10 months. There are times when the quarry may be used in other major projects due to its location, and quantity/quality of aggregate. In between major projects, the site will remain inactive except for minor maintenance use or emergency needs for rock material.

14. **ADJACENT USE:** Surrounding properties to the East, West, and North, primarily consist of forested land that is used for grazing, timber cutting, and some outdoor recreation. Properties to the south of the subject property consist of several year-round and seasonal residences located within the unincorporated community of Meacham.

15. **LAND FORM:** Columbia River Plateau

16. **SOIL TYPES:** The subject property contains predominately Non-High Value soil types. High Value Soils are defined in UCDC 152. 003 as Land Capability Class I and II. The soils on the subject property are predominately Class III and VII.

Soil Name, Unit Number, Description	Land Capability Class	
	Dry	Irrigated
113D: Waha-Rocky Complex, 2 to 20 percent slopes	VIIIs	---
112B: Waha-Silty Clay Loam, 1 to 12 percent slopes	IIIe	IIIe
<i>Soil Survey of Umatilla County Area, 1989, NRCS. The suffix on the Land Capability Class designations are defined as "e" – erosion prone, "c" – climate limitations, "s" soil limitations and "w" – water (Survey, page. 172).</i>		

17. **BUILDINGS:** A sand shed is located on Tax Lot #1000.

18. **UTILITIES:** The parcel is not served by utilities.

19. **WATER/SEWER:** There are no water or sewer services on this property.

20. **FIRE SERVICE:** The subject property is not served by a rural fire protection district.

21. **IRRIGATION:** The subject property is not served by an irrigation district.

22. **FLOODPLAIN:** This property is NOT in a floodplain.

23. **WETLANDS:** There or no wetlands located on the subject property.

FINAL FINDINGS AND CONCLUSIONS

ODOT, Plan Amendment, #P-117-16, Text Amendment T-16-068, Zoning Map Amendment. #Z-309-16,

Variance # V-348-17

Page 4 of 24

24. NOTICES SENT: August 4, 2017.

25. HEARING DATE: A public hearing is scheduled to be held before the Umatilla County Planning Commission on August 24, 2017 at 6:30 PM at the Justice Center, 4700 Pioneer Place, Pendleton, OR 97801.

A subsequent hearing will be held before the Board of County Commissioners on September 20, 2017 at 9:00 AM at the Umatilla County Courthouse, Room #130, 216 SE 4th Street, Pendleton, OR 97801.

26. AGENCIES: Umatilla County Assessor, Umatilla County Public Works, Department of Transportation Region 5-Highways Division, Department of Land Conservation and Development, Department of Environmental Quality, Department of Geology and Mineral Industries, Department of State Lands, US Forest Service, Confederated Tribes of the Umatilla Indian Reservation

27. COMMENTS: Comments are pending.

NOTE: The Umatilla County Development Code has not been updated with the Division 23 Rules for Aggregate. The Oregon Administrative Rules 660-023-0180 to establish a Goal 5 Large Significant Site will be directly applied per OAR 660-023-180 (9).

28. GOAL 5 ISSUES: Scenic, Open Space, Historic, Wildlife, and other resources.

In order to mine aggregate in Umatilla County, a site must either be an active insignificant site, or be listed on the Goal 5 Inventory of the Umatilla County Comprehensive Plan as a significant site. This subject property is not currently on the Goal 5 Inventory as a significant site. The applicant proposes to utilize quality/quantity information to obtain approval of the plan amendment to add the site to the Umatilla County inventory of significant aggregate sites and obtain Goal 5 protection of the resource. Part of this Goal 5 protection is to include the site under the AR Overlay Zone. The Umatilla County Comprehensive Plan requires that “[a]ny proposed modification to the text or areas of application (maps) of the AR, HAC, CWR or NA Overlay Zones shall be processed as an amendment to this plan.” Therefore, this application constitutes a Post-Acknowledgement Plan Amendment (PAPA), and is subject to the criteria listed in Oregon Administrative Rules (OAR) 660-023-0030 through 660-023-0050, and OAR 660-023-0180. The Department of Geology and Mining Industries (DOGAMI) reclamation plan (on file with DOGAMI) informs ODOT to replace overburden and seed the site with native grasses for wildlife habitat once the quarry is exhausted. As a condition of approval for operation, the applicant must acquire a DOGAMI permit.

29. STANDARDS OF THE OREGON ADMINISTRATIVE RULES, DIVISION 23 FOR GOAL 5 LARGE SIGNIFICANT SITES are found in OAR 660-023-0180 (3), (5), & (7), OAR 660-023-040, and OAR 660-023-050. The standards for approval are provided in

underlined text and the responses are indicated in standard text.

OAR 660-023-0180 Mineral and Aggregate Resources

(3) [Large Significant Sites] An aggregate resource site shall be considered significant if adequate information regarding the quantity, quality, and location of the resource demonstrates that the site meets any one of the criteria in subsections (a) through (c) of this section, except as provided in subsection (d) of this section:

(a) A representative set of samples of aggregate material in the deposit on the site meets Oregon Department of Transportation (ODOT) specifications for base rock for air degradation, abrasion, and sodium sulfate soundness, and the estimated amount of material is more than 2,000,000 tons in the Willamette Valley, or 100,000 tons outside the Willamette Valley;

(b) The material meets local government standards establishing a lower threshold for significance than subsection (a) of this section; or

(c) The aggregate site is on an inventory of significant aggregate sites in an acknowledged plan on the applicable date of this rule.

(d) Notwithstanding subsections (a) through (c) of this section, except for an expansion area of an existing site if the operator of the existing site on March 1, 1996 had an enforceable property interest in the expansion area on that date, an aggregate site is not significant if the criteria in either paragraphs (A) or (B) of this subsection apply:

(A) More than 35 percent of the proposed mining area consists of soil classified as Class I on Natural Resource and Conservation Service (NRCS) maps on the date of this rule; or

(B) More than 35 percent of the proposed mining area consists of soil classified as Class II, or of a combination of Class II and Class I or Unique soil on NRCS maps available on the date of this rule, unless the average width of the aggregate layer within the mining area exceeds:

(i) 60 feet in Washington, Multnomah, Marion, Columbia, and Lane counties;

(ii) 25 feet in Polk, Yamhill, and Clackamas counties; or

(iii) 17 feet in Linn and Benton counties.

To assess the quality, quantity, and location of the resource, ODOT reviewed and summarized existing, geologic mapping, topographic surveying, subsurface drilling and laboratory testing of rock materials. The Meacham Quarry site is estimated to contain approximately 2,000,000 cubic yards (5,000,000 tons) of rock of a quality that exceeds ODOT's highway paving aggregate standards, including abrasion and degradation laboratory testing. The quarry meets (exceeds) the criteria for a significant aggregate site in accordance with OAR 660-023-180 (3)(a).

(5) [Large Significant Sites] For significant mineral and aggregate sites, local governments shall decide whether mining is permitted. For a PAPA application involving an aggregate site determined to be significant under section (3) of this rule, the process for this decision is set out in subsections (a) through (g) of this section. A local government must complete the process

FINAL FINDINGS AND CONCLUSIONS

ODOT, Plan Amendment, #P-117-16, Text Amendment T-16-068, Zoning Map Amendment. #Z-309-16,

Variance # V-348-17

Page 6 of 24

within 180 days after receipt of a complete application that is consistent with section (8) of this rule, or by the earliest date after 180 days allowed by local charter.

(a) [Impact Area] The local government shall determine an impact area for the purpose of identifying conflicts with proposed mining and processing activities. The impact area shall be large enough to include uses listed in subsection (b) of this section and shall be limited to 1,500 feet from the boundaries of the mining area, except where factual information indicates significant potential conflicts beyond this distance. For a proposed expansion of an existing aggregate site, the impact area shall be measured from the perimeter of the proposed expansion area rather than the boundaries of the existing aggregate site and shall not include the existing aggregate site.

ODOT's studies, which involved reviewing aerial photographs and conducting field reconnaissance, suggest there is no factual evidence to indicate the presence of significant potential conflicts with other uses beyond the 1,500 foot impact area. ODOT provided a map of the project which includes the 1,500 foot impact area. This map has been added to the project record and is included as an attachment to this document. Umatilla County finds that factual information is not present to indicate that there would be significant conflicts beyond the 1,500 foot impact area from the boundaries of the proposed expansion. The 1,500 foot impact area is sufficient to include uses listed in (b) below. This criterion is satisfied.

(b) [Conflicts created by the site] The local government shall determine existing or approved land uses within the impact area that will be adversely affected by proposed mining operations and shall specify the predicted conflicts. For purposes of this section, "approved land uses" are dwellings allowed by a residential zone on existing platted lots and other uses for which conditional or final approvals have been granted by the local government. For determination of conflicts from proposed mining of a significant aggregate site, the local government shall limit its consideration to the following:

(A) Conflicts due to noise, dust, or other discharges with regard to those existing and approved uses and associated activities (e. g. , houses and schools) that are sensitive to such discharges;

There are six parcels within the 1,500 foot Impact Area that contain dwellings. Five parcels within the impact area contain storage and maintenance facilities that are owned and operated by ODOT. The following describes the potential conflicts due to noise, dust, or other discharges that could be created by the site and how mitigation would occur.

Noise

Umatilla County Planning Department records show that the subject property has historically been utilized for mining activities since at least 1982, and the existing dwellings have coexisted with the Meacham Quarry for many years. ODOT has indicated that crushing and processing of aggregate will continue to be confined to the already protected Goal 5 area (Tax Lot #400) and noise levels from the aggregate operation will not exceed Oregon Department of Environmental

FINAL FINDINGS AND CONCLUSIONS

ODOT, Plan Amendment, #P-117-16, Text Amendment T-16-068, Zoning Map Amendment. #Z-309-16,

Variance # V-348-17

Page 7 of 24

Quality (DEQ) recommendations. Since noise generating activities will not expand beyond the existing protected Goal 5 site, a noise study is not necessary. Umatilla County finds that noise levels from the proposed expansion are not expected to conflict with existing uses within the 1,500 foot impact area.

Dust

Typically, quarry operations such as aggregate extraction, stockpiling, crushing and processing, and hauling activities are potential sources of dust. Operations at the site must conform to DEQ air quality standards. As part of normal operations at the quarry, contractors have been required to submit a site specific dust control plan and use dust suppression methods to mitigate dust during all operations in the quarry site and during hauling activities. Measures will continue to be taken to mitigate fugitive dust resulting from equipment and vehicle use both onsite and along the haul route. These measures will meet Oregon DEQ air quality permit requirements outlined in the General Air Contamination Discharge Permit for portable crushers and asphalt batch plants and all other applicable laws and regulations. Also, ODOT construction inspectors will continue to ensure that activities such as excavation, processing, crushing, batching, and hauling are in compliance with required permits and the Dust Control Plan for the quarry operation. Because dust suppression is routinely incorporated as part of any operation at the quarry site, and dust is routinely controlled, dust is not considered to be a significant conflict with existing uses. Umatilla County finds that ODOT will continue to implement dust suppression measures and dust is not expected to conflict with existing uses within the 1,500 foot impact area.

Stormwater and Pollution

Other discharges typically encountered in quarry activities are stormwater, fluids, and debris from operating equipment. As part of their contract, ODOT requires contractors operating in quarry sites to prepare and adhere to site-specific pollution control and erosion control plans. The applicant has provided the following operating specifications that would be required for contractors:

Develop a site-specific Erosion and Sediment Control Plan (ESCP) for the material source site according to Section 00280.02 of the Oregon Standard Specifications for Construction, and submit it to the Engineer at or before the pre-work meeting. Construct storm-water control berm(s) as needed to control runoff.

Do not allow any materials, including sediments, aggregate or crushing by-products to enter into jurisdictional waterways or wetlands.

Develop a site-specific Pollution Control Plan (PCP) for the material source site according to Section 00290.30(b) of the Oregon Standard Specifications for Construction, and submit it to the Engineer at or before the pre-work meeting. Include the following details:

- *Do not discharge waste or by-product if it contains any substance in concentrations that could contaminate soils or result in harm to fish, wildlife, or water sources.*
- *Store bag-house sludge, lime, and all potentially hazardous materials and solid waste in a manner that prevents seepage into the ground or groundwater sources. Lined sumps or*

FINAL FINDINGS AND CONCLUSIONS

ODOT, Plan Amendment, #P-117-16, Text Amendment T-16-068, Zoning Map Amendment. #Z-309-16,

Variance # V-348-17

Page 8 of 24

pits are allowable options for storage. If pits or sumps are used, construct adequate berms or provide other measures to prevent breaching of the pits or sumps.

- *For materials capable of causing water pollution if discharged, locate storage facilities in an area that prevents spillage into waterways or wetlands.*

The applicant notes that berms will be constructed to contain stormwater on-site and prevent sediment from entering jurisdictional wetlands or waterways. ODOT construction inspectors ensure that users' activities within the aggregate site are in compliance with erosion and sediment control and pollution control requirements. At the end of each site operation, the site must be cleaned to meet the requirements in the Operating Specifications as follows:

- *Remove all structures, noncombustible debris, and equipment from the material source/disposal site, even if it was pre-existing, except for grass and small shrubs incorporated into the overburden*
- *Pile and burn all combustible debris resulting from use and development of the source, including the preexisting refuse identified at the pre-work meeting, even if it is from outside the material source/disposal site Project boundary except for grass and small shrubs that are incorporated into the overburden. Comply with all open burning regulations in effect at the time of source occupancy. If burning is not allowed, all combustible debris becomes the property of the Contractor, to be treated as noncombustible and removed from the material source/disposal site.*
- *Remove solid waste and hazardous material from the site and dispose of properly. These include, but are not limited to, bag-house sludge or fines, lime, excess liquid asphalt, rejected and excess asphalt mixture, plant cleanings, materials placed in sumps, tires, pipes, belts, screens and truck cleanings. Provide documentary evidence of proper disposal and verify the amount of material removed.*
- *If a spill or dumping has occurred or if a spill or dumping is suspected to have occurred, the Engineer will sample and test underlying material after all contaminated material is removed to assure compliance with DEQ regulations and to make sure that no material residue has been left behind. If test results show that material residue remains, perform additional cleanup measures according to DEQ requirements.*
- *Hold a post-work meeting at the material source/disposal site to evaluate material source/disposal site rehabilitation work.*

These contract requirements ensure that the equipment, supplies, and methods are used to control stormwater and pollution, and prevent any type of discharges. Stormwater and pollution control has been, and will continue to be a regular part of the quarry operations, therefore these impacts will be minimized or eliminated. Umatilla County finds that ODOT will continue to implement stormwater and pollution control measures and discharges are not expected to conflict with existing uses within the 1,500 foot impact area.

Blasting

The applicant notes that extensive research on blasting has been conducted by the US Bureau of Mines, the Office of Surface Mining, and numerous universities and private groups for more than 40 years. The impacts from blasting operations studied include vibration, air blast, and fly rock.

FINAL FINDINGS AND CONCLUSIONS

ODOT, Plan Amendment, #P-117-16, Text Amendment T-16-068, Zoning Map Amendment. #Z-309-16,

Variance # V-348-17

Page 9 of 24

Studies show that fracturing in the rock around a typical 3.5 inch blast hole is limited to 6 to 12 feet. Ground vibration levels from a blast are set by law to avoid any off site damage, and typical vibrations at safe levels feel the same as a loaded truck or bus traveling 50' to 100' away.

By contract specification, operators of the site are responsible for any damage to property resulting from the blasting operations, so it is in their best interest to ensure that blasting is accomplished in a safe manner. ODOT ensures safe blasting activities within the quarry site by requiring any Contractor operating in the site to follow the contract requirements within the Oregon Standard Specifications for Construction and the Operating Specifications as follows:

- *Blasting and all mineral and aggregate extraction, processing and equipment operation activities, including drilling, are restricted to dates between March 31st and December 1st. Perform blasting operations according to Section 00335 except the perimeter controlled blasting described in 00335.40(a) is not required.*
- *Restrict blasting to the hours of 9:00 a.m. to 5:00 p.m. Monday through Friday. Do not blast on Saturdays, Sundays, or legal holidays.*
- *Prepare and submit a blast plan in accordance with 00335.40(e). The blast plan should address protection of any sensitive cultural features by placing them within "no work" areas according to 00290.51. Blasting will be controlled to prevent fly rock from falling beyond the Project boundary.*
- *Notify the Engineer, Oregon Department of Forestry, recreational users, and all adjacent residents and property owners at least 48 hours before blasting. Do not detonate shots until the person videotaping the shot is prepared, or until the Engineer gives approval to proceed.*
- *Control ground vibrations and air blast pressures by using properly designed delay sequences and allowable charge weights per delay. Base the allowable charge weights per delay on ground vibration and air blast levels which will not cause damage.*

The requirements to control air blast, vibrations, fly rock, and the notification of adjacent land owners are supplemented by videotaping each blast to provide additional documentation of satisfactory performance of the blasting operations

Any archeological sites in the area are a sufficient distance from the blast site that they are unlikely to be impacted by blasting activities. But because the resources need to be protected, any additional measures required to protect the site will be employed to ensure that the sites are not damaged during blasting.

Umatilla County finds that ODOT will continue to implement safe blasting practices, ensuring that conflicts due to blasting are minimized and so that they have limited impact/conflicts on surrounding land uses.

Summary of Existing Impacts

Umatilla County finds that no conflicts due to noise, dust, or other discharges with regard to those existing and approved uses and associated activities (e.g., houses and schools) that are sensitive to such discharges exist within the 1,500 foot impact area. Although no conflicts have been identified within the impact area and no mitigation measures are imposed, the applicant has

FINAL FINDINGS AND CONCLUSIONS

ODOT, Plan Amendment, #P-117-16, Text Amendment T-16-068, Zoning Map Amendment. #Z-309-16,

Variance # V-348-17

Page 10 of 24

addressed voluntary mitigation measures (described above) that will be implemented to minimize potential impacts from noise, dust, or other discharges.

(B) Potential conflicts to local roads used for access and egress to the mining site within one mile of the entrance to the mining site unless a greater distance is necessary in order to include the intersection with the nearest arterial identified in the local transportation plan. Conflicts shall be determined based on clear and objective standards regarding sight distances, road capacity, cross section elements, horizontal and vertical alignment, and similar items in the transportation plan and implementing ordinances. Such standards for trucks associated with the mining operation shall be equivalent to standards for other trucks of equivalent size, weight, and capacity that haul other materials;

Since ODOT's quarry operations are not expanding beyond their existing operations, the traffic volumes are not expected to change as a result of the proposed Goal 5 expansion. Unlike commercial quarry sites, this quarry will continue to be used to support public road projects, so the traffic generated from operations at this site will be temporary and sporadic. Other expected uses consist of occasional maintenance by the state or county, consisting of just a few vehicles. The potential conflicts to the transportation system within one mile of the quarry based on clear and objective standards regarding site distance and road capacity are minimal and will not change the use of the road system.

Umatilla County finds that traffic generated by the quarry operations will be consistent with current levels and no conflicts from access and egress to the mining site within one mile of the entrance to the site are not expected as a result of the proposed Goal 5 expansion.

(C) Safety conflicts with existing public airports due to bird attractants, i.e., open water impoundments as specified under OAR chapter 660, division 013;

Umatilla County finds that there are no public airports within the Impact Area. The closest public airport is located some 29 miles northwest of the mine operation. Thus, no conflicts are recognized in terms of public airports and the proposed mining operation.

(D) Conflicts with other Goal 5 resource sites within the impact area that are shown on an acknowledged list of significant resources and for which the requirements of Goal 5 have been completed at the time the PAPA is initiated;

A portion of the ODOT Meacham Quarry (located on Tax Lot #400) is protected as a significant resource with an AR Overlay Zone, but would not be in conflict with the proposed expansion. Umatilla County finds that the proposed Goal 5 expansion is not expected to conflict with other Goal 5 resource sites within the 1,500 foot impact area.

(E) Conflicts with agricultural practices; and

FINAL FINDINGS AND CONCLUSIONS

ODOT, Plan Amendment, #P-117-16, Text Amendment T-16-068, Zoning Map Amendment. #Z-309-16,

Variance # V-348-17

Page 11 of 24

Agricultural practices within the 1,500 foot impact area of the quarry site are limited. Several parcels to the east of the existing quarry may be suitable for grazing or timber harvesting. Other surrounding properties are zoned Forest Residential and Unincorporated Community and are primarily used for purposes other than agriculture. The Meacham Quarry has been operational for a number of years without and known impact to surrounding agricultural practices. Therefore, Umatilla County finds that the proposed Goal 5 expansion is not expected to conflict with agricultural practices within the 1,500 foot impact area.

(F) Other conflicts for which consideration is necessary in order to carry out ordinances that supersede Oregon DOGAMI regulations pursuant to ORS 517.780;

Umatilla County finds that there are no other conflicts for which consideration is necessary in order to carry out ordinances that supersede Oregon DOGAMI regulations. Therefore, this criterion is not applicable.

(c) [If conflicts exist, measures to minimize] The local government shall determine reasonable and practicable measures that would minimize the conflicts identified under subsection (b) of this section. To determine whether proposed measures would minimize conflicts to agricultural practices, the requirements of ORS 215.296 shall be followed rather than the requirements of this section. If reasonable and practicable measures are identified to minimize all identified conflicts, mining shall be allowed at the site and subsection (d) of this section is not applicable. If identified conflicts cannot be minimized, subsection (d) of this section applies.

Umatilla County finds that no conflicts were identified within the 1,500 foot impact area. Therefore, this criterion is not applicable. Although no conflicts have been identified within the impact area, the applicant has addressed mitigation measures that will voluntarily be implemented to minimize potential impacts from noise, dust, or other discharges. These measures are described (b)(A) above.

(d) [If conflict can't be minimized then conduct an Economic, Social, Environmental, and Energy (ESEE) analysis] The local government shall determine any significant conflicts identified under the requirements of subsection (c) of this section that cannot be minimized. Based on these conflicts only, local government shall determine the ESEE consequences of either allowing, limiting, or not allowing mining at the site. Local governments shall reach this decision by weighing these ESEE consequences, with consideration of the following:

- (A) The degree of adverse effect on existing land uses within the impact area;
- (B) Reasonable and practicable measures that could be taken to reduce the identified adverse effects; and
- (C) The probable duration of the mining operation and the proposed post-mining use of the site.

FINAL FINDINGS AND CONCLUSIONS

ODOT, Plan Amendment, #P-117-16, Text Amendment T-16-068, Zoning Map Amendment. #Z-309-16,

Variance # V-348-17

Page 12 of 24

Umatilla County finds that no conflicts were identified. Therefore, this criterion is not applicable.

(e) [Amend Plan] Where mining is allowed, the plan and implementing ordinances shall be amended to allow such mining. Any required measures to minimize conflicts, including special conditions and procedures regulating mining, shall be clear and objective. Additional land use review (e. g. , site plan review), if required by the local government, shall not exceed the minimum review necessary to assure compliance with these requirements and shall not provide opportunities to deny mining for reasons unrelated to these requirements, or to attach additional approval requirements, except with regard to mining or processing activities:

(A) For which the PAPA application does not provide information sufficient to determine clear and objective measures to resolve identified conflicts;

(B) Not requested in the PAPA application; or

(C) For which a significant change to the type, location, or duration of the activity shown on the PAPA application is proposed by the operator.

Umatilla County finds that no conflicts were identified. Therefore, this criterion is not applicable.

(f) [Post mining uses] Where mining is allowed, the local government shall determine the post-mining use and provide for this use in the comprehensive plan and land use regulations. For significant aggregate sites on Class I, II and Unique farmland, local governments shall adopt plan and land use regulations to limit post-mining use to farm uses under ORS 215.203, uses listed under ORS 215.213(1) or 215.283(1), and fish and wildlife habitat uses, including wetland mitigation banking. Local governments shall coordinate with DOGAMI regarding the regulation and reclamation of mineral and aggregate sites, except where exempt under ORS 517.780.

Umatilla County finds that the post mining uses must comply with the GF and FR zones and the DOGAMI Reclamation Plan requirements. The applicant's post mining reclamation plan to contour and revegetate the subject property for wildlife habitat would be in compliance with these requirements. This criterion is satisfied.

(g) [Issuing a zoning permit] Local governments shall allow a currently approved aggregate processing operation at an existing site to process material from a new or expansion site without requiring a reauthorization of the existing processing operation unless limits on such processing were established at the time it was approved by the local government.

Umatilla County finds that the aggregate processing will be limited to the boundaries of the existing approved quarry site. Therefore, reauthorization of the existing processing operation is not required.

(7) [Protecting the site from other uses/conflicts] Except for aggregate resource sites determined to be significant under section (4) of this rule, local governments shall follow the standard ESEE process in [OAR 660-023-0040](#) and [660-023-0050](#) to determine whether to allow,

limit, or prevent new conflicting uses within the impact area of a significant mineral and aggregate site. (This requirement does not apply if, under section (5) of this rule, the local government decides that mining will not be authorized at the site.)

The process to determine how to protect the site from other uses/conflicts is to conduct an ESEE Analysis. OAR 660-023-0040 & 0050 are addressed below.

660-023-0040 ESEE Decision Process

(1) Local governments shall develop a program to achieve Goal 5 for all significant resource sites based on an analysis of the economic, social, environmental, and energy (ESEE) consequences that could result from a decision to allow, limit, or prohibit a conflicting use. This rule describes four steps to be followed in conducting an ESEE analysis, as set out in detail in sections (2) through (5) of this rule. Local governments are not required to follow these steps sequentially, and some steps anticipate a return to a previous step. However, findings shall demonstrate that requirements under each of the steps have been met, regardless of the sequence followed by the local government. The ESEE analysis need not be lengthy or complex, but should enable reviewers to gain a clear understanding of the conflicts and the consequences to be expected. The steps in the standard ESEE process are as follows:

- (a) Identify conflicting uses;
- (b) Determine the impact area;
- (c) Analyze the ESEE consequences; and
- (d) Develop a program to achieve Goal 5.

The items (a) through (d) will be addressed below.

(2) Identify conflicting uses. Local governments shall identify conflicting uses that exist, or could occur, with regard to significant Goal 5 resource sites. To identify these uses, local governments shall examine land uses allowed outright or conditionally within the zones applied to the resource site and in its impact area. Local governments are not required to consider allowed uses that would be unlikely to occur in the impact area because existing permanent uses occupy the site. The following shall also apply in the identification of conflicting uses:

The local government has identified conflicting uses that exist, or could occur, with regard to significant Goal 5 resource sites. Potential conflicting uses found in the Umatilla County Development Code are outlined in the **Table 1**, below. This criterion is satisfied.

Table 1 - Potential Conflicting Uses

Zoning	Code Sections	Potential Conflicting Uses
GF	152.081 Uses Permitted Outright; 152.083 Zoning Permit; 152.084 Land Use Decisions; 152.085 Conditional Uses	Dwellings (large tract forest, temple, lot of record, hardship, residential homes, room & board); churches; community centers; private and public parks and playgrounds; golf courses; public or private schools
FR	152.216(A)(B) Uses Permitted Outright & Zoning Permit; 152.217 Conditional Uses	Dwellings (mobile home, seasonal, single-family); vacation trailer or recreation vehicle; church or church camp retreat; various commercial uses; parks; campgrounds
UC	152.116(A)(B) Uses Permitted Outright & Zoning Permit; 152.117 Conditional Uses	Dwellings (mobile home, farm/forest, single-family, accessory); churches; schools; parks playgrounds & community buildings; boarding, lodging, or rooming house; various commercial uses

(a) If no uses conflict with a significant resource site, acknowledged policies and land use regulations may be considered sufficient to protect the resource site. The determination that there are no conflicting uses must be based on the applicable zoning rather than ownership of the site. (Therefore, public ownership of a site does not by itself support a conclusion that there are no conflicting uses.)

Potential conflicting uses taken from the Umatilla County Development Code that could be adversely affected by mining on the proposed Goal 5 expansion area are identified above. Therefore, this criterion is not applicable.

(b) A local government may determine that one or more significant Goal 5 resource sites are conflicting uses with another significant resource site. The local government shall determine the level of protection for each significant site using the ESEE process and/or the requirements in OAR 660-023-0090 through 660-023-0230 (see OAR 660-023-0020(1)).

A portion of the ODOT Meacham Quarry (located on Tax Lot #400) is protected as a significant resource with an AR Overlay Zone, but would not be in conflict with the proposed expansion since the existing protected area and the proposed expansion are both aggregate uses. This criterion is satisfied.

(3) Determine the impact area. Local governments shall determine an impact area for each significant resource site. The impact area shall be drawn to include only the area in which

allowed uses could adversely affect the identified resource. The impact area defines the geographic limits within which to conduct an ESEE analysis for the identified significant resource site.

The impact area for an aggregate site is 1,500 feet, as specified by OAR 660-023-0180(5)(a). Based on the list of potential conflicting uses identified in **Table 1**, above, Umatilla County has determined that the 1,500 foot impact area is sufficient for conducting the ESEE analysis.

(4) Analyze the ESEE consequences. Local governments shall analyze the ESEE consequences that could result from decisions to allow, limit, or prohibit a conflicting use. The analysis may address each of the identified conflicting uses, or it may address a group of similar conflicting uses. A local government may conduct a single analysis for two or more resource sites that are within the same area or that are similarly situated and subject to the same zoning. The local government may establish a matrix of commonly occurring conflicting uses and apply the matrix to particular resource sites in order to facilitate the analysis. A local government may conduct a single analysis for a site containing more than one significant Goal 5 resource. The ESEE analysis must consider any applicable statewide goal or acknowledged plan requirements, including the requirements of Goal 5. The analyses of the ESEE consequences shall be adopted either as part of the plan or as a land use regulation.

As shown in **Table 1**, above, the local government has determined several outright and permitted uses that are allowed by the different zones within the 1,500 foot impact area. For purposes of the ESEE analysis, these potential conflicting uses can be grouped into two types of similar uses:

- Dwellings (typically includes large-tract forest, mobile home, seasonal, template, lot of record, hardship, residential home, room & board facility, farm/forest, single-family, and accessory).
- Public/Private Gathering Spaces (typically includes churches, community centers, private and public parks and playgrounds, golf courses, public or private schools, various commercial uses, campgrounds)

The ESSE Analysis follows:

(a) Economic Consequences of Future Uses

Limiting or prohibiting future dwellings and public/private gathering spaces within the impact area may result in the following economic consequences:

- Decrease in the value of adjacent properties
- Decrease in future County tax revenue
- Decrease in opportunities to attract new commercial businesses to the unincorporated community of Meacham

Allowing dwellings and public/private gathering spaces within the impact area is not likely to impact the aggregate operation economically.

(b) Social Consequences of Future Uses

Whether future uses are prohibited, limited, or allowed within the Impact Area is unlikely to cause any positive or negative social consequences.

(c) Environmental Consequences of Future Uses

The Comprehensive Plan Technical Report addresses potential environmental consequences as generally temporary: *“In the case of important resource sites, the positive economic and social benefits often outweigh the environmental consequences.”* There are unlikely to be any lasting environmental consequences from the proposed Goal 5 expansion. Certainly, dust, traffic, noise, and other discharges are expected to be no greater than what is currently experienced from the existing quarry operation. As discussed previously in these findings, numerous mitigation measures have been, and will continue to be implemented by ODOT. Therefore, whether future uses are prohibited, limited, or allowed within the Impact Area is unlikely to cause any positive or negative environmental consequences.

(d) Energy Consequences of Future Uses

Prohibiting future potential conflicting uses in the impact area would have essentially no impact on energy usage, as dwellings and public/private gathering spaces would locate elsewhere and consume identical quantities of energy. Likewise, the energy consequences of allowing dwellings and public/private gathering spaces within the impact area are negligible.

(5) Develop a program to achieve Goal 5. Local governments shall determine whether to allow, limit, or prohibit identified conflicting uses for significant resource sites. This decision shall be based upon and supported by the ESEE analysis. A decision to prohibit or limit conflicting uses protects a resource site. A decision to allow some or all conflicting uses for a particular site may also be consistent with Goal 5, provided it is supported by the ESEE analysis. One of the following determinations shall be reached with regard to conflicting uses for a significant resource site:

(a) A local government may decide that a significant resource site is of such importance compared to the conflicting uses, and the ESEE consequences of allowing the conflicting uses are so detrimental to the resource, that the conflicting uses should be prohibited.

(b) A local government may decide that both the resource site and the conflicting uses are important compared to each other, and, based on the ESEE analysis, the conflicting uses should be allowed in a limited way that protects the resource site to a desired extent.

(c) A local government may decide that the conflicting use should be allowed fully, notwithstanding the possible impacts on the resource site. The ESEE analysis must demonstrate that the conflicting use is of sufficient importance relative to the resource site, and must indicate why measures to protect the resource to some extent should not be provided, as per subsection (b) of this section.

Umatilla County has determined that the proposed conflicting use should be allowed fully. As noted previously in the findings, mining has been occurring on the subject property for more than 30 years and adequate mitigation is proposed to avoid potential conflicts with the existing residential and commercial uses within the impact area. These mitigation measures would also minimize conflicts for future uses that potentially locate within the impact area. Besides the mitigation requirements of the mining operation, there are no additional standards to be applied to protect the mining operation more than what is typically required for new development by the Umatilla County Development Code.

660-023-0050 Programs to Achieve Goal 5

(1) For each resource site, local governments shall adopt comprehensive plan provisions and land use regulations to implement the decisions made pursuant to [OAR 660-023-0040\(5\)](#). The plan shall describe the degree of protection intended for each significant resource site. The plan and implementing ordinances shall clearly identify those conflicting uses that are allowed and the specific standards or limitations that apply to the allowed uses. A program to achieve Goal 5 may include zoning measures that partially or fully allow conflicting uses (see [OAR 660-023-0040\(5\) \(b\) and \(c\)](#)).

There are no additional standards to be applied to protect the mining operation more than what is typically required for new development by the Umatilla County Development Code. This criterion is not applicable.

(2) When a local government has decided to protect a resource site under [OAR 660-023-0040\(5\)\(b\)](#), implementing measures applied to conflicting uses on the resource site and within its impact area shall contain clear and objective standards. For purposes of this division, a standard shall be considered clear and objective if it meets any one of the following criteria:

(a) It is a fixed numerical standard, such as a height limitation of 35 feet or a setback of 50 feet;

(b) It is a nondiscretionary requirement, such as a requirement that grading not occur beneath the dripline of a protected tree; or

(c) It is a performance standard that describes the outcome to be achieved by the design, siting, construction, or operation of the conflicting use, and specifies the objective criteria to be used in evaluating outcome or performance. Different performance standards may be needed for different resource sites. If performance standards are adopted, the local government shall at the same time adopt a process for their application (such as a conditional use, or design review ordinance provision).

Umatilla County finds that there are no standards to be applied to protect the mining operation more than what is typically required for development. This criterion is not applicable.

(3) In addition to the clear and objective regulations required by section (2) of this rule, except for aggregate resources, local governments may adopt an alternative approval process that includes land use regulations that are not clear and objective (such as a planned unit development ordinance with discretionary performance standards), provided such regulations:

(a) Specify that landowners have the choice of proceeding under either the clear and objective approval process or the alternative regulations; and

(b) Require a level of protection for the resource that meets or exceeds the intended level determined under OAR 660-023-0040(5) and 660-023-0050(1).

Umatilla County finds that there are no alternative regulations specified to protect the mining operation. This criterion is not applicable.

30. STANDARDS OF THE UMATILLA COUNTY DEVELOPMENT CODE FOR ESTABLISHING AN AR OVERLAY ZONE are found in **Sections 152.487 and 152.488**. The following standards of approval are underlined and the findings are in normal text.

152.487 CRITERIA FOR ESTABLISHING AN AR OVERLAY ZONE: Section 152.487 of the Umatilla County Development Code lists required criteria the Planning Commission must consider for establishing an AR Overlay Zone. Criteria are listed and underlined. Evaluation responses are provided in normal text.

(A) At the public hearing the Planning Commission shall determine if the following criteria can be met:

(1) The proposed overlay would be compatible with the Comprehensive Plan;

County Response: The Umatilla County Planning Commission finds the proposal complies with the Comprehensive Plan, Chapter 8, and Policy 38:

Policy 38. (a) The County shall encourage mapping of future agencies sites, ensure their protection from conflicting adjacent land uses, and required reclamation plans.

(b) Aggregate and mineral exploration, extraction, and reclamation shall be conducted in conformance with the regulations of the Department of Geology and Mineral Industries.

(c) The County Development Ordinance shall include conditional use standards and other provisions to limit or mitigate conflicting uses between aggregate sites and surrounding land uses

Policy 38 (a) is met through the Goal 5 process. It was found that the potential conflicting land uses use should be allowed fully. As noted previously in the findings, mining has

FINAL FINDINGS AND CONCLUSIONS

ODOT, Plan Amendment, #P-117-16, Text Amendment T-16-068, Zoning Map Amendment. #Z-309-16,

Variance # V-348-17

Page 19 of 24

been occurring on the subject property for more than 30 years and adequate mitigation is proposed to avoid potential conflicts with the existing residential and commercial uses within the impact area. These mitigation measures would also minimize conflicts for future uses that potentially locate within the impact area. Besides the mitigation requirements of the mining operation, there are no additional standards to be applied to protect the mining operation more than what is typically required for new development by the Umatilla County Development Code. The mining operation will adhere to DOGAMI rules for operation and reclamation of the site as required by (b). Conditions of approval will be imposed on the applicant as required by 660-023-0180 (5)(c), above, that will place operational restrictions on mining operations to mitigate conflicts.

(2) There is sufficient information supplied by the applicant to show that there exists quantities of aggregate material that would warrant the overlay;

Umatilla County finds that the applicant's PAPA indicates that the proposed aggregate expansion area would produce approximately 2,000,000 cubic yards of aggregate material that exceeds ODOT specifications. The existing mining operation is listed as a 3C site in the Technical Report. These criteria are discussed in the findings under OAR 660-023-0180(3) above regarding quantity/quality.

(3) The proposed overlay is located at least 1,000 feet from properties zoned for residential use or designated on the Comprehensive Plan for residential;

Umatilla County finds that the proposed overlay is closer than 1,000 feet from properties zoned for residential use. Therefore, the applicant is seeking a variance to provide relief from this criterion. The Variance is addressed in **Item #31**, below.

(4) Adequate screening, either natural or man-made, is available for protecting the site from surrounding land uses.

The Surrounding landscape is comprised of evergreen forest. Therefore, Umatilla County finds that screening to protect the site from surrounding land uses is not necessary.

(5)The site complies with Oregon Administrative Rules (OAR) 660-023-0180.

Umatilla County finds that the standards found in (OAR) 660-023-0180 were found to be met by the proposed mining operation. This criterion is met.

152.488 MINING REQUIREMENTS: Section 152.488 of the Umatilla County Development Code lists mining requirements for aggregate sites under the AR Overlay Zone. Criteria are listed and underlined. Evaluation responses are provided in standard text.

(A) All work done in an AR Overlay Zone shall conform to the requirements of DOGAMI or its successor, or the applicable state statutes.

FINAL FINDINGS AND CONCLUSIONS

ODOT, Plan Amendment, #P-117-16, Text Amendment T-16-068, Zoning Map Amendment. #Z-309-16,

Variance # V-348-17

Page 20 of 24

Umatilla County finds that the applicant shall provide to the Umatilla County Planning Department a copy of the DOGAMI operating permit and, as a condition of approval, will be required to obtain all necessary State Permits.

(B) In addition to those requirements, an aggregate operation shall comply with the following standards:

- (1) For each operation conducted in an AR Overlay Zone the applicant shall provide the Planning Department with a copy of the reclamation plan that is to be submitted under the county's reclamation ordinance;

Umatilla County finds that the reclamation plan requirements must meet the standards of DOGAMI and that a copy of the reclamation plan is to be submitted to the Planning Department.

- (2) Extraction and sedimentation ponds shall not be allowed within 25 feet of a public road or within 100 feet from a dwelling, unless the extraction is into an area that is above the grade of the road, then extraction may occur to the property line;

Umatilla County finds that as a condition of approval, the applicant shall provide a site plan to the Planning Department showing extraction and sedimentation ponds that are not located within 25 feet of a public road or within 100 feet from a dwelling (unless the extraction is into an area that is above the grade of the road, then extraction may occur to the property line).

- (3) Processing equipment shall not be operated within 500 feet of an existing dwelling at the time of the application of the Overlay Zone. Dwellings built after an AR Overlay Zone is applied shall not be used when computing this setback.

No processing equipment is expected to be operated within the proposed Goal 5 expansion area. Therefore, this criterion is not applicable.

- (4) All access roads shall be arranged in such a manner as to minimize traffic danger and nuisance to surrounding properties and eliminate dust.

Umatilla County finds that an approved access is currently in use for quarry ingress and egress. No new access is being proposed for the expansion area. The access road is arranged in a manner that has and will continue to minimize traffic danger and nuisance to surrounding properties throughout the existence of the quarry.

31. CIRCUMSTANCES FOR GRANTING A VARIANCE, Section 152.627. A variance may be granted under some or all of the following circumstances:

- (A) Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity, and result from lot size or shape, topography, or other circumstances over which the owners of property since enactment of this chapter have had no control;

Applicant Response

The applicant states that they did not have control over the 1,000 foot setback from properties zoned residential, as required by the UCDC. In addition, ODOT ownership of the quarry property pre-dates the Comprehensive Plan and the underlying zoning.

County Response

Umatilla County finds that there are no exceptional or extraordinary circumstances (related to lot size, shape, or topography constraints) that apply to this property which do not apply generally to other properties in the same zone or vicinity. In general, surrounding properties have similar lot size, shape, and topography. Therefore, this circumstance is not fully addressed or further considered.

- (B) The variance is necessary for the preservation of a property right of the applicant substantially the same as possessed by the owner of other property in the same zone or vicinity;

Applicant Response

The applicant notes that nearby GF properties have the right to quarry rock but do not have the same setback requirements because of their proximity away from the land zoned Forest Residential.

County Response

Umatilla County finds that the required residential setback limits the property rights of the applicant, and may not give them the same rights to mining that are possessed by adjacent property owners in the GF zone who have property more than 1,000 feet from the Forest Residential zone. This criterion is satisfied.

- (C) The variance would not be materially detrimental to the purposes of this chapter, or to property in the same zone or vicinity in which the property is located, or otherwise conflict with the objectives of any county plan or policy;

Applicant Response

The applicant states that the quarry is not detrimental to surrounding uses because it has been there so long (1926) and will be mitigated through the ESEE analysis in the Goal 5 analysis.

FINAL FINDINGS AND CONCLUSIONS

ODOT, Plan Amendment, #P-117-16, Text Amendment T-16-068, Zoning Map Amendment. #Z-309-16,

Variance # V-348-17

Page 22 of 24

County Response

Umatilla County finds that the applicant is proposing mitigation measures to eliminate potential conflicts due to noise, dust, or other discharges. Therefore, the proposed variance would not be materially detrimental to the purposes of Umatilla County Development Code, or to property in the same zone or vicinity in which the property is located, or otherwise conflict with the objectives of any county plan or policy. This criterion is satisfied.

(D) The variance requested is the minimum variance which would alleviate the hardship.

Applicant Response

The applicant states there are no other alternative sites that are viable and that this quarry is strategic to ODOT and is the best location based on the historical use. The applicant indicates that ODOT has “a lot” of investment in this quarry area.

County Response

Umatilla County finds that the applicants response about investment in the quarry area is not relevant to the criteria for approving a variance request. However, the County does find that allowing the overlay zone to be established closer than the 1,000 foot setback required by UCDC Section 152.487(A)(3) is the minimum variance which would alleviate the hardship. The quarry is already established. Therefore, no other alternatives or alternate locations for establishing the overlay are feasible. This criterion is met.

Conclusion

Umatilla County finds that a variance can be approved based on the following circumstances:

- (B) The variance is necessary for the preservation of a property right of the applicant substantially the same as possessed by the owner of other property in the same zone or vicinity;*
- (C) The variance would not be materially detrimental to the purposes of this chapter, or to property in the same zone or vicinity in which the property is located, or otherwise conflict with the objectives of any county plan or policy; and*
- (D) The variance requested is the minimum variance which would alleviate the hardship.*

32. PRELIMINARY DECISION:

BASED UPON THE ABOVE STATED FINDINGS AND CONCLUSIONS, THE ODOT REQUEST TO AMEND THE COMPREHENSIVE PLAN TO ADD THIS SIGNIFICANT SITE TO THE COUNTY'S INVENTORY OF SIGNIFICANT SITES AND ESTABLISH AN AGGREGATE RESOURCE OVERLAY ON THE EXPANSION AREA IS APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS.

Precedent Conditions: The following precedent conditions must be fulfilled prior to final approval of this request:

1. The County Planning Department will prepare an Ordinance to amend the County Comprehensive Plan to add this aggregate site known as the Meacham Quarry to the County's Inventory of Significant Sites as a Large Significant Site. After approval by the Board of Commissioners, the County will submit the Notice of Adoption to DLCD.
2. Pay notice costs as invoiced by the County Planning Department.

Subsequent Conditions: The following subsequent conditions must be fulfilled following final approval of this request Umatilla County:

3. Obtain all other federal and state permits necessary for development. Provide copies of these permit approvals to the County Planning Department.
 - a. Obtain all applicable permits for the mining operations from DOGAMI before these activities begin. Applicant will obtain approval from DOGAMI for the reclamation plan and submit a copy of the reclamation plan to the Planning Department.
 - b. Obtain all applicable permits for the mining operation from DEQ (air, noise, and water quality issues) before these activities begin.
4. Obtain a Zoning Permit from the Umatilla County Planning Department to finalize the approval of the aggregate site expansion.
5. If the site were to lay inactive for a period of greater than one year, a new zoning permit must be obtained.
6. Adhere to DEQ Noise Standard as found in OAR 340-035-0035, *Noise Control Regulations for Industry and Commerce*.

FINAL FINDINGS AND CONCLUSIONS

ODOT, Plan Amendment, #P-117-16, Text Amendment T-16-068, Zoning Map Amendment. #Z-309-16,
Variance # V-348-17

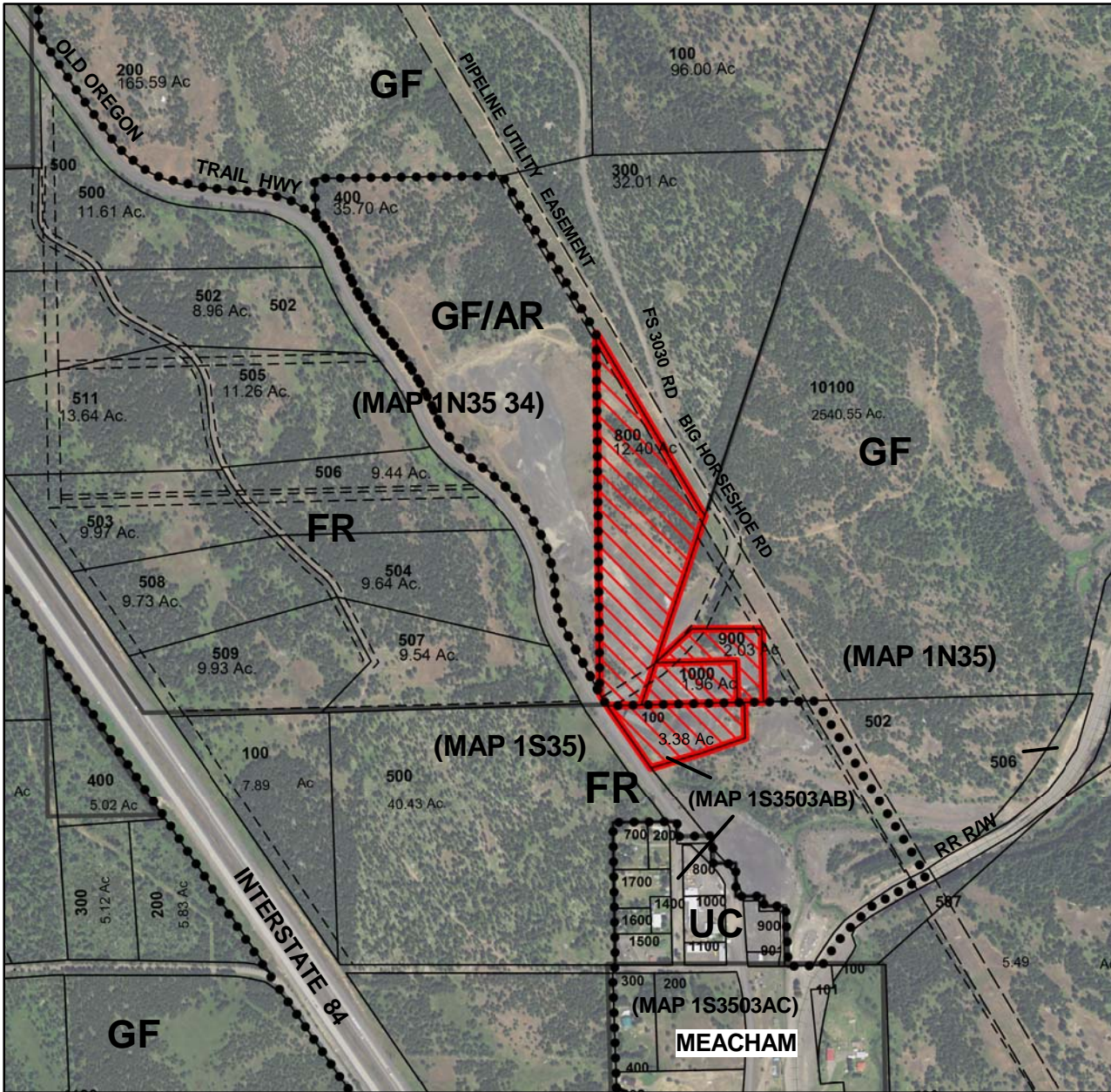
Page 24 of 24

7. If cultural artifacts are observed during ground-disturbing work, that work must cease in the development area until the find is assessed by qualified cultural resource personnel from the State Historic Preservation Office and the Confederated Tribes of the Umatilla Indian Reservation (CTUIR). Once qualified cultural resource personnel from SHPO and CTUIR are satisfied, the ground-disturbing work may continue.
8. Contour and revegetate the quarry for wildlife habitat purposes during post-mining activities according to the requirements of the DOGAMI application.

UMATILLA COUNTY PLANNING COMMISSION

Dated _____ day of _____, 2017

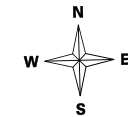
Randy Randall, *Chair*



PROPERTY OWNERS WITHIN 750' NOTICE AREA FROM SUBJECT PARCELS

MAP & TAXLOT	OWNER
1N35000010100	PENDLETON RANCHES INC
1N35340000300	DOHERTY MATTHEW P & DORIS L & STEVEN P
1N35340000400	STATE OF OREGON
1N35340000504	3R VALVE LLC
1N35340000506	JACK-E-UP LLC
1N35340000507	3R VALVE LLC
1N35340000800	STATE OF OREGON
1N35340000900	STATE OF OREGON PROP DIV DEPT
1N35340001000	STATE OF OREGON
1S35000000500	STONE PROPERTIES LLC
1S35000000502	DEATLEY CRUSHING COMPANY
1S3503AB00100	STATE OF OREGON
1S3503AB00200	CALDWELL JANET L
1S3503AB00700	CALDWELL JANET L
1S3503AB00800	STATE OF OREGON
1S3503AB00900	STONE PROPERTIES LLC
1S3503AB01000	STATE OF OREGON
1S3503AB01400	STATE OF OREGON DEPT TRANS (HWY DIV)
1S3503AB01600	BUCHANAN WINONA, C/O HUTSELL MARY JANE
1S3503AB01700	NYBERG NANCY

2014 AERIAL PHOTO



DATE: 3/29/17

PLAN AMENDMENT #P-117-16 / TEXT AMENDMENT #T-16-068 /
 ZONE MAP AMENDMENT #Z-309-16 / VARIANCE REQUEST #V-348-17
 OREGON DEPT OF TRANSPORTATION, APPLICANT/OWNER
 MAP 1N3534, TAX LOTS 800, 900, 1000 & MAP 1S3503AB, TAX LOT 100



SUBJECT PARCELS

MAP DISCLAIMER: No warranty is made by Umatilla County as to the accuracy, reliability or completeness of this data. Parcel data should be used for reference purposes only. Created by J. Alford, Umatilla County Planning Department y:\workspace\planning\vicinity maps\M-P\ODOT_P_117_16.gws

OTHER BUSINESS

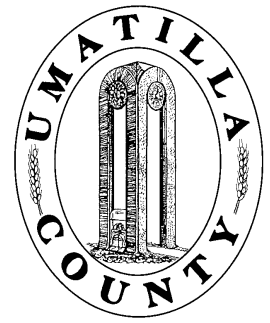
PRESENTATION & WORK SESSION

Presenter: Ginny Kerns, Intern
Umatilla County Land Use Planning

**Revision of Umatilla County's
Recreational Technical Report
&
Comprehensive Plan
Chapter XI Recreation**

Umatilla County

Department of Land Use Planning



August 24, 2017

DIRECTOR
TAMRA MABBOTT

LAND USE
PLANNING,
ZONING AND
PERMITTING

CODE
ENFORCEMENT

SOLID WASTE
COMMITTEE

SMOKE
MANAGEMENT

GIS AND
MAPPING

RURAL
ADDRESSING

LIAISON, NATURAL
RESOURCES &
ENVIRONMENT

MEMO

TO: Umatilla County Planning Commission

FROM: Ginny Kerns

CC: Tamra Mabbott, Planning Director

RE: Revision of Umatilla County's Recreational Technical Report
and Comprehensive Plan Chapter XI Recreation

My name is Ginny Kerns and I am working as an intern in the Planning Department on the Plan4Health initiative. I have spent the summer learning about our recreational facilities and health rates within the County to develop a better understanding of the recreational needs that our community has. With this information, I have rewritten the Recreation Technical Report and Chapter XI Recreational Needs of the County Comprehensive Plan.

The documents for this project include:

1. The original Recreational Technical Report
2. The original Recreational Needs Policies
3. The new Recreational Technical Report
4. The new Chapter XI Comprehensive Plan Recreation Element
5. Supporting Evidence for the revisions

The Recreational Technical Report and Plan Policies in Umatilla County were last written in in the 1970's, when the needs of Umatilla County were much different than they are today. Since then, activity levels have declined and obesity rates have begun to rise. To combat this, the new Plan4Health initiative has been developed and is centered on promoting access to physical activity opportunities and nutritious food. To match with this goal of promoting physical activity, the Recreational Technical Report and Plan Policies have been rewritten with the needs of the current and future community in mind. The new Report and Policies represent the promotion of physical activity for all, and now matches with the standards set by the Americans with Disabilities Act (ADA) to ensure inclusion for all. This includes disability access, better and more multi-language signage, trail widening, and enhanced equipment throughout our recreational areas, sites, and facilities.

New Recreational Technical Report

Implementation of a recreation system is considered a public responsibility, although many agencies and private parties help to provide the system's components. The need itself is expressed in land area, recreation type or improvement, and improvements made as the population grows and changes.

Umatilla County is currently ranked as the 26th county out of the 36 counties in Oregon regarding health outcomes, and is ranked 31st in regards to health factors, affecting the use of our recreational facilities.ⁱ To improve these rankings, the recreational policies put into place should reflect the improvements we want to make in our communities. Our recreational policies and facilities, both public and private, should work to promote health and wellness throughout the lifetime, meeting the necessary demands of our growing communities.

Throughout the county, there are many different recreational areas available to the public that have been created based on the needs of the citizens in Umatilla County. With a growing community, however, there are growing demands that continually need to be assessed and planned for as future needs continue to change. To account for this, “demand” comes from the State Comprehensive Outdoor Recreation Plan (SCORP) and the Umatilla County Community Needs and Readiness Assessment.ⁱⁱ “Demand” is then viewed as priorities, helping to improve our current health rankings for the future and our existing supply of current recreational facilities.

Meeting Recreational Needs

1. Recreational needs can be dealt with in several ways. In developing or expanding industrial, residential, or historic sites, recreational areas can be included. Costs may be assumed by a private party, such as a required park dedication for a proposed subdivision; by a community group, such as a picnic area at a historic site; or by a government agency, such as a campground by a reservoir or highway. Development of these recreational facilities and spaces can then be established through public costs and then balanced against the cost of facility development and management.
2. Local government recreational sites include providing all fields and swimming pools within the area; while support of school district facilities comes from each land owner within the districts themselves and maintained by the district. Facilities such as these should continue to be located in highly populated areas for convenience of use. To continue to provide adequate services, both schools and cities need to be aided in provision and maintenance of facilities and in organization of current and future uses.
3. Future uses are listed in SCORP for Umatilla County as “need”, giving insight to the type of recreational facilities citizens would like to see in the future.ⁱⁱⁱ This, along with the Community Needs and Readiness Assessment done for Umatilla County, works to create a new plan that will meet the “needs” of citizens and has been titled as the “Plan4Health” initiative.
4. Plan4Health Initiative
 - Works to combine the recreational desires of community members and the health of our citizens; with the intention of improving physical activity levels and nutritious opportunities within Umatilla County.

New Recreational Technical Report

- Is currently a three year project aimed at addressing the health disparities present within the county and increasing ADA compliance within our facilities.
- With high obesity rates and low physical activity participation, “active” opportunities have begun to attract a significant amount of interest, inspiring new projects that will benefit the health and wellness of our citizens, enhancing our current facilities.^{iv}
- These Include:
 - Tobacco Cessation Training
 - Improved Public Space Access for Those Who Live With Disabilities
 - Wayfinding Project in Hermiston
 - Playground Equipment/Amenities in Parks in Stanfield
 - Construction of Greenhouse for Umatilla School District
 - City of Umatilla Trail Widening with an ADA accessible surface along with signage and benches
 - Improved Community Support and Awareness for Increased Health Equity
 - Expand SNAP Card Use at Pendleton and Milton-Freewater Farmers Market

Determining Future Needs

1. Currently, the future needs listed in SCORP rely on the basis that the county’s recreational spaces need to grow and expand to accommodate more individuals. Introducing a higher level of physical activity and expanding healthy opportunities has become the necessary priority. The Center for Disease Control’s current recommendations for physical activity includes a moderate activity level of two-three times per week for adults, which only about 24% of our county’s adult population follows on a daily basis. Due to this, determining future recreational need is also based off of current and future health trends.^v

2. Recreational considerations for the future may also be approached from the direction of supply and influenced by the standards set in the Americans with Disability Act (ADA).

- A great example of this can be seen with the current “Trail Widening Plan”, as our current supply of trails do not meet the ADA standards, and are therefore being widened to accommodate those standards.
- With a growing population of older adults who may need more disability access to the trails, this idea accounts for the future needs of our communities and works to improve our current supply of resources.^{vi}

Present and Potential Recreational Sites

1. A variety of existing and potential recreational sites and facilities are available in Umatilla County.

- Funding for present and potential recreational sites comes from a combination of local, state, federal and private funds.
- Management plans for recreational spaces should coexist with the idea that we should maximize diverse land use while minimizing conflict between different recreation usages.
- Assistance to recreational groups and private investors should be done with the needs of the Umatilla County communities in mind.

New Recreational Technical Report

2. Current Areas and Projects:

- The Blue Mountain Regional Trail Project
 - Developed to enhance the growth and health of our communities.
 - Will go along part of the eastern side of Umatilla County as a potential recreational area for use in Umatilla County.
 - Has a goal of increasing trail systems for bicyclists, pedestrians, and horseback riders.
 - The non-motorized trail system will work to connect communities in the region and increase recreational use by county citizens.^{vii}
- Umatilla National Forest
 - Is made of 1.4 million National Forest acres of land located in Northeast Oregon.
 - Is home to the Blue Mountains and is made of four Ranger Districts, with over 2,000 miles of forest roads, 715 miles of hiking trails, and over 20 campgrounds.
 - A lack of multi-language signage has come to the attention of the county and has been seen as a problem for recreational users in this area.
 - Increasing multi-language signage in the Umatilla National Forest will enhance usage within the area, aiding in the health and wellness of our community members.^{viii}
- Winter Recreation
 - In 2016, the average winter temperature for Umatilla County was 33.5 degrees, making winter recreation very important to the health and wellness of our communities.
 - Only a small percent of Umatilla citizens have reported enjoying our mountainous area for winter recreation, however.
 - With such a large mountainous area, increasing usage of the mountains for skiing, snowboarding, snowshoeing, and other snow activities should be a priority for the future.
 - Options for winter recreation include the Bluewood Ski Area, the Spout Springs Ski Resort, usage of Forest Service Guard Stations, and Tollgate area usage.
 - Tollgate Area
 - Home to the Bluewood Ski area and a haven for all types of winter recreation, including motorized snow activities such as snowmobiling.
 - The data found in SCORP recognizes that participation of motorized snow activities within this area has increased from 25 to 61 percent within the last few years.
 - To keep improving participation here, the county will work to improve off-road recreational spaces for this type of activity in the future, and continue to support winter recreational usage throughout the Umatilla Forest, specifically in the Blue Mountains.^{ix}
- Private Recreational Areas
 - The County recognizes that there are recreational areas that exist on private properties throughout the county including private hunting preserves, the Bar-M-Ranch, private camp sites, and private recreational youth programs.
 - Currently, two historically important developments are closed to public use, Lehman Hot Springs and Hidaway Hot Springs.
 - With encouragement from the County, Lehman Hot Springs is currently in use for

New Recreational Technical Report

private events, while Hidaway Hot Springs is privately owned and currently not in use.

- The County encourages the reopening of these areas for private and public use, as long as compatibility with adjacent land uses is taken into account.^x
- Harris Park
 - Owned and operated by Umatilla County, it is located 14 miles southeast of Milton-Freewater and is our largest serving park.
 - It is used for overnight camping, as well as has a day use area for picnics and other outdoor recreational opportunities.
 - The park meets all ADA requirements by being accessible to wheelchair users and includes a large covered area that can be rented for events
 - The park will be adding wheelchair charging stations as a part of the “Plan4Health” initiative. This will create a space for everyone to enjoy, including wheelchair users, as it will allow them to go further and do more without worrying when they will need to go back for a charge.^{xi}
 - Other parks have already had wheelchair charging stations added to them, such as McKay Park in Pendleton, where trails come together for use by anyone.^{xii}

Conclusion

Although Umatilla County residents presently enjoy an assortment of recreational sites, facilities and opportunities, shortages do exist. The analysis portrays a continuing need in Umatilla County for more recreational areas and updates to current recreational sites. Present and future needs should continually be addressed to serve tourism trends and the health and wellness of our community members. Creating a community in Umatilla County that is ADA accessible, includes signage for all users, allows for better wheelchair usage and overall meets the needs and desires of our community members is an ongoing opportunity to improve health holistically/ The ability to create a sense of inclusion will help our community to stay active and improve our health rankings through recreational use.

New Recreational Technical Report

Works Cited

- ⁱ Plan4Health: Umatilla County Plan4Health Initiative ... (n.d.). Retrieved July 31, 2017, from <http://www.bing.com/cr>.
- ⁱⁱ Statewide Comprehensive Outdoor Recreation Plan. (2013-2017). *Oregon Parks and Recreation Department*,11. Retrieved July 31, 2017.
Umatilla County Plan4Health. (2017). *Community Needs and Readiness Assessment*,5. Retrieved July 31, 2017.
- ⁱⁱⁱ Statewide Comprehensive Outdoor Recreation Plan. (2013-2017). *Oregon Parks and Recreation Department*,99. Retrieved July 31, 2017.
- ^{iv} » Umatilla County, Oregon. (n.d.). Retrieved July 31, 2017, from <http://plan4health.us/plan4health-coalitions/umatilla-county-or-umatilla-county-plan4health/>
- ^v Recommendations & Guidelines. (2017, May 04). Retrieved July 31, 2017, from <https://www.cdc.gov/physicalactivity/resources/recommendations.html>
» Umatilla County, Oregon. (n.d.). Retrieved July 31, 2017, from <http://plan4health.us/plan4health-coalitions/umatilla-county-or-umatilla-county-plan4health/>
- ^{vi} » Umatilla County, Oregon. (n.d.). Retrieved July 31, 2017, from <http://plan4health.us/plan4health-coalitions/umatilla-county-or-umatilla-county-plan4health/>
- ^{vii} Home. (n.d.). Retrieved July 31, 2017, from <http://www.bluezonetrails.org/>
- ^{viii} L. (n.d.). Retrieved July 31, 2017, from <https://www.fs.fed.us/recreation/>
- ^{ix} Winter Sports. (n.d.). Retrieved July 31, 2017, from <https://www.fs.usda.gov/activity/umatilla/recreation/wintersports>
- ^x Lehman Hotsprings » WHAT'S GOING ON HERE. (n.d.). Retrieved July 31, 2017, from <http://lehmanhotsprings.org/?p=361>
- ^{xi} Umatilla County Harris Park. (n.d.). Retrieved July 31, 2017, from <http://www.co.umatilla.or.us/parks/index.html>
- ^{xii} Chargers For Mobility Scooters & Electric Wheelchairs « Mobility Smart. (n.d.). Retrieved July 31, 2017, from <http://www.mobilitysmart.cc/parts-spares-c-106/battery-chargers.html>

Chapter 11: Recreational Needs

To satisfy the recreational needs and desires of Umatilla County citizens, the policies on recreation should work to meet the present and future needs of community members. With the coordination and cooperation of public and private entities, bringing health and wellness together with recreation can become a possible means to do so. Recreation is important to the whole life cycle and the implementation of that can create a healthier and happier community for the future of Umatilla County.

Findings	Policies
1. There is a high demand for improved and rehabilitated recreational facilities and dispersed recreational areas.	1. Encourage and work with local, state, federal agencies and private enterprise to provide recreational areas and opportunities to citizens and visitors of the County, fitting the needs of the community.
2. Recreational uses can work with particular resources such as historical sites, natural areas, facility means of access, lakes, floodplains, scenic views, industrial sites, etc.	2. Consider health needs along with recreational needs and opportunities in the identification, acquisition and development of recreational areas.
3. Diverse recreational opportunities are located on land under the control of county, state or federal agencies.	3. The County will continue to work with local, state and federal agencies in the preparation of their management plans to insure that recreational opportunities will continue to grow and expand in concordance with the county's recreational and health needs.
4. Information on recreational assets and improved potentials valuable to distributors, citizens, developers, planners, and recreational districts, is available in one developed repository.	4. A repository of recreational asset information exists within the Chamber of Commerce or Umatilla County website.
5. Diverse recreational types occasionally conflict among themselves and with other land uses.	5. Create plans to maximize diverse land use while minimizing conflict within surrounding recreational areas to better the cooperation and coordination of recreational development.
6. Over time, additional recreational facilities will be added to fit the needs of communities, as applicable	6. Provide assistance to recreational groups and private investors interested in obtaining and developing improved recreational facilities to ensure greater efficiency in providing services to the public.

New Recreational Needs Policies

funds become available to use.

7. Recreational areas on private properties exist throughout the County. 7. The County recognizes that recreational areas exist on private property and encourages the development of these areas in harmony with surrounding land use and compatibility with the environment.
8. Motorized off-road vehicles and snowmobiles continue to increase in popularity and need to be met by increased off-road recreation areas. 8. The County will work with private property owners, local off-road vehicle organizations, and appropriate state and federal agencies to provide safe use areas for off-road vehicles.
9. Hunting and fishing recreational areas benefit tourism trends and continue to be important to Umatilla County citizens. 9. The County will work with appropriate agencies to manage resources at optimum levels to protect these valuable recreational spaces and provide opportunities to the public for appropriate use.
10. Snow sports are a large part of winter recreation in Umatilla County. 10. The County will continue to work with appropriate agencies to manage valuable resources for snow sports, working to protect the recreational facilities that go into use during the winter months and to promote usage of such areas.
11. Lehman Hot Springs is currently used for private events only, and Hidaway Hot Springs is currently not in operation, having traditionally served as recreational resort areas. 11. Encourage the private use of Lehman Hot Springs and reopening of Hidaway Hot Springs for resort activities with appropriate safeguards to ensure compatibility with adjacent land uses.
12. Public and private parks perform maintenance, rehabilitation, replacement, minor betterment repairs, and improvements to facilities and structures within the park. These improvements are not likely to have negative impacts upon adjacent lands and facilities. 12. Activities within parks that fall into these categories will not be required to obtain a conditional use permit before beginning these activities; only a zoning permit will be required and then only if the activity involves structures of over 110 sq. ft. in area. All other activities will only require the certification pursuant to the Development Ordinance that the activities do not exceed the 100 sq. ft. limitation. For example, changes from a pit toilet to a faucet toilet would be considered a minor betterment. Also covered under this policy are picnic areas, directional/informational signs, kiosks, traffic control devices, drinking fountains, water supply systems serving the existing developed areas, catch basins, drainage systems, paint sheds, well houses, maintenance buildings, and trail improvements. This

New Recreational Needs Policies

policy shall apply to all zones listing parks, playgrounds, or community centers, as allowed, or conditional uses.

- | | |
|--|---|
| 13. Parks expand when significant changes are desirable. Master plans are required for most funding sources. | 13. Parks and recreational facilities should be inventoried and identified in the Master plan and should use the Master plan as a guide when improvements are being made to such areas. |
| 14. Sourced funding for park maintenance and improvements is limited. | 14. Funding for parks and other recreational areas should be allocated with appropriate need and betterment in mind for the appropriate usage of these areas when available. |
| 15. Recreational areas within the County should comply with the ADA to be accessible to everyone. | 15. All recreational areas, facilities, sites, and trails should work to meet the standards set in the Americans with Disabilities ACT (ADA) in order to be accessible to everyone. |
| 16. Recreational areas should provide an adequate number of accessible parking spaces in parking lots used for recreational sites. | 16. The County will work with public and private agencies to ensure that parking areas for recreational sites are accounted for, along with accessible parking spaces within each area. |