

**EXHIBIT SCHEDULE**

**FILE NUMBER:**                      **SUB-20-001**  
**APPLICANT:**                        **CTUIR, Economic and Community Development Program**  
**HEARING DATE:**                  **September 8, 2020**

<b><u>EXHIBIT</u></b>	<b><u>NATURE OF EXHIBIT</u></b>
<u>1</u>	Seven (7) Page Staff Report
<u>2</u>	Six (6) Page Application
<u>3</u>	Nine (9) Page Dissemination Record with TSRC Comments

**STAFF REPORT**  
**CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION**  
**TRIBAL PLANNING OFFICE**

To: **Natural Resources Commission**  
Public Hearing Date: **September 8, 2020**  
File No.: **SUB-20-001**

**APPLICANT:** Department of Economic and Community Development, Confederated Tribes of the Umatilla Indian Reservation (CTUIR), 46411 Timine Way, Pendleton OR 97801

**LAND OWNER:** US Department of Interior Bureau of Indian Affairs (BIA) held in trust for the Confederated Tribes of the Umatilla Indian Reservation, 46411 Timine Way, Pendleton OR 97801

**NATURE OF REQUEST:**

The applicant seeks approval to create a subdivision, Coyote Business Park East, for commercial development. The subject property contains four trust lots proposed to be reconfigured and subdivided into 12 buildable trust lots, including road rights-of-ways (Exhibit 1A). Lots would be available for lease after approval by the CTUIR Board of Trustees and the BIA. All buildings are proposed to be on permanent foundations and built in accordance with the established Coyote Business Park Development Standards & Guidelines that also apply to existing Coyote Business Parks North and South. Proposed lots would be leased for construction of tenant improvements or CTUIR will construct and own the buildings with tenant improvements owned by the tenant.

**BASIC FACTS:**

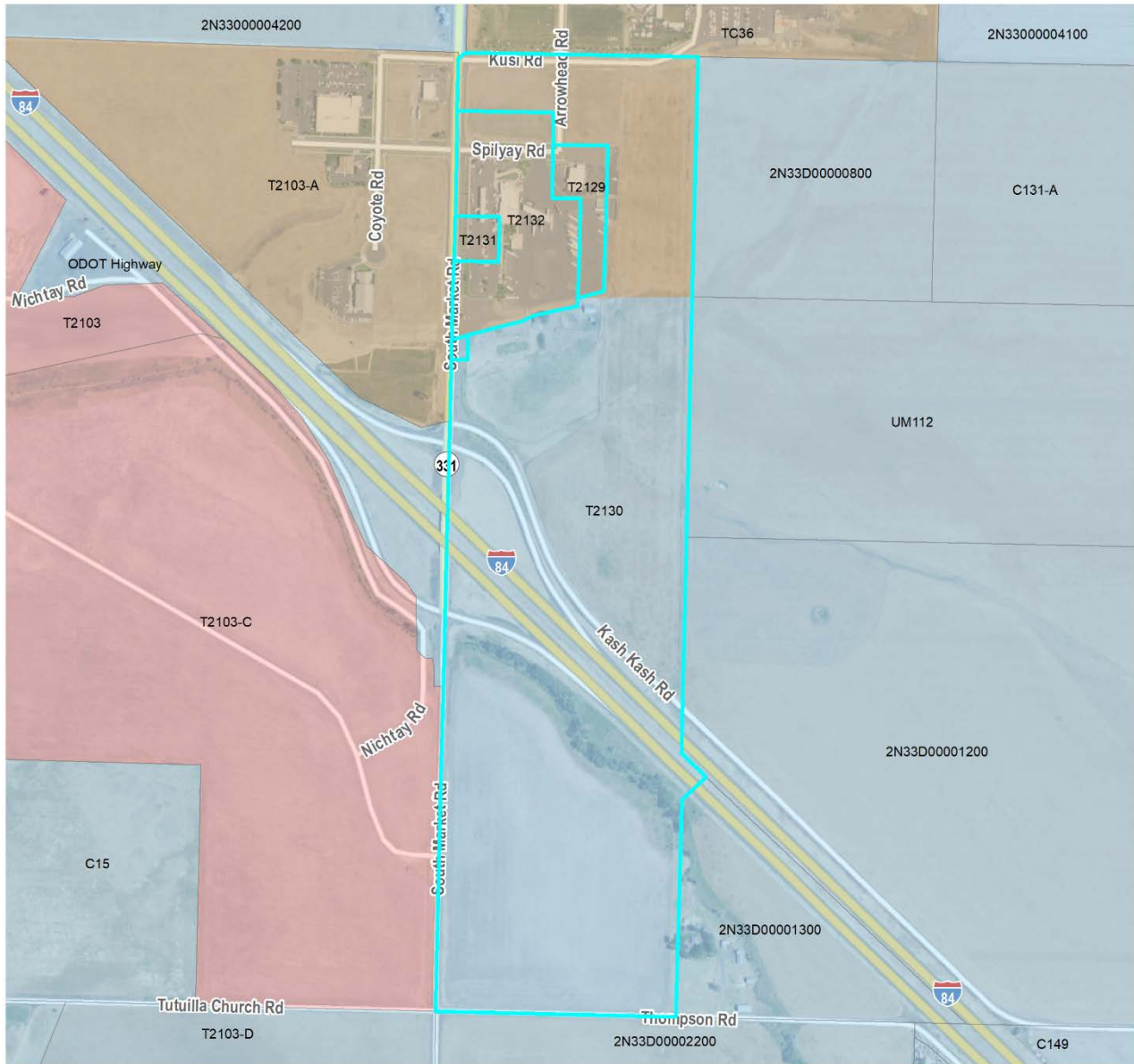
1. ***Legal Description:*** The subject property is identified as trust parcels T2129, T2130, T2131 and T2132 in the W1/2 of the W1/2 of Section 22, Township 2N, Range 33E, Willamette Meridian, on the Umatilla Indian Reservation. The proposed subdivision area contains 163.11 acres (m/l) and is located northeast of I-84 (Exit 216) on State Highway 331 with a portion of T2130 extending south of I-84. Property ownership confirmed with Bureau of Indian Affairs Title Status Reports and having been placed into trust in 2013.
2. ***Zoning:*** Trust parcels T2129, T2131 and T2132 are zoned C-D, Commercial Development. The northern portion of T2130 is zoned C-D (pink on map Page 2) with the southern portion (including the area South of I-84) zoned Ag-1, Exclusive Farm Use (yellow). There is no zone change proposed with this subdivision application.
3. ***Legal Access:*** The subject property has existing legal access from Umatilla Mission Highway, also known as Mission Highway or Oregon State Highway 331. There are existing paved roads with curbs and sidewalks that serve as access to existing businesses on the subject and adjacent properties identified as Kusi, Spilya and Arrowhead Roads. These roads, maintained by CTUIR Department of Public Works, were created by CTUIR when Arrowhead Travel Plaza was remodeled and enlarged in anticipation of future development. All three roads are on the CTUIR/BIA Inventory.
4. ***Topography:*** The subject property is flat.
5. ***Soils:*** According to the *Soils Survey of Umatilla County Area, Oregon*, soils for the site are as follows:

67B-Pilot Rock silt loam, 1 to 7 percent slope is located on the northern portion of the subject property with C-D zoning. This soil type is moderately deep, moderately well drained soil with moderate permeability to a depth of 27 inches and very slow through the hardpan to a depth of 45 inches.

39A-Hermiston silt loam, 0 to 3 percent slope is located on the southern portion of the subject property.

6. **Current Land Use:** Agriculture on the southern portion of T2130 includes a storage building and barn with horse pasture. Two of the four trust lots are in commercial use; Arrowhead Travel Plaza with a McDonald's restaurant and Kenworth Truck Repair.
7. **Surrounding Use:** Adjacent land uses are: Mission Highway, Coyote Business Park North to the west; Tamastlikt Cultural Institute, Wildhorse Resort Golf Course, RV Park and Casino complex to the north; agricultural and open space to the east and south of I-84.
8. **Historical Background:** The subject properties were individual fee tax lots purchased by the CTUIR over time and accepted into trust by the US Department of Interior Bureau of Indian Affairs in the four identified trust lots. The subject properties were included in the CTUIR Reservation Enterprise Zone (Resolution No. 13-039) recognized by the State of Oregon under Director's Order No. DO-13-276 through June 30, 2024 to provide economic development to diversify the tribes' economy. CTUIR has been actively planning for the extension of the Coyote Business Park to the east for many years; purchasing the land, enlarging Arrowhead Travel Plaza, changing the zoning to commercial and placing the land into trust status. The CTUIR adopted Mission Community Plan (1998) future land use map of the Mission Community Plan designates the subject properties having commercial zoning for commercial use.
9. **Utilities:** Properties and existing businesses are served by Pacific Power. The proposed subdivision area is within the CTUIR Water and Wastewater Service Area which currently serves existing businesses. These services are readily available for additional connections. Pacific Power is in the process of upgrading a distribution line in the area for the recent expansion of the adjacent Wildhorse Resort and Casino. 10-foot public utility easements are proposed along the proposed lot lines outside the road rights-of-way as shown on Exhibit 1A.
10. **Storm Water Management:** Storm water is collected by an on-site collection system with treatment/disposal through the storm water detention ponds shown on the Tentative Plan (Exhibit 1A). The existing development on proposed Lot 9 has an existing on-site collection system. Developers of each lot shall provide plans for treatment and detention of surface water on-site and will be evaluated when site plan review is completed through the Development Permit process. CTUIR Department of Public Works is responsible for operation and maintenance of road surface storm water systems.
11. **Water and Wastewater Management:** The proposed subdivision is within the CTUIR Water and Wastewater Service Area managed by CTUIR Department of Public Works. Water and sewer infrastructure has been installed within the proposed subdivision area with existing development connected. New development, as lots are leased, would be required to connect to the community system.
12. **National Environmental Policy Act:** An Environmental Assessment (EA) has not been completed for the entire subdivision. Applicant has verbally informed an EA has been completed and currently in BIA review for a proposed development on proposed Lot 4.

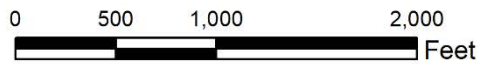
# Current Zoning of Subject Lots and Surrounding Lots



**SUB-20-001**  
**T2129, T2130, T2131, T2132**

## Zoning

- Exclusive Farm Use (Ag-1)
- Commercial Development (C-D)
- Industrial Development (I-D)



## **APPLICABLE CTUIR POLICIES AND CODES:**

- I. CTUIR 2010 Comprehensive Plan updated 2018; Resolution No. 18-090 (November 26, 2018); applicable Objectives**  
Chapter 5, Plan Elements: Goals & Objectives:  
Section 5.1 Organizational Excellence  
3. Practice the highest level of communication and public relations not only within the organization and community but also with other businesses and government partners to create a sense of loyalty and respect;  
Section 5.2 Economy  
5. Plan for long-term economic security in the face of changing global environmental and economic conditions.  
6. Implement the CTUIR Overall Economic Development Plan goals, objectives and policies in economic and employment decision making.  
Section 5.3 Land Base Restoration  
3. Manage tribally owned lands to assure the highest and best use for tribal members consistent with their inherent capabilities
- II. Land Development Code (LDC); Resolution #83-74 on August 24, 1983 and as amended through Resolution #19-070 on November 18, 2019.**  
Chapter 1, Section 1.020 – Purpose;  
Chapter 3, Sub-chapter H, C-D Commercial Development Zone and Sub-chapter A, Ag-1 Exclusive Farm Use Zone  
Chapter 4, Supplementary Manuals and Planning Activities; Section 4.020 Subdivisions (Subdivision Manual)  
Chapter 13, Hearings;
- III. Mission Community Plan; adopted by CTUIR Board of Trustees Resolution No. 98-30 on June 17, 1998, amended Resolution No. 08-025 on March 31, 2008.**  
III.C.5- Commercial Lands Policy  
III.D.1- Tribal Services Element, Water and Sewer Service Area Policy  
III.D.5- Roads and Transportation Policy
- IV. CTUIR Transportation System Plan (2001): including Highway 331 Corridor Management Plan; OR 331 Access Management Implementation Strategy and Circulation Plan; Commercial Development & Implementation Strategy for High331 Gateway Site.**
- V. CTUIR Water and Wastewater System Master Plan (2006)**

## **FINDINGS:**

1. **Tribal Staff Review Committee (TSRC):** Members of the Tribal Staff Review Committee received a copy of the application packet for SUB-20-001 on August 10, 2020. A meeting of the TSRC was held August 13, 2020 in a Zoom video conference format, to review the application and tentative plat. The following comments were received:
  - Wildhorse Resort and Casino Chief Executive Officer asked clarifying questions and noted concerns about traffic from future businesses that may occur on lots north of Kusi Road causing congestion with truck traffic.

No other written or verbal comments were received from Committee members on or before the deadline date of August 21, 2020 to be included in these Findings.

2. **2010 CTUIR Comprehensive Plan:** Applicable Element Goals and Objectives were reviewed. The proposed development appears to support all applicable Objectives.
3. **Land Development Code:** Chapter 4, Supplementary Manuals and Planning Activities; Section 4.020 Subdivisions (Subdivision Manual).

A. Subdivision Manual Section 3.0 establishes the following Required Findings for Approval (*staff review italicized*):

- a. The subdivision contributes to orderly development and land use patterns in the area and provides for the preservation of natural features and resources such as streams, lakes, natural vegetation, special terrain features, agricultural and forest lands and other natural resources.

*The existing agricultural zoned portion of the subject properties does not appear to be impacted by the proposed subdivision and is included due to the configuration of existing trust lots. No change to the zoning designations is proposed. The commercial zoned portion of the subject properties has no known natural features or resources that need to be preserved. Any future development on the subdivided lots would be subject to CTUIR permitting with impacts to resources reviewed specific to the uses.*

- b. The subdivision will be compatible with the uses surrounding the project site and will not create an excessive demand on public facilities and services required to serve the development.

*Yes. The area is currently served with water and sewer provided and maintained by the CTUIR Department of Public Works. The proposed subdivision has been reviewed by Public Works with no alerts to issues of capacity to existing water or sewer systems. Pacific Power is in the process of upgrading their distribution line to service Casino expansion needs and has been provided notice of this proposal. As of this writing, the subdivision is found to be compatible with surrounding uses and would not create an excessive demand on public facilities.*

- c. Financing will be available to the applicant to assure completion of the subdivision as proposed and required. Such financing arrangement may be contingent upon tentative plan approval. A performance bond may be required if it is determined that it will be necessary to assure proper completion. The applicant may substitute an adequate performance bond for other evidence of financial sufficiency required by this subsection.

*No information pertaining to financing was provided with this application. Staff finds a unique circumstance exists with this proposed subdivision as infrastructure and roads have already been developed. Thus, a finding of inapplicability is made.*

- d. That there will be no undue adverse impacts on neighboring properties, natural resources quality, area livability and public services and facilities.

*Neighboring properties on the north and west sides are owned by the CTUIR and zoned for commercial use. Properties to the east and south are zoned Ag-1 are farmed. The tentative plat (Exhibit 1A) proposes a 60' wide road rights-of-way along the eastern property line to be reserved for the future planned relocation of Kash Kash Road. Kash Kash Road is a County Road owned and maintained by Umatilla County Roads Department located south of proposed Lot 11 and adjacent to the I-84 west bound Exit 216 off-ramp. The CTUIR Transportation System Plan and other transportation related plans reviewed identify the planned relocation of Kash Kash Road for compliance with Oregon Department of Transportation (ODOT) access management standards.*

*As of this writing, staff knows of no immediate preparations by ODOT, County or CTUIR to relocate Kash Kash Road. In addition, there no known development plans for the subject property south of I-84 (Lot 12) with the zoning remaining in agricultural use. Therefore there are no known adverse impacts of the proposed subdivision to neighboring properties.*

- B. **Tentative Plan Required:** The application includes a Tentative Plan attached as Exhibit 1A and was reviewed for compliance with LDC Section 3.200, Acreage-Dimensional Standards. All proposed lots exceed the minimal standards required for lot depth and width.

The proposed lots zoned commercial and available for commercial development are of adequate size to accommodate uses allowed in the CD zone considering parking, circulation, landscaping and lot coverage standards.

4. **CTUIR Transportation System Plan:**

A. **Vehicular Access and Circulation:** All interior lots would be served by public roads proposed to be created by the subdivision plat. The three existing roads have been added to the BIA Reservation Roads System maintained by the CTUIR Department of Public Works.

Overall, this proposal is consistent with the Transportation System Plan for overall traffic circulation in the area. A recent *Traffic Impact Study (2019)* was completed by Kittelson & Associates for the Wildhorse Resort and Casino expansion and included existing road intersections associated with the proposed subdivision. Recommended mitigation measures resulting from this study included adjustments to the OR331/I-84 eastbound ramp terminal (Exit 216) and maintaining intersection sight distances at existing access points and internal intersections. Operational analyses were performed on all three existing subdivision road intersections which were found to operate acceptably under 2026 forecasted traffic conditions.

B. **Pedestrian Circulation:** Sidewalks on both sides of existing Arrowhead and Spilya Roads are developed with new sidewalks proposed to extend east on the south side of Spilya Road. The sidewalks on Arrowhead Road connect to existing sidewalks north of the subdivision providing safe pedestrian travel from Arrowhead Travel Plaza to the Wildhorse Casino complex.

Review of Coyote Business Park North conditions of approval (SUB-06-001) identifies a concern and condition regarding the need for a pedestrian crossing on Highway 331 between Coyote Business Park North and Arrowhead Travel Plaza and Cody's Diner (no longer existing). No pedestrian crossing has been established and continues to be an area of concern with further development in this area.

5. **Mission Community Plan (1998)**

Applicable commercial and transportation policies as well as the Future Land Use Map were reviewed to ensure the proposed subdivision would not conflict with adopted policies. The proposed subdivision appears to be in compliance with the adopted Mission Community Plan.

**STAFF FINDINGS AND CONCLUSIONS**

1. The subdivision contributes to the orderly development and land use patterns in the area, and provides for the preservation of natural features and resources such as stream, lakes, natural vegetation, special terrain features, agricultural lands, and other natural resources. The Tentative Plan submitted by the applicant meets the requirements of the CTUIR Subdivision Manual.
2. The proposed subdivision contains lot sizes which conform to the Land Development Code Commercial Development Zone.
3. The subdivision is compatible with the uses surrounding the project site, and will not create an excessive demand on public facilities and services that would be required by future development of the lots. There are no uses adjacent to the project site that would be adversely impacted by the proposed use as this was taken into consideration when the property was zoned commercial.

4. There will be no undue adverse impacts on neighboring properties, natural resource quality, area livability, and public services and facilities. There are no uses adjacent to the project site that would be adversely impacted by the proposed use as this was taken into consideration when the property was zoned for commercial use.
5. On-site storm water retention facilities serve existing development and no storm water plan has been prepared for the overall development. Therefore, each lot development must address on-site storm water retention either through a leasing requirement or site plan prior to issuance of a Development Permit.
6. The proposed subdivision is in compliance with applicable policies contained within the Applicable CTUIR Policies and Codes, as identified in this Report.
7. Additional commercial development resulting from the approval of this subdivision request will likely generate additional pedestrian crossings on Highway 331 between Coyote Business Park North and East. Subdivision approval of Coyote Business Park North included a condition “The applicant shall engage the appropriate agencies to identify and construct a pedestrian crosswalk to insure safety when the first building available for occupancy.” This crosswalk has not been constructed. This condition should also be applied to the approval of SUB-20-001.

### **DECISION OPTIONS:**

In acting on this subdivision request, the Land Protection Planning Commission must choose one of the decision options:

1. **Approve Without Conditions;**
2. **Approve With Conditions;**
3. **Deny** the request;
4. **Recess** the hearing until a specified time, date, and place; pending further testimony or information;
5. **Table** the decision until a subsequent meeting.

### **RECOMMENDATION:**

Based on the preceding facts, findings and conclusions, Tribal Planning Office recommends the Land Protection Planning Commission **APPROVE** the request **WITH** the following **CONDITION**:

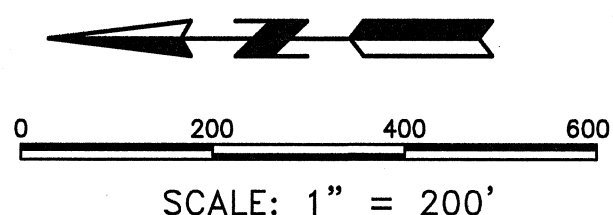
1. The applicant shall engage the appropriate agencies to identify and construct a pedestrian crosswalk to insure safety.



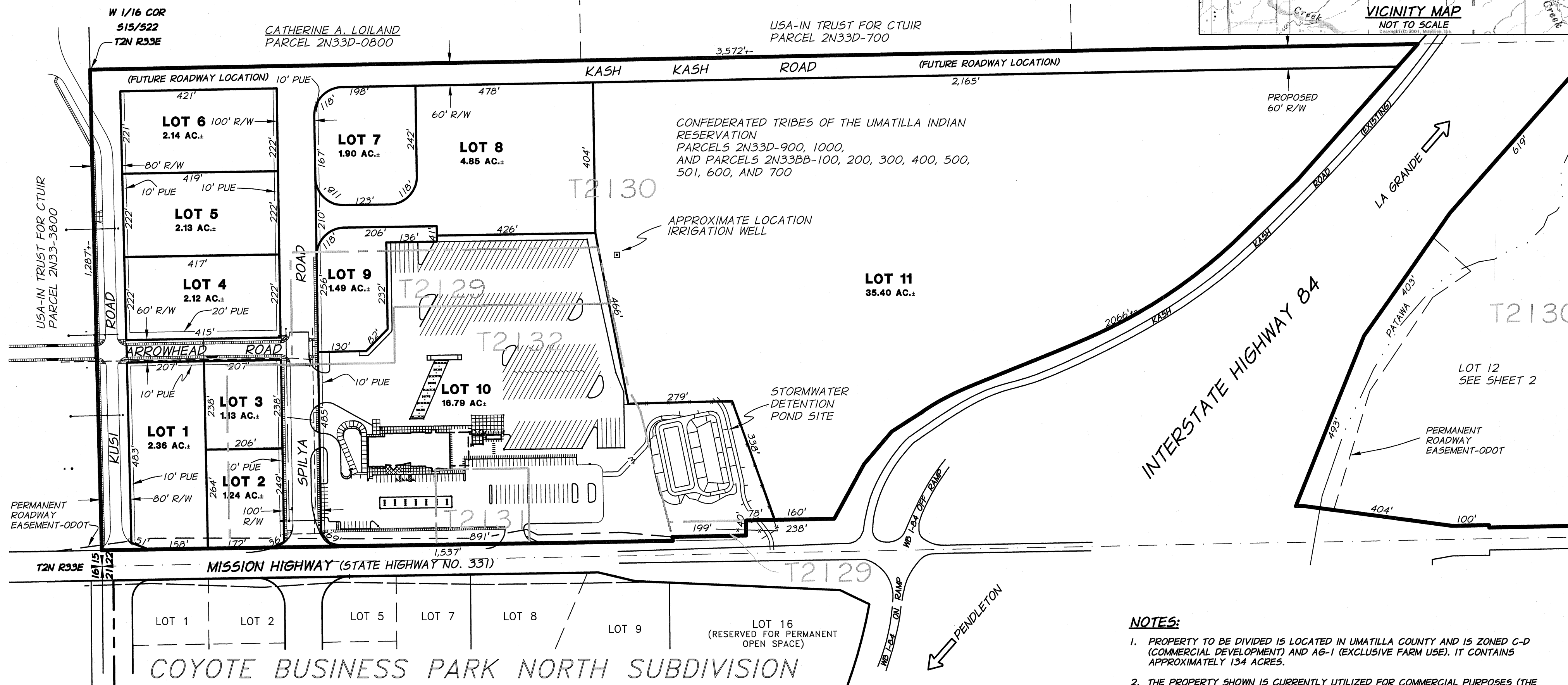
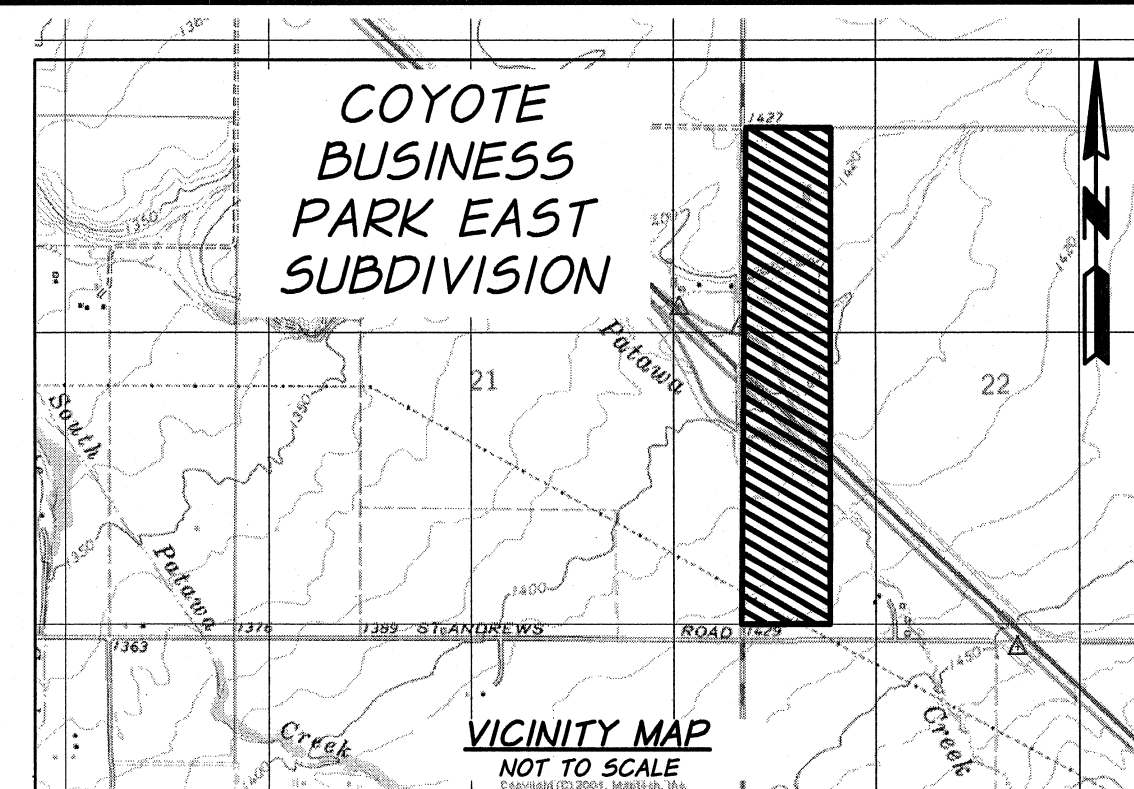
# COYOTE BUSINESS PARK EAST SUBDIVISION

## TENTATIVE PLAN

LOCATED IN THE W1/2 OF THE W1/2 OF SECTION 22,  
 TOWNSHIP 2 NORTH, RANGE 33 EAST, WILLAMETTE MERIDIAN,  
 UMATILLA COUNTY, OREGON  
 AUGUST, 2020



AREA OF PROPOSED SUBDIVISION: 134.13 ACRES±



**OWNER:**  
 THE CONFEDERATED TRIBES OF THE  
 UMATILLA INDIAN RESERVATION

**SUBDIVIDER:**  
 THE CONFEDERATED TRIBES OF THE  
 UMATILLA INDIAN RESERVATION  
 P.O. BOX 638  
 PENDLETON, OR 97801

**SURVEYOR:**  
 ANDERSON-PERRY & ASSOCIATES, INC.  
 1901 N. FIR STREET  
 P.O. BOX 1107  
 LA GRANDE, OR, 97850  
 (541) 963-8309

**LEGAL DESCRIPTION**

A TRACT OF LAND LOCATED IN SECTION 22, TOWNSHIP 2 NORTH,  
 RANGE 33 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY,  
 OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 1/2 OF THE WEST 1/2 OF SAID SECTION 22.

EXCEPTING THEREFROM: THE RIGHT-OF-WAY FOR INTERSTATE HIGHWAY  
 NO. 84,

ALSO EXCEPTING THEREFROM: THE RIGHT-OF-WAY FOR OREGON  
 HIGHWAY NO. 331 (UMATILLA-MISSION HIGHWAY).

ALSO EXCEPTING THEREFROM: THE RIGHT-OF-WAY FOR COUNTY ROAD  
 NO. 1025 (SOUTH MARKET ROAD)

ALSO EXCEPTING THEREFROM: THE RIGHT-OF-WAY FOR COUNTY ROAD  
 NO. 932 (THOMPSON ROAD)

**LEGEND**

- SECTION, 1/4 SECTION, OR SECTION SUBDIVISION CORNER
- SUBDIVISION BOUNDARY
- PROPOSED SUBDIVISION LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
- TRUST AREAS
- AC. - ACRE

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
  
 OREGON  
 FEBRUARY 8, 2000  
 RICHARD E. STEIN  
 49593PLS  
 EXPIRES: 6/30/2022

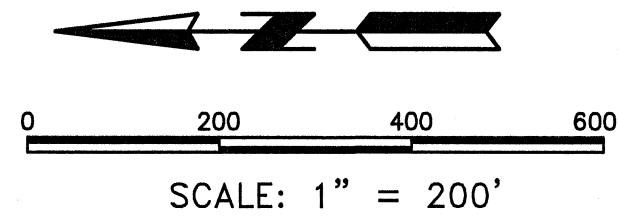
**NOTES:**

1. PROPERTY TO BE DIVIDED IS LOCATED IN UMATILLA COUNTY AND IS ZONED C-D (COMMERCIAL DEVELOPMENT) AND AG-1 (EXCLUSIVE FARM USE). IT CONTAINS APPROXIMATELY 134 ACRES.
2. THE PROPERTY SHOWN IS CURRENTLY UTILIZED FOR COMMERCIAL PURPOSES (THE ARROWHEAD TRUCK STOP), AND OPEN SPACE.
3. NO DEED RESTRICTIONS ARE PROPOSED.
4. THIS TENTATIVE SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE TRIBAL FIRE DEPARTMENT.
5. THIS TENTATIVE SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE PENDLETON SCHOOL DISTRICT #16.
6. THIS SITE EXISTS IN FLOOD HAZARD ZONE D - UNDETERMINED FLOOD HAZARDS. REFER TO FLOOD INSURANCE RATE MAP, FIRM PANEL NUMBER 41059C10456, REVISED SEPTEMBER 3, 2010, FEDERAL EMERGENCY MANAGEMENT AGENCY.
7. DOMESTIC WATER SUPPLY IS PROVIDED BY CONNECTION TO THE EXISTING CTUIR COMMUNITY WATER SYSTEM.
8. SANITARY SEWAGE DISPOSAL IS PROVIDED BY CONNECTION TO THE EXISTING CTUIR COMMUNITY SEWER SYSTEM.
9. STORM WATER IS COLLECTED BY AN ON-SITE COLLECTION SYSTEM WITH TREATMENT/DISPOSAL THROUGH THE STORMWATER DETENTION PONDS AS SHOWN.
10. THERE IS NO IRRIGATION DISTRICT.
11. EXISTING UTILITIES ARE LOCATED ALONG AND CROSSING THE UMATILLA-MISSION HIGHWAY. ADDITIONALLY, UTILITY IMPROVEMENTS ARE BEING CONSTRUCTED IN THE AREA OF THIS TENTATIVE SUBDIVISION. THIS CONSTRUCTION IS COMPLETE.

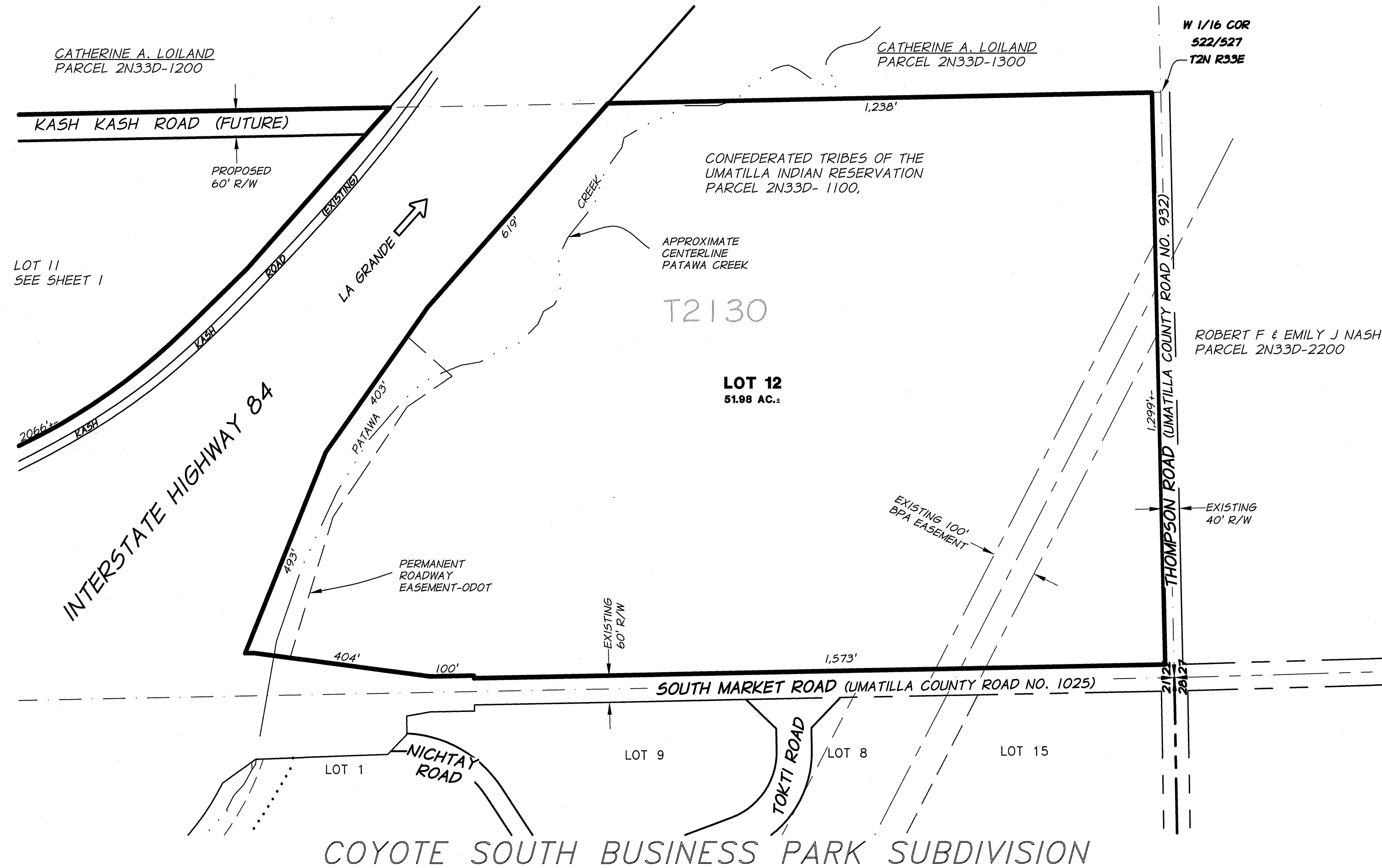
# COYOTE BUSINESS PARK EAST SUBDIVISION

## TENTATIVE PLAN

LOCATED IN THE W1/2 OF THE W1/2 OF SECTION 22,  
TOWNSHIP 2 NORTH, RANGE 33 EAST, WILLAMETTE MERIDIAN,  
UMATILLA COUNTY, OREGON  
AUGUST, 2020



AREA OF PROPOSED SUBDIVISION: 134.13 ACRES±



COYOTE SOUTH BUSINESS PARK SUBDIVISION

**LEGEND**

- SECTION, 1/4 SECTION, OR SECTION SUBDIVISION CORNER
- SUBDIVISION BOUNDARY
- PROPOSED SUBDIVISION LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
- TRUST AREAS
- AC. - ACRE

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Richard E. Stein*  
OREGON  
FEBRUARY 8, 2000  
RICHARD E. STEIN  
49593PLS  
EXPIRES: 6/30/2022

**CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION**  
*Tribal Planning Office*

**SUBDIVISION, MAJOR, MINOR PARTITIONS, AND LOT LINE ADJUSTMENT  
APPLICATION SUPPLEMENTAL SHEET**

DEAR APPLICANT:

Please fill out this APPLICATION completely and as accurately as possible. If a block does not apply, write "N/A" in the space provided. An incomplete application cannot be processed.

The following information is required to be filed with the Tribal Planning Office. The following shall be submitted clearly drawn to a scale of one map inch per 100 feet on the ground. This form must be certified for completeness and submitted with the fee and 5 copies of the preliminary drawing/tentative map.

Filing Fees:	Subdivision	\$150.00	
	Major Land Partition	\$50.00	
	Minor Land Partition	\$35.00	
	Lot Line Adjustment	\$35.00	
	Recording Fee	\$15.00	Required for all of the above; make checks payable to Umatilla County.

1. A preliminary drawing or tentative map shall contain the following information:
  - A) The name and address of the partitioner, date, North point, scale, identification of township, range and section, and the name and address of the person preparing the drawing.
  - B) The name and address of the owner of record for the land being partitioned or adjusted.
  - C) The name of the owner of record for lands which are contiguous to the proposed partition or adjustment.
  - D) Location, names, right-of-way, widths and improvement standards for existing roads.
  - E) Dimensions of all parcel boundary lines, government tie to the section corner, and exact acreage of each parcel.
  - F) Location of all easements on the property.
  - G) Location of all existing buildings, canals, ditches, septic tanks and drain fields.
  - H) Location of any topographic feature which could influence the partition or adjustment, such as; rivers, canyons, bluffs, rock outcroppings, natural springs and flood plains.
  - I) Source and method of water supply and sewage disposal.
2. In addition to the foregoing information, the tentative map shall include the location, width, name, curve radii and approximate grade of all proposed right-of-way, if applicable.
3. Name of Community Facilities serving the partition (if any).

Power: Pacific Power  
Water: CTUIR Public Works  
Sewer: CTUIR Public Works  
Fire District: CTUIR  
Irrigation District: None

4. Lot Line Adjustment maps shall contain all the information listed above, but the maps do not need to follow the scale requirements. Also, on deeded property a lot line adjustment needs to have the new legal descriptions recorded at the Umatilla County Records Office before the Assessor's Office will officially recognize the adjustment.

April/2013

File #: SUB-20-001

**CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION**

Tribal Planning Department (Phone/Fax 541-276-3099)  
46411 Timine Way, Pendleton, OR, 97801

**SUBDIVISION APPLICATION**

MAJOR  MINOR  LOT LINE ADJUSTMENT  **Please Print or Type**

Partitioner's Name: Bill Tovey - CTUIR Department of Economic and Community Development Director  
Address: 46411 Timine Way, Pendleton, Oregon 97801 Phone: 541-429-7480

Deed Holder's Name: CTUIR - BIA Trust Property  
Address: 46411 Timine Way, Pendleton, Oregon 97801 Phone: 541-429-7480

Property Description: Exhibit A Legal Description Attached Section 22 Township 2 North Range 33 East  
Tax Lot  Allotment : See Exhibit B for Allotments Present Zone: C-D & AG-1 Total Acreage: 82.14 +/-

Legal Access: OR Hwy 331, Kusi, Arrowhead and Spilya Roads

**Description Data:**

- A) Gross area of property in acres 82.14 Acres +/- See Tentative Plan
- B) Number of lots before this action 4 Trust Allotments, T2129, T2130, T2131 & T2132
- C) Number of lots after this action: 11 Lots in Coyote Business Park East Subdivision
- D) Size of each parcel after this action (in acres) 1.13 Acres up to 35.40 Acres
- E) Partition file number, if previously partitioned N/A

Name, address and telephone number of each person or firm providing professional services and information to the partitioner:

- A) Land Sales Contract holder: N/A
- B) Surveyor or Engineer: Anderson Perry & Associates Inc.

I understand that any false statements made on this application may cause subsequent approval by the Natural Resources Commission or Tribal Planning Department to be null and void. I hereby certify that I understand that by signing this permit application, I am giving the CTUIR Tribal Planning Department the authorization to conduct any site inspections necessary in reviewing this application.

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED!**

Date: 8/3/20 Applicant: [Signature]  
Agent: CTUIR

I am the (Circle One): Owner/owner's authorized representative (If authorized representative, attach letter signed by owner)

**CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION**  
*Tribal Planning Office*

**SUBDIVISION, MAJOR, MINOR PARTITIONS, AND LOT LINE ADJUSTMENT**  
**APPLICATION SUPPLEMENTAL SHEET**

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	Minor Land Partition	\$35.00	
	Lot Line Adjustment	\$35.00	
	Recording Fee	\$15.00	Required for all of the above; make checks payable to Umatilla County.

1. A preliminary drawing or tentative map shall contain the following information:
  - A) The name and address of the partitioner, date, North point, scale, identification of township, range and section, and the name and address of the person preparing the drawing.
  - B) The name and address of the owner of record for the land being partitioned or adjusted.
  - C) The name of the owner of record for lands which are contiguous to the proposed partition or adjustment.
  - D) Location, names, right-of-way, widths and improvement standards for existing roads.
  - E) Dimensions of all parcel boundary lines, government tie to the section corner, and exact acreage of each parcel.
  - F) Location of all easements on the property.
  - G) Location of all existing buildings, canals, ditches, septic tanks and drain fields.
  - H) Location of any topographic feature which could influence the partition or adjustment, such as; rivers, canyons, bluffs, rock outcroppings, natural springs and flood plains.
  - I) Source and method of water supply and sewage disposal.

2. In addition to the foregoing information, the tentative map shall include the location, width, name, curve radii and approximate grade of all proposed right-of-way, if applicable.
3. Name of Community Facilities serving the partition (if any).

Power: Pacific Power  
Water: CTUIR Public Works  
Sewer: CTUIR Public Works  
Fire District: CTUIR  
Irrigation District: None

4. Lot Line Adjustment maps shall contain all the information listed above, but the maps do not need to follow the scale requirements. Also, on deeded property a lot line adjustment needs to have the new legal descriptions recorded at the Umatilla County Records Office before the Assessor's Office will officially recognize the adjustment.

**CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION**

Tribal Planning Department (Phone/Fax 541-276-3099)  
46411 Timine Way, Pendleton, OR, 97801

**LAND PARTITION APPLICATION**

SUBDIVISION  
MAJOR  MINOR  LOT LINE ADJUSTMENT  **Please Print or Type**

Partitioner's Name: Bill Tovey - CTUIR Department of Economic and Community Development Director  
Address: 46411 Timine Way, Pendleton, Oregon 97801 Phone: 541-429-7480

Deed Holder's Name: CTUIR - BIA Trust Property  
Address: 46411 Timine Way, Pendleton, Oregon 97801 Phone: 541-429-7480

Property Description: Exhibit A Legal Description Attached Section 22 Township 2 North Range 33 East  
Tax Lot  Allotment : See Exhibit B for Allotments Present Zone: C-D & AG-1 Total Acreage: 134.13 ±

Legal Access: OR Hwy 331, Kusi, Arrowhead, Spilya, and South Market Roads

Description Data:

- A) Gross area of property in acres ±134.13 Acres - See Tentative Plan
- B) Number of lots before this action 4 Trust Allotments, T2129, T2130, T2131, & T2132
- C) Number of lots after this action: 12 Lots in Coyote Business Park East Subdivision
- D) Size of each parcel after this action (in acres) 1.13 Acres up to 51.98 Acres
- E) Partition file number, if previously partitioned N/A

Name, address and telephone number of each person or firm providing professional services and information to the partitioner:

- A) Land Sales Contract holder: N/A
- B) Surveyor or Engineer: Anderson Perry & Associates, Inc

I understand that any false statements made on this application may cause subsequent approval by the Natural Resources Commission or Tribal Planning Department to be null and void. I hereby certify that I understand that by signing this permit application, I am giving the CTUIR Tribal Planning Department the authorization to conduct any site inspections necessary in reviewing this application.

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED!**

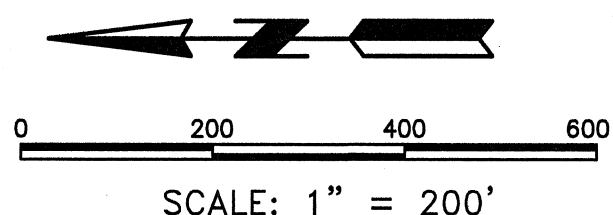
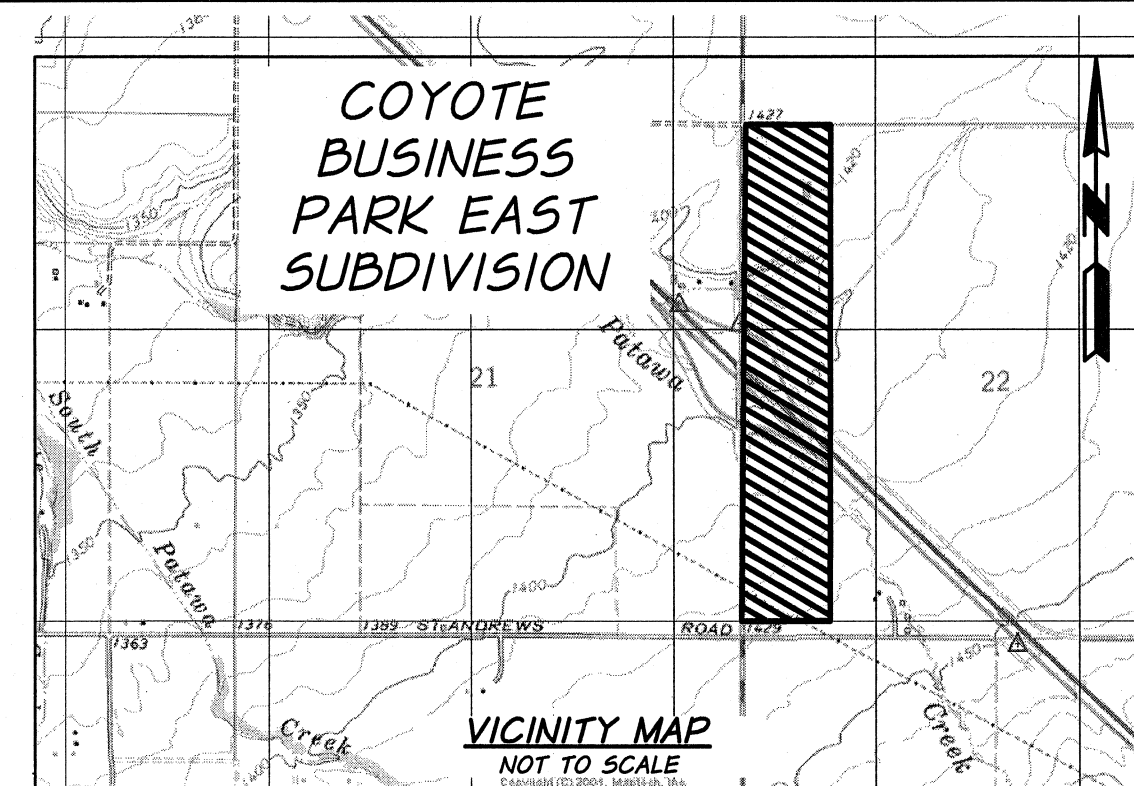
Date: \_\_\_\_\_ Applicant: \_\_\_\_\_  
Agent: \_\_\_\_\_

I am the (Circle One): Owner/owner's authorized representative (If authorized representative, attach letter signed by owner)

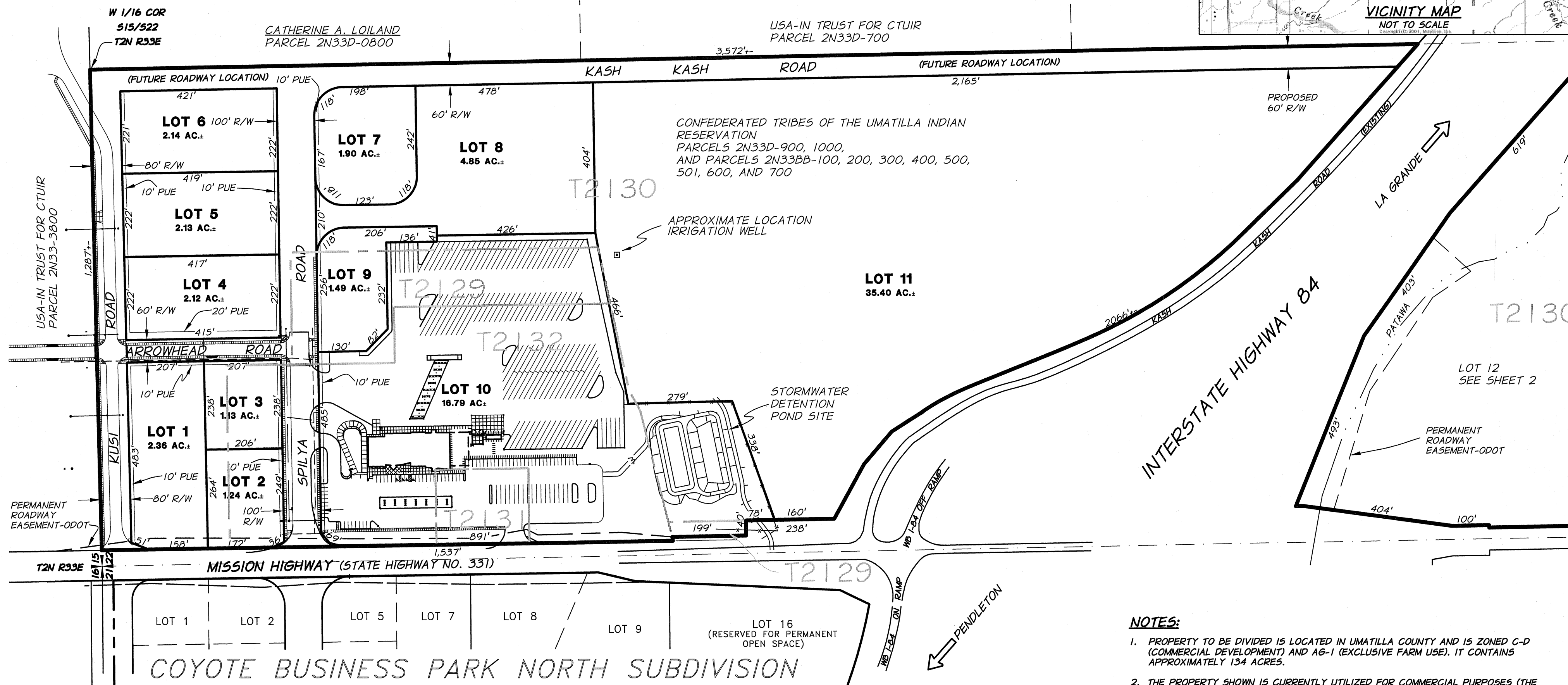
# COYOTE BUSINESS PARK EAST SUBDIVISION

## TENTATIVE PLAN

LOCATED IN THE W1/2 OF THE W1/2 OF SECTION 22,  
 TOWNSHIP 2 NORTH, RANGE 33 EAST, WILLAMETTE MERIDIAN,  
 UMATILLA COUNTY, OREGON  
 AUGUST, 2020



AREA OF PROPOSED SUBDIVISION: 134.13 ACRES±



**OWNER:**  
 THE CONFEDERATED TRIBES OF THE  
 UMATILLA INDIAN RESERVATION

**SUBDIVIDER:**  
 THE CONFEDERATED TRIBES OF THE  
 UMATILLA INDIAN RESERVATION  
 P.O. BOX 638  
 PENDLETON, OR 97801

**SURVEYOR:**  
 ANDERSON-PERRY & ASSOCIATES, INC.  
 1901 N. FIR STREET  
 P.O. BOX 1107  
 LA GRANDE, OR, 97850  
 (541) 963-8309

**LEGAL DESCRIPTION**

A TRACT OF LAND LOCATED IN SECTION 22, TOWNSHIP 2 NORTH,  
 RANGE 33 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY,  
 OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 1/2 OF THE WEST 1/2 OF SAID SECTION 22.

EXCEPTING THEREFROM: THE RIGHT-OF-WAY FOR INTERSTATE HIGHWAY  
 NO. 84,

ALSO EXCEPTING THEREFROM: THE RIGHT-OF-WAY FOR OREGON  
 HIGHWAY NO. 331 (UMATILLA-MISSION HIGHWAY).

ALSO EXCEPTING THEREFROM: THE RIGHT-OF-WAY FOR COUNTY ROAD  
 NO. 1025 (SOUTH MARKET ROAD)

ALSO EXCEPTING THEREFROM: THE RIGHT-OF-WAY FOR COUNTY ROAD  
 NO. 932 (THOMPSON ROAD)

**LEGEND**

- SECTION, 1/4 SECTION, OR SECTION SUBDIVISION CORNER
- SUBDIVISION BOUNDARY
- PROPOSED SUBDIVISION LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
- TRUST AREAS
- AC. - ACRE

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
  
 OREGON  
 FEBRUARY 8, 2000  
 RICHARD E. STEIN  
 49593PLS  
 EXPIRES: 6/30/2022

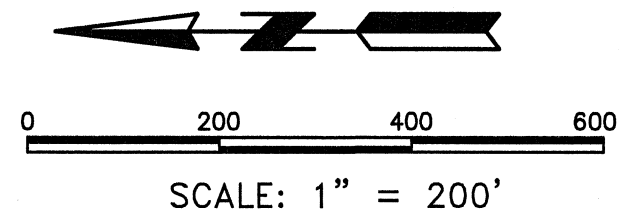
**NOTES:**

1. PROPERTY TO BE DIVIDED IS LOCATED IN UMATILLA COUNTY AND IS ZONED C-D (COMMERCIAL DEVELOPMENT) AND AG-1 (EXCLUSIVE FARM USE). IT CONTAINS APPROXIMATELY 134 ACRES.
2. THE PROPERTY SHOWN IS CURRENTLY UTILIZED FOR COMMERCIAL PURPOSES (THE ARROWHEAD TRUCK STOP), AND OPEN SPACE.
3. NO DEED RESTRICTIONS ARE PROPOSED.
4. THIS TENTATIVE SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE TRIBAL FIRE DEPARTMENT.
5. THIS TENTATIVE SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE PENDLETON SCHOOL DISTRICT #16.
6. THIS SITE EXISTS IN FLOOD HAZARD ZONE D - UNDETERMINED FLOOD HAZARDS. REFER TO FLOOD INSURANCE RATE MAP, FIRM PANEL NUMBER 41059C10456, REVISED SEPTEMBER 3, 2010, FEDERAL EMERGENCY MANAGEMENT AGENCY.
7. DOMESTIC WATER SUPPLY IS PROVIDED BY CONNECTION TO THE EXISTING CTUIR COMMUNITY WATER SYSTEM.
8. SANITARY SEWAGE DISPOSAL IS PROVIDED BY CONNECTION TO THE EXISTING CTUIR COMMUNITY SEWER SYSTEM.
9. STORM WATER IS COLLECTED BY AN ON-SITE COLLECTION SYSTEM WITH TREATMENT/DISPOSAL THROUGH THE STORMWATER DETENTION PONDS AS SHOWN.
10. THERE IS NO IRRIGATION DISTRICT.
11. EXISTING UTILITIES ARE LOCATED ALONG AND CROSSING THE UMATILLA-MISSION HIGHWAY. ADDITIONALLY, UTILITY IMPROVEMENTS ARE BEING CONSTRUCTED IN THE AREA OF THIS TENTATIVE SUBDIVISION. THIS CONSTRUCTION IS COMPLETE.

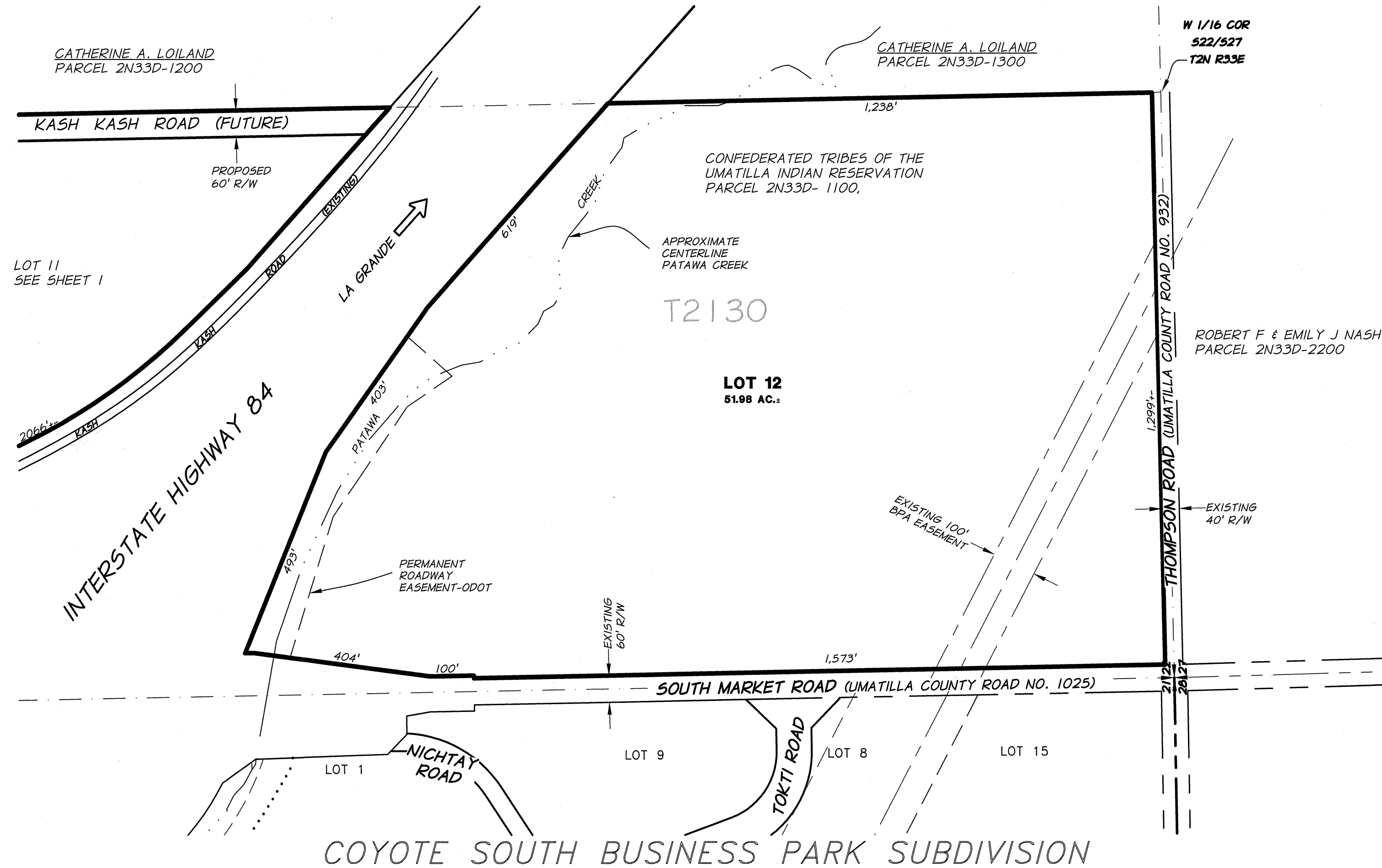
# COYOTE BUSINESS PARK EAST SUBDIVISION

## TENTATIVE PLAN

LOCATED IN THE W1/2 OF THE W1/2 OF SECTION 22,  
TOWNSHIP 2 NORTH, RANGE 33 EAST, WILLAMETTE MERIDIAN,  
UMATILLA COUNTY, OREGON  
AUGUST, 2020



AREA OF PROPOSED SUBDIVISION: 134.13 ACRES±

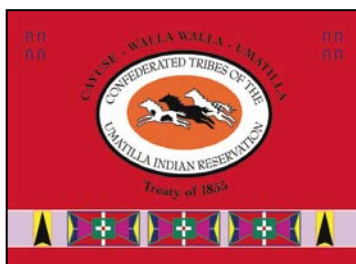


**LEGEND**

- SECTION, 1/4 SECTION, OR SECTION SUBDIVISION CORNER
- SUBDIVISION BOUNDARY
- PROPOSED SUBDIVISION LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
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REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Richard E. Stein*  
OREGON  
FEBRUARY 8, 2000  
RICHARD E. STEIN  
49593PLS  
EXPIRES: 6/30/2022





## **PUBLIC HEARING NOTICE DISSEMINATION RECORD**

File #: SUB-20-001; Subdivision request filed by CTUIR Economic and  
Community Development Department

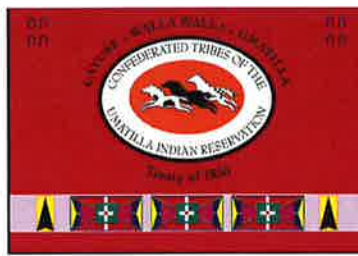
Land Protection Planning Commission Public Hearing Date: September 8, 2020

Newspaper and Date Published; East Oregonian: August 31, 2020  
CUJ: September 3, 2020

Posted in six public Places;

1. Mission Market: August 27, 2020
2. Yellowhawk Tribal Health Clinic: August 27, 2020
3. BIA Umatilla Agency: August 27, 2020
4. CTUIR Housing Department: August 27, 2020
5. Nixyáawii Governance Center August 27, 2020
6. CTUIR web site: <https://ctuir.org/information-technology/notice-public-hearing-subdivision-sub-20-001>.

Attached are copies of the public hearing notices that were posted, published and mailed to all interested parties, subject property owners and adjacent property owners, as required by Land Development Code Section 13.020.



## PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the Land Protection Planning Commission (LPPC) of the Confederated Tribes of the Umatilla Indian Reservation will hold the following public hearings:

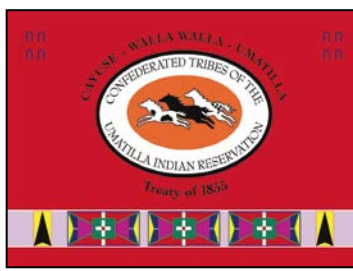
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The hearing will be held on **Tuesday, September 8, 2020 at 9:00am**. Due to the current health emergency (COVID-19) this hearing will be held via Zoom. If you would like to participate in the hearing or provide testimony, please join us either online at <https://us02web.zoom.us/j/81068078775> or by phone at 1-253-215-8782 at 9:00 a.m. The meeting code will be 810-6807-8775. Materials relating to this subdivision request are available for review at the Tribal Planning Office or online at <https://ctuir.org/information-technology/notice-public-hearing-subdivision-sub-20-001>.

Written comments must be received in the Tribal Planning Office by 4:00 pm August 28, 2020 via hard copy or by email to [pattyperry@ctuir.org](mailto:pattyperry@ctuir.org).

The public is entitled and encouraged to participate in the hearing and to submit testimony regarding the request. To obtain further information or if you have questions regarding the hearing process or the proposed conditional use contact the Tribal Planning Office at, 46411 Timine Way, Pendleton, OR 97801 or call (541) 429-7518.

Lindsey X. Watchman, Secretary  
Land Protection Planning Commission



August 28, 2020

## PUBLIC HEARING NOTICE

Dear Property Owner:

On September 8, 2020 the Land Protection Planning Commission of the Confederated Tribes of the Umatilla Indian Reservation (CTUIR) will hold a public hearing concerning a Subdivision request.

You are receiving this notice because you are an owner of property located within 250 feet of the subject property or a current occupant. According to Section 13.020 of the CTUIR Land Development Code, all owners of property located within 250 feet of property which is the subject of a public hearing, shall be given written notice by mail at least ten days prior to a public hearing.

**Subdivision File #SUB-20-001** – Applicant, CTUIR Department of Economic and Community Development seeks approval to subdivide property owned by the CTUIR in trust (Arrowhead Travel Plaza). The subject property is identified as trust parcels T2129, T2130, T2131 and T2132 (Umatilla County Tax Lots 100, 200, 300, 400, 500, 501, 600 and 700 on Umatilla County Tax Map 2N3322BB and Tax lots 900, 1100 and 1000 on Map 2N33D) within the external boundaries of the Umatilla Indian Reservation. Subject properties are located on the northeast corner of Interstate 84 Exit 216 east of State Highway 331 zoned C-D (Commercial Development) and Ag-1 (Exclusive Farm Use). Application proposes to create the Coyote Business Park East Subdivision subject to Land Development Code §3.200 and Subdivision Manual.

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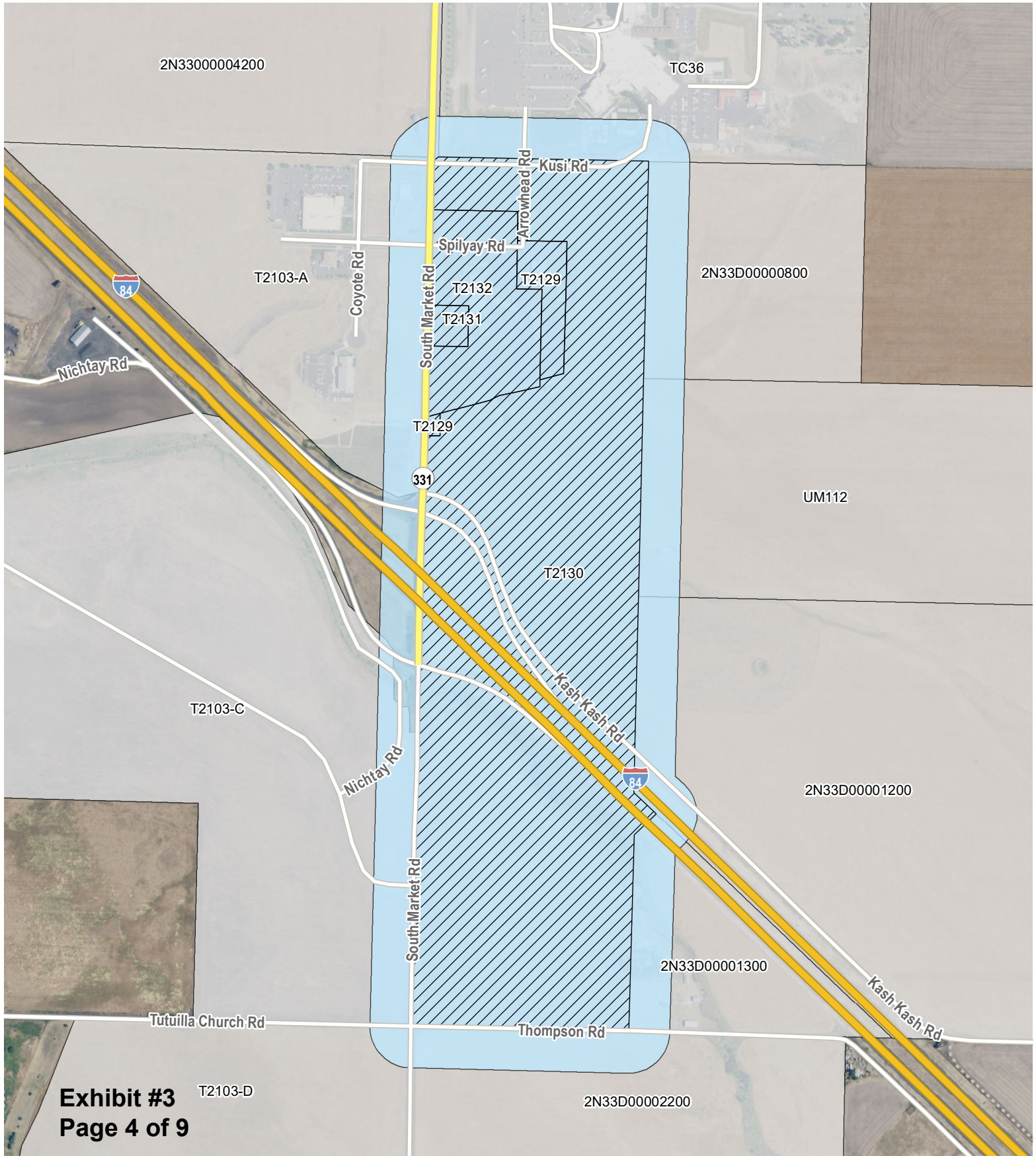
Regards,

Patricia T. Perry, MSF, AICP  
Senior Planner

**Exhibit #3**  
**Page 3 of 9**




# Public Notification Map: SUB-20-001

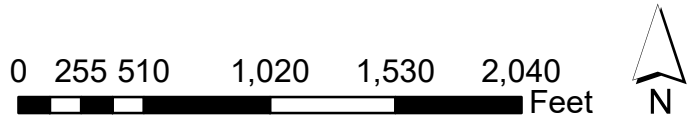
THE CONFEDERATED TRIBES OF THE  
UMATILLA INDIAN RESERVATION



**Exhibit #3**  
**Page 4 of 9**

**Legend**

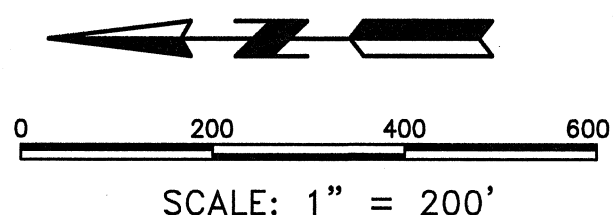
 Subject Area	 Property Owners to Notify
 250' Notification Buffer	



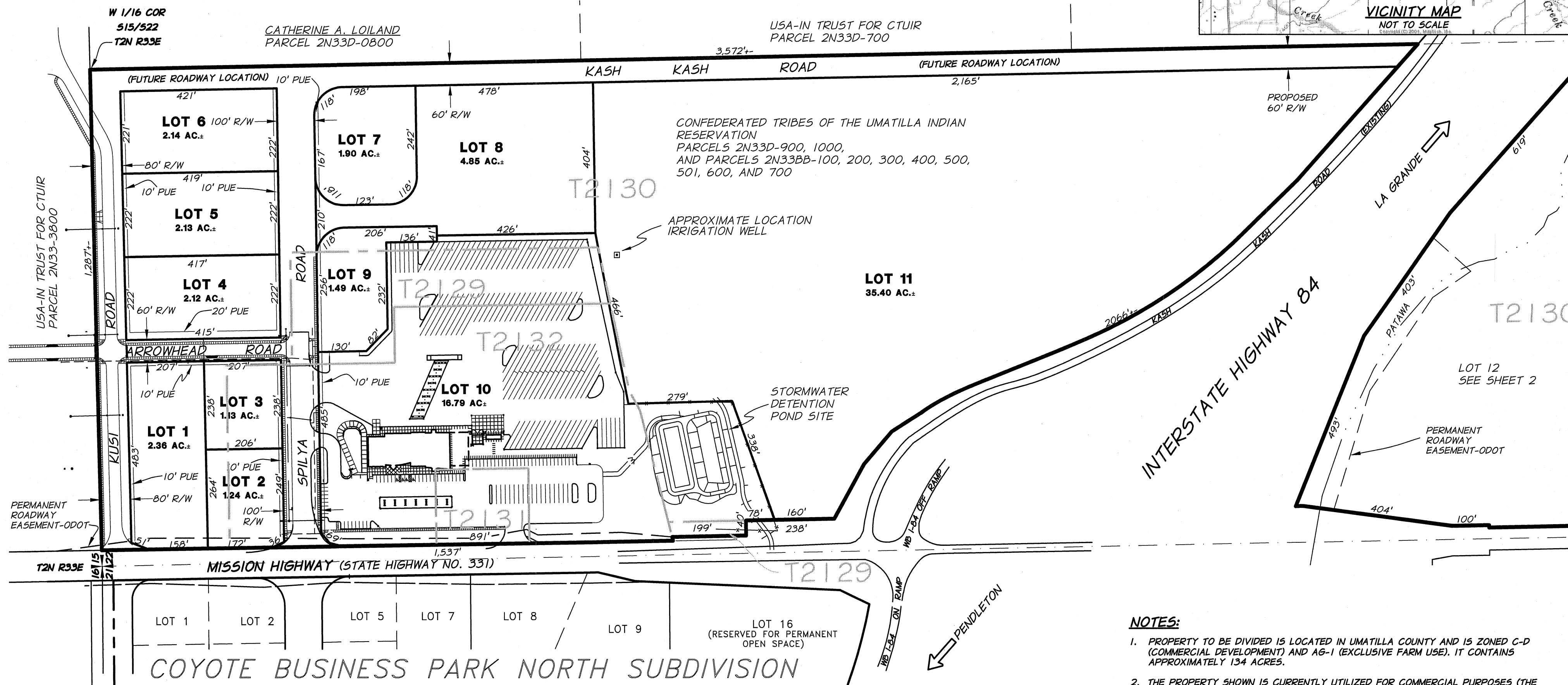
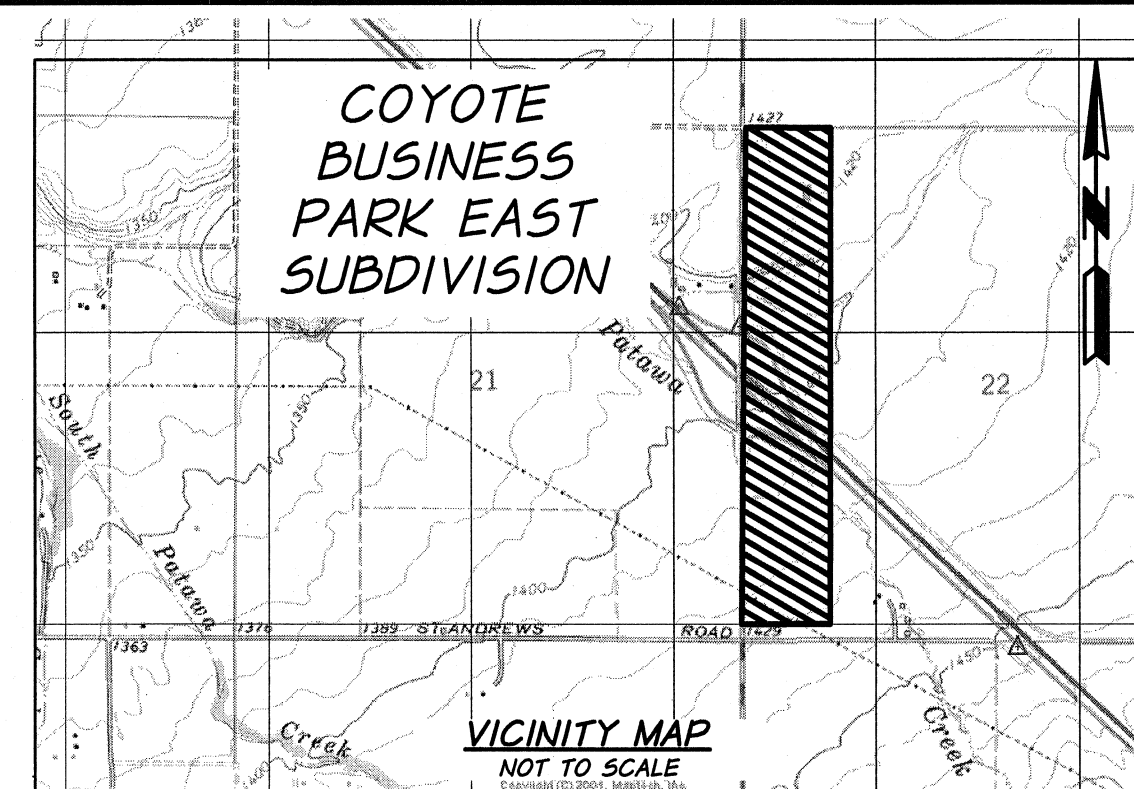
# COYOTE BUSINESS PARK EAST SUBDIVISION

## TENTATIVE PLAN

LOCATED IN THE W1/2 OF THE W1/2 OF SECTION 22,  
TOWNSHIP 2 NORTH, RANGE 33 EAST, WILLAMETTE MERIDIAN,  
UMATILLA COUNTY, OREGON  
AUGUST, 2020



AREA OF PROPOSED SUBDIVISION: 134.13 ACRES±



**OWNER:**  
THE CONFEDERATED TRIBES OF THE  
UMATILLA INDIAN RESERVATION

**SUBDIVIDER:**  
THE CONFEDERATED TRIBES OF THE  
UMATILLA INDIAN RESERVATION  
P.O. BOX 638  
PENDLETON, OR 97801

**SURVEYOR:**  
ANDERSON-PERRY & ASSOCIATES, INC.  
1901 N. FIR STREET  
P.O. BOX 1107  
LAGRANDE OR, 97850  
(541) 963-8309

**LEGAL DESCRIPTION**

A TRACT OF LAND LOCATED IN SECTION 22, TOWNSHIP 2 NORTH,  
RANGE 33 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY,  
OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 1/2 OF THE WEST 1/2 OF SAID SECTION 22.

EXCEPTING THEREFROM: THE RIGHT-OF-WAY FOR INTERSTATE HIGHWAY  
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ALSO EXCEPTING THEREFROM: THE RIGHT-OF-WAY FOR OREGON  
HIGHWAY NO. 331 (UMATILLA-MISSION HIGHWAY).

ALSO EXCEPTING THEREFROM: THE RIGHT-OF-WAY FOR COUNTY ROAD  
NO. 1025 (SOUTH MARKET ROAD)

ALSO EXCEPTING THEREFROM: THE RIGHT-OF-WAY FOR COUNTY ROAD  
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**LEGEND**

- SECTION, 1/4 SECTION, OR SECTION  
SUBDIVISION CORNER
- SUBDIVISION BOUNDARY
- PROPOSED SUBDIVISION LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
- TRUST AREAS
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REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Richard E. Stein*  
OREGON  
FEBRUARY 8, 2000  
RICHARD E. STEIN  
49593PLS  
EXPIRES: 6/30/2022

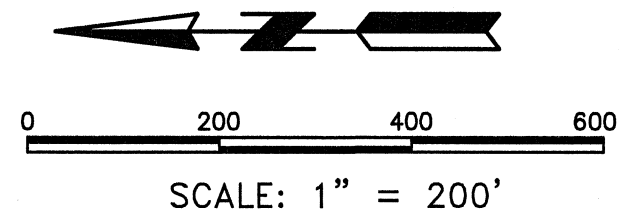
**NOTES:**

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8. SANITARY SEWAGE DISPOSAL IS PROVIDED BY CONNECTION TO THE EXISTING CTUIR COMMUNITY SEWER SYSTEM.
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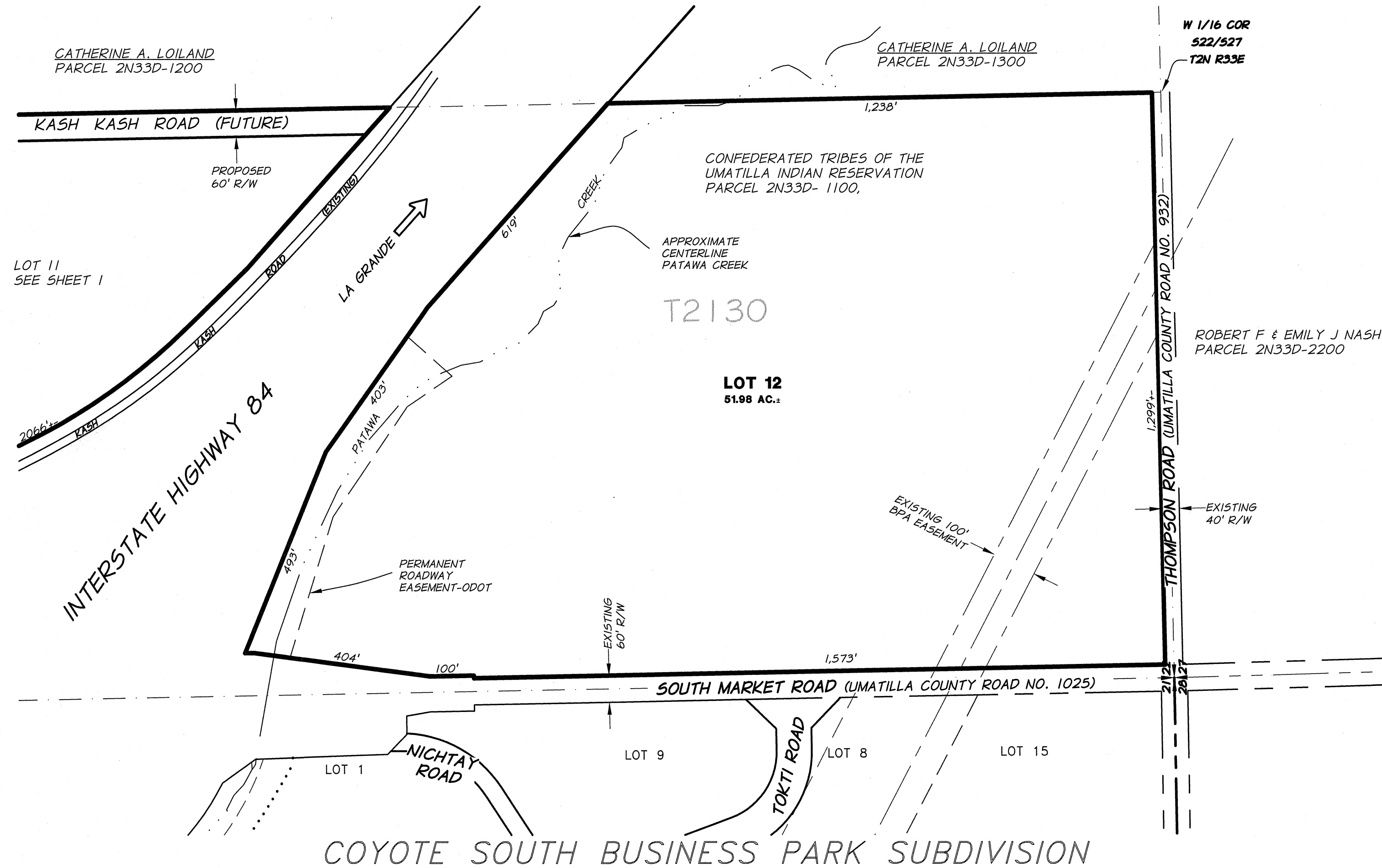
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AUGUST, 2020



AREA OF PROPOSED SUBDIVISION: 134.13 ACRES±



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- SECTION, 1/4 SECTION, OR SECTION SUBDIVISION CORNER
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- TRUST AREAS
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REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Richard E. Stein*  
OREGON  
FEBRUARY 8, 2000  
RICHARD E. STEIN  
49593PLS  
EXPIRES: 6/30/2022

# SUB-20-001 Public Notice Recipients

## Trust & Allotment Recipients

Allotment	Ownership
UM112	A
T2103-C	T
T2103-A	T
TC36	T
T2130	T
T2103-D	T
T2131	T
T2132	T
T2129	T

## Taxlot Recipients

Ownership	Taxlot	Owner
F	2N33000004200	Catherine Loiland
F	2N33D00000800	Catherine Loiland
F	2N33D00001300	Catherine Loiland
F	2N33D00002200	Robert & Emily Nash
F	2N33D00001200	Catherine Loiland

## Lessee Recipients

Mailing Address	Name
72567 Hwy 331	Kenworth
5960 HWY 30, Huntington, OR 97907	Ben's Truck Repair

## Agency Recipients

Contact	Agency	Address
Gary George	Wildhorse Casino	E-mail
Tom Fine	Arrowhead	E-mail
Marilyn Holt	ODOT District #12	1327 SE 3 <sup>rd</sup> Street Pendleton, OR 97801
Teresa Penninger	ODOT Region #5	3012 Island Avenue La Grande, OR 97850
Operations Manager	Pacific Power	P.O. Box 220 Pendleton, OR 97801
Wendy Neal	UEC	P.O. Box 1148 Hermiston, OR 97838

## **PUBLIC HEARING NOTICE**

NOTICE IS HEREBY GIVEN that the Land Protection Planning Commission of the Confederated Tribes of the Umatilla Indian Reservation (CTUIR) will hold the following public hearing:

**Subdivision File #SUB-20-001** – Applicant, CTUIR Department of Economic and Community Development seeks approval to subdivide property owned by the CTUIR in trust (Arrowhead Travel Plaza). The subject property is identified as trust parcels T2129, T2130, T2131 and T2132 (Umatilla County Tax Lots 100, 200, 300, 400, 500, 501, 600 and 700 on Umatilla County Tax Map 2N3322BB and Tax lots 900, 1100 and 1000 on Map 2N33D) within the external boundaries of the Umatilla Indian Reservation. Subject properties are located on the northeast corner of Interstate 84 Exit 216 east of State Highway 331 zoned C-D (Commercial Development) and Ag-1 (Exclusive Farm Use). Application proposes to create the Coyote Business Park East Subdivision subject to Land Development Code §3.200 and Subdivision Manual.

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Written comments must be received in the Tribal Planning Office by 4:00 pm September 3, 2020 via hard copy or by email to [pattyperry@ctuir.org](mailto:pattyperry@ctuir.org).

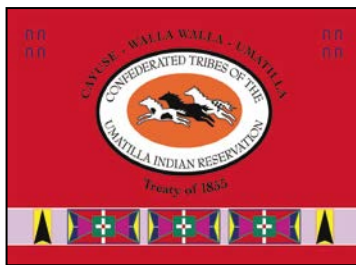
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Lindsey Watchman, Secretary  
Land Protection Planning Commission



**Confederated Tribes *of the*  
Umatilla Indian Reservation  
Tribal Planning Office**

Zoning, Development Permits  
Environmental Health & Public Transit



46411 Timine Way  
Pendleton, OR 97801

www.ctuir.org  
Phone 541-276-3099

email: info@ctuir.org  
Fax: 541-276-3099

**MEMORANDUM**

**DATE:** August 10, 2020  
**TO:** Tribal Staff Review Committee  
**FROM:** Patty Perry, Senior Planner, Tribal Planning Office  
**REGARDING:** Meeting Thursday, August 13, 2020 at 8:30am via Microsoft Teams  
Subdivision-SUB-20-001 Coyote Business Park East (Arrowhead)

The Tribal Staff Review Committee is scheduled to meet on Thursday August 13, 2020 at 8:30am to review the following application prior to a proposed Land Protection Planning Commission public hearing on September 8, 2020.

**Subdivision File #SUB-20-001** – Applicant, CTUIR Department of Economic and Community Development seeks approval to subdivide property owned by the CTUIR in trust. The subject property is identified as trust parcels T2129, T2130, T2131 and T2132 (Umatilla County Tax Lots 100, 200, 300, 400, 500, 501, 600 and 700 on Umatilla County Tax Map 2N3322BB and Tax lots 900 and 1000 on Map 2N33D) within the external boundaries of the Umatilla Indian Reservation. Subject properties are located on the northeast corner of Interstate 84 Exit 216 east of State Highway 331 zoned C-D (Commercial Development). Application proposes to create the Coyote Business Park East Subdivision subject to Land Development Code §3.200 and Subdivision Manual.

The application and supporting materials for these requests included with this notice.

If you have questions or need further information, please contact Patty Perry at ext. 7518.

Each committee member should review the proposal:

- To determine its compatibility with the Tribes' Comprehensive Plan, Land Development Code, and other Tribal Statutes, Resolutions, and Policies;
- To determine the overall impacts this request may impose on Tribal services and utilities, the environment, wildlife, and on the Reservation

Written comments will be accepted until the end of the day on Friday, August 21, 2020.

**Exhibit #3  
Page 9 of 9**