

City of Echo
COMPREHENSIVE PLAN

Title 7

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CHAPTER 1

ECHO COMPREHENSIVE PLAN

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1. AUTHORITY:

Pursuant to Oregon Revised Statutes, chapters 92, 197, 215 and 227, the Statewide Planning Goals, and in coordination with Umatilla County and other affected governmental units, the City of Echo hereby adopts the City of Echo Comprehensive Plan, including plan goals and policies as enumerated herein ~~and the plan map attached to Ordinance 232-78 as Attachment "A".~~

2. PLAN PURPOSE AND IMPLEMENTATION MEASURES:

A Comprehensive Plan is the public's conclusions about the development and conservation of an area, in this case the area within the city limits of Echo, and adopted by the City Council, and completed with public and agency input, with final acknowledgment by the Department of Land Conservation and Development. It is the only all-inclusive plan for a given geographic area.

All Comprehensive Plan implementation measures including but not limited to the Development and Urban Growth Area Joint Management Agreement between the City and County, shall be consistent with and subservient to this Comprehensive Plan.

3. PLAN TECHNICAL REPORTS:

~~The technical report provides the background information, facts and considerations that the City's Comprehensive Plan goals, policies and map are based on. The technical report is not adopted as part of the Plan but remains the supporting document that is subject to revision as new technical data becomes available. When new data indicates that the City's Plan should be revised, amendments shall be made as provided in Section 7-1-8 of this Chapter.~~

Various plans and reports provide support and justification for this Comprehensive Plan and include the Transportation System Plan, Natural Hazards Mitigation Plan, local and regional

housing reports, various economic reports, and previous Comprehensive Plans. At the time of update in 2025 the 1984 Technical Report could not be located. These reports are not adopted as part of the Comprehensive Plan, may be adopted by either Ordinance or Resolution depending on their purpose, but remain supporting documents that may be subject to revision as new information or data becomes available. The following support documents are in place at the time of the 2025 update of this Comprehensive Plan:

1. Transportation System Plan – adopted in 2001
2. Natural Hazards Mitigation Plan – adopted in July 2021 as part of the Umatilla County update and adoption process.
3. 2019 Housing Strategies Report dated June 7, 2019.

7-1-1 PLAN IMPLEMENTATION MEASURES:

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

4. AVAILABILITY OF PLAN:

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

5. PLAN GOALS, FINDINGS, AND POLICIES:

The following statement of goals, findings, and policies provide a general long-range basis for decision making relative to the future growth and development of ~~the City Echo~~. The goals are patterned after and are in direct response to the applicable Oregon Statewide Planning Goals. The findings and policy statements set forth a guide to courses of action, which are intended to carry out the Statewide Planning Ggoals as appropriate for Echo.of the Plan. The findings and policy statements present the City's position on matters pertaining to how the City will provide needed housing, protect natural resources and mitigate against hazards, encourage business and industry, and provide adequate public services including recreation facilities and parksphysical improvements and community development.

A. GOAL 1: Citizen Involvement

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

The City of Echo desires to provide for widespread citizen involvement with the intent to connect to a cross-section of affected citizens within the land use planning program. As of the 2025 update of the Comprehensive Plan the City of Echo does not have a published newspaper directly serving the community and the East Oregonian has reduced its publication schedule to

just once a week on Wednesdays limiting the frequency and timeliness of published notices or press releases. While it is the intent to provide adequate public notice of land use actions this current environment makes it more important that the city utilize its website and other city generated mechanisms to provide information to landowners and residents while also following statutory requirements for adjoining landowner and affected agency notice.

Creation of a Planning Commission will also benefit the citizen involvement program adding appointed citizens and a clear delineation between the work of the Planning Commission and the City Council as part of the land use planning process. Once created and appointed the Planning Commission would also serve as the City of Echo's Citizen Involvement Committee.

Findings: The City of Echo finds that an engaged cross-section of the community ensures that communication between citizens and elected and appointed officials will be improved.

It shall be City policy:

1. To conduct periodic community surveys to ascertain public opinion and collect information; tabulated survey results shall be distributed.
2. To encourage people to attend and participate in City Council meetings and hearings.
3. To establish advisory committees as necessary to study community problems and make recommendations for their solution.
4. To establish when feasible and then maintain a Planning Commission composed of a broadly based membership, representing the various geographical areas of the city and different socio-economic groups.
5. To promote communication with affected property owners, city officials, and the news media regarding land use requests and issues.
6. To ensure community input on land requests via public review before the City Council (or Planning Commission when established).
- ~~2.7.~~ To utilize technology to facilitate the distribution and sharing of information through the City's website, emailing of public notices and staff reports, and the creation of text alerts to interested persons as allowed by law and requested by the public.

B. GOAL 2: Land Use Planning

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

Findings: The City of Echo finds that the Comprehensive Plan map, goals, objectives, and various technical reports provide the necessary data for development of a policy framework for decisions relating to land use in Echo.

It shall be City policy:

1. To encourage a moderate pace of growth in Echo while balancing that growth among employment, housing, and service activities. This needs to be achieved while also encouraging a balance of development around the existing community, with development in

- the northern section not substantially exceeding development of the central or downtown area.
2. To provide a safe, clean, and attractive community and ensure that the unique rural character of Echo is retained as it grows.
 3. To foster the role of Echo as an active participant in the urbanization of west Umatilla County.
 4. To continue to revise the Comprehensive Plan and urban growth boundary for the City of Echo as necessary based on available information, citizen input, coordination with affected governmental units, changes in state laws, and the goals and policies adopted herein.
 5. To establish and maintain policies and implementation measures consistent with the Comprehensive Plan and to regularly update implementing ordinances to cover new subjects, adopt revised regulations, and generally improve and keep current City development standards and regulations.
 6. To utilize the policies and information contained in the Comprehensive Plan together with new information as the basis for making decisions on community development issues when the City Council (or Planning Commission when established) prepares or recommends new ordinances or ordinance amendments affecting or regulating land use and the development of the community.
 7. To coordinate planning activities with Umatilla County; other communities in west Umatilla County as appropriate; affected federal, state, and local agencies; and affected and adjoining landowners.
 8. To prepare neighborhood plans for growing areas of the community and to establish a detailed future land use map outlining necessary access and public facilities improvements. This should include detailed land use and include circulation and public facilities plans for developing residential and industrial areas. This should be accomplished with consideration to separate and buffer industrial areas from residential areas for the good of both.
 - 4.9. To promote the provision of adequate neighborhood commercial development, public facilities, and open space convenient to all residential areas. This can be accomplished by promoting a diversity of housing accommodations, employment opportunities, and commercial and public services adequate to serve a growing community.
 - ~~1. To prepare data inventories on natural resources, man-made structures and utilities, population and economic characteristics, and the roles and responsibilities of affect governmental units.~~
 - ~~2. To identify lands suitable for development and areas where development should be restricted.~~
 - ~~3. To develop economic and population projections.~~
 - ~~4. To determine the land requirements for projected economic development and population growth.~~
 - ~~5. To determine the public facilities and services required to accommodate existing unmet public needs and expected economic and population growth.~~

- ~~6. To revise the Comprehensive Plan and urban growth boundary for the City of Echo as necessary based on available information, citizen input, coordination and affected governmental units, and the goals and policies adopted herein.~~
- ~~7. To prepare, adopt and revise as necessary Zoning, Subdivision and Mobile Home Park Ordinances.~~
- ~~8. To establish additional policies and implementation measures consistent with the Comprehensive Plan as necessary.~~

C. GOAL 3: Agricultural Lands

~~GOAL~~Goal: To preserve and maintain agricultural lands.

Findings: The City finds that land used for agricultural purposes within the Urban Growth boundary can continue to be farmed until an annexation or a zone change is requested.

It shall be City Policy:

- ~~1. To identify agricultural lands which should be preserved and protected from urban development encourage the Umatilla County Planning Department, Planning Commission, and the Board of Commissioners to restrict or limit residential, commercial, and industrial development outside the urban growth boundary. .~~
2. To ~~encourage~~provide for adequate residential, commercial and industrial development within the urban growth boundary.
3. To ~~restrict non-farm development~~identify agricultural lands outside the City of Echo urban growth boundary that should be preserved and protected from urban development while also identifying land that can be urbanized to meet future growth demands.
- ~~4. To retain land within the urban growth area presently zoned for exclusive farm use for farming until rezoning is requested.~~

D. GOAL 4: Forest Land

Goal: To conserve forest lands for forest uses.

Findings: The City finds that there is no forest land within Echo or in the area surrounding the City. The City does value trees and the protections they provide and is a member of the Tree City USA program that encourages good stewardship of trees and their habitats.

D.E. GOAL 5: Open Spaces, Scenic and Historic Areas, and Natural Resources **Natural Resources, Open Spaces, Scenic and Historic Areas**

~~GOAL~~Goal: To conserve open space and protect natural scenic, historic, and cultural resources protect natural resources and conserve scenic and historic areas and open spaces.

Wetlands, Riparian Area, and Water Resources:

Wetland and riparian areas provide numerous and complex functions that affect both aquatic and terrestrial systems. Many ecological functions of riparian areas are also provided by wetlands, flood plains, and vegetated upland areas. Riparian areas provide a buffer zone between upland uses and water resources, protecting or enhancing water quality, preventing erosion, and moderating flood flows. Riparian areas often provide important wildlife habitat and contribute to in-stream habitat for fish.

Echo's significant riparian areas are adjacent to the Umatilla River. The Oregon Department of Fish and Wildlife Conservation Strategy data shows that the Umatilla River is home to both Spring and Fall Chinook, Bull Trout, and Coho Salmon. The Oregon Department of State Lands Essential Salmonid Habitat Map identifies the Umatilla River as meeting the requirements for listing.

The Echo urban growth area is within the Stage Gulch Critical Ground Water Area (CGWA), which is identified as a significant resource site pursuant to the Goal 5 rules in OAR 660-023-0140. This is one of seven CGWA's that have been identified by the State Water Resources Commission as areas where the pumping of ground water exceeds the long-term natural replenishment of an underground water reservoir. This designation was applied in 1991 to an area to the southeast of Hermiston, including all of Echo, to address excessive ground water level declines, substantial interference between wells, and overdraft of the ground water resource in the area's confined basalt aquifers. Detailed information about the Stage Gulch CGWA can be found on the Oregon Department of Water Resources website.

Historic Areas

Echo was established along the Oregon Trail with known activity in the area being documented starting in the 1850s. Emigrants began leaving the trail and settling the Echo area c. 1860, making the Echo Meadows one of the first agricultural sites in Umatilla County. Hand dug irrigation ditches insured water to grow alfalfa, corn and other crops during these early years. Later, the Echo area became the center of a huge sheep ranching area. The original town plat was accomplished in approximately 1880 with the railroad coming through in 1883. By 1907 Echo was a major shipping point for wool cattle, and sheep with a thriving business district. Incorporation occurred in 1904.

Findings: The City finds that there are areas of importance under Goal 5 that include:

- The Umatilla River, which flows northerly along the western edge of the City of Echo, has wetlands associated with it. It is predominantly a Riverine wetland, with some Freshwater Shrub Wetland and a smaller amount of Freshwater Emergent Wetland. Wetlands are managed by the Oregon Department of State Lands (DSL) which requires consultation by the City when projects are proposed that would be within a designated wetland or would impact that wetland.
- The Stage Gulch Critical Groundwater Area (CGWA) is a designation established and managed by Oregon's Department of Water Resources (OWRD). The designation occurred on May 15, 1991, and requires that OWRD monitor and limit water usage within the Columbia River Basalt aquifer allowing only exempt uses.
- The several buildings in the downtown area as well as some homes that have been listed

on the National Register of Historic Places.

It shall be City policy:

1. To identify open spaces; scenic, cultural and historic areas; and natural resources which should be preserved from urban development. Actions to achieve this Policy include encouraging multiple uses of compatible open space land, applying protections to wetlands to protect them from destruction and incompatible uses and to preserve their hydrologic and ecological functions, and working to conserve the area's natural resources.
2. To preserve the floodway of the Umatilla River as permanent open space and protect fish, wildlife, and vegetation.
3. To preserve the existing ecological pattern of open space and drainageways through land use and public acquisition of suitable land and by requiring dedication of adequate open spaces as part of development approval, either via land donation or payment-in-lieu~~encouraging provisions for open space in private developments.~~
4. To examine any publicly owned lands including street rights of way for their potential open-space use before their disposition.
5. To encourage multiple uses of open space land, provided that the uses are compatible.
6. To ~~protect archaeological and historic sites, structures and artifacts~~conduct a thorough, community-wide inventory and amend the Development Code to protect identified archeological and historic sites, historic structures, and artifacts based on current historic sites. The outcome of this should be a Historic Preservation component of the Development Code.
7. ~~To conserve the area's natural resources.~~actively work with the Water Resources Department (WRD), Umatilla County, neighboring cities, and affected agencies and organizations to address local and regional water supply problems, basalt aquifer decline, and to secure alternate economically feasible municipal water supplies.
8. To control growth of the community in keeping with water availability for municipal purposes per the Public Facilities Plan and review of neighborhood plan proposals, rezonings, and large new developments.
- ~~7.9.~~To protect the basalt aquifer by encouraging the conservation of the valuable groundwater resource, particularly in the WRD-establish Critical Groundwater Areas, and requiring new development within 300' of a municipal water line to connect to the City's municipal water system.

E.F. GOAL 6: Air, Water and Land Resources Quality

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

Findings: The City finds that protecting the quality of air, water, and land resources is important to maintain the health and quality of life for the residents of Echo.

It shall be City policy:

- ~~1. To encourage development to locate outside floodplains, natural drainage ways, steep slopes, and other hazardous areas. (Ord. 232-78, 10-18-78)~~

- ~~2. To limit the use of land in the 100-year floodplain and floodway of the Umatilla River to open space, recreation or other appropriate uses, which minimize obstruction of floodwaters and the potential loss to life or property and which comply with Federal and State regulations. (Ord. 232-78, 10-1-87; 1986 Code)~~
- ~~3. To investigate alternative ways to reduce the flood hazard within the City limits.~~
- ~~4. To protect the City from possible overflow from or damage to the Feed Canal and Furnish Ditch.~~
- ~~5. To preserve the land between the Feed Canal and furnish Ditch as permanent open space with the exception of the area adjacent to the Lexington Echo Highway.~~
- ~~6. To preserve the land between the Union Pacific rail line and the Feed Canal north and south of the sewage lagoons as permanent open space.~~
- ~~7. To require site specific information clearly determining the degree of hazard present from applicants who seek approval to develop residential, commercial or industrial uses within known areas of natural disasters and hazards. (Ord. 232-78, 10-18-78)~~
- ~~8. To participate in and comply with the National Flood Insurance Program.~~
- ~~9. To apply flood hazard regulations to the 500-year floodplain of the Umatilla River and to the channels, borders and potential floodplains of the various creeks, draws, and gullies which extend from higher land to the north and east. (Ord. 256-84, 5-8-84)~~
1. To limit all discharges from existing and future development to meet applicable state or federal environmental quality statutes, rules, and standards.
2. To encourage industries to locate in Echo that would have minimal significant detrimental effect on the environmental resources of the area.
3. To require establishment of landscaping to cover the ground and prevent dust and water erosion on all development sites.
4. To require development to be constructed to preserve the quality and quantity of groundwater resources.
- 4.5. To develop stormwater management measures to address non-point source water pollution and peak flows during flood events.

G. GOAL 7: Areas Subject to Natural Disasters and Hazards

Goal: to protect life and property from natural disasters and hazards.

Findings: The City finds that:

- The currently adopted Natural Hazard Mitigation Plan serves as the City of Echo's Goal 7 program.
- The management of the floodplain is accomplished through regulations of the floodplain in cooperation with the Federal Emergency Management Administration's National Flood Insurance Program.

It shall be City policy:

1. To encourage development to locate outside floodplains, natural drainage ways, steep slopes, and other hazardous areas.
2. To limit the use of land in the 100-year floodplain and floodway of the Umatilla River to open space, recreation or other appropriate uses, which minimize obstruction of floodwaters and the potential loss to life or property, and which comply with Federal and State regulations.
3. To investigate alternative ways to reduce the flood hazard within the City limits.
4. To protect the City from possible overflow from or damage to the Feed Canal and Furnish Ditch.
5. To preserve the land between the Feed Canal and furnish Ditch as permanent open space except for the area adjacent to the Lexington-Echo Highway.
6. To preserve the land between the Union Pacific rail line and the Feed Canal north and south of the sewage lagoons as permanent open space.
7. To require site specific information clearly determining the degree of hazard present from applicants who seek approval to develop residential, commercial or industrial uses within known areas of natural disasters and hazards.
8. To participate in and comply with the National Flood Insurance Program.
9. To apply flood hazard regulations to the 500-year floodplain of the Umatilla River and to the channels, borders and potential floodplains of the various creeks, draws, and gullies which extend from higher land to the north and east.

H. GOAL 8 Recreational Needs

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

One of the best recreational assets in the City of Echo is the municipal Echo Hills Golf Course. It is currently a nine-hole executive course that is known throughout the region and has a pro shop, snack bar, driving range, and cart rentals. There has long been a desire to expand the course to 18 holes, improve and add to current ancillary features, and add residential development alongside the course creating a golf community. The city acknowledges that this type of investment could be beneficial and desires to be poised to take advantage of any opportunities that may arise.

Findings: The City finds that:

- The Echo Hills Golf Course is an asset to the community and serves the region with a beautiful 9-hole executive golf course.
- The Umatilla River Trail will serve the City of Echo.
- Echo has a variety of parks and open space and hosts a variety of events throughout the year to meet a variety of recreational needs.
- Echo is regionally adjacent to the Eastern Oregon Trade and Event Center.
- As part of City Hall, the upstairs Community Center is available for a variety of community events and has available a stage for performances and a kitchen.
- Pioneer Hall

It shall be City policy:

1. To develop public meeting places and indoor recreational facilities for all age groups.
- ~~2. To build additional park and outdoor recreational facilities, including a riverside park, an amphitheater, the Umatilla River Trail, and complementary hiking and biking trails, in order to meet recreational needs of residents and visitors as the community grows.~~
- ~~2.3. Maintain and update as necessary the Echo walking tour maps.~~
- ~~3. To develop a community swimming pool complex as resources become available.~~
4. To require the dedication of parkland or fee in lieu of for park land or facilities as part of the review and approval of subdivisions and planned unit developments.
5. To plan community recreation facilities in conjunction with existing and planned school facilities so that they complement each other in function.
- ~~6. To maintain and improve the Echo Golf Course by adding and improving current ancillary services and, when appropriate, expand the course and consider the addition of adjacent residential use.~~
- ~~6.7. Promote seasonal activities and events.~~
- ~~7. To develop a riverside park.~~
- ~~8. To encourage tourist commercial uses such as motels, restaurants, gas stations, truck stops and similar uses to cluster adjacent to the I-80N Freeway Interchange.~~

I. GOAL 9: Economic Development

GOALGoal: To diversify and improve the economy of Echo.

The purpose of Goal 9 planning is to make sure communities have enough land available to realize economic growth and development opportunities. Commercial and industrial development takes a variety of shapes and leads to economic activities that are vital to the health, welfare, and prosperity of Oregon's citizens. To be ready for these opportunities, it is suggested that local governments perform Economic Opportunity Analyses based on a 20-year forecast of population and job growth. Each community has a unique local vision for economic development. Ideally, this vision reflects community aspirations and has specific objectives and actions.

Under Goal 9 local governments should have a working inventory of areas suitable for economic growth that can be provided with public services. These inventories primarily focus on planning for major industrial and commercial developments and having a ready supply of land appropriately zoned and located for those opportunities and local investments. As with all areas of the comprehensive plan, the amount of land planned for economic development should be adequate for a 20-year supply. The economic development plans formed by a community often use one or more market incentives to encourage the types of development a community would like to see. These might include tax incentives or disincentives, land use controls, or preferential assessments.

Findings: The City finds that:

- Commercial and industrial development should be encouraged.

- The range and number of retail and service commercial businesses and professional services need to be increased and broadened.
- The provision of attractive, functional, and convenient shopping areas needs to be ensured.
- Work needs to continue to cooperate with and encourage the use of local manpower training agencies and programs to expand job opportunities, reduce unemployment, reduce out-migration of youth, accommodate the growth of the local labor force, and maximize the utilization of local manpower as job opportunities increase.
- In commercial and industrial districts development shall occur in such a way as to reflect the City's history by preserving historical buildings and the development of new buildings that, through architecture, design features, public art, and landscaping, invoke the character of Echo at the turn of the last century.

It shall be City policy:

- ~~1. To preserve the land south of the I-80N Freeway Interchange for commercial and light~~
- ~~2. Industrial development and protect this area from encroachment from incompatible land uses.~~
- 3.1. To preserve the land adjacent to the Union Pacific rail line and west of the cemetery for light industrial development. (Ord. 237-78, 10-18-78)
- 4.2. To encourage diversified industrial development in order to provide a stable job market for City residents. (Ord. 237-78, 10-18-78; amd. Ord. 236-79)
- ~~5.3. To minimize high noise levels, heavy traffic volumes, and other undesirable effects of commercial and industrial developments.~~
- ~~6.4. To provide facilities necessary to attract and serve industry.~~
- ~~7.5. To cooperate with and encourage the use of local manpower training agencies and programs to expand job opportunities, reduce unemployment, reduce out-migration of youth, accommodate the growth of the local labor force, and maximize the utilization of local manpower as job opportunities increase.~~
- ~~8.6. To develop an improvement plan for the downtown area and encourage commercial development. (Ord. 237-78, 10-18-78)~~
7. To prepare an economic development strategy and work program. (Ord. 236-79)
- 9.8. To require development in the commercial and industrial districts to utilize architecture, design features, and/or landscaping to preserve the historical presence of the City of Echo.

J. GOAL 10: Housing

~~**GOAL Goal:** To increase the supply of housing to allow for population growth and to provide for the housing needs of the citizens of Echo~~To provide for the future housing needs of Echo by encouraging residential developments that provide a variety of lot sizes and neighborhoods, a diversity of housing types, and a range of prices-

In 2019 the City of Echo completed a Housing Study that concluded with a Housing Strategies Report (June 2019). The 2025 update to the Comprehensive Plan incorporates suggested policy language from that work.

Findings: The City finds that:

- Affordable Housing needs of low and moderate income households shall be considered.
- Partnerships should be built and fostered to ensure that the housing needs of low- and moderate-income households can be met.
- A variety of housing types will be encouraged including homes in all price ranges, including higher price ranges.
- Senior housing such as assisted living or cottage clusters are encouraged.
- Mixed use development is encouraged, particularly in the historic downtown.
- Fair housing goals will be affirmed.
- Accessory Dwelling Units are encouraged.
- Flexible zoning will be implemented to allow the housing needs of low- and moderate-income households to be met.
- Regular review of Goal 10 will occur to ensure that land supply is maintained.
- The inclusion of quality manufactured and modular housing shall be assured.

It shall be City Policy:

1. To welcome and support new housing development while preserving the essential character of the City and its neighborhoods..
2. To maintain or build partnerships aimed at supporting other public agencies, non-profit and market rate developers who focus on meeting the needs of low- and moderate-income households and community members with special housing needs.
3. To encourage a variety of housing types, including single-family attached housing, duplexes, triplexes, multi-family housing and townhomes, as well as less traditional forms of housing such as cottage cluster housing and accessory dwelling units.
4. To allow for levels of residential density that encourage efficient use of the supply of residential land while maintaining compatibility with the character of existing neighborhoods and ensuring that appropriate standards are in place to mitigate the impacts of development.
5. To establish low-density residential areas within the urban growth boundary rather than rural residential areas adjacent to, but outside the urban growth boundary.
6. To require that low-density residential areas, which are subdivided or partitioned, be laid out so that such areas may be further subdivided or partitioned at a later time while still insuring that necessary public facilities can be developed. Sub-areas which are equal to or greater than twelve percent (12%) slope are excepted.
7. To support the development of manufactured homes and manufactured home parks in appropriate locations in order to fulfill the need for this form of housing for people with lower or moderate incomes, consistent with state law.

8. To support Statewide Planning Goal 10 by “encouraging the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density.”
9. To affirm Fair Housing goals by ensuring that housing policies and standards do not discriminate against or have adverse effects on the ability of “protected classes” to obtain housing, consistent with the federal Fair Housing Act.
10. To address land supply goals by ensuring that adequate land is zoned to meet identified housing needs, and to periodically update the City’s inventory of such lands.
11. To actively engage with owners of land within the UGB to help make that land available for residential development or, where land is not expected to develop in a timely fashion, to pursue opportunities to adjust the boundaries of the UGB to bring in land that is suitable and available for development.
12. To emphasize affordable housing needs, given that meeting the needs of low- and moderate-income households often requires public intervention or subsidy.
13. To support mixed use development, which typically includes upper story housing located above retail or commercial uses.
14. To allow and support the development of Accessory Dwelling Units in all residential zones. Accessory Dwelling Units are an important housing option that can help meet the need for affordable rental units, reduce housing costs for homeowners, and enable multi-generational living.
15. To support flexible zoning by emphasizing the need for zoning to be flexible enough to meet a variety of housing needs and keep costs for such housing down, particularly for housing affordable to low- and moderate-income households.
16. To periodically evaluate zoning and development code requirements for opportunities to lessen or eliminate unnecessary barriers to residential development and identify alternative regulatory approaches to achieving policy goals.
17. To support maintenance and rehabilitation of existing housing as a method to prevent unsafe conditions and keep affordable housing available within the community.
18. To regulate short term rentals to reduce their impact on the supply and affordability of long-term rental housing.
- ~~1. To encourage a moderate rate of growth.~~
- ~~2. To cooperate with agencies involved in the development of low and moderate-income housing.~~
- ~~3. To encourage future residential developments which provide prospective buyers with a variety of residential lot sizes, a diversity of housing types and a range in prices.~~

- ~~4. To establish low density residential areas within the urban growth boundary rather than rural residential areas adjacent to, but outside the urban growth boundary.~~
- ~~5. To require that low density residential areas, which are subdivided or~~
- ~~6. partitioned, be laid out so that such areas may be further subdivided or partitioned at a later time while still insuring that necessary public facilities can be developed. Sub-areas which are equal to or greater than twelve percent (12%) slope are excepted.~~
- ~~7. To allow mobile homes in appropriate residential areas on individual lots as an outright use and mobile home parks as a conditional use.~~

K. GOAL 11: Public Facilities and Services

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

Public facilities and services are a crucial part of our day-to-day lives. Built and planned into the urban fabric of the world around us, they include water and sewer services, police and fire protection, health services, recreation facilities, energy and communication services, and services provided by the local government like building permitting or public works.

The City of Echo has in place the following public facilities plans that meet current and long-range needs: Water Master Plan, Water Management and Conservation Plan, and Wastewater Facility Plan.

Community Services: Echo is served by a food bank, community center, and a cemetery district. There are also a variety of commercial businesses that provide access to retail, food, and personal services.

Schools and Libraries: Echo is home to the Echo School District providing elementary and secondary education to the youth of Echo at a combined campus at ... The library is operated by the city and is located at ..., offering services Monday through Friday and is a member of the Umatilla County Special Library District.

Parks and Recreation: There are city parks in Echo and the City is a participant in the development of the Umatilla River trail system. The city owns and operates the Echo Golf Course.

Law Enforcement: The City of Echo is protected through an Intergovernmental Agreement with Stanfield which has a police force consisting of a Chief and four officers that endeavor to provide coverage 24 hours a day 365 days a year. One officer serves as the School Resource Officer connecting the police force with the School District.

Fire Protection: The City of Echo is served by the Echo Fire District. [need to insert information about the district to include fire station locations and equipment available]

Social and Health Services: Social and health services are available in nearby Hermiston with Good Shepherd Hospital serving the greater Hermiston area. Saint Anthony Hospital operated in Pendleton about 30 minutes to the southeast. Larger medical facilities are to the north in the Tri-cities or to the west in Portland.

Franchised utilities: Both Umatilla Electric Cooperative and Pacific Power provide electrical power in the City of Echo. Solid waste services are provided by Sanitary Disposal. A recycling depot is located in Echo.

The City finds that:

- Services such as fire, social and health, and communications are generally adequate to meet present needs and near future needs. The city wants to encourage health care providers to consider locating in the city.
- The city's wastewater system is adequate to meet current needs.
- The city's water supply is adequate to meet current needs.
- Schools and the library currently meet the needs of the city.
- Law enforcement is adequate for the current size of Echo.
- Franchised utilities include solid waste, power, and natural gas.

It shall be City policy:

1. To place the responsibility on developers to finance the provision of urban services – such as water, sewer, storm drainage, and transportation infrastructure – for residential, commercial, and industrial lands within the City's Urban Growth Boundary~~require property owners and developers to finance provision of urban services (water, sewer and storm drainage services and transportation infrastructure) to residential, commercial and industrial lands within the City's Urban Growth Area as these lands are urbanized.~~
2. To provide water and sewer services only within the Urban Growth Boundary (UGB) upon annexation or irrevocable consent to annex.
3. To discourage inefficient development without community consideration for adequate public services and promote ~~efficient-sustainable~~ use of urban and urbanizable land within the City's UGB.
4. To support development that ~~is compatible with the City's ability to provide~~ensures adequate public facilities and services are provided without imposing additional financial burdens on city residents.
5. To require that utilities are strategically installed underground in all new developments and as major improvements are made to areas with above ground utilities.
6. To buffer-safeguard the area around the cemetery from urban development.
7. To work with Umatilla County and landowners to insure adequate provision for and control of solid waste disposal sites.
8. To require the dedication of land, or fees in lieu of land for school sites or sustainable capital improvements as a part of the review and approval of subdivisions and planned unit developments as necessary.

9. To ~~encourage responsible water use within the UGB by minimizing the impact on new wells on the city's ability to maintain a reliable water supply~~diseourage development of new wells within the UGB if such wells either individually or collectively will substantially reduce the City's ability to provide a dependable source of water.
10. To ~~ensure that future development aligns with the city's long-term plans by identifying potential locations for streets, water tand sites, and other public facilities, helping to maintain a well-planned and accessible community for residents~~identify approximate locations of future streets, water tank sites, and other public facilities and review development to ensure conformity with such plans.
11. To ~~prioritize~~consider the development of land serviced by utilities and ~~require~~evaluate the cost ofthe extension of water, sewer, and storm drainage facilities for all urban level development within the UGB.
12. To require the provision of necessary ~~onsite~~ public facilities by developers infor new subdivisions including but not limited to water, sewer, and streets.
13. To adopt, review, and periodically update long-range master plans for ~~its~~ water, sewer, storm drainage and transportation systems that are incorporating community input to help identify locations for future facilities and ensure plans align with residents' needs including identification of locations of future facilities.
14. To adopt and periodically update, as a supporting document to this Plan, a Public Facilities and Capital Improvement Plan for development of public services and facilities in conformance with the policies of the Comprehensive Plan.
15. To comply with state and federal regulations for utility systems.
16. To ~~establish and explore, utilize, and~~ maintain a range of funding mechanisms for building new water, sewer, storm drainage and transportation infrastructure ~~and while~~ maintaining existing infrastructure.
17. To monitor the condition of water, sewer, storm drainage and transportation infrastructure and finance regular maintenance of these facilities subject to fund availability.
18. To establish and maintain utility rates and user fees that ~~equitably allocate~~fairly distributes costs, ensuring commercial users contribute at different standard rates and fees than residential users for operations and maintenance to users.
19. To ~~consider a variety of tools to finance~~explore cost-effective financing options for new water and wastewater infrastructure ~~within the limits as allowed by~~of State laws, while minimizing the financial impact on residents and ensuring rates remain fair and reasonable and adjust rates to keep up with current costs.
20. To maintain ~~an~~ a 20-year supply of residential, commercial, and industrial land that is or can become serviceable by water, sewer, ~~and~~ storm drainage, and transportation infrastructure.
21. To work with the State and County to protect its water supply and enhance groundwater quality and quantity particularly within the City limits to establish wellhead protection measures as appropriate; work with landowners and managers for protection of water sources; and adhere to applicable permitting requirements when approving new residential,

commercial and industrial development and when constructing new water, sewer, storm drainage and transportation infrastructure.

22. If soil conditions and density deem necessary, ~~to require~~ developers will be required to complete-conduct storm drainage studies and demonstrate adequate support for their findings, which will be reviewed for acceptability by the City. The City ~~intends to will~~ provide clear standards for storm drainage detention and management facilities ~~to ensure effective for-~~ management of urban storm runoff management and ~~to augment enhance~~ flood control by requiring on-site stormwater treatment ~~of storm water runoff~~.
23. To take steps to minimize adverse impacts from construction and other sources of erosion and sedimentation on natural drainage ways and storm drainage facilities by requiring developers to provide plans acceptable to the City for onsite storm water treatment.
24. To ~~allow forensure~~ safe, orderly, and well-coordinated development that best serves residents, the City plans to adopt utility and transportation design standards and construction specifications that prioritize safety, efficiency, and long-term community benefits as- described above, ~~the City intends to adopt appropriate utility and transportation design standards and construction specifications.~~

PUBLIC FACILITIES PROJECT LISTS

~~The following project titles are taken from the Public Facility Plan project list and capital improvement plan. Estimated locations, costs and timing are also included in the Public Facility Plan. The adoption of this project list into the Comprehensive Plan provides an estimate of the infrastructure improvements needed to serve urban development in the Echo urban growth boundary for the planning period. The adoption of this list does not constitute a pledge on the part of the City or other service providers to build the projects, to secure public funding for the projects, or to obligate present or future elected bodies to pursue the development of listed projects. Securing necessary public and/or private funding for the design and construction of these projects is independent of the Comprehensive Plan. For full list, time schedule and cost of improvement, see June 2001 Public Facilities Plan, Capital Improvement Plans (pages 15—18).~~

Table 1—Water System

Water System Master Plan
New Well Construction
Booster system upgrades
Storage tank
Chlorination
Recoating
Rate Study
Transmission line improvements
Expansion of transmission line to serve commercial and industrial development

Table 2—Sewer System

Wastewater System Master Plan
New cell/ lagoon

Treatment system upgrades based upon Master Plan
Sludge removal from lagoons
Outfall line
Distribution system improvements/ upgrade based upon Master Plan
Rate Study

Table 3—Transportation System

Pave southeast sections of Jane, Hiestand and College Streets
Pave sections of Front, Buckley and Dale Streets
Pave sections of Dupont, Halstead and Kennedy Streets
Upgrade multi-use path between Buckley St. and the Lexington-Echo Hwy
Establish bike lanes, with signing and striping, along the Lexington-Echo Hwy, between Main and Gerone St.
Pave east sections of Willow, Sprague, Main, Bridge and Buckley Streets
Umatilla County Roadway Project
Construct a multi-use path along south side of Main Street between Thielsen Street and east end of existing sidewalk.
Reconstruct sidewalk on south side of Buckley Street between Dale Street and the multi-use path
Construct an integrated multi-use path system along the Feed and Furnish Ditches
Repave Dupont St. between Thielsen and Bridge
Repave Bridge St. between Front and dead end
Repave Bonanza St. between Garden and Halstead
Repave Kennedy St. between Dupont and RR tracks
Construct, repair, or replace sidewalks within the city limits
Construct a multi-use path along Thielsen Road between I-84 and the city limits
Construct multi-use path along north side of Gerone Street between Thielsen Street and Golf Course road

Umatilla County Pathway Project

Table 4— Storm Drainage System

Storm Drainage Master Plan

CAPITAL IMPROVEMENT PLAN MAPS

~~Comprehensive Plan maps showing the locations of planned water and sewer improvements respectively are attached. Maps of planned transportation system improvements are included in the City's June 2001 Transportation System Plan. (ord. 330-1)~~

L. GOAL 12: Transportation

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

Findings: The City finds that a Transportation System Plan (TSP) was adopted in 2001 in conformance with the regulations at that time. To eliminate duplication and limit confusion the Comprehensive Plan will incorporate and reference the TSP as the Goal 12 requirement for the City of Echo.

In 2006 the cities of Echo and Stanfield, in cooperation with Umatilla County and the State of Oregon, adopted an Interchange Access Management Plan for the Interstate 84 Interchange. It is also incorporated by reference.

As part of the 2025 update of the Comprehensive Plan and acknowledging that the TSP is outdated, the following polices are drawn from the 2006 IAMP with two additions.

It shall be City policy:

- ~~1. To ensure that the road system within the City and urban area is adequate to meet public needs, including the needs of the transportation disadvantaged.~~
 - ~~a. Develop a city transportation plan.~~
 - ~~b. Meet identified maintenance level of service standards on the county and state highway systems.~~
 - ~~c. Review and revise, if necessary, street cross-section standards for local, collector, and arterial streets to enhance safety and mobility.~~
 - ~~d. Develop access management strategies where needed.~~
 - ~~e. Evaluate the need for traffic control devices.~~
 - ~~f. Analyze the safety of traveling speeds and consider modifying posted speeds as necessary.~~
 - ~~g. Evaluate the operation and safety of the street system.~~
 - ~~h. Encourage the provision of transportation alternatives for elderly and handicapped citizens.~~
- ~~2. Preserve the function, capacity, level of service, and safety of existing and planned roadways.~~
 - ~~a. Develop access management standards.~~
 - ~~b. Develop alternative, parallel routes.~~
 - ~~c. Promote alternative modes of transportation.~~

- ~~d. Promote transportation demand management programs.~~
- ~~e. Promote transportation system management.~~
- ~~3. Develop procedures to minimize impacts to and protect transportation facilities, corridors, or sites during the development review process.~~
- ~~4. Improve coordination among Umatilla County, ODOT, the US Forest Service (USFS), the Federal Highway Administration (FHWA), and the city.~~
 - ~~a. Cooperate with ODOT in the implementation of the Statewide Transportation Improvement Program (STIP).~~
 - ~~b. Work with Umatilla County to coordinate roadway maintenance and improvements and to develop joint policies concerning local roads and streets within the Urban Growth Boundary.~~
 - ~~c. Work with the county in establishing cooperative road improvement programs and schedules.~~
 - ~~d. Work with the county in establishing the right-of-way needed for new roads identified in the transportation system plan.~~
 - ~~e. Take advantage of federal and state highway funding programs.~~
 - ~~f. Encourage the county and ODOT to improve the existing road system to and within the City.~~
 - ~~g. Consider pooling resources with other cities and the county to provide services the benefit areas both inside and outside the City.~~
- ~~5. Increase the use of alternative modes of transportation (walking, bicycling, and public transportation) through improved access, safety and service.~~
 - ~~a. Provide sidewalks or shoulders and safe crossings on collectors and arterials.~~
 - ~~b. Amend and implement a city bicycle plan.~~
 - ~~c. Seek Transportation and Growth Management (TGM) and other funding for projects evaluating and improving the environment for alternative modes of transportation.~~
 - ~~d. Cooperate with other cities and the county to pursue inter-city transit service opportunities.~~
 - ~~e. Utilize local improvement districts (LID's) when possible to provide sidewalks and curbs for local neighborhoods.~~
- ~~6. To repave city streets and provide curbs and sidewalks as resources are available.~~
- ~~7. To encourage the Union Pacific Railroad to landscape its right-of-way through the City.~~
- ~~8. To encourage the State to improve Theilsen Road between the City and the I-84 Freeway Interchange and to plan for adequate access to adjacent property to include pedestrian/bicycle facilities on both sides of the roadway facilities.~~
- ~~9. To work with Umatilla County to develop joint policies concerning local roads and streets within the urban growth boundary.~~
- 10.1. To coordinate with the Oregon Department of Transportation (ODOT) to implement the highway improvements listed in the Statewide Transportation Improvement Program (STIP) that are consistent with the Transportation System Plan and the city Comprehensive Plan.

- ~~11.2. _____ To consider the findings of ODOT's draft Environmental Impact Statements and Environmental Assessments as integral parts of the land use decision-making procedures. Other actions required, such as a goal exception or plan amendment will be combined with review of the draft EA or EIS and land use approval process.
To acknowledge that the Echo Transportation System Plan is an element of the Comprehensive Plan. It identifies the general location of transportation improvements.
Changes in the specific alignment of proposed public road and highway projects that shall be permitted without plan amendment if the new alignment falls within a transportation corridor identified in the Transportation System Plan.~~
- ~~12. To allow operation, maintenance, repair, and preservation of existing transportation facilities without land use review, except where specifically regulated.~~
- ~~13. To allow dedication of right-of-way, authorization of construction, and the construction of facilities and improvements, for projects authorized in the Transportation System Plan, the classification of the roadway and approved road standards without land use review.~~
- ~~14. To allow changes in the frequency of transit, rail and airport services that are consistent with the Transportation System Plan without land use review.~~
- ~~15. To acknowledge that for State projects that require an Environmental Impact Statement (EIS) or Environmental Assessment (EA), the draft EIS or EA shall serve as the documentation for local land use review, if local review is required.~~
- ~~a. Where the project is consistent with the Transportation System Plan, formal review of the draft EIS or EA and concurrent or subsequent compliance with applicable development standards or conditions;~~
- ~~b. Where the project is not consistent with the Transportation System Plan, formal review of the draft EIS or EA and concurrent completion of necessary goal exceptions or plan amendments.~~
- ~~16. To protect the function of existing and planned roadways as identified in the Transportation System Plan.~~
- ~~17. To include a consideration of a proposal's impact on existing or planned transportation facilities in all land use decisions.~~
- ~~18. To protect the function of existing or planned roadways or roadway corridors through the application of appropriate land use regulations.~~
- ~~19. To consider the potential to establish or maintain access ways, paths, or trails prior to the vacation of any public easement or right-of-way.~~
- ~~20. To preserve right-of-way for planned transportation facilities through exactions, voluntary dedication, or setbacks.~~
- ~~21. To plan and develop a network of streets, access ways, and other improvements, including bikeways, sidewalks, and safe street crossings to promote safe and convenient bicycle and pedestrian circulation within the community.~~
- ~~22. To require streets and access ways where appropriate to provide direct and convenient access to major activity centers, including downtown, schools, shopping areas, and community~~

centers:

- ~~23. To investigate the existing and future opportunities for bicycle and pedestrian access ways in areas of new development. Many existing access ways such as user trails established by school children distinguish areas of need and should be incorporated into the transportation system.~~
- ~~24. To include bikeways on all new arterials and collectors within the Urban Growth Boundary except on limited access freeways.~~
- ~~25. To proceed with retrofitting existing arterials and collectors with bike lanes on a prioritized schedule as appropriate and practical (i.e., bike lanes may not be appropriate in downtown core areas where it would require the removal of parking).~~
- ~~26. To include sidewalks on all new streets within the Urban Growth Boundary except on limited access freeways.~~
- ~~27. To proceed with retrofitting existing streets with sidewalks on a prioritized schedule.~~
- ~~28. To give priority to developing access ways to major activity centers within the Echo Urban Growth Boundary, such as the downtown commercial center, schools, and community centers.~~
- ~~29. To connect bikeways and pedestrian access ways to local and regional travel routes.~~
- ~~30. To design and construct bikeways and pedestrian access ways to minimize potential conflicts between transportation modes. Design and construction of such facilities shall follow the guidelines established by the Oregon Bicycle and Pedestrian Plan.~~
- ~~31. To give maintenance and repair of existing bikeways and pedestrian access ways (including sidewalks) equal priority to the maintenance and repair of motor vehicle facilities.~~
- ~~32. To provide bicycle parking facilities at all new residential multifamily developments of four units or more, commercial, industrial, recreational, and institutional facilities. (ord. 326-01)~~
- ~~33. The City of Echo recognizes the importance of I-84 in the movement of people and goods to and from the region and is committed to protecting the function of the interchange to provide access to I-84. The function of the interchange as defined in the Interchange Access Management Plan is to safely and efficiently provide dispersed access into the City of Echo and the surrounding area, and to accommodate future traffic demands associated with current urban and rural land uses.~~
- ~~34. The City of Echo concurs with the analysis and finding of the Stanfield Interchange Access Management Plan and will support the land use designation described in the Access Management Plan and will coordinate with ODOT prior to amending its transportation system plan or proposing transportation improvements that could affect the function of the interchanges.~~
- ~~35. The Stanfield Interchange Access Management Plan is adopted by reference as part of the Comprehensive Plan and Transportation System Plan.~~
1. To preserve the function, capacity, level of service, and safety of existing and planned roadways. -

2. Ensure that the road system within the City and urban area is adequate to meet public needs, including those of the transportation disadvantaged.
3. Develop procedures to minimize impacts to and protect transportation facilities, corridors, or sites during the development review process.
4. Improve coordination among Echo and nearby cities, the Oregon Department of Transportation (ODOT), the Federal Highway Administration (FHWA), and Umatilla County.
5. Increase the use of alternative modes of transportation (walking, bicycling, and public transportation) through improved access, safety, and service.
6. Encourage the continued and improved rail transportation of goods and reinstatement of rail passenger service to serve Echo and the greater region.
7. Revitalize Echo's downtown Main Street as the heart of the city by promoting efficient use of downtown property, a vibrant mixture of uses, and an array of travel options for residents and visitors.

M. GOAL 13: Energy Conservation

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

Goal 13 requires local governments to consider the effects of their comprehensive planning decision on energy consumption. Many land use decisions have a direct effect on the energy we consume. At the time the goal was enacted, Oregonians were particularly concerned by development of new homes that blocked neighbors' sunlight, which can have impacts on passive heating and availability of natural light.

Today, concerns about renewable energy sources are seen through a different lens. Innovation in the areas of solar and wind energy have made them increasingly popular in Oregon. Concern about climate change has resulted in an increase in public and private interest in and development of alternative energy sources. Goal 13 was not written to govern or direct the production of energy, but its conservation.

In and around Echo there is evidence that energy generation and transmission can also be good business as seen with the growth of natural gas power plants in the region, and more recently the development of both wind and solar resources. There is also significant power transmission investment in eastern Oregon with more being planned. Energy development has been a source of economic opportunity for the region with the development of food processing and data centers, developments that require water and energy. The goal also directs cities and counties to have systems and incentives in place for recycling programs.

The City finds that:

- Energy efficient buildings and appliances are beneficial to our residents.
- Umatilla County is an energy production and transmission center for eastern Oregon and the larger Pacific Northwest.

It shall be City policy:

1. To revise the Zoning Ordinance to protect solar access.
2. To encourage orientation and design of new streets and buildings to allow for utilization of solar energy and provision of landscaping to provide summer cooling.
3. To design the extension and upgrading of water and sewer lines and facilities to minimize energy use.
4. To encourage building owners to insulate their buildings to conserve energy and reduce operating costs.
5. To protect existing trees.
6. To encourage the use of solar, wind, and other renewable energy technologies.
7. To require tree planting along all new or upgraded streets and landscaping around the perimeter and within all new parking lots to shade vehicle parking areas and sidewalks to reduce heat and glare from pavement.
8. To require shade tree planting and landscaping around and within all commercial, residential, and industrial developments to shade buildings and walkways, cool building surroundings, and reduce glare and noise.
9. To explore opportunities for economic development and natural resource conservation from the siting of energy generation facilities using solar power, wind, biomass/agricultural waste, and other renewable energy technologies.
10. To encourage the siting of commercial and industrial businesses engaged in the fields of energy conservation and renewable energy.

N. GOAL 14: Urbanization

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

Echo is surrounded by an urban growth boundary intended to designate where Echo expects to grow over a 20-year period. This growth can occur with new houses, industrial facilities, businesses, or public facilities such as parks and utilities. Restrictions in areas outside of Echo's urban growth boundary protect farmland and prohibit urban development.

An urban growth boundary is expanded through a joint effort involving both Echo and Umatilla County, and in coordination with special districts that provide important services in our community. An urban growth boundary expansion process typically includes some level of citizen participation. Once land is included in an urban growth boundary it is eligible for annexation into Echo. While annexation is not specifically considered a land use action Echo could consider adding the annexation process to its Development Code.

The City finds that: The urban growth boundary should be evaluated regularly to determine if there is sufficient land to meet a 20-year planning period.

It shall be City policy:

- ~~1. To establish an urban growth boundary to identify and separate urbanizable land from rural land.~~
- ~~2. To develop a cooperative process between Echo and Umatilla County for the establishment and change of the urban growth boundary.~~

- ~~3. To first consider land in the designated expansion area for inclusion within the urban growth boundary.~~
- ~~4. To consider only those areas that are within the urban growth boundary for annexation to the City.~~
- ~~5. To work with Umatilla County to develop policies and regulations to manage land development within the urban growth boundary outside City limits.~~
- ~~6. To tax land within the urban growth boundary based on current use and market value.~~
- ~~7. The Stanfield Interchange Access Management Plan is an appropriate mechanism to preserve the function and capacity of the interchange while accommodating planned growth and development in the urban area.~~
- ~~8. The City of Echo will support existing land uses and will focus high intensity commercial development away from the interchange area should urban growth be necessary in this area over the long term.~~
- ~~9. Upon urban growth expansion, the City shall adhere to a policy of not rezoning agricultural or rural residential lands in the area to commercial uses within the interchange area. When and if necessary, less intensive designations such as residential and industrial uses shall be considered.~~
- ~~10. The City of Echo shall coordinate with ODOT in evaluating land use and transportation actions that could affect the function of I-84 and the interchange.~~
- ~~11. The Interchange Access Management Plan shall be reviewed every 5 to 10 years or as needed, such as an urban growth boundary expansion or zone change.~~

1. To encourage development to occur within a relatively compact urban area.
2. To manage growth so that urban areas are developed when urban services (water and wastewater service) are available. Land adjacent to the city limits are preferred so that services are extended in a logical and orderly fashion.
3. Preserve large parcels of land (ten acres or greater) within the urban growth boundary for future urban development.
4. To jointly manage the land within the urban growth area (UGA) in concert with Umatilla County.
- 3.5. Create an Urban Holding Zone or Future Urban Zone with a 10-acre minimum to preserve larger parcels within the UGA to allow growth in a logical and orderly fashion.

6. **PLAN AND IMPLEMENTATION MEASURE REVIEW:**

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

- Oregon Revised Statutes and ~~Oregon administrative~~ Administrative rules ~~Rules~~;
- Oregon case law;
- Oregon Statewide Planning Goals;
- Requirements of the City;
- Needs of residents or landowners within the City or urban growth areas, or areas adjacent to the city limits; -and
- Concerns of the County and other affected governmental units.

If the City Comprehensive Plan, implementation measures, or both fail to conform to any of the above criteria listed items, the ~~nonconforming document(s)~~ Comprehensive Plan shall be amended as necessary and as soon as practicable. (~~Ord. 232-78, 10-18-78~~)

PLAN AMENDMENT APPLICATIONS:

~~An amendment to the text of this Chapter or to the Comprehensive Plan map may be initiated by the City Council, an affected governmental unit, or by a property owner or resident of the City or urban growth area. An owner of property located within a designated expansion area may apply for amendment of the urban growth boundary. All applications for plan amendments shall be made on forms available from the City accompanied by a fee in an amount established by the City Council. (Ord. 236-79)~~

7-1-2 7. PLAN AMENDMENT:

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

~~**H.** The City Council shall set a public hearing date and give notice thereof through a newspaper of general circulation in the City at least ten (10) days prior to the hearing and if applicable, notice shall be mailed to:~~

- ~~1. Property owners within two hundred fifty feet (250') of land subject to a proposed amendment to the Plan map; and~~
- ~~2. Affected governmental units which may be impacted by or who have requested opportunity to review and comment on proposed amendments.~~

~~**I.** Copies of proposed amendments shall be made available for review at least ten (10) days prior to the City Council hearing.~~

~~**J.** Within ten (10) days after the close of the City Council hearing, the City Council shall make findings of fact and adopt, adopt with changes, or deny the proposed amendments. Adoption of Plan amendments is effective upon;~~

- ~~1. City adoption in the case of amendment of the Plan map for an area within the City limits.~~
- ~~2. County adoption in the case of amendment of Plan policies or the Plan map for the urban growth area; and~~
- ~~3. County adoption and Land Conservation and Development Commission approval in the case of amendment of Plan goals or urban growth boundary location.~~

~~**K.H.** Copies of Plan amendments adopted by the City shall be sent to the county and the Land Conservation and Development Commission within ten (10) days after adoption. (Ord.~~

~~232-78, 10-18-78).~~

Amendments to the Comprehensive Plan may be initiated through the City Planning Department by property owners and residents within or adjacent to the city limits or urban growth boundary, by Umatilla County, or by affected agencies or organizations. Amendments may also be initiated by the City Council, Planning Commission (when established), City Manager, or City Planning Official. All amendments shall be forwarded to the Department of Land Conservation and Development (DLCD) in accordance with applicable Oregon Revised Statutes and Oregon Administrative Rules, and to Umatilla County in accordance with the Echo Planning Area Joint Management Agreement. The City of Echo will process, review, and act on a requested Comprehensive Plan amendment per the Type IV procedures set forth in the City of Echo Development Code.

SECTION 8. SEVERABILITY

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