


U.S. ARMY UMATILLA CHEMICAL DEPOT PART III: PUBLIC OUTREACH



THE UMADRA PUBLIC OUTREACH AND COMMUNICATIONS SUMMARY

“This study was prepared under contract with the Confederated Tribes of the Umatilla Indian Reservation, Oregon, on behalf of the Umatilla Army Depot Reuse Authority with financial support from the Office of Economic Adjustment, Department of Defense. The content reflects the views of the UMADRA and does not necessarily reflect the views of the Office of Economic Adjustment.”

Umatilla Army Depot Reuse Authority

August 2010

Supported by the Dana Mission Support Team

“Solutions Planning for the Changing Environment of the Umatilla Chemical Depot”

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Background

The Umatilla Army Depot Reuse Authority (UMADRA or LRA) has taken a proactive, systematic approach to informing the general public of the decision making process, and listening to the general public related to thoughts, concerns, ideas, and strategies for reuse of UMCD.

Although an effort has consistently been made by the LRA dating back two decades, an even more proactive approach to public outreach and communications was initiated as a part of the effort to develop this Reuse Plan and Implementation Strategy. The LRA exceeded the standards required by the federal government process. The Dana Mission Support Team (DMST) developed an outreach program that was designed to ensure a two-way communication channel with the public, nearby communities, and affected parties. The DMST underlying goal was to create an environment that supported the LRA and public interests working together for the benefit of the community while building consensus and achieving successful outcomes.

A variety of specific initiatives were implemented to ensure a transparent process during the period of August 2009 – July 2010. The table below summarizes the nature and outcomes of this process. The narrative below the table provides detail about each of these efforts.

Forms of Outreach and Communication			
Procedure	Description	Outcome	References
LRA Meetings	12 publicly-announced monthly meetings.	All discussions and decisions of the LRA made in a public forum.	Agendas/Meeting Minutes
LRA Website	Continuously available website providing current information on agendas, minutes, and reports. Opportunity to provide feedback to the DMST on the website.	Constantly updated website providing current information and continuous opportunity for feedback.	www.missionumatilla.com All reference documents can be found on this website.
Outreach Office	Locally-based office weekdays; availability of local staff to meet with citizens.	Direct face-to-face human interaction available.	DMST – Umatilla PSO PO Box 1059 - 500 Willamette Umatilla, OR 97882 541.922.9339 (o)
Early Community Outreach Workshops	Publicly-announced information meetings and tours of UMCD.	Two workshops were conducted during the summer/fall of 2009 for the homeless service providers, public agencies and the public to learn of opportunities associated with UMCD reuse.	<ul style="list-style-type: none"> Homeless Assistance Plan Deliverable Report Contract Task 2.3: Workshop: Early Community Outreach
One-On-One Interviews	Individual interviews of targeted LRA and community members related to specific reuse ideas and concerns.	The process generated a summary report that allowed LRA members to understand internal and external expectations.	Deliverable Report Contract Task 2.6: Interviews with LRA Board Members, State, and Local Official
Focus Group Sessions	Community leaders were invited to respond to survey questions and offer general input about UMCD outreach.	An opportunity for the region’s most informed, proactive citizens to engage in the process.	Deliverable Report Contract Task 2.7: Focus Groups: Community Sampling
Public Forum on Land-Use Alternatives	Publicly-announced and legal-advertisement placed invitation event offering the five alternatives, and an opportunity for public input.	Final Plan amended by considering public input.	Part II, Section 5.0: Redevelopment Alternatives Assessment and Land Reuse Alternatives Report
Public Forum on Draft Redevelopment Plan	Presentation of draft Plan on website; publicly-announced and legal-advertisement placed with invitation for public input.	All public comments considered and Final Plan reflects information gained from all phases of the Reuse Plan and Implementation Strategy Report development process	Draft Redevelopment Plan

LRA Meetings:

The LRA conducted regular monthly meetings throughout the planning period. In addition to conducting the scheduled business for each month, the LRA ensured that each meeting was publicly announced and ample room was available in the meeting space for the general public to attend. In every case, if a member of the general public wanted to provide input, such input was permitted. All of the LRA meetings were held in venues with handicap accessibility.

Agendas were prepared in advance of every LRA meeting, and detailed minutes of all of the proceedings were drafted by DMST, and reviewed and approved by the LRA. Both are posted on the *MissionUmatilla* website.

During the first DMST guided LRA meeting (08/17/09), the Team assisted the LRA by conducting a special Kick-Off meeting where DMST administered a *Values Mapping™* session. The VM™ process helps to establish consensus criteria used by the LRA Board to guide the redevelopment of UMCD and establish priorities for the planning committee. During the workshop the LRA identified “characteristics of an outstanding LRA Board” and “characteristics of outstanding land use for the UMCD”.

The LRA identified three themes that describe what makes an outstanding LRA Board:

- We work intelligently to carry out our responsibilities
- We are nice to each other and the people we represent
- We have successful results

Likewise, the LRA identified three “characteristics of outstanding land use for UMCD”:

- Consider expanding existing National Guard uses
- Promote economic development
- Protect, restore, and enhance the natural and cultural environment

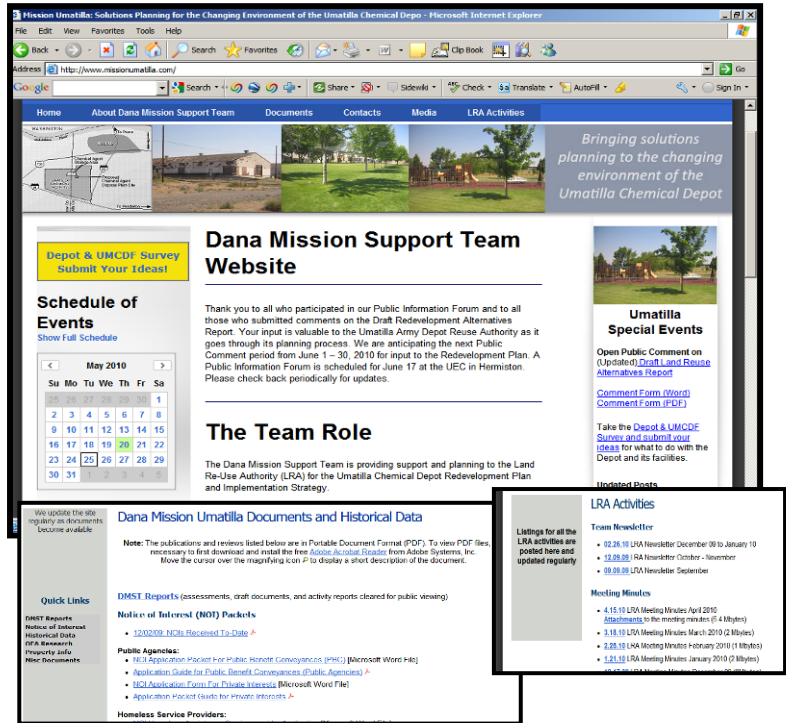
The LRA issued a report detailing the conclusions of the session, *Deliverable Report Contract Task 2.2: Workshop #1*. The report was also printed as a desk-top guide and given to each LRA member. The report highlights the elements of their key characteristics and offers guidance on how to use the results to benefit the overall planning process.

<u>SCHEDULE OF PUBLIC ACTIVITIES</u>	
08/17/2009:	Values Mapping Workshop
08/27/2009:	BRAC Workshop
09/22/2009:	Homeless Service Provider/Public Agency Workshop & Site Tours
09/24/2009:	LRA Meeting
10/20/2009:	General Public Workshop & Site Tour
10/22/2009:	LRA Meeting
10/27/2009:	AM & PM Focus Group Sessions
11/12/2009:	LRA Meeting
12/17/2009:	LRA Meeting
01/21/2010:	LRA Meeting
02/25/2010:	LRA Meeting
03/18/2010:	LRA Meeting
04/01-04/27/2010:	Open Public Comment Period on Land Use Alternatives
04/15/2010:	Public Information Forum on Land Use Alternatives
04/15/2010:	LRA Meeting
05/20/2010:	LRA Meeting
06/01-06/30/2010:	Open Public Comment Period on Draft Redevelopment Plan
06/17/2010:	Public Information Forum on Draft Redevelopment Plan
06/17/2010:	LRA Meeting
07/29/2010:	LRA Meeting
08/06/2010:	Submittal Target Date

LRA Website:

One of the most immediate products developed by the DMST for the LRA was an interactive website that provides the following functionality:

- Schedule of Events
- Information about upcoming LRA meetings
- LRA Approved Meeting Minutes
- General information about LRA and DMST
- Historical Documentation such as environmental reports, title reports, previous water rights, etc.
- Media Releases
- Background information on the Base Realignment and Closure process
- Draft and final report generated by the DMST on behalf of the LRA
- A survey open to the public to generate information on reuse ideas and concerns
- Opportunities for the general public to submit comments and concerns related to draft documents
- Presentation of the draft and final Reuse Plan and Implementation Strategy



The website is updated whenever new information is received or a new activity is planned. Updates are noted on the front page with a link to the new document. The website became functional in August 2009 and will remain functional through the adoption of the Redevelopment Plan and Implementation Strategy by the UMADRA.

Outreach Office:

The DMST established a publicly-available, locally-based administrative office at the Port of Umatilla headquarters complex in Umatilla, Oregon.

The purpose of the administrative office is as follows:

- Centralized location for staffing, administrative support, files, and database
- Location for face-to-face interaction with the general public
- Availability of meeting space for internal operations and external outreach

Early Community Outreach Sessions:

The DMST conducted two Early Community Outreach meetings on behalf of the LRA in late summer/early fall of 2009. The general purpose of these sessions was to offer information on the BRAC process to those who were interested, describe the Notice of Interest process, and to gain information from public and private interests, as well as homeless service providers, as to the reuse of UMCD.

The workshops, conducted on September 22, 2009 and October 20, 2009 were held at UMCD. Site tours were conducted for three groups: Homeless Service Providers, Public Agencies, and Private Interest parties. The tours were conducted by Phil Ferguson, UMCD Base Transition Coordinator.

DMST used its proprietary *Values Mapping™* process to better understand the preferences of reuse by attendees.

The process generated a “values hierarchy mapping” schematic and narrative. The top reuse priorities identified by the (approximately 40) attendees were (in priority order):

- Supports economic development
- Supports natural resources
- Uses ensure environmental stewardship
- Contribution toward livability
- Value the plan and planning process

The LRA released a summary report of these outreach efforts, *Deliverable Report Contract Task 2.3: Workshop #2: Early Community Outreach*.

One-On-One Interviews:

Two members of the DMST assisted the LRA by contacting 25 individuals (14 LRA members and 11 other individuals) to conduct one-on-one interviews related to the ideas and concerns for UMCD reuse. Of the 25 individuals contacted, 18 completed the interview process.

An eight item questionnaire was administered to each of the respondents. The questions related to:

- Duration of involvement with reuse process
- Personal vision for UMCD reuse
- Personal expectations for UMCD reuse
- Limitations for reuse
- Planning concerns
- Suggestions to LRA
- Governance options
- Other comments

The LRA issued a report documenting these efforts, *Deliverable Report Contract Task 2.6: Interviews with LRA Board Members, State, and Local Officials*.

Focus Group Sessions:

The DMST assisted the LRA by coordinating two Focus Group sessions designed to solicit the thoughts and preferences of community leaders and opinion leaders from the two-county region on the reuse of UMCD. Both meetings were held at the Umatilla Electric Cooperative offices in Hermiston on October 27, 2009.

In total, 22 key community members from seven communities met in two different groups to share their concerns and their ideas on the redevelopment options for UMCD.

The format of the sessions employed an eight question survey that asked questions related to:

- Reuse expectations
- Reuse concerns
- Development suggestions
- Overall challenges
- Economic benefits and environmental protection issues
- Future use by the Oregon National Guard
- General suggestions
- Round-Robin “final thoughts”

The LRA issued a report of these results, *Deliverable Report Contract Task 2.7: Focus Groups: Community Sampling*.

Public Information Forum on Redevelopment Alternatives Assessment and Land Use Alternatives Report:

The DMST assisted the LRA by conducting a public information forum for the Land Reuse Alternatives in coordination with the Open Public Comment period (April 01 – April 27). The forum was held on April 15. It provided a venue for the LRA to communicate to the public their preferred alternative, as well as four others that were under consideration. The forum was held at the centrally located Umatilla Electric Cooperative building for easy access to the public. Tri-fold handouts were offered to the public describing each alternative. The DMST provided 4' x 5' map renditions of each alternative on displays around the room and had personnel readily available to answer questions on each. Executive Director, Don Chance, provided a detailed overview of the Preferred Alternative and general descriptions of the others. Afterwards, the public was invited to speak, ask questions, and provide general comment. Reference Part II, Section 5.0: Redevelopment Alternatives Assessment and Land Reuse Alternatives Report for full details of the public comment period in Appendix A.

Why is this the Preferred Alternative?

Your LRA has been working hard towards establishing a land use plan that meets several goals:

- Promoting Economic Development
- Protecting Environmental Habitat and Restoration Efforts
- Supporting the security of our National Defenses both home and abroad.
- Job development and retention
- Promoting quality of life to the local communities

This Alternative offers benefits that meet each of the LRA goals:

- Economic Development:** Though acreage is minimal compared to the rest of the area, the industrial and Commercial zoned areas are all located along Interstate 82 and 84 and encompass the railroad, warehousing areas, spool storage and clean facility.
- Environmental Habitat and Restoration:** Protecting the natural environment is one of the highest priorities of the LRA. By zoning a vast portion of this property for habitat protection, unique floral, faunal, and wildlife species will be protected. Ultimately, this will be an area where the community can enjoy nature walks, learn about how this area is unique, and keep species like burrowing Owls and Sharp-shinned habitat safe. This will also provide income to both counties through Payment in Lieu of Taxes and potentially provide contract and full-time employment in the near term for restoration efforts.
- Supporting National Defenses:** The Oregon National Guard has been a vibrant part of this community for many years. The ONRG intends to build a training complex in the northern portion of the property. With the addition of this training complex:
 - new living wage jobs will be brought into the area,
 - contract jobs will be available on the short-term
 - a location where the local fire, police, and other emergency services can train
 - a location where the community can have access for youth programs
 This complex will also support national Guard troops training for military combat, national threat response, and natural disaster response. The local troops will bring not only security to our area, but they will also use the local resources promoting the economy. The ONRG will work closely with the US Fish and Wildlife to promote good stewardship of the habitat located on their complex.
- Job Development and/or Retention:** This perhaps, has been one of the greatest challenges of the LRA. The loss of nearly 1100 living wage jobs by the closure of the depot will have a significant impact on the local community. Although there is substantial acreage associated with the depot, much of it has considerable constraints for immediate commercial development. Environmental concerns top the list of risks for most investors. In addition, major infrastructure improvements will be required before significant development could occur. Each of the goals as identified in items 1-3 above will have a positive influence in this difficult situation.
- Promoting Quality of Life:** The overall plan preferred by the LRA will open new revenue sources, promote and offer public recreation, promote and offer job development and retention, promote and offer training facilities for not only our service men and women but our local emergency first responders, and offer the community peace-of-mind

We care about what you care about!
Provide your comments at: www.missionumatilla.com
Or contact us at:
Office Number: 541-922-9359
Ken Swarth: 508-534-7411 (cell)
Don Chance: 540-666-5847 (cell)

Snapshot of tri-folds (outside and interior map)



LTC. Rees explains the Oregon National Guard uses for the property to Gerald Breazeale, City Manager - Irrigon



DMST: Don Chance, Nancy Ness, & Brian Cole stand ready to answer questions

Public Information Forum on Redevelopment Plan and Implementation Strategy:

June 17, 2010 is the scheduled date for the Public Information Forum for the Draft Redevelopment Plan – include information here after Open Public Comment period ends June 30.

SUMMARY

The LRA has made every effort possible to ensure that its process to generate the Reuse Plan and Implementation Strategy has been a transparent process in which input from the general public and affected parties is fully considered.

Each of the communication and outreach strategies listed above has been instrumental in the development of the Plan.

Exhibit A: Open Public Comment – Redevelopment Alternatives and Land Use Report

Exhibit A provides the comments we received during the Open Public Comment period of April 01 – April 27, 2010.

Table 1: Summary of Public Comments w/Recommended Response

* The general nature of the comment is categorized into one of four categories: TS = Total Support; QS = Qualified Support; QC = Qualified Concern; O = Opposition						
Comments and Recommended Responses to Task 9 Alternatives Report						
Commenter	General Nature of Support/Concern*				Comment	Recommended Response
	TS	QS	QC	O		
Oregon Department of Transportation (ODOT)	TS				<p>Satisfied that the Preferred Alternative meets ODOT’s request for a property transfer of a section of I-82 currently owned by the US Army.</p> <p>Contact the Oregon Department of Transportation prior to development near interchanges in order to develop an Interchange Area Management Plan to achieve the desired level of certainty for interchange areas.</p>	Include acknowledgement of future need for an Interchange Area Management Plan in the Final Plan
Northeast Oregon Economic Revitalization Team	TS				While it is too early for most Economic Revitalization Team (ERT) agencies to comment on specific Reuse Alternatives, we look forward to offering comments and assistance as reuse proposals are further developed.	Continue to include and inform the Economic Revitalization Team of LRA activities.
Lower Columbia Basin Audubon Society (LCBAS)	TS				LCBAS provides several reasons why the Preferred Alternative satisfactorily addresses the Shrub Steppe, burrowing owls, and other environmentally sensitive species.	No alterations needed to report.
Mid-Columbia River National Wildlife Refuge Complex (Complex)	TS				<p>The Complex supports the Preferred Alternative and notes that additional lands beyond those identified in the Preferred Alternative are in need of protection, therefore the Complex supports “Special Considerations: Shrub Steppe Policy” Options #1 and #2.</p> <p>The Complex would also encourage the LRA to consider stipulations in its recommendations to the Army that the ongoing research and management related to burrowing owls and long-billed curlews continue as necessary into the future.</p>	LRA should consider the recommendation by the Complex that ongoing research and management related to burrowing owls and long-billed curlews continue.
Oregon Department of Land Conservation and		QS			DLCD believes the Depot presents opportunities to achieve multiple win-win outcomes that advance the economic, social, and environmental well being of the region and its communities.	Continue to include participation from DLCD in future LRA activities.



* The general nature of the comment is categorized into one of four categories:
TS = Total Support; **QS** = Qualified Support; **QC** = Qualified Concern; **O** = Opposition

Comments and Recommended Responses to Task 9 Alternatives Report

Commenter	General Nature of Support/Concern*				Comment	Recommended Response
	TS	QS	QC	O		
Development (DLCD)					<p>The Department supports dedicating a portion the Depot property for use by the Oregon National Guard and other areas to be managed by the US Fish and Wildlife Services. The Department is less certain that currently undeveloped areas of the Depot property could qualify for exceptions to allow urban or rural industrial or commercial uses. It does not appear that any portion of the Depot property is eligible for inclusion of an urban growth boundary at this time.</p> <p>The DLCD letter then references several Statewide Planning Goals such as Goal 5, Goal 11 and Goal 14.</p>	
Penny Moore		QS			<p>The reuse of UMCD is vital to the City of Irrigon and its people. The LRA should consider all of the priorities of Irrigon.</p>	<p>Given recent dialogue between the LRA and the Irrigon City Manager, it is believed that these concerns are being addressed.</p>
Ken Thompson, Radio-Controlled Model Aircraft group			QC		<p>Consider support for radio-controlled model aircraft and high-performance model car activities at UMCD.</p>	<p>This specific activity could be considered by the Implementation LRA at a future date.</p>
Local Citizen			QC		<p>The commenter has several significant concerns with the Preferred Alternative. These concerns include:</p> <ul style="list-style-type: none"> ▪ In general, prefers Alternative #2 with some features of Alternative #4 ▪ Failure to note large-scale regional transmission planning and recent difficulty in routing large 500KV transmission lines ▪ Failure to recognize potential Northeast Oregon Electric Hub (NEO-HUB) in planning documents ▪ Concern that the Oregon National Guard facility will be of “low economic value with minimal lower-wage jobs” ▪ Consider establishing preferential tax treatments for 	<ul style="list-style-type: none"> ▪ Add analysis of NEO-HUB in the Alternatives Report. ▪ Include additional information in Final Report outlining specific economic benefits of Oregon National Guard development ▪ The LRA believes the needs of the Oregon National Guard are of high priority because of the importance of its mission in the State and national security more so than its economic contribution



* The general nature of the comment is categorized into one of four categories:
TS = Total Support; **QS** = Qualified Support; **QC** = Qualified Concern; **O** = Opposition

Comments and Recommended Responses to Task 9 Alternatives Report

Commenter	General Nature of Support/Concern*				Comment	Recommended Response
	TS	QS	QC	O		
					economic development throughout UMCD	to the local economy. <ul style="list-style-type: none"> ▪ LRA should briefly discuss the proposal for UMCD-wide “Preferential Tax Treatment” policy supported at state level
Anonymous Citizen			QC		The commenter had several comments including: <ul style="list-style-type: none"> ▪ Put UMCD back on the tax roles ▪ Use the facilities for business and administrative activities ▪ Support the City of Irrigon proposal ▪ Focus on short term and long term job creation ▪ Recreational activities could hamper the environment for animal species 	The LRA is addressing all of these comments in its comprehensive planning efforts.
Jerry Breazeale, City Manager, City of Irrigon			QC		Prior to May 7, 2010 the City of Irrigon expressed a series of concerns that priorities of the City of Irrigon were not being included in the Preferred Alternative. The overarching concerns include the priority of redeveloping industrial land at the Southwest corner of UMCD, ensuring the development of a road network throughout UMCD, the availability of industrially-zoned property in or near the existing City of Irrigon city limits, and plans for the improvement and development of the sewer and water systems.	Chairman Hansell sent a letter dated May 11, 2010 to Irrigon City Manager Jerry Breazeale addressing all of the concerns of the City of Irrigon. The LRA understands that the City’s concerns are now satisfactorily addressed by the Preferred Alternative and the prospect of continued work by area leaders to implement it.
Sam Nobles			QC		The commenter had several comments including: <ul style="list-style-type: none"> ▪ Leaning towards Alternative 2 ▪ Work the Army and Wildlife areas together ▪ Leave options open for further development ▪ Alternative #1 seems to lock in, prefer to leave options open ▪ Create regional airport ▪ Draw on Pacific Northwest outdoors tourism 	Note comment in Final Plan



* The general nature of the comment is categorized into one of four categories:
TS = Total Support; **QS** = Qualified Support; **QC** = Qualified Concern; **O** = Opposition

Comments and Recommended Responses to Task 9 Alternatives Report

Commenter	General Nature of Support/Concern*				Comment	Recommended Response
	TS	QS	QC	O		
Don Rice			QC		The commenter had minimal comment: <ul style="list-style-type: none"> ▪ Concern about the LRA seemingly not taking agricultural community into much consideration ▪ Potential for ground water re-charge system could solve some of the water issues 	The region is in a critical groundwater area, thus limiting agricultural opportunities

UMATILLA ARMY DEPOT

REDEVELOPMENT ALTERNATIVE REPORT

PUBLIC COMMENT SHEET

This Form is for electronic submittal. Please download the form to your computer, complete the document, save your file and email it as an attachment to ks@missionumatilla.com . You may also print your completed copy and mail to:

Attn: Public Comment
DMST Umatilla Project Site Office
P.O. Box 1059
Umatilla, OR 97882

1. Among the alternatives presented do you have a preferred alternative, and do you have specific suggestions or comments regarding that alternative or how you would prefer to see that alternative modified?

We appreciate the opportunity to be included in the LRA process and to comment on the alternatives. The Mid-Columbia River National Wildlife Refuge Complex (Complex)the concepts outlined in Alternative #1 of the Redevelopment Alternatives Assessment and its proactive course to preserve and restore the significant natural resources on the Umatilla Chemical Depot (UMCD). We would like to commend the LRA for its vision to make the protection of these resources a priority. The Complex proposes that areas delineated as habitat preservation in Alternative #1 become a part of the National Wildlife Refuge System as a unit of the Umatilla National Wildlife Refuge. This would provide the long term protection of these lands for the benefit of the American people.

The Complex feels that additional lands beyond those identified in Alternative #1 are also in need of protection, specifically, nesting areas for burrowing owls and long-billed curlews. Therefore, we strongly support the proposed "Special Considerations: Shrub-Steppe Policy" for the maximum protection and long-term health of the shrub-steppe habitat on the UMCD. We propose that both options be implemented. Option #1 would transfer lands as stated above and Option #2 would designate additional areas of high quality habitat or significant wildlife resources as a shrub-steppe management overlay where the habitat would be protected while still allowing alternate uses. The Complex can provide management expertise to facilitate the overlay management concept in conjunction with other landowners at the UMCD. In addition the Complex would like to encourage the LRA to consider stipulations in its recommendations to the Army that the ongoing research and management relating to burrowing owls and long-billed curlews continue as necessary into the future.

Please contact Greg Hughes or Larry Klimek if you have any questions.

Greg Hughes
Project Leader
Mid-Columbia River National Wildlife Refuge Complex

Problems With Preferred Solution

- Has National Guard doing maneuvers on relatively undisturbed habitat
- Does not provide protection for most existing owl burrows
- Does not provide sufficient land for industrial and commercial development
- Does not preserve existing infrastructure
- Costs more money for infrastructure development

Irrigon Solution



The Irrigon Solution

- Protects the owls by protecting existing burrows
- Provides for habitat protection of least disturbed ground
- Allows industrial and commercial development on existing developed ground
- Allows use of some of the igloos
- Provides for Oregon Army National Guard use
- Allows use of existing facilities in administration area
- Preserves existing infrastructure
- Reduces cost for infrastructure development
- Reduces cost to Army for cleanup of ADA

LRA Preferred Alternative Map



Location of Burrowing Owls

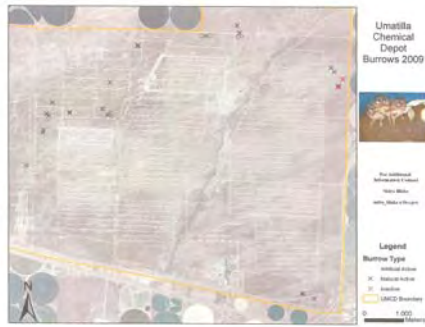


Figure 2: All burrows detected during Umatilla Chemical Depot during spring 2009 surveys (broadcast and systematic).

Insert Owls on Preferred Alternative



sewer systems as well as existing buildings. It allows the Oregon Army National Guard to use the existing administration area within the area that they would occupy.

The map with the Irrigon Solution is conceptual with adjustments in boundaries are likely and desirable. We believe that the existing uses should be considered however, before making huge changes in the use of the land.

It is our hope that the LRA will consider the benefits to be obtained from recognizing that we should preserve the owl habitat, provide for economic growth, and give the Oregon Army National Guard a place to operate without the problems associated with disturbing valuable wildlife habitat. I hope we can discuss this further at the LRA meeting on Thursday.

Jerry Breazeale
Irrigon City Manager
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kim.swentik@mse-ta.com

From: Kim Swentik [ks@missionumatilla.com]
Sent: Tuesday, April 13, 2010 1:25 PM
To: 'Gerald Breazeale'; 'Colonel Christian Rees'; 'Bill Hansell'; 'Bill Quaempts'; 'Carla Mclane'; 'CarlScheeler@ctuir.com'; 'FAIRLEY Scott G * Governor's Office'; 'Gary Neal'; 'George Anderson'; 'Joe Taylor'; 'Kim Puzy'; 'Rod Skeen'; 'Rosinda Shippentower'; 'Terry Tallman'
Cc: 'Brian D. Cole'; 'Donald Chance'; 'Erin Mills'; 'Heppner Gazette Times'; 'irrigator@eoni.com'; 'JR Cook'; 'North Morrow Times'; 'nate.rivera@umatillaelectric.com'; 'sidra_blake@fws.gov'; 'Dana Engineering, Inc.'; 'Ferguson, Phillip M CIV USA AMC'
Subject: RE: LRA Alternatives Maps

Thank you Jerry for your comments regarding the Alternatives Report and mapping,

I will make sure to record your comments for presentation to the LRA after the public comment period closes. Please be sure to see Nancy Ness at the Public Information Forum if you have further comments you would like to submit regarding the Alternatives or you can send them to me anytime before midnight April 27.

See you then!

"Solutions planning for the changing environment of the Umatilla Chemical Depot"

*Kim Swentik
 Dana Mission Support Team
 541.922.9339 (o)
 509.551.7411 (c)*

From: Gerald Breazeale [mailto:irrigon@oregontrail.net]
Sent: Tuesday, April 13, 2010 12:00 PM
To: Colonel Christian Rees; Bill Hansell; Bill Quaempts; Carla Mclane; CarlScheeler@ctuir.com; FAIRLEY Scott G * Governor's Office; Gary Neal; George Anderson; Joe Taylor; Kim Puzy; Rod Skeen; Rosinda Shippentower; Terry Tallman
Cc: Brian D. Cole; Donald Chance; Erin Mills; Heppner Gazette Times; irrigator@eoni.com; JR Cook; kim.swentik@mse-ta.com; North Morrow Times; nate.rivera@umatillaelectric.com; sidra_blake@fws.gov; Dana Engineering, Inc.; Ferguson, Phillip M CIV USA AMC
Subject: LRA Alternatives Maps

Dear LRA Members,

Before the public meeting on April 15th, I wanted to share with the LRA the thoughts I have regarding the alternatives maps that have been prepared. While the alternatives proposed appear to make sense initially, they don't hold up under close scrutiny. I discovered this fact when the map of the owl burrows on the Depot was released.

Much of the discussion on saving the shrub steppe habitat has centered on protecting the burrowing owls as a "species of concern". I think everyone understands that. It is important to save the remaining reservoirs of unique habitat and species when they are in trouble. Therefore there has not been much opposition to the proposal for the US Fish and Wildlife Service to own and maintain a large tract of the Umatilla Army Depot. The goal of protecting habitat has been a part of the LRA priorities for some time. In fact the LRA set the goal of 40% habitat preservation, 40% economic development, and 20% Oregon Army National Guard. These goals would necessarily reserve fairly large tracts for each use.

However, when you superimpose the location of the existing owl burrows on the maps, none of the proposed alternatives do much to protect the owls. In fact, they seem to place the existing burrows and owls in harms way. The owls are not in areas that would be managed by the US Fish and Wildlife Service. The areas that would be managed by the US Fish and Wildlife Service are areas that have seen the most intensive use and development. Would it not make more sense to recognize the areas that the owls are already using and protect that land, rather than to protect areas that the owls are not using?

The attached PowerPoint file shows the "Preferred Alternative". There is another map that shows where the owl burrows are. The final map, "The Irrigon Solution" is our idea for recognizing existing uses, existing owl habitat, and for protecting the least disturbed habitat. The Irrigon Solution would also allow a very large tract of land for use by the Oregon Army National Guard without running into problems with disturbing existing prime habitat. The same map allows sufficient area for industrial and commercial use in both Umatilla County and Morrow County. The Irrigon Solution also allows use of existing roads, water, and

4/13/2010

**UMATILLA ARMY DEPOT
REDEVELOPMENT ALTERNATIVE REPORT
PUBLIC COMMENT SHEET**

5. Do you have any additional comments or suggestions that you would like to offer?

Thank you for your time!

UMATILLA ARMY DEPOT

REDEVELOPMENT ALTERNATIVE REPORT

PUBLIC COMMENT SHEET

This Form is for electronic submittal. Please download the form to your computer, complete the document, save your file and email it as an attachment to ks@missionumatilla.com . You may also print your completed copy and mail to:

Attn: Public Comment
DMST Umatilla Project Site Office
P.O. Box 1059
Umatilla, OR 97882

1. Among the alternatives presented do you have a preferred alternative, and do you have specific suggestions or comments regarding that alternative or how you would prefer to see that alternative modified?

Since your comment form is malfunctioning, all my responses are given in this box.

1. Alternative 1.

2. I am in favor of established shrub steppe management areas with an overlay for the remainder.

3. No.

4. Remaining shrub steppe is important to me, specifically the small quantity located on low elevation, low gradient, deep soil sites.

2. Among the various alternatives are there specific features or considerations that you would like to see incorporated in some fashion with what may be your preferred alternative?

3. Do you have a different alternative other than those that have been developed that you would like to suggest? Please provide as much detail as possible including a sketch map if appropriate.

4. Do you have a particular concern or issue that you would like to see specifically addressed in the final plan? Is this concern or issue very important to you, somewhat important, or a passing consideration?

Public comment attached.

From: Kim Swentik [ks@missionumatilla.com]

Sent: Tuesday, April 13, 2010 6:38 AM

To: 'Verne Marr'

Subject: RE: Public comment attached.

Your comment regarding the UMCD, Draft_Land Use Alternatives Report was received this morning.

April 13, 2010

6:35 am

Thank you!

PS. There must have been a problem transferring the form on the website. I will make sure it gets corrected. Thank you for letting me know.

"Solutions planning for the changing environment of the Umatilla Chemical Depot"

Kim Swentik

Dana Mission Support Team

541.922.9339 (o)

509.551.7411 (c)

From: Verne Marr [mailto:vmarr@feves.com]

Sent: Monday, April 12, 2010 5:46 PM

To: Mission Umatilla

Subject: Public comment attached.

Verne Marr,
656 NW 7th,
Pendleton, OR 97801
541 276 4852 (H)
503 200 8446 (C)

the presence of Goal 5 resources on the Depot property (ie. Shrub-Steppe Habitat, etc.) local comprehensive plans should assess the location, quantity and quality of those resource(s). If a resource is "significant" counties must then determine whether to allow or restrict conflicting uses and establish a program to accomplish the goal of protecting the resource (OAR Chapter 660, Division 23).

Public facilities and services often include consideration of sewer disposal and water sources. Oregon law ordinarily discourages the extension of sewer or establishment of a sewer system outside urban growth boundaries. (Statewide Planning Goal 11 and OAR Chapter 660, Division 11).

The local decision-makers will need to determine whether or not traffic generated by new uses will significantly impact the transportation system and, if so, mitigation necessary to alleviate those impacts. The transportation system analysis requires a local government to determine the timing and financing mechanism in place to mitigate transportation costs. (OAR Chapter 660, Division 12).

In summary, the department believes the Depot presents opportunities to achieve multiple win-win outcomes that advance the economic, social and environmental well being of the region and its communities. The department supports dedicating a portion of the Depot property for use by the Oregon National Guard and other areas to be managed by the US Fish and Wildlife Services. The department also agrees that existing development at the Depot makes some areas strong candidates for an exception to natural resource land uses. The department is less certain that currently undeveloped areas of the Depot property could qualify for exceptions to allow urban or rural industrial or commercial uses. Exceptions to justify commercial activities, particularly those that provide urban levels of commercial activity outside an urban growth boundary, can be particularly difficult to justify. Further, it does not appear that any portion of the Depot property is eligible for inclusion in an urban growth boundary at this time.



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

888 NW Hill Street, Suite 2

Bend, Oregon 97701

(541) 318-2890

Fax (541) 318-8361

Web Address: <http://www.oregon.gov/LCD>



MEMORANDUM

To: Scott Fairley, Regional Coordinator

From: Jon Jinings, Community Services Specialist ^{JJ}
Grant Young, Regional Representative G.Y.

Re: DLCD Comments for Land Re-Use Authority

The Oregon Department of Land Conservation and Development appreciates the opportunity to participate in the regional discussion of potential re-use activities for the Umatilla Army Chemical Depot. We are pleased to help develop a land use strategy that capitalizes on the Depot's assets and compliments development efforts and public investments in the region's communities. Please include this Memo with comments submitted by the Northeastern Oregon Economic Revitalization Team.

The department presented an overview of Oregon's Statewide Planning Program to the LRA on February 25, 2010. Simply stated, each county will need to amend their comprehensive plan and implementing land use ordinances prior to authorizing new or different uses and development on the Depot property. Those necessary amendments will be considered during an open public process before county decision makers and will be presided over by each county's elected leaders. In order to permit uses other than those allowed outright under agricultural or forest lands protection laws requires an "exception" to Statewide Planning Goals 3 (*Agricultural Lands*) & 4 (*Forest Lands*).

An exception can be approved in one of three ways: First, there may be "reasons" that applicable laws need not apply. Second, lands that are already "physically developed" may be zoned to reflect uses not allowed by the applicable goals. Third, the existing development pattern may "irrevocably commit" the land to uses other than natural resource production (OAR Chapter 660, Division 4). The presiding jurisdiction must also determine whether any proposed new uses will be "urban" or "rural". Urban uses outside of an existing urban area also require an exception to Statewide Planning Goal 14 - *Urbanization* (OAR Chapter 660, Division 14).

The local land use processes must also address other resource values and the efficient provision of public facilities and services and transportation. Open space, scenic and historic areas and natural resources must be inventoried by local comprehensive plans under Statewide Planning Goal 5. If Morrow and Umatilla counties wish to document

Robin Straughan, Oregon Department of Energy
(503) 378-4040; robin.straughan@state.or.us

Kirk Jarvie, Division of State Lands
(503) 986-5320; kirk.jarvie@state.or.us

Jerod Broadfoot, Department of Business and Consumer Services, Building Codes Division
(541) 240-1256; jerod.a.broadfoot@state.or.us

Rodger Huffman, Oregon Department of Agriculture
(541) 562-9169; rodger.d.huffman@state.or.us

Mark Jacques, Oregon Department of Forestry
(541) 963-3168; mark.jacques@state.or.us

Scott Fairley, Governors Office Eastern Region ERT Coordinator
(541) 429-2120; scott.g.fairley@state.or.us

Thank you for the opportunity to participate in the reuse planning and redevelopment of the Umatilla Chemical Depot. On behalf of the ERT, we look forward to continuing to work with you to realize the LRA's redevelopment efforts.

Sincerely,

Scott Fairley
Governors Office, Economic Revitalization Team

NE Oregon

Economic Revitalization Team



State of Oregon
Department of
Environmental
Quality



April 27, 2010

Umatilla Chemical Depot Local Reuse Authority
Dana Mission Support Team
P.O. Box 1059
Umatilla, Oregon 97882

RE: Umatilla Reuse Authority Draft Reuse Plan

I am writing this letter on behalf of the Northeastern Economic Revitalization Team (ERT).

The ERT consists of state agencies that have a financial and/or technical assistance role to play in advancing economic and community development. Participating agencies include Business Development, Transportation, Land Use, Environmental Quality, Water Resources, Housing, Energy, State Lands, Agriculture, Forestry, Business and Consumer Services, and the Governor's Office. The purpose of the Northeast ERT is work with local governments and private parties to promote job creation and prosperity in the communities of Morrow, Umatilla, Wallowa, Union, and Baker counties.

The ERT has been engaged with the LRA throughout the reuse planning process. While it is too early for most ERT agencies to comment on specific reuse alternatives, we look forward to offering comments and assistance as reuse proposals are further developed.

If the LRA has any questions on specific ERT agency programs or regulations, please contact the following Northeast ERT members:

Frank Reading, Oregon Department of Transportation
(541) 973-1328; frank.h.reading@state.or.us

Jon Jinings, Oregon Department of Land Conservation and Development
(541) 325-6928; jon.jinings@state.or.us

Rick Minster, Oregon Business Development Department
(541) 575-1050; rick.minster@state.or.us

Bruce Buchanan, Oregon Housing and Community Services
(541) 980-6300; bruce.buchanan@state.or.us

Pat Vernon, Oregon Department of Environmental Quality
(541) 278-4612; pat.vernon@state.or.us

Mike Ladd, Oregon Department of Water Resources
(541) 278-5456; michael.f.ladd@wrд.state.or.us

Penny Moore
1205 W Highland Avenue
Hermiston, Oregon 97838

April 23, 2010

Attn: Public Comment
DMST Umatilla Project Site Office
P O Box 1059
Umatilla, Oregon 97882

Received by Kim Swentik, DMST
Date 27-Aug-2010, 1632

To Whom It May Concern:

I have been following the Local Reuse Authority for the redevelopment of the Umatilla Chemical Depot property in the newspaper and I have attended some meetings on the issue.

I would like to state that Irrigon is the closes city to the Army Depot and has the most to lose if they are not awarded land for commercial and/or industrial use.

Industrial use is where Irrigon's interest is. Irrigon has a plan that also includes a financial plan that proposes to hook up the rail system, put in wind and solar electric generation, water and sewer services and the use of the igloos for storage or for commercial propose.

There are 1,100 people employed at the Army Depot that will need to find new employment if this area does not have something in place to hire these people.

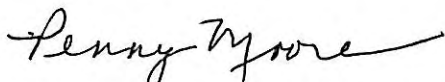
There are 72 people with Irrigon addresses that work at the Army Depot. The families will have to move and besides having to vacate their homes, the children will be uprooted from the Irrigon schools.

It was stated that Irrigon has the largest block of registered voters in Morrow County. It also was stated that the LRA's core mission and purpose is economic development for the region.

As I see it, Irrigon has had a plan from the beginning, which was submitted to the LRA. Irrigon has the most to lose with the already low population, and then to have all those families move to find employment elsewhere.

The City of Irrigon wants to be involved in the entire economic future of the Army Depot.

Sincerely,



Penny Moore



Oregon

Theodore R. Kulongoski, Governor

Department of Transportation

Region 5

3012 Island Avenue

La Grande, OR 97850

541-963-3177

FAX 541-963-9079

April 27, 2010

FILE CODE:

Umatilla Land Redevelopment Authority
Dana Mission Support Team
P.O. Box 1059
Umatilla, OR 97882

Dear Chairman:

The Oregon Department of Transportation appreciates the opportunity to comment on the Draft Land Re-use Alternatives Report. In general, we support the approach that the Umatilla Land Redevelopment Authority (LRA) has taken in the development of a land use plan for the Umatilla Chemical Depot.

We feel that the preferred alternative provides opportunities for long-term planning of the transportation system to serve specific areas identified for industrial, commercial, military and open space functions, as required by Oregon Administrative Rule Chapter 660, Division 12. Land development near the highway interchanges is of particular interest to us. When the potential for such land development is known ahead of time, improvements to the interchange can be identified to accommodate the development, when it eventually occurs. While any one comprehensive plan amendment may not have a large effect on an interchange, the cumulative effects are likely to impact safety and operation. Interchange Area Management Plans provide the best process to achieve the desired level of certainty for interchange areas. We encourage the Umatilla LRA to consider this type of planning for both the I-84 and I-82 interchanges as part of the Redevelopment Plan and Implementation Strategy.

We are also satisfied that the preferred alternative meets our request for a property transfer of a section of I-82 currently owned by the U.S. Army and use of property in the vicinity of the I-82 interchange as an Interstate maintenance staging area.

Thank you for the opportunity to comment on the Draft Land Re-use Alternatives Report. Please keep us informed as this process moves along and becomes final.

Sincerely,

Teresa Penninger
Planning Manager

UMATILLA ARMY DEPOT REDEVELOPMENT ALTERNATIVE REPORT PUBLIC COMMENT SHEET

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1. Among the alternatives presented do you have a preferred alternative, and do you have specific suggestions or comments regarding that alternative or how you would prefer to see that alternative modified?

The Lower Columbia Basin Audubon Society (LCBAS) supports Alternative #1 - Preferred Approach, and supports management by US Fish & Wildlife Service of land designated for habitat preservation as a unit of the Umatilla National Wildlife Refuge.

1. Among the various alternatives are there specific features or considerations that you would like to see incorporated in some fashion with what may be your preferred alternative?

LCBAS supports management of the entire site based on principles of ecosystem management emphasizing preservation of intact shrub steppe and environmentally sound integration of differing land uses.

1. Do you have a different alternative other than those that have been developed that you would like to suggest? Please provide as much detail as possible including a sketch map if appropriate.

LCBAS is satisfied that Alternative #1 achieves an appropriate balance of land uses consistent with conservation of shrub steppe habitat and wildlife resources.

1. Do you have a particular concern or issue that you would like to see specifically addressed in the final plan? Is this concern or issue very important to you, somewhat important, or a passing consideration?

Burrowing owls nest on Depot lands and have been managed successfully while other populations in Washington and Oregon are rapidly declining. Burrowing owl is a species of concern and the habitat preservation component of Alternative #1 is essential to avoid forcing this species onto the Endangered Species list. A number of other birds, notably Long-billed Curlew, also use this site.

1. Do you have any additional comments or suggestions that you would like to offer?

The aerial imagery of the Depot makes it abundantly clear that this land is an ecological oasis surrounded by land uses that are incompatible with habitat preservation making it an invaluable sample of intact shrub steppe and a key stopover area for migrating birds.

**UMATILLA ARMY DEPOT
REDEVELOPMENT ALTERNATIVE REPORT
PUBLIC COMMENT SHEET**

2. Among the various alternatives are there specific features or considerations that you would like to see incorporated in some fashion with what may be your preferred alternative?

3. Do you have a different alternative other than those that have been developed that you would like to suggest? Please provide as much detail as possible including a sketch map if appropriate.

4. Do you have a particular concern or issue that you would like to see specifically addressed in the final plan? Is this concern or issue very important to you, somewhat important, or a passing consideration?

5. Do you have any additional comments or suggestions that you would like to offer?

Thank you for your time!

Exhibit B: Open Public Comment – Redevelopment Plan and Implementation Strategy

Exhibit B provides the comments we received during the Open Public Comment period of June 01 – June 30, 2010