

RECEIVED
OCT 09 2007
UMATILLA COUNTY
RECORDS

THE BOARD OF COMMISSIONERS OF UMATILLA COUNTY

STATE OF OREGON

In the Matter of Amending
)
) Comprehensive Plan and
) to include Goal 14 Exception
) and Comprehensive Plan Map for
) Industrial Use for George H.
) Barton

ORDINANCE NO. 2007-10

WHEREAS the Board of Commissioners has adopted a Comprehensive Plan for Umatilla County and also has ordained Ordinance No. 83-04, adopting the County Land Development Ordinance, codified in Chapter 152 of the Umatilla County Code of Ordinances;

WHEREAS an application was received from George H. Barton requesting Umatilla County to allow the re-zoning of 6.4 acres of rural property to allow for industrial use on property owned by George H. Barton, which would require an exception to Goal 14;

WHEREAS the Umatilla County Planning Commission held its final public hearing on September 27, 2007 to review the application and the proposed amendment to the plan and recommended that the Board of Commissioners adopt the amendments;

WHEREAS the Board of Commissioners held a public hearing on October 9, 2007, to consider the proposed amendments, and voted to approve the application.

NOW, THEREFORE the Board of Commissioners of Umatilla County ordains the adoption of the following amendment to the Umatilla County Comprehensive Plan:

I. To be amended under the section entitled Westland Interchange (Area #9) Commercial Justification on Page XVIII-409 (8th sentence):

The southwest and southeast quadrants contain 11 acres and 13.6 acres respectively.

II. To be amended under the section entitled Industrial Lands Exceptions Analysis, Westland (Area #3) on Page XVIII-458:

These are the findings of fact and reasons to support exceptions to Statewide Planning Goals 14 (Urbanization) and 11 (Public Facilities and Services) for approximately 448

The ESSE consequences resulting from the proposed truck sales and service facility "are not significantly more adverse" than would result from the facility being placed in another undeveloped rural area that would also require an exception. The subject property is surrounded by existing non-resource zoning and development and is adjacent to a major interstate freeway interchange. The interchange is the first interchange exit east of the junction of I-84 and I-82, which makes the area ideally suited for commercial uses like what is being proposed. The property has already been

The proposed development of this property is for heavy truck sales and service. This proposed development cannot be reasonably accommodated in an urban area or an existing rural community. First, locating the heavy truck sales use along I-84 is appropriate because this is where such trucks operate. Second, this type of operation is more appropriately suited in the proposed location where there are very few neighbors, rather than in a more dense urban area where heavy trucks would create incompatible impacts. Finally, no existing rural communities are available to site the use. This use is locationally dependent.

There is further justification for the exception for part of the property located near the southwest intersection of Interstate 84 and Westland Road, approximately 6.4 acres, part of Tax Lot 4N28-31-400, which is more particularly described as the East 333 feet of the West 1,020 feet of the North Half of the Northwest Quarter of Section 31, Township 4 North, Range 28, East of Williamsite Meridian, Umatilla County, Oregon, lying south of US Highway I-84.

III. To be added under the section entitled Industrial Lands Exceptions Analysis, Westland (Area #3) on Page XVII-458, as amended by Ordinance No. 2005-08):

As noted, two relatively small portions of the Westland Road light industrial area are not physically developed with urban-scale industrial uses. These include an approximately 38-acre area located south of I-84 (Tax Lots 4N28-31-400 and -500) and an approximately 58-acre area located north of the Lamb Weston property (Tax Lots 4N28-19A-500, -502, -503, -504, -1703 and 4N28-19D-800).

Ordinance No. 2005-08 are amended to 448 acres.) references to 441 acres in this section as adopted by and 84 in Umatilla County. (In addition, all further of Westland Road, east of the intersection of Interstates 82 acres of light industrial land that is located in the vicinity



William S. Hansell, Commissioner

William S. Hansell

Dennis D. Doherty, Chair

Dennis D. Doherty

UMATILLA COUNTY BOARD OF COMMISSIONERS

DATED this 9th day of October, 2007.

FURTHER, the Board of Commissioners of Umatilla County ordains that the zoning map designation of the approximate 6.4 acres of Tax Lot 4N28-31-400 is changed from Rural Tourist Commercial to Light Industrial.

V. The plan designation of the approximate 6.4 acres of Tax Lot 4N28-31-400 is changed from Commercial to Industrial, and all maps in the Comprehensive Plan are changed to reflect this amendment.

IV. The map, Developed & Committed Commercial & Industrial Lands, Page XVIII-454A, is amended as set out in Exhibit 1, attached to this ordinance and incorporated by this reference.

The proposed truck sales and service facility will be compatible with adjacent uses, or will be rendered compatible through measures designed to reduce any adverse impacts. Surrounding uses are either similar or not subject to impact by any external impacts created by the proposed use.

determined to be irrevocably committed to commercial uses, and the impacts of urban development on the subject property will not be significantly more adverse at this site than on other undeveloped rural lands. In fact, the ESEF consequences of siting the proposed facility on other rural lands that are not adjacent to I-84 and are not the subject of an existing committed exception would be significantly more adverse than on the subject property. Also, the amount of land proposed to be subject to this amendment is the minimum amount necessary. The site is not limited by soil, air, water or energy capacity nor will the proposed use adversely affect air, water, energy and land resources of the surrounding area. The property is currently zoned for commercial uses, and the proposed use will not result in significantly more adverse ESEF consequences than uses already allowed under the existing zoning.



Records Officer

Debra Thompson

OFFICE OF COUNTY RECORDS

ATTEST:

M. Lawrence Givens, Commissioner

M. Lawrence Givens

DEVELOPED & COMMITTED COMMERCIAL & INDUSTRIAL LANDS



OCTOBER 2007

WESTLAND INTERCHANGE & WESTLAND INDUSTRIAL AREA



- LEGEND**
- COMMERCIAL PLAN DESIGNATION
 - INDUSTRIAL PLAN DESIGNATION
 - AGRI-BUSINESS PLAN DESIGNATION
 - COMMERCIAL BUSINESS
 - INDUSTRIAL BUSINESS
 - AGRI-BUSINESS
 - DWELLING UNIT

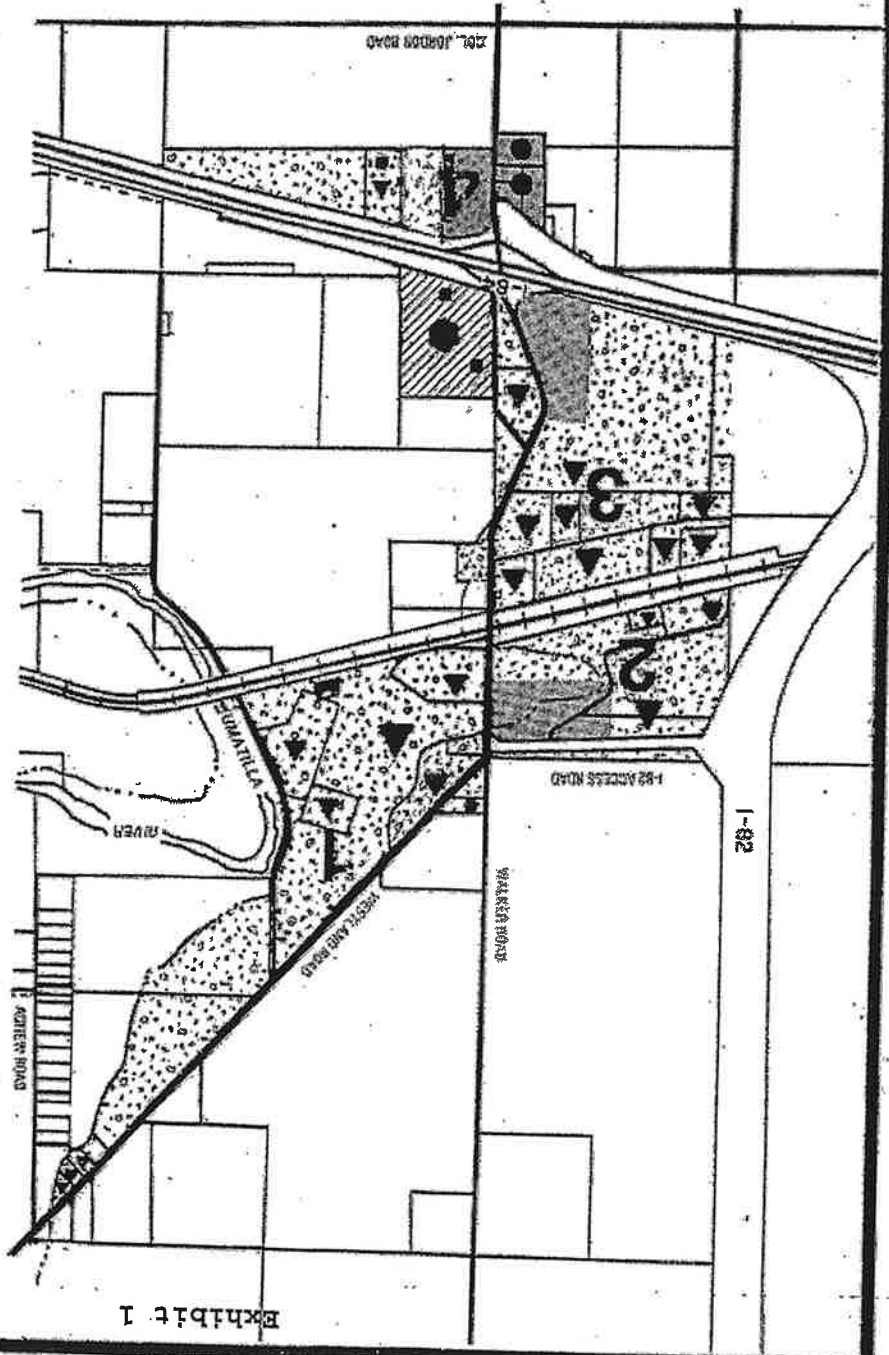


Exhibit 1