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JUN 07 2010

UMATILLA COUNTY
RECORDS

THE BOARD OF COMMISSIONERS OF UMATILLA COUNTY

STATE OF OREGON

In the Matter of Amending)
 Comprehensive Plan) ORDINANCE NO. 2010-03
 to include Goals 3 and 14)
 Exception and Comprehensive)
 Plan Map for Industrial Use)
 for The Kiernan Company and)
 Roger S. Bounds)

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 The Kiernan Company requesting Umatilla County to allow the re-zoning of 62.5 acres of rural property EFU zoned (portion is presently zoned Light Industrial) to allow for industrial use on property owned by Roger S. Bounds, which would require an exception to Goal 3 and Goal 14;

WHEREAS the Umatilla County Planning Commission held a public hearing on May 27, 2010 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 June 7, 2010, 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 amendments to the Umatilla County Comprehensive Plan:

I. *To be added at the end of the section entitled Westland (Area #3) on Page 18-359:*

Fed Ex Freight - Umatilla County Tax Lot 4N2825-300 - These are the findings of fact and reasons to support exceptions to Statewide Planning Goal 3 (Agriculture) for entire parcel and Goal 14 (Urbanization) for easterly 32.5 acres that is located in the vicinity of Westland Road, at the intersection of Interstates 82 and 84 in Umatilla County. Due to the lack of water rights, the property has never been utilized for farm

purposes. Along with Class VII Soil and lack of neighboring farming activities, the property is neither suitable for nor capable of being used for farming and ranching activities. The site is committed to non-resource uses due to its lack of water, and adjoining non-resource uses.

There is also a reasons justification for the exception to Goal 14. Due to the need for access to interstate highways, less conflict with incompatible traffic situations, and limited impacts on adjoining resource uses, the urbanization exception is justified.

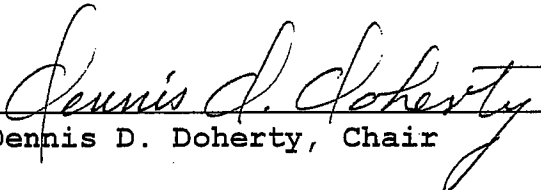
II. The map, Developed & Committed Commercial & Industrial Lands, Page 18-360, is amended as set out in Exhibit 1, attached to this ordinance and incorporated by this reference.

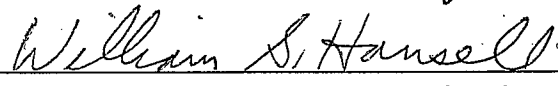
III. The plan designation of the approximate 62.5 acres of Tax Lot 4N2725-300 is changed from Farm to Industrial, and all maps in the Comprehensive Plan are changed to reflect this amendment.

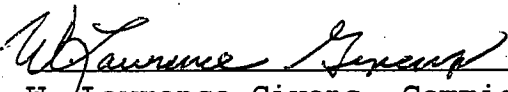
FURTHER, the Board of Commissioners of Umatilla County ordains that the zoning map designation of the approximate 32.5 acres of the easterly portion of Tax Lot 4N2725-300 is changed from EFU/Light Industrial to Light Industrial, and the westerly 30.0 acres is changed from EFU to Limited Rural Light Industrial.

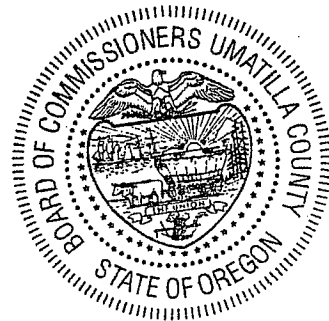
DATED this 7th day of June, 2010.

UMATILLA COUNTY BOARD OF COMMISSIONERS


Dennis D. Doherty, Chair

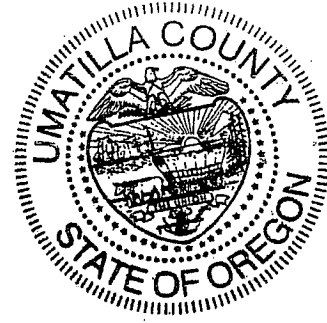

William S. Hansell, Commissioner

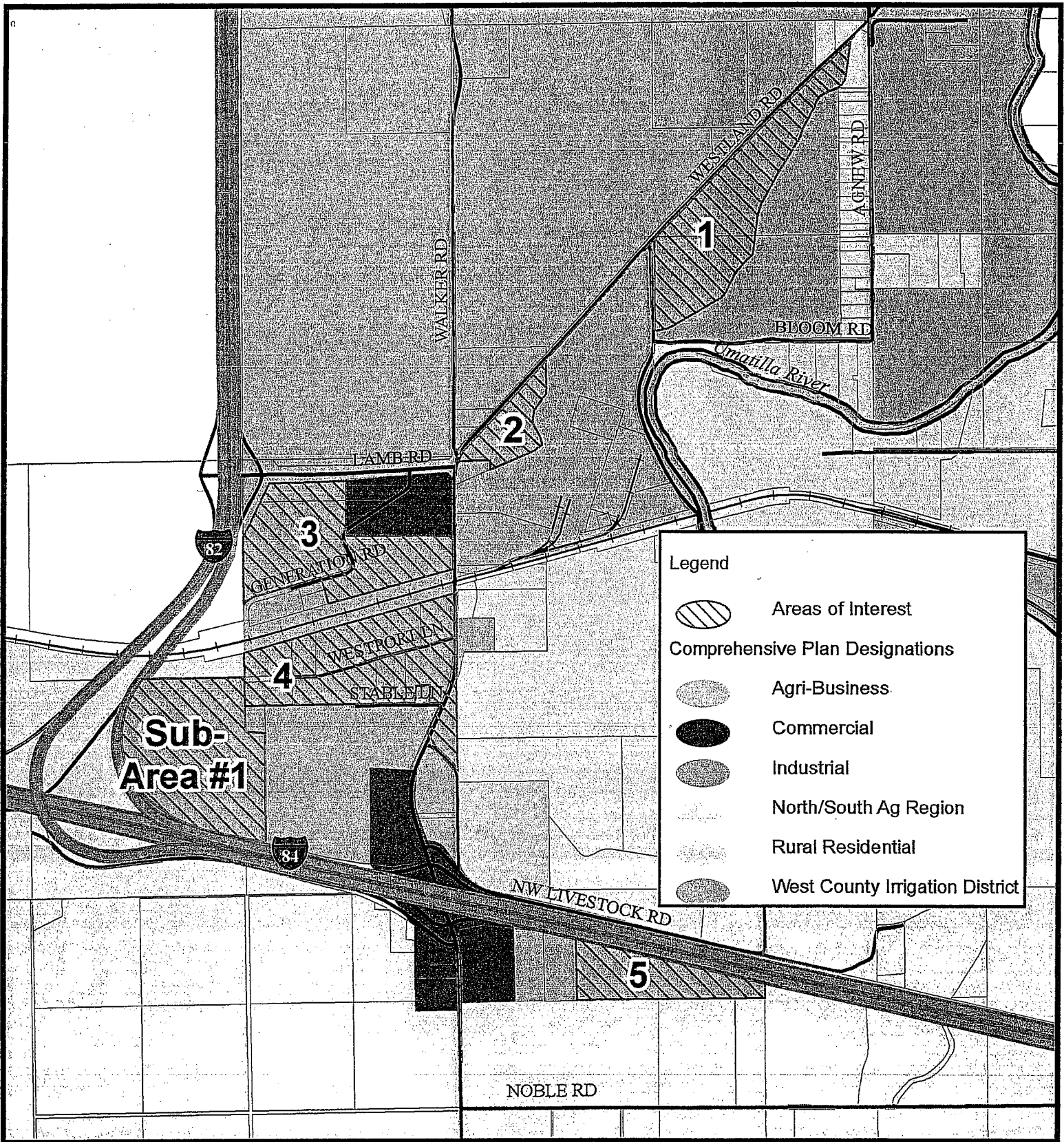

W. Lawrence Givens, Commissioner



ATTEST:
OFFICE OF COUNTY RECORDS

Beverly Reid
Records Officer





**WESTLAND INTERCHANGE &
WESTLAND INDUSTRIAL LANDS**

0.3 0.15 0 Miles



Map Revised: June 7, 2010
via Ordinance 2010-03

**DEVELOPED & COMMITTED COMMERCIAL
& INDUSTRIAL LANDS** (showing Comprehensive Plan Designations only)

