

RECEIVED

MAR 18 2026

UMATILLA COUNTY
RECORDS

THE BOARD OF COMMISSIONERS OF UMATILLA COUNTY

STATE OF OREGON

In the Matter of Amending)
Comprehensive Plan to) ORDINANCE NO. 2026-01
Include Goal 3 Exception)
for Fourmile Solar OR LLC)

WHEREAS the Board of Commissioners has adopted a Comprehensive Plan for Umatilla County;

WHEREAS an application was received from Fourmile Solar OR LLC requesting Umatilla County to amend the Comprehensive Plan to add a Goal 3 exception for approximately 450 acre site located in Section 3, Township 2 North, Range 27, for the placement of a solar project, #T-101-25 and #C-1402-25;

WHEREAS the Umatilla County Planning Commission held a public hearing on January 22, 2026, to review the application and the proposed amendments and approved the conditional use request to site a 450 acre solar generation facility, recommended that the Board of Commissioners adopt the amendment to add the Goal 3 exception to the Umatilla County Comprehensive Plan;

WHEREAS the Board of Commissions held a public hearing on March 18, 2026, to consider the proposed amendment, and voted for the approval of the application and the amendment.

NOW, THEREFORE the Board of Commissioners of Umatilla County ordains that the Umatilla County Comprehensive Plan, adopted May 9, 1983, be further amended to add the following to Chapter 6-Agriculture:

Findings

21. The Rust property described as Section 3, Township 2 North, Range 27, E.W.M., Tax Lots 800 and 900, was acknowledged as agricultural land (Statewide Planning Goal 3). The property consists of 626 acres of gently-sloping, arable agricultural land that has no water rights. However, because the land is located within the Columbia Valley American Viticulture Area, by law, it is considered high-value farmland under Oregon Revised Statute

Policy

The Rust property, as described, is recognized as a Goal 3 exception property for up to 450 acres of solar development, battery storage and ancillary components and may be developed under the provisions of the Umatilla County Development Code.

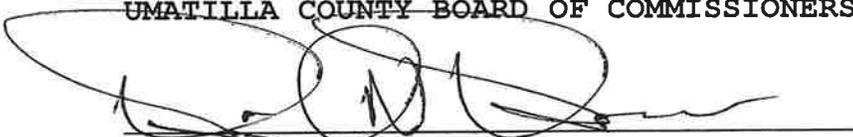
- ORS 195.300(10)(f)(C). Under the statewide rules for solar development on agricultural lands, the County is required to adopt an exception to Goal 3 in order to permit a solar power generation facility to be built on more than 12 acres of high-value farmland. Oregon Administrative Rule OAR 660-033-0130(38)(f) provides:

For high-value farmland described at ORS 195.300(10), a photovoltaic solar power generation facility shall not preclude more than 12 acres from use as a commercial agricultural enterprise unless an exception is taken pursuant to ORS 197.732 and OAR chapter 660, division 4.

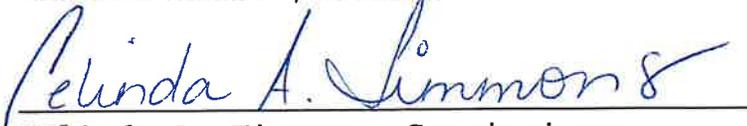
The Rust property is proven to provide a good solar resource with relatively flat topography, long sun exposure, and close proximity to existing transmission infrastructure. There is an approved solar facility located on adjacent land in Morrow County (CUP-N-364-24/AC-153-24/ LUD-N-069-24) that will provide transmission infrastructure to interconnect any solar development on the Rust property to the regional grid.

DATED this 18th day of March, 2026.

~~UMATILLA COUNTY BOARD OF COMMISSIONERS~~


Daniel N. Dorran, Chair


John M. Shafer, Commissioner


Celinda A. Timmons, Commissioner



ATTEST:
OFFICE OF COUNTY RECORDS



Records Officer

