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9:45am

THE BOARD OF COMMISSIONERS OF UMATILLA COUNTY

UMATILLA COUNTY RECORDS

STATE OF OREGON

In the Matter of Amending)
 Comprehensive Plan and)
 Ordinance No. 83-04, codified) ORDINANCE NO. 2005-10
 in Chapter 152, County Land)
 Development Ordinance, to)
 Allow Change in Zoning)
 for Neher/Jordan)

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

WHEREAS Robert and Corina Neher applied to change the zoning of property owned by Timothy and Linda Jordan from Agri-Business (AB) to Light Industrial (LI) one-acre minimum lot size to allow for the intended development of a clay pottery studio facility;

WHEREAS to accomplish the change in zoning requires the following:

- A. Amend the Comprehensive Plan to add a new industrial area description to the Industrial Lands section (T-05-021);
- B. Amend the Comprehensive Plan Map designation from Agri-Business to Industrial (#P-082);
- C. Amend the Zoning Classification from Agri-Business (AB) to Light Industrial (LI), having a one-acre minimum lot size.

WHEREAS the Umatilla County Planning Commission held a public hearing on March 31, 2005, to review the application and proposed amendments and recommended that the Board of Commissioners adopt the amendments;

WHEREAS the Board of Commissioners held a public hearing on April 21, 2005, to consider the proposed amendments, and voted for the approval of the amendments.

NOW, THEREFORE the Board of Commissioners of Umatilla County ordains as follows:

1. The Umatilla County Comprehensive Plan, Industrial Lands Exception Analysis, is amended as follows:

East County Industrial Lands

Page XVIII-467

In the East County, 39.11 acres of industrial land comprising eleven tax lots in five separate locations are located outside of the Milton-Freewater Urban Growth Boundary.

Page XVIII-468 (Insert)

Site #4 consists of 3.11 acres located on east side of State Highway 11, north of its intersection with Ballou Road, approximately 2.75 miles north of the City of Milton-Freewater. It is the former site of a nursery, including its commercial sales structure and caretaker's residence.

Agri-Business

Page XVIII-471

In the Orchards District four parcels in three specific sites totalling approximately 21 acres have been identified for agri-business use (see map on page XVIII-472A). Two of the parcels are along Highway 11 and include a custom meat cutting business (2.90 acres) and a nursery (8.17 acres).

Page XVIII-472A

Map updated to change Agri-Business Plan Designation to Industrial Plan Designation for subject property.

2. The Comprehensive Plan Map designation for Umatilla County Tax Lot 6N3524-B-601 is amended from Agri-Business to Industrial.

2. The Umatilla County Zoning Map is amended to change the zone classification for Umatilla County Tax Lot 6N3524-B-601 from Agri-Business (AB) to Light Industrial (LI).

DATED this 21st day of April, 2005.

UMATILLA COUNTY BOARD OF COMMISSIONERS

ABSENT

Emile M. Holeman, Chair

William S. Hansell

William S. Hansell, Commissioner

Dennis D. Doherty

Dennis D. Doherty, Commissioner



ATTEST:

OFFICE OF COUNTY RECORDS

Jean Humphill

Records Officer



Legal Description
Umatilla County Tax Lot 6N35-24B-601

Beginning at Southwest corner of Lot 23, Grandview Orchard Tracts located in Section 24, Township 6 North, Range 35; thence East along South line of said Lot 23 to a point which lies 275 feet West of Southeast corner of Lot 23, when measured along South line of said Lot 23; thence North 140 feet; thence West 15 feet; thence North to a point on a line which is parallel to and 579 feet South of North line of Lot 22; thence West along said parallel line to West line of said Lot 22; thence South along West lines of said Lots 22 and 23 to the point of beginning;

EXCEPTING THEREFROM South 300 feet;

All being East of Willamette Meridian, Umatilla County, Oregon.

RECEIVED

MAY 17 2005

11:10 am

UMATILLA COUNTY
RECORDS

THE BOARD OF COMMISSIONERS OF UMATILLA COUNTY

STATE OF OREGON

In the Matter of Amending)
 Comprehensive Plan and) ORDINANCE NO. 2005-11
 Adding Site to Goal 5)
 Aggregate Resources Inventory)
 for Murphy/Eagle Cap Rentals)

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

WHEREAS an application was received from Michael L. and Shelley M. Murphy and Eagle Cap Rentals requesting Umatilla County to amend the Comprehensive Plan to add a 60.77 acre aggregate site to the Goal 5 Aggregate Resources Inventory, to apply the Aggregate Resource Overlay Zone to the site, and also requesting for a conditional use permit for mining;

WHEREAS the Umatilla County Planning Commission held a public hearing on April 28, 2005 to review the application and the proposed amendment to the plan and recommended that the Board of Commissioners adopt the amendments, and approve the conditional use application;

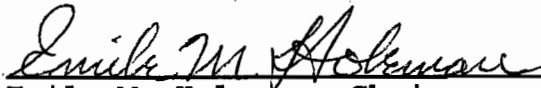
WHEREAS the Board of Commissions held a public hearing on May 17, 2005, to consider the proposed amendments, and voted for the approval of the application, the amendments, and the conditional use permit.

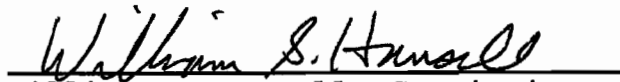
NOW, THEREFORE the Board of Commissioners of Umatilla County ordains that the Umatilla County Comprehensive Plan, adopted May 9, 1983, be further amended to add the following aggregate site to the Goal 5 Aggregate Resources Inventory as a significant resource, located on Umatilla County Tax Lots 4N37-1301 and 4N37-2101, consisting of approximately 60.77 acres, described as follows: Beginning at a point approximately 612 feet South and 30 feet East of the northeast corner of Section 17, Township 4 North, Range 37, East of Willamette Meridian, Umatilla County, Oregon (OR State Plane, N zone Coordinates N 796,843 E 8,785,374); Thence South 67° 44' East, 1788 ft. to a point (OR State Plane, N zone Coordinates N 796,166 E 8,787,029); Thence South 64°40' East, 448 feet to a point (OR State Plane, N zone Coordinates N 795,975 E 8,787,434); Thence North 22°08' West, 1969 feet to a point (OR State Plane. N zone Coordinates N 797,799 E 8,786,692); Thence South 59°26' West,

787 feet to a point (OR State Plane, N zone Coordinates N 797,398 E 8,786,014); Thence North 58°27' West, 763 feet to a point (OR State Plane, N zone Coordinates N 797,798 E 8,785,364); Thence South 81°48' West, 1216 feet to a point (OR State Plane, N zone Coordinates N 797,624 E 8,784,160); Thence South 44°04' East, 1025 feet to a point (OR State Plane, N zone Coordinates N 796,888 E 8,784,873); Thence South 84°59' East, 503 feet to the point of beginning. Containing 60.8 acres, more or less. Excepting any portion of the above description falling within the right of way of the Linton Mountain Road (Umatilla County Road No. 603). All being East of Willamette Meridian, Umatilla County, Oregon.

DATED this 17th day of May, 2005.

UMATILLA COUNTY BOARD OF COMMISSIONERS


Emile M. Holeman, Chair


William S. Hansell, Commissioner

ABSENT
Dennis D. Doherty, Commissioner

ATTEST:
OFFICE OF COUNTY RECORDS


Records Officer

