

RECEIVED

NOV 27 2007

THE BOARD OF COMMISSIONERS OF UMATILLA COUNTY

UMATILLA COUNTY RECORDS

STATE OF OREGON

In the Matter of Co-Adopting)
 City of Pendleton Ordinance) ORDINANCE NO. 2007-12
 No. 3757 Amending)
 Comprehensive Plan to Adopt)
 Changes Resulting from)
 Pendleton's 2006 Pendleton)
 Economic Opportunities Analysis)

WHEREAS the City of Pendleton and Umatilla County have previously entered into a Joint Management Agreement applying to lands within the City Urban Growth Area, and pursuant to the agreement, amendments to the City of Pendleton Comprehensive Plan and Implementing Ordinances for application to the Urban Growth Area, are referred to Umatilla County for adoption;

WHEREAS on July 17, 2007, 2007, the Pendleton City Council adopted Ordinance No. 3757, to amend the City of Pendleton Comprehensive Plan Ordinance No. 3442, to adopt changes resulting from Pendleton's 2006 Pendleton Economic Opportunities Analysis.

WHEREAS, at its October 25, 2007, the Umatilla County Planning Commission reviewed the ordinance and recommended that the Board of Commissioners co-adopt the ordinance.


WHEREAS the Board of Commissions held a public hearing on November 28, 2008, to consider the co-adoption of the ordinance;

WHEREAS at its meeting of November 28, 2007, the Board of Commissions voted unanimously to co-adopt the ordinance;

NOW, THEREFORE the Board of Commissioners of Umatilla County ordains the co-adoption by Umatilla County, Oregon, of City of Pendleton Ordinance No. 3757, to amend the City of Pendleton Comprehensive Plan Ordinance No. 3442, to adopt changes resulting from Pendleton's 2006 Pendleton Economic Opportunities Analysis, a copy of Ordinance No. 3757 is attached to this document and incorporated by this reference.

DATED this 27th day of November, 2007.


UMATILLA COUNTY BOARD OF COMMISSIONERS



Dennis D. Doherty, Chair



William S. Hansell, Commissioner



W. Lawrence Givens, Commissioner

ATTEST:

OFFICE OF COUNTY RECORDS



Records Officer



ORDINANCE NO. 3757

AMENDING ORDINANCE 3442 (THE 1990 COMPREHENSIVE PLAN) TO ADOPT CHANGES RESULTING FROM PENDLETON'S 2006 PENDLETON ECONOMIC OPPORTUNITIES ANALYSIS

Whereas, Over the past 1½ years Pendleton has conducted *The 2006 Pendleton Economic Opportunities Analysis*; and

Whereas, *The 2006 Pendleton Economic Opportunities Analysis* provides the factual basis for Pendleton's economic plan; and

Whereas, Pendleton adopted *The 2006 Pendleton Economic Opportunities Analysis* to assure that Pendleton can provide the infrastructure and land base necessary to attract and maintain commercial and industrial employers that are reasonably likely to expand or locate in the Pendleton area; and

Whereas, implementing *2006 Pendleton Economic Opportunities Analysis* requires certain changes to the Pendleton's Comprehensive Plan;

Now, Therefore;

THE CITY OF PENDLETON ORDAINS AS FOLLOWS:

Section 1: The Pendleton Comprehensive Plan adopted by Ordinance 3442 is amended at page 8 (Economic Plan) as follows:

- Pendleton shall maintain a continuous 20-year supply of commercial and industrial sites within the Pendleton UGB. This land will be held in reserve to meet the specific siting requirements of prospective employers.
- Pendleton will work with property owners and prospective employers to plan for and finance the extension of public streets, sanitary sewer and water improvements necessary to serve designated employment sites.
- Pendleton and Umatilla County will identify and protect additional large industrial sites within a 50-year Industrial Reserve Area (IRA) to ensure an adequate supply of sites will be available to meet the longer-range needs of targeted employers.
- As industrial sites develop and consistent with Goals 9 (Economy) and 14 (Urbanization), the City and County will legislatively amend the Pendleton Comprehensive Plan to transfer needed sites from the IRA to the UGB.

- Pendleton and Umatilla County will amend the Urban Growth Management Agreement (UGMA) to facilitate the timely transfer of industrial land from the IRA under the following circumstances:
 - (a) A prospective industrial firm provides specific information regarding its site requirements.
 - (b) The City demonstrates that these site requirements cannot reasonably be met on suitable land within the existing UGB.
 - (c) The prospective industrial firm has signed a purchase agreement for the subject IRA site.
 - (d) The City of Pendleton has prepared a feasible plan for extension of sanitary sewer and water services to the subject site within one year of adoption of the UGB amendment.

- The City and County will work with the Department of Land Conservation (DLCD) and the Governor's Economic Revitalization Team (ERT) to achieve an expedited process to the transfer of a needed site from the IRA to the UGB.

Section 2: The Pendleton Comprehensive Plan adopted by Ordinance 3442 is amended at page 32 (Commercial Plan) as follows:

- In order for the Goad Road site to develop for planned commercial and residential zones, the following must occur:
 - (a) After considering buildable land within the Pendleton UGB, 20-year need for additional commercial and residential land must be shown.
 - (b) The City must adopt amendments to the Pendleton Zoning Map showing the location of commercial and residential uses that is consistent with the needs analysis and master development plan described above.
 - (c) The City and/or property owner will prepare a master development plan showing the location of principal streets, sanitary sewer and water services necessary to serve commercial and residential land.
 - (d) The land must be annexed to the City of Pendleton.

- The City will encourage more intensive development of Central Pendleton for retail, office, and tourist commercial uses, while encouraging heavy commercial uses to consider location and expansion in the Airport Business Park.

Section 3: The Pendleton Comprehensive Plan adopted by Ordinance 3442 is amended at page 42 (Industrial Plan) as follows:

- Pendleton shall provide and maintain an adequate supply of suitable industrial sites to attract targeted firms consistent with Statewide Planning Goal 9 (Economy of the State), the recommendations of the Pendleton Technical Advisory Committee, and the 2006 Pendleton Economic Opportunities Analysis (EOA).

- As sites are developed for targeted industrial users, the City and County shall periodically amend the Urban Growth Boundary (UGB) provide replacement sites from the Industrial Reserve Area (IRA).
- Land within the Airport Industrial District shall be reserved for the general types of industrial uses identified in the EOA as summarized on Policy Table A:

Table A. Airport Industrial Sites – Pendleton UGB

Site Name	Gross Acres	Suitable Acres	Site Need	Location / Comment
Site I-A	133	70	General Industrial	Within original UGB; City owned lease-only land N of Barnhart Road Extension
Site 1-OE (Pinkerton)	100	75	Regional Distribution Center + General Industrial	Within 2001 UGB; mostly South of Barnhart Road Extension
Pinkerton 1-N	160	106	Large Site + General Industrial	West of Stage Gulch Road, North of Barnhart Road Extension
Pinkerton 2-S	127	125	Regional Distribution Center	South of Barnhart Road Extension; Combine w/ Site 1-OE (Pinkerton) for 200-acre site
Miller 1-W	42	25	General Industrial	Retain to meet general industrial needs; East of Stage Gulch Road, North of Daniel Road
Airport 1-W	100	45	Master Planned Business Park	Retain as master planned business park; East of Stage Gulch Road, North of Airport
Total	662	446		All sites served by Barnhart Road Extension or Stage Gulch Road Arterial

- Pendleton shall continue to aggressively market privately-owned industrial sites in East-Central Pendleton and at the Westgate Interchange. Together, these sites have approximately 96 suitable industrial acres with available sewer, water and transportation services.
- To provide for greater flexibility in siting light industrial / heavy commercial, office and supporting service commercial uses, a new Business Park designation shall be applied to lease-only sites owned by the City of Pendleton west and north of the Pendleton Airport. This designation will be implemented by a new "Business Park" zoning district.

Business Park Policies

- To ensure that land within the Business Park designation is suitable and available for a wide range of employment uses in a timely manner, the City shall prepare a new "Business Park" zone.
- To improve the marketability of lease-only land and provide limited commercial development options, the Business Park zone will allow a mix of light industrial,

heavy commercial, office and supporting service commercial uses.

- To ensure development efficiency and compatibility of land uses, the Business Park zone will require a master development plan showing the location of access streets, sanitary sewer and water facilities necessary to serve lease-only land.

Section 4: The Pendleton Comprehensive Plan adopted by Ordinance 3442 is amended at page 72 (Transportation Plan) as follows:

Airport / Agricultural Reserve Policies

- Land designated Airport / Agricultural Reserve on the Pendleton Comprehensive Plan Map shall be retained in Exclusive Farm Use (EFU) unless needed (a) to expand airport facilities, or (b) extend public facilities necessary to serve industrial and business park land efficiently. If Airport / Agricultural Reserve land is needed for these limited purposes, rezoning to Airport Activities (AA) shall be required.

PASSED by the City Council and approved by the Mayor July 17, 2007

APPROVED: Phillip W. Houk
Phillip W. Houk
Mayor

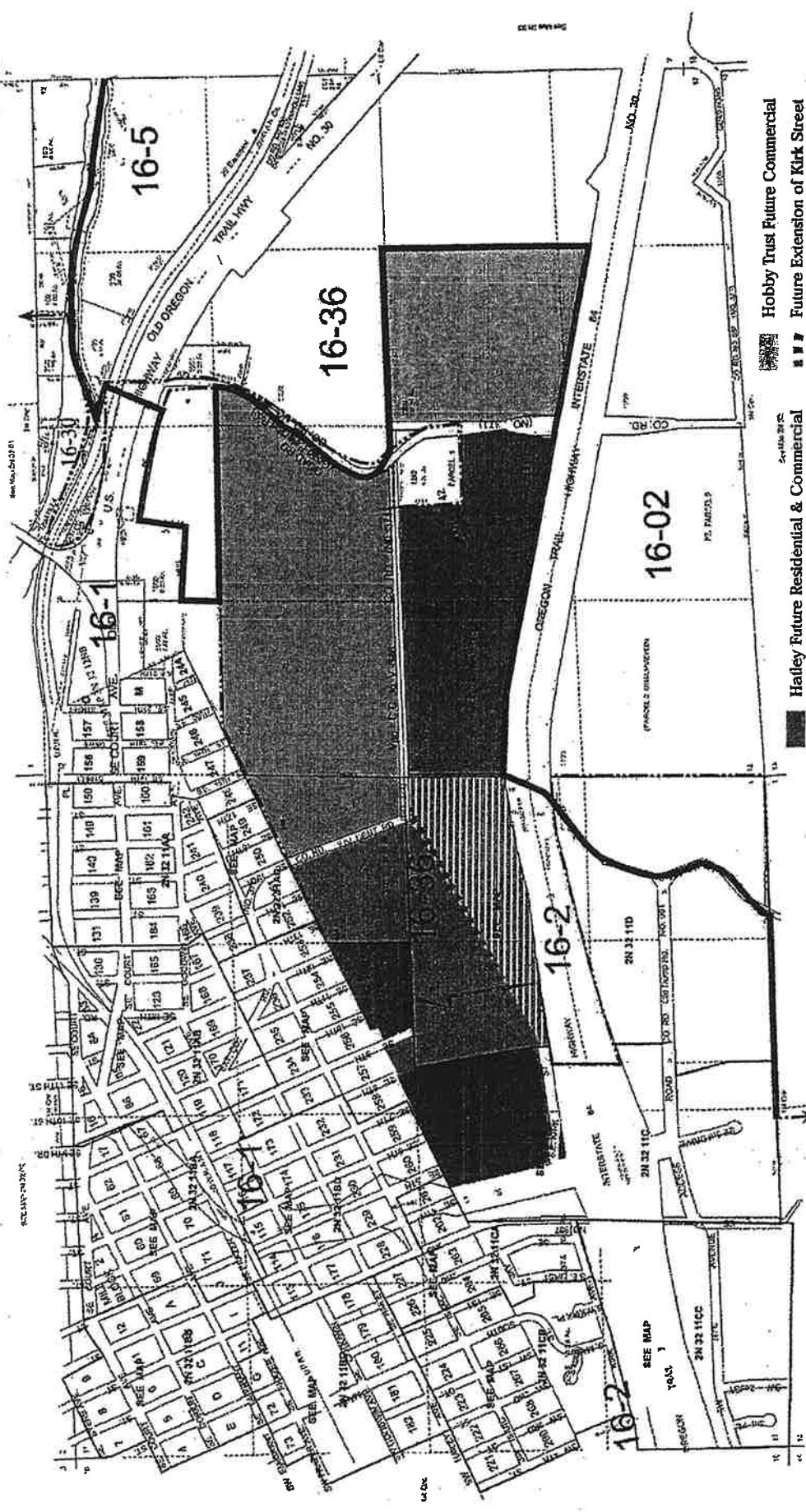
ATTEST: Judi A. Zoske
Judi Zoske
City Recorder

APPROVED AS TO FORM:
Peter H. Wells
Peter H. Wells
City Attorney

UMATILLA COUNTY

SEC 11 T2N R32E WM

SEC 12 T2NR32E WM



- Color Key:**
- Existing Residential - R1
 - Existing Residential Future Commercial
 - Existing Commercial - C3
 - Halley Future Residential & Commercial
 - Rees Future Industrial
 - Goad Future Residential & Commercial
 - Hobby Trust Future Commercial
 - Future Extension of Kirk Street
 - Urban Growth Boundary
 - Pendleton City Limits