

THE BOARD OF COMMISSIONERS OF UMATILLA COUNTY

STATE OF OREGON

In the Matter of Amending)
Comprehensive Plan) ORDINANCE NO. 2018-01
to include Goal 3 Exception)
for 3R Valve, LLC)

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

WHEREAS an application was received from 3R Valve, LLC requesting Umatilla County to rezone and allow RV Park on approximately 10.7 acres of property in an Exclusive Farm Use (EFU) zone, which would require an exception to Goal 3 for rezoning and placement of development on farmland (#T-17-075);

WHEREAS the Umatilla County Planning Commission held a public hearing on November 16, 2017 to review the application and the proposed amendments to the plan and maps and voted to deny the amendments;

WHEREAS the Board of Commissioners held a public hearing on December 20, 2017, continued to March 8, 2018 and to May 16, 2018 to consider the proposed amendment, and voted to approve the application.

NOW, THEREFORE the Board of Commissioners of Umatilla County ordains the adoption of the following amendments:

1. The Umatilla County Comprehensive Plan is amended to include:

To be added at the end of the section entitled Buttercreek Interchange (Area #10) on Page 18-293:

Buttercreek Interchange (Area #11) Reasons Exception

Goal 3 Reasons Exception:

The 10.69 acre Buttercreek reasons exception property is located ½ mile north of the I-84 and State Highway 207 freeway interchange. North of the 10.69 acres is a farm parcel adjoining the Umatilla River. West of 10.69-acre property is Stanfield Meadows Road and additional Exclusive Farm Use zoned lands, the east side of 10.69 acres is adjacent to State Highway 207 and across State Highway 207

is additional farm zoned land.

One intervening farm parcel is located to the south between the 10.69-acre exception property and the Space Age travel center and Comfort Inn properties located adjacent to I-84 Highway 207 interchange (see Map 18-66A).

The Goal 3 Reasons Exception request is an amendment of the Umatilla County Comprehensive Plan Text demonstrating the standards for an exception to Statewide Planning Goal 3 (Agriculture) have been met and to amend the Umatilla County Comprehensive Plan Map from North/South Agriculture Designation to Commercial Plan Designation; and County Zoning Map amendment to rezone the 10.69-acre Buttercreek property from Exclusive Farm Use (EFU) to Rural Retail Commercial-Service (RRSC) with LU, Limited Use Overlay Zone limiting use of the 10.69-acre Buttercreek exception property to a RV Park.

Information, consisting of a survey of area RV Parks, showed a lack of available RV spaces for large RVs as the reason supporting a need for additional RV spaces and development of additional RV Parks near the I-84 travel corridor.

Statewide Planning Goal 8 guides local governments in planning for recreational opportunities to meet the needs of Oregon citizens and visitors by providing necessary recreational facilities based on adequate research and analysis. The 10.69 acre Buttercreek property is well suited for an RV Park due to its proximity to the interstate corridor, access to State Highway 207, adequate parcel size, and the property's proximity to the existing Space Age travel center with nearby transportation fuel supply. Locating the RV Park outside the urban growth boundary and closer to the I-84 travel corridor promotes and supports tourism and recreational use in the County while minimizing traffic impacts and negative impacts to urban roads.

Areas which do not require a new exception:

Comparisons were completed for the 10.69-acre Buttercreek property with three available parcels for sale, that were selected as alternate exception properties. The alternate properties were of at least five acres in size, located near an I-84 interchange, and currently zoned to permit RV Park development.

One five-acre alternate site, north of Pilot in Stanfield is similar to the 10.69-acre Buttercreek exception property in that both properties are approximately $\frac{1}{4}$ to $\frac{1}{2}$ mile from I-84, both are adjacent to a major State Highway with good access, and both have approximately the same amount of acreage for RV Park development.

The five-acre alternate site at Stanfield does have one advantage over the Buttercreek exception property in that municipal services

are available to this Stanfield property. The 10.69-acre Buttercreek exception property has an advantage over the Stanfield property in that the Buttercreek exception property is a site with less ambient noise due to its location. Therefore, in comparison to the five-acre Stanfield parcel with Pilot Truck Plaza nearby, the Buttercreek exception property has less noise.

The second alternative site is 15 acres across from Pilot, this property consists of covenants restricting competing businesses, including RV Parks; therefore, the RV Park would not be able to be developed at this site. The 15-acre property is likewise located in a congested area in the vicinity of the five-acre alternate site near Pilot, and was not further considered.

The third site is an industrial zoned 7.5-acre alternate site located at exit 188 currently developed with a business and accessory structures including a dwelling. This alternate site also has light industrial parcels adjacent to the west and to the east of the property. This site is similar to the Buttercreek exception property in that both parcels have development on the parcels as allowed by each properties' respective zoning.

The industrial parcel is developed with a trailer repair business, accessory structures and dwelling. The 10.69-acre Buttercreek exception property is developed with two solar energy projects, a dwelling and two accessory agricultural buildings. The industrial parcel receives access via a paved public road, Freedom Lane, and the Buttercreek exception property has an access reservation via State Highway 207. The industrial zoned alternate site is located adjacent to the I-84. The 7.5-acre industrial zoned property has disadvantages due to freeway traffic noise and noise from industrial uses on the property and an adjacent industrial truck repair business.

The three available alternate sites were either adjacent to I-84 or located within an existing congested area. And although travelers look for RV Parks near the freeway with good access, all alternate sites all had disadvantages due to freeway traffic noise, and noise from adjacent existing industrial and commercial development.

The land best suited for the RV Park is land that reasonably accommodates large RVs that requires access maneuverability close to major roadways, and ideal properties are not necessarily the closest or adjacent properties to the freeway due to the vehicle noise from traffic traveling at freeway speeds.

Impacts from the proposal located in areas that would also require a goal exception, other than the proposed Buttercreek exception property.

In addition to the comparison of the Buttercreek exception property

with the three alternate site locations discussed above, consequences resulting from the use of the Buttercreek property was also made with an alternate site location that also would require a goal exception for use of the property as a RV Park.

The alternate site area chosen is west of the Space Age Travel Center and Comfort Inn. The area selected is a five-acre portion of the 45-acre EFU zoned irrigated farm parcel, adjacent on the south side of the 10.69-acre Buttercreek exception property. This 45-acre EFU property is irrigated farmland cropped in corn. This property also abuts the north side of Stanfield Meadows Road at its southwest boundary and the area selected for comparison as the alternate site is a five-acre portion of the property about 300-ft west of the intersection of Stanfield Meadows Road and State Highway 207. This five-acre portion of the 45-acre EFU zoned property is referred to as the "alternate site" and/or "alternative site." The property is similar to the 10.69-acre Buttercreek exception property, in that the property is comprised of the same soils and slope and this property would also require a Goal 3 exception and zone change for use as the RV Park. South of the alternate site and Stanfield Meadows Road is the I-84 freeway.

A Goal 3 exception for a rezone of a five-acre portion of the 45-acre EFU property for permitting the RV Park would remove five-acres of irrigated EFU zoned land currently in crop production. The Buttercreek exception property is the least productive farm ground in comparison to this alternative site, due to that the exception area is not irrigated farmland in crop production.

Compatibility of use of the Buttercreek exception property as the RV Park with other adjacent use and measures designed to reduce adverse impacts:

Through the public process, one neighboring farmer, located west of the exception property, raised concern about RV Park visitors walking their pets outside of the Park area in the vicinity of where free-range chickens are raised. Fencing will be installed around the RV Park area to discourage Park visitors from walking outside of the designated RV Park area. Signage within the RV Park area will explain that the Park is located within a farming community and accepted farm practices will continue to occur on the surrounding lands devoted to farm uses.

Transportation:

A Traffic Impact Analysis (TIA) was completed, consistent with the Umatilla County Development Ordinance Section 152.019 (B) (1) to document potential traffic impacts as a result of the proposed Goal exception and rezone of the 10.69-acre Buttercreek property from Exclusive Farm Use (EFU) to Rural Retail Service Commercial (RRSC). For the purposes of trip generation, the TIA study used the rates

for a mobile home park to be conservatively high, given that many RV parks in the region seem to be used on more of a permanent residence basis. New trips for the proposed development were added to the study intersections for two access scenarios. Scenarios 1) with access to the development provided by Stanfield Meadows Road and 2) with a new access to the site from State Highway 207 through approved access reservation by Oregon Department of Transportation (ODOT).

Levels of Service (LOS) at all study intersections are anticipated to be good under all Access Scenarios, with LOS C or better for all stop controlled approaches to State Highway 207. An evaluation of the need for left and right turns for safety purposes was also performed. Under Access Scenario 1, although the left turn volumes are low at the State Highway 207 and Stanfield Meadows Road intersection, the intersection could benefit from both a northbound and southbound left turn lane. Access Scenario 2 requires no left or right turn lanes at the proposed new site access. Therefore, the TIA recommendation for RV Park development at the 10.69-acre Buttercreek exception property site the development of a new access approach to State Highway 207.

Approval of the Goal 3 reasons exception to rezone the 10.69-acre Buttercreek exception property to limited commercial use as a RV Park would allow a conditional use permit to be submitted and approved. The Conditional Use Permit application would be reviewed against applicable RV Park conditional use standards, and conditions of approval would be required to be met. Conditions placed on the RV Park Conditional Use Permit would include fencing, and signage informing Park patrons about the farming community. The RV Park Conditional Use Permit process would review factors including, but not limited to, sewage disposal, potable water usage, flood hazard permits, landscaping, and interior road development.

2. The Umatilla County Comprehensive Plan Map designation for Umatilla County Tax Lot 4N2833-B-103, is changed from Agriculture to Commercial.

3. The Umatilla County Zoning Map designation for Umatilla County Tax Lot 4N2833-B-103, is changed from Exclusive Farm Use (EFU) to Rural Retail Service/Commercial (RRSC.)


DATED this 16th day of May, 2018.

UMATILLA COUNTY BOARD OF COMMISSIONERS

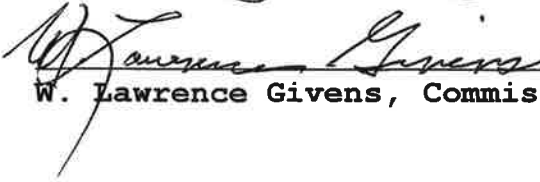


George L. Murdock, Commissioner





William J. Elfering, Commissioner



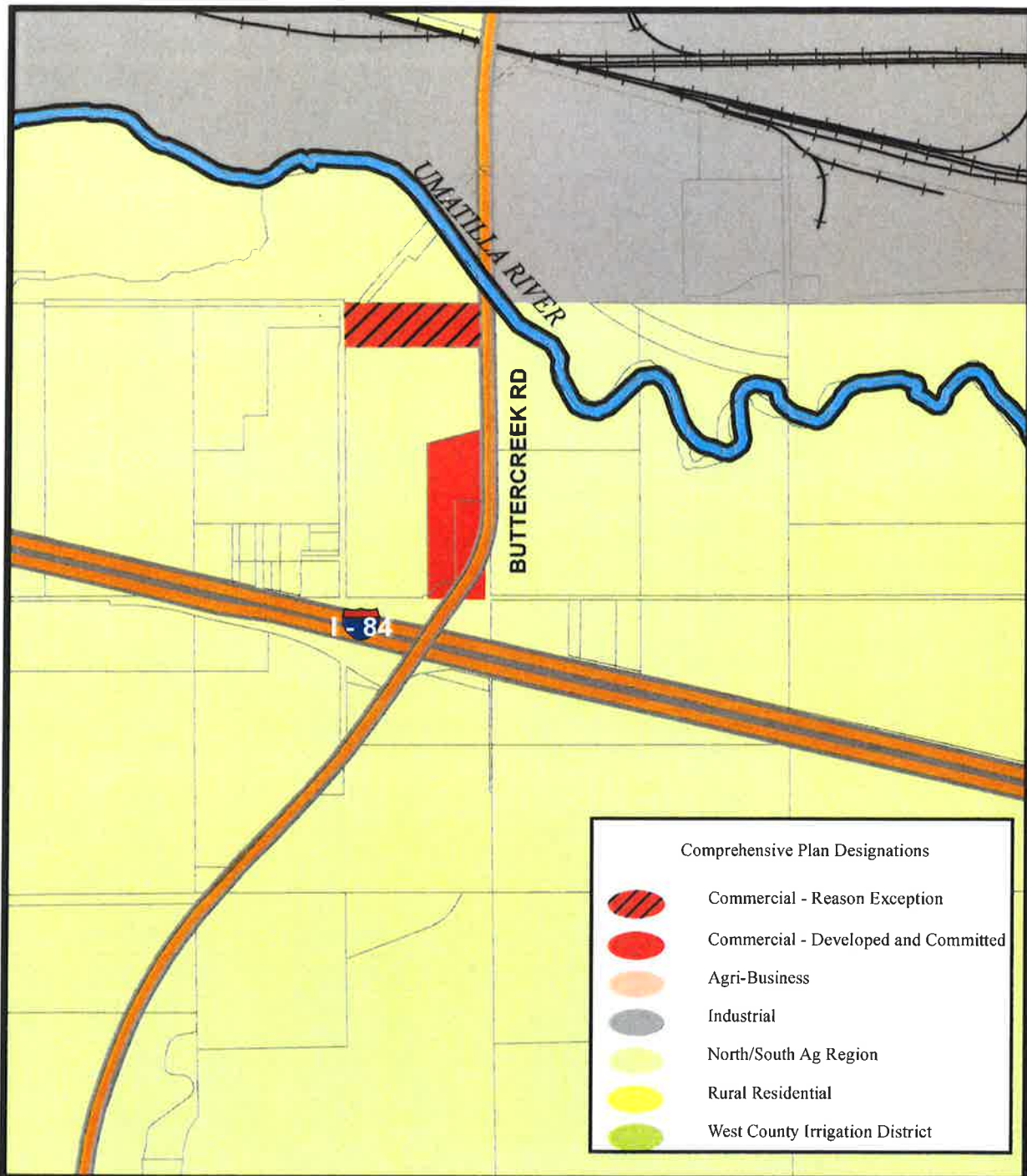
W. Lawrence Givens, Commissioner



ATTEST:
OFFICE OF COUNTY RECORDS



Records Officer



Comprehensive Plan Designations	
	Commercial - Reason Exception
	Commercial - Developed and Committed
	Agri-Business
	Industrial
	North/South Ag Region
	Rural Residential
	West County Irrigation District

0 500 1,000 2,000 Feet

Map Revised: May 23rd 2018
via Ordinance 2018-01

**BUTTERCREEK REASONS EXCEPTION
FOR COMMERCIAL LANDS** (showing Comprehensive Plan Designations only)



Map 18-66A - Reasons Exception Commercial Lands

