

FROM (DEPT/ DIVISION): County Counsel

SUBJECT: Umatilla Enterprise Zone Expansion

<p>Background:</p> <p>The City of Umatilla is seeking to expands its enterprise zone boundaries to include another 180 acres along Powerline Road. As a co-sponsor of the zone, the County must also approve the expansion. The matter is before the Board for review and approval.</p>	<p>Requested Action:</p> <p>Adopt Order No. BCC2022-042</p>
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ATTACHMENTS: Map; City Resolution; Proposed Order

*****For Internal Use Only*****

Checkoffs:

- () Dept. Head (copy)
- () Human Resources (copy)
- (X) Legal (copy)
- () (Other - List:)

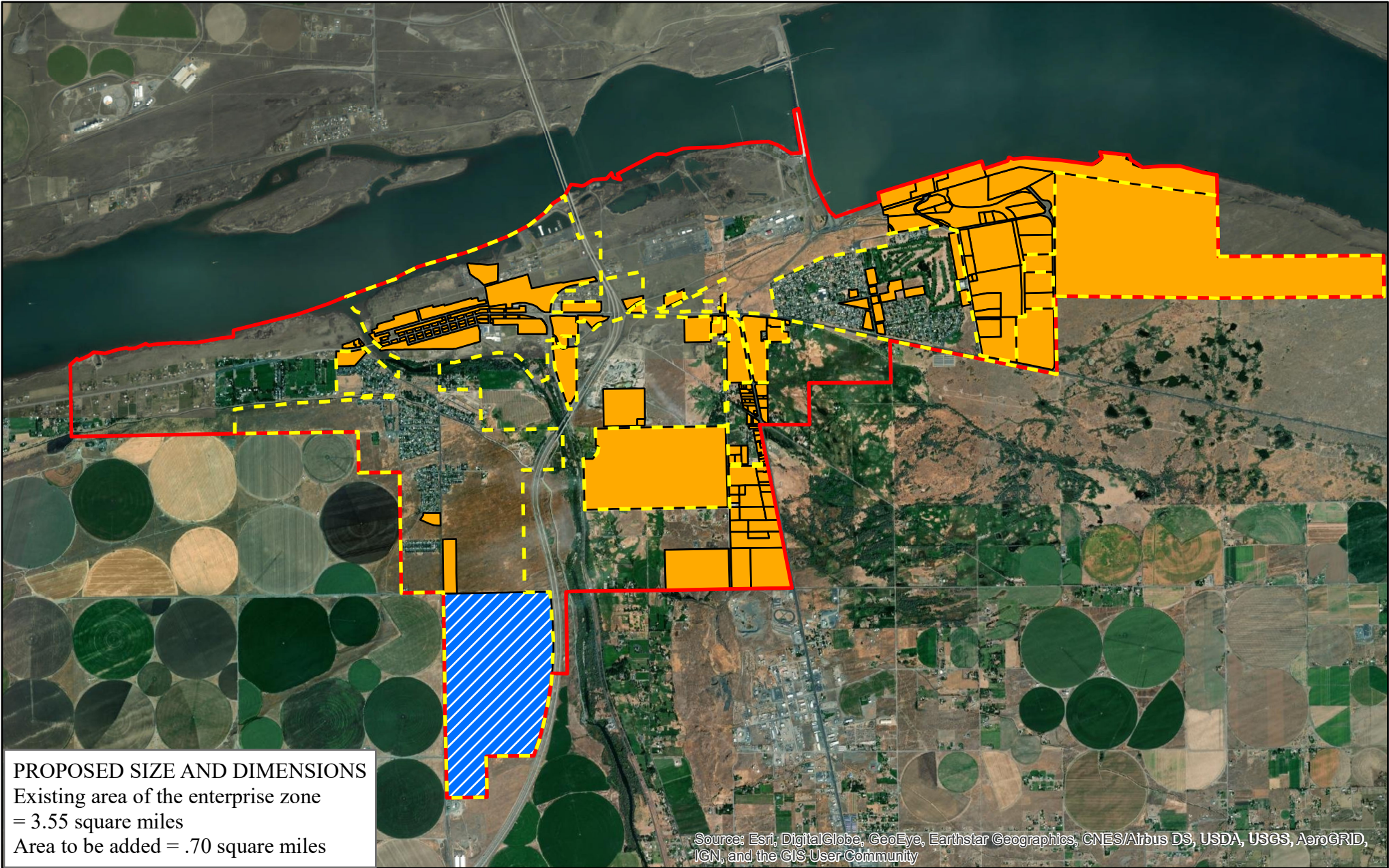
To be notified of Meeting:

Needed at Meeting:

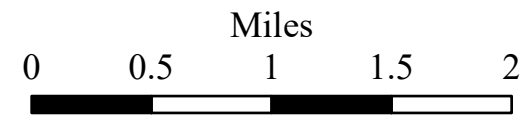
Scheduled for meeting on: June 29, 2022

Action taken:


Follow-up:



GREATER UMATILLA ENTERPRISE ZONE



Legend

-  Umatilla City Limits
-  Umatilla Urban Growth Boundary
-  Existing Enterprise Zone Areas
-  Areas to be added to Enterprise Zone



MAP DISCLAIMER: No warranty is made as to the accuracy, reliability or completeness of this data. Map should be used for reference purposes only. Not survey grade or for legal use. Created by Brandon Seitz, on 5/24/2022

RESOLUTION NO. 44-2022

A RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT AN APPLICATION TO AMEND THE GREATER UMATILLA ENTERPRISE ZONE BOUNDARY

WHEREAS, the City of Umatilla (“City”) sponsors the Greater Umatilla Enterprise Zone and have determined to modify its boundary; and

WHEREAS, the municipal corporations, school districts, special service districts, and so forth that receive operating revenue through the levying of ad valorem taxes on real and personal property in any area of this enterprise zone, as amended, were sent notice regarding this boundary change; and

WHEREAS, this enterprise zone, as amended, has a total area of 4.25 square miles; it meets other statutory limitations on size and configuration, and it is depicted here on a drawn-to-scale map Exhibit A, and its boundary as described in Exhibit B.

WHEREAS, the City shall continue to fulfill its duties and implement provisions under ORS 285C.105 or elsewhere in ORS Chapter 285C and related parts of Oregon Law.

WHEREAS, modification of this enterprise zone does not grant or imply permission to develop land inside it without complying with jurisdictional zoning, regulatory and permitting processes and restrictions; nor does it indicate any intent to alter those processes or restrictions, except as otherwise done in accordance with Comprehensive Plans as acknowledged by the State of Oregon Land Conservation and Development Commission (LCDC).

WHEREAS, the availability of enterprise zone exemption to businesses that operate hotels, motels or destination resorts would help diversify local economic activity and facilitate the expansion of accommodations for visitors, who in turn will spend time and money in the area for business, recreation or other purposes; and

WHEREAS, the city is interested in encouraging new business investment, job creation, higher incomes for local residents, and greater diversity of economic activity. The city appreciates the impacts that the designated enterprise zone would have and the property tax exemptions that eligible business firms might receive therein.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF UMATILLA:

1. Under ORS 285C.115, The City does hereby change the boundary of the Greater Umatilla Enterprise Zone, jointly with Umatilla County, as described in the exhibits.
2. David Stockdale, Umatilla City Manager, is authorized to submit documentation for this enterprise zone boundary change to the Oregon Business Development Department (OBDD) on behalf of the zone sponsor for purposes of a positive determination in favor under ORS 285C.117.

3. This enterprise zone boundary change takes effect on the date that this resolution is adopted, or later, as so stipulated by OBDD in its determination pursuant to any revision and resubmission of documentation.

PASSED by the City Council and **SIGNED** by the Mayor this 21st day of June, 2022

Mary Dedrick, Mayor

ATTEST:

Nanci Sandoval, City Recorder

THE BOARD OF COMMISSIONERS OF UMATILLA COUNTY

STATE OF OREGON

In the Matter of Changing)
Boundary of Greater Umatilla) Order No. BCC2022-042
Enterprise Zone)

WHEREAS the City of Umatilla successfully applied for an enterprise zone, which was designated as the Greater Umatilla Enterprise Zone by the State of Oregon on July 1, 2019;

WHEREAS the City of Umatilla sponsors the Greater Umatilla Enterprise Zone jointly with Umatilla County, and the two have determined to modify its boundary;

WHEREAS, the enterprise zone, as amended, has a total area of 3.55 square miles as indicated on Exhibit A; it meets other statutory limitations on size and configuration;

WHEREAS it is proposed to add about .70 square miles (188.01 acres) to the zone, shown on Exhibit A, and generally described as the portion of Section 29, Township 5 North, Range 28, E.W.M., lying between Powerline Road and Interstate 82, and Northeast Quarter of Northwest Quarter, Section 32, Township 5 North, Range 28, E.W.M., lying East of Powerline Road, including the tax lots listed on Exhibit B;

WHEREAS, the modification of the enterprise zone does not grant or imply permission to develop land within the Zone without complying with all prevailing zoning, regulatory and permitting processes and restrictions of any and all local jurisdictions; nor does it indicate any public intent to modify those processes or restrictions, except as otherwise done in accordance with Comprehensive Plans as acknowledged by the State of Oregon Land Conservation and Development Commission (LCDC);

WHEREAS, Umatilla County appreciates the impacts that an expanded enterprise zone would have and the property tax exemptions that eligible business firms might receive, as governed by Oregon Revised Statutes (ORS) Chapter 285C and other provisions of Oregon Law;

WHEREAS the availability of enterprise zone exemptions to businesses that operate hotels, motels or destination resorts would help diversify local economic activity and facilitate the expansion

of accommodations for visitors, who in turn will spend time and money in the area for business, recreation or other purposes;

WHEREAS, all of the other municipal corporations, school districts, special service districts and so forth, other than the sponsoring governments, that receive operating revenue through the levying of ad valorem taxes on real and personal property in any area of the proposed amended enterprise zone were sent notice by the City of Umatilla of the boundary change; and

WHEREAS the Umatilla City Council approved the enterprise zone expansion on June 21, 2022.

NOW THEREFORE the Umatilla County Board of Commissioners finds and orders as follows:

1. Pursuant to ORS 285C.115, and jointly with the City of Umatilla, the boundary of the Great Umatilla Enterprise Zone, is changed to include the parcels in the urban growth boundary as set out on Exhibit A and B.

2. The Greater Umatilla Enterprise Zone Manager, David Stockdale, is authorized to submit documentation for this enterprise zone boundary change to the Oregon Business Development Department (OBDD) on behalf of Umatilla County for purposes of a positive determination in favor under ORS 285C.117.

3. This enterprise zone boundary change takes effect on the date that this change is adopted by both the City of Umatilla and Umatilla County, or later, as so stipulated by OBDD in its determination pursuant to any revision and resubmission of documentation.

DATED this 29th day of June, 2022.

UMATILLA COUNTY BOARD OF COMMISSIONERS

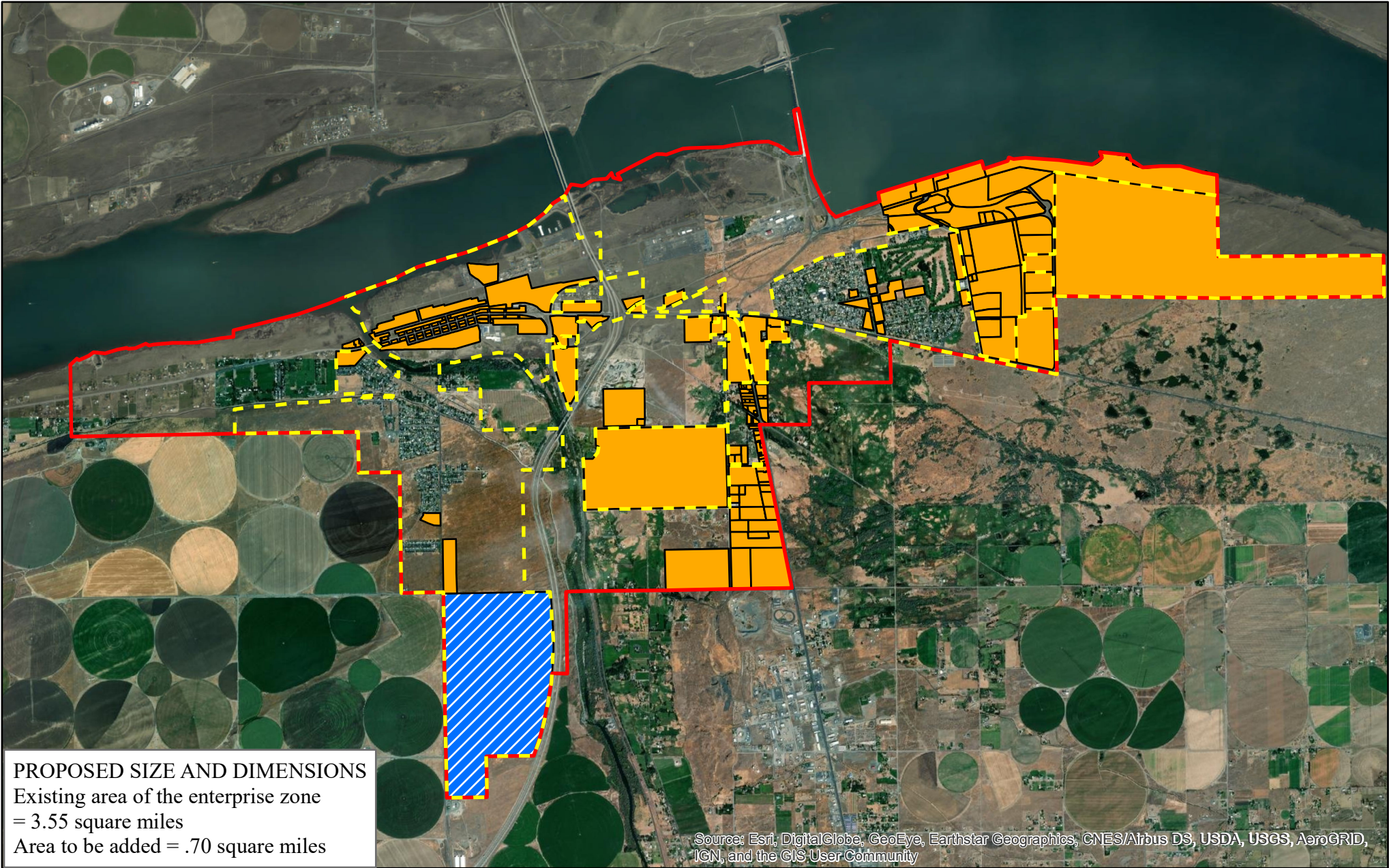
John M. Shafer, Chair

Daniel N. Dorran, Commissioner

George L. Murdock, Commissioner

ATTEST:
OFFICE OF COUNTY RECORDS





Records Officer



GREATER UMATILLA ENTERPRISE ZONE



Legend

-  Umatilla City Limits
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Exhibit B

Umatilla County Tax Lot 5N28-2500 - Parcel 1, Partition Plat 2021-32, Umatilla County Records, lying in North Half, Section 29, Township 5 North, Range 28;

Umatilla County Tax Lot 5N28-2501 - Parcel 2, Partition Plat 2021-32, Umatilla County Records, lying in South Half, Section 29, Township 5 North, Range 28;

Umatilla County Tax Lot 5N2832-200 - Portion of Northeast Quarter of Northwest Quarter, Section 32, Township 5 North, Range 28, lying East of easterly right-of-way line of Powerline Road.

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