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JUN 30 1998

10:00 AM
UMATILLA COUNTY
RECORDS

UMATILLA COUNTY
ORDINANCE # 98-04

IN THE MATTER OF CO-ADOPTING CITY OF MILTON-FREEWATER ORDINANCE #848 FOR APPROVAL OF SEVERAL COMPREHENSIVE PLAN MAP AMENDMENTS RESULTING FROM CITIZEN AND PROPERTY OWNER INVOLVEMENT DURING THE CITY'S COMPREHENSIVE PLAN PERIODIC REVIEW PUBLIC HEARINGS TO UPDATE THE MILTON-FREEWATER COMPREHENSIVE LAND USE PLAN; CITY OF MILTON-FREEWATER, APPLICANT.

WHEREAS, The following amendments have been proposed to the City of Milton-Freewater's Comprehensive Plan: (1) revisions to the Urban Growth Boundary (UGB) that include some additions and deletions with a net loss of approximately 334.5 acres; (2) redesignation of land use categories on the comprehensive plan maps for lands to be deleted from the UGB (from Residential to Agriculture) and lands to be added to the UGB (three areas from Agriculture to Residential and one area from County Commercial to City Commercial); and

WHEREAS, Public hearings on the proposed amendments were held by the Milton-Freewater Planning Commission on November 3, 1997 and Milton-Freewater City Council on December 8, 1997, with Findings of Fact and Conclusions of Law developed justifying the proposed amendments; and

WHEREAS, Subsequent hearings were held by the Milton-Freewater Planning Commission on February 2, 1998 and City Council on February 9, 1998 with respect to inclusion of the 35 acre portion of the Dick and Louise Piper property (referenced below), with revised Findings of Fact and Conclusions of Law being developed by the City Council pertaining to the inclusion of this property; and

WHEREAS, The proposed amendments are a result of periodic review of the Milton-Freewater Comprehensive Plan involving numerous public meetings and hearings that have resulted in the proposals before the County; and

WHEREAS, The City and County have entered into a Joint Management Agreement to apply to lands within the city urban growth area; and the proposed amendments are in compliance with the provisions of the Joint Management Agreement; and

WHEREAS, At their March 26, 1998 meeting, the Umatilla County Planning Commission reviewed the proposed amendments, considered testimony from several affected landowners, and voted to recommend that the Board of Commissioners co-adopt said amendments with the following exceptions:

- (1) The 35 acres owned by Dick and Louise Piper (comprising two separate parcels, one of 20 acres west of Jacqueline Street, the other parallel and north of Jacqueline Street containing 15 acres) remain in the city's urban growth boundary; and
- (2) The Milton Nursery property (comprising 149 acres northeast of Milton-Freewater) be excluded from the city's urban growth boundary; and

WHEREAS, The Board of Commissioners held a public hearing on May 6, 1998, at which time they considered the recommendation of the County Planning Commission and received public testimony from numerous citizens and affected landowners; after which they voted to recess the meeting until 4:30 p.m. on May 7; and

WHEREAS, On May 7, 1998 the Board of Commissioners deliberated and voted to co-adopt the City of Milton-Freewater's proposed comprehensive plan amendments with the following exceptions:

- (1) The Knapp and Milton Nursery properties be excluded from the Milton-Freewater Urban Growth Boundary; and
- (2) The 35 acres owned by Dick and Louise Piper (comprising two separate parcels, one of 20 acres west of Jacqueline Street, the other parallel and north of Jacqueline Street containing 15 acres) be included in the Milton-Freewater Urban Growth Boundary; and

WHEREAS, The Board of Commissioners stipulated that its co-adoption is conditioned on agreement by the City of Milton-Freewater to accept the transfer of ownership and responsibility for any included county roads at such time as it annexes any property that is being added to the Urban Growth Boundary by these amendments.

NOW, THEREFORE, BE IT ORDAINED that the attached City of Milton-Freewater Ordinance #848 is hereby co-adopted by Umatilla County, subject to the exceptions and condition set forth herein, and subject to acceptance of the condition by the City of Milton-Freewater.

Dated this 1st day of June, 1998.

UMATILLA COUNTY BOARD OF COMMISSIONERS

Dennis Doherty
Dennis Doherty, Chairman

Emile M. Holeman
Emile Holeman, Vice-Chairman

William S. Hansell
Bill Hansell, Commissioner

ATTEST:

Jean Tompkins
Records Officer

AGREED AND ACCEPTED:

City of Milton-Freewater, by: _____

Date: _____



Dated this 1st day of June, 1998.

UMATILLA COUNTY BOARD OF COMMISSIONERS

Dennis J. Doherty
Dennis Doherty, Chairman

Emile M. Holeman
Emile Holeman, Vice-Chairman

William S. Hansell
Bill Hansell, Commissioner

ATTEST:

Jean Hemphill
Records Officer

AGREED AND ACCEPTED:

City of Milton-Freewater, by: Mary Nicholson

Date: 6-22-98

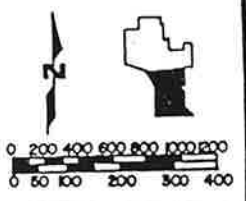


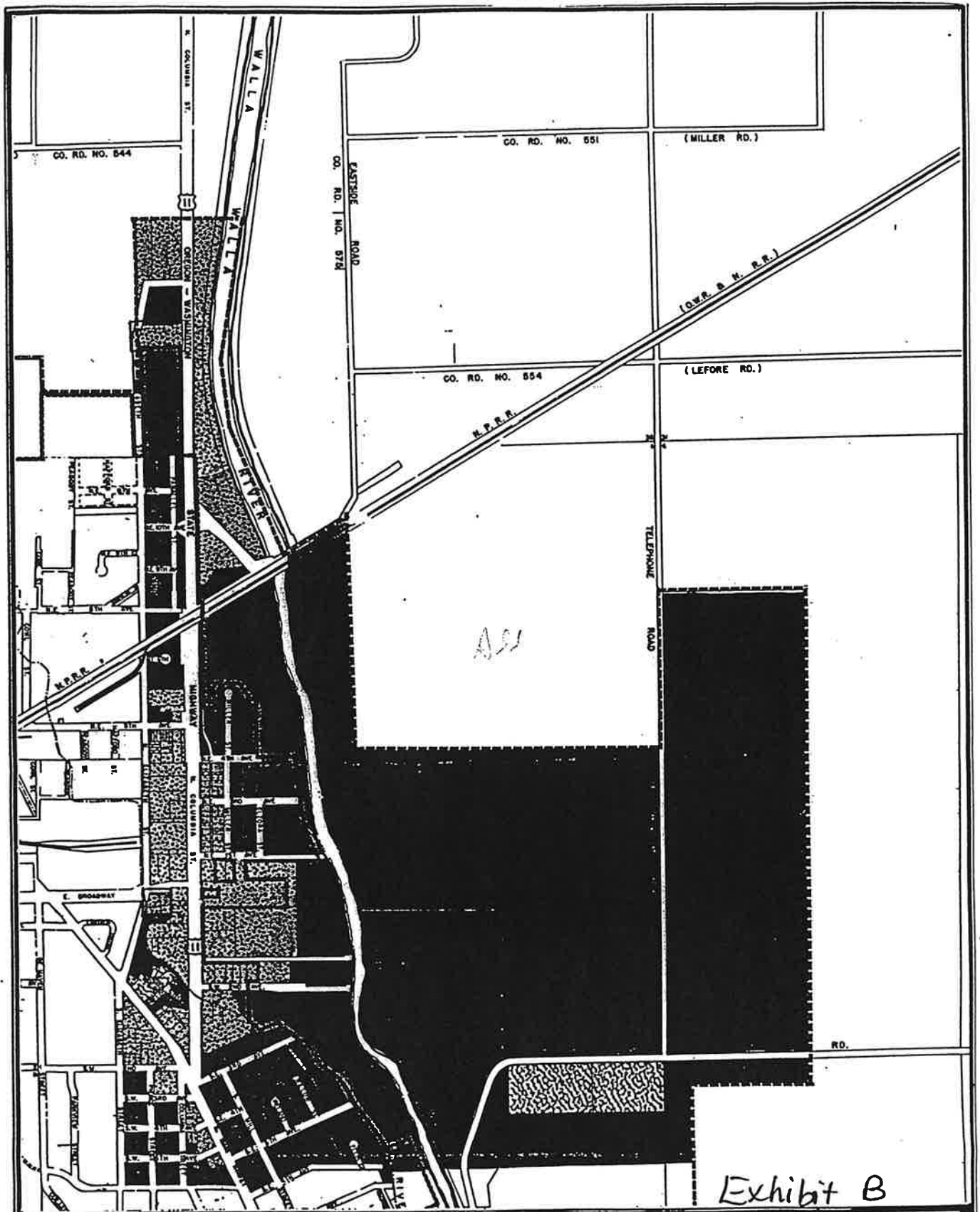


Exhibit A

MILTON-FREEWATER COMPREHENSIVE PLAN MAP

- | | | |
|-----------------------|--------------------|---------------|
| City Limits | RESIDENTIAL | COMMERCIAL |
| Urban Growth Boundary | RESIDENTIAL-OFFICE | BUSINESS PARK |
| PUBLIC | | INDUSTRIAL |

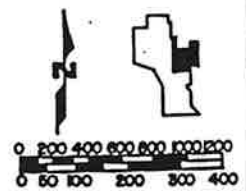




(Am'd. Ord. 737, effective 6/30/89)

MILTON-FREEWATER COMPREHENSIVE PLAN MAP

- | | | |
|-----------------------|--------------------|------------|
| City Limits | RESIDENTIAL | COMMERCIAL |
| Urban Growth Boundary | RESIDENTIAL-OFFICE | INDUSTRIAL |
| PUBLIC | | |



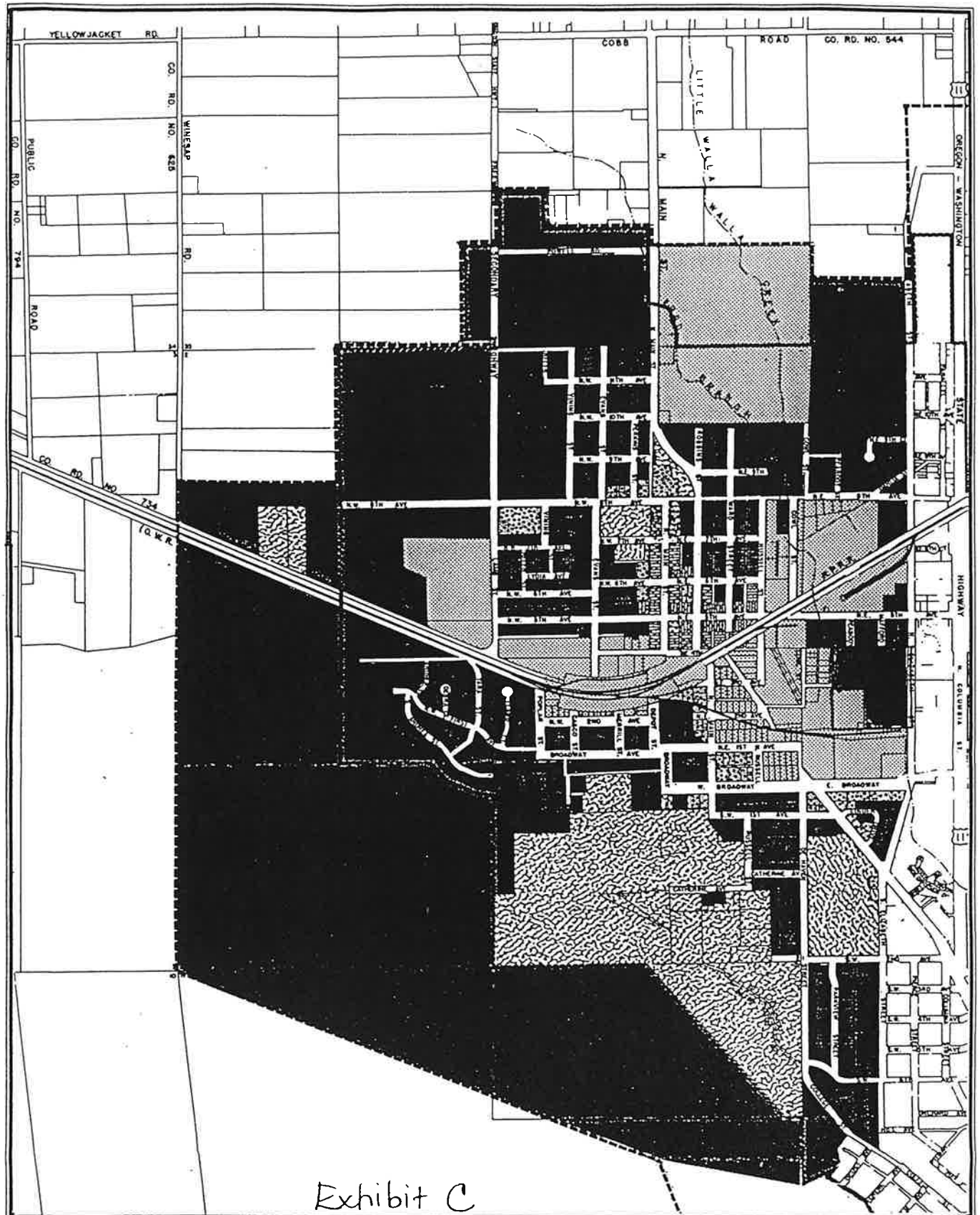
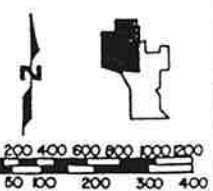


Exhibit C

MILTON-FREEWATER COMPREHENSIVE PLAN MAP

- | | | | | | |
|---|-----------------------|---|--------------------|---|------------|
|  | City Limits |  | RESIDENTIAL |  | COMMERCIAL |
|  | Urban Growth Boundary |  | RESIDENTIAL-OFFICE |  | INDUSTRIAL |
|  | PUBLIC | | | | |



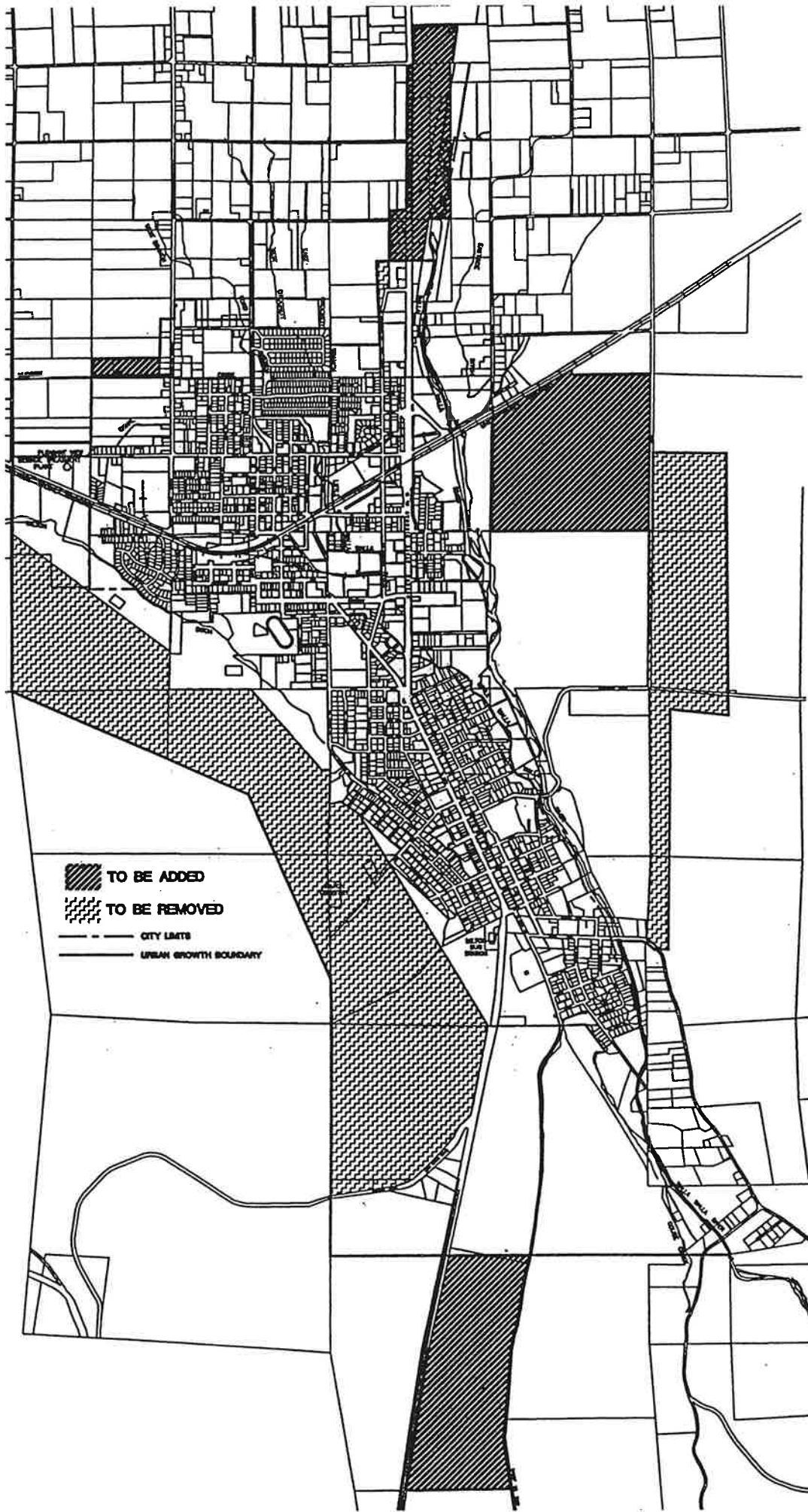


Exhibit "D"