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DEC 07 2020

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. 2020-06
 No. 3960 Amending)
 Comprehensive Plan, Plan Map)
 and Zoning Ordinance Map)

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 7, 2020, the Pendleton City Council adopted Ordinance No. 3960, to amend the City of Pendleton Comprehensive Plan to add and remove property from the Urban Growth Boundary, and to amend the Pendleton Comprehensive Plan Map and the Pendleton Zoning Ordinance Map;

WHEREAS, at its October 22, 2020, 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 December 2, 2020, to consider the co-adoption of the ordinance and voted to co-adopt the ordinance.

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

1. The co-adoption by Umatilla County, Oregon, of City of Pendleton Ordinance No. 3960 to amend the City of Pendleton Comprehensive Plan Map and to amend the City of Pendleton Zoning Ordinance Map, a copy of Ordinance No. 3960 is attached to this document and incorporated by this reference.

2. Amend the Umatilla County Comprehensive Plan Map designation to North/South County Agriculture Region and Umatilla County Zoning Map to Exclusive Farm Use (EFU) on the property being removed from the City of Pendleton Urban Growth Boundary.

DATED this 2nd day of December, 2020.

UMATILLA COUNTY BOARD OF COMMISSIONERS



John M. Shafer, Chair



George L. Murdock, Commissioner



William J. Elfering, Commissioner

ATTEST:
OFFICE OF COUNTY RECORDS



Records Officer



ORDINANCE NO. 3960

AN ORDINANCE AMENDING ORDINANCES NO. 3442 AND 3845 (THE COMPREHENSIVE PLAN, COMPREHENSIVE PLAN MAP, THE ZONING ORDINANCE, AND THE ZONING MAP AS AMENDED) EXCHANGING 69.2 ACRES OF LAND WITHIN THE COUNTY EFU ZONE TO BE BROUGHT INTO THE URBAN GROWTH BOUNDARY AND CHANGING THE ZONE TO A-A AIRPORT ACTIVITIES, WITH 69.2 ACRES OF LAND WITHIN THE PENDLETON M-1 ZONE TO BE REMOVED FROM THE CITY URBAN GROWTH BOUNDARY AND CHANGING THE ZONE TO COUNTY EFU.

WHEREAS; Pursuant to Ordinance No. 3249, the City of Pendleton Urban Growth Boundary was adopted in 1880 and subsequently expanded to its current boundary; and

WHEREAS; the Urban Growth Boundary identifies the area within the Pendleton city limits and jurisdiction; and

WHEREAS; the Urban Growth Boundary did not include all the Airport land owned or managed by the City of Pendleton; and

WHEREAS; the Airport was given to the City for use as an Airport with all airport activities; and

WHEREAS; the City is required to exchange land to alter the UGB; and

WHEREAS; the exchange requires that the zones of the subject properties be changed; and

WHEREAS; the land to be removed is not prime industrial or airport land, is vacant, and has no obligations or interests from the public at this time; and

WHEREAS; the land to be brought in is adjacent to Taxiway G(ulf), is utilized currently for airport activities, and is desired for testing of unmanned aircraft vehicles;

NOW, THEREFORE, THE CITY OF PENDLETON ORDAINS AS FOLLOWS:

1. The subject property is the only area affected by this Ordinance; the properties considered within this UGB exchange and subsequent zone changes are as indicated in the Staff Report AMD20-01.
2. The City of Pendleton Comprehensive Plan Map (Ordinance #3442, as amended) and the City of Pendleton Zoning Ordinance Map (Ordinance #3845, as amended) are hereby amended as follows:

Ordinance 3442 Comprehensive Plan:

The Industrial section of Economy, Chapter III Society

- The City of Pendleton was once a large manufacturing site within Umatilla County. Today's market has driven manufacturing into specialization, and Pendleton has a more

limited number of manufacturers. Table 24 indicates the main manufacturers in the community:

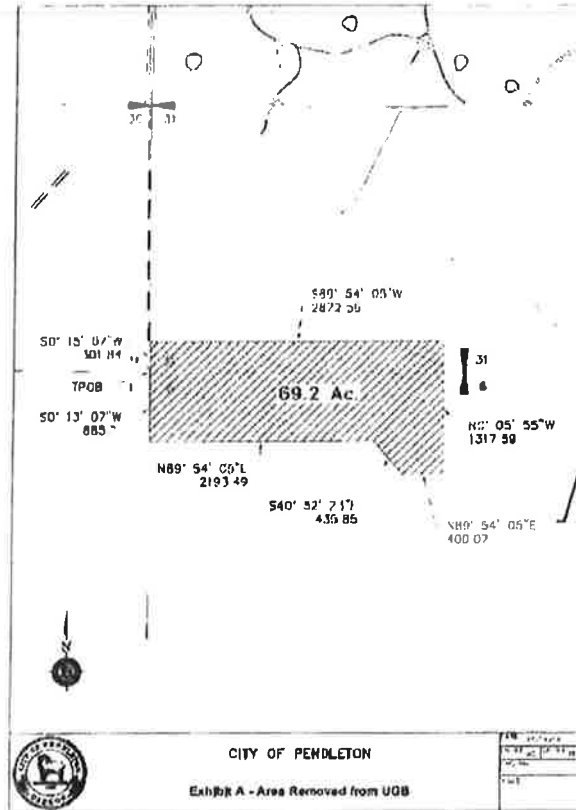
Alterations:

- Table 24 – removing those industries no longer in operation and include those industries new to the area since 1989.
- Table 26 and support documentation - update data to include census information since 1980.
- Removal of language on closed industries and insert language on current industries.
- Table 27 & 28 – update to show percentages and economic activity comparisons since 1982.
- Final paragraph: The City of Pendleton has lost several industries since the 1970's; however, the City has adapted to include new innovations in manufacturing. Pendleton is no longer a major producer of lumber and wood products, and food and kindred products. The community has grown as a large green energy society, with advancements in fiber optics and plumbing components. Pendleton embraced the advancement of the UAS/UAV industry and helped establish Umatilla and adjacent counties as a primary hub for UAS/UAV testing, research and development, and manufacturing.
- Historical – add to the historical listing of industries.
- Characteristics - update the type of uses and remove reference to Standard Industrial Classification Codes.
- Types – update the language to include green energy, fiber optics, and unmanned aircraft vehicles.
- Growth – update the language to include green energy, fiber optics, and unmanned aircraft vehicles.
- Pollution – update the tables removing expired industries and adding the new industries in the area, provide language on Pendleton's contribution to green energy through solar and wind power as well as Pendleton's woodstove replacement program.
- Size – update the language to reflect minimum lot sizes in the Airport Industrial Area.
- Development Patterns (General) – update the language to reflect the last twenty years and the changes to the Airport Master Plan.

Ordinance 3845 Unified Development Code:

Lands to be taken OUT

The property as indicated in this map and legal description shall be removed from Pendleton's Urban Growth Boundary and its zoning shall be altered from M-1, Light Industrial (City) to County EFU – Grazing Lands.



**UGB Removed
Legal Description
Exhibit D**

Commencing at the South West corner of Section 31, T3N, R32 E, W.M., said point also being the true point of beginning;
 Thence South 0° 13' 07" West a distance of 685.71 feet to a point, said point being,
 Thence North 89° 54' 05" East a distance of 2193.49 feet;
 Thence South 40° 52' 23" East a distance of 435.85 feet;
 Thence North 89° 54' 05" East a distance of 400.07 feet;
 Thence North 0° 05' 55" West a distance of 1317.59 feet;
 Thence South 89° 54' 05" West a distance of 2872.56 feet;
 Thence South 0° 15' 07" West a distance of 310.84 feet more-or-less to the true point of beginning.;

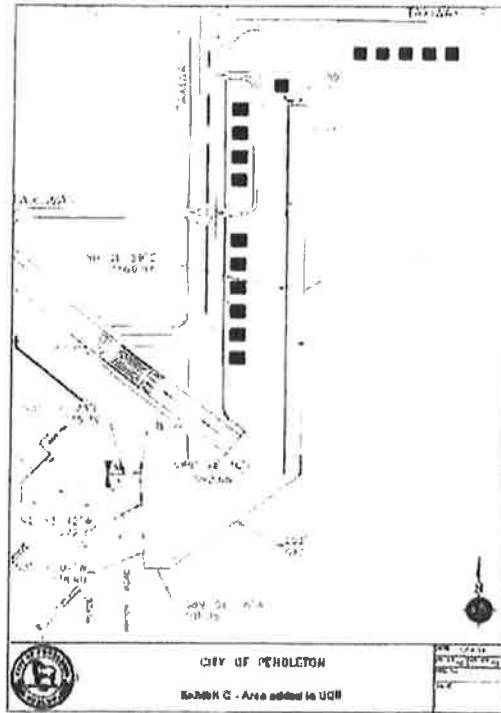
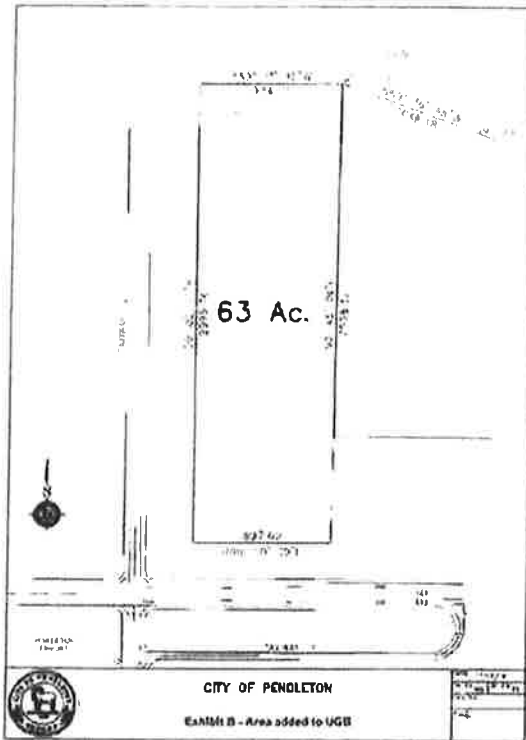
Said Tract contains 69.2 Acres more-or-less and is further depicted in Exhibit 'A' attached hereto and made a part hereof.

All being in the County of Umatilla, State of Oregon.

Basis of bearings for the above descriptions are in the City of Pendleton Coordinate System.

Lands to be brought IN

The property as indicated in this map and legal description shall be added into Pendleton's Urban Growth Boundary and its zoning shall be altered from County EFU – Grazing Lands to Airport Activities A-A (City).



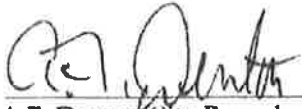
UGB Added
Legal Description
Exhibit E

Commencing at the North East corner of Section 32, T3N, R32 E, W.M.;;
Thence North 69° 36' 48" West a distance of 1046.18 feet to a point, said point being the true point of beginning;
Thence South 89° 51' 32" West a distance of 934.97 feet;
Thence South 0° 02' 11" West a distance of 2995.76 feet;
Thence North 90° 00' 00" East a distance of 897.60 feet;
Thence North 0° 45' 01" East a distance of 2998.32 feet more-or-less to the true point of beginning.;;
Said Tract contains 63 Acres more-or-less and is further depicted in Exhibit 'B' attached hereto and made a part hereof.

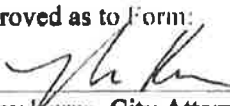
All being in the County of Umatilla, State of Oregon.

Basis of bearings for the above descriptions are in the City of Pendleton Coordinate System.

PASSED by the City Council and approved by the Mayor, July 7, 2020.

ATTEST: 
A.F. Denton, City Recorder

APPROVED: 
John H. Turner, Mayor

Approved as to Form:

Nancy Kerns, City Attorney



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