

M-30954

BEFORE THE MORROW COUNTY COURT
OF MORROW COUNTY

AN ORDINANCE AMENDING THE)
COMPREHENSIVE PLAN DESIGNATIONS)
AND ZONING ORDINANCE IN THE) ORDINANCE NO. MC-C-1-88
UNINCORPORATED AREAS OF MORROW)
COUNTY, OREGON, AND DECLARING)
AN EMERGENCY)

The County of Morrow does obtain as follows:

WHEREAS, Morrow County adopted a Comprehensive Land Use Plan on January 15, 1986; and

WHEREAS, Notice of Hearing was given in accordance with law; and

WHEREAS, Hearing was held pursuant to said notice; and

WHEREAS, Morrow County has found that a need exists to amend the Plan and Zoning Ordinances to permit and control needed uses in a specific area within the unincorporated areas of the county in compliance with ORS 197.732 (1)(e) and OAR 660-04 to allow specific uses not contained in the Zoning Ordinance, the said specific area being a 1,889 acre tract of land of the Port of Morrow located in Sections 1, 2, 11, and 12 of Township 4 North, Range 25 East, and Sections 8 and 18 of Township 4 North, Range 26 East, in Morrow County, Oregon.

NOW, THEREFORE, Be it ordered by the Morrow County Court that:

1. Amend page 37 of the Comprehensive Plan to include the following description (exception statement) for the 1,889 acres of Port lands. See attachment "A" "Exception Statement for 1,889 Acre Portion of the Port of Morrow Industrial Property," attached and made a part hereto.
2. Amend the Zoning Ordinance to include the following new section: "Port Industrial Zone."

SECTION 3.073. PORT INDUSTRIAL ZONE, PI

Section 3.073. Purpose. The PI zone is intended to regulate development at portions of the Port of Morrow Industrial Park and other appropriate locations. The zone is intended to provide for port-related industrial uses and aerospace-related industrial uses which are not devoted to research and development. The zone is intended to provide an industrial sanctuary, limiting commercial uses to those appropriate and necessary to serve the needs of the workers employed within the zone.

As used in this section, a port-related industrial use includes any industrial use authorized by ORS 777.250. However, airport-related uses, to the extent they may be considered port-related uses, are not permitted within this zone. Airport-related uses are defined in Section 3.071 of the Morrow County Zoning Ordinance.

For purposes of this zone, port-related industrial uses also include effluent disposal of industrial wastes and agricultural activities in conjunction therewith, and all buildings, structures and other uses accessory to and in conjunction with port-related and aerospace-related uses. "Industrial uses", as used in this zone, includes but is not limited to manufacturing, warehousing, processing, packaging, compounding, constructing, treatment, assembly, storage, testing, finishing, refinishing, repair, and wholesale sale and distribution of products.

In the PI zone the following regulations shall apply:

1. Uses Permitted Outright

- A. Water-dependent industrial uses which are port-related.
- B. Aerospace-related industrial uses.
- C. Chemical and primary metal industrial uses which are port-related.
- D. Port-related industrial uses which are land intensive.
- E. Lumber and wood-products manufacturing and other related industrial uses which are port-related.
- F. Effluent disposal of industrial wastes, and agricultural activities in conjunction therewith.
- G. Manufacturing, refining, processing or assembling of any agricultural, mining or industrial product.
- H. Storage, warehousing, distributing, assembly, selling, packaging or servicing any products of agriculture, mining or

industry, excluding commercial uses in conjunction thereof.

I. Power generating and utility facilities.

J. Oil module production and shipping and related industrial uses which are port-related.

K. Ship building and repair.

L. Any other industrial use authorized by ORS 777.250.

M. Buildings, structures, offices and other uses customarily accessory to and in conjunction with permitted uses in the PI zone.

2. Conditional Uses.

A. Commercial uses appropriate and necessary to serve the needs of workers employed within the zone. Total cumulative square footage of retail floor space shall not exceed 10,000 square feet within areas zoned PI.

3. Limitations on Uses.

A. Material shall be stored and grounds shall be maintained in a manner which will not create a health hazard.

B. All related provisions of the Oregon Revised Statutes shall be complied with, particularly those dealing with hazardous substances and radioactive materials.

4. Dimensional Requirements.

The following dimensional requirements apply to all buildings and structures constructed, placed or otherwise established in the PI zone, subject to subsection 6 of this Section.

A. Minimum front yard setback: Thirty (30) feet. No structure shall be erected closer than ninety (90) feet from the center line of any public, county or state road. Structures on corner or through lots shall observe the minimum front yard setback on both streets.

Sup. B. Minimum side and rear yard setback: Ten (10) feet. ~~An additional five (5) feet of setback shall be required for each ten (10) feet or portion thereof of building height over thirty five (35) feet.~~

C. Minimum lot coverage: No limitation.

D. Maximum building height: No limitation.

5. Interpretation.

A. In the event that it is unclear that a proposed use is a permitted use within the PI zone, the Planning Director shall initially make such a determination. Notice of the Planning Director's decision shall be mailed to all owners of real property located within 250 feet of the subject property. Any person entitled to such notice or who is adversely affected or aggrieved by the decision may request a public hearing pursuant to Section 9.030 of this Ordinance within 15 days following the mailing of the Planning Director's decision.

6. Additional Requirements.


A. The Port will establish a master plan for the area that assures compatibility of uses with adjacent land uses. The master plan should include provisions for buffering, traffic circulation, lighting, and landscaping, as necessary, to ensure compatibility. The plan shall be subject to review by the Morrow County Planning Commission.

3. The proposed Port Industrial Zone is found to be better suited than any other zone in the Zoning Ordinance.
4. Section 3.110 Official Plan/Zoning Map. The official plan/zoning map shall be amended to show a Port Industrial suffic on the area consisting of 1,889 acres as described herein.

As it is necessary for the health, welfare, convenience, and economic well-being of the citizens of Morrow County, an emergency exists and this Ordinance shall take affect immediately upon unanimous vote of the County Court and attestation by the County Clerk.

Dated this 11th day of May, 1988.

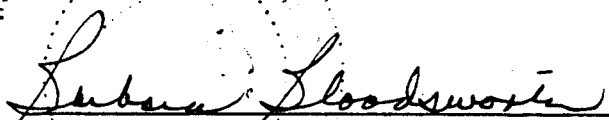
MORROW COUNTY COURT


 Louis A. Carlson, Judge


 Irvin Rauch, Commissioner


 G.W. Peck, Commissioner

ATTEST:


 Barbara Bloodsworth
 County Clerk

STATE OF OREGON } ss. 128845
 County of Morrow } Index

I hereby certify that the within instrument was received for record.

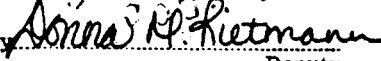
on 05-12-88 at 10:38 AM

and assigned No. 130954

in the Microfilm Records of said county

Witness My Hand and Seal of County Affixed

Barbara Bloodsworth
 County Clerk

By 
 Deputy