

BEFORE THE MORROW COUNTY COURT  
OF MORROW COUNTY

AN ORDINANCE AMENDING THE COMPREHENSIVE )  
PLAN DESIGNATION AND ZONING ORDINANCE IN )  
THE UNINCORPORATED AREAS OF MORROW ) ORDINANCE NO MC C-3-86  
COUNTY, OREGON, AND DECLARING AN EMER- )  
GENCY )

The County of Morrow does Ordain 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 Ordinance 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 660-04-018(3)(a) to allow specific uses not contained in the Zoning Ordinance, the said specific area being Sections 10, 11, 12, 13, 14 and 15 in Township 3 North, Range 24 East W.M. in Morrow County, Oregon;

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

1. Amend Page 36 of the Comprehensive Plan to include the following description of this Specific Limited Use Overlay Zone: "Specific Limited Use Overlay Zone".

The purpose of the Specific Limited Use Overlay Zone is to limit the list of permitted uses and activities allowed in the underlying zone applicable to Sections 10, 11, 12, 13, 14 and 15, Township 3 North, Range 24 East W.M. Morrow County Oregon, to only those uses and activities which are justified in the Comprehensive plan 'reasons' exception statement under ORS 197.732(1)(c) as required by OAR 660-04-018(3)(a). When this Specific Limited Use Overlay zone is applied, the uses permitted in the underlying zone shall be limited to those uses and activities specifically referenced in the adopting ordinance applying this Specific Limited Use Overlay Zone. Reasonable conditions may also be imposed by this Specific Limited Use Overlay Zone when necessary to carry out the

provisions of the plan and land use regulations.

2. Amend the Zoning Ordinance to include the following new section: "Specific Limited Use Overlay Zone."

- A. Section 3.110: Purpose. The purpose of the Specific Limited Use Overlay Zone is to limit the list of permitted uses and activities allowed in the underlying zone applicable to Sections 10, 11, 12, 13, 14 and 15, Township 3 North, Range 24 East W.M. Morrow County, Oregon, to only those uses and activities which are justified in the Comprehensive Plan 'reasons' exception statement under ORS 197.732.(1)(c). The Specific Limited Use Overlay Zone is intended to carry out the administrative rule requirement for 'reasons' exceptions pursuant to OAR 660-14-018(3)(a).
- B. Section 3.110: Procedures. The Specific Limited Use Overlay Zone is to be applied through the plan amendment and rezoning process at the time the underlying plan and zone designation is being changed. The Specific Limited Use Overlay Zone shall be applied in accordance with the following procedures. Findings regarding each of the steps listed below shall be included in the adopting ordinance.
1. The uses and activities subject to the rezoning are required to be limited to those uses and activities justified in the exception OAR 660-04-018(3)(a).
  2. A review of all zones in the zoning ordinance determines that none of those zones limit the uses and activities as required by OAR 660-04-018(3)(a).
  3. The proposed underlying zone is found to be better suited than any other zone in the zoning ordinance.
- C. Section 3.110: Official Plan/Zoning Map. The official plan/zoning map shall be amended to show a SLU suffix on any parcel where the Specific Limited Use Overlay Zone has been applied.
- D. Section 3.110: Site Plan Requirement: In addition to limiting the uses in the zone it may be necessary to require County approval of the location of buildings, access and parking, screening and other site planning considerations in order to ensure the compatibility of the permitted uses with the area. The process for reviewing the site plan shall be described at the time of the Specific Limited Use Overlay Zone application. Site plan requirements may be added by specific reference in the adopting ordinance. The ordinance shall indicate any special concerns or locational requirements that must be addressed in the site plan and be approved by the Planning Commission. All other specifications and standards of the underlying zone remain

in effect unless specifically altered by the site plan approval.

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 2 day of July 1986.

MORROW COUNTY COURT

Donald G. J. McElligott  
Donald G. J. McElligott, Judge

Irvin Rauch  
Irvin Rauch, Commissioner

G. W. Peck  
G. W. Peck, Commissioner

ATTEST:

Barbara Bloodsworth  
Barbara Bloodsworth  
County Clerk

STATE OF OREGON } ss. **125015**  
County of Morrow } **Indexed**

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

on 07-08-86 at 10:23 Am

and assigned **N<sup>o</sup> 27124**

in the Microfilm Records # of said county

Witness My Hand and Seal of County Affixed

Barbara Bloodsworth  
County Clerk

By Arnold J. Putmann  
Deputy