

**BEFORE THE BOARD OF COMMISSIONERS
FOR MORROW COUNTY, OREGON**

AN ORDINANCE AMENDING THE MORROW)	Ordinance Number
COUNTY COMPREHENSIVE PLAN TO CHANGE THE)	ORD-2020-1
DESIGNATION OF APPROXIMATELY 89.6 ACRES OF)	
REAL PROPERTY ON BOMBING RANGE ROAD FROM)	
INDUSTRIAL TO AGRICULTURAL, AND CHANGING)	
THE ZONING MAP FROM GENERAL INDUSTRIAL TO)	
EXCLUSIVE FARM USE, AND AMENDING THE)	
MORROW COUNTY COMPREHENSIVE PLAN TAKING)	
AN EXCEPTION TO GOALS 3, 11 AND 14, CHANGING)	
THE COMPREHENSIVE PLAN DESIGNATION OF)	
APPROXIMATELY 89.6 ACRES OF REAL PROPERTY ON)	
PATERSON FERRY ROAD FROM AGRICULTURAL TO)	
INDUSTRIAL, AND CHANGING THE ZONING MAP)	
FROM EXCLUSIVE FARM USE TO PORT INDUSTRIAL)	
AND APPLYING THE LIMITED USE OVERLAY TO THE)	
SUBJECT PROPERTY)	

WHEREAS, ORS 203.035 authorizes Morrow County to exercise authority within the County over matters of County concern; and

WHEREAS, Morrow County adopted a Comprehensive Land Use Plan which was first acknowledged by the Land Conservation and Development Commission on January 15, 1986, with the Economic Element update acknowledged in May 2016; and

WHEREAS, the Morrow County Planning Department received an application to change the Comprehensive Plan designation from Industrial to Agricultural on 89.6 acres on Bombing Range Road, and to change the zoning map from General Industrial to Exclusive Farm Use, and for exceptions to Goals 3, 11 and 14, to change the Comprehensive Plan designation from Agricultural to Industrial on 89.6 acres on Paterson Ferry Road, and to change the zoning map from Exclusive Farm Use to Port Industrial; and

WHEREAS, the Morrow County Planning Commission held a public hearing on Tuesday, October 29, 2019, at the Port of Morrow Riverfront Center in Boardman, Oregon, to consider the request; and

WHEREAS, the Morrow County Planning Commission received testimony in favor of the application, and after discussion, recommended approval of the request to the Morrow County Board of Commissioners. In doing so, the Morrow County Planning Commission adopted the Final Findings of Fact recommending approval of the change in Comprehensive Plan designation from Industrial to Agricultural of 89.6 acres on Bombing Range Road, with the change in zoning from General Industrial to Exclusive Farm Use, and Exceptions to Goals 3, 11 and 14, the change in Comprehensive Plan designation from Agricultural to Industrial, and the change in zoning from Exclusive Farm Use to Port Industrial of 89.6 acres on Paterson Ferry Road; and

WHEREAS, the Morrow County Board of Commissioners held a public hearing to consider the change in Comprehensive Plan designation from Industrial to Agricultural of property on Bombing Range Road, and the request to rezone the subject property from General Industrial to Exclusive Farm Use, and to consider Exceptions to Goals 3, 11 and 14, the change in Comprehensive Plan designation from

Agricultural to Industrial of property on Paterson Ferry Road, and the request to rezone the subject property from Exclusive Farm Use to Port Industrial that came to the Board of Commissioners with a ‘do adopt’ recommendation from the Morrow County Planning Commission on December 11, 2019, at the Oregon Trail Library District Community Room in Irrigon, Oregon; and

WHEREAS, the Morrow County Board of Commissioners received testimony in favor and in opposition of the request; and

WHEREAS, the Morrow County Board of Commissioners closed the hearing, and held the record open for evidence to be submitted until December 20, 2019 and allowed for rebuttal testimony from the applicant until December 27, 2019; and

WHEREAS, the Morrow County Board of Commissioners continued the public hearing to Thursday, January 2, 2020, to further consider the request; and

WHEREAS, the Morrow County Board of Commissioners moved to tentatively approve the applications and directed staff to prepare Final Findings of Fact and Conclusions of Law; and

WHEREAS, the Morrow County Board of Commissioners continued the hearing to Wednesday, January 15, 2020 to review and approve the Final Findings of Fact and Conclusions of Law, determined the effective date to be May 5, 2020, and approved the request in a 3-0 vote.

NOW THEREFORE THE MORROW COUNTY BOARD OF COMMISSIONERS ORDAINS AS FOLLOWS THAT THE MORROW COUNTY BOARD OF COMMISSIONERS AMENDS THE MORROW COUNTY COMPREHENSIVE PLAN URBANIZATION ELEMENT TO REFLECT APPROVAL OF EXCEPTIONS TO GOALS 3, 11 AND 14, A CHANGE IN COMPREHENSIVE PLAN DESIGNATION FROM AGRICULTURAL TO INDUSTRIAL, AND A CHANGE IN ZONING FROM EXCLUSIVE FARM USE TO PORT INDUSTRIAL ON AN APPROXIMATELY 89.6 ACRE PARCEL ON PATERSON FERRY ROAD, APPLYING THE LIMITED USE OVERLAY ZONE TO THE SUBJECT PROPERTY. THE MORROW COUNTY BOARD OF COMMISSIONERS ALSO AMENDS THE MORROW COUNTY COMPREHENSIVE PLAN DESIGNATION FROM INDUSTRIAL TO AGRICULTURAL, AND A CHANGE IN ZONING FROM GENERAL INDUSTRIAL TO EXCLUSIVE FARM USE ON AN APPROXIMATELY 89.6 ACRE PARCEL ON BOMBING RANGE ROAD.

Section 1 Title of Ordinance:

This Ordinance shall be known, and may be cited, as the “2020 Paterson Ferry Zone Change and Swap.”

Section 2 Affected and Attached Documents:

The Morrow County Comprehensive Plan Urbanization Element is amended to include information about this Exception to Goals 3, 11 and 14 and reflect the change in Comprehensive Plan designation from Agricultural to Industrial (Exhibit A). The Morrow County Zoning Map is changed from General Industrial to Exclusive Farm Use at the Bombing Range Road property and changed from Exclusive Farm Use to Port Industrial with the Limited Use Overlay at the Paterson Ferry Road property (Exhibit B). The Board adopts the findings of fact and conclusions of law in Exhibit C in support of this decision.

Section 3 Effective Date:

This ordinance shall be effective 90 days from February 5, 2020, on May 5, 2020.

Date of First Reading: January 15, 2020
Date of Second Reading: February 5, 2020

ADOPTED BY THE MORROW COUNTY BOARD OF COMMISSIONERS THIS 5TH DAY OF FEBRUARY 2020.

**BOARD OF COMMISSIONERS OF
MORROW COUNTY, OREGON**



Melissa Lindsay, Chair

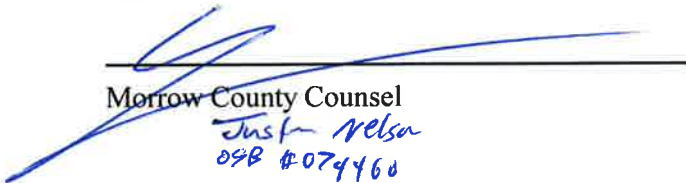


Don Russell, Commissioner



Jim Doherty, Commissioner

Approve as to Form:



Morrow County Counsel
Justin Nelson
OSB #074460