

FROM (DEPT/ DIVISION): County Counsel

SUBJECT: City of Umatilla Enterprise Zone

<p>Background:</p> <p>The City of Umatilla is in the process of submitting an application for a new enterprise zone to cover only the city limits and the urban grown boundary for the city, and not include any areas with the Cities of Stanfield and Echo as currently exists. The County was a cosponsor of the original enterprise zone and the expanded Greater Umatilla Enterprise Zone. The City has sent an email with proposed consent forms for the new zone for the city council and the Port of Umatilla, and expressed hope that the County will provide consent for the new zone. The Port has not yet taken action on the request. Based on the benefits of new development incentivized by the zone, and also on the past history of co-sponsorship and the protection it provides to the County, staff recommends that the Board agree to cosponsor the zone.</p>	<p>Requested Action:</p> <p>Adopt Order No. BCC2019-035</p>
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ATTACHMENTS:

*****For Internal Use Only*****

Checkoffs:

- () Dept. Heard (copy)
- () Human Resources (copy)
- () Fiscal
- (X) Legal (copy)
- () (Other - List:)

To be notified of Meeting:

Needed at Meeting:

Scheduled for meeting on: May 15, 2019

Action taken:

Follow-up:

THE BOARD OF COMMISSIONERS OF UMATILLA COUNTY

STATE OF OREGON

In the Matter of Co-Sponsor)
of Umatilla Enterprise Zone) Order No. BCC2019-035
Application for Enterprise)
Zone Designation)

WHEREAS the City of Umatilla is sponsoring an application for designation of an enterprise zone for areas within the city limits and the urban growth boundary for the City of Umatilla; and

WHEREAS the proposed enterprise zone has a total area of approximately 5.13 square miles, it meets other statutory limitations on size and configuration, and is depicted on Exhibit A; and

WHEREAS the City and the County shall fulfill their duties and implement provisions jointly with other cosponsors under ORS 285C.105 or elsewhere in ORS Chapter 285C and related parts of Oregon Law, including but not limited to promptly appointing a local enterprise zone manager, and to preparing a list or map of local, publicly owned lands and buildings in this enterprise zone for purposes of ORS 285C.110; and

WHEREAS the designation of an enterprise zone does not grant or imply permission to develop land within the Zone without complying with prevailing zoning, regulatory and permitting processes and restrictions for applicable jurisdictions; nor does it indicate any intent to modify those processes or restrictions, except as otherwise in accordance with the Comprehensive Plan; and

WHEREAS, Umatilla County appreciates the impacts that a designated enterprise zone would have and the property tax exemptions that eligible business firms might receive, as governed by Oregon Revised Statutes (ORS) Chapter 285C and other provisions of Oregon Law; and

WHEREAS the availability of enterprise zone exemptions to businesses that operate hotels, motels or destination resorts would help diversify local economic activity and facilitate the expansion of accommodations for visitors, who in turn will spend time and money in the area for business, recreation or other purposes, so the proposed Enterprise Zone includes the option under ORS 285C.070 for qualified property of and operated by a qualified business firm

as a hotel, motel or destination resort to receive a property tax exemption in the Zone, and that such business firms will be eligible for purposes of authorization upon the effective designation of the Zone; and

WHEREAS, all of the other municipal corporations, school districts, special service districts and so forth, other than the sponsoring governments, that receive operating revenue through the levying of ad valorem taxes on real and personal property in any area of the proposed enterprise zone were sent notice by the City of Umatilla and invited to a public meeting regarding this proposal, in order for these sponsoring governments to effectively consult with these other local taxing districts; and

WHEREAS pursuant to ORS 285C.066 and 285C.067, the consent and sponsorship of Umatilla County is sought for the City of Umatilla application for an enterprise zone; and

WHEREAS the benefits of the Zone for the citizens of Umatilla County, including receipt of payment in lieu of taxation, will only be protected if Umatilla County is a cosponsor of the enterprise zone and any consent to the zone by the County is conditioned on being a cosponsor of the zone.

NOW THEREFORE the Umatilla County Board of Commissioners finds and orders as follows:

1. Umatilla County is in support of and sponsors the City of Umatilla application for an enterprise zone designation by the OBDD to be known as the Umatilla Enterprise Zone, and requests that the director of the OBDD order the designation of this enterprise zone, the boundary of which is set out in Exhibit A.

2. The City and the County as co-sponsors of the Enterprise Zone exercises their option under ORS 285C.070 that qualified property of and operated by a qualified business as a hotel, motel or destination resort shall receive the property tax exemption in the Zone, and that such business firms are eligible for purposes of authorization in the zone.

DATED this 15th day of May, 2019.

UMATILLA COUNTY BOARD OF COMMISSIONERS

George L. Murdock, Chair

John M. Shafer, Commissioner

William J. Elfering, Commissioner

ATTEST:
OFFICE OF COUNTY RECORDS

Records Officer

EXHIBIT A



PROPOSED SIZE AND DIMENSIONS

- Estimated area of the enterprise zone = 5.13 Square Miles
- Greatest distance between any two points within the enterprise zone boundary = 6.4 Miles
- Longest distance between nearest points of any two separate areas = 3.2 Miles

Legend

- Umatilla City Limits (Red dashed line)
- Urban Growth Boundary (Yellow dashed line)
- Streets (Black line)
- Greater Umatilla Enterprise Zone (Yellow solid area)
- Existing Areas (Blue hatched area)
- Areas to Be Added (Blue hatched area)

GREATER UMATILLA ENTERPRISE ZONE



MAP DISCLAIMER: No warranty is made as to the accuracy, reliability or completeness of this data. Map should be used for reference purposes only. Not survey grade or for legal use. Created by Brandon Seitz, on 4/2/2019

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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