

RECEIVED

MAR 15 2017

UMATILLA COUNTY  
RECORDS

THE BOARD OF COMMISSIONERS OF UMATILLA COUNTY

STATE OF OREGON

In the Matter of Amending	)	
Comprehensive Plan	)	ORDINANCE NO. 2017-04
to include Goal 3 Exception	)	
for Umatilla Electric	)	
Cooperative, Inc.	)	

WHEREAS the Board of Commissioners has adopted a Comprehensive Plan for Umatilla County;

WHEREAS an application was received from Umatilla Electric Cooperative requesting Umatilla County to allow solar development on approximately 80 acres of property in an Exclusive Farm Use (EFU) zone, which would require an exception to Goal 3 for placement of development on farmland classified as high value;

WHEREAS the Umatilla County Planning Commission held a public hearing on February 23, 2017 to review the application and the proposed amendment to the plan and recommended that the Board of Commissioners not adopt the amendment;

WHEREAS the Board of Commissioners held a public hearing on March 15, 2017, to consider the proposed amendment, and voted to approve the application.

NOW, THEREFORE the Board of Commissioners of Umatilla County ordains the adoption of the following amendments to the Umatilla County Comprehensive Plan:

*To be added at the end of Chapter 6 - Agriculture on Page 6-5:*

Findings 20. The Umatilla Electric Cooperative (UEC) property located in Section 14, Township 5 North, Range 28 (Tax Lot 5N2814-1500) was acknowledged as agricultural land (Statewide Planning Goal 3). The property consists of an 80.41 acre parcel of gently-sloping, arable, unproductive agricultural land, that without irrigation, would not be capable of producing farm crops. The entire subject property is unirrigated, and water rights are only located on the extreme southern portion of the subject property. However, because the land is located within the Columbia Valley American Viticulture Area, by law, it is considered high-value farmland under ORS

195.300(10)(f)(C).

Under the statewide rules for solar development on agricultural lands, the County is required to adopt an exception to Goal 3 in order to permit a solar power generation facility to be built on more than 12 acres of high-value farmland. Oregon Administrative Rule 660-033-0130(38)(f) provides:

For high-value farmland described at ORS 195.300(10), a photovoltaic solar power generation facility shall not preclude more than 12 acres from use as a commercial agricultural enterprise unless an exception is taken pursuant to ORS 197.732 and OAR chapter 660, division 4.

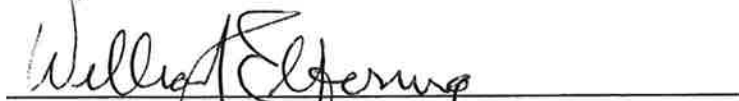
The UEC property is proven to provide a good solar resource with relatively flat topography, long sun exposure, and close proximity to existing transmission lines. There is an existing and operating 1 MW solar facility, and an additional 9 to 11 MWs of solar generation could be developed on the site in addition to UEC existing solar project.

Policy 20. The Umatilla Electric Cooperative property, as described, is recognized as a Goal 3 exception property and may be developed under the provisions of the Umatilla County Development Code.

DATED this 15th day of May, 2017.

UMATILLA COUNTY BOARD OF COMMISSIONERS

  
W. Lawrence Givens, Chair

  
William J. Elfering, Commissioner

  
George L. Murdock, Commissioner



**ATTEST:  
OFFICE OF COUNTY RECORDS**

*Jan Churchill*  
\_\_\_\_\_  
**Records Officer**

