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UMATILLA COUNTY RECORDS

THE BOARD OF COMMISSIONERS OF UMATILLA COUNTY

STATE OF OREGON

In the Matter of Amending )  
 Comprehensive Plan ) ORDINANCE NO. 2017-06  
 to include Goals 3 and 14 )  
 Exceptions for Vadata Inc. and )  
 Liberated L & E, LLC )

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

WHEREAS an application was received from Vadata Inc. and Liberated L & E, LLC requesting Umatilla County to rezone and allow industrial use on approximately 120 acres of property in an Exclusive Farm Use (EFU) zone, which would require an exception to Goals 3 and 14 for rezoning and placement of development on farmland (#T-17-072);

WHEREAS the Umatilla County Planning Commission held a public hearing on March 23, 2017 to review the application and the proposed amendments to the plan and maps and recommended that the Board of Commissioners adopt the amendments;

WHEREAS the Board of Commissioners held a public hearing on April 13, 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:

1. The Umatilla County Comprehensive Plan is amended to include:

*To be added at the end of the section entitled Westland (Area #3) on Page 18-359:*

The Liberated L & E, LLC (Vadata, Inc.) property located in Section 30, Township 4 North, Range 28 (Tax Lot 4N2830-1100, approximately 120.99 acres) was acknowledged as agricultural land (Statewide Planning Goal 3). The property is comprised of Class VII soils in a non-irrigated condition, and the property does not have water rights. Class VII soils are generally considered unsuitable for cultivation. The property is not high-value farmland, and it has not been productive for farm

uses. The property has not been utilized for growing crops, although it has been used to a limited extent for livestock grazing. It is well-situated for development of urban light industrial uses, located within approximately a half-mile of interchanges for two different federal interstate highways. The property has access to a rail line, and is surrounded in three different directions by properties that are developed with urban industrial uses on exception lands. This is the only location in the area that offers a parcel of sufficient size in close proximity to the necessary power and water resources. Development of the property will generate significant economic benefits to the County and its residents, including new jobs. These benefits will offset the de minimis loss of unproductive farmland.

2. The Umatilla County Comprehensive Plan Map designation for Umatilla County Tax Lot 4N2830-1100, is changed from North/South Agriculture to Industrial.


3. The Umatilla County Zoning Map designation for Umatilla County Tax Lot 4N2830-1100, is changed from EFU to LI/LU.

DATED this 28 day of April, 2017.

UMATILLA COUNTY BOARD OF COMMISSIONERS

  
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W. Lawrence Givens, Chair

  
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William J. Elfering, Commissioner

  
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George L. Murdock, Commissioner



ATTEST:  
OFFICE OF COUNTY RECORDS

  
\_\_\_\_\_  
Records Officer

