

THE BOARD OF COMMISSIONERS OF UMATILLA COUNTY

STATE OF OREGON

In the Matter of Amending)
Comprehensive Plan and) ORDINANCE NO. 2006-08
Development Code to Allow)
Partition of Specific Property)
Below Minimum Lot Size)

WHEREAS the Board of Commissioners has adopted a Comprehensive Plan for Umatilla County and also has ordained Ordinance No. 83-04, adopting the County Land Development Ordinance, codified in Chapter 152 of the Umatilla County Code of Ordinances;

WHEREAS an application was received from Seven Hills Properties LLC and Powerline Ranches LLC requesting Umatilla County to allow for partition of applicants' property into 20 acre parcels, below the minimum Exclusive Farm Use Zone lot size of 160 acres, which would require an amendment to the Comprehensive Plan;

WHEREAS the Umatilla County Planning Commission held a public hearing on February 23, 2006, continued to March 3, 2006 to review the application and the proposed amendment to the plan and recommended that the Board of Commissioners adopt the amendment, with some conditions;

WHEREAS the Board of Commissions held a public hearing on March 14, 2006, continued to April 5, 2006, to consider the proposed amendment, and voted to adopt the amendment as proposed by the Planning Commission, with the additional requirement that dwellings only be allowed in conjunction with a Winery on parcels of 40 acres or more, and an amendment to the Development Code to recognize the partition potential to go below the minimum lot size in an Exclusive Farm Use Zone.

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

To be added under the sections entitled Agriculture on Page VI-12:

PLAN FINDING 21: The Seven Hills Properties, LLC, and Powerline Ranches LLC, property described in Exhibit 1, is located in the North-South County Agriculture Plan Area and in the Walla Walla Wine Appellation. The land is well suited for vineyards and wine

production and meets the OAR requirements to justify parcel sizes smaller than the statewide 80-acre minimum.

PLAN POLICY 21: The Seven Hills Properties, LLC and Powerline Ranches LLC tract of land, described in Exhibit 1, may be partitioned below 80 acre parcels as follows and subject to the following conditions:

1. Limitation on Lot Size and Number. A total number of 55 lots to be allowed on tract, consisting of no more than 30 lots of 20 acres and other lots of 40 acres or greater.
2. No dwellings allowed on 20-acre parcels.
3. No dwellings allowed on subject tract unless in conjunction with a Winery and on parcels of 40 acres or more.
4. Dwellings only allowed if meet applicable Oregon Administrative Rule requirements.
5. Dwellings must be place at least 300 feet from exterior boundary of tract.
6. A transportation/road circulation master plan must be submitted and approved prior to any partition of the subject property.
7. Parcel size may not be used as justification for any future zone change.

FURTHER the Board of Commissioners of Umatilla County ordains the adoption of the following amendment to the County Land Development Ordinance, codified in Chapter 152 of the Umatilla County Code of Ordinances, to amend Section 152.062 as follows:

(D) *Go-Below*. For those properties within an area so designated by the Umatilla County Comprehensive Plan, parcels may be established below the 160-acre minimum parcel size that meet the criteria of the Comprehensive Plan.

FIRST READING: March 14, 2006

SECOND READING: April 5, 2006

DATED this 5th day of April, 2006.

UMATILLA COUNTY BOARD OF COMMISSIONERS

Dennis D. Doherty
Dennis D. Doherty, Chair

Emile M. Holeman
Emile M. Holeman, Commissioner

William S. Hansell
William S. Hansell, Commissioner



ATTEST:
OFFICE OF COUNTY RECORDS

Teri D. Dumas
Records Officer

EXHIBIT 1

Lots 1 and 2, and the South Half of Northwest Quarter, Southwest Quarter, and North Half of Northeast Quarter of Section 5, Township 5 North, Range 35;

EXCEPTING THEREFROM that certain tract of land bounded by and included within the following boundaries:

Beginning at Northeast corner of said Section 5; thence West along North line of said Section 5, 16.16 chains; thence South $53^{\circ} 13'$ East, 12.61 Chains; thence South $71^{\circ} 43'$ East 5.25 chains to East line of said Section 5; thence North 8.16 chains to the point of beginning;

Beginning at a point 410 feet West and 1343 feet South of Northeast corner of Section 5, Township 5 North, Range 35, which point is on North 1/16 line of said Section 5, where it intersects West right-of-way line of County Road; Thence Westerly on said North 1/16 line of Section 5, 2197 feet to North-South centerline of Section 5; Thence Southerly on said North-South centerline of Section 5, 4056 feet, more or less, to section line between Sections 5 and 8; Thence Westerly on above-described section line 1320 feet to West 1/16 Line of Section 8; Thence Southerly on said West 1/16 line of Section 8, 2187 feet to a point 455 feet North of East-West centerline of Section 8; Thence on a meander line bearing North $87^{\circ} 27'$ East 649 feet; Thence South $86^{\circ} 03'$ East 450 feet; Thence South $80^{\circ} 41'$ East 754 feet; Thence South $86^{\circ} 46'$ East 1208 feet; Thence South $3^{\circ} 14'$ West 133 feet; Thence South $87^{\circ} 51'$ East 663 feet to a point 44 feet North and 248 feet West of East Quarter corner of Section 8; thence North $18^{\circ} 03'$ East 335 feet; Thence North $15^{\circ} 43'$ East 373 feet; Thence North $1^{\circ} 38'$ East 917 feet to a point 14 feet West of East line of Section 8, and 1000 feet South of North line of Section 8; Thence North $38^{\circ} 48'$ East 759 feet; Thence North $27^{\circ} 38'$ East 325 feet; Thence North $22^{\circ} 58'$ East 507 feet; Thence North $12^{\circ} 48'$ East 506 feet; Thence North $8^{\circ} 58'$ East 403 feet; Thence North $15^{\circ} 27'$ West 133 feet; Thence North $43^{\circ} 13'$ East 390 feet to a point 1645.5 feet North and 1215.6 feet East of Southwest corner of said Section 4, Township 5 North, Range 35, which is on West right-of-way line of Union Pacific Railroad; Thence on a meander line traversing said West right-of-way line as follows: North $48^{\circ} 02'$ West, 343 feet; Thence North $33^{\circ} 22'$ West 474 feet; Thence North $34^{\circ} 17'$ West 1254 feet to a point on West line of Section 4, where West right-of-way line of Union Pacific Railroad intersects West right-of-way line of County Road; Thence traversing said West right-of-way line of County Road as follows: North $75^{\circ} 12'$ West 144

feet; Thence North 21° 12' West 750 feet, more or less, to the point of beginning;

EXCEPTING THEREFROM the following described tract:

Beginning at a point on Southwesterly right-of-way line of Oregon-Washington Railroad & Navigation Company in Section 4, said point being 3687.60 feet South and 1208 feet East of Northwest corner of said Section 4, said point also being the most Easterly corner of that tract of land described in Deed recorded in Book 189, Page 206, Deed Records; Thence South 53° 58' West a distance of 408 feet; Thence North 20° 17' West 422.05 feet; Thence North 53° 48' East a distance of 265.26 feet, more or less, to a point on Southwesterly right-of-way line of the above-mentioned railroad; Thence Southeasterly along said Southwesterly line 425 feet to the point of beginning;

Beginning at a point 236.5 feet West and 1343 feet South of Northwest corner of Section 4, Township 5 North, Range 35, which point is on East-West centerline of North Half of Section 5; Thence East on above-described 1/16 line of Sections 5 and 4, a distance of 1556 feet, more or less to center of Northwest Quarter of Section 4; Thence Southerly on West 1/16 line of said Section 4, 1322 feet to East-West centerline of Section 4; Thence Easterly on said East-West centerline of Section 4, 1329 feet, more or less, to center of Section 4; Thence Southerly on North-South centerline of Section 4, 2970 feet, more or less, to intersection of Easterly right-of-way line of County Road; Thence Northwesterly on said Easterly County Road right-of-way line, which is traversed by a meander line described as follows: North 30° 29' West 1770 feet; Thence North 40° 59' West 1178 feet; thence North 37° 13' West 1614 feet to a point on West line of Section 4, where East right-of-way line of County Road intersects Easterly right-of-way line of U. P. R. R. Company; Thence along said U. P. R. R. Company's right-of-way line as traversed by a meander line, described as follows: Thence North 26° 43' West 387 feet; Thence North 11° 08' West 300 feet, more or less, to the point of beginning;

Southeast Quarter of Section 4, East Half of Northeast Quarter of Section 9, and all that portion of Northwest Quarter of Northeast Quarter of Section 9, lying and being North and East of County Road as the same existed on December 22, 1948, all in Township 5 North, Range 35;

East Half of West Half of Section 3, excepting Northerly 100 rods

thereof, also excepting therefrom that portion conveyed to P.S. Gibbons, Jr., et ux, by Deed recorded as Instrument No. 1947-95151, in Book 183, Page 315, Deed Records; Southerly 175 rods of West Half of East Half of Section 3, all in Township 5 North, Range 35;

ALSO, beginning at Section corner common to Sections 3, 4, 9 and 10, Township 5 North, Range 35; Thence North $88^{\circ} 15'$ East 1621 feet; Thence South $69^{\circ} 12'$ West 354 feet; Thence South $88^{\circ} 15'$ West 400 feet; Thence South $0^{\circ} 54'$ East 1269 feet; Thence South $82^{\circ} 31'$ West 727 feet; Thence North $7^{\circ} 29'$ West 1464 feet, more or less, to the point of beginning;

West Half of Northeast Quarter of Section 10, Township 5 North, Range 35;

EXCEPTING THEREFROM the following described tract of land:

Beginning at center quarter corner of said Section 10; Thence East 1340 feet to Southeast corner of West Half of Northeast Quarter of said Section 10; Thence North $70^{\circ} 58'$ West 338.6 feet; Thence North $46^{\circ} 52'$ West 393.4 feet; Thence North $5^{\circ} 45'$ West 224 feet; Thence North $31^{\circ} 18'$ West 207 feet; Thence North $15^{\circ} 01'$ 233.1 feet; Thence North $36^{\circ} 06'$ West 283.5 feet; Thence North $64^{\circ} 41'$ West 621 feet to a point on West line of West Half of Northeast Quarter of said Section 10; Thence South $07^{\circ} 05'$ East 1510 feet, more or less, to the point of beginning;

East Half of Southeast Quarter of Section 31, and South Half of Southwest Quarter of Section 32, Township 6 North, Range 35;

EXCEPTING any and all water rights-of-way, roads and railroad rights of way.

All being East of the Willamette Meridian, Umatilla County, Oregon;

Consisting of approximately 1,681.5 acres, and also known as Umatilla County Tax Lot Nos. 5N35-400, -401, -800, -802, -803, -1401, -1500; 5N3503-1800, -1801; 6N3531-500; 6N3532-1100, -1200