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UMATILLA COUNTY
RECORDS

THE BOARD OF COMMISSIONERS OF UMATILLA COUNTY

STATE OF OREGON

In the Matter of Amending)	
F-1 Zone for the Hermiston)	ORDINANCE NO. 2012-14
Urban Growth Area to Allow)	
Certain Public Uses)	

WHEREAS on July 19, 1972, the Board of Commissioners adopted the Umatilla County Zoning Ordinance of 1972, including the establishment of F-1 Zone for Exclusive Farm Use, and uses allowed in the zone;

WHEREAS there are a limited number of parcels located within Urban Growth Boundaries that are still designated F-1;

WHEREAS Umatilla County and the City of Hermiston are seeking to amend the F-1 Zone to allow certain public uses within the Hermiston Urban Growth Area;

WHEREAS on July 25, 2012, the Board of Commissioners adopted Order No. BCC2012-058, initiating an amendment to Article 3 of the Umatilla County Zoning Ordinance of 1972 for the F-1 Zone within the Hermiston Growth Area to allow certain public uses and remanding the matter to the Umatilla County Planning Commission pursuant to Section 152.752, to conduct a hearing and to forward its recommendation on the amendment to the Board of Commissioners for final action;

WHEREAS the Umatilla County Planning Commission held a public hearing regarding the proposed amendments on August 23, 2012, and forwarded the proposed amendment to the Board of Commissioners with a recommendation for adoption;

WHEREAS the Board of Commissioners held a public hearing on September 5, 2012, to consider the proposed amendments and voted to approve the amendments.

NOW, THEREFORE the Board of Commissioners of Umatilla County ordains the adoption of the following amendment to the Umatilla County Zoning Ordinance of 1972, for the uses allowed in the F-1 Zone of the Hermiston Growth Area (deleted words are ~~struck through~~ and added words are italicized and underlined):

ARTICLE 3. USE ZONES

F-1 EXCLUSIVE FARM USE ZONE

Section 3.010 DESCRIPTION AND PURPOSE

The zone is designed to maintain the agricultural economy of the county by reserving farmland for exclusive agricultural use. It is directly related to certain tax provisions in Oregon Statutes and has been taken from ORS 215.203 and 215.213. Please see Addenda for further explanation.

Section 3.012 USES PERMITTED OUTRIGHT

In an F-1 Zone, the following uses and their accessory uses are permitted upon the issuance of a zoning permit:

- (1) Farm Use, as defined in ORS 215.203;
- (2) Public or private school;
- (3) Church;
- (4) The propagation or harvesting of a forest product;
- (5) Utility facilities necessary for public service except commercial facilities for the purpose of generating power for public use by sale.
- (6) The dwelling and other buildings customarily provided in conjunction with farm use.
- (7) Parks, playgrounds, community centers, or recreational vehicle parks owned and operated by a governmental agency or a non profit community organization (In the Hermiston Urban Growth Area only)
- (8) Public roads and public parking (In the Hermiston Urban Growth Area only)

Section 3.013 CONDITIONAL USES

In an F-1 Zone, the following uses and their accessory uses are permitted subject to the requirements of Section 7.010 through 7.040 inclusive, and upon the issuance of a zoning permit:

- (1) Commercial activities that are in conjunction with farm use.
- (2) Operations conducted for the exploration, mining and processing of geothermal resources, aggregate and other mineral resources or other subsurface resources.
- (3) Private parks, playgrounds, hunting and fishing preserves and campgrounds.
- (4) Parks, playgrounds or community centers owned and operated by a governmental agency or a non profit community organization (Outside of Hermiston Urban Growth Area only).
- (5) Golf Courses.
- (6) Commercial utility facilities for the purpose of generating power for public use by sale.
- (7) Single-family residential dwellings, provided that each such proposed dwelling:
 - a. Is compatible with farm uses; and

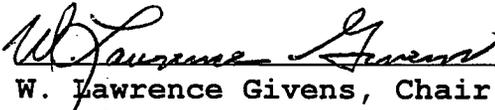
- b. Does not interfere seriously with accepted farming practices. on adjacent lands devoted to farm use; and
 - c. Does not materially alter the stability of the overall land use pattern of the area; and
 - d. Is situated upon generally unsuitable land for the production of farm crops and livestock, considering the terrain, adverse soil or land conditions, drainage and flooding, vegetation, location and size of the tract; and
 - e. Complies with such other conditions as the Planning Commission considers necessary.
- (8) Personal-use airports for airplanes and helicopter pads; including associated hanger, maintenance and service facilities. A personal use airport as used in this section means an airstrip restricted, except for aircraft emergencies to use by the owner and on an infrequent and occasional basis by his invited guest; and by commercial aviation activities in connection with agricultural operations. No aircraft may be based on a personal-use airport other than those owned or controlled by the owner of the airstrip. Exceptions to the activities permitted under this definition may be granted through waiver action by the Aeronautics Division in specific instances. A personal-use airport lawfully existing as of September 13, 1975, shall continue to be permitted subject to any applicable regulations of the Aeronautics Division.
- (9) Home occupations carried on by the resident as an accessory use within their dwelling or other buildings customarily provided in conjunction with farm use, referred to in paragraph (a) of subsection (2) of ORS 215.203.
- (10) A facility for the primary processing of forest products, provided that such facility is found to not seriously interfere with accepted farming practices and is compatible with farm uses described in subsection (2) of ORS 215.203. Such a facility may be approved for a one year period which is renewable. These facilities are intended to be only portable or temporary in nature. The primary processing of a forest product, as used in this section, means the use of a portable chipper or stud mill or other similar methods of initial treatment of a forest product in order to enable its shipment to market. Forest products, as used in this section, means timber grown upon a parcel of land or contiguous land where the primary processing facility is located.

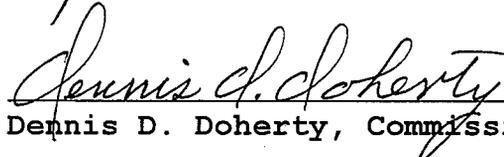
FURTHER the Board of Commissioners finds and orders that the adoption of this ordinance is supported by the Findings and Conclusions signed and approved under separate document.

FURTHER by unanimous vote of those present, the Board of Commissioners deems this Ordinance necessary for the immediate preservation of public peace, health, and safety; therefore, it is adjudged and decreed that an emergency does exist in the case of this Ordinance and it shall be in full force and effect from and after its adoption.

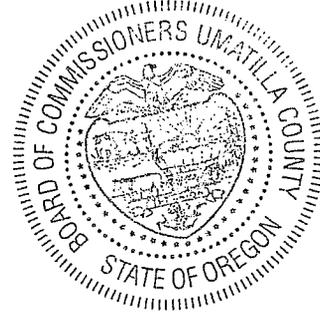
DATED this 5th day of September, 2012.

UMATILLA COUNTY BOARD OF COMMISSIONERS


W. Lawrence Givens, Chair


Dennis D. Doherty, Commissioner


William S. Hansell, Commissioner



ATTEST:
OFFICE OF COUNTY RECORDS


Records Officer

