

BEFORE THE MORROW COUNTY COURT
OF MORROW COUNTY

JUN 1 2 14 PM '94

BARBARA BLOODSWORTH
MORROW COUNTY CLERK
BY *Shirley M. Carl* DEPUTY

AN ORDINANCE AMENDING THE MORROW)
COUNTY COMPREHENSIVE PLAN, ZONING)
ORDINANCE AND ZONING MAP BY)
ESTABLISHING A LIMITED USE OVER-)
LAY ZONE DESIGNATED "UMATILLA)
ARMY DEPOT TRANSITION ZONE",)
(UADTZ) ON THE MORROW COUNTY)
PORTION OF THE UMATILLA ARMY)
DEPOT AS DESIGNATED ON THE)
ZONING MAP)

ORDINANCE NO. MC-C-3 -94

The County of Morrow does ordain as follows:

WHEREAS, The Morrow County Court adopted a Comprehensive Plan on January 15, 1986; and

WHEREAS, notice of hearing was given in accordance with the law; and

WHEREAS, The Morrow County Court has reviewed the recommendations and findings of fact of the Morrow County Planning Commission; and

WHEREAS, said Planning Commission has held two public hearings and has amended the Zoning map as shown on attached Exhibit "A; and

WHEREAS, said Planning Commission has amended the Morrow County Zoning Ordinance by adding the following:

SECTION 3.074. UMATILLA ARMY DEPOT TRANSITION ZONE
(UADTZ)

(A) PURPOSE:

The UADTZ Zone is intended to recognize only those areas designated in the masterplan for the Morrow County area of the Depot as Phase I and VI, which are those areas devoted to, or most suitable for, development of built and committed areas.

(B) PROCEDURES:

Lands shown on the Depot masterplan to be zoned UADTZ are prior to development of a detailed plot plan and/or a precise statement of intended use of existing structures. As in the case of all zones, a land use compatibility review and zoning signoff are required prior to the issuance of building permits or building occupancy.

(C) IN A UADT ZONE, THE FOLLOWING REGULATIONS SHALL APPLY:

1. USE PERMITTED OUTRIGHT (subject to Plot Plan Review, Land Use Compatibility Review and Zoning Signoff):
 - a. Building and structures that are existing and used for warehousing and related uses.
 - b. Rail oriented warehousing and railroad related industries.
 - c. Support facilities for on-site staff.
 - d. Offices for administrative and transportation activities.
 - e. Vehicle and railroad repair facilities.
 - f. Refueling and transportation service centers.
 - g. Container storage and trans-shipment facilities.
 - h. Farming (EFU).
 - i. Wildlife Reserve/Agriculture Wildlife.
 - j. Police/Fire training.
2. LIMITATIONS ON USE IN AN UADTZ ZONE MANAGEMENT:
 - a. A use that has been declared a nuisance by a State Statute by action of the Morrow County Court or Planning Commission is prohibited.
 - b. Materials shall be stored and grounds shall be maintained in a manner which will not create a health hazard.
 - c. Landscaping shall be required and storm water run-off provided for in compliance with plot plan submittal.
 - d. No hazardous materials shall be stored or transported within the area without prior approval of the Morrow County Director of Emergency Management.
3. CONDITIONAL USES SUBJECT TO PLANNING COMMISSION REVIEW AND APPROVAL:
 - a. Any use not found in the permitted section of this zone.

- b. Any use requiring the construction of new buildings or structures.
- c. Vehicular and used metal storage and recycling facilities.
- d. Feedlots.
- e. Hog Raising.
- f. Slaughter Houses.
- g. Odoriferous Food Processing Plants.
- h. Use, allocation and distribution of water, water storage facilities, pipelines and wells.

D. WATER RESOURCES

- 1. Distribution of water from existing wells, storage facilities and transmission lines, their use and allocation located in Morrow County are subject to review by the Morrow County Planning Commission.
- 2. Management of this resource is critical to future implementation of the Plan.

SECTION 3.200. SIGNIFICATION RESOURCE OVERLAY ZONE (Page 97)

F. Wildlife Habitat Zone

- 1. Land areas incorporated in wildlife preserves, refuges or private or governmental game management areas or hunting preserves, or areas identified by the Wildlife Commission, State of Oregon or Agricultural/Wildlife Management Areas, both public or private owned and operated, and land areas providing habitat for wild, rare or endangered species listed by the Wildlife Commission, State of Oregon or by the Bureau of Sport Fisheries and Wildlife, United States Department of the Interior, upon state and federally owned land.

WHEREAS, said Planning Commission has amended the Comprehensive Plan by adding the following:

(A) TRANSPORTATION ELEMENT (Page 203) Findings - Problems and Potentials, add following subparagraph:

- 5. To facilitate the development of the Morrow County segment of the Umatilla Army Depot Overlay Zone (UADTZ). The North and Southwest entrances as shown on the Zoning Map will be established; and

(B) PUBLIC FACILITIES AND SERVICES ELEMENT (Page 183) -
Public Water & Sewerage Facilities, add after the first
paragraph:

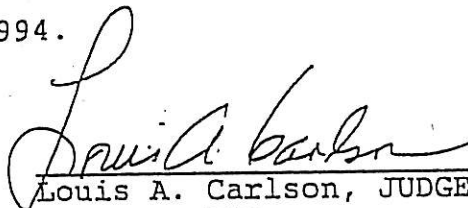
With the exception of the Umatilla Army Depot, sewer
and water systems now in place, these facilities will
be transferred to the Port of Morrow at the time they
are phased out by the Army; and

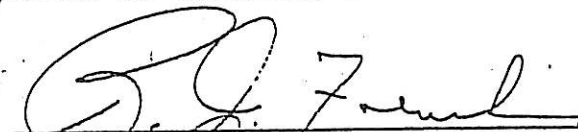
WHEREAS, no appeals have been filed or recorded as a result
of said hearings;

NOW THEREFORE, be it ordered by the Morrow County Court that
the attached map, marked "Exhibit A", amending the Morrow County
Zoning Ordinance by creating the Umatilla Army Depot Transition
Zone.

This Ordinance shall take effect upon the unanimous vote of
the Morrow County Court and the passage of ten (10) consecutive
working days and the attestation by the Morrow County Clerk.

Dated this 18th day of May 1994.


Louis A. Carlson, JUDGE


Raymond J. French, COMMISSIONER


Donald C.J. McElligott, COMM.

ATTEST:


Barbara Bloodworth, County Clerk



Approved As To Form:

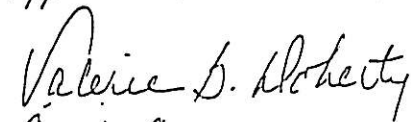
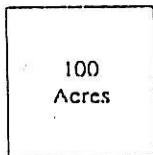
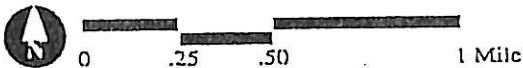
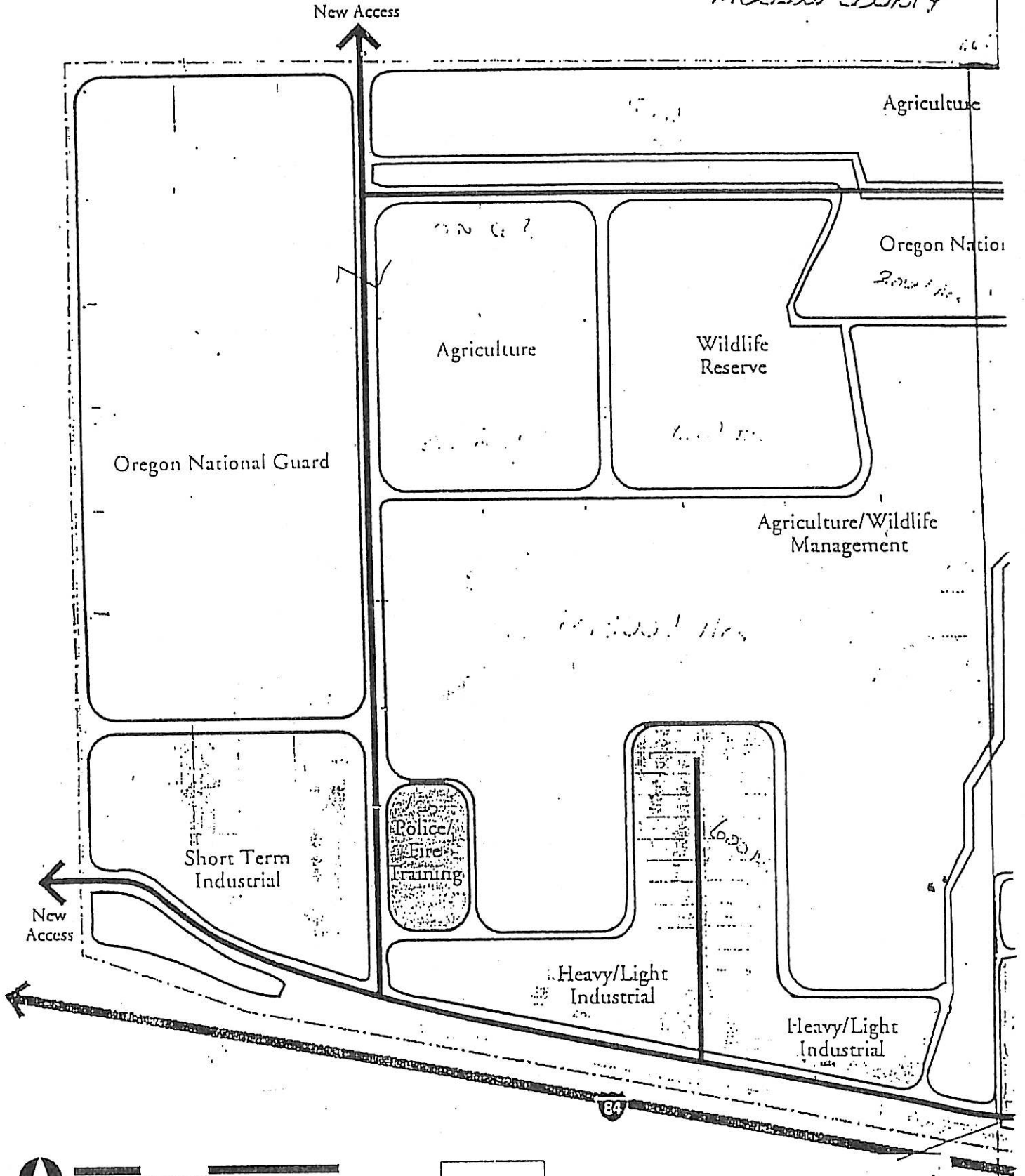

Valerie D. Roberts
County Counselor

EXHIBIT "A"

MORROW COUNTY



MORROW CO. PLANNING DEPT
 P.O. BOX 706
 IRRIGON, OR 97844