

UMATILLA COUNTY, OREGON

ORDINANCE # 90-14

CO-ADOPTION OF THE CITY OF ADAMS' ORDINANCE #165, AMENDING THE CITY'S COMPREHENSIVE PLAN AND ZONING ORDINANCE, AND EXTENDING THE CITY'S URBAN GROWTH BOUNDARY WITHIN THE CITY LIMITS.

WHEREAS, The City of Adams adopted Ordinance #165 on December 10, 1990, amending the City of Adams Comprehensive Plan, Zoning Ordinance and Urban Growth Boundary; and

WHEREAS, The City of Adams, is requesting co-adoption of a minor extension of the City of Adams Urban Growth Boundary, located within the city limits of Adams, Oregon. The subject .62 acre parcel contains a long-established homestead located on the west side of North Blaine Street. The City has approved reclassification of the site from Agricultural/Farm Use to General Residential on the Comprehensive Plan and Zoning Map, at the request of Harold Thompson. No agricultural land will be taken out of production, and the property qualifies as being "committed and developed" to non-farm use, pursuant to State Land Use Planning Goals; and

WHEREAS, Although this Urban Growth Boundary extension is entirely contained within the Adams city limits, county co-adoption of this request is necessitated by ORS 197; and

WHEREAS, The Umatilla County Planning Commission reviewed the Ordinance as a duly-advertised hearing on December 13, 1990, and unanimously recommended to the Board of County Commissioners approval of the request; and

WHEREAS, The County Board of Commissioners held a duly-advertised public hearing on Thursday, December 20, 1990, at which time no opposition was raised; and

WHEREAS, Immediately following their hearing, the Board of Commissioners unanimously voted to co-adopt City of Adams Ordinance #165;

NOW THEREFORE, BE IT ORDAINED that the attached City of Adams Ordinance #165 is hereby co-adopted to extend the City's Urban Growth Boundary, and amend the City of Adams Comprehensive Plan and Zoning Ordinance as illustrated on the

attached map, and thereby amending Umatilla County Ordinance #78-6, the initial co-adoption of the Adams Comprehensive Plan as previously amended.

BE IT ALSO ORDAINED that an "emergency" exists in order for these amendments to be applicable immediately, so as to conform to the City's action of December 10, 1990.

SIGNED this _____ day of _____, 19____.

UMATILLA COUNTY BOARD OF COMMISSIONERS

William S. Hansell
CHAIRMAN WILLIAM S. HANSELL

Glenn Youngman
VICE-CHAIRMAN GLENN YOUNGMAN

Jeanne Hughes
COMMISSIONER JEANNE HUGHES

ATTEST:

Joyce Gerdes DEPUTY
JOYCE GERDES,
ACTING COUNTY CLERK

ATTACHMENTS:

- A. City of Adams Ordinance #165
- B. Site Map

zoning

WEST WADE STREET

Thompsons' Zone Change
Request ZC-90-01

Proposed New Urban Growth Boundary

10-90

TAX LOT #1600

N

Existing
Residence

1 inch = 40 feet

S.H.

Proposed New Urban Growth Boundary

Existing
Drainfield Area

meter

fence

Corral

Existing 4-inch city water main

Existing Urban Growth Boundary

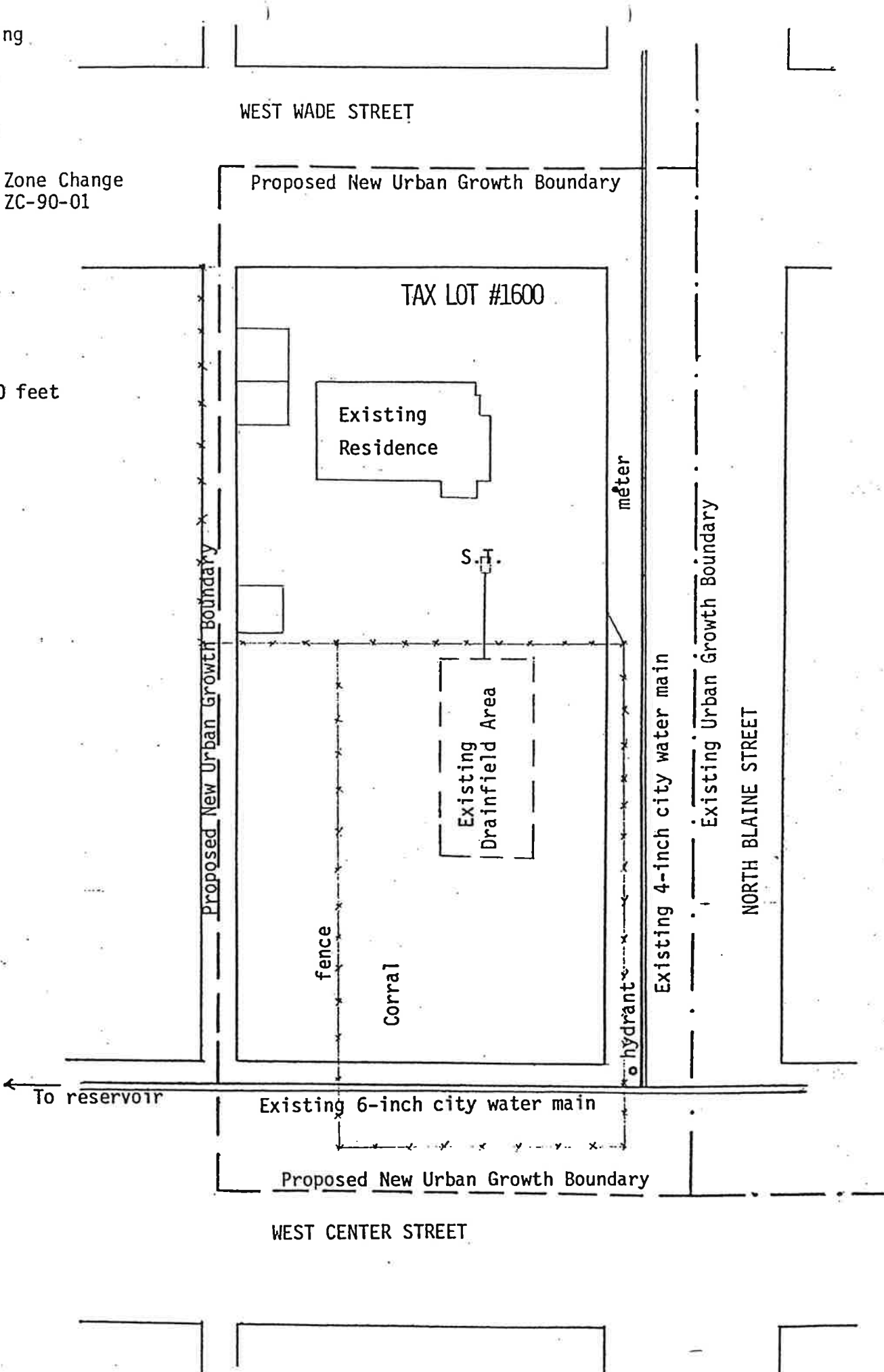
NORTH BLAINE STREET

To reservoir

Existing 6-inch city water main

Proposed New Urban Growth Boundary

WEST CENTER STREET



RECEIVED

CITY OF ADAMS

DEC11'90

UMATILLA COUNTY, OREGON

UMATILLA COUNTY
PLANNING COMMISSIONORDINANCE #165

AN ORDINANCE AMENDING THE CITY OF ADAMS COMPREHENSIVE PLAN MAP, ZONING MAP, AND URBAN GROWTH AREA BOUNDARY. THE CITY OF ADAMS DOES ORDAIN AS FOLLOWS:

NATURE OF THE APPLICATION

Harold V. Thompson, the owner of record of tax lot #1600, Assessor's Map 3N3404DB (hereinafter called the "subject property"), has petitioned (request #ZC-90-01) to amend the City of Adams:

1. Urban Growth Boundary to include said subject property within the Urban Growth Boundary;
2. Comprehensive Plan Map designation for the subject property from "agricultural" to "residential"; and
3. Zoning Map designation of the subject property from Agricultural-Farm Use Zone (A-FARM) to General Residential Zone (R-GEN).

LEGAL NOTICE AND PUBLIC HEARING

1. The City of Adams mailed the "Notice of Proposed Action" on the proposed amendments to the Department of Land Conservation and Development on September 28, 1990.
2. A public hearing on the proposed amendments was scheduled by the Adams City Council on Monday, November 12, 1990, in the City Hall.
3. Notices of the proposed amendments and public hearing were posted at the City Hall, the Adams Store, and the Adams Post Office on September 28, 1990. The City published legal notice of the public hearing on the amendments in the October 22, October 23, October 24, and November 9, 1990, editions of the East Oregonian newspaper.
4. On October 23, 1990, notices and explanation of the proposal and hearing were mailed to the owners of record of all tax lots located within 500 feet of the subject property.
5. The public hearing was held as scheduled on November 12th, and the City Council received eight (8) exhibits and testimony, all of which was favorable to the proposal. After the hearing was closed by the Mayor on November 12th, the City Council voted 4 to 0 to approve the proposed amendments.

9. The rights of way for West Wade, West Center, and North Blaine Streets adjoin the subject property. West Wade, West Center, and North Blaine Streets are graveled in the vicinity of the subject property and are periodically maintained by the City of Adams. The property has direct access to all three streets. Access to the residence on the subject property is currently achieved via West Wade Street.

10. The soil on the subject property is Athena Silt Loam, 1 to 7 percent slope. The land capability classification of this soil is IIe, and the soil is a "prime farmland soil". Development limitations for septic tank absorption fields is "moderate" due to slow percolation.

RELEVANT CRITERIA

State Planning Goal #14 requires that any change in an urban growth boundary must be based upon consideration of the following factors:

1. Demonstrated need to accommodate long-range urban population growth requirements consistent with LCDC goals;
2. Need for housing, employment opportunities, and livability;
3. Orderly and economic provision for public facilities and services;
4. Maximum efficiency of land uses within and on the fringe of the existing urban area;
5. Environmental, energy, economic and social consequences;
6. Retention of agricultural land as defined, with Class I being the highest priority for retention and Class VI the lowest priority; and
7. Compatibility of the proposed urban uses with nearby agricultural activities.

FINDINGS

The City Council finds:

1. The applicant has not indicated how he wishes to divide the property at this time. Changing the zoning would allow the subject property to be divided into two parcels, each about 13,000 square feet in size. Hence, two principal dwellings could be placed on the subject property provided there is adequate space for septic system drainfield areas required by the Oregon Department of Environmental Quality. Because there is already one existing dwelling on the property, only one new principal dwelling could be added if

it was not used or usable as agricultural land in a commercial farming enterprise.

9. There is no demonstrated need to accommodate long-range population growth or housing in the city. Because of the small size and insignificant development potential of the subject property, this request does not provide land for any multiple housing development that would promote growth of the city.

10. The historic and current use of the property is residential, and no change in that use is expected (with the possible exception of an additional dwelling) as a result of changing the zoning. No adverse environmental, energy, economic, or social consequences have been identified or are anticipated by the addition of this 0.62-acre parcel to the Urban Growth Boundary.

11. Commercial farming enterprises occur within the city limits near the subject property and adjacent to existing dwellings in the General Residential Zone. An additional dwelling on the subject would not be adversely affected by farming practices already in effect. And, conversely, existing farming practices on nearby lands would not be affected by the addition of the subject property to the Urban Growth Boundary.

CONCLUSIONS

In reviewing this matter, the City Council concludes that:

1. The request is consistent with the Comprehensive Plan policies and objectives;
2. The request satisfies the criteria listed in State Planning Goal #14.

ORDER

The Adams City Council orders that the Comprehensive Plan Map, Zoning Map, and Urban Growth Boundary for the City of Adams be amended as noted above.

Passed by the COMMON COUNCIL of the CITY OF ADAMS on the 10th day of December 1990.

Approved
Mayor Mike Black

Attest
City Recorder Alberta Swallen