

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In Re: An Ordinance Providing)
for a Comprehensive Plan and)
Zoning Ordinance with Accompanying) No. 84-4
Maps in Columbia County and)
prior Comprehensive Plan and) ORDINANCE
Zoning Ordinance, Deleting and)
Changing Provisions Therein,)
Creating New Provisions and)
Repealing all Prior Portions)
and Amendments in Conflict)
Herewith to the Extent of Such)
Conflicts.)

THE BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, OREGON
ORDAINS AS FOLLOWS:

SECTION I - Title: Comprehensive Plan and Zoning Ordinance
with accompanying Maps for Columbia County.

SECTION II - Purpose: This ordinance is enacted for the pur-
pose of promoting the public health, safety, morals, comfort, and
general welfare; to conserve, stabilize, and protect property
rights of individual owners and the surrounding community: to
provide adequate light, air, and access; to prevent overcrowding
of land; to secure safety from fire and other dangers; to insure
sanitary conditions; to lessen traffic congestion; and to facili-
tate adequate and economical provisions for public improvements,
all in accordance with the Comprehensive Plan of the County; and
to provide a method of administration.

SECTION III - Adoption:

A. The document entitled "Columbia County Comprehensive
Plan, July 1984" incorporated herein as Exhibit "A" is hereby

adopted except as provided in paragraph "D" in this section and shall hereafter govern all property within unincorporated Columbia County, as more particularly set forth in the large Plan maps which are also hereby adopted.

B. The document entitled "Columbia County Zoning Ordinance, July 1984" incorporated herein as Exhibit "B" is hereby adopted except as provided in paragraph "D" in this section and shall hereafter govern, in conjunction with the Comprehensive Plan, all property within unincorporated Columbia County, as more particularly set forth in the large Zoning maps which are also hereby adopted.

C. The document entitled "IN RE: An Ordinance Amending the Text of the Columbia County Subdivision Ordinance by Adding Certain New Sections to Said Text", designated Ordinance No. 84-3 incorporated herein as Exhibit "C" is hereby adopted and shall hereafter govern all property divisions within unincorporated Columbia County.

D. The following amendments and exceptions to the documents adopted in paragraphs A and B of this section are hereby adopted as follows:

- 1) The document entitled "Attachment '1' Hillcrest Proposed Amendments (7/7/84)", incorporated herein as Exhibit "D-1".
- 2) The document entitled "Hillcrest Proposed Zoning Ordinance Amendment No. 1 (7/8/84)", incorporated herein as Exhibit "D-2".
- 3) The document entitled "Proposed Comprehensive Plan Amendment No. 1", incorporated herein as Exhibit "D-3" addressing the Hillcrest Exception.

- 4) The document entitled "Proposed Columbia Acres Subdivision Parts 2 and 3", incorporated herein as Exhibit "D-4" addressing the Columbia Acres Exception.
- 5) The document entitled "Proposed Voris Probst Exception", incorporated herein as Exhibit "D-5" addressing the Probst Exception adjacent to Columbia City.

E. The documents entitled "FLOOD HAZARD BOUNDARY MAP" by the U.S. Department of Housing and Urban Development (H-01-48) dated 1/17/75, depicting flood hazard areas for unincorporated Columbia County, incorporated herein as Exhibit "E" are hereby adopted as the official maps for administering the Flood Hazard Overlay Zone, Section 1100 of the Columbia County Zoning Ordinance.

SECTION IV - Supporting Documents: It is further intended that the following documents be recognized as supportive technical information used in the preparation of this Comprehensive Plan and Zoning Ordinance:

1. The 1983 Comprehensive Plan and Zoning Ordinance with accompanying Maps for Columbia County, Ordinance No. 83-7.
2. Letter from Authur C. Nelson dated June 6, 1984, to Board of County Commissioners.
3. Letter from Thomas H. Anderson dated July 7, 1984 to Board of County Commissioners.
4. An Irrevocable Commitment Exception For A Portion Of Columbia Acres Subdivision Parts 2 and 3 As Part Of The Columbia County Comprehensive Plan, May 1984.
5. An Irrevocable Commitment Exception For One-Third Of The Lots In The Hillcrest subdivision As Part Of The Columbia County Comprehensive Plan, Volumes 1 and 2, May, 1984.

SECTION V - Repeal: All previously adopted ordinances (with the express exception of Ordinance 80-8), resolutions or parts thereof in conflict with this ordinance, to the extent of such

-conflict and no further, are hereby repealed.

SECTION VI - Severability: If any portion of this ordinance, including Exhibits "A" and "B" is for any reason held invalid by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent portion and such holdings shall not affect the validity of the remaining portion thereof.

SECTION VII - Emergency Clause: This ordinance being necessary for the immediate protection of the public health, safety and welfare, and being necessary to establish comprehensive planning and zoning in unplanned and unzoned portions of Columbia County, an emergency is declared to exist and this ordinance shall take effect on its passage.

REGULARLY PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, OREGON THIS 1st DAY OF August, 1984.

BOARD OF COUNTY COMMISSIONERS

Robert L King
Chairman

Robert M Hunt
Commissioner

May W Dill
Commissioner

Roberta Stubbs
Recording Secretary

First Reading: 8/1/84
Second Reading: 8/1/84
VOTE:

Aye: X Nay: _____
Aye: X Nay: _____
Aye: X Nay: _____