

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of Amending)
the Columbia County) ORDINANCE NO. 93-7
Comprehensive Plan)

The Board of County Commissioners for Columbia County, Oregon
ordains as follows:

SECTION 1. TITLE.

This ordinance shall be known as Ordinance No. 93-7.

SECTION 2. AUTHORITY.

This ordinance is adopted under the authority of ORS 203.035,
197.175, 197.610 and 197.615.

SECTION 3. PURPOSE.

The purpose of this ordinance is to create an Airport
Industrial designation within the Columbia County Comprehensive
Plan.

SECTION 4. AMENDMENT.

The Columbia County Comprehensive Plan is amended by the
addition of the following to the GOALS and POLICIES of the ECONOMY
section of the Comprehensive Plan:

POLICIES: It shall be a policy of the County to:

- "13. Encourage industry which needs or can benefit from
the locational advantages of an airport and its
facilities, to locate adjacent to one of the
airports in the County. Create an Airport
Industrial district to facilitate this policy."

SECTION 5. FINDINGS.

Findings of fact and conclusions of law in support of this
amendment are attached hereto, labeled Exhibit "A" and
incorporated herein by this reference.

SECTION 6. SEVERABILITY.

If any provision of this ordinance, including Exhibit "A", is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct and independent provision and such holding shall not affect the remaining portions thereof.

SECTION 7. EMERGENCY CLAUSE.

This ordinance being immediately necessary to maintain the public health, safety and welfare, an emergency is declared to exist and this ordinance shall take effect immediately upon its adoption.

REGULARLY PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, OREGON THIS 14th DAY OF July, 1993.

Approved as to form

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: John Kilby
Office of County Counsel

By: Not Present

Attest:

By: John May
Recording Secretary

Chairman
By: D. Stein
Commissioner

First Reading: 07-14-93

Second Reading: 07-14-93

Effective Date: 07-14-93

By: John May
Commissioner

COLUMBIA COUNTY BOARD OF COMMISSIONERS
Staff Report
Comprehensive Plan Text Amendment

FILE NUMBER: TA 4-93

APPLICANT: Columbia County Planning Director
Courthouse, St. Helens, OR 97051

REQUEST: To amend the text of the Columbia County Comprehensive Plan to add a Policy to the Economy section of the Plan recognizing and permitting Airport Industrial zoning.

BACKGROUND:

This amendment would add the following to the GOALS and POLICIES of the ECONOMY section (p. 84) of the Columbia County Comprehensive Plan:

POLICIES: It shall be a policy of the County to:

- "13. Encourage industry which needs or can benefit from the locational advantages of an airport and its facilities, to locate adjacent to one of the airports in the County. Create an Airport Industrial district to facilitate this policy."

This Comprehensive Plan text amendment includes an exception to Statewide Goal 14 (Urbanization) to allow "urban" industrial uses outside of urban growth boundaries.

The Planning Commission recommends approval of this amendment. A concurrent change would add a new "Airport Industrial" (AI) zone to the Columbia County Zoning Ordinance to implement this amendment. Related files are TA 5-93, PA 1-93 and ZC 5-93.

FINDINGS:

This request is being processed under the GOALS and POLICIES of the ADMINISTRATIVE PROCEDURES section of the Comprehensive Plan. The applicable sections of the Plan are as follows (p. 5):

"POLICIES:

5. Provide a framework by which the Comprehensive Plan may be reviewed, revised and amended. Amendments to the Comprehensive Plan and its implementing ordinance(s) shall be in accordance with the following procedures and guidelines:

- A. Amendments may be initiated by the Board of Commissioners, the Planning Commission, the Planning Director or the owner(s) of the affected property."

Finding 1: This amendment to the text of the Comprehensive Plan was initiated by the Planning Director.

Continuing with Administrative Procedures Policy 5 of the Comprehensive Plan:

"C. Revisions or amendments will follow the same process as initial adoption - CPAC review, Planning Commission public hearing and recommendation, and Board hearing and adoption of revisions or amendments."

Finding 2: This process will be followed in processing these amendments to the Comprehensive Plan.

Continuing with Administrative Procedures Policy 5 of the Comprehensive Plan:

"E. For legislative amendments, notice of the public hearing and a copy of the proposed amendment will be mailed to all Citizen Planning Advisory Committees and interested parties at least 10 days prior to the first scheduled public hearing."

Finding 3: The above notices were mailed to all active CPACs, listed members of inactive CPACs, and interested parties at least 10 days prior to the Planning Commission hearing of June 7, 1993. In addition, a Notice of Public Hearing was published twice in the Chronicle and Spotlight newspapers. Notice included a statement that an exception to Statewide Goal 14 (Urbanization) was being taken.

Continuing with the Administrative Procedures Policies of the Comprehensive Plan:

"7. Existing ordinances and regulations will be amended and new ordinances and regulations shall be adopted to implement this plan as appropriate."

Finding 4: The Columbia County Zoning Ordinance is being amended concurrently, adding a new Airport Industrial district to implement these amendments to the Comprehensive Plan. See file TA 4-93.

COMMENTS:

No comments have been received from interested parties or government agencies as of the date of this staff report (June 9, 1993).

CONCLUSION AND RECOMMENDATION:

Based upon the above findings, the Planning Commission and staff recommend approval of this legislative amendment to the text of the Columbia County Comprehensive Plan.

BEFORE THE COUNTY PLANNING COMMISSION
OF COLUMBIA COUNTY, STATE OF OREGON

In the Matter of the Application)
for Columbia County/LDS for a Text)
Amendment to Add a Policy to the) Final Order TA 4-93
Economy Section of the Plan)

This matter came before the Columbia County Planning Commission on the application of Columbia County/Land Development Services for a Text Amendment to add a Policy to the Economy section of the Plan to recognize and permit Airport Industrial zoning, which is as follows:

"13. Encourage industry which needs or can benefit from the locational advantages of an airport and its facilities, to locate adjacent to one of the airports in the County. Create an Airport Industrial district to facilitate this policy."

The hearing was held on June 7, 1993. Testimony was submitted on behalf of the applicant. The Planning Commission having heard the arguments of the parties and having considered its testimony and the report of the Planning Commission Staff Report.

The Planning Commission recommends to the Board of Commissioners this application to add a Policy to the Economy section of the plan to recognize and permit Airport Industrial zoning be approved adopting staff findings, conditions and conclusions as stated in the attached report.

Change and/or comments:

Date

6/8/93

COLUMBIA COUNTY PLANNING COMMISSION



JEFFREY VANNATTA, CHAIRMAN

Columbia County Land Development Services
Courthouse, St. Helens, OR 97051. Phone 397-1501

GENERAL LAND USE PERMIT APPLICATION
General Information

TYPE OF PERMIT: Zone Change Temporary Permit
Site Design Review Resource Management Plan

OTHER Comprehensive Plan Text Amendment

APPLICANT: Name: Columbia County Planning Director

Mailing address: Courthouse
St. Helens, OR. 97051

Phone No.: Office 397-1501 Home

Are you the property owner? owner's agent?

PROPERTY OWNER: same as above, OR:

Name:

Mailing Address:

PROPERTY ADDRESS (if assigned):

TAX ACCOUNT NO.: Acres: Zoning:

Acres: Zoning:

PRESENT USES: (farm, forest, bush, residential, etc.)

Use:	Approx. Acres

Total acres (must agree with above):

PROPOSED USES:

A comprehensive plan text amendment creating a new AIRPORT INDUSTRIAL designation and taking an exception to Goal 14 and possibly Goal 3; to apply that designation to the Vernonia airport property.

WATER SUPPLY: Private well Community system

Name of community water system:

SEWAGE DISPOSAL SYSTEM: Subsurface Septic Community
Has the property been approved for a subsurface sewage disposal system? Yes No Not Applicable

List all other CONTIGUOUS property you own:

Tax Acc't.No. Acres Co-owners (if any)

Table with 3 columns: Tax Acc't.No., Acres, Co-owners (if any). Multiple rows of empty lines for data entry.

CERTIFICATION: I hereby certify that all of the above statements, and all other documents submitted, are accurate and true to the best of my knowledge and belief.

Date: 5/3/93 Signature: [Handwritten Signature]

NOTE: Please attach an accurate and detailed plot plan, including property lines, existing and proposed structures, location of septic tank and drainfield, farm and forest areas, large natural features (cliffs, streams, etc.).

Planning Department Use Only

Date Rec'd. 5/3/93 P.C. Hearing Date: 6/7/93

Receipt No. 5 Or: Administrative

Zoning: CS-U Staff Member: [Handwritten Signature]

Separator line of asterisks