

FROM (DEPT/ DIVISION): County Counsel

SUBJECT: Pendleton-Pilot Rock Enterprise Zone Expansion

<p>Background:</p> <p>The City of Pendleton is seeking to expand the boundaries of the Pendleton-Pilot Rock Enterprise Zone. The expansion would include three parcels near the Pendleton airport. Approximately 565 acres would be added to the zone. The County is a co-sponsor of the zone, along with the Cities of Pendleton and Pilot Rock. All sponsors have to approve the expansion. The matter is before the Board for consideration.</p>	<p>Requested Action:</p> <p>Adopt Order No. BCC2022-048</p>
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ATTACHMENTS: Maps; Proposed Order

*****For Internal Use Only*****

Checkoffs:

- () Dept. Heard (copy)
- () Human Resources (copy)
- () Fiscal
- (X) Legal (copy)
- () (Other - List:)

To be notified of Meeting:

Needed at Meeting:

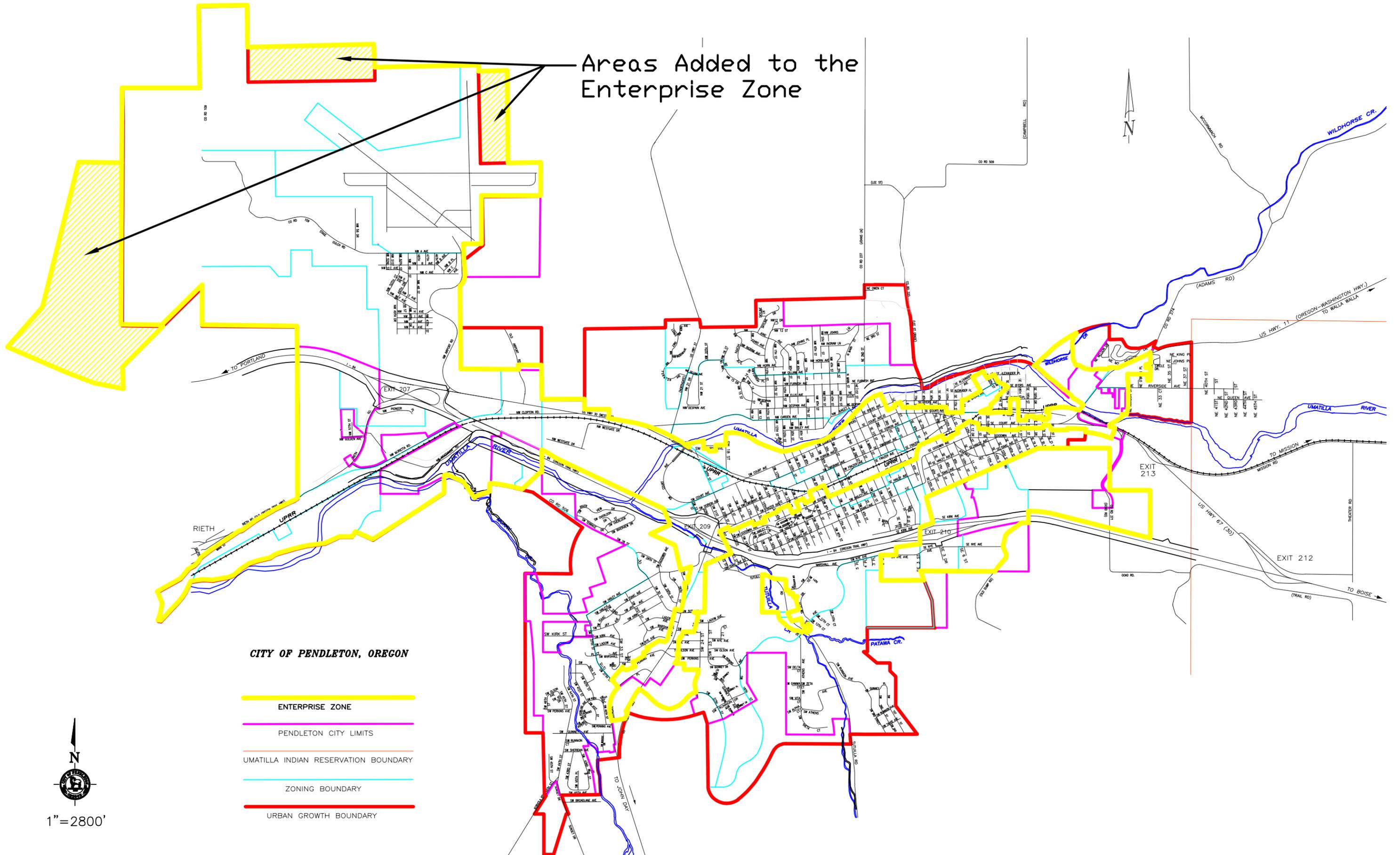
Scheduled for meeting on: September 7, 2022

Action taken:

Follow-up:

Exhibit "A"

Areas Added to the Enterprise Zone



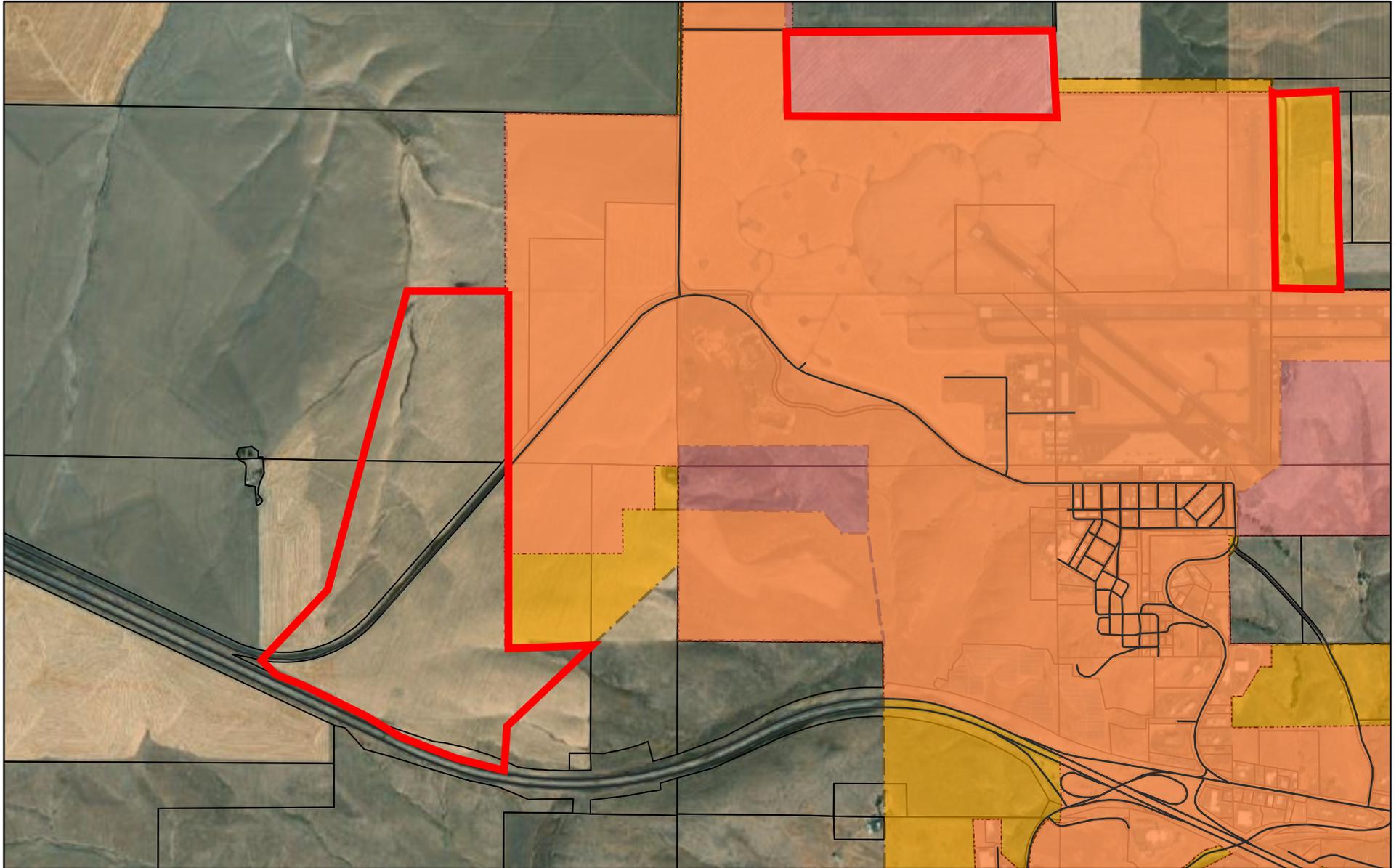
CITY OF PENDLETON, OREGON

- ENTERPRISE ZONE
- PENDLETON CITY LIMITS
- UMATILLA INDIAN RESERVATION BOUNDARY
- ZONING BOUNDARY
- URBAN GROWTH BOUNDARY



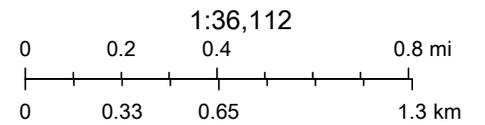
1"=2800'

ArcGIS Web Map



8/31/2022, 4:47:52 PM

- Streets
- City UGBs
- City Limits
- Tax_Lots



Maxar

THE BOARD OF COMMISSIONERS OF UMATILLA COUNTY

STATE OF OREGON

In the Matter of Changing)
Boundary of Pendleton/Pilot Rock) Order No. BCC2022-048
Enterprise Zone)

WHEREAS the Cities of Pendleton and Pilot Rock and Umatilla County successfully applied for an enterprise zone, which was designated as the Pendleton/Pilot Rock Enterprise Zone by the Oregon Economic and Community Development Department on July 1, 2019;

WHEREAS the Pendleton/Pilot Rock Enterprise Zone currently has a total of approximately 8 square miles within the corporate limits of Pendleton and Pilot Rock;

WHEREAS the three sponsors have determined to modify the boundary of the enterprise zone;

WHEREAS, three parcels are proposed to be added--109 acre parcel to have the zone boundary match the city limit boundary; 63 acre parcel added to the Urban Growth Boundary in 2020; and 393 acre parcel to include 50-year reserve industrial ground;

WHEREAS it is proposed to add about .88 square miles to the zone, shown on Exhibit A; it meets statutory limitations on size and configuration;

WHEREAS, the modification of the enterprise zone does not grant or imply permission to develop land within the Zone without complying with all prevailing zoning, regulatory and permitting processes and restrictions of any and all local jurisdictions; nor does it indicate any public intent to modify those processes or restrictions, except as otherwise done in accordance with Comprehensive Plans as acknowledged by the State of Oregon Land Conservation and Development Commission (LCDC);

WHEREAS, this Enterprise Zone and the tax exemption that it offers for new investments in plant and equipment by eligible business firms are critical elements of City and County efforts to increase employment opportunities, to raise local incomes, to attract investments by new and existing businesses and to secure and diversify the local economic base;

WHEREAS Umatilla County is interested in encouraging large scale investments that will boost the long-term valuation of taxing jurisdictions which serve Pendleton and County residents.

WHEREAS the City shall continue to fulfill its duties and implement provisions jointly with Umatilla County under ORS 285C.105 or elsewhere in ORS Chapter 285C and related parts of Oregon Law;

WHEREAS the Pendleton and Pilot Rock City Councils will be required to approve the enterprise zone expansion, and the Port of Umatilla provide its consent.

NOW THEREFORE, the Board of Commissioners finds, orders and resolves that:

1. Pursuant to ORS 285C.115, and jointly with the Cities of Pendleton and Pilot Rock, the boundary of the Pendleton/Pilot Rock Enterprise Zone, is changed to include approximately .88 square miles as shown and described on Exhibits A and B.

2. The Pendleton/Pilot Rock Enterprise Zone Manager or designee, is authorized to submit documentation for this enterprise zone boundary change to the Oregon Business Development Department (OBDD) on behalf of Umatilla County for purposes of a positive determination in favor under ORS 285C.117.

3. This enterprise zone boundary change takes effect on the date that this change is adopted by both the Cities of Pendleton and Pilot Rock, or later, as so stipulated by OBDD in its determination pursuant to any revision and resubmission of documentation.

DATED this 7th day of September, 2022.

UMATILLA COUNTY BOARD OF COMMISSIONERS

John M. Shafer, Chair

Daniel N. Dorran, Commissioner

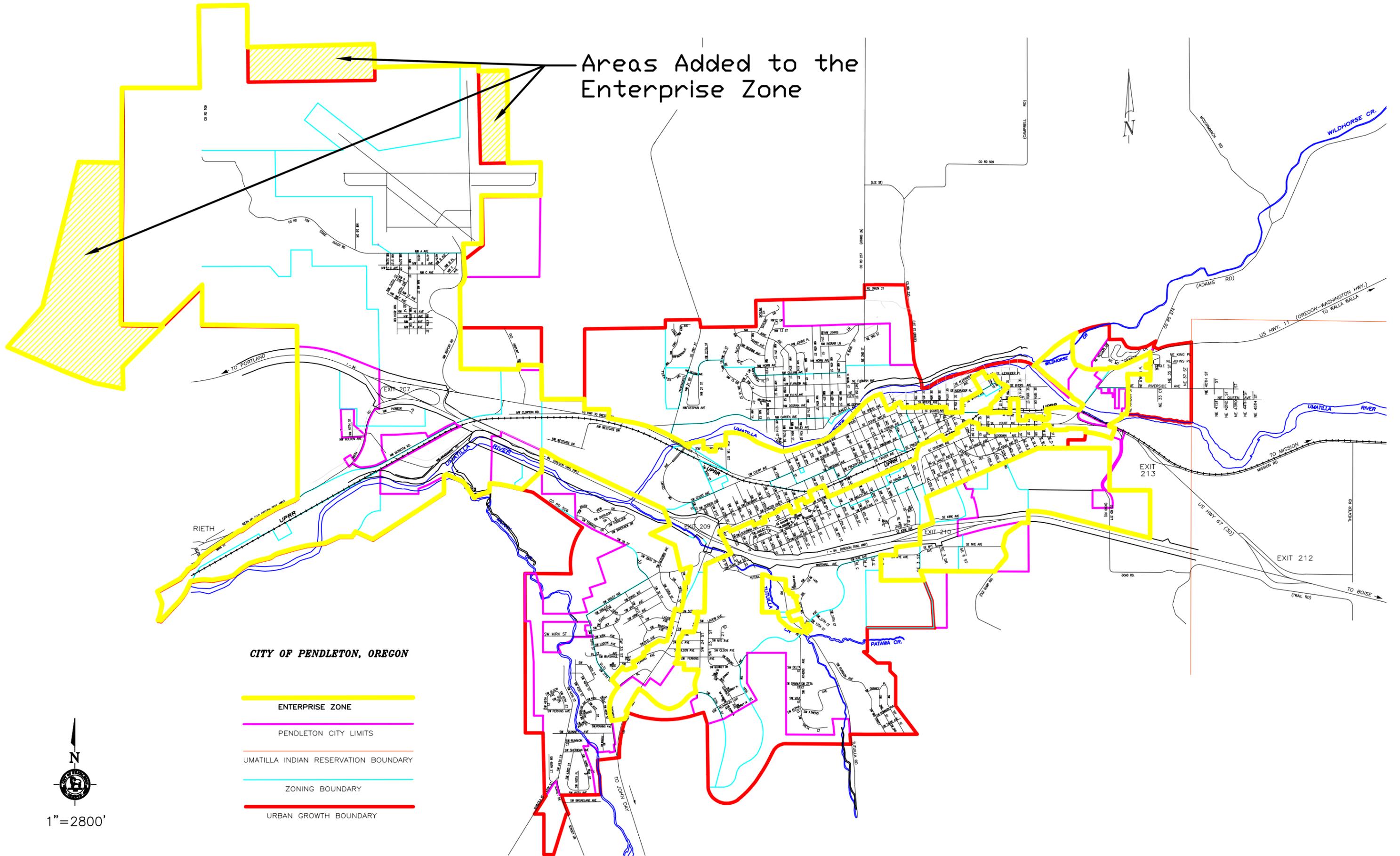
George L. Murdock, Commissioner

ATTEST:
OFFICE OF COUNTY RECORDS

Records Officer

Exhibit "A"

Areas Added to the Enterprise Zone



CITY OF PENDLETON, OREGON

- ENTERPRISE ZONE
- PENDLETON CITY LIMITS
- UMATILLA INDIAN RESERVATION BOUNDARY
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1"=2800'

Exhibit B
Pendleton/Pilot Rock Enterprise Zone Expansion 2022

Description of Zone Expansion Area, all being East of Willamette Meridian, Umatilla County, Oregon:

Tract A - 109 Acres:

South Half of South Half, Section 30, Township 3 North, Range 32, excepting westerly 51.83 acres;

Tract B - 63 Acres:

Commencing at the Northeast corner of Section 32, Township 3 North, Range 32; thence North $69^{\circ}36'48''$ West a distance of 1,046.18 feet to a point, said point being the true point of beginning; thence South $89^{\circ}51'32''$ West a distance of 934.97 feet; thence South $0^{\circ}02'11''$ West a distance of 2,995.76 feet; thence North $90^{\circ}00'00''$ East a distance of 897.60 feet; thence North $0^{\circ}45'01''$ East a distance of 2,998.32 feet, more-or-less, to the true point of beginning.

Tract C - 393 Acres:

Portions of Southwest Quarter, Section 36, Township 3 North, Range 31; Section 1 and Northeast Quarter of Southeast Quarter, Section 2, Township 2 North, Range 31, lying northerly of Interstate 84.