



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

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Salem, OR 97301-2540

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www.lcd.state.or.us

NOTICE OF ADOPTED AMENDMENT

February 26, 2008

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Burns Plan Amendment
DLCD File Number 001-07



The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: March 6, 2008

This amendment was submitted to DLCD for review 45 days prior to adoption. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist
Mark Radabaugh, DLCD Regional Representative
Thomas Hogue, Policy Analyst
Dawn Crafts, City of Burns

<paa> ya

Notice of Adoption

In person electronic mailed

DEPT OF

FEB 19 2008

LAND CONSERVATION AND DEVELOPMENT

THIS FORM MUST BE MAILED TO DLCD WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18

Jurisdiction: City of Burns

Local file number: 2007-1A

Date of Adoption: 2/13/2008

Date Mailed: 2/15/2008

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? Yes Date: 10/30/2007

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

New Comprehensive Plan Section 9 Commerce and industry including Vacant Buildable Lands Inventory, Land Use Needs Analysis, and amended Policies, and because the data in the Comprehensive Plan has not been updated since 1987 additional and updated information to sections throughout the Comprehensive Plan. Amendments to the Zoning Ordinance including Section 3.08 General Commercial (CG); Section 3.09 Light Industrial (IL), and Section 3.10 Heavy Industrial (IH); and add Business Park Zone.

Does the Adoption differ from proposal? No, no explanation is necessary

Plan Map Changed from:

to:

Zone Map Changed from:

to:

Location:

Acres Involved:

Specify Density: Previous:

New:

Applicable statewide planning goals:

- 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19

Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

Yes No

If no, do the statewide planning goals apply?

Yes No

DLCD # 001-07 (16567)

If no, did Emergency Circumstances require immediate adoption?

Yes No

DLCD file No. _____

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

City of Burns, Oregon, Harney County, Oregon Economic and Community Development Department, Oregon Department of Land Conservation Development.

Local Contact: **Dawn Crafts**

Phone: (541) 573-5255 Extension:

Address: **242 S. Broadway**

Fax Number: **541-573-5622**

City: **Burns**

Zip: **97720-**

E-mail Address: **dcrafts@ci.burns.or.us**

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and TWO Complete Copies (documents and maps) of the Adopted Amendment to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

2. Electronic Submittals: At least **one** hard copy must be sent by mail or in person, but you may also submit an electronic copy, by either email or FTP. You may connect to this address to FTP proposals and adoptions: webserver.lcd.state.or.us. To obtain our Username and password for FTP, call Mara Ulloa at 503-373-0050 extension 238, or by emailing mara.ulloa@state.or.us.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can now access these forms online at <http://www.lcd.state.or.us/>. Please print on 8-1/2x11 green paper only. You may also call the DLCD Office at (503) 373-0050; or Fax

CITY OF BURNS ORDINANCE NO. 08-790

AN ORDINANCE AMENDING SECTIONS 3.08 THROUGH 3.10 OF THE CITY OF BURNS ZONING ORDINANCE, AND ADDING NEW SECTION 3.18.

WHEREAS, the Burns City Council has undertaken a legally mandated periodic review of the Zoning Ordinance and the Land Use Element of the City's Comprehensive Plan, and based upon such review has determined that certain changes of the Zoning Ordinance are in the public interest.

THEREFORE the City of Burns Ordains as follows:

Existing sections 3.08 through 3.10, inclusive, of the City of Burns Zoning Ordinance are hereby repealed and replaced as follows.

1. 3.08 General Commercial Zone:

Section 3.08.2. Uses Permitted Outright:

Add Item "O," "Veterinary clinic or animal hospital, including boarding areas for convalescent use."

3.08.3. Uses Permitted Conditionally:

Add Item "O," "Animal Kennels."

2. 3.09. Light Industrial Zone:

Section 3.09.2. Uses Permitted Outright:

A. "Night watchman dwelling."

Delete: "Animal hospital, including boarding areas for convalescent use."

Delete: "Veterinary clinic or hospital."

Add Item Q, "Machinery or equipment sales, services or storage."

3.09.3. Uses Permitted Conditionally:

Delete: "Recreational vehicle or trailer park, excluding mobile home parks."

Delete: "Animal Kennels."

3. 3.10 Heavy Industrial Zone:

Section 3.10.2. Uses Permitted Outright:

Change Item A to read "Night watchman dwelling."

Delete: "Any use permitted in an IL zone."

Delete: "Lumber yard, building supply outlet."

Delete: "Machinery or equipment sales, service or storage."

Change Item B to read "Compounding, packaging or storage of cosmetics, drugs, perfumes, pharmaceuticals, soap or toiletries."

3.10.3. Uses Permitted Conditionally:

Delete: "Recreational vehicle or trailer park, excluding mobile home parks."

4. New section 3.18 titled the "BUSINESS PARK ZONE" is enacted as follows:

Section 3.18 "Business Park Zone."

1. PURPOSE

To provide areas for the establishment of light manufacturing and warehousing uses in a park-like setting, with flexibility for siting of certain commercial/office uses where appropriate. In general, commercial and professional office uses (if any) should be sited in portions of the zone with good street visibility, with manufacturing and warehousing uses located on less visible sites. The Business Park (BP) Zone is more restrictive than conventional industrial or commercial zones in order to provide buildings that have architectural excellence, grounds that have an abundance of landscaping and land uses that are non-polluting. The Zone should be established only on large tracts of land.

2. USES PERMITTED OUTRIGHT

In a BP Zone the following uses and their accessory uses are permitted outright:

- A. Accessory Uses – Food or drink service providers or personal service providers that are built as an integral part of the main use.
- B. Building maintenance Services – Janitorial, landscape maintenance, or window cleaning services.
- C. Business Equipment Sales and Services – Office equipment and supply firms, small business machine shops or hotel equipment and supply firms.
- D. Business Support Services – Secretarial services, telephone answering services, or blueprint services.
- E. Commercial Administrative and Professional Services – Administrative offices, law offices, architectural, engineering, surveying, or consulting firms.
- F. Communications Services – Television studios, radio stations, telecommunication service centers or telegraph service offices.
- G. Custom Manufacturing – Such as, but not limited to Ceramic studios, candle-making shops or custom jewelry manufacture.
- H. Essential Services – Streets, roads, alleys, public right-of-way, pipelines, power lines, distribution feeders and poles.
- I. Financial, Insurance and Real Estate Services – Banks, insurance agencies, real estate appraisal, or real estate firms.

- J. General Industrial – Manufacturing, compounding, processing, assembling, packaging, treatment or fabrication of materials and property, cabinet shops, textiles and metal fabrication, provided such uses comply with the performance standards of this section.
- K. Laundry Services – Laundry agencies, diaper services or linen supply services.
- L. Medical Services – Dental laboratories or health maintenance organizations.
- M. Personal Services – Photography studios, driving schools, barber shops, hair salons, or reducing salons.
- N. Public Research Area – Governmental, educational, public or non-profit operated buildings or land dedicated to pure or applied scientific discovery in fields of agriculture, wildlife management, forestry, geology, archaeology, ecology, astronomy.
- O. Research Services – Electronics research laboratories, space research and development firms, soil and material testing labs, or pharmaceutical research labs.
- P. Transportation Services – Taxi services and bus depots.
- Q. Wholesaling, Storage and Distribution: Light – Limited to wholesale distributors, storage warehouses, moving and storage firms, excludes mini-warehouses.

3. USES PERMITTED CONDITIONALLY

In a BP Zone, the following uses and their accessory uses are permitted conditionally:

- A. Cultural Exhibits and Library Services – Limited to non-profit museum-like preservation and exhibition of works of art.
- B. Eating and Drinking Establishments – Restaurants, short order eating places, bars or micro-brewery.
- C. Extensive Impact Services and Utilities – Limited to public safety buildings, substations, and electrical generation facilities.
- D. Group Care Residential – Limited to day nursery.
- E. Participant Sports and Recreation – Bowling Alleys, arcades, youth centers, martial art studios, dance studios, health clubs, fitness centers, gymnasiums

or billiard parlors within enclosed buildings; and driving ranges, miniature golf courses, or hunting and fishing camps or ranges in open facilities.

- F. Postal Services – Mailing services excluding major processing.
- G. Spectator Sports and Entertainment – Small theaters, meeting halls, large exhibition halls, service club and membership organizations, social and fraternal orders, or sports stadiums, excludes extensive impact use types.
- H. Other uses not listed above provided the planning commission finds that such use complies with the purpose of the zone and the conditional use permit criteria. In such cases, a recommendation shall be sought from the Business Park Owner's Association, should one exist.

4. LIMITATIONS ON USES

In a BP Zone, the following conditions and limitations shall apply:

- A. A use is prohibited which creates a nuisance because of noise, smoke, odor, dust or gas, or which has been declared a nuisance by statute, by action of the municipal court, or by a court of competent jurisdiction.
- B. Air Pollution: There shall be no emission of air pollutants unless an air discharge permit is issued by the Oregon Department of Environmental Quality.
- C. Incineration: There shall be no incineration of waste material allowed.
- D. Noise: In no event shall the peak intensity of sound exceed 85 dBA between 7:00 a.m. and 10:00 p.m. and 55dBA between 10:00 p.m. and 7:00 a.m.
- E. Vibration: There shall be no activity on any site which causes ground vibration which is perceptible, without instruments, at the boundary line of the site.
- F. Wastes and other materials shall be stored and grounds shall be maintained in a manner that will not attract or aid the propagation of insects or rodents, or otherwise create a health hazard.
- G. Wastes: There shall be no wastes maintained on a site that generates odorous, unsightly or unsanitary effects beyond the site. Sewage shall be pre-treated if required by the city sewer code. Waste shall be discharged onto the ground or into a waterway. Adequate waste disposal facilities and services shall be provided prior to site occupancy.
- H. Lighting: Light poles shall not exceed a height of twenty-five feet (25'). Cut-off fixtures shall be used. Average horizontal illumination levels on the ground and average illumination levels on a vertical surface shall not exceed 1.5 foot candles as demonstrated by a photometric report.

- I. Building Design: Architectural design standards within the Business Park Covenants shall be met or exceeded.
- J. There shall be no outside storage of materials, products, or waste unless appropriate security fencing is provided.
- K. Landscaping: In addition to complying with the landscaping provisions of this code, site landscaping shall follow the theme established in the common areas of the business park. Natural vegetation shall be maintained in wetland areas.
- L. Points of access from a public street to properties in a BP Zone shall be so located as to minimize traffic congestion and avoid directing traffic onto residential streets.
- M. Building entrances or other openings adjacent to or across the street from a residential (RS, RS/MH, RM) zone shall be prohibited if they cause glare, excessive noise, or otherwise adversely affect land-uses in the residential zone.
- N. Storm Water: Storm water discharge shall be dealt with in compliance with a Storm Water Management Plan adopted for the entire Business Park.

5. DIMENSIONAL STANDARDS

In a BP Zone, the following dimensional standards shall apply:

A. Setback requirements:

- (1) A front yard shall be a minimum of 20 feet measured from the foundation to the front property line.
- (2) A side yard shall be a minimum of 10 feet measured from the foundation to the side property line.
- (3) The rear yard shall be a minimum of 25 feet measured from the foundation to the rear property line.

B. All side or rear lot lines abutting residentially (RS, RS/MH, RM) zoned property shall have a solid fence or hedge at least 6 feet tall.

C. All required yards adjacent to a street shall be landscaped with no parking within the required yard area.

D. The minimum lot area shall be 10,000 square feet.

E. No building shall exceed a height of 45 feet.

F. Vision clearance areas shall be required in accordance with section 2.0.

6. PARKING

Uses within a BP zone shall be subject to the off-street parking and loading requirements of Section 4.4.

7. SITE PLAN REVIEW

A. In a BP Zone a site plan review by the Commission shall be required prior to issuance of any building permit for improvement or construction of permitted uses in said zones. It is not the intention of this regulation to deny a building permit, but rather to assure traffic safety, aesthetic quality, and compatibility of uses.

B. Additional conditions that may apply when reviewing development in a BP Zone in regards to transportation issues:

(1) The proposed use shall not impose an undue burden on the public transportation system. For developments that are likely to generate more than 400 average daily motor vehicle trips (ADTs), the applicant shall provide adequate information, such as a traffic impact study or traffic counts, to demonstrate the level of impact to the surrounding road system. The developer shall be required to mitigate impacts attributable to the project.

(2) The determination of impact or effect and the scope of the impact study should be coordinated with the provider of the affected transportation facility.

(3) Dedication of land for roads, transit facilities, sidewalks, bikeways, paths, or accessways shall be required where the existing transportation system will be impacted by or is inadequate to handle the additional burden caused by the proposed use.

(4) Improvements such as paving, curbing, installation or contribution to traffic signals, construction of sidewalks, bikeways, accessways, paths, or roads that serve the proposed use where the existing transportation system may be burdened by the proposed use.

C. Bicycle Parking: The development shall include the number and type of bicycle parking facilities required in the Off-Road Parking and Loading section of this Title. The location and design of bicycle parking facilities shall be indicated on the site plan.

D. Pedestrian Access and Circulation.

(1) Internal pedestrian circulation shall be provided in new commercial, office and multi-family residential developments through the clustering of buildings, construction of hard surface walkways, landscaping, accessways, or similar techniques.

E. Commercial Development Standards

(1) New commercial buildings, particularly retail shopping and offices, shall be oriented to the road, near or at the setback line. A main entrance shall be oriented to the road. For lots with more than two front yards, the building(s) shall be oriented to the two busiest roads.

(2) Off-road motor vehicle parking for new commercial developments shall be located at the side or behind the building(s).

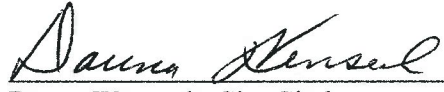
F. All site plans (industrial and commercial) shall clearly show how the site's internal pedestrian and bicycle facilities connect with external existing or planned facilities or systems.

Read, considered, and passed by a vote of 6 for and 0 against, this 13th day of February, 2008

City of Burns

by: 
Laura Van Cleave, Mayor

ATTEST:


Dauna Wensenk, City Clerk

CITY OF BURNS ORDINANCE NO. 08-791

AN ORDINANCE AMENDING, UPDATING AND CHANGING THE BURNS COMPREHENSIVE PLAN AND REPLACING IN IT'S ENTIRETY GOAL [SECTION] 9 OF SAID COMPREHENSIVE PLAN.

WHEREAS, the Burns City Council has undertaken legally mandated periodic review of the Zoning Ordinance and of the Land Use Element of the City's Comprehensive Plan, and based upon such review has determined that certain changes thereto are in the public interest, the City of Burns Ordains as follows:

The City of Burns Comprehensive Plan is hereby amended as follows:

1. Section 8.4 as set forth immediately below is added to chapter 8.

8.4 **CASINO**

In 1999 the Burns Paiute Indian Reservation opened the gaming casino on West Monroe Street. It consists of an RV park, restaurant, gift shop and slot machines to improve the tribal economy.

2. Table 10.1 within chapter 10 is amended as follows:

Table 10.1

CITY HOUSING DATA, 2002
BURNS OREGON, 97720

Housing units (including vacant, seasonal, and migratory units):

Total	1,487
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Year-round housing units by occupancy status:

Total	1,487
Occupied	1,272
Vacant	215

Vacant housing units by vacancy status:

For sale only:
 For rent:
 Held for occasional use:
 Other vacancies:

Occupied housing units by tenure:

Total	2,965
Renter occupied	422

Year-round housing units by rooms:

One room	35
Two rooms	77
Three rooms	205
Four rooms	375
Five rooms	358
Six or more rooms	444
Median	4.7

Table 10.1 - continued

Mean rooms in year-round housing units by tenure and vacancy status:

Total	4.8
Owner occupied	5.4
Renter occupied	4.0
Vacant for sale only	3.8
Vacant for rent	3.2
Other vacancies	3.7

Persons in occupied housing units by tenure:

Total	2,965
Renter occupied	387

Owner occupied housing units by value:

Less than \$10,000	8	
\$10,000-\$14,999		25
\$15,000-\$19,999	28	
\$20,000-\$24,999		8
\$25,000-\$29,999		17
\$30,000-\$34,999	60	
\$35,000-\$39,999		34
\$40,000-\$49,999		80
\$50,000-\$79,999		243
\$80,000-\$99,999		78
\$100,000-\$149,999		54
\$150,000-\$199,999		1
\$200,000 or more	1	
Median value		\$60,800

Renter occupied housing units by contract rent:

Less than \$50
\$50-\$99
\$100-\$119
\$120-\$139
\$140-\$149
\$150-\$159
\$160-\$169

Table 10.1 - continued

\$170-\$199	
\$200-\$249	26
\$250-\$299	54
\$300-\$399	125
\$400-\$499	125
\$500 or more	31
No cash rent	
Median cash rent	\$352

Renter occupied, paying cash rent or vacant, units by occupancy status:

	Vacant
	<u>Renter Occupied</u> <u>For Rent</u>
Total	422 215
Mean contract rent or rent asked	\$352 \$461

Year-round housing units by plumbing facilities:

Complete plumbing for exclusive use	1,473
Lacking complete plumbing for exclusive use	21

Year-round housing units by dwelling units at address:

1	1,046
2 to 9	96
10 or more	45
Mobile home	207

3. Section 11.2 within chapter 11 is amended to read as follows:

11.2 SEWER SYSTEM

The entire developed portion of the City, as well as the Burns Paiute Indian Reservation and the Norris Addition, is served by a sanitary sewer system. The

City currently has 1,510 sewer accounts as shown in Table 11.4. The present sewer service area is shown on Map 11.1. The majority of the system was installed in 1955. Three pump stations operate the system (Lift Station 1 is located at Railroad Avenue and South Egan, serving the majority of southwest Burns; Pump Station 2 is located at Davidson Park, serving the northern part of Burns and the Paiute Indian Reservation; and Pump Station 3 is located at the old treatment plant on South Date Street, transporting all sewage from the City through a 15-inch force main to the sewage lagoon). Sewage treatment is provided by three stabilization lagoons in series. The lagoons have a total surface area of 89 acres. Two of the lagoons were constructed in 1957 to replace the old sewer plant. These lagoons are designed as non-overflow lagoons where the liquid portion of the sewage is disposed of by evaporation and ground seepage. These lagoons provide secondary treatment for approximately 85 percent BOD's and suspended solids removal. Table 11.5 presents current flows experienced at the treatment facilities. Waste loadings, such as BODs and suspended solids are estimated, based on an average per capita contribution from similar communities.

In 1998, the City of Burns, City of Hines, Department of Environmental Quality, and other state agencies expanded the storage lagoons for both cities. With the engineers, a seven person joint advisory committee was put together to plan and facilitate the project.

Finished in 2006, Burns has a new 19 acre storage pond southeast of the two previously existing ponds, and Hines has a new 15.6 acre storage pond south west of its main pond. Both ponds will be pivot irrigated to meadow lands. Main pivot #1 will irrigate approximately 160 acres, pivot #2 will irrigate 18 acres and pivot #3 will irrigate 7 acres. The project cost approximately \$2.3 million for the City of Burns and \$1.5 million for the City of Hines. Ownership of the new lagoons and irrigation is, by contractual agreement 70% Burns and 30% Hines.

The capacity of the sewer system to accommodate future growth is more than ample for projected growth in both cities and the Indian Reservation. The treatment facility design capacity is 1.14 mgd, or the equivalent of 11,400 persons, which is nearly double the projected urban area population in the year 2020.

4. Section 11.4 is amended to read as follows:

11.4 POLICE AND FIRE SERVICES

The City currently has a police force providing coverage to the City. The Police Department facility is located west of the Burns City Hall; jail facilities are shared

with Harney County, and are located west of the County Courthouse. The Harney County Sheriff's Department serves as the central emergency service dispatcher for Burns and Hines Police, Burns ambulance and fire, Tribal Police, and the County Sheriff. Four other police agencies provide law enforcement services in the Burns area: City of Hines Police, the County Sheriff, Oregon State Police, and the Burns Paiute Indian Reservation Police.

The City maintains a volunteer fire department of 24 volunteers, one full-time chief, and four vehicles with fire-fighting equipment. The Harney District Hospital operates three ambulances. Burns has a fire insurance rating of Class 5.

5. Section 11.5 is amended to read as follows:

11.5 **MEDICAL AND HEALTH FACILITIES**

All medical and health facilities for the Harney County area are located in Burns. These include Harney District Hospital (49 beds); the offices of eight physicians (including 3 nurse-practitioners), four dentists, two optometrist offices, a physical therapy facility, a chiropractor and various health programs.

6. Section 11.7 is amended to read as follows:

11.7 **SCHOOLS**

Public schools in Harney County are provided by 10 independent school districts. Burns is served by the Burns – Hines School district. This district operates one pre-school, one elementary school, one middle school, and one high school, with a combined student enrollment of approximately 974 students. The Burns High School has a current enrollment of approximately 317 students. Administrative and support services are provided by the Harney County Education Service District.

7. Section 11.16 is amended to read as follows:

11.16 PUBLIC FACILITIES & SCHOOLS

In 1998 the Eastern Oregon Youth Correctional Facility was opened on West Monroe Street. The Two housing units is run by the State of Oregon and holds up to 40 youth from Baker, Grant, Harney, Malheur, Morrow, Umatilla, Union, Wallowa and Wheeler Counties. The compound covers approximately 4.5 acres. The total cost of the 33,337sq.ft project was approximately \$8,537,000.

Table 12.1
1981, 1997-1998 TRAFFIC VOLUMES
(Average Daily Traffic)

Highway	Location	Vehicles	
US 20/395	South City limits of Hines	4,900	
	Hines/Burns City limits	7,900	9,589 7/08/98
	W. Monroe Blvd.	9,700	
	Court on Monroe	11,000	11,966 6/20/97
	Highway 78 on Monroe	10,300	
	US 395/78 intersection	8,800	
	Northeast City limits	2,500	
Oregon 78 ¹	US 395/78 intersection	3,800	
	East City limits of Burns	1,150	

¹
1977 data

8. Chapter 12 is amended as follows:
Section 12.2 titled **RAIL** is deleted.

9. Section 12.3 is amended to read as follows:

12.3 AIRPORT

The Burns Municipal Airport is located on 800 acres of city-owned land, five miles east of the City (considerably beyond the Urban Growth Boundary). The airport houses a fixed base operation, which provides aircraft repair and related services, flight training, air charter, and car rental. Land-use planning responsibility for the airport and vicinity lies with the City of Burns.

10. Section 12.4 is amended to read as follows:

12.4 BUS AND TAXI SERVICE

There is no intra-city bus service in the Burns/Hines area, except for limited senior citizen service provided by the County. There is one taxi company serving Burns/Hines.

11. Section 12.5 is added, to read as follows:

12.5 MOTOR CARRIERS

Reddaway Freight Lines provides week day service from the east and north; Burns and Pendleton; and Oak Harbor Freight Lines provides service between Portland, John Day and Burns.

12. Table 13.5, titled MUNICIPAL ENERGY CONSUMPTION (FY 2005-2006) is added, to read as follows:

Table 13.5
MUNICIPAL ENERGY CONSUMPTION
(FY 2005-2006)

<u>Use</u>	<u>PROPANE</u>	<u>ELECTRICITY</u>	<u>PETROLEUM</u>	<u>TOTAL</u>
Buildings (heating and lighting)				
City Hall		\$8,460		\$8,460
Fire	\$4,721			\$4,721
Police		\$1,546		\$1,546
Public Works	\$6,793			\$6,793
Airport		\$6,751		\$6,751


Cemetery	\$1,417	\$1,417		
Vehicles/Equipment				
Police and Fire		\$8,968	\$8,968	
Streets		\$11,096	\$11,096	
Sewer and Water		\$4,450	\$4,450	
Sewer & Water				
Pumps	\$11,722		\$11,722	
Street Lights	\$29,832		\$29,832	
Parks				
Lighting	\$3,797		\$3,797	
	\$11,514	\$63,525	\$24,514	\$99,553

13. Goal 9 [Section 9] of the currently existing BURNS REFORMATTED COMPREHEN-SIVE PLAN, titled "COMMERCE AND INDUSTRY" is hereby repealed, and replaced in it's entirety by the attached replacement text, similarly titled "SECTION 9, COMMERCE AND INDUSTRY." Said replacement text, as attached, by this reference is hereby incorporated herein as a part of this ordinance as if fully set forth herein.

Read, considered and passed by vote of 6 FOR and 0 AGAINST, being at least the affirmative vote of two-thirds of the quorum present at the vote of the Common Council of the City of Burns, this 13th day of February, 2008.


 Laura Van Cleave, Mayor

Attest:


 Dauna Wensenk
 City Clerk

SECTION 9, COMMERCE AND INDUSTRY

1. Findings

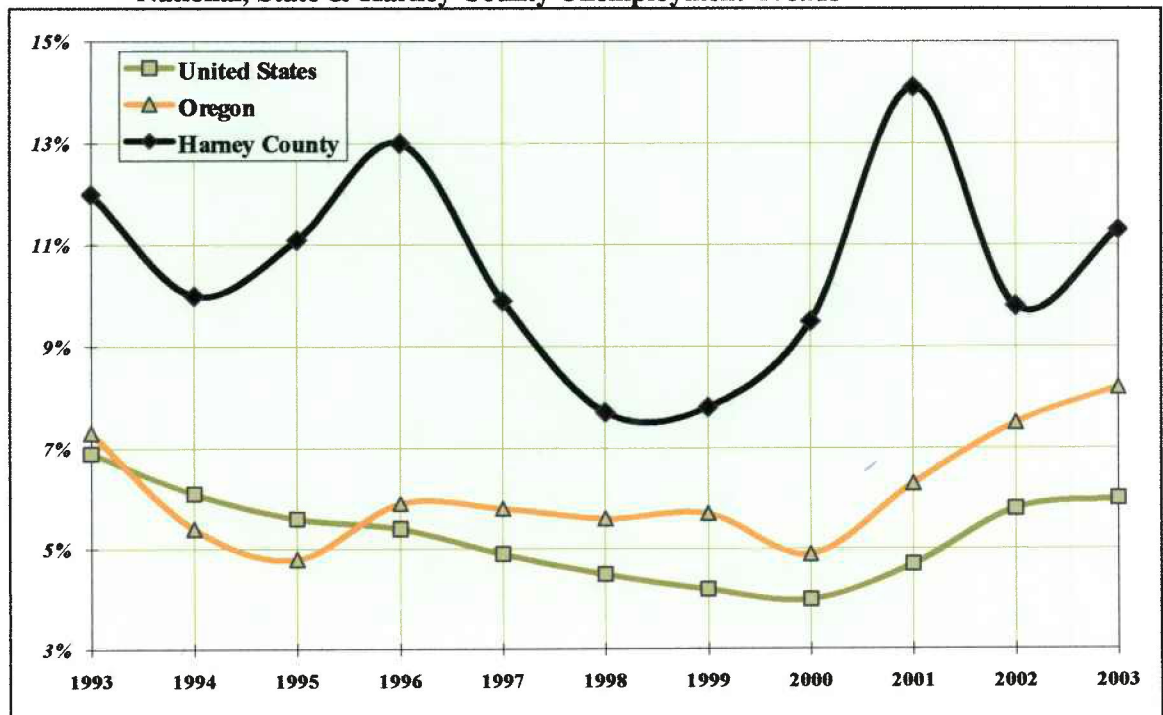
9.1 GENERAL ECONOMIC CONDITIONS

The City has served for decades as the hub of commerce and industry in Harney County. As the County's largest population center, the City has historically been the site of the County's most intensive economic activities. As such, the economies of Burns, the County, and the City of Hines are closely connected and interdependent, forming for the most part a single economic unit. Therefore, the scope of the following economic analysis addresses Harney County and the City of Hines, as well as commerce and industry specific to Burns.

A. Unemployment and Job Growth

Unlike some other counties in Oregon, Harney County did not fare better than the State during the recent recession. Several measures, including unemployment and job growth, underperformed the statewide average over the last three years. The following Table provides a comparison of unemployment trends nationally, statewide and in Harney County.

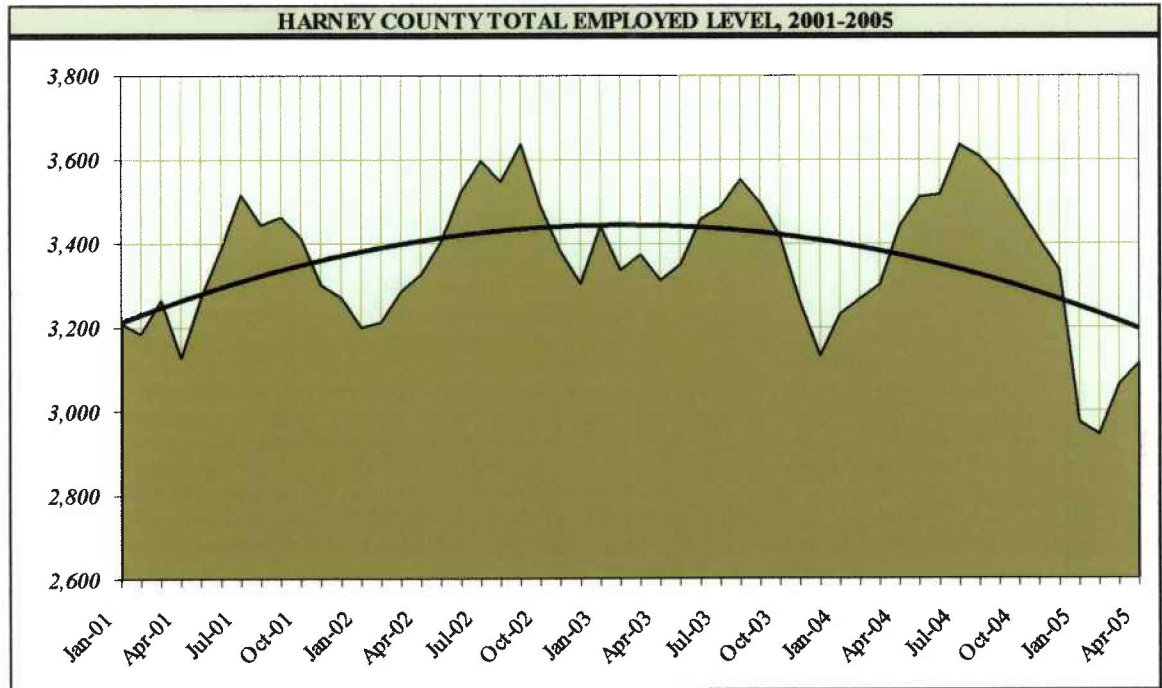
Table 9.1
National, State & Harney County Unemployment Trends



Source: Oregon Employment Department

- The Harney County unemployment rate suffered a nearly 4.0%-point increase, to 11.3%, as a result of the recent economic weakness. The local jobless rate significantly exceeded the Oregon rate which experienced a 3%-point increase to 8.2% by the beginning of 2004.
- At the end of 2003, the national and Harney County unemployment rates differential was even more pronounced, with a 6.5% difference in joblessness.

Table 9.2



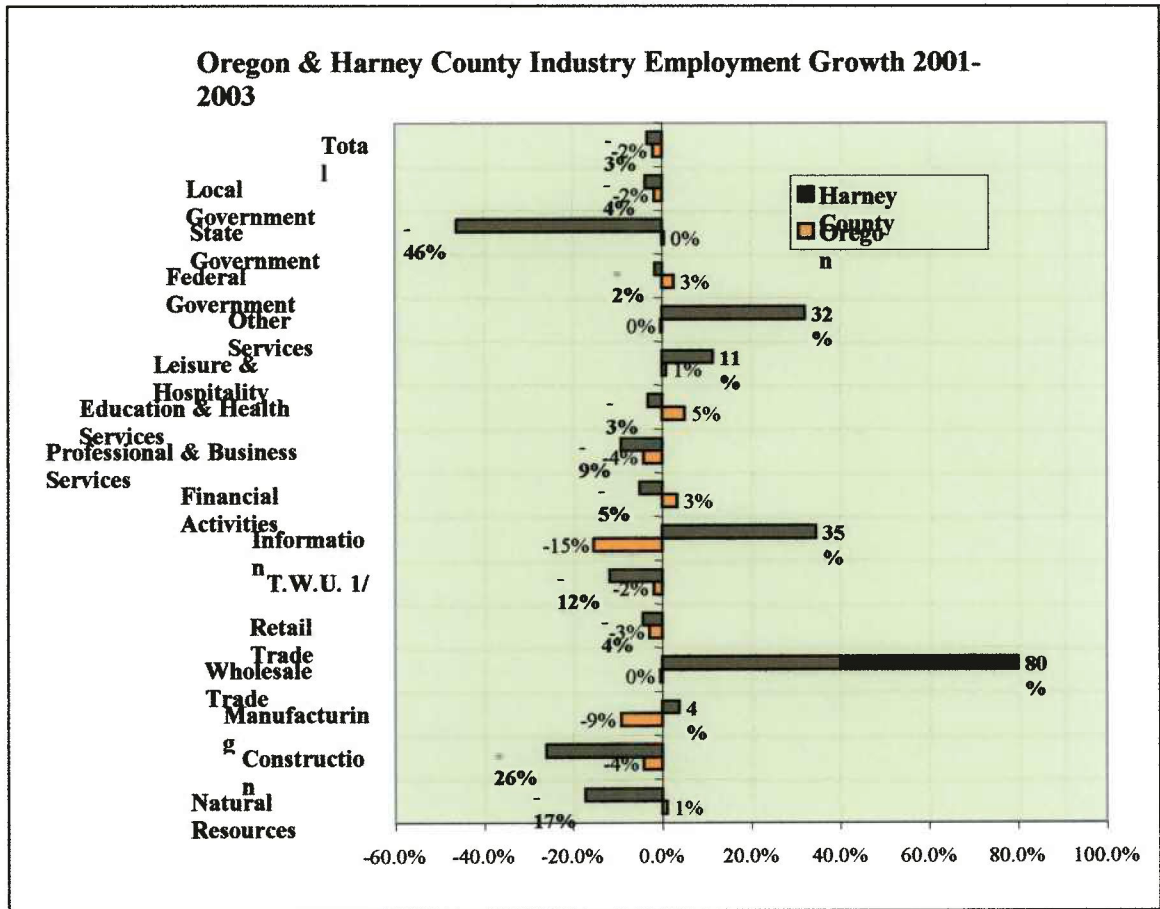
Source: Oregon Employment Department

- Harney County total employment has not changed significantly over the past four years. Despite significant seasonal variation, local employment appears to have peaked between 2002 and 2003.
- Despite little significant change, Harney County employment has begun a slight downward trend since early 2003, with seasonal employment peaks and valleys declining slightly in recent months compared to the prior twelve months.
- The State, in contrast, enjoyed its first 12-month period of positive job growth in 2003 and continued job growth, though sluggishly, through 2004. State job growth has strengthened significantly in the last six months.
- Historically, annual job patterns have been far more erratic in Harney County than Statewide, largely due to the seasonal nature of local industry.

B. Industry Job Growth

- 2003 industry employment in Harney County was more than 3% lower than industry jobs at the end of 2001; the local economy has been hit hard by the recession.
- The State, although comparatively better than Harney County, has also not performed well through the recession; industry employment at the end of 2003 was 2% below its mark at the end of 2001.

Table 9.3

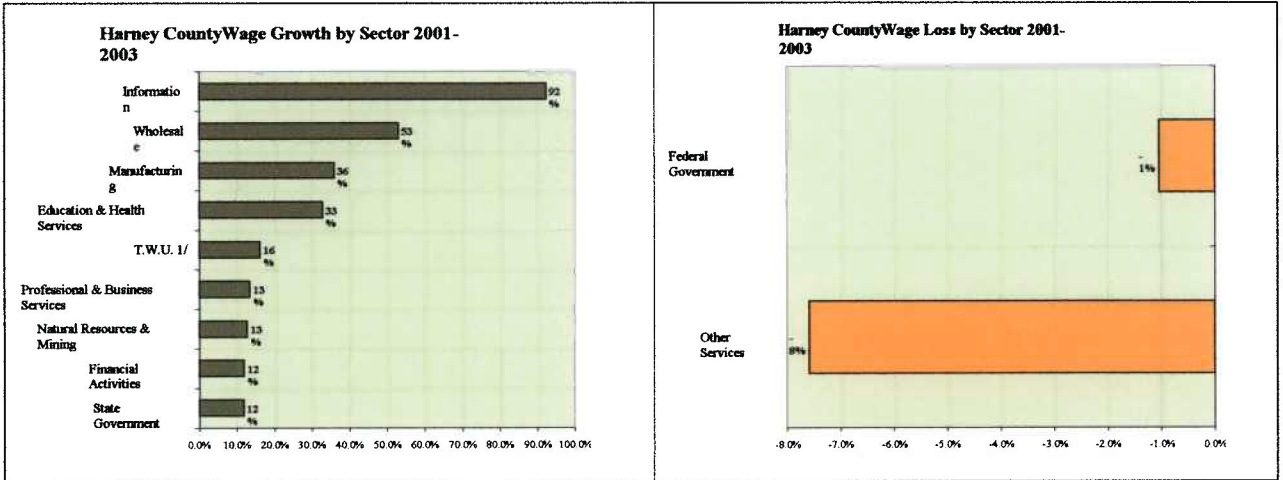


SOURCE: Oregon Employment Department

- Harney County Wholesale Trade, Information, and Other Services sectors exhibited the greatest growth in terms of percentage over the last three years.
- Other expanding sectors included Leisure & Hospitality and Manufacturing, with 11.5% and 3.8% job growth respectively. Leisure and Hospitality led all sectors in terms of total employment growth with the addition of 26 jobs.
- Statewide, Education & Health Services, Financial Activities, and Federal Government employment experienced growth, though modestly, through the recession. All other sectors declined, particularly Information (software, internet and publishing) and Manufacturing, which were the hardest hit.

A summary of industries demonstrating the wage growth strength and weakness since 2001 is found in the following Table.

Table 9.4



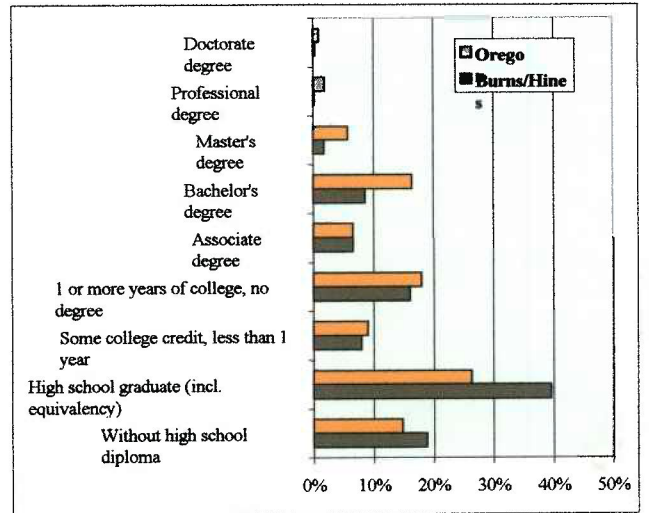
SOURCE: Oregon Employment Department
1/ Transportation, Warehousing, & Utilities

The following Table provides a summary of education/training for the adult labor force in Harney County in comparison to Oregon.

Table 9.5
Educational Attainment in Harney County and the State of Oregon, 2000

Burns/Hines Adult Educational	Local	MAJ	Female
Population 25 years and	3,130	1,561	1,569
Without high school	592	279	313
High school graduate (incl. equivalency)	1,238	603	635
Some college credit, less than 1 year	251	111	140
1 or more years of college, no degree	502	256	246
Associate degree	205	117	88
Bachelor's degree	269	159	110
Master's degree	55	29	26
Professional	7	7	0
Doctorate degree	11	0	11
Percent of population 25 years and	100	100	100
Without high school	19%	18%	20%
High school graduate (incl. equivalency)	40%	39%	40%
Some college credit, less than 1 year	8%	7%	9%
1 or more years of college, no degree	16%	16%	16%
Associate degree	7%	7%	6%
Bachelor's degree	9%	10%	7%
Master's degree	2%	2%	2%
Professional	0%	0%	0%
Doctorate degree	0%	0%	1%

SOURCE: U.S. Census Bureau



- The portion of the Burns/Hines region's population with no college background, at almost 60%, is substantially higher than that of the state in general.
- Burns and Hines trail the state in terms of population with at least a bachelor's degree. The percentage of local residents in the Burns/Hines area with at least a bachelor's degree or higher is less than half the statewide average proportion.

- Given the prevailing educational trends, the Burns/Hines area is at a comparative disadvantage for attracting knowledge-based employment, though workforce training programs and targeted industry recruitment can help mitigate disadvantages.

9.2 ECONOMIC DEVELOPMENT SITES AND TARGETS

The objective of this section is to calculate the number of acres of buildable commercial and industrial land in each plan designation in the existing Urban Growth Boundary (UGB) of the City of Burns. Buildable land is defined as land that is suitable, available, and necessary for the designated uses. This section provides the basis for subsequent calculations on the capacity of the UGB to accommodate future growth.

A. BURNS AND HARNEY COUNTY COMMERCIAL AND INDUSTRIAL ZONES

Harney County has a GIS-based parcel database that was current as of January 2005. In March 2005 TBAC field-checked all the parcels with commercial and industrial zoning within the Burns UGB.

Those parcels considered as vacant in the following analysis include fully vacant parcels and parcels that are partially vacant and/or redevelopable.

Table 9.6 indicates the commercial and industrial land use zones designated by the City of Burns and Harney County.

**Table 9.6
Burns and Harney County Commercial/Industrial Zoning Districts**

Zone	Code
City of Burns	
General Commercial	CG
Light Industrial	IL
Heavy Industrial	IH
Harney County	
Commercial & Industrial	C-1

Source: City of Burns Zoning Ordinance, Harney County Zoning Ordinance

B. BURNS GROSS AND NET BUILDABLE VACANT ACRES BY ZONING DISTRICT

The gross vacant buildable commercial/industrial acreage figures within the UGB of the City of Burns are shown in Table 9.7. Unbuildable vacant land is defined as vacant land which is subject to physical constraints, such as steep slopes. For the purposes of this calculation, unbuildable vacant land also includes the developed portion of partially vacant or redevelopable parcels.

Table 9.7 below contains an inventory of all parcels identified as vacant and in the UGB for Burns. The parcels have been given four classifications: 1) "vacant" – 100% of the parcel has been identified as buildable; 2) "partially vacant" – parcels with some development on the site and with development potential on the vacant portion of the site, or parcels with major development constraints (such as steep slopes or floodway) on a portion of the site; 3) "redevelopable" – parcels exhibiting potential for redevelopment; and 4) "unbuildable" – 100% of the site has been identified as unbuildable, due to constraints such as steep slopes on the site.

As shown in Table 9.7, a total of 274.72 acres of commercial/industrial land in the City of Burns UGB is classified as vacant buildable. Exhibit 9.1, entitled "City of Burns Vacant Buildable Lands Inventory, Commercial and Industrial Parcels," illustrates all of the parcels listed in Table 9.7.

**Table 9.7
Inventory of Burns Vacant Commercial & Industrial Parcels by Zoning District**

Township, Range, Section, & Quarter	Taxlot	Zone	Classification	Acres	Comments	Unbuildable Acreage	Gross Buildable Acreage
UGB							
23301300	1700	C-1	Partially Vacant	24.14		6.04	18.10
23301300	1900	C-1	Partially Vacant	12.51		2.09	10.42
233013DD	500	C-1	Partially Vacant	1.39		0.69	0.70
23301300	2000	C-1	Unbuildable	4.46	Walking Trail	4.46	0.00
23301300	1800	C-1	Vacant	2.97		0.00	2.97
23301300	1801	C-1	Vacant	11.58		0.00	11.58
233013DD	200	C-1	Vacant	0.30		0.00	0.30
233013DD	300	C-1	Vacant	1.18		0.00	1.18
SUB-TOTAL				58.53		13.28	45.25
CITY							
233013AA	900	CG	Partially Vacant	0.35		0.17	0.18
233013CA	300	CG	Partially Vacant	2.30		1.84	0.46
233013CB	1100	CG	Partially Vacant	2.36		0.59	1.77
233107AB	400	CG	Partially Vacant	4.89	RV Park/4.51 acres in floodway	4.51	0.38
233107CA	10500	CG	Partially Vacant	0.29	Parking/storage in rear	0.15	0.14
233107CA	10600	CG	Partially Vacant	0.17		0.08	0.09
233107CA	10700	CG	Partially Vacant	0.23		0.12	0.11
233107CA	6700	CG	Partially Vacant	0.23	Parking/storage in rear	0.12	0.11
233107CC	3700	CG	Partially Vacant	0.63		0.32	0.31
233107CD	1900	CG	Partially Vacant	0.20	Parking/storage in rear	0.10	0.10
233107CD	2000	CG	Partially Vacant	0.23		0.12	0.11
233107CD	6400	CG	Partially Vacant	0.34		0.17	0.17
233107DD	6400	CG	Partially Vacant	2.26		1.13	1.13
233118BB	1900	CG	Partially Vacant	0.50		0.25	0.25
233012DD	7400	CG	Redevelopable	0.23	Storage	0.00	0.23
233013AC	800	CG	Redevelopable	0.21		0.00	0.21
233013CA	200	CG	Redevelopable	1.02		0.00	1.02
233013CA	502	CG	Redevelopable	0.65		0.00	0.65
233013CA	800	CG	Redevelopable	3.44		0.00	3.44
233107BD	300	CG	Redevelopable	0.78	Storage	0.00	0.78
233107CA	5200	CG	Redevelopable	0.23		0.00	0.23
233107CA	6400	CG	Redevelopable	0.24		0.00	0.24
233107CA	6500	CG	Redevelopable	0.10		0.00	0.10
233107CA	6600	CG	Redevelopable	0.10		0.00	0.10
233107CD	3400	CG	Redevelopable	0.10		0.00	0.10
233107CD	600	CG	Redevelopable	0.12	Storage	0.00	0.12
233107CD	6100	CG	Redevelopable	0.12		0.00	0.12
233107CD	8600	CG	Redevelopable	0.14		0.00	0.14
233118BA	201	CG	Redevelopable	0.86		0.00	0.86
233118BB	1700	CG	Redevelopable	0.11		0.00	0.11
23301300	200	CG	Vacant	0.48		0.00	0.48
23301300	1501	CG	Vacant	0.47		0.00	0.47
233012DD	8100	CG	Vacant	0.34		0.00	0.34

Township, Range, Section, & Quarter	Taxlot	Zone	Classification	Acres	Comments	Unbuildable Acreage	Gross Buildable Acreage
233012DD	8200	CG	Vacant	0.10		0.00	0.10
233012DD	8300	CG	Vacant	0.09		0.00	0.09
233012DD	8400	CG	Vacant	0.49		0.00	0.49
233013AA	100	CG	Vacant	0.12		0.00	0.12
233013AA	1100	CG	Vacant	0.10		0.00	0.10
233013AA	1300	CG	Vacant	0.40		0.00	0.40
233013AA	8500	CG	Vacant	0.35		0.00	0.35
233013AC	1500	CG	Vacant	0.25		0.00	0.25
233013AC	1800	CG	Vacant	0.23		0.00	0.23
233013AC	500	CG	Vacant	0.74		0.00	0.74
233013AC	8600	CG	Vacant	0.08		0.00	0.08
233013AC	8700	CG	Vacant	0.20		0.00	0.20
233013AC	8800	CG	Vacant	0.10		0.00	0.10
233013AC	8900	CG	Vacant	0.29		0.00	0.29
233013AC	900	CG	Vacant	0.14		0.00	0.14
233013AC	9000	CG	Vacant	0.15		0.00	0.15
233013BD	2600	CG	Vacant	0.26		0.00	0.26
233013BD	3500	CG	Vacant	0.13		0.00	0.13
233013CA	100	CG	Vacant	0.50		0.00	0.50
233013CA	101	CG	Vacant	1.44		0.00	1.44
233013CA	600	CG	Vacant	1.40		0.00	1.40
233013CA	700	CG	Vacant	2.08		0.00	2.08
233013CB	1000	CG	Vacant	1.87		0.00	1.87
233013DB	500	CG	Vacant	2.11		0.00	2.11
233013DB	600	CG	Vacant	1.15		0.00	1.15
233013DB	700	CG	Vacant	2.38		0.00	2.38
233107BA	1200	CG	Vacant	1.35	0.10 acres in floodway	0.10	1.25
233107BD	200	CG	Vacant	2.77		0.00	2.77
233107CA	2000	CG	Vacant	0.22		0.00	0.22
233107CA	5700	CG	Vacant	0.12		0.00	0.12
233107CA	5900	CG	Vacant	0.91		0.00	0.91
233107CA	7100	CG	Vacant	0.11		0.00	0.11
233107CA	7400	CG	Vacant	0.22		0.00	0.22
233107CC	3500	CG	Vacant	0.06		0.00	0.06
233107CC	3800	CG	Vacant	0.15		0.00	0.15
233107CC	5000	CG	Vacant	0.23		0.00	0.23
233107CC	5300	CG	Vacant	0.23		0.00	0.23
233107CC	5600	CG	Vacant	0.32		0.00	0.32
233107CC	5700	CG	Vacant	0.86		0.00	0.86
233107CD	2900	CG	Vacant	0.12		0.00	0.12
233107CD	6200	CG	Vacant	0.03		0.00	0.03
233107CD	6600	CG	Vacant	0.35		0.00	0.35
233107CD	700	CG	Vacant	0.15		0.00	0.15
233107CD	7100	CG	Vacant	0.20		0.00	0.20
233107CD	7700	CG	Vacant	0.07		0.00	0.07
233107CD	7800	CG	Vacant	0.01		0.00	0.01

Township, Range, Section, & Quarter	Taxlot	Zone	Classification	Acres	Comments	Unbuildable Acreage	Gross Buildable Acreage
233107CD	7900	CG	Vacant	0.11		0.00	0.11
233107CD	8000	CG	Vacant	0.08		0.00	0.08
233107DC	10800	CG	Vacant	0.09		0.00	0.09
233107DC	10900	CG	Vacant	0.04		0.00	0.04
233107DC	8700	CG	Vacant	0.46		0.00	0.46
233107DC	9500	CG	Vacant	0.34		0.00	0.34
233107DD	5600	CG	Vacant	0.35		0.00	0.35
233107DD	5700	CG	Vacant	0.10		0.00	0.10
233107DD	6102	CG	Vacant	0.33		0.00	0.33
233107DD	6300	CG	Vacant	1.70		0.00	1.70
233118AB	1600	CG	Vacant	0.11		0.00	0.11
233118AB	200	CG	Vacant	0.21		0.00	0.21
233118BA	100	CG	Vacant	0.10		0.00	0.10
233118BA	1300	CG	Vacant	0.28		0.00	0.28
233118BA	200	CG	Vacant	0.53		0.00	0.53
233118BB	100	CG	Vacant	0.12		0.00	0.12
233107BA	100	CG/RS	Partially vacant	10.88	8.25 acres RS/0.93 acres in floodway	9.18	1.70
233107BA	1100	CG/RS	Partially vacant	1.38		0.55	0.83
233107DC	7600	CG/RS	Partially vacant	0.15		0.06	0.09
23301200	100	CG/RS	Vacant	153.81	115.67 acres zoned RS	115.67	38.14
233107AB	300	CG/RS	Vacant	4.90	Ag. corral/2.78 acres RS/1.97 acres in floodway	4.75	0.15
233107BD	101	CG/RS	Vacant	3.05		0.44	2.61
233107BD	601	CG/RS	Vacant	2.83		1.75	1.08
23311800	400	IH	Partially vacant	10.72	Rock/gravel equipment	5.36	5.36
233013DB	801	IH	Partially vacant	3.23	Outdoor storage	1.62	1.61
233118BA	2900	IH	Partially vacant	1.62		1.08	0.54
23311800	300	IH	Redevelopable	1.99		0.00	1.99
233118AB	5300	IH	Redevelopable	0.65		0.00	0.65
23311800	600	IH	Vacant	5.30		0.00	5.30
23311800	700	IH	Vacant	14.07	No access	0.00	14.07
233013DB	802	IH	Vacant	7.83	No access	0.00	7.83
233118AB	2700	IH	Vacant	0.27		0.00	0.27
233118AB	2800	IH	Vacant	0.13		0.00	0.13
233118AB	5500	IH	Vacant	4.45		0.00	4.45
233118AB	5600	IH	Vacant	0.50		0.00	0.50
233118AB	5700	IH	Vacant	0.93		0.00	0.93
233118AB	6001	IH	Vacant	2.13		0.00	2.13
233118AB	6200	IH	Vacant	0.67		0.00	0.67
233118B0	400	IH	Vacant	11.38		0.00	11.38
233118BA	3000	IH	Vacant	3.24		0.00	3.24
233013DA	100	IL	Partially vacant	1.47		0.74	0.73
233013DA	400	IL	Partially vacant	2.01		0.67	1.34
233013DA	101	IL	Vacant	2.63		0.00	2.63
233013DA	501	IL	Vacant	2.55		0.00	2.55
233013DB	100	IL	Vacant	1.72		0.00	1.72
233013DB	200	IL	Vacant	4.69		0.00	4.69

Township, Range, Section, & Quarter	Taxlot	Zone	Classification	Acres	Comments	Unbuildable Acreage	Gross Buildable Acreage
233118BA	2300	IL	Vacant	0.11		0.00	0.11
233118BC	100	IL	Vacant	0.37		0.00	0.37
233118BC	4000	IL	Vacant	0.23		0.00	0.23
233118BC	4200	IL	Vacant	0.18		0.00	0.18
233118BC	4400	IL	Vacant	0.35		0.00	0.35
233013DA	502	IL/IH	Partially vacant	13.40		0.84	12.56
233118BC	4900	IL/IH	Partially vacant	2.18		0.22	1.96
233118BC	4800	IL/IH	Redevelopable	2.91		0.00	2.91
23301300	2000	IL/IH	Unbuildable	4.35	Walking trail	4.35	0.00
23311800	200	IL/IH	Vacant	36.75		0.00	36.75
233118BC	4700	IL/IH	Vacant	9.56		0.35	9.21
SUB-TOTAL				386.87		157.40	229.47
TOTAL				445.40		170.68	274.72

Source: The Benkendorf Associates Corp., 2005 from data provided by Harney County (January 2005).

Table 9.8 is a summary of the data in Table 9.7 by Zoning District.

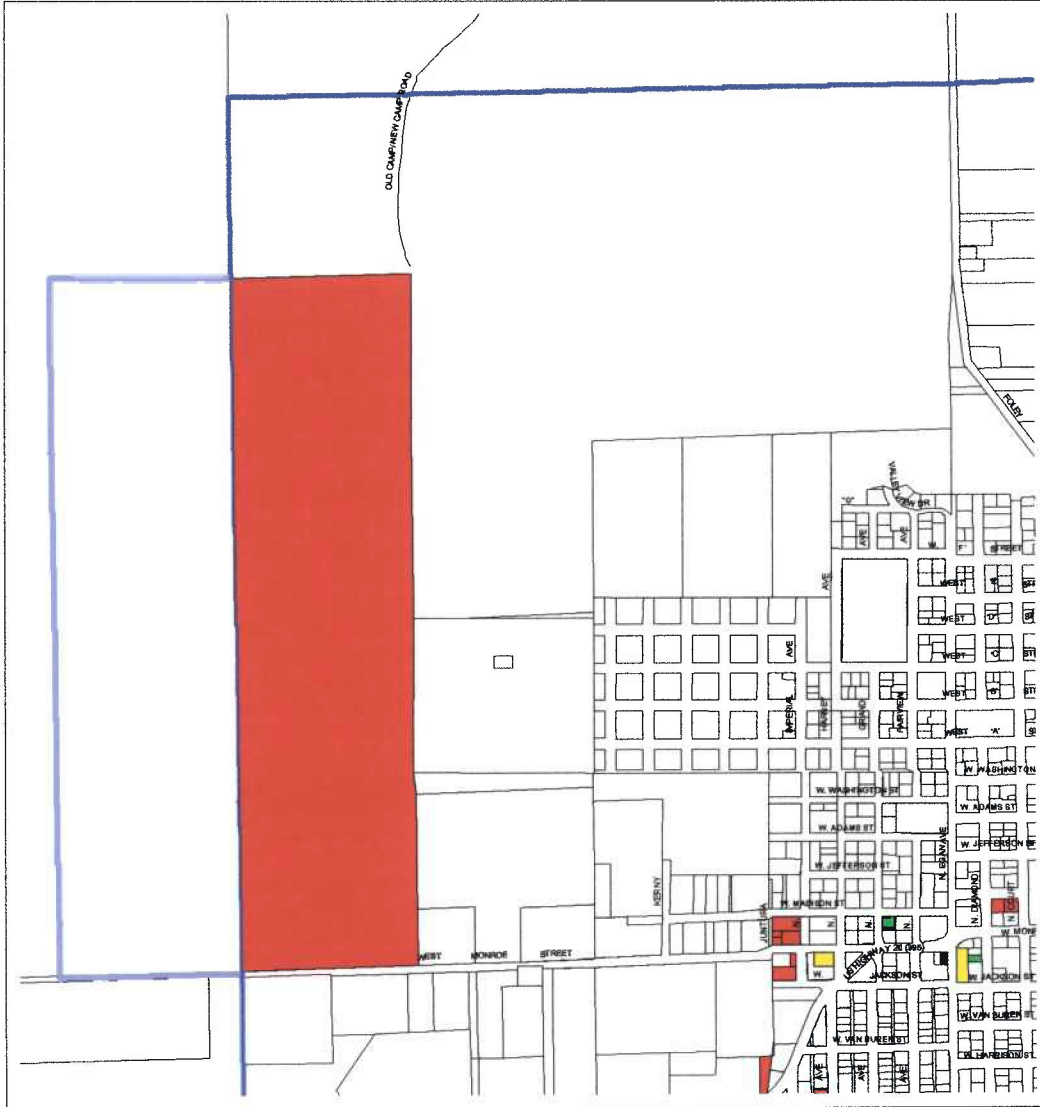
Table 9.8
Summary of Vacant Commercial and Industrial Parcels within Burns UGB by Zoning District

primary zone	Total			Vacant			Partially Vacant/Redevelopable			Unbuildable	
	parcels	total acres	buildable acres	parcels	total acres	buildable acres	parcels	total acres	buildable acres	parcels	total acres
CG	95	55.30	45.53	65	31.87	31.77	30	23.43	13.76	0	0.00
CG/RS	7	177.00	44.60	4	164.59	41.98	3	12.41	2.62	0	0.00
IH	17	69.11	61.05	12	50.90	50.90	5	18.21	10.15	0	0.00
IL	11	16.31	14.90	9	12.83	12.83	2	3.48	2.07	0	0.00
IL/IH	6	69.15	63.39	2	46.31	45.96	3	18.49	17.43	1	4.35
Subtotal City	136	386.87	229.47	92	306.50	183.44	43	76.02	46.03	1	4.35
C-1	8	58.53	45.25	4	16.03	16.03	3	38.04	29.22	1	4.46
Subtotal UGB	8	58.53	45.25	4	16.03	16.03	3	38.04	29.22	1	4.46
Total	144	445.40	274.72	96	322.53	199.47	46	114.06	75.25	2	8.81

Source: The Benkendorf Associates Corp., 2005.

Note: figures may not add due to rounding.

Exhibit 9.1
City of Burns Vacant Buildable Lands Inventory, Commercial and Industrial Parcels



- City Limits
- Burns
- Hines
- UGB
- Burns
- Hines
- Commercial/Industrial Parcels
- Vacant
- Partially Vacant
- Redevelopable
- Unbuildable
- ▬ Streets
- ▭ Parcels

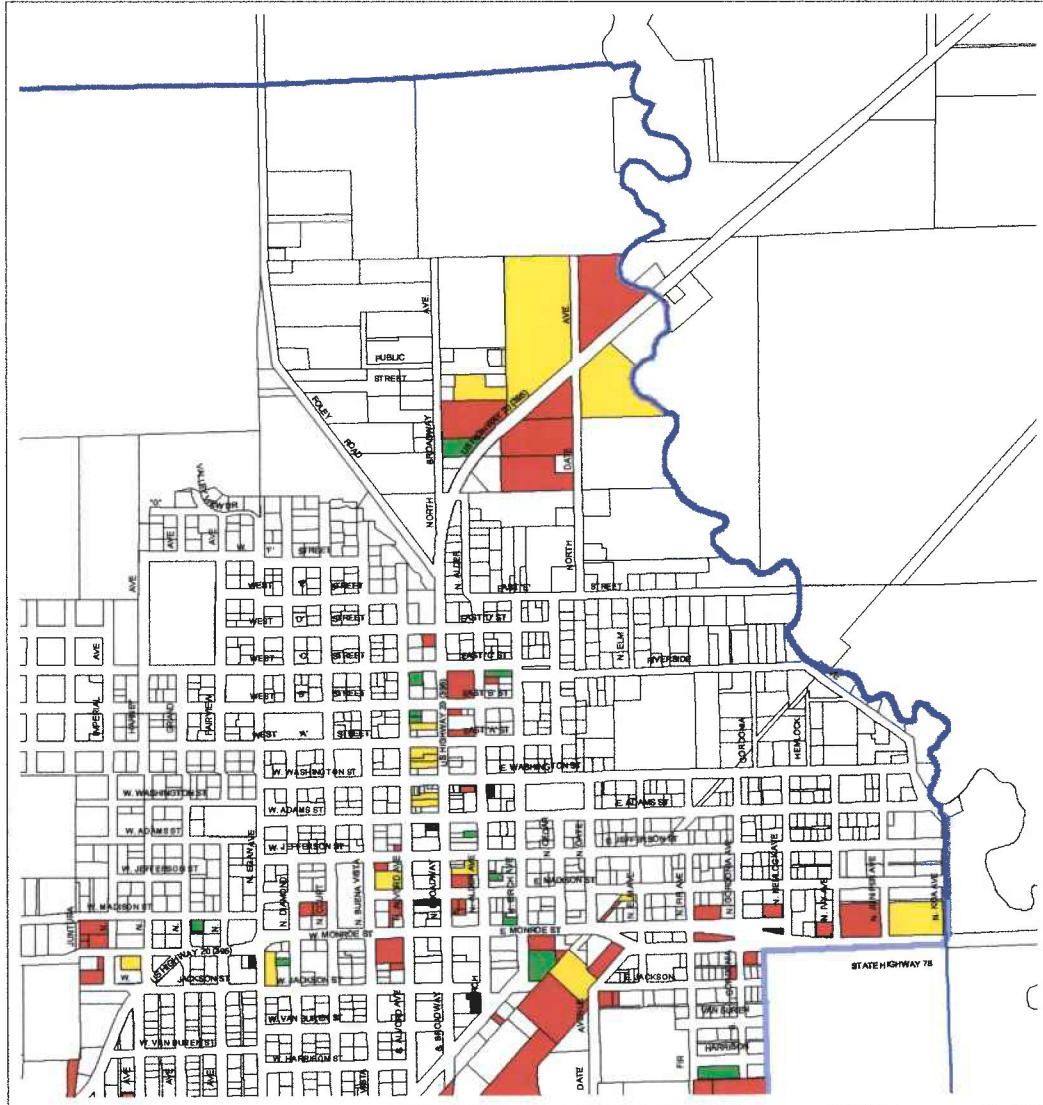
City of Burns
Vacant Buildable Lands Inventory
Commercial and Industrial Parcels

Sheet 1 of 4



The Benkendorf Associates Corp.
 May 2005

Exhibit 9.1 (continued)



City of Burns
Vacant Buildable Lands Inventory
Commercial and Industrial Parcels

Sheet 2 of 4

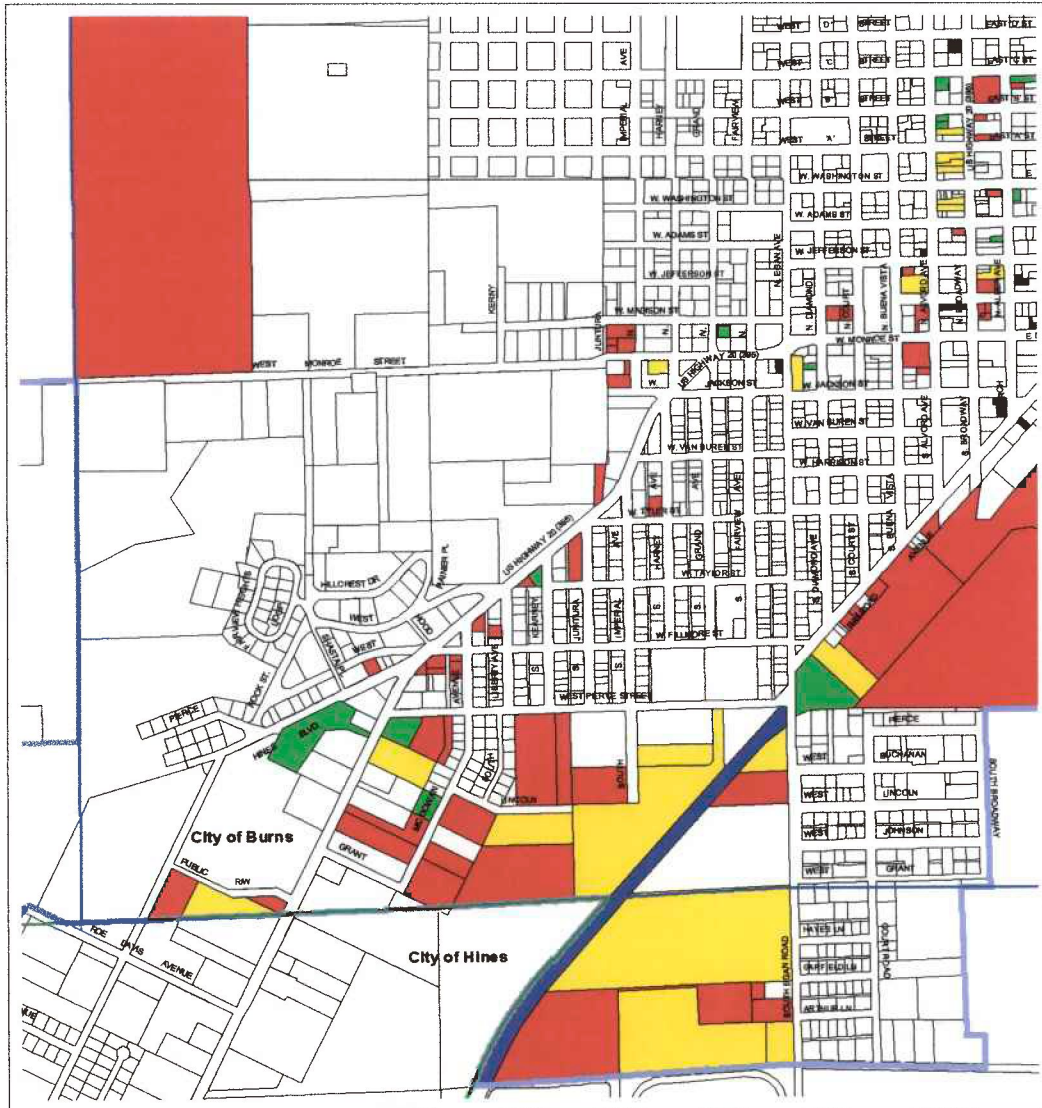
- City Limits
- Burns
- Hines
- UGB
- Burns
- Hines
- Commercial/Industrial Parcels
- Vacant
- Partially Vacant
- Redevelopable
- Unbuildable
- Streets
- Parcels

500 0 500 1000 Feet



The Benkendorf Associates Corp.
 May 2005

Exhibit 9.1 (continued)



- City Limits
 - Burns
 - Hines
- UGB
 - Burns
 - Hines
- Commercial/Industrial Parcels
 - Vacant
 - Partially Vacant
 - Redevelopable
 - Unbuildable
- Streets
- Parcels

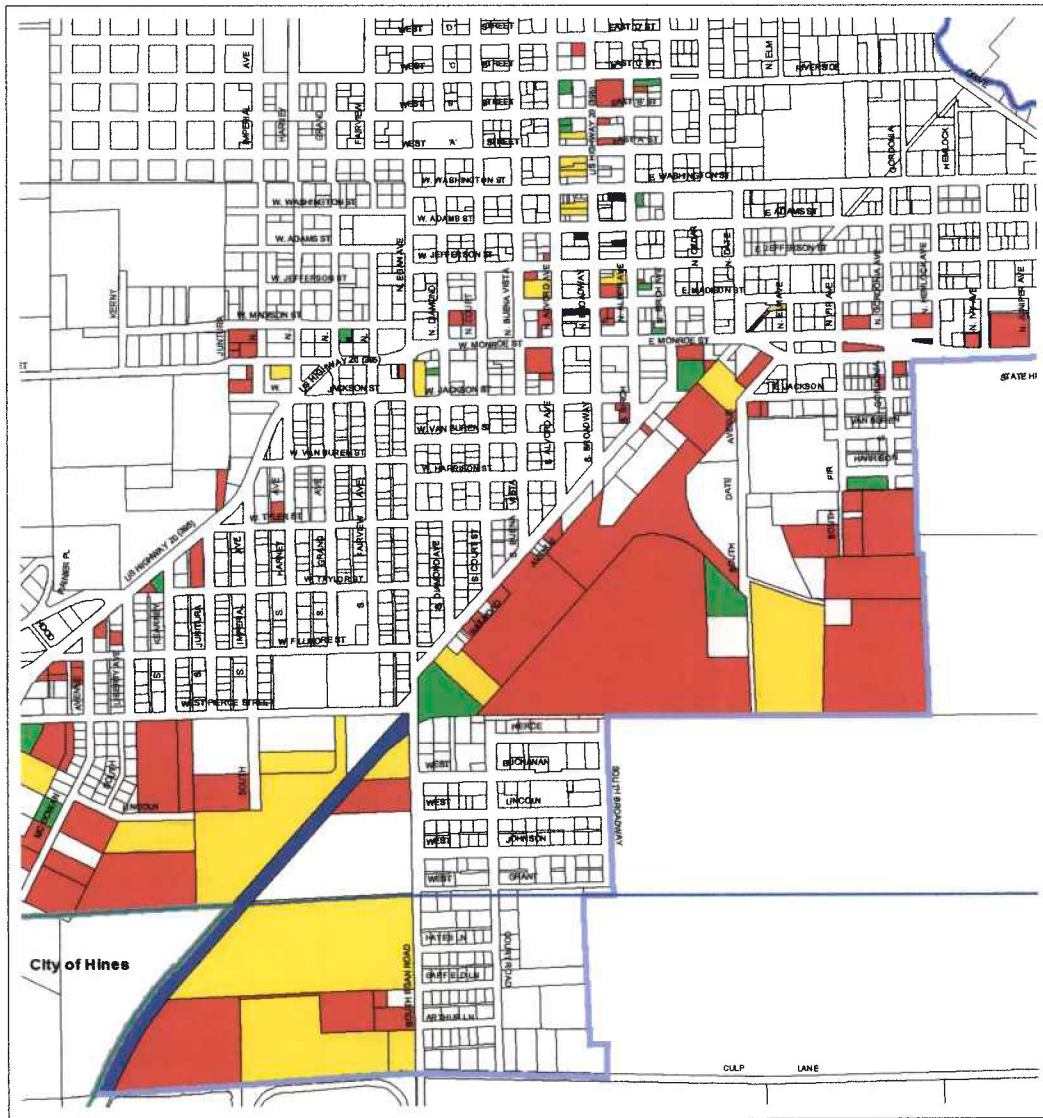
City of Burns
 Vacant Buildable Lands Inventory
 Commercial and Industrial Parcels

Sheet 3 of 4



The Benkendorf Associates Corp.
 May 2005

Exhibit 9.1 (continued)



- City Limits
 - Burns
 - Hines
- UGB
 - Burns
 - Hines
- Commercial/Industrial Parcels
 - Vacant
 - Partially Vacant
 - Redevelopable
 - Unbuildable
- Streets
- Parcels

City of Burns
 Vacant Buildable Lands Inventory
 Commercial and Industrial Parcels

Sheet 4 of 4



The Benkendorf Associates Corp.
 May 2005

Table 9.9 is the inventory for total parcels, vacant parcels and gross buildable land within the Burns UGB. Within the City Limits and UGB, there are 142 buildable commercial and industrial parcels with 274.7 vacant buildable acres.

Table 9.9
Inventory of Vacant and Developed Commercial and Industrial Land in the City of Burns UGB

Zone		Total Parcels (Vacant + Developed)		Vacant, Partially Vacant/Redevelopable, & Unbuildable Parcels					
		Total Acres	Total Parcels	acres	parcels	unbuildable acreage	buildable acreage	buildable parcels	
Commercial									
Commercial	C-1	59.1	9	58.5	8	13.3	45.3	7	
General Commercial	CG	144.2	401	55.3	95	9.8	45.5	95	
General Commercial/Residential	CG/RS	177.0	7	177.0	7	132.4	44.6	7	
Total Commercial		380.4	417	290.8	110	155.5	135	109	
Industrial									
Heavy Industrial	IH	97.7	32	69.1	17	8.1	61.1	17	
Light Industrial	IL	21.7	24	16.3	11	1.4	14.9	11	
Light Industrial/Heavy Industrial	IL/IH	69.2	6	69.2	6	5.8	63.4	5	
Total Industrial		188.6	62	154.6	34	15.2	139	33	
TOTAL		568.9	479	445.4	144	170.7	274.7	142	

Source: The Benkendorf Associates Corp., 2005.

Note: figures may not add due to rounding.

Net buildable vacant acres are calculated by subtracting land needed for future public facilities from gross buildable vacant acres. For the purpose of this analysis, land needed for future facilities is defined as 25% of all non-public vacant land.

The calculations for subtracting 25% from gross buildable acres to convert to net buildable acres are shown in Table 9.10 below.

**Table 9.10
Inventory of Net Buildable Commercial/Industrial Land by Zoning District, Burns UGB**

	Zone		buildable parcels	gross buildable acres	net buildable acres
Commercial					
	Commercial	C-1	7	45.3	33.9
	General Commercial	CG	95	45.5	34.1
	General Commercial/Residential	CG/RS	7	44.6	33.5
Total Commercial			109	135.4	101.5
Industrial					
	Heavy Industrial	IH	17	61.1	45.8
	Light Industrial	IL	11	14.9	11.2
	Light Industrial/Heavy Industrial	IL/IH	5	63.4	47.5
Total Industrial			33	139.3	104.5
TOTAL			142	274.7	206.0

Source: The Benkendorf Associates Corp., 2005.

Note: figures may not add due to rounding

As shown in Table 9.10 above, there are 206.0 acres of net buildable commercial and industrial land on 142 parcels within the UGB of the City of Burns.

C. TARGET INDUSTRIES

1. Location Quotient Analysis

An analysis of Harney County's industry concentration was conducted to help identify current and future economic development opportunities. An industry concentration analysis is used to determine industries with higher than average concentrations in a particular region. Industries with a high concentration create a base industrial core that, along with their vendors and support services, help support the broader economy of a community. Industry concentrations are determined by the relative prevalence of an industry relative to nationwide averages. High concentrations are, therefore, not necessarily indicative of a large industrial presence in and of themselves, but rather indicate which industries have an appreciably above-average presence in the region relative to elsewhere.¹ An industry concentration does not describe the entire economy, but rather those businesses that are the most distinct and specialized to an area and its various competitive advantages.

Industry concentrations are typically driven by the unique nature of local geography, environment, population, culture and public investment. Because of their unique qualities in any given location, it must be a high priority in economic development efforts to retain, strengthen and build upon existing concentrations to maintain an economic competitive advantage.

¹ Industry concentration is measured by a location quotient (LQ). The numerator of the industry LQ is the share of local employment attributable to the specific sector. The denominator of the industry LQ is the share of national employment attributable to the sector nationwide. An LQ greater than 1.0 signifies an industry with above-average concentration in a local economy. An LQ less than 1.0 signifies an industry with below-average presence in a local economy.

TABLE 9.11
HARNEY COUNTY LOCATION QUOTIENT ANALYSIS

Industr	Emp.	Location Quotient
10 All other crop farming	396	102.9
11 Cattle ranching and farming	449	28.4
350 Motor vehicle parts manufacturing	112	7.1
496 Other federal gov't enterprises	10	6.7
18 Agricultural & forestry support act.	94	5.7
480 Other Accommod.	18	5.5
506 Federal Non-Military	222	5.4
73 Bread and Bakery,except frozen, manufacturing	26	4.6
489 Drycleaning and laundry services	41	3.2
491 Religious organizat.	116	3.0
470 Social assistance	127	2.9
30 Power generation & supply	21	2.4
171 Other misc. chemical man.	2	2.3
433 Video tape & disc rental	10	2.2
485 Comm. machine repair	20	2.1
413 Newspaper pub.	19	2.0
407 Gasoline Stations	41	2.0
498 State & local gov't electric utilities	3	1.9
405 Food and beverage stores	117	1.7
Total	3,684	

SOURCE: Implan, Oregon Employment Department

Economic data for Harney County and the State of Oregon indicate that Harney County presently is host to three distinct concentrations. These are:

- Other Crop Farming
- Cattle Ranching & Farming
- Motor Vehicle Parts Manufacturing

2. Supply-Chain Targeted Industries Analysis

A concentration-based analysis of industries that may prove most feasible or successful for any City or County-based economic development efforts was conducted. The theory employed is that industries and business that might most likely seek a Burns or Harney County location are those that would like to be nearby major customers, in order that transportation, production, and marketing costs can be reduced while regional market share can more easily be enhanced, i.e. cost and locational efficiencies of company supply chains.

Utilizing IMPLAN methodology,² as well as Oregon Employment Department (OED) data, the following methodological steps were used:

- Local Concentration Customers: Industries that regularly purchased goods and services produced by Harney County's concentrations were identified with input-output analysis utilizing IMPLAN.

² IMPLAN (IMPacts for PLANning) is a standardized input/output economic model that was developed by the U.S. Forest Service for estimating the economic impacts of management policies. The model is utilized by academia, the public and private sectors for the purposes of measuring relationships between different industries in any geographic area in the U.S.

- Local Concentration Vendors: Industries that provide goods and services to each of the concentrations were identified via results expressed above as well as additional analysis of OED data.
- Local Input Analysis: After identifying all vendors to local industry, the share of products and services sold to local concentrations by local businesses was estimated.
- Input Import Analysis: Once local input production for business was known, the quantity of goods and services imported from outside Harney County by local businesses was then estimated.

Harney County's Other Crop Farming, Cattle Ranching & Farming, and Motor Vehicle Parts Manufacturing all rely on significant amounts of imported goods and services. Each of these industries require at minimum \$17 million in vendor goods and services from outside of Harney County, making these inputs and their respective industries of primary interest. Targeting of these sectors for expansion and attraction would not only diversify the local economy, but also enhance the supply chain and business costs of existing industry in Harney County.

a. Other Crop Farming

The County's largest economic concentration is Other Crop Farming with an emphasis on alfalfa, hay, rye, barley, and oats. The following Table provides a summary of inputs required by the sector for production, as well as information about how much of those inputs, in millions of dollars annually, are from local firms or are imported from outside of Harney County.

TABLE 9.12
OTHER CROP FARMING INPUT ANALYSIS

Industr	Goods & Service s Use	Loca Gbods & Service	Importe Goods & Service
Pesticide and other agricultural chemical	2.170	0.000	2.170
Wholesale trade	2.120	0.080	2.040
Nitrogenous fertilizer manufac.	1.640	0.000	1.640
Petroleum refineries	1.450	0.000	1.450
Insurance Carry	1.020	0.100	0.920
Phosphatic fert.	0.760	0.000	0.760
Other inorganic chemical manufac.	0.440	0.010	0.430
Steel wire drawing	0.410	0.000	0.410
Monetary authorities & depository credit intermed.	0.610	0.330	0.280
Warehousing and storage	0.260	0.000	0.260
Truck transport.	0.660	0.420	0.240
Industrial truck-trailer-and stacker manufact.	0.250	0.010	0.240
Farm machinery & equipment manufact.	0.200	0.000	0.200
Machinery and equipment rental & leasing	0.180	0.000	0.180
Stone mining and quarrying	0.170	0.000	0.170
Rail transportat.	0.160	0.010	0.150
Power generation	0.500	0.370	0.130
Automotive equipment rental & leasing	0.120	0.000	0.120
Tire manufacturing	0.110	0.000	0.110
Total	28.331	6.830	21.501

SOURCE: MIG

* In millions of dollars

- The industry currently directly employs 396 people directly within the county, making it the region's second largest employer, behind cattle ranching. True employment is actually much greater due to the seasonal nature of the industry, a significant component of which is not included here.
- The 396 year-round employees represent 10.75% of the entire covered employment workforce.
- Vendors and support industries for All Other Crop Farming provide almost \$7 million on an annual basis to the local economy. Truck transportation, power generation and supply, monetary authorities and depository credit intermediaries, commercial machinery repair, and maintenance.
- Imported goods and services to support All Other Crop Farming exceed \$21 million annually, led by Pesticide and Fertilizer Manufacturing, Wholesale Trade, and Refined Petroleum Products.

2. Cattle Ranching & Farming

The second largest economic concentration in the Harney County economy is Cattle Ranching & Farming, which includes a diverse range of primary business sectors. The following Table summarizes the concentration in terms of direct, indirect and tertiary/induced employment by local business sector.

- Cattle Ranching directly employs roughly 449 individuals in Harney County making the industry the county's leading employer, representing 12.2% of the covered workforce.
- Vendors and services to the primary cattle ranching firms provide over twenty million dollars on an annual basis to the local economy. The local industries that are impacted the greatest are Crop Farming, Cattle Ranching, Agriculture & Forestry Support Services, Power Generation, and Truck Transportation.
- Imported goods and services to support Cattle Ranching & Farming near \$20 million annually, led by Real Estate Services, Animal Food Manufacturing, Grain Farming, and Wholesale Trade.

c. Motor Vehicle Parts Manufacturing

A major employer for Harney County is Monaco Coach, which manufactures fiberglass at a plant in Hines, Oregon. Monaco Coach has operated the plant since its acquisition of SMC Corp. in 2001. Monaco Coach cites a "strong work ethic" among the over one hundred employees as the plant's primary asset, indicating a highly-marketable local labor force. Oregon's sales-tax free environment has also contributed to the high-end motor home industry in the state.

The following Table summarizes this emerging concentration of non-traditional manufacturers and the growing array of sectors they help to support locally. Results are summarized in terms of annual employment.

TABLE 9.14
MOTOR VEHICLE PARTS MANUFACTURING ANALYSIS

- Motor Vehicle Parts Manufacturing employs 112 on an annual basis with the vast majority working at the Monaco Coach plant.
- Tertiary or induced employment created by primary and secondary commerce in the concentration provide over 3.6 million dollars on an annual basis to the local economy, led by Other Motor Vehicle Parts Manufacturing, Truck Transportation, Power Generation & Supply, Machine Shops, and Monetary Authorities & Depository Credit Intermediaries.
- Imported goods and services to support motor vehicle parts manufacturing top \$17.5 million annually, led by Wholesale Trade, Iron and Steel Mills, Motor Vehicle Parts Manufacturing, Management Services, and Aluminum Foundries.
- The outlook for the concentration may be tempered by erratic and escalated fuel costs, which not only drive up the cost of production, but also make recreational vehicle and trailer usage more expensive to consumers as well.

3. Combined Targeted Industries

The following Table provides a summary of the top twenty candidate industries for recruitment, in terms of gross annual sales to local businesses, but located outside Harney County. Oregon average annual wages for each candidate industry are also provided.

As the following Table indicates, local economic development efforts have the opportunity to tap sectors that are traditionally industrial: Manufacturing, Wholesale Trade and Natural Resources. Animal food, pesticide, petroleum products, fertilizer, and motor vehicle parts are all some of the

many manufacturing sectors from outside the area that local business rely on most heavily for vendor goods and services. Non-manufacturing candidate industries are led by real estate, wholesale trade, agriculture and forestry support, and insurance. Although some industries will be more feasible than others, the profile of industries summarized above provides a roadmap for business retention and recruitment efforts grounded in Harney County's existing competitive advantages.

TABLE 9.15
LEADING CANDIDATE TARGETED INDUSTRY SECTORS FOR HARNEY COUNTY

NAICS	Industry	Imported Goods & Services *	Average Statewide Pay
53100	Real estate	9.370	\$27,313
42000	Wholesale trade	6.590	\$50,090
11500	Agriculture and forestry support activities	4.030	\$21,621
31111	Animal food manufacturing	3.280	\$40,210
32400	Petroleum and coal products manufacturing	2.480	\$45,550
32532	Pesticide and other agricultural chemical manufacturing	2.410	\$38,646
11114-19	Grain farming	2.300	\$20,166
11331	Logging	2.010	\$36,899
33111	Iron and steel mills and ferroalloy manufacturing	1.950	\$56,587
32531	Fertilizer manufacturing	2.520	\$38,342
33621-39	Motor vehicle parts manufacturing	1.570	\$33,116
52400	Insurance carriers	1.340	\$48,487
55100	Management of companies	1.080	\$61,655
49300	Warehousing and storage	0.890	\$33,540
33152	Nonferrous metal foundries	0.840	\$42,508
33441	Semiconductor and electronic component manufacturing	0.820	\$76,187
33151	Ferrous metal foundries	0.700	\$49,136
48400	Truck transportation	0.660	\$35,642
54194	Veterinary services	0.620	\$25,644
52200	Credit intermediation and related activities	0.610	\$47,786

SOURCE: Implan, Oregon Employment Department

* In millions of dollars

Finally, not only are the above industries presently underrepresented in the local economy based on commercial vendor import, the candidate industries pay quality, family wages on average.

The lowest annual wage among the candidates is \$20,166 for Agriculture & Forestry Support Services. The average salary in Harney County in 2003, according to Oregon Employment Department data, was roughly \$25,612. Eighteen of the twenty targeted industries, based on Oregon averages, pay in excess of the local average indicating significant room to enhance local income over the short and long-term.

D. COMMERCIAL AND INDUSTRIAL LAND NEEDS

An analysis of the Cities of Burns and Hines 20-year need for industrial and commercial land was conducted as part of the 2005 Cities' Goal 9 Review.

Three employment growth scenarios were analyzed to provide a baseline confidence interval for which the Cities should plan. Assumed growth rates are largely based on historical trends for the

Cities of Burns and Hines, but modified to reflect recent developments in the local economy as appropriate. The three scenarios are:

- **Medium Growth Scenario:** The baseline or conservative forecast of likely employment growth in Burns/Hines. Annual average payroll growth is assumed to be 0.81%.
- **High Growth Scenario:** An average, annual rate of growth of 1.0%. Reflects greater-than-expected success with local and County economic development efforts over the next twenty years.
- **Slow Growth Scenario:** An average, annual growth rate of 0.70%, the average annual growth rate projected by the Oregon Employment Department for Harney County for 2002 to 2012. Recent economic strength statewide renders this annual growth rate a more conservative lower bound for the confidence interval.

1. Cities of Burns and Hines Employment Projections

Over the 20-year study period, Burns and Hines can expect to add over 330 jobs in the Medium Growth scenario assuming the local economy generally follows historical trends. Government, Leisure & Hospitality (including Tourism) and Professional & Business Services are expected to be the most promising sectors in coming years. Results of the employment forecast are summarized in Table 9.16.

**Table 9.16
CITIES OF BURNS AND HINES 20-YEAR EMPLOYMENT FORECAST:
MEDIUM, HIGH, SLOW GROWTH SCENARIOS**

Medium Growth Scenario		Total Employment				
Employment Sector	2005	2010	2015	2020	2025	
Construction	47	48	50	51	53	
Manufacturing	209	209	209	209	209	
Wholesale Trade	24	25	26	27	28	
Retail Trade	253	264	275	287	300	
Transportation, Warehousing & Utilities	36	37	39	41	43	
Information	17	17	18	18	19	
Financial Activities	54	56	59	62	65	
Professional & Business Services	49	54	59	65	70	
Education & Health Services	105	115	125	136	148	
Leisure & Hospitality	195	213	232	253	276	
Other Services	45	47	49	52	54	
Government	739	762	787	813	840	
Total	1,771	1,847	1,928	2,014	2,105	
High Growth Scenario		Total Employment				
Employment Sector	2005	2010	2015	2020	2025	
Total	1,771	1,844	1,941	2,046	2,158	
Slow Growth Scenario		Total Employment				
Employment Sector	2005	2010	2015	2020	2025	
Total	1,769	1,847	1,916	1,988	2,064	

2. *Summary of Industrial and Commercial Land Need Findings*

The resulting calculations of land need based on the above employment projections are summarized in the following Table. Projections of gross new demand in Burns/Hines for commercial and industrial land between 2005 and 2025 are detailed. The figures include a 25% gross-up factor for roads, public facilities, infrastructure, and open space.

Through 2025, net new demand for industrial and commercial land is estimated to range from 19.4 acres to 35.2 acres depending upon whether Burns/Hines realizes slower economic growth or high economic growth relative to historical trends. The baseline “Medium Growth Scenario” indicates that Burns/Hines will see demand for industrial and commercial land reach 25.5 acres through 2025.

Table 9.17
GROSS NEED FOR COMMERCIAL AND INDUSTRIAL LAND
BURNS/HINES, OREGON
2005-2025
MEDIUM, HIGH AND LOW GROWTH SCENARIOS

Use	Gross Need for Land (acres) By Scenario Through:		
	Medium Growth 2025	High Growth 2025	Low Growth 2025
Office Commercial	1.4	1.6	1.3
Industrial	2.7	3.1	2.3
Retail Commercial	21.4	30.4	15.9
Resident-Driven	7.9	11.3	6.7
Visitor-Driven 1/	13.5	19.2	9.2
Total	25.5	35.2	19.4

1/ Includes tourist/highway traffic as well as shoppers from neighboring areas.

3. *Employment Land Reserve Issues*

Employment land need forecasts in the above analysis assume a natural or organic rate of expansion for the Burns/Hines economy based on existing industries and trends. In addition to natural growth, however, it will be important for the City to have additional land capacity to accommodate economic developments that are presently impossible to anticipate. These specifically include:

- Abnormally high rates of growth in existing or spin-off industry;
- “Home Run” business attraction, such as a sizeable new distribution center for a national retailer. The recent commitment by Google.com to site a significant internet infrastructure facility in The Dalles on Port of The Dalles property and the new Tillamook Creamery facility in Boardman on Port of Morrow property are examples;
- Contingency for countering potential economic displacement, such as closure of local major employers and its negative economic consequences;
- Ample supply to meet City planning and economic development goals, such as a growing role as a regional trade or tourism center.

Finally, industrial parcels of versatile size and reasonable development cost have grown more scarce in the Willamette Valley near Interstate 5, particularly in the Portland metro area. The

decision by Google.com to locate in The Dalles – an hour by Interstate 84 to the Portland International Airport – was driven in part by the issue of industrial land availability with excellent transportation access and reasonable cost.

It is, therefore, reasonable to expect that Burns/Hines can have some future measure of success in attracting an unprecedented industry or firm(s) who find Bend or Hermiston expensive or environmentally unacceptable to seek a location within the Burns/Hines urban growth boundaries. It is therefore recommended that the Cities of Burns/Hines consider an industrial land reserve for just such a new traded sector employer in the area.

4. Employment Space and Land Orientation Considerations

Employment growth prospects in the Burns/Hines area, with the exception of accelerated economic development initiatives and success, are not expected to drive substantial employment land demand over the next twenty years. As expressed in Table 9.17, Retail Commercial land demand, driven by population growth and tourism growth, will account for the vast majority of non-residential land need expected through 2025.

Industrial and office commercial space absorption, via natural employment growth or the attraction of an unprecedented industry, employer or groups of employers, will materialize in specific individual development orientations. The following is a summary of likely industrial and commercial development formats that will be most probable in accommodating future employment growth.

Industrial

At two to three acres of demand in twenty years from natural growth, it should be expected that flexible development types will accommodate most industrial growth. Among industrial sectors projected to grow in twenty years, Transportation, Warehousing & Utilities, Wholesale Trade and Other Services (auto and machine repair predominantly) can be expected to account for most demand for industrial space in the local economy over the planning period.

All three industries generally require flexible use industrial/business park type space. Qualities include:

- 0% to 5% parcel gradient
- Excellent road access required and rail access preferred
- Mix of traditional industrial shell space and small office allocation combined
- Warehouse/general industrial space with drive-in/high-cube doors and/or bay door access
- Wide turning radius, limited storefront/sales office and parking access.

Flexible business/industrial park space not only provides tenants with flexible space for combined office and industrial uses, but also provides flexible economic development tools for business expansion and attraction. Business incubators, small-scale food processing and a host of other potential industries can easily be accommodated in business park/industrial park orientation development.

Office Commercial

Among industries projected to grow the fastest over the next twenty years, Government, Leisure & Hospitality, and Professional & Business Services can be expected to account for

the majority of space need. Although small in scale, office commercial land demand will likely take the form of business park space over the next twenty years.

Single-story business park space, combined with more industrial-oriented tenants or greater office build-out, is generally a lower-cost development type than traditional single or multi-story office development. Accordingly, government agencies seeking least-cost space with some flexible use and general services firms have increased interest and use of business park space throughout the State for cost and flexibility reasons. Business park space accommodating office users will have 80% or greater office build-out, potentially shell space for storage or light assembly, as well as no need for bay and drive-in doors as necessary for industrial/business park space. Leisure and hospitality industry has also grown in its use of lower-cost business park space, typically with slightly greater shell space build-out to accommodate odd-sized or large merchandise, activity or practice facilities, or light manufacturing or repair space for recreational service firms.

Some degree of traditional office space, particularly for some government employment, legal services firms and healthcare will be required as well. Single-story wood construction with higher parking ratios can be expected to accommodate firms seeking space with nicer finish and common areas associated with strictly office-oriented development.

Retail Commercial

Baseline retail commercial land need is estimated at roughly 25 acres over the twenty-year planning period, the majority of which will be driven by tourism commerce. The overwhelming retail orientation will be small, individual buildings or strip/neighborhood anchored centers developed over the twenty-year horizon. Medium and large-format retail, which require no less than 15 acres and up to 25 acres for individual outlet locations, are the least-likely formats for future growth.

E. EVALUATION OF COMMERCIAL AND INDUSTRIAL LAND SUPPLY AND DEMAND

To assess the adequacy of the Burns and Hines existing supplies of commercial and industrial properties within City Limits and the Urban Growth Boundaries (UGBs), this section compares the land supply with the land demand.

1. Commercial and Industrial Land Supply

An inventory of the commercial and industrial properties has been performed for sites within the respective City Limits and UGBs. Table 9.7 and Exhibit 9.1 illustrated the vacant lands inventory for the commercial and industrial parcels for Burns.

A summary of the supply of vacant buildable land in the Burns UGB is included in the following Table.

Table 9.18
Summary of Buildable Commercial and Industrial Land Supply within the Burns UGB

	Zone		Gross Buildable Acres
Commercial			
	Commercial	C-1	45.3
	General Commercial	CG	45.5
	General Commercial/Residential	CG/RS	44.6
Total Commercial			135.4
Industrial			
	Heavy Industrial	IH	61.1
	Light Industrial	IL	14.9
	Light Industrial/Heavy Industrial	IL/IH	63.4
Total Industrial			139.3
TOTAL			274.7

By way of comparison, a summary of the supply of vacant buildable land in the Hines UGB is included in the following Table.

Table 9.19
Summary of Buildable Commercial and Industrial Land Supply within the Hines UGB

	Zone		Gross Buildable Acres
Commercial			
	Commercial	C & C-1	282.1
	Commercial/Industrial	C/I	33.7
Total Commercial			315.8
Industrial			
	Industrial	I	76.6
	Industrial/EFU	I/EFU	90.5
Total Industrial			167.0
TOTAL			482.8

2. 2025 Gross Land Demand for Commercial & Industrial Uses

As observed previously, Burns and Hines requires 25.5 acres to accommodate the commercial and industrial land needs, using the Medium Growth Scenario. The following Table illustrates the need for each of the commercial and industrial land uses in the year 2025.

Table 9.20
Commercial & Industrial Land Demand

Use Type	2025 Demand (Gross Acres)
Office Commercial	1.4
Industrial	2.7
Retail Commercial	21.4
<i>Resident-Driven</i>	7.9
<i>Visitor-Driven 1/</i>	13.5
TOTAL	25.5

1/ Includes tourist/highway traffic as well as shoppers from neighboring areas.

The land demand for these uses is compared to the supply of vacant buildable land in the following subsections.

a. Office and Retail Commercial

The 2025 land demand for office commercial is 1.4 acres, and the land demand for retail commercial is 21.4 acres; together, these two uses have a need of 22.8 gross acres. There are currently 135.4 vacant buildable acres with commercial zoning in the Burns City Limits and UGB and 315.8 vacant buildable acres with commercial zoning in the Hines City Limits and UGB. Combined, the Burns and Hines commercial land supply totals 451.2 acres, which is a significant surplus over the need for 22.8 gross acres.

b. Industrial

The 2025 land demand is 2.7 acres for industrial uses. The land supply in the Industrial zones includes 139.3 vacant buildable acres in the Burns City Limits and UGB and 167.0 acres in the Hines City Limits and UGB. Combined, the Burns and Hines industrial land supply totals 306.3 acres, which is a significant surplus over the need for 2.7 gross acres.

2. POLICIES

9.3 **COMMERCE AND INDUSTRY**

- A. The City shall encourage and support activities intended to improve or diversify the local economy. Such encouragement and support shall be rendered consistent with the Harney County Overall Economic Development Plan, and the work of the County Economic Development Committee.
- B. In order to support information dissemination on local economic opportunities, the City shall maintain and make available information describing available commercial and industrial lands, labor force characteristics, public facilities and services, and related economic resources.
- C. The City shall encourage and support major commercial and industrial development where public facilities and services presently exist, or where they can be readily, efficiently, and economically provided.
- D. The City shall focus its economic growth and diversification efforts on the target industries of: Other Crop Farming, Cattle Ranching & Farming, Motor Vehicle Parts Manufacturing, and utilitarian use of surplus federal lands; and in general on those industries which have the following characteristics:
 - (1) The industry should have a regionally-oriented market rather than a local one;
 - (2) The industry should be engaged in a market with positive growth trends;

- (3) The industry should be able to use local raw materials (e.g., alfalfa, pine lumber, *diatomite), or have a cost-effective means of importing such materials;
- (4) The industry should facilitate secondary processing of local raw materials;
- (5) The industry should be non-seasonal in nature or operate during months of high unemployment;
- (6) The industry should help absorb the local unemployed labor force by creation of new jobs in basic employment sectors as opposed to importing new labor skills;
- (7) The industry must be able to provide on-the-job training;
- (8) The industry should have cost-effective means of transporting its finished product to regional markets, or have local demands;
- (9) The industry should have shipping requirements that could be met by its own equipment, or that could be back-hauled with other shippers;
- (10) The industry should not exceed the carrying-capacity of the area's natural resources;
- (11) The industry should make optimum use of renewable energy resources (biomass, geothermal, solar, wind) wherever available and practical;
- (12) The industry should either be a relatively low energy consumer, or should produce alternate energy as an end or by-product;
- (13) The industry should not exceed the capacity of public facilities and services; and
- (14) The industry must be consistent with land-use plans and development regulations.

E. In recognition of the current supply of serviced commercial and industrial lands and unoccupied buildings, the City shall encourage and support use of these existing sites ~~prior to development of new commercial or industrial lands, unless specifically necessitated by a particular development situation where no suitable alternatives exist.~~

F. Coordinate among the City of Burns, City of Hines, Harney County and Burns Paiute Tribe to promote the regional economy through specific commercial/industrial development actions.

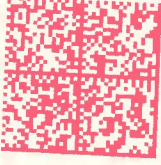
G. Expand the Burns UGB to include the Burns Municipal Airport and consider annexation.

- H. Market the airport site to potential commercial and industrial users identified in the Industry Concentration Analysis.
- I. Amend the Burns zoning ordinance to limit each zone to its intended use, consistent with the Goal 9 Rule.
- J. Create a Business Park zone and apply it to suitable sites including the southern 40 acres of Tax Lot 100 in Township 23, Range 30, Section 12, located on West Monroe Street.
- K. Pursue Oregon Industrial Site Certification for all sites which qualify within the Burns Urban Growth Boundary.
- L. Encourage existing organizations such as the Eastern Oregon Technology Group to expand their services to increase the technological capacity and infrastructure of the Burns-Hines area.
- M. Consider rezoning the area south of West Pierce Street between US Highway 20 and the former railroad right-of-way, and the area north of West Pierce Street between the former railroad right-of-way and the eastern City Limits, from industrial to residential uses to compensate for the airport UGB expansion.



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MAILED FROM ZIP CODE 97720



CITY OF BURNS
BURNS WATER DEPARTMENT
242 SOUTH BROADWAY
BURNS, OREGON 97720

To:

ATTENTION: PLAN AMENDMENT
SPECIALIST
DEPT. OF LAND CONSERVATION
AND DEVELOPMENT
635 CAPITOL STREET NE, #150
SALEM, OR 97301-2540

DEPT OF

FEB 19 2008

**LAND CONSERVATION
AND DEVELOPMENT**