



# Oregon

Kate Brown, Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2540

Phone: 503-373-0050

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[www.oregon.gov/LCD](http://www.oregon.gov/LCD)



## NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

Date: May 23, 2016

Jurisdiction: City of Pilot Rock

Local file no.: PR 15-11

DLCD file no.: 001-16

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 05/19/2016. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office.

Notice of the proposed amendment was submitted to DLCD 42 days prior to the first evidentiary hearing.

### Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A 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).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

### DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or [plan.amendments@state.or.us](mailto:plan.amendments@state.or.us)



## NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE

File No.: 001-16 {24238}

Received: 5/19/2016

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See [OAR 660-018-0040](#)). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use [Form 4](#) for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use [Form 5](#) for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use [Form 6](#) with submittal of an adopted periodic review task.

Jurisdiction: City of Pilot Rock

Local file no.: **PR 15 11**

Date of adoption: 4/5/2016

Date sent: 5/19/2016

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): 2/1/2016

No

Is the adopted change different from what was described in the Notice of Proposed Change? Yes No

If yes, describe how the adoption differs from the proposal:

**No. Nothing was changed.**

Local contact (name and title): Teri Porter

Phone: 541-443-2811

E-mail: [teri.porter@cityofpilotrock.org](mailto:teri.porter@cityofpilotrock.org)

Street address: 144 N. Cedar

City: Pilot Rock

Zip: 97868-

### PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

#### **For a change to comprehensive plan text:**

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

#### **For a change to a comprehensive plan map:**

Identify the former and new map designations and the area affected:

Change from F-1	to M-2	3 acres.	A goal exception was required for this change.
Change from	to	acres.	A goal exception was required for this change.
Change from	to	acres.	A goal exception was required for this change.
Change from	to	acres.	A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address): 1 S 32 08D tax lot # 1400

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

**If the comprehensive plan map change is a UGB amendment** including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

**If the comprehensive plan map change is an urban reserve** amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

**For a change to the text of an ordinance or code:**

Identify the sections of the ordinance or code that were added or amended by title and number:

**For a change to a zoning map:**

Identify the former and new base zone designations and the area affected:

Change from F-1	to M-2	Acres: 3
Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation:	Acres added:	Acres removed:
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Location of affected property (T, R, Sec., TL and address): 1 S 32 08B #1400

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List affected state or federal agencies, local governments and special districts: Umatilla Co. Road Dept. Umatilla County Assessor, Oregon Dept. of Transportation, Pilot Rock School District, Pilot Rock Sanitation, Dept. of Revenue Assessment and Appraisal Division, Secretary of State.

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

# CITY OF PILOT ROCK

## ORDINANCE NO. 571

**AN ORDINANCE DECLARING CERTAIN DESCRIBED PROPERTY CONTIGUOUS TO THE CITY OF PILOT ROCK, OREGON TO BE ANNEXED THERETO, RECOGNIZING AND ACCEPTING THE WRITTEN CONSENT OF THE OWNER IN THE AREA PROPOSED TO BE ANNEXED AND DIRECTING THE CITY RECORDER TO TRANSMIT CERTAIN DOCUMENTS TO THE DEPARTMENT OF REVENUE, STATE OF OREGON ASSESSMENT, AND APPRAISAL DIVISION, TO THE COUNTY ASSESSOR: TO THE COUNTY CLERK AND TO THE SECRETARY OF STATE AND DECLARING AN EMERGENCY.**

**WHEREAS**, there are no provisions within the Charter of the City of Pilot Rock, which expressly prohibits the City Council from dispensing with the submitting of the question of annexation to the registered voters of the City and the City Council has opted to dispense with an election.

**WHEREAS**, ORS 222.125 expressly permits a City Council to dispense with an election and hearing concerning the annexation of property as hereinafter described.

**WHEREAS**, the City of Pilot Rock and Umatilla County has agreed via the Pilot Rock Urban Growth Area Joint Management Agreement that annexations shall occur in a manner consistent with the relevant annexation procedures contained in the Oregon Revised Statutes, Oregon Case Laws, and City Ordinances and shall not occur until such sites are contiguous to the City. This property will be zoned M-2.

**WHEREAS**, the property to be annexed is the property of Kerry N. Claussen and he has signed the Consent to Annexation herein, by this reference, made a part of this Ordinance.

**WHEREAS**, the following described property contiguous to the City of Pilot Rock be, and the same is, annexed to the City of Pilot Rock:

Parcel 2 of Partition Plat No. 1999-18 Situated in the east 1/2 of section 8 T 1S 32 EWM Umatilla County  
Assessor's Map # 1S3208D Tax Lot # 1001

**WHEREAS**, That said land is contiguous to the City of Pilot Rock, Umatilla County, State of Oregon and is located within the Urban Growth Boundary and therefore is eligible for annexation.

**WHEREAS**, all new streets shall be built to a minimum of curbed local residential design. There shall be a storm water system placed to address all storm water issues prior to construction. All water, sewer and street development shall comply with the City of Pilot Rock public works standards.

**WHEREAS**, No contamination of any source shall be allowed to leach off of said property onto public right of way. No mud, debris or run off onto the public right of way.

**THEREFORE THE CITY OF PILOT ROCK ORDAINS AS FOLLOWS:** The described property herein, shall be annexed into the city limits of the City of Pilot Rock.

**Emergency Clause.** In as much as it is necessary for the peace, health and safety for the people of Pilot Rock that this ordinance has immediate effect, an emergency is hereby declared to exist and this ordinance shall take effect immediately upon its passage by the Council and approval by the Mayor.

**PASSED** by Council and approved by the Mayor this 5th, day of April, 2016.

APPROVED Virginia Carne

ATTEST Lori Paster

1st Reading March 15, 2016

2nd Reading April 5, 2016

CITY OF PILOT ROCK

ORDINANCE NO. 572

AN ORDINANCE AMENDING ARTICLE 2 OF ORDINANCE NO. 490, ZONING ORDINANCE,  
AMENDING A ZONE CHANGE AND DECLARING AN EMERGENCY.

THE CITY OF PILOT ROCK ORDAINS AS FOLLOWS:

Section 2.20 LOCATION OF ZONES

2. A zone change is hereby amended to include tax lot 1001 of Assessor's Map 1S3208F from F-1 to M-2. A map is attached reflecting the amendment.

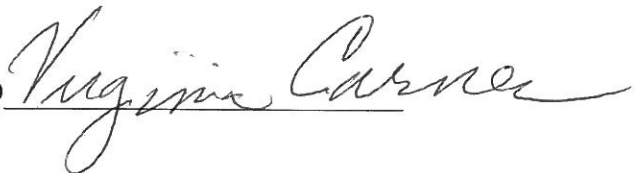
**NOW THEREFORE**, inasmuch as it is necessary for the peace, health and safety of the people of Pilot Rock that this ordinance have immediate effect, this ordinance shall take effect immediately upon its passage by the Council and approval by the Mayor.

PASSED by the Council and approved by the Mayor this 5th day of April, 2015

ATTEST



APPROVED

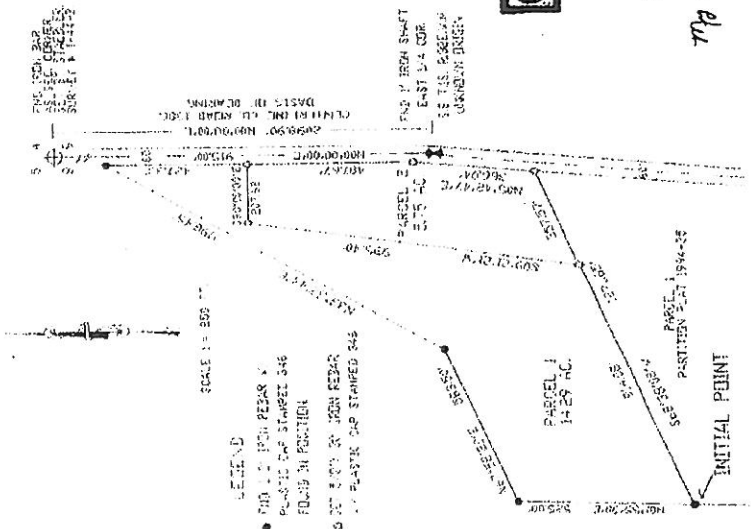


First Reading March 15, 2016

Second Reading April 5, 2016

1999-18

# PARTITION PLAT NO. 1999-18 SITUATED IN THE EAST 1/2 OF SEC. 8, T. 1S. R. 32E.N.W. UMATILLA COUNTY, OREGON



### OWNERS DECLARATION

WE, THE UNDERSIGNED, BEING THE OWNERS OF THE LANDS DESCRIBED IN THE FOREGOING CERTIFICATE TO BE PARTITIONED INTO LOTS, HAVE AGREED TO THE PARTITIONING OF THE LANDS DESCRIBED IN THE FOREGOING CERTIFICATE TO BE PARTITIONED INTO LOTS, AS SHOWN ON THE ANNEXED MAP.

THE PARTIES SIGNING TO THE FOREGOING CERTIFICATE TO BE PARTITIONED INTO LOTS, AS SHOWN ON THE ANNEXED MAP, ARE:

- 1. **WYNNE O. HARRIS**, 5/14/99
- 2. **JEAN REEBER**, 5/14/99

WE, THE UNDERSIGNED, BEING THE OWNERS OF THE LANDS DESCRIBED IN THE FOREGOING CERTIFICATE TO BE PARTITIONED INTO LOTS, AS SHOWN ON THE ANNEXED MAP, HAVE AGREED TO THE PARTITIONING OF THE LANDS DESCRIBED IN THE FOREGOING CERTIFICATE TO BE PARTITIONED INTO LOTS, AS SHOWN ON THE ANNEXED MAP.

### APPROVALS

UMATILLA COUNTY SHERIFF  
THIS PARTITION PLAT IS HEREBY APPROVED THIS 11th DAY OF MAY 1999.  
*David H. Kline*  
COUNTY SHERIFF

UMATILLA COUNTY TAX COLLECTOR  
TAXES ARE PAID IN FULL FOR THE YEAR 1999.  
*David H. Kline*  
COUNTY TAX COLLECTOR

UMATILLA COUNTY PLANNING COMMISSION  
THE ANNEXED MAPS HAVE BEEN REVIEWED AND APPROVED FOR RECORDATION.  
*David H. Kline*  
COUNTY PLANNING COMMISSION



STATE OF OREGON }  
COUNTY OF UMATILLA }  
I certify that this instrument was returned and recorded on May 14, 1999.  
PLATS of said County, Slide  
YEAR NUMBER 18  
1999

OFFICE OF COUNTY RECORDS  
By: GEORGIA MCNAUGHT, Records Officer  
Fee: \$ 25.00 No. 1999-3510041

### SURVEYORS CERTIFICATE

WYNNE O. HARRIS, PROFESSIONAL LAND SURVEYOR, SUBSCRIBED IN THE STATE OF OREGON, BEING FULLY QUALIFIED AND LICENSED TO PRACTICE AS A PROFESSIONAL LAND SURVEYOR, HAS EXAMINED THIS PARTITION PLAT, BEING SITUATED IN UMATILLA COUNTY, OREGON, SAID PARTITION BEING DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:  
CORNER IN THE EAST 1/2 SECTION 8, T. 1S., R. 32E. UMATILLA COUNTY, OREGON.  
PARCEL #1 PARTITION PLAT 1994-25  
AREA = 59.04 ACRES

WYNNE O. HARRIS  
P.O. BOX 568  
PENDLETON, OREGON  
547-276-7542

### NARRATIVE

THE RECORDS OF THIS SURVEY AT THE REQUEST OF RON AND BEVERLY HARRIS LOCATED IN THE EAST 1/2 SEC. 8, T. 1S., R. 32E. N.W. IS A SEQUENTIAL PARTITION OF PARCEL 2, PARTITION PLAT 1994-25.

I DID THIS BY USING THE MONUMENTS IN CO. 8019 1866 AND THE FOUND PINS OF THE ORIGINAL PARTITION PLAT AND COMPUTING THE NEW PARCELS AS HEREIN.

THE BASIS OF BEARING IS THE SECTION LINE CORNER TO SECS. 2 & 3, T. 1S., R. 32E. N.W. UMATILLA COUNTY, OREGON.

A TOWNSON 25-3-3 SODIUM IODINE STATION WAS USED FOR THIS SURVEY.

THERE IS NO U.S.G.S TRIANGULATION STATION WITHIN 0.4 MILE OF THIS PARTITION.

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY.

*Wayne O. Harris*  
WAYNE O. HARRIS



WAYNE O. HARRIS  
P.O. BOX 568  
PENDLETON, ORE.  
547-276-7542

PARTITION PLAT FOR RON & BEVERLY  
JEAN REEBER  
E. 1/2 SEC. 8, T. 1S., R. 32E. N.W.

June 17, 1999 199-3510041 1 2/12/99



THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.  
 BY KERRY N. CLAUSSEN, OWNER

NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: \_\_\_\_\_

MY COMMISSION NUMBER: \_\_\_\_\_

**OWNERS DECLARATION**

I, JUDITH L. CLAUSSEN, OWNER, DO HEREBY ACKNOWLEDGE THAT I HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE ORDINANCES OF THE CITY OF PILOT ROCK. I FURTHERMORE, ACKNOWLEDGE ANY EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THE PROPERTY IN THIS PARTITION.

JUDITH L. CLAUSSEN, OWNER

**ACKNOWLEDGMENT**

STATE OF OREGON) SS  
 COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.  
 BY JUDITH L. CLAUSSEN, OWNER

NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: \_\_\_\_\_

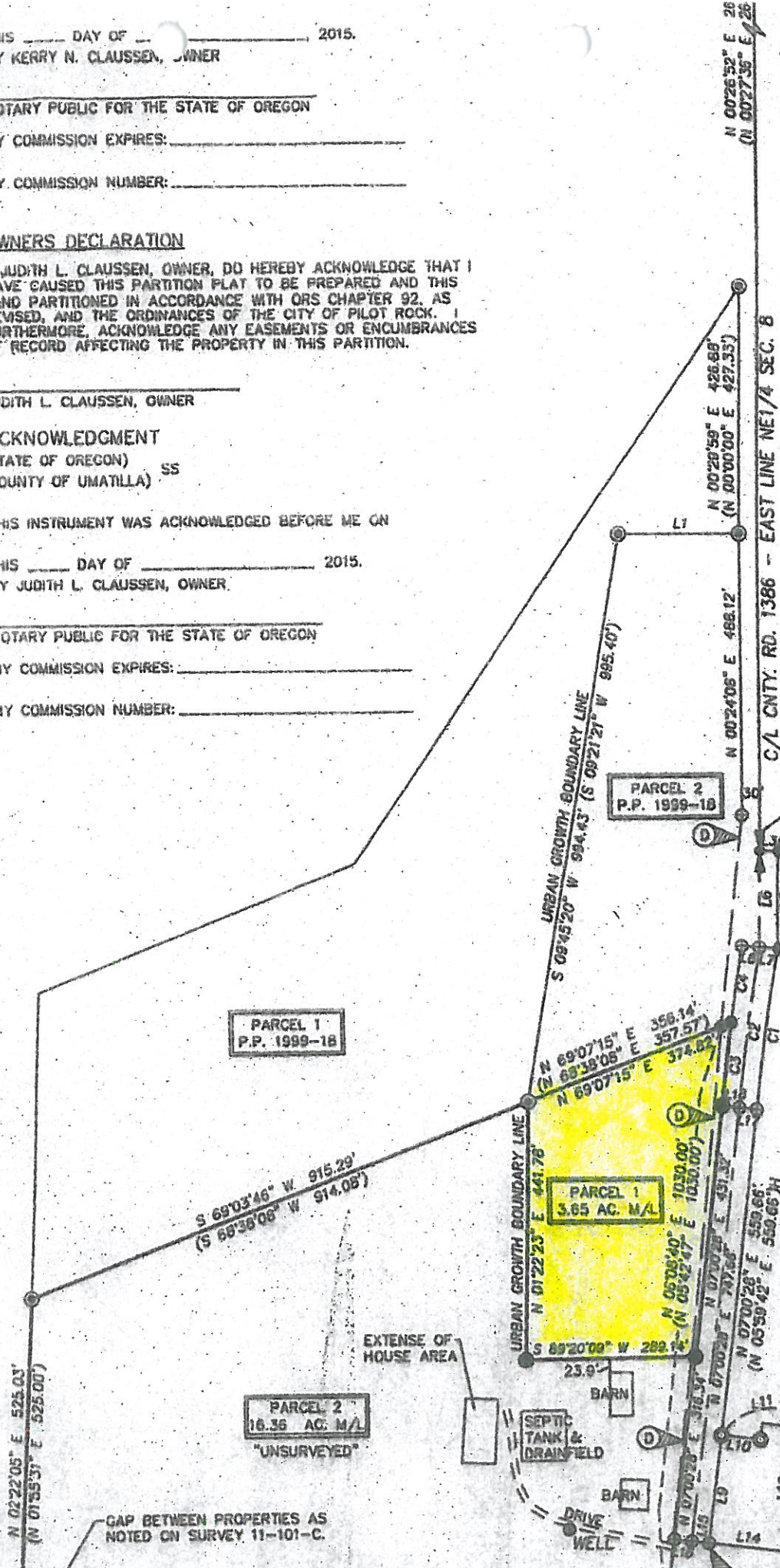
MY COMMISSION NUMBER: \_\_\_\_\_

5/8" REBAR FROM 0.61', AND S 06'25"

FOUND 5/8" REBAR THIS POINT A 5/8" S 09°06'14" W - 1.

WESTERLY R-Q-W PER PARTITION PLAT SAID PLATS SHOW OF WAY LINE SOUTH AND 9 IS PARALLEL LINE TRACK SURVEY AND MONUMENTED THIS SURVEY AREA HIS RIGHT-OF-WAY THE CENTERLINE AN OFFSET THE EASTE CENTERLINE AND A LINE.

LINE NO.	BEAR
L1	N 89
(L1	S 90
L2	N 03
(L2	N 02
L3	S 89
(L3	N 89
L4	S 89
(L4	N 89
L5	N 00
(L5	N 00
L6	N 00
L7	N 85
L8	N 85
(L9	N 07
(L9	N 05
L10	S 82
(L10	S 84
L11	N 76
(L11	N 75
L12	N 02
(L12	N 02
L13	N 06
(L13	N 06
L14	N 81
(L14	N 81
L15	N 81
L16	N 81
L17	N 81
L18	N 81



FND. 2" CAPPED PIPE 12" BELOW RD. FOR 1/4 CORNER.

**NARRATIVE**

THIS PARTITION IS BOUNDARY. ZONE F-1 THE TAX MAP DESCRIPTION IT WAS NOT PLAT 1999- WHEN THE A PROBLEM. ANGLE IN IT OUTSIDE OF DATE AS TH AS NOTED IN 1386 (RD. 1 OF-WAY LINE ORIGINAL M CALCULATE PARCEL 1 FOUND FROM DISTANCE M THE CENTER THE EASTE THIS SURVE TIME GPS N



# City of Pilot Rock, Oregon

## STAFF REPORT

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**Date:** March 31, 2016 **For Planning Meeting of:** April 5, 2016  
**Agenda Item No:** F-1

**To:** Hon. Mayor and Council  
**From:** Teri Porter - Planner  
**Issue:** Claussen Application to Partition, Annex and Rezone

**SYNOPSIS:** This is the second reading of Ordinance No. 571 and 572 which will allow the annexation and rezone of property owned by Kerry Claussen, on NW Cedar.

**This issue comes before the Council for Action at this time.**

1. Approve the second reading of Ordinance No. 571 Annexing the Claussen property on RA Koch Rd.
2. Approve the second reading of Ordinance No. 572 Zone Change for the Claussen property on RA Koch Rd.
3. Do not approve the second reading of Ordinances No. 571 and 572.

**STAFF RECOMMENDATION:** that

1. Council by motion approve the second reading of Ordinance No.571 Annexing the Claussen property on RA Koch Rd.
2. Council by motion approve the second reading of Ordinance No. 572 Approving the Zone Change for the Claussen Property on RA Koch Rd.

**RATIONALE:** The property is located in an area that is already Heavy Industrial. Since only a portion of his property is in the UGB it has been partitioned and the partition has been recorded. Property within the UGB may be annexed into the City limits.

**BUDGET IMPLICATIONS:** \$150 fee has been collected from Mr. Claussen. Annexing this property will add it to the tax rolls and increase the property taxes that the city receives.

**BACKGROUND INFORMATION:** Umatilla County Department of Land Use Planning has notified affected agencies or nearby property owners of the proposed partition on June 25, 2015. The 21 day comment period ended July 16, 2015, which no comments in opposition were received. Therefore the Umatilla County Department of Land Use Planning submitted their findings of facts. Finding that the request does comply. The County approved the partition and it has been recorded. DLCDC has been served the notice of proposed change. Council approved the first reading of the ordinances on March 15, 2016.

**ATTACHMENTS:** Ordinance No. 571 and 572,