

REVIEWED
HL
LEGAL COUNSEL



BEFORE THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON

An Ordinance Amending Deschutes County Code	*	
Title 18, the Deschutes County Zoning Map, and	*	ORDINANCE NO. 2014-022
Adding DCC 18.108.175 to Change the Zone	*	
Designation for Certain Property From Sunriver	*	
Urban Unincorporated Community Forest District to	*	
Sunriver Urban Unincorporated Community Utility	*	
District and Adding a Limited Use Combining Zone.	*	

WHEREAS, Sunriver Service District applied for a zone change to the Deschutes County Code (“DCC”) Title 18, Zoning Map, to rezone certain property from Sunriver Urban Unincorporated Community Forest District (“SUF”) to Sunriver Urban Unincorporated Community Utility District (“SUU”) and add a Limited Use (“LU”) Combining Zone to allow a fire training facility for the Sunriver Service District and Sunriver Fire Department; and

WHEREAS, after notice was given in accordance with applicable law, a public hearing was held on April 22, 2014 before the Deschutes County Hearings Officer and, on June 13, 2014 the Hearings Officer recommended approval of the comprehensive plan map and zone change; and

WHEREAS, after notice was given in accordance with applicable law, a de novo public hearing was held on August 13, 2014 before the Board of County Commissioners (“Board”), and

WHEREAS, on this same date, the Board adopted Ordinance 2014-021, adopting a goal exception to Statewide Planning Goal 4 and amending DCC Title 23, the County Comprehensive Plan, changing the plan designation of the property from Sunriver Urban Unincorporated Community Forest to Sunriver Urban Unincorporated Community Utility; and

WHEREAS, a change to the Deschutes County Zoning Map is necessary to implement the amendment adopted in Ordinance 2014-021; now therefore,

THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON, ORDAINS as follows:

Section 1. ADDING. DCC Section 18.108.175, Utility – U District / Limited Use Combining District, is added as described in Exhibit “A”, attached and incorporated by reference herein.


Section 2. AMENDMENT. DCC Title 18, Zoning Map, is amended to change the zone designation from Sunriver Urban Unincorporated Community Forest District (“SUF”) to Sunriver Urban Unincorporated Community Utility District (“SUU”) / Limited Use (“LU”) Combining District for certain property described in Exhibit “B” and depicted on the map set forth as Exhibit “C”, with both exhibits attached and incorporated by reference herein.

Section 3. FINDINGS. The Board adopts as its findings in support of this decision, the Decision of the Hearings Officer, attached to Ordinance 2014-021 as Exhibit "F", and incorporated by reference herein.


Dated this 27th of August, 2014

BOARD OF COUNTY COMMISSIONERS
OF DESCHUTES COUNTY, OREGON


TAMMY BANEY, Chair


ANTHONY DEBONE, Vice Chair

ATTEST:


Recording Secretary


ALAN UNGER, Commissioner

Date of 1st Reading: 13th day of August, 2014.

Date of 2nd Reading: 27th day of August, 2014.

Record of Adoption Vote:

Commissioner	Yes	No	Abstained	Excused
Tammy Baney	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony DeBone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alan Unger	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Effective date: 26th day of November, 2014.

18.108.175. Utility – U District / Limited Use Combining District

A fire training facility is permitted subject to the applicable provisions of DCC 18.116 and 18.124.
(Ord. 2014-022 §1, 2014)

LEGAL DESCRIPTION

A Fire Training Facility Site located in the Southwest One-Quarter of the Southeast One-Quarter (SW 1/4 SE 1/4) of Section Thirty-Three (33), Township Nineteen (19) South, Range Eleven (11) East, Willamette Meridian, Deschutes County, Oregon, said site being more particularly described as follows:

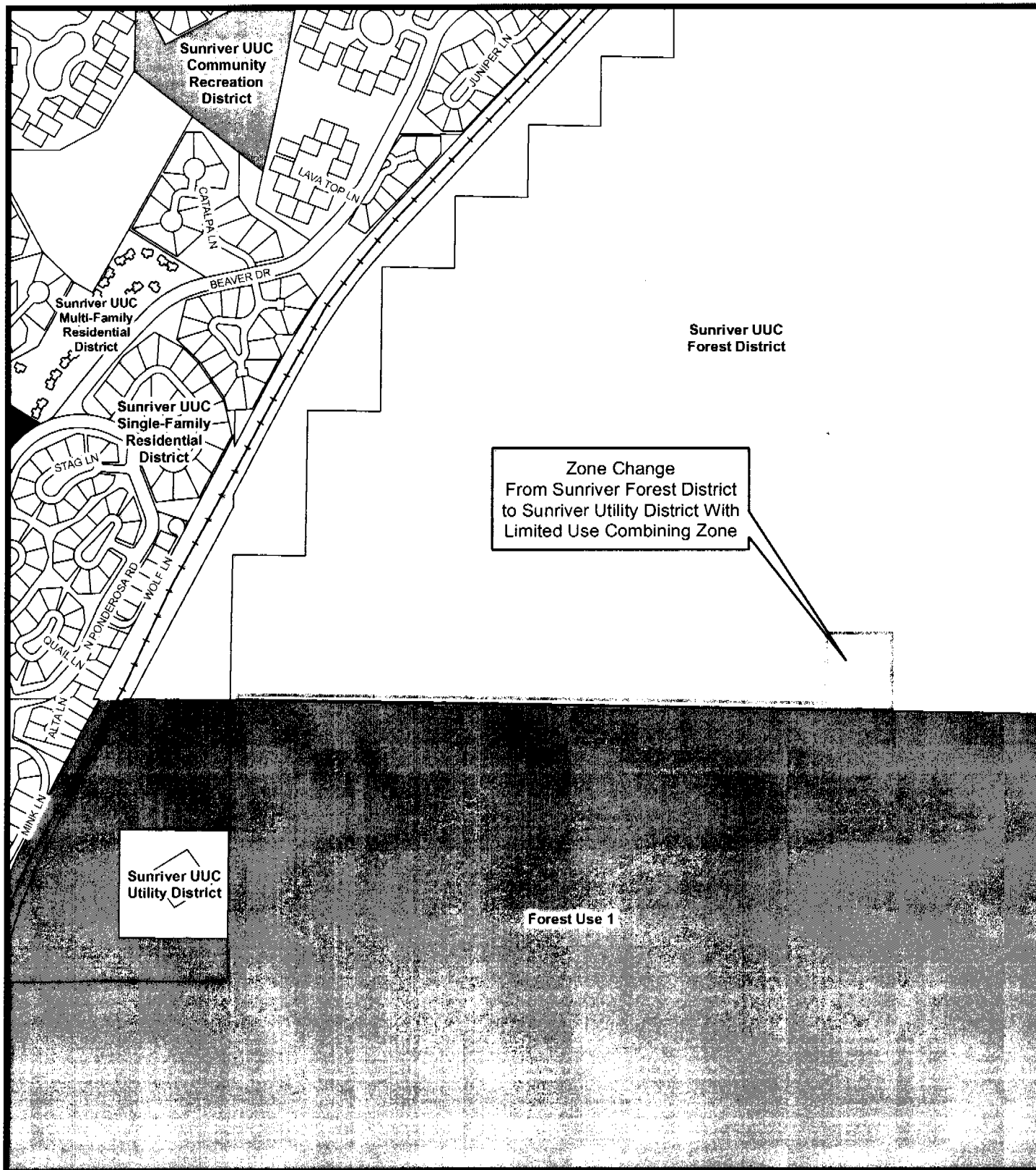
Commencing at the South One-Quarter (1/4) corner of said Section 33, thence along the South line of said Section 33 East 60.00 feet to the TRUE POINT OF BEGINNING; thence leaving said South line on a line perpendicular to said South line North 350.00 feet; thence on a line parallel to and 350.00 feet from said South line East 300.00 feet; thence on a line perpendicular to said South line South 350.00 feet to a point on the South line of said Section 33; thence along said South line West 300.00 feet to the TRUE POINT OF BEGINNING, containing 2.41 acres, more or less.

TOGETHER WITH a 30.00 foot wide Access Corridor located in the Southwest One-Quarter of the Southeast One-Quarter (SW 1/4 SE 1/4) of Section Thirty-Three (33), Township Nineteen (19) South, Range Eleven (11) East, Willamette Meridian, Deschutes County, Oregon, said Access Easement being more particularly described as follows:

Beginning at the South One-Quarter (1/4) corner of said Section 33, said point being the TRUE POINT OF BEGINNING of said Access Easement; thence leaving the South line of said Section 33 along the North-South center section line of said Section 33 30.00 feet, more or less, to a point on a line parallel to and 30.00 feet from the South line of said Section 33; thence on said line that is parallel to and 30.00 feet from said South line East 60.00 feet, more or less, to a point that lies on a line perpendicular to said South section line and 60.00 feet East from said South One-Quarter corner of Section 33 ; thence along said line perpendicular to said South line South 30.00 feet to a point on the South line of said Section 33; thence along said South line West 60.00 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH a 30.00 foot wide Access Corridor located in the Southwest One-Quarter (SW 1/4) of Section Thirty-Three (33), Township Nineteen (19) South, Range Eleven (11) East, Willamette Meridian, Deschutes County, Oregon, said Access Easement being more particularly described as follows:

The South 30.00 feet of said SW 1/4 of said Section 33, EXCEPTING THEREFROM the West 30.00 feet of said South 30.00 feet.



Legend

- Subject Property
- County Zoning**
- Forest Use 1
- Sunriver UUC Utility District
- Sunriver UUC Community General District
- Sunriver UUC Community Recreation District
- Sunriver UUC Multiple Family Residential District
- Sunriver UUC Single Family Residential District
- Sunriver UUC Forest District

ZONING MAP

Exhibit "C"
to Ordinance 2014-022



August 12, 2014

BOARD OF COUNTY COMMISSIONERS
OF DESCHUTES COUNTY, OREGON

Tami Bandy
Tami Bandy, Chair

Anthony DeBone
Anthony DeBone, Vice Chair

Alan Unger
Alan Unger, Commissioner

[Signature]
ATTEST: Recording Secretary

Dated this 27 day of June, 2014
Effective Date: July 1, 2014