



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

FAX (503) 378-5518

Web Address: <http://www.lcd.state.or.us>

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FOR IMMEDIATE RELEASE

LCDC directs DLCD on Rural Commercial and Industrial Zoning near Hermiston

SALEM – At its meeting on July 15 in La Grande, the Land Conservation and Development Commission (LCDC) received a written and oral report providing background information on the requirements of Goal 14 for land outside Urban Growth Boundaries (UGBs) and unincorporated communities, in particular on lands zoned for commercial and/or industrial use.

Invited testimony was provided by two panels, urging amendments to the current policy that restricts the intensity of rural commercial and industrial uses outside UGBs. A third panel also testified, urging the Commission to hold firm on the current policy.

Those seeking an amended policy included the Oregon Association of Realtors, the City of Hermiston, and representatives of businesses and landowners in 'exceptions' areas zoned for commercial and industrial use outside the Hermiston UGB. Those advocating that the Commission maintain restrictions on commercial and industrial uses outside UGBs included the League of Oregon Cities and 1000 Friends of Oregon.

At the conclusion of the presentation, the Commission directed the Department of Land Conservation and Development (DLCD) to assist the city of Hermiston and Umatilla County in resolving the state's concerns about the intensity of commercial and industrial zoning outside the city. In particular, the Commission discussed some existing statewide planning procedures that, if applied, could lead to a resolution of the issue in a manner that retains the current zoning in the area, attracts jobs and promotes economic development.

The Commission pointed to current rules that authorize the county to approve an exception to Goal 14, or to expand the Hermiston UGB, to include the areas in question. It was noted that Union County had recently approved such an exception to Goal 14 for areas similar to those under discussion in this case.

LCDC suggested that an amended statewide Goal 14 would take up to a year to accomplish, and potentially may not provide the flexibility the city and county are seeking. At the same time, LCDC directed the department to provide the Commission with additional information about

issues, timelines, and staffing for a potential project to reevaluate the state's policy for rural commercial and industrial use.

END

Cliff Voliva
Communications Officer
Department of Land Conservation and Development
635 Capitol St. NE, Suite 150
Salem, OR 97301-2540
Phone: (503) 373-0050 x268
Fax: (503) 378-6033
cliff.voliva@state.or.us
<http://www.lcd.state.or.us>