



Oregon

John A. Kitzhaber, M.D., Governor

Department of Land Conservation and Development

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Salem, Oregon 97301-2540

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

Date: May 21, 2015
Jurisdiction: City of Arlington
Local file no.: 001-2015
DLCD file no.: 001-15

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 05/18/2015. 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 37 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.

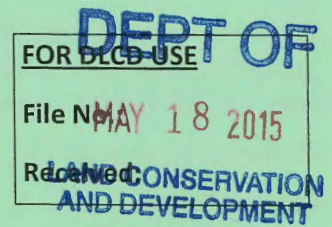
DLCD Contact

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

DLCD FORM 2



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



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 Arlington

Local file no.: **001.15**

Date of adoption: 05/06/2015

Date sent: 5/14/2015

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): 03/06/2015

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:

Local contact (name and title): Pam Rosenbalm, City Recorder

Phone: (541) 454-2743

E-mail: cityofa@gorge.net

Street address: P.O. Box 68

City: Arlington

Zip: 97812-

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:

Economic development discussion update and economic policies added to text

For a change to a comprehensive plan map:

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

Change from M-1	to C-3	6 acres.	A goal exception was required for this change.
Change from M-1	to C-1	1 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): Mesa Industrial Park and Railroad Avenue

The subject property is entirely within an urban growth boundary YES

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. N/A

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. N/A

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:

Industrial Service Area Zone (C-3) added at Section 3.5. Administrative Review Procedures amended at Section 8.7. Temporary Use Provisions added at Section 4.23. Landscaping Requirements amended at Section 4.20.4(6).

For a change to a zoning map:

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

Change from M-1	to C-3	Acres: 6
Change from M-1	to C-1	Acres: 1
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:

Location of affected property (T, R, Sec., TL and address): Mesa Industrial Park and Railroad Avenue

List affected state or federal agencies, local governments and special districts: DLCD

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.

These amendments are the products of DLCD Technical Assistance Project TA-15-173, which is attached along with the adopting ordinances to this form.

CITY OF ARLINGTON ORDINANCE #413

**AN ORDINANCE AMENDING THE CITY OF ARLINGTON
ZONING ORDINANCE, INCLUDING THE COMPREHENSIVE PLAN/ZONING MAP
ADOPTED BY ORDINANCE #395, AND DECLARING AN EMERGENCY**

FINDINGS-OF-FACT

1. The City was awarded a Technical Assistance Project (T/A-15-173) by the Oregon State Department of Land Conservation and Development in June 2014 to complete four specific project project tasks dealing with the Comprehensive Plan text, the Zoning Ordinance text, and the Comprehensive Plan/Zoning Map.
2. The City undertook the projects with the aid of its long time Contract Planner and began the work in summer 2014. The material was initially drafted by November 2014 and has been undergoing review and refinement since that time. A workshop with the City Council, Planning Commissioners, and interested parties was conducted on February 16, 2015.
3. The final draft of the completed Tasks was submitted, along with a Post Acknowledgement Plan Amendment notice, to the Department of Land Conservation and Development on March 6, 2015.
4. The City Planning Commission conducted a public hearing to consider the proposed amendments on April 16, 2015. The Public Hearing was continued due to a lack of quorum to April 20, 2015. The Planning Commission conducted the Public Hearing on that date and at the close of the hearing moved unanimously to recommend the approval of the Technical Assistance Project products to the City Council.
5. The City Council conducted a public hearing on May 6, 2015, and moved to adopt the Technical Assistance Project as submitted.
6. This ordinance completes the adoption process for the Technical Assistance Project (T/A-15-173).

**NOW, THEREFORE, THE COMMON COUNCIL OF THE CITY OF ARLINGTON
DOES HEREBY ORDAIN.**

1. The Technical Assistance Project #T/A-15-173, Exhibit 1, is hereby adopted. The following material as recommended by the T/A Project will be placed in the Zoning Ordinance text and the Comprehensive Plan/Zoning Map amended as appropriate.

Task 1. The Industrial Service Area (C-3) zoning text will be added to the City's zoning ordinance following the (C-1) zoning text. The (C-2) zoning text is held in abeyance pending further study as noted in the T/A project

Task 3. The Zoning Ordinance and revisions including the administrative review, site plan review procedures, and the text of the explanation for the amendment will be added to the Comprehensive Plan under Goal #2, Land Use Planning, after the initial discussion. It will be noted that this material has been adopted to provide a rationale for the changes in the Zoning Ordinance in 2015. The zoning text material, as noted, will be adopted as a portion of the City Zoning Ordinance and will replace the entire Section 8.7 of the Ordinance. In addition, a Section 4.23, regarding Temporary Uses for Commercial/Industrial Zones, will be added to Article 4 of the City Zoning Ordinance. The Section 4.20.4(6) will be added to the Landscaping Standards in Article 4 of the Zoning Ordinance. The xeriscaping recommended plantings list will be maintained in City Hall for use by clients of the industrial and commercial areas.

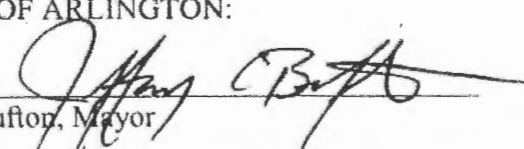
Tasks 2 & 4. The Comprehensive Plan/Zoning Map is adopted showing two small map amendments, a) the (M-1) to (C-1) at Shane Drive and Railroad Avenue and b) the 6 acre tract in the Mesa Industrial Park is being amended from (M-1) to C-3). The Gilliam County Zoning designations adjacent to the City's Urban Growth Boundary are shown as a courtesy as part of the Technical Assistance Project Task to provide better coordination between the City and County agencies.

EMERGENCY CLAUSE

In as much as the health, safety and welfare of the City of Arlington needs to be preserved in that this Technical Assistance Project needs to be adopted and submitted to the Department of Land Conservation and Development in May 2015, in order to receive reimbursement from the State, an emergency is deemed to exist. Therefore, this Ordinance shall be in full force and effect immediately upon its adoption.

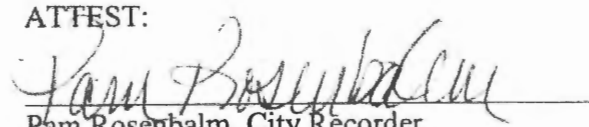
ADOPTED by the Common Council the 6th day of May, 2015.

CITY OF ARLINGTON:



Jeff Bufton, Mayor

ATTEST:



Pam Rosenbalm, City Recorder

CITY OF ARLINGTON ORDINANCE #414

**AN ORDINANCE AMENDING THE CITY OF ARLINGTON
COMPREHENSIVE PLAN, THE COMPREHENSIVE PLAN/ZONING MAP
AS ADOPTED BY ORDINANCE #394, AND AS AMENDED BY ORDINANCES
#397 AND #408, AND DECLARING AN EMERGENCY**

FINDINGS-OF-FACT

1. The City was awarded a Technical Assistance Project (T/A-15-173) by the Oregon State Department of Land Conservation and Development in June 2014 to complete four specific project tasks dealing with the Comprehensive Plan text, the Zoning Ordinance text, and the Comprehensive Plan/Zoning Map.
2. The City undertook the projects with the aid of its long time Contract Planner and began the work in summer 2014. The material was initially drafted by November 2014 and has been undergoing review and refinement since that time. A workshop with the City Council, Planning Commissioners, and interested parties was conducted on February 16, 2015.
3. The final draft of the completed Tasks was submitted, along with a Post Acknowledgement Plan Amendment notice, to the Department of Land Conservation and Development on March 6, 2015.
4. The City Planning Commission conducted a public hearing to consider the proposed amendments on April 16, 2015. The Public Hearing was continued due to a lack of quorum to April 20, 2015. The Planning Commission conducted the Public Hearing on that date and at the close of the hearing moved unanimously to recommend the approval of the Technical Assistance Project products to the City Council.
5. The City Council conducted a public hearing on May 6, 2015, and moved to adopt the Technical Assistance Project as submitted.
6. This ordinance completes the adoption process for the Technical Assistance Project (T/A-15-173).

**NOW, THEREFORE, THE COMMON COUNCIL OF THE CITY OF ARLINGTON
DOES HEREBY ORDAIN.**

1. The Technical Assistance Project #T/A-15-173, Exhibit 1, is hereby adopted. The following material as noted will be placed in the Comprehensive Plan text and the Comprehensive Plan/Zoning Map as appropriate.

Task 1. The discussion entitled “Future Needs” is placed in the Comprehensive Plan in place of the current Future Needs Discussion. It is intended this replacement text be noted that it was updated and adopted in 2015. The Specific Comprehensive Plan policies will be added to the Economic Development Goal #9 indicating the targeted

industries for the Mesa Industrial Park and will be renumbered accordingly to fall in behind the Goal #9 existing policies.

Task 2. The Port Island and Industrial Service Area in the Mesa Industrial Park discussions will be added to the new Future Needs Section of the Comprehensive Plan. The Port Island discussion and proposed map amendments will be shown to be a long range plan and the proposed map amendment for the Port Island will not be officially adopted as part of this Comprehensive Plan/Zoning Map update. Nor will the Riverside Commercial Zone (C-2) be adopted in the Zoning Ordinance text. The Industrial Service Area discussion will be added to the Comprehensive Plan text. The specific policies recommended will be adopted as part of the Economic Goal and be numbered accordingly. The Industrial Service Area (C-3) zoning text will be added to the City's zoning ordinance following the (C-1) text.

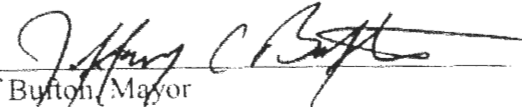
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EMERGENCY CLAUSE

In as much as the health, safety and welfare of the City of Arlington needs to be preserved in that this Technical Assistance Project needs to be adopted and submitted to the Department of Land Conservation and Development in May 2015, in order to receive reimbursement from the State, an emergency is deemed to exist. Therefore, this Ordinance shall be in full force and effect immediately upon its adoption.

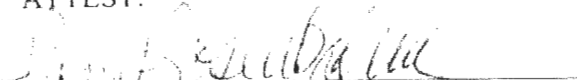
ADOPTED by the Common Council the 6th day of May, 2015.

CITY OF ARLINGTON:



Jeff Bufton, Mayor

ATTEST:



Pam Rosenbalm, City Recorder

**CITY OF ARLINGTON
TECHNICAL ASSISTANCE PROJECT
2014-2015**

DLCD PROJECT #TA-15-173

Prepared for
CITY OF ARLINGTON
P.O. Box 68
Arlington, Oregon 97812
(541) 454-2743

Prepared by
TENNESON ENGINEERING CORPORATION
3775 Crates Way
The Dalles, Oregon 97058
Dan Meader, Planning Consultant
(541) 296-9177

EXHIBIT 1

Adopted by City Council on May 6, 2015
as Ordinances #413 and #414

TASK 1

Future Needs

Draft July 15, 2014

**Rewrite of Industrial Development Discussion
Beginning on Page 44, of the City Comprehensive Plan
Originally Adopted June 4, 2003**

Future Needs

This plan update has been undertaken in 2014 to update the City's industrial land needs and develop some target industries to locate within the City's industrial lands complex. The City, in 2001, purchased approximately 640 acres of land from a nearby farmer, east of the City and near the Arlington Municipal Airport. As part of the 2003 Comprehensive Plan update, approximately 138 acres of that land was brought into the Urban Growth Boundary and Planned and Zoned Large Lot Industrial (M-2). In 2011, the City brought 300 more of those acres inside the Urban Growth Boundary and those acres were Planned and Zoned Industrial (M-1). Subsequently all of that land was annexed to the City. A complete discussion of that property is contained in a memo prepared by Anderson/Perry and Associates in May 2014. The purpose of that memo is to gain Certification for being a Shovel Ready Site in the State of Oregon Industrial Lands Inventory. The memo provides a complete description of the site along of the development of water and sewer systems to serve this industrial property.

2014 Update of Industrial Land Development Goals and Policies

Now is the time for the City to begin the search for reasonable clients to occupy this land. The City in cooperation with the Port of Arlington is actively seeking industrial clients for this site. A dinner meeting on May 27, 2014, was conducted with the Port of Arlington Manager and the Port Secretary who also serves as an Arlington City Councilor. The subject of the meeting was to develop a list of targeted industries suitable for location on the industrial acreage. The second portion of the aforementioned dinner meeting was to determine what kinds of incentives the City and the Port could offer these identified firms to locate on this facility.

The Port selected four basic types of firms to locate on the site:

1. Electronic data storage firms.
2. Hard Data storage firms.
3. Agri/business firms, which would make use of the agricultural products produced in Gilliam County and other nearby Counties.
4. Wind farm support companies that provide service, repair and maintenance equipment for wind farms in Gilliam County and other nearby Counties.
5. Trucking/logistic companies.

During the meeting there was significant discussion about the current status of the land. Currently there is the Airport proper, which has an industrial client testing drones, a truck repair

facility, and an airport hanger. In the M-2 Zone, there is an active City owned RV Park and a wind turbine test site on the land at the present time.

Both the City and the Port recognize the limitation of the City as a small rural community and realize that a rapid influx of jobs would be harmful to the City. There is not sufficient housing or other services available to serve a large influx of fulltime workers. The City and the Port believe these firms identified will require significant onsite improvements in terms of facilities to house their activities; thus, increasing the tax base significantly, but not overloading the City's social and physical services in terms of housing and other needs.

Targeted Industries

The number one targeted industry is digital data storage firms interested in having a land based site with access to multiple forms of transportation and a large power supply. There are a number of firms including Avere, Caringo, Exar, and Nasuni. These are smaller firms that specialize in data storage and would be the typical types of firms that the Port and the City would see locating in Arlington. The land available in the Mesa Industrial Park would easily serve larger data firms as well.

The second targeted industry is hard data storage firms requiring space to store hard copies of material in files that are retrievable. Government, the Court system, legal offices, engineering firms, and medical facilities all need this type of facility. Hard data storage would require large buildings with a number of services including electronics and access to transportation corridors which the City of Arlington offers.

The third selected targeted industry are agri/business firms that would process the crops that are grown in Gilliam and other nearby Counties for transfer to markets after some refinement has occurred.

The fourth targeted industry is wind farm service, repair, and maintenance firms along with "laydown yards" as needed. There are currently two major projects waiting to be built in Gilliam County that will require significant amounts of storage of equipment and materials in the form of laydown yard. It is estimated that these sites would be between 5 and 10 acres of land and would be used for the construction phase of the new wind farms once the power sales contract is activated. The State of Oregon is communicating with the State of California about reopening the supply lines for electricity to California. If that does occur in the new future, these grounds will be needed for laydown yards.

Finally, the Mesa Industrial Park could service medium to large scale trucking/logistic operations. The location on I-84 provides easy access to the highway either west or east bound. The Port Island can provide barge landing facilities to achieve intermodal transportation opportunities.

Location of Arlington

The location of Arlington offers full access to Interstate 84, the Union Pacific Railroad, Columbia River, and there is a small Municipal airport at the north end of the Mesa Industrial Park. Thus there is a full line of transportation corridors that can be utilized. Admittedly the airport is a gravel runway but can accommodate small planes and even some twin-engine planes. It is a visual flight rules airport (VFR) and does not currently receive a lot of use other than as a

training facility for Insitu drones. Arlington offers lower property taxes, lower cost of living, and a rural lifestyle. There are many community activities and social gathering for families to grow and prosper.

Incentives

For the companies of the targeted industries the City can offer a number of incentives. The City is currently in the Gilliam County Enterprise Zone. This Economic Tool can allow the City to negotiate lower property taxes for any new construction over an extended period of time.

Gilliam County is currently seeking an E-Commerce Overlay Zone designation for the County to give additional incentive to firms seeking to locate in the County

The City will add policies to the Comprehensive Plan and implementing measures to the Zoning Ordinance, which will allow expedited review of targeted industry site plans to ensure a rapid decision-making process.

Proposed Comprehensive Plan Policies

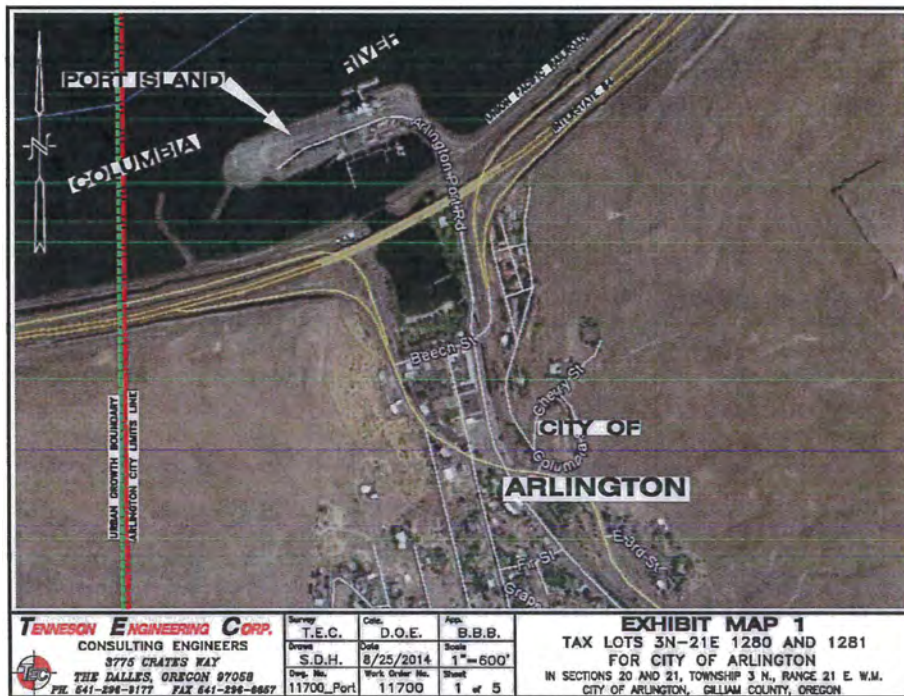
1. The City has identified the following four types of industries as targeted industries for location in the Arlington Mesa Industrial Park.
 - A. Digital Data Storage
 - B. Hard Data Storage
 - C. Agri/Business Processing Facilities
 - D. Wind Farm Construction Site, Laydown Yards and storage
 - E. Trucking/Logistic companies
2. The City will amend its implementing measures, specifically the Zoning Ordinance, to allow these industries as Outright Permitted Uses and offer an expedited site plan review procedure for these firms.
3. The City will amend its landscaping requirements for industrial firms to reduce the area standards and to provide list of suggested planting and other landscaping alternatives to minimize operation and maintenance of the required landscaping.
4. The City will offer the targeted firm economic incentives including the opportunities provided by the Gilliam County Enterprise Zone.
5. The County encourages the Port to begin an aggressive campaign to seek out the identified targeted industries and advise them of the opportunities available at the Mesa Industrial Park in Arlington.

TASK 2

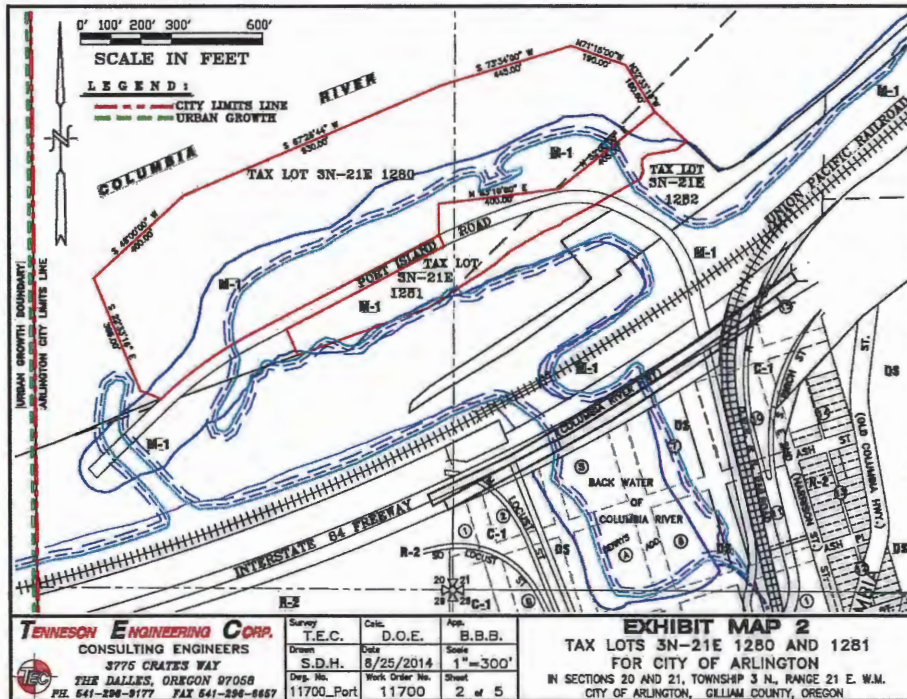
Port Island and Industrial Service Area in Mesa Industrial Park

PORT ISLAND

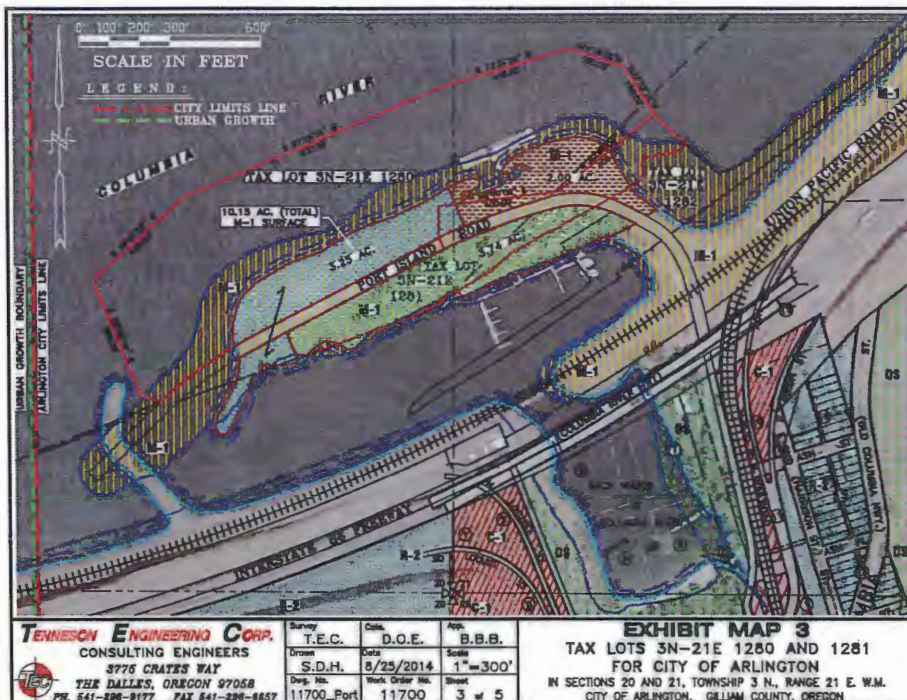
The Port Island, located on the north side of the City in the Columbia River, is actually a small peninsula. It is connected to the main land by a road over a large culvert, which provides inflow into the Port's marina. Map #1 is an aerial photo, although dated, of the island showing the existing land uses and its relationship to the City. The Island is a manmade land mass constructed in the mid-1960s as a negotiated improvement for the relocation of Arlington by the U.S. Army Corps of Engineers. The City was relocated to higher ground to account for the rising river levels caused by the completion of the John Day Dam in approximately 1968. See Map #1.



The Island contains 10.15 acres and is planned and zoned Industrial M-1. The developed portions of the Island are served with City water and wastewater collection services. Existing development on the island consists of four grain elevators located at the northeasterly side of the island at the river's edge. There is a concrete facility and three small silos that surround the concrete elevator. There is also a barge docking facility for grain barges in the river adjacent to the elevators. The Port's marina located in the inlet on the leeward side of the island is currently operating with five slips that are fulltime occupancies, eight transition slips, twelve pull in slips, and fifteen side tie slips available in the marina. See Map #2.



River cruisers put in at this facility while traveling the Columbia River from Portland to Lewiston. The Port's facilities also include public restrooms located adjacent to the marina. There is an RV park with approximately eleven spaces and the Port Offices are also located on the islands south side of Port Island Road as shown on Map #3.



The westerly or down river portions of the Island are currently vacant. There is a boat launch facility adjacent to the marina in the inlet and there is going to be added a 4,000 gallon storage tank for a fueling station at the marina. The ownership of the Island is the north half/rivers edge

is all Port of Arlington and the ownership lying to the south of Port Island Road/inlet side is U.S. Corp of Engineers; however, this property is leased to the Port. It is noted any new land uses have to be approved by the U.S. Corp of Engineers on their portion of the Island and any in-water work constructed by the Port.

As noted earlier, the Island contains 10.15 acres, approximately 2 acres are involved in existing industrial development, 3.74 acres belong to U.S. Corp of Engineers, and 3.25 acres on the westerly/down river side owned by the Port of Arlington. It is this land that really is the subject of this analysis. It should be noted that a typical 50 foot setback from water's edge leaves only 1.6 acres suitable for development.

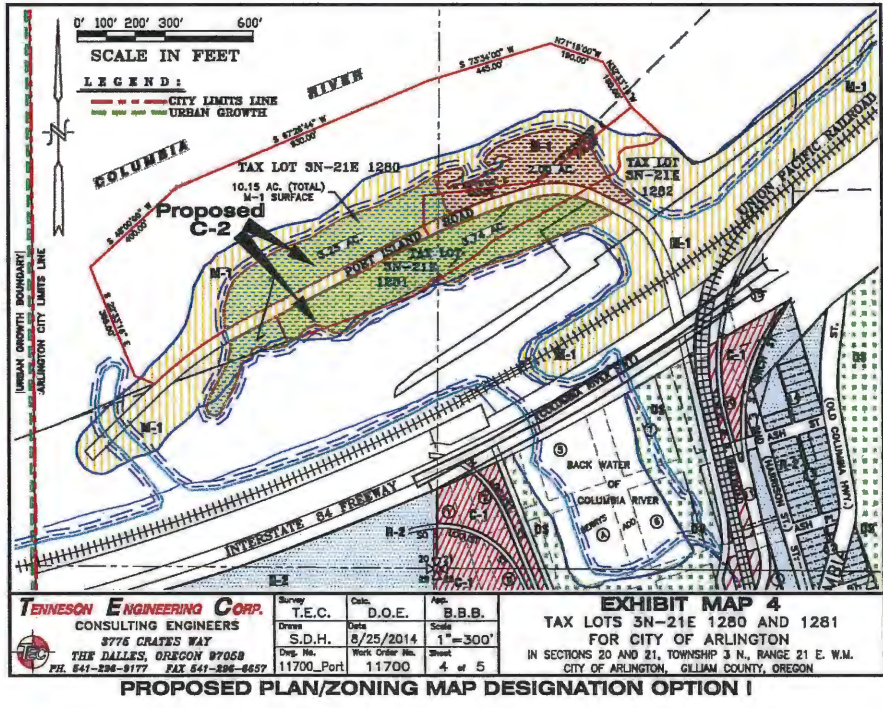
The Port has determined that there are opportunities for expanded recreational use in this area particularly with the continued interest in windsurfing, the new fuel dock, and other river activities. The Port would like to open this up for more recreational opportunities including windsurfing, board rentals, canteen food service, kayak rentals, and other waterborne activities that could be placed on the Island to enhance the tourist draw to the City. These activities are not in accord with the current zoning of the property. The M-1 zone provides as Outright Permitted Uses, "Light Industrial uses as defined". This permitted use list also includes transportation improvements that are mandated by the Oregon Department of Transportation. Under Conditional Uses, Heavy Industrial uses, as defined, necessary public improvements and transportation facilities are allowed after a favorable decision of the City Planning Commission after a formal Public Hearing. There is no latitude in the current ordinance to allow such small scale commercial activities as would be desired. To add these to the current Industrial zoning text would be harmful to overall development of the Arlington Mesa Industrial Park, which is also predominantly zoned M-1.

The easiest solution to this problem is to create a new Land Use Zone, which more appropriately addresses the needs of the City and Port to allow small commercial developments on this land. It is suggested that the City adopt the following Comprehensive Plan Policies as part of this Industrial Lands Update to support the creation of a new Commercial Zone in the City.

Proposed Comprehensive Plan Policies

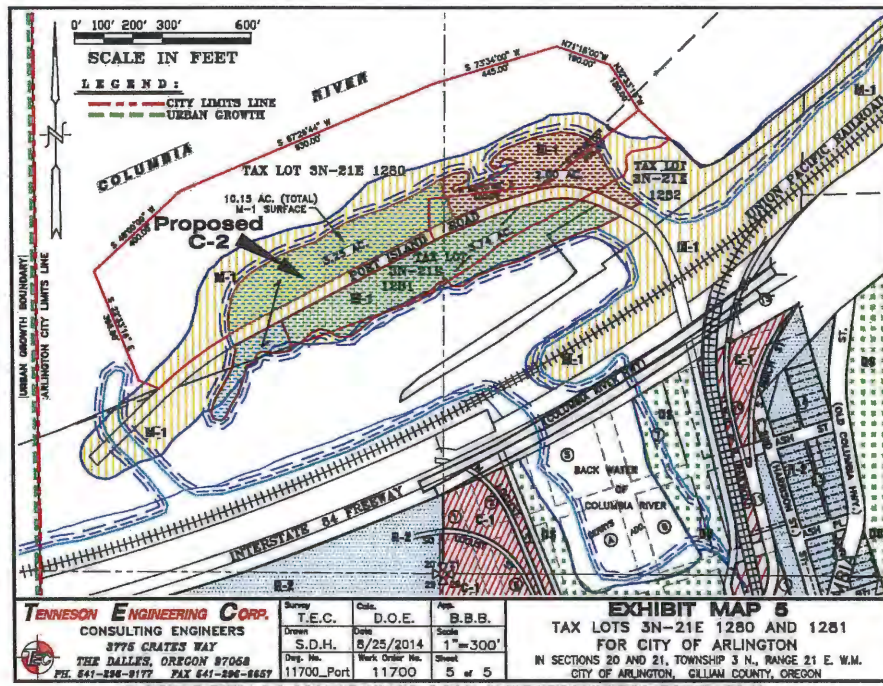
1. The City supports the Port of Arlington efforts to develop the westerly half (quarter) of the Port Island in small recreationally oriented commercial activities.
2. To support these economic development goals, the City will direct the City Staff to prepare a new Commercial zoning text for review and approval by the Planning Commission and City Council.

In revising the Comprehensive Plan/Zoning Map, there are two distinct options to consider. 1) Redesignate both the north and south sides of the Island to include the U.S. Army Corps of Engineers ownership on the south side of the Island. This would include the existing marina, RV Park, restrooms, and Port of Arlington Administrative Office. These two options are shown on Maps 4 and 5.



PROPOSED PLAN/ZONING MAP DESIGNATION OPTION I

Or II) If the Corps of Engineers does not wish to participate in this redesignation, simply, as Option II, redesignate the north portion of the Island that is currently under Port ownership as the new C-2 Zone. See Map 5.



PROPOSED PLAN/ZONING MAP DESIGNATION OPTION II

To facilitate the proposed Comprehensive Plan Policies, a new Zoning Ordinance text is also required. The following is suggested:

SECTION 3. – RIVER SIDE COMMERCIAL ZONE “C-2”

USES. Buildings and portable structures hereafter erected, placed, structurally altered, enlarged, or moved onto the land hereafter used in the C-2, Commercial Zone, shall comply with the following regulations:

- (1) PERMITTED USES (with Site Plan Review Approval).
 - (A) Water dependent uses, defined as a user activity which can be carried out only on, in, or adjacent to water areas because the use requires access to the water body for water born transportation, recreation, energy production, or source of water. This term also means use that they are in conjunction with an incidental to water dependent use.
 - (B) Portable servers including food and drink service, boat rentals, water craft rentals, surfboarding lessons, and other recreational services that enhances the recreational opportunities of the zone.
- (2) CONDITIONAL USES (permitted with the approval of the Planning Commission in accordance with Article No. 5, with this Ordinance).
 - (A) Marina and ancillary uses
 - (B) Restaurants
 - (C) Motel/RV Park
 - (D) Permanent structure, which the primary use is to provide good or services to enhance the recreational experience of the River Side Commercial Zone.
 - (E) Marine Fueling Station, boat repair, and boat motor repair
- (3) HEIGHT. Buildings, structures, and temporary structures shall be limited to 2-1/2 stories or 35 feet in height at the peak of the roof.
- (4) SETBACK REQUIREMENTS.
 - (A) In the River Side Commercial Zone, no specific setbacks are required because of the unstructured pattern in which portable trailers are generally located.
- (5) PARKING REGULATIONS.
 - (A) The Port Island already contains an ample parking lot. It is anticipated that it will not need to be expanded. User vehicles are anticipated to that lot for parking while visiting the Island.

(6) SANITATION REGULATIONS.

- (A) Portable structures shall not be required to connect to the City's sanitation facilities. However, they will be required to make arrangements with the Port Officials for use of the public restrooms.
- (B) Permanent structures shall be required to connect to the City's wastewater treatment system.

Long Range Planning

Late breaking events and issues: The foregoing material was prepared and reviewed locally in the early stages of this Technical Assistance project. Near the end of the project, several events and issues surfaced which cloud the final adoption of the Comprehensive Plan/Zoning Map and Zoning Ordinance text revisions outlined in the Port Island discussion. These include:

- The DLCD Field Representative determined a Traffic Impact Analysis must be completed before the Map Amendment could be adopted. There is no budget for such a study in the project nor is there time to complete such a study given the Grant timeframe.
- The Port of Arlington determined it may be desirable to move the Port Offices to this property at some point in the future. Under the current Plan and Zoning Designation, the proposed relocation would be an allowable Conditional Use. The proposed move could not be done under the proposed Commercial Zoning. Further, it was determined the Port ownership, containing 1.6 acres when a 50 foot setback from the Columbia River waterline is utilized, is currently being used by wheat trucks to align with the truck scales near the base of the elevators. A majority of the length of this piece of property is currently committed to the traffic adjustment activity, making any other development on it very difficult. The Port is working with Mid Columbia Producers to realign the scales and curtail this use of this otherwise vacant tract of ground
- The Corps of Engineers contacted the Consultant in late February indicating the Corps was generally in favor of the Planning/Zoning Map amendment for both its ownership, containing the marina, RV Park, restroom facilities, parking lot and Port Offices and the Port Ownership on the north side of the Island. The Corps Representative indicated a letter of support might be forthcoming from the Corps, but that it might not arrive until after the Technical Assistance Project was completed. The Corps Representative also stressed the fact that the Corps holds "Flowage Easements" across the entire Island and could inundate the entire Island if the need did occur. Therefore, no habitable structure could be placed on this area.

Therefore, this discussion regarding the Port Island must be considered "Long Range Planning" and is placed in the Comprehensive Plan for future reference. The actual Map Amendments are

removed for the adopting Ordinances and held in abeyance until the above referenced issues can be resolved.

INDUSTRIAL SERVICE AREA

The City of Arlington Mesa Industrial Park is located inside the corporate city limits of Arlington but on the hillside east of Arlington near the Arlington Municipal Airport. The property contains approximately 440 acres, plus the Airport proper. The industrial ground is now provided with urban services including water and sewer and the City and the Port are actively seeking industrial clients to bolster the local economy. The need for the commercial service area is because the industrial zone is somewhat detached from downtown Arlington proper. It is a circuitous route to get to and from the property to the downtown commercial area for the personal services that are needed, particularly during the lunch break timing of most industrial jobs. The need for portable food service, perhaps a banking ATM, and other small personal services located within a commercial node within the industrial area would be of most benefit. There is currently an RV park located near the Airport to help provide housing for workers. The recruiting activities by both the City and Port of Arlington are ongoing and beginning to show signs of success. One of the issues discussed early on in this Technical Assistance Project during interviews with the Port administration and with the Department of Land Conservation and Development field representative was the need to provide commercial services to the Industrial Park as it develops. A similar situation that exists with the Port Island would exist with the industrial development. Both the M-2, containing 138 acres, and the M-1, containing over 300 acres, would not allow small commercial service activities necessary for providing minimal services to the industrial client personnel. The City is reluctant to dilute the focus of the industrial zones to add those types of uses to those zoning texts. It was suggested by DLCD that the City consider an Industrial Service Area Zone and create another small commercial node as it has done with the Port Island. To that end, the City reviewed this option and concurred. The City would propose Comprehensive Plan Policies that would support the creation of a third commercial zone. Attached to this narrative is a draft Industrial Service Area (C-3) commercial zoning text, which would be added to the City's Zoning Ordinance.

No specific commercial node to be designated as C-3 zoning has been selected yet. It is recommended 3 to 5 acres in the M-2 zone, somewhere near the Airport, would be the logical choice. As the property develops, a more permanent commercial base might be considered, designed not to compete with downtown commercial development, but rather to provide auxiliary services for industrial workers to use during their break periods. The Comprehensive Plan Policies proposed would be included in the economic development goal:

1. Provide an Industrial Service Area to provide minimal commercial services to industrial workers in the City of Arlington Mesa Industrial Park.
2. Designate a small tract of 3 to 5 acres to house either portable or, as time goes on, permanent commercial facilities such as food service, banking service, and other personal need services for industrial workers in the Industrial Park.

The proposed text for the Industrial Service Area (C-3) Zone would be as follows:

SECTION 3. - INDUSTRIAL SERVICE AREA "C-3"

USES. Buildings and portable structures hereafter erected, placed, structurally altered, enlarged, or moved onto the land hereafter used in the Industrial Service Area Zone, C-3, shall comply with the following regulations:

- (1) PERMITTED USES (with Site Plan Review Approval).
 - (A) Portable servers including food and drink service, remote banking service, ATMs, automotive service, and other personal service providers.
- (2) CONDITIONAL USES (permitted with the approval of the Planning Commission in accordance with Article No. 5, with this Ordinance).
 - (A) Restaurants
 - (B) RV Park
 - (C) Permanent structure, which the primary use is to provide goods and services to industrial support personnel employed at the Mesa Industrial Park.
- (3) HEIGHT. Buildings, structures, and temporary structures shall be limited to 2-1/2 stories or 35 feet in height at the peak of the roof.
- (4) SETBACK REQUIREMENTS.
 - (A) In the Industrial Service Area Zone, no specific setbacks are required because of the unstructured pattern in which portable trailers are generally located.
- (5) PARKING REGULATIONS.
 - (A) There will be no off-street parking requirements for portable service carts given the unstructured nature of those services. Permanent structures located within the ISA will be required to meet the City's off-street parking requirements of Article 4 of the Zoning Ordinance.
- (6) SANITATION REGULATIONS.
 - (A) Portable structures shall not be required to connect to the City's sanitation facilities. However, they will be required to make arrangements with the Port Officials for use of the public restrooms available in the Mesa Industrial Park.
 - (B) Permanent structures shall be required to connect to the City's domestic water and wastewater collection and treatment system.

TASK 3

Zoning Ordinance Revisions

ZONING ORDINANCE REVISIONS

TASK 3

Review and revision of administrative review and site plan review procedures and standards.

The purpose of this task is an attempt to streamline the City's review procedures particularly in regards to industrial development at the Arlington Mesa Industrial Site. Potential clients want to be assured that their permitting procedures can be completed as expeditiously as possible. The Port Authorities have pressed the City over the years for a more rapid response time to permitting issues. An attempt to expedite the review procedures were adopted in 2011, which allowed an Administrative Review when appropriate. However, that ordinance was hurriedly prepared and not as inclusive as it needs to be. Problems with that Ordinance include:

- It only addressed Conditional Uses.
- It did not officially address Site Plan Reviews or Variances, the most common land use actions for the City.
- It still required the 10 day newspaper notice publication.

Timing and other local issues

A major problem in the small Cities of Eastern Oregon is, for the most part, they must use weekly newspapers that are only published mid-week. The public notices must be prepared and sent to the newspaper usually the Friday before the date of publication. Thus, the day an actual land use application is submitted, generally, if Wednesday or later, extends the review period by an extra ten days at the outset.

The second issue, particularly in Arlington and other area communities, is the ability to maintain a quorum of Planning Commissioners, to conduct public hearings. The City has a five member Planning Board, three members constitute a quorum and currently the City has just three active members on its Planning Commission. Therefore, all three active members must participate in the hearing process in order for the decision to be valid. This is a common problem for small cities in Eastern Oregon. When there is a lack of development activity in a community, the appointed Commissioners rapidly lose interest.

Another issue is the time frame for the notice of publication. The current ordinance adopted in 2011 requires 10 days. It was determined through discussions with the DLCD Field Representative that some jurisdictions may be switching to a 12 day appeal period after the decision in order to expedite the review process. There is more discussion on this issue below.

The final issue is one of judgment. Many of the applications that are filed at City Hall for land use approvals, including Conditional Use Permits, Variances, and Site Plan Review, are so simple and straight forward that a full public hearing is an additional and unnecessary expense to the applicant. In those situations the City believes the staff should have the ability to make the decision to approve or disapprove those particular applications. The City recognizes that the staff must be able to make the determination whether or not to process the application administratively or to elevate the decision making to the Planning Commission and/or ultimately to City Council.

Review of other Jurisdictions

The review procedures of other communities in the region were consulted.

Most of the other communities in the region do not experience the potential for much land use growth activity. None of the cities of Sherman County or nearby Wasco County have an administrative review procedure with the exception of the City of The Dalles. Wasco County has an existing procedure that provides for an Administrative Decision up front and then a 12 day appeal period during which the affected property owners are required to pay a “filing fee” to formally file an appeal. Wasco County uses this procedure only on lands within the Columbia River Gorge National Scenic Area. In a recent case, the County issued a decision and then notified the affected property owners involved that they had 12 days to appeal and must pay an appellant fee in order to do so. This was met with outrage by the property owners and, ultimately, the decision was rescinded. The City does not believe this decision making process will work in a small community such as Arlington. There does not appear to be any alternative available in the Oregon Revised Statutes for the 10 day public notice time frame.

Current practice at the City of Arlington is to provide two notice dates. One for the City Planning Commission and, if there is no quorum available, the decision making process will be elevated to the City Council at its next regular meeting. This is an attempt to process the zoning applications without holding up the applicant for a full month for the next Planning Commission regular meeting

Planning staff met with Port Authorities including the Port Director, Administrative Secretary, and the City Administrator to discuss the administrative review procedures and determined that a simple rewrite of the 2011 Ordinance could best resolve the issues with the first ordinance and solve some of the problems. The new ordinance, attached in draft form, will address the all-inclusive Planning Commission decision making issues including Conditional Use, Variances, and Site Plan Reviews. It will allow the staff to make the decision administratively or elevate issue to Planning Commission level and provide a rational threshold level to elevate decision making process to the Planning Commission. The draft ordinance will also revise the administrative standards for landscaping as discussed below.

Landscaping

The City’s landscaping standards require a percentage of the gross site area be landscaped.

The zoning landscape requirements in Arlington are:

- Multi-family 20% of the gross area.
- Commercial 15%.
- Industrial 15%.
- Parking lots 10%.

The Industrial landscaping standard would then require over 6,500 square feet of landscaping for every gross acre of industrial development. That is about the size of a small residential lot in town. Arlington differs from other communities in the region in that other small communities of the region have industrial sites are an integral part of the community often located adjacent to existing commercial and residential development. The Arlington Mesa Industrial Park is in a remote location, most passersby are not members of the general public but workers, clients, and service personnel traveling to and from the site. Significant landscaping of this area would be expensive, difficult to maintain, and require a far greater use of water. This practice would be,

for the most part, a waste of time and water resources. There are better ways to accomplish the same goal. The Port and the City want the Mesa Industrial Park to be an attractive site with working industrial operations in place. The concept of lush green lawns and trees is not a major concern. Uncluttered, tastefully designed appearances that are easily maintained with limited expense would be the goal of both the Port and the City. The easiest solution would be to reduce the area of landscaping from 15% to 5%. While there is existing Industrial land in the City Core area, it is mostly developed, lessening the landscaping requirement should have little impact. This can be done with the draft ordinance.

The second alternative would be to offer the opportunity to establish xeriscaping landscaping practices. This practice would allow the Industrial clients to choose the plants and ground cover that are hardy enough to withstand the local climate without specific irrigation. A listing from the Oregon State University of xeriscape plants and ground cover is attached. This could be part of the landscaping requirements for the City for the industrial park and could even be expanded to other Zones of the City, if found to be beneficial. The draft ordinance is attached.

**CITY OF ARLINGTON ORDINANCE
ORDINANCE NO. _____**

**AN ORDINANCE AMENDING THE CITY OF ARLINGTON ZONING
ORDINANCE TEXT TO PROVIDE FOR ADMINISTRATIVE REVIEWS FOR
CERTAIN TYPES OF CONDITIONAL USES, SITE PLAN REVIEWS AND
VARIANCES, ESTABLISHING LANDSCAPING STANDARDS FOR THE MESA
INDUSTRIAL PARK AND DECLARING AN EMERGENCY**

LEGISLATIVE FINDINGS

- A. The City has determined, over the past several months, that a need exists to establish an expedited Administrative Review of Conditional Use Permits, Variance Permits, and Site Plan Review Permits where the anticipated impacts on adjoining properties are negligible. These tasks are being accomplished through the aid of a specific Technical Assistance Grant from the Oregon State Department of Land Conservation and Development. The City has notified the Department of Land Conservation and Development of these proposed amendments using the Post-Acknowledgement Plan Amendment Notice procedure.
- B. The City has provided notice via the City's newspaper of record of the proposed amendments. These are Legislative Amendments and no specific Notice to Adjoining Property Owners was required.
- C. The Planning Commission conducted a public hearing on _____ 2014, to consider the proposed expedited Administrative Review Procedures. At the close of both hearings, the Planning Commission moved unanimously to forward the materials to the City Council with a recommendation for approval.
- D. The City Council conducted public hearings on _____ 2014, to consider both the proposed expedited Administrative Review Procedures and the landscaping requirements for the Mesa Industrial Park. At the close of the public hearing, the City Council moved to adopt the proposed amendments.

SECTION 1. The City's Zoning Ordinance at Section 8.7 shall be revised to read:

Zoning Ordinance Section 8.7

Administrative Review for Site Plan Reviews, Conditional Use Permits and Variance Permits.

- A. Notwithstanding the processes for Planning Commission or Planning Staff reviews of Site Plans, Section 4.20(1), Conditional Use Permits, Section 5.1(5)(B) and Variances, Section 6.6(2) an expedited review process shall be available to use when Staff determines little or negligible impact on surrounding properties will occur if the requested permit is approved. The Staff may elevate any decision-making process to the Planning Commission if deemed appropriate.
Before the Staff can act, administratively, on a Site Plan Review, Conditional Use Permit, or a Variance request, a Notice of Administrative Review must be sent to

affected property owners with the information required in Section 8.5(1)&(2). In the expedited Administrative Review, if any objection is received within the 10 days specified in the Notice of the Administrative Review, the matter will be automatically elevated to a public hearing before the City Planning Commission public hearing and new notices advertising the public hearing shall be distributed.

- B. The Arlington Zoning Ordinance at Section 5.1(5)(c) shall be revised to read:
Within five (5) days following the Administrative Staff decision, or Planning Commission decision, the City Recorder shall provide the applicant with a written notice of the Administrative or Planning Commission decision on the application.
- C. The Arlington Zoning Ordinance at Section 6.6(3) shall be revised to read:
Within five (5) days following the Administrative Staff decision, or Planning Commission decision, the City Recorder shall provide the applicant with a written notice of the Administrative or Planning Commission decision on the application.

SECTION 2. Add Section 4.23:

SECTION 4.23 – TEMPORARY USES FOR COMMERCIAL AND INDUSTRIAL ZONES. The City Administrator may, upon a specific application, issue a Permit for the Temporary Use for a certain specified property for a purpose that may or may not be authorized in the district in which such property is located. Such temporary permit may be granted for a period of not to exceed 180 days and the permit shall not be extended. Said Permit may be granted subject to such other limitations and conditions as the Administrator may impose. Said Permit may be revocable upon a finding by the Administrator that the conditions of approval for the Temporary Use are not being met by the applicant.

- (1) In reviewing a Temporary Use Permit, the Administrator shall follow the procedure for an Administrative Review as outlined in Section 8.7 and may elevate the decision to the Planning Commission and may recommend an Administrative Review or a Public Hearing before the Planning Commission. The approving authority shall consider and make findings regarding the following criteria. A temporary use permit which is not found to satisfy these criteria shall be denied unless clear and objective conditions of approval can mitigate potential impacts. The Approving Authority may limit the number of similar uses.
- (A) Traffic. The proposed use shall not generate substantially more trips or types of trips than would a use permitted in the district
- (B) Impact on Neighboring Uses. The proposed use shall be similar in character and effect to uses permitted in the district with respect to impacts including, but not limited to, noise generation, trip generation and the type and nature of activities. As means of evaluating the potential impact on neighboring uses, the Approving Authority shall review concerns of adjacent property owners as indicated on a list provided by the applicant. Such expressions of concern shall not be the sole basis for approving or disapproving of a proposed use.

- (C) Site Development. In general, changes to the site for the proposed use that support the temporary use, such as provision of parking area, shall be minimized and shall not exceed in scale or scope the improvements commonly required for a permitted use. Under no circumstances shall a Building Permit for a permanent structure be authorized or issued.
- (2) In approving a Temporary Use Permit, the Approving Authority may require that special conditions be met in order to satisfy the intent of this chapter. Conditions may include requirements for:
 - (A) Limitation on hours of use;
 - (B) Limitation on development, including amount and location of parking, changes proposed to a structure, extent of the area utilized, etc.;
 - (C) Restricting the proposed use to the interior of a building or a specific outdoor location.
 - (3) An application for Temporary Use Permit shall include the following:
 - (A) A narrative explaining the nature of the use, hours of operation, number of employees, potential impacts, and possible mitigating measures.
 - (B) A vicinity map showing the location of the site.
 - (C) A site plan or narrative description of any proposed alterations to the site.

SECTION 3. Amend Section 4.20.4(6) to:

- A. Amend Industrial Zone to 5%.
- B. Add Item (U) xeriscape landscaping of all sites is encouraged by the City. Copies of xeriscape plants and tree list are available at City Hall.

EMERGENCY CLAUSE

This ordinance being enacted by the Common Council on the exercise of its police power and for the purpose of meeting an emergency, and being necessary for the immediate preservation of the public peace, health, and safety, an emergency is declared to exist and this ordinance shall take effect immediately upon enacted.

ADOPTED by the Common Council the _____ day of _____, 2014.

CITY OF ARLINGTON

ATTEST:

(City Recorder)



Xeriscaping in Central & Eastern Oregon

by Amy Jo Detweiler, Horticulture Faculty for Central Oregon

Whether you are an experienced gardener or a newcomer to the high desert, learning how to successfully garden here can be an exciting challenge. If given the choice, most of us would choose the beauty of a lush green landscape to one full of rocks and sagebrush; but is that possible in this kind of environment, providing plants with enough moisture, while conserving water, one of our most precious commodities? It is with xeriscaping, a new gardening trend that combines contemporary conservation techniques with the best elements of traditional landscaping. Not only is it possible to have a colorful and beautiful landscape while conserving water, but you can also conserve valuable commodities such as energy, time, and money. Below is a list of plants that work well in a water-wise garden. These plants tend to use less water and are more drought tolerant than other ornamental plants.

Jul 2006

Ornamental Trees		Shade Trees	
Common Name	Botanical Name	Common Name	Botanical Name
Alder, Mountain or Thinleaf	<i>Alnus tenuifolia</i>	Ash, Green	<i>Fraxinus pennsylvanica</i>
Apricot	<i>Prunus americana</i>	Ash, 'Autumn Purple'	<i>Fraxinus americana</i>
Aspen, Quaking	<i>Populus tremuloides</i>	Catalpa, Western or Northern	<i>Catalpa speciosa</i>
Buckeye, Ohio	<i>Aesculus glabra</i>	Hackberry, Common	<i>Celtis occidentalis</i>
Chokecherry, Amur	<i>Prunus maackii</i>	Honeylocust, Thornless	<i>Gleditsia tricanthos var. inermis cvs.</i>
Chokecherry, Canada Red	<i>Prunus virginiana 'Schubert'</i>	Kentucky Coffeetree	<i>Gymnocladus dioica</i>
Crabapple, Flowering	<i>Malus hybrids</i>	Linden, American	<i>Tilia americana</i>
Goldenrain Tree	<i>Koelreuteria paniculata</i>	Linden, Littleleaf 'Greenspire'	<i>Tilia cordata 'Greenspire'</i>
Hawthorn, English 'Paul's Scarlet'	<i>Craegus laevigata 'Paul's Scarlet'</i>	Maple, 'Autumn Blaze'	<i>Acer x fremanii 'Autumn Blaze'</i>
Hawthorn, Russian	<i>Crataegus ambigua</i>	Maple, Norway	<i>Acer platanoides</i>
Hawthorn, Washington	<i>Crataegus phaenopyrum</i>	Oak, Bur or Mossycup	<i>Quercus macrocarpa</i>
Hawthorn, Winter King	<i>Crataegus viridis 'Winter King'</i>		
Hornbeam, American	<i>Carpinus caroliniana</i>		
Lilac, Japanese Tree 'Ivory Silk'	<i>Syringa reticulata 'Ivory Silk'</i>		
Maple, Amur	<i>Acer ginnala</i>		
Maple, Bigtooth (Canyon or Wasatch)	<i>Acer grandidentatum</i>		
Maple, Tatarian	<i>Acer tataricum</i>		
Maple, Rocky Mountain	<i>Acer glabrum</i>		
Mayday Tree (European Bird Cherry)	<i>Prunus padus</i>		
Olive, Russian	<i>Elaeagnus angustifolia</i>		
Pear, Ussurian	<i>Pyrus ussuriensis</i>		
Serviceberry, Saskatoon	<i>Amelanchier alnifolia</i>		

Evergreen Trees	
Common Name	Botanical Name
Cedar, Easter Red	<i>Juniperus virginiana</i>
Juniper species	<i>Juniperus species</i>
Juniper, Blue Star	<i>Juniperus squamata 'Blue Star'</i>
Juniper, Chinese	<i>Juniperus chinensis</i>
Juniper, Creeping	<i>Juniperus horizontalis</i>
Juniper, Savin	<i>Juniperus sabina</i>
Juniper, Rocky Mountain	<i>Juniperus scopulorum</i>
Juniper, Western or Sierra	<i>Juniperus occidentalis</i>



Evergreen Trees (cont)	
Common Name	Botanical Name
Juniper, Western or Sierra	<i>Juniperus occidentalis</i>
Pine, Austrian	<i>Pinus nigra</i>
Pine, Bristlecone	<i>Pinus aristata</i>
Pine, Limber	<i>Pinus flexilis</i>
Pine, Pinyon	<i>Pinus edulis</i>
Pine, Ponderosa or Western Yellow	<i>Pinus ponderosa</i>
Pine, Lodgepole	<i>Pinus contorta latifolia</i>
Pine, Mugo or Swiss Mountain	<i>Pinus mugo</i>
Spruce, Colorado	<i>Picea pungens</i>
Spruce, Colorado Blue	<i>Picea pungens</i> var. <i>glauca</i>



Fruits & Berries	
Common Name	Botanical Name
Apple	<i>Malus hybrids</i>
Cherry	<i>Prunus spp.</i>
Currant	<i>Ribes spp.</i>
Grape	<i>Vitis lambrusca</i> cvs.
Peach	<i>Prunus persica</i> cvs.
Pear	<i>Pyrus communis</i>
Plum	<i>Prunus</i> cvs.
Raspberry	<i>Rubus</i> cvs.
Rhubarb	<i>Rheum rhabarbarum</i> cvs.
Strawberry	<i>Fragaria ananassis</i> cvs.

Broadleaf Evergreens	
Common Name	Botanical Name
Grape Holly, Oregon	<i>Mahonia aquifolium</i>
Holly, Creeping	<i>Mahonia repens</i>
Kinnickinnick	<i>Arctostaphylos uva-ursi</i>
Mazanita, Greenleaf	<i>Arctostaphylos patula</i>
Mountain Mahogany, Curl-Leaf	<i>Cercocarpus ledifolium</i>
Yucca	<i>Yucca species</i>



Small Shrubs 1-4'	
Common Name	Botanical Name
Coralberry, Hancock	<i>Symphoricarpos x chenaultii</i> 'Hancock'
Coralberry, Indian Currant	<i>Symphoricarpos orbiculatus</i>
Cotoneaster, Cranberry	<i>Cotoneaster apiculatus</i>
Cotoneaster, Rock	<i>Cotoneaster horizontalis</i>
Currant Alpine	<i>Ribes alpinum</i>
Fernbush	<i>Chamaebatiaria millefolium</i>
Leadplant	<i>Amorpha canescens</i>
Peashrub, Pygmy	<i>Caragana pygmaea</i>
Potentilla or Cinquefoil	<i>Potentilla fruticosa</i>
Rabbitbrush, Gray	<i>Chrysothamnus nauseosus</i>
Sage, Russian	<i>Perovskia atriplicifolia</i>
Sage Silver	<i>Artemisia cana</i>
Spirea, Blue Mist or Blue-beard	<i>Caryopteris x dandonensis</i>
Spirea	<i>Spiraea species</i>
Snowberry	<i>Symphoricarpos albus</i>
Sumac, Gro-Low	<i>Rhus aromatica</i>



Vines	
Common Name	Botanical Name
Clematis	<i>Clematis species</i>
Clematis, Yellow lantern	<i>Clematis tangutica</i>
Silver Lace Vine	<i>Polygonum auberti</i>
Trumpet Vine	<i>Campsis radicans</i>
Virginia Creeper	<i>Pathenocissus quinquefolia</i>



Medium Shrubs 4-8'	
Common Name	Botanical Name
Apache Plume	<i>Fallugia paradoxa</i>
Barberry	<i>Berberis species</i>
Bitterbrush	<i>Purshia tridentata</i>
Burning Bush	<i>Euonymus alatus</i> 'Compactus'
Current, Golden	<i>Ribes aureum</i>
Plum, Cistena or Purpleleaf Sandcherry	<i>Prunus x cistena</i>
Rose, Hardy Shrub	<i>Rosa species</i>
Sandcherry, Western	<i>Prunus besseyi</i>
Spiraea, Vanhoutte	<i>Spiraea x vanhouttei</i>
Thimbleberry or Boulder Raspberry	<i>Rubus deliciosus</i>
Viburnum, Compact American Cranberry	<i>Viburnum trilobum</i> 'Compactum'

Large Shrubs (Con't)	
Common Name	Botanical Name
Sagebrush	<i>Artemisia tridentata</i> or <i>Seriphidium tridentate</i>
Serviceberry, Saskatoon	<i>Amelanchier alnifolia</i>
Sumac, Smooth	<i>Rhus glabra</i>
Sumac, Staghorn	<i>Rhus typhina</i>
Viburnum, Nannyberry	<i>Viburnum lentago</i>
Viburnum, Wayfaring Tree	<i>Viburnum lentana</i>

Large Shrubs 8'+	
Common Name	Botanical Name
Beautybush	<i>Kolkwitzia amabilis</i>
Buckthorn, Columnar or Tallhedge	<i>Rhamnus frangula</i> 'Columnaris'
Buckthorn, Femleaf	<i>Rhamnus frangula</i> 'Asplenifolia'
Buffaloberry, Silver	<i>Shepherdia argentea</i>
Cherry, Flanking	<i>Prunus tomentosa</i>
Cotoneaster, Hedge	<i>Cotoneaster lucidus</i>
Forsythia	<i>Forsythia cultivars</i>
Honeysuckle, Arnold Red	<i>Lonicera tatarica</i> 'Arnold Red'
Lilac, Common or French lilac	<i>Syringa vulgaris</i>
Mockorange, Littleleaf	<i>Philadelphus microphyllus</i>
Ninebark	<i>Physocarpus species</i>
Peashrub, Siberian	<i>Caragana arborescens</i>
Privet, Cheyenne	<i>Ligustrum vulgare</i> 'Cheyenne'
Privet, New Mexico or Desert Olive	<i>Forestiera neomexicana</i>



Ornamental Grasses	
Common Name	Botanical Name
Avena, Blue or Blue Oat Grass	<i>Helictotrichon sempervirens</i>
Bluestem, Big	<i>Andropogon gerardi</i>
Bluestem, Little	<i>Schizachyrium scoparium</i>
Feather Reed Grass, Karl Foerster	<i>Calamagrostis acutiflora</i>
Fescue, Blue	<i>Festuca ovina glauca</i>
Fountain Grass	<i>Pennisetum alopecuroides</i>
Indian Grass	<i>Sorghastrum nutans</i>
Miscanthus Grass or Maiden Hair Grass	<i>Miscanthus sinensis</i>
Switch Grass 'Heavy Metal'	<i>Panicum virgatum</i> 'Heavy Metal'





Ground Covers 1-12"		Perennials	
Common Name	Botanical Name	Common Name	Botanical Name
Bugleweed or Carpet Bugle	<i>Ajuga species</i>	Artemesia or Wormwood	<i>Artemesia species</i>
Candytuft	<i>Iberis sempervirens</i>	Baby's Breath	<i>Gypsophila paniculata</i>
Dianthus, Garden Carnation, or Pinks	<i>Dianthus species</i>	Balloon Flower	<i>Platycodon grandiflora</i>
Hardy Cactus	<i>Cactaceae Family</i>	Basket-of-Gold	<i>Aurinia saxatile</i>
Hens and Chicks	<i>Sempervivum species</i>	Bellflower	<i>Campanula species</i>
Himalayan Fleecflower or Border Jewel	<i>Polygonum affine</i>	Black-eyed Susan	<i>Rudbeckia species</i>
Iceplant, Purple	<i>Delosperma cooperi</i>	Blanket Flower	<i>Gaillardia varieties</i>
Iceplant, Yellow	<i>Delosperma nubigenum</i>	Catmint	<i>Nepeta species</i>
Mount Atlas Daisy or Mat Daisy	<i>Anacyclus depressus</i>	Columbine	<i>Aquilegia species</i>
Mountain Gold	<i>Alyssum montanum</i>	Coneflower	<i>Echinacea purpurea</i>
Penstemon, Pineleaf	<i>Penstemon pinifolius</i>	Coralbells	<i>Heuchera sanguinea</i>
Periwinkle	<i>Vinca major varieties</i>	Coreopsis or Tickseed	<i>Coreopsis species</i>
Phlox, Creeping or Moss	<i>Phlox subulata</i>	Cranesbill	<i>Geranium varieties</i>
Poppy Mallow or Prairie Winecup	<i>Callirhoe involucrata</i>	Daylily	<i>Hemerocallis species</i>
Potentilla, Creeping	<i>Potentilla verna-rana</i>	Delphinium	<i>Delphinium varieties</i>
Primrose, Mexican Evening	<i>Oenothera berlandieri 'Siskiyou'</i>	Double Bubble Mint or Mountain Mint	<i>Agastache cana</i>
Pussytoes or Cat's Ears	<i>Antennaria species</i>	Daisy, Painted	<i>Tanacetum coccineum</i>
Rock Cress	<i>Aubrieta deltoidea</i>	Daisy, Shasta	<i>Leucanthemum x superbum</i>
Sea Thrift	<i>Ameria maritima</i>	Fireweed	<i>Epilobium angustifolium</i>
Snow-in-Summer	<i>Cerastium tomentosum</i>	Flax, Blue	<i>Linum perenne</i>
Speedwell	<i>Veronica species</i>	Foxglove	<i>Digitalis varieties</i>
Stonecrop	<i>Sedum species</i>	Globe Thistle	<i>Echinops ritro</i>
Sulfur Flower	<i>Eriogonum umbellatum</i>	Goldenrod	<i>Solidago species</i>
Sweet Woodruff or Bedstraw	<i>Gallium odoratum</i>	Heartleaf Bergenia	<i>Bergenia cordifolia</i>
Thyme	<i>Thymus species</i>	Hollyhock	<i>Alcea rosea</i>
Thyme, Woolly	<i>Thymus pseudolanuginosus</i>	Hosta Lily	<i>Hosta species</i>
White Rock Cress	<i>Arabis species</i>	Iris, Tall Bearded	<i>Iris hybrids</i>
Yarrow, Woolly	<i>Achillea tomentosa</i>	Jupiter's Beard or Valerian	<i>Centranthus ruber</i>
		Knautia	<i>Knautia macedonia</i>
		Ozark Sundrops	<i>Oenothera missouriensis</i>
		Penstemon or Beard-tongue	<i>Penstemon species</i>



Perennials (Con't)	
Common Name	Botanical Name
Phlox, Tall Garden	<i>Phlox paniculata varieties</i>
Pin cushion Flower	<i>Scabiosa species</i>
Poppy, Oriental	<i>Papaver orientale</i>
Prairie Coneflower or Mexican Hat	<i>Ratibida columnifera</i>
Rose Campion	<i>Lychnis coronaria</i>
Salvia or Sage	<i>Salvia species</i>
Sea Lavender	<i>Limonium latifolium</i>
Sedum, Tall	<i>Sedum species</i>
Torch Lily or Red-hot Poker	<i>Kniphofia uvaria</i>
Yarrow	<i>Achillea species</i>



For more gardening information, check out our website below.



Extension Service

OSU/Deschutes Co Extension Service
3893 SW Airport Way
Redmond OR 97756

541.548.6088

<http://extension.oregonstate.edu/deschutes>

TASK 4

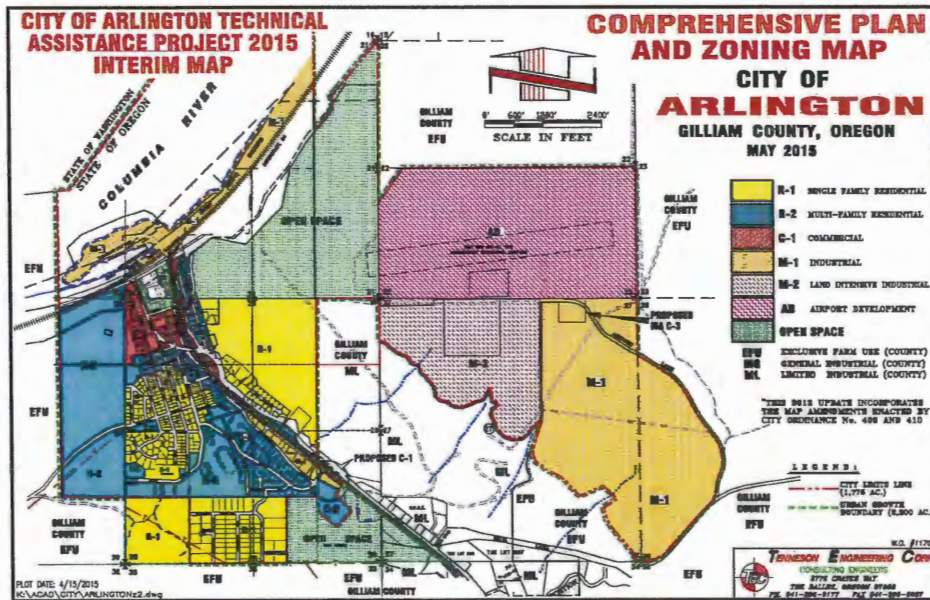
New Comprehensive Plan Map

**ARLINGTON – DLCD
TECHNICAL ASSISTANCE PROJECT 2014-2015
TASK 4**

Preparation of new comprehensive plan map showing City/County land use designations both inside and adjacent to the City's Urban Growth Boundary.

The purpose of this project was to prepare display maps that would be available to the County Planning Office, City Hall, and the Port of Arlington offices to illustrate the City's Comprehensive Plan/Zoning map for areas in the City's Corporate Limits and Urban Growth Boundary and to show the adjacent planning and zoning designations of Gilliam County around the city limits. This would help both in administrative actions and long range planning activities by the three agencies. The scope of the project was to prepare a larger base map showing the City's corporate boundaries and surrounding lands adjacent to it. There are several large ownerships that surround the City's land base to the east and west and there are smaller parcels to the south and of course the Columbia River to the north. The project staff met with the Gilliam County Planner on September 9, 2014, at the County Courthouse in Condon and went over the surrounding County zoning, essentially within a quarter mile of the City.

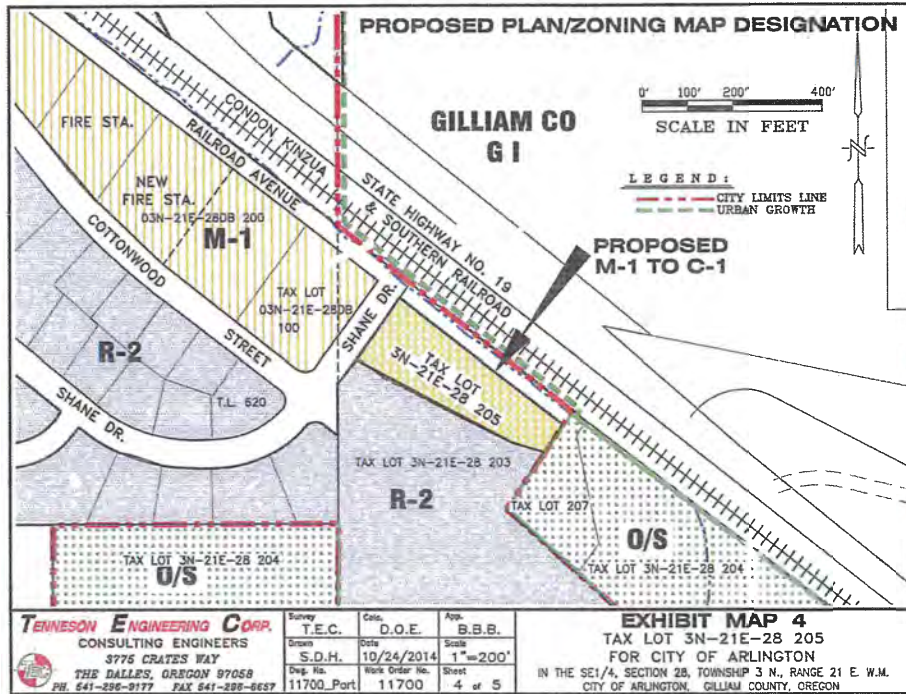
There were two areas that were questionable. The project staff and the County Planner worked together to resolve these two areas of concern and an Interim Map has been prepared (shown as Map #1 below). That map has been submitted to Gilliam County Planning Office for review. A letter is on file indicating the concurrence with the County's designation in the surrounding area of the Arlington Urban Growth Boundary. Thus, the Interim Map (Map #1) is essentially correct at the present time.



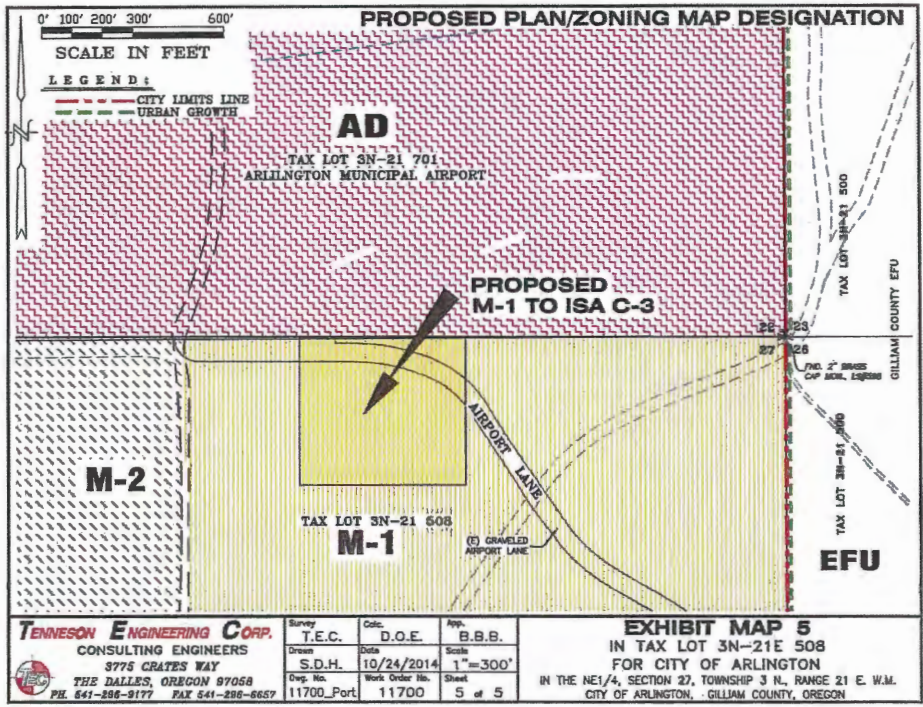
Proposed Amendments

There are two areas within the city limits that are now proposed to be changed. The first has its foundations for change in this project and the second is housekeeping item that the City believes should be addressed while the Map is open for review.

Map #4, below, is the housekeeping item. There is a small piece of industrially planned and zoned land that was designated in the original Comprehensive Plan Map in 1977. That parcel lies adjacent to the Frontage Road leading to the City’s new Municipal Golf Course. The parcel is owned by the Port of Arlington and is currently leased to two commercial activities, a propane dealership and rental trailer yard. This 1.1 acre tract fronts on Shane Drive and Railroad Avenue, fully improved City streets. No significant impact on the City’s transportation system is anticipated with this re-designation. This amendment is a logical change to fit the new circumstances.



Map #5, below, is the proposed amendment that would establish a designated area for the Industrial Service Area (ISA)-(C-3 zone). This proposal is discussed in detail in Task 2 as well. This site is a 6 acre tract, which has been shadow platted. It lies just east of the existing City RV Park. This will be the industrial service area for the Mesa Industrial Park as it develops. The tract lies adjacent to Airport Lane, a fully improved collector City street designed to serve the 450+ acres of the Mesa Industrial Park. No significant impact on the City’s transportation system is anticipated.



Once the comments are back from the Technical Advisory Committee, the project tasks will be finalized for public presentation. Public workshops should be the next step in the process.



LETTER OF TRANSMITTAL

TO: Department of Land Conservation & Development
 635 Capitol Street NE, Suite 150
 Salem, Oregon 97301-2540

Date	5/14/2015	Work Order #	11700
Attention	Plan Amendment Specialist		
RE:			

ENCLOSED ARE THE FOLLOWING:

QUANTITY	DESCRIPTION
1	COMPLETED FORM 2 WITH SUPPORTING DOCUMENTATION

THESE ARE TRANSMITTED (as checked below)

- | | | |
|--|--|--|
| <input type="checkbox"/> For approval | <input type="checkbox"/> As requested | <input type="checkbox"/> Filing/Recording |
| <input checked="" type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> For your review & comment |

CHARGES

Remarks:	SF Blueline	
	SF Mylar	
	Xerox	
	Tube, Mailer, Etc.	
	P & H	
	TOTAL	

PICKED UP BY:

DELIVERED BY:

COPY TO: City of Arlington w/ enclosure

BY: Dan Meader, Planning Consultant

If enclosures are not as noted, please notify us at once.



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DEPT OF

MAY 18 2015

LAND CONSERVATION
 AND DEVELOPMENT

TENNESON ENGINEERING CORP.

~~3313 WEST SECOND STREET, SUITE 100~~
 THE DALLES, OR 97058

3775 Crates Way

To:

ATTN PLAN AMENDMENT SPECIALIST
 DEPT OF LAND CONSERVATION
 & DEVELOPMENT
 635 CAPITOL ST NE STE 150
 SALEM OR 97301-2540