

**MISSION STATEMENT: TO CREATE A HEALTHY, SAFE, DIVERSE, AND PROSPEROUS CITY
BY ENGAGING COMMUNITY MEMBERS TO DEVELOP AN ENRICHED QUALITY OF LIFE.**



**PLANNING COMMISSION MEETING AGENDA
CITY OF ONTARIO OREGON
MONDAY, NOVEMBER 8, 2021, 6:00 PM, MT
[Zoom Link](#)**

1) CALL TO ORDER

Commissioner Cydney Cooke _____ Commissioner Blu Fortner _____ Commissioner Max Twombly _____
Commissioner John Hall _____ Commissioner John Breidenbach _____ Commissioner James Grissett _____
Chairman Ralph Poole _____

City Council Ex-Officio _____ City Manager _____
Economic Development Director _____ Building Official _____ Planning & Zoning Technician _____

2) PLEDGE OF ALLEGIANCE

3) MOTION TO ADOPT THE AGENDA

This Agenda was posted on October 28, 2021. Copies of the Agenda are available at the Community Development Center and on the city's website at www.ontariooregon.org.

4) PUBLIC COMMENTS Citizens may address the Planning Commission; however, the Planning Commission may not be able to provide an immediate answer or response. Out of respect to the Commissioners and others in attendance, please limit your comment to three minutes. Please state your name and city of residence for the record.

5) APPROVAL OF MINUTES

A) PC Minutes October 11, 2021

6) PRESENTATIONS

A) Community Development Quarterly Report

7) PUBLIC HEARING

A) Action 2021-09-29AZ: a request by Bill Mills of MML, LLC for the annexation and rezone of property from Urban Growth Area Employment Zone 2 Acres (UGA-E-2) to City Employment Zone 2 Acres (E-2) to allow connection to city services and further develop the property.

8) HAND-OUTS/DISCUSSION ITEMS

A) Airport Development Update

9) COMMENTS FROM COMMISSIONERS

10) ADJOURN



PLANNING COMMISSION MEETING MINUTES

Monday October 11, 2021

CALL TO ORDER

The Ontario Planning Commission was called to order at 6:00pm in the Council Chambers of City Hall. Commission members present were Vice-Chair Max Twombly and John Breidenbach. Ralph Poole and John Hall were excused. Cydney Cooke and James Grissett attended online. Blu Fortner attended beginning at 6:16pm.

City Staff present were Dan Cummings, Community Development Director; Marcy Siriwardene, Building Official; and Marc Berg, Planning Tech. Ex-Officio Ken Hart was also present. Adam Brown, City Manager was excused.

The meeting was recorded and is on file at the City Community Development Center. The agenda for this meeting was emailed on or before October 4, 2021. Copies of the Agenda are available at the City Community Development Center.

Vice-Chair Max Twombly called the meeting to order and led everyone in the Pledge of Allegiance.

ADOPTION OF AGENDA

Commissioner John Breidenbach moved, seconded by Commissioner James Grissett, to adopt the agenda as presented.

Roll call vote: Cooke – yes; Fortner – out; Twombly – yes; Hall – out; Breidenbach – yes; Grissett – yes; Poole – out. Motion carried 4/0/3.

PUBLIC COMMENTS

Vice-Chair Twombly addressed the audience and asked for any public comments from the audience. There was one gentleman in the audience. He did not wish to speak in the meeting.

ADOPTION OF MINUTES-Planning Commission Meeting on September 13, 2021

Commissioner John Breidenbach moved, seconded by Commissioner Cydney Cooke, to approve and the adopt the September 13, 2021 Planning Commission meeting minutes as presented.

Roll call vote: Cooke – yes; Fortner – out; Twombly – yes; Hall – out; Breidenbach – yes; Grissett – yes; Poole – out. Motion carried 4/0/3.

PUBLIC HEARING

Vice-Chair Twombly opened the Public Hearing and asked if anyone had objections to the Ontario Planning Commission's jurisdiction in handling this issue, or to make a ruling. He then asked about disclosures of ex parte contact. There were no disclosures and no other objections to the Planning Commission's jurisdiction. He asked if there were any abstentions. No abstentions were made from the commissioners present.

STAFF REPORT

Mr. Dan Cummings, Community Development Director, presented a staff report on the project.

TO: Planning Commission

FROM: Dan Cummings, Community Development Director

SUBJECT: **ACTION 2021-07-28AZ: A REQUEST BY GOLD THUMB INVESTMENTS, LLC FOR THE ANNEXATION AND REZONE OF PROPERTY FROM URBAN GROWTH AREA LIGHT INDUSTRIAL (UGA-I) TO CITY LIGHT INDUSTRIAL (I-1) TO ALLOW CONNECTION TO CITY SERVICES AND FURTHER DEVELOP THE PROPERTY.**

DATE: September 20, 2021

PROPOSED MOTION:

A. APPROVAL:

- 1. I MOVE THAT THE PLANNING COMMISSION APPROVE THE FINDINGS OF FACT FOR THE ANNEXATION AND REZONE OF THE SUBJECT PROPERTY FROM URBAN GROWTH AREA LIGHT INDUSTRIAL (UGA-I) TO CITY LIGHT INDUSTRIAL (I-1), AS SET FORTH IN ACTION 2021-07-28AZ BASED ON THE INFORMATION, FINDINGS AND CONCLUSIONS SET FORTH IN SECTIONS I THROUGH IV OF THIS REPORT.**
- 2. I MOVE THAT THE REQUEST FOR ANNEXATION AND REZONE OF THE SUBJECT PROPERTY FROM URBAN GROWTH AREA LIGHT INDUSTRIAL (UGA-I) TO CITY LIGHT INDUSTRIAL (I-1), AS SET FORTH IN ACTION 2021-07-28AZ BE RECOMMENDED FOR APPROVAL TO THE CITY COUNCIL, BASED ON THE INFORMATION, FINDINGS AND CONCLUSIONS SET FORTH IN SECTIONS I THROUGH IV OF THIS REPORT.**

B. DENIAL:

- 1. I MOVE THAT THE REQUEST FOR REZONE OF THE SUBJECT PROPERTY FROM URBAN GROWTH AREA LIGHT INDUSTRIAL (UGA-I) TO CITY LIGHT INDUSTRIAL (I-1), AS SET FORTH IN ACTION 2021-07-28AZ BE RECOMMENDED FOR DENIAL TO THE CITY COUNCIL, BASED ON THE INFORMATION, FINDINGS AND CONCLUSIONS SET FORTH IN SECTIONS I THROUGH IV OF THIS REPORT.**

SUMMARY:

The applicant owns a parcel of land, known as 17S4733B, tax lot 3200. The applicants wish to annex and rezone the property into the City to connect to City services and further develop the property. This application, if approved, will result in the annexation of 10.00 acres, plus the right of way for North Verde Drive, NW 13th Street, NW 22nd Avenue and NW 24th Avenue, into the City and a rezone of the property from Urban Growth Area Light Industrial (UGA-I) to City Light Industrial (I-1).

BACKGROUND:

This request for annexation and rezone needs a recommendation for approval or rejection from the Planning Commission to the City Council. The Ontario Municipal Code (OMC) designates the Planning Commission as the decision-making body for a request for rezone, without City Council participation. The OMC designates the City Council as the decision-making body for a request for annexation, without Planning Commission participation. State Law requires an Ordinance be adopted by the local governing body to accomplish a rezone. The City's governing body is the City Council, and they are the only body that may adopt an Ordinance; therefore, a request for rezone should go before the Council for a final decision. Staff feels that the best procedure is consistency with State law; therefore, this matter needs a recommendation from the Planning Commission, and then will be forwarded to the City Council for their decision.

There have been no recent Planning Commission actions on this property in the past 20 plus years that could be found in the planning records other than a City-wide Comprehensive Plan update in 2007. The Community Development Director under Planning Action 2021-02-05CUP approved a Conditional Use Permit for a Cannabis Retail facility contingent of the property being annexed.

CURRENT SITUATION:

The proposed development must comply with applicable provisions of the OCC (City of Ontario Zoning Ordinance as set forth in the Ontario City Code), and the City of Ontario Comprehensive Plan. Generally, unless otherwise noted, if a request is found to be consistent with the Zoning Ordinance it is considered to be consistent with the Comprehensive Plan.

A. Rezone

1. Section 10B-20-30 REQUIRED FINDINGS, DECISION CRITERIA. In preparing findings to support a quasi-judicial zoning map amendment decision, the following findings shall be addressed except when alternatives are set forth or where a required finding clearly does not apply to the current action:
 - a. *The zoning map amendment is in conformance with statewide planning goals and guidelines.*
 - b. *The zoning map amendment is in conformity with the acknowledged comprehensive plan.*
 - c. *The applicant has demonstrated a mistake or error in the original zone designation, or the applicant has demonstrated a change in physical, social or market conditions generally affecting the area which make the proposed change appropriate.*
 - d. *A public need is demonstrated for this zoning at this location and is not the granting of a special privilege for a single property or small group of properties.*
 - e. *The property affected by the change is adequate in size and shape to facilitate its use and development as permitted under the new zoning classification.*
 - f. *The property affected by the proposed change of zone is properly related to streets and public facilities and with services adequate to meet the demands of the uses allowed in the new zone.*
 - g. *The proposed zoning map change will not result in adverse effects upon surrounding properties or surrounding uses from dust, noise, vibration, odor, heat, glare, lighting, or discharges into the air, water, or land.*

Findings of fact based on the answers and information given in the application made a part hereof:

1. Explain how the proposed zoning map amendment is in conformance with statewide planning goals and guidelines.

The rezoning is in conformance with the statewide planning goals and the City Comprehensive plan as the existing property is zoned UGA Residential and the proposed zoning is Residential in conformance to the City Comprehensive plan and no changes are being requested.

The property is currently in the City of Ontario Urban Growth Area ("UGA") and zoned UGA 1-1 Light Industrial and once annexed into the City limits of Ontario. It will be rezoned to City 1-1 Light Industrial and requested uses will be allowed by 10A-39-10(9). The proposed improvements to the property will be in compliance with the Planning and Zoning Development Standards; along with the accepted Conditional Use Permit 2021 -02-05CUP to develop the Property as a Marijuana retail facility, as allowed under City of Ontario Code 10A-59, Marijuana Related Operations and Activities and will be in compliance with State of Oregon laws and statewide planning goals. Guidelines will not be changed or affected by this annexation.

2. Explain how the proposed zoning map amendment is in conformance with the Acknowledged Comprehensive Plan.

The rezone is in conformance with the acknowledged plan as the requested rezone is the same as the acknowledge Comprehensive plan, no change is requested.

The entire UGA Zone complies with the acknowledged Comprehensive Plan and Oregon Land Conservation and Development Department - Goal 9: Economic Development OAR 660-009-000. "To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare and prosperity of Oregon citizens." Annexation into the City of Ontario will not change the zoning of this property and its improvements comply (and are in compliance with) Goal 9 and other statewide planning goals and State of Oregon laws.

Therefore, guidelines will not be changed or affected by this annexation.

3. As applicant, you must explain how there has been a mistake or error in the original zone designation or a change in physical, social, or market conditions generally affecting the area, which makes this proposed zone change appropriate.

Approving the annexation of this ten (10) acre property into the city limits of Ontario will not change the existing zoning of UGA 1-1 Light Industrial and will be rezoned City 1-1 Light Industrial after annexation based on the Zoning Map and Acknowledged Comprehensive Plan. Marijuana businesses are allowable and considered an accepted use with a conditional use permit in the Light Industrial Zone. City of Ontario Code 10A-59.

Therefore, the only change will be the Annexation from Malheur County to City of Ontario. This Annexation is necessary to participate in the City of Ontario's Recreational Marijuana policy allowing for dispensaries and other potential Marijuana businesses, which are all considered conditional uses under the City of Ontario Zoning Code.

4. As applicant, you must show a public need is demonstrated for this zoning at this location and is not the granting of a special privilege for a single property or small group of properties.

The current zoning of the ten (10) acre property that is located in the UGA will not be changed after annexation into the City of Ontario. It will remain as Light Industrial zoning and will be in compliance with all zoning requirements and goals originally accepted for this area. The only change will be the annexation from Malheur County to the City of Ontario. The annexation of the Property will be beneficial to the City of Ontario and its residences in the following aspects:

- Added tax revenue for the City of Ontario;
- Added employment opportunities to the residents of the City of Ontario;
- Added Light Industrial property into the City of Ontario; and
- Site improvements to enhance pedestrian walkability (sidewalks), ability to connect to City services (water/sewer) and improved streets are required to be maintained and constructed per City requirements and standards.

5. Explain how the property affected by the change, if approved, is adequate in size and shape to facilitate its use and development as permitted under the new zoning classification.

The proposed plot plan (that is subject to change) shows the retail area and the size of the parcel for the proposed use, which is consistent with the regulations of the City of Ontario. The ten (10) acre property will be divided into three tax lots by way of partition as shown in the attached plot plan and as follows:

TAX LOT No. 1: Approximately 69,540 sq. ft. with a planned 4,000 to 9,000 sq ft building.

TAX LOT No. 2: 370,410 sq. ft. with planned (5) 9,000 sq. ft., (4) 3,800 sq. ft., and (1) 1,500 sq. ft. buildings that could house other approved light industrial businesses.

TAX LOT No. 3: 179,418 sq. ft. with planned (1) 21,000 sq. ft., (5) 4,800 sq. ft., (1) 7,825 sq. ft. and (2) 2,400 sq. ft. buildings, again which would house other approved light industrial businesses.

The total build area to be 13%, with the remaining area to be parking lot for 400+ cars, which will be developed per City requirements and standards. This is consistent with the criterion, with respect to compatibility with surrounding uses, size of structures for proposed use, required parking, setbacks, and landscaping. The proposed plot plan shows more than enough parking area to meet the requirements of a retail facility and shows the required landscaping.

6. Explain how the property affected by the proposed change of zone is properly related to streets and other public facilities and with services adequate to meet the demands of the uses allowed in the new zone. This shall explain how this proposal will not absorb a disproportionate share of public facilities, utilities, and general assets.

The ten (10) acre parcel is surrounded on all four sides by public roadways that will be enhanced with new paving, curbs, sidewalks, and bio swells. Large unobstructed entrances from each street will be built in accordance with City requirements and standards. In addition, annexation into the City of Ontario will provide for city water and sewer, which is already existing at the roadways. The scope of work for public facilities, utilities and general assets was also previously included in the general scope of the UGA County Zoning and would not add to previously planned resources.

This Application for Annexation is consistent with the standards and can be connected to city services, once extended to the property by the owners. The site has access to North Verde Drive and NW 24th Street, once constructed to City standards by the property owners. Owners are aware of the requirements to extend and develop the public improvements.

7. Explain how the proposed change in zoning will not result in adverse effects upon surrounding properties or surrounding uses from dust, noise, vibration, odor, heat, glare, lighting, or discharges into the air, water or land.

All planned improvements will be in compliance with City 1-1 Light Industrial zoning; as the entire surrounding area is also zoned UGA Light Industrial and there are no known issues in applicant's plans that would create undo dust,

noise, vibration, odor, heat, glare, lighting, or discharges into the air, water, or land; except for the initial construction period. No adverse effects are expected to occur.

Summary Conclusions: Based on the Findings Above

- a. The City of Ontario Municipal Code Implements policies contained in the City of Ontario Comprehensive Plan, which conforms to the Statewide Planning Goals; generally, if a proposed rezone meets all criteria and standards contained in the OMC, the request will be consistent with Comprehensive Plan Policies and therefore conform to the Statewide Planning Goals. As this proposal meets the criteria in the above section, this proposal is consistent with Statewide Planning Goals. **CRITERION IS MET**
- b. The finding 2 above show that the request is within goals and conformance of the Acknowledged Comprehensive plan. Therefore, this proposal has demonstrated to be consistent with the Comprehensive Plan. **CRITERION IS MET**
- c. The applicant states in finding 3, that no mistake was made, that the requested zone is required due to annexation into City Limits and matches the planned zoning as per Comprehensive Plan. Therefore, there is no mistake made the findings demonstrates that this criterion is met. **CRITERION IS MET**
- d. The applicant states in finding 4, that request is legally necessary due to the annexation of the property; granting of this request is not a special privilege and no public need has to be demonstrated. The property is industrial designated under the Comprehensive Plan. So, an industrial zone is in compliance with the Comprehensive Plan. **CRITERION IS MET**
- e. As noted in the findings 5, the subject property exceeds the minimum parcel size of the requested zoning and is of adequate size for future development. **CRITERION IS MET**
- f. As noted in the finding 6 above, the property is properly related to streets and public facilities will be extended within the public streets and the existing uses and services demonstrate that uses allowed in the proposed zone are provided. **CRITERION IS MET**
- g. The applicant states in the finding 7 above, the zone change will not adversely affect the surrounding area as the current use is the same use as the proposed zone change which is Light Industrial. The permitted uses are related to low volume traffic and uses which do not lend themselves to the creation to significant amounts of noise or other discharges of dust or odor into the air is uncommon in a residential zone. **CRITERION IS MET**

Conclusion Rezone: ALL CRITERIA ARE MET

B. Annexation:

1. *10B-45-10 INITIATION OF ACTION. When a person, authorized by statute, wishes to extend the city's boundaries, an application on forms supplied by the city shall be filed with the Planning Director and which include: annexation consent forms, by the property owners, and by tenants if required by law or court decision; request for a change in zoning map designation, or plan change if required; request for other quasi-judicial action if required; fees, and other exhibits and requirements for a quasi-judicial action as set forth in this Title. All land use actions associated with the annexation shall be consolidated, as feasible, and one fee paid.*
2. *Oregon Revised Statute 222.125: Annexation by consent of all owners of land and majority of electors; proclamation of annexation. The legislative body of a city need not call or hold an election in the city or in any contiguous territory proposed to be annexed or hold the hearing otherwise required under ORS 222.120 when all of the owners of land in that territory and not less than 50 percent of the electors, if any, residing in the territory consent in writing to the annexation of the land in the territory and file a statement of their consent with the legislative body. Upon receiving written consent to annexation by owners and electors under this section, the legislative body of the city, by resolution or ordinance, may set the final boundaries of the area to be annexed by a legal description and proclaim the annexation.*

Findings based on the answers and information given in the application made a part hereof:

1. The applicants have paid the fees and provided the proper application with signatures.
2. The property is annexable because it lies inside the Urban Growth Boundary and is contiguous with current city limits.

3. The property is currently zoned for Industrial use in the Urban Growth Area; the requested zone, City Light Industrial (I-1), is consistent with contiguous property.
4. Findings from preceding sections of this report are herein included by this reference. A change to the comprehensive plan map or text is not necessary to annex the property; however, the annexation of the property must be consistent with all applicable Comprehensive Plan Policies.
5. Annexation would benefit the city by increasing tax revenue, and, by providing more City Light Industrial land in a highly developable area.

Conclusion: All criteria and standards applicable to a request for annexation have been met. The property may be annexed.

SUMMARY CONCLUSIONS AND PLANNING COMMISSION DECISION

A request a rezone of property may be recommended for approval or denial by the Planning Commission to the City Council if all applicable decision criteria and standards are found met, or able to be met through appropriate conditions of approval. In this case, findings must be made by the Planning Commission that the specific criteria are either met, able to be met through conditions of approval, or not met; options and discussion are provided under “Findings:” and “Conclusion:” for each criterion. All the criteria and standards must be met in order for the request to be recommended for approval.

ANALYSIS:

- A. **STRATEGIC PLAN** This action is in alignment with the City Council Strategic Plan for desirability of the property to be used for residential use as well as allowing for future development of the city meeting it potential for future growth of the community.
- B. **FINANCIAL** There is no financial impact to the city currently.
- C. **TIMING** This action is needed as soon as possible so that the lands can be developed and connected to city services.
- D. **POLICY/LEGAL** The proposed development must comply with applicable provisions of the OCC (City of Ontario Zoning Ordinance as set forth in the Ontario City Code), and the City of Ontario Comprehensive Plan. Generally, unless otherwise noted, if a request is found to be consistent with the Zoning Ordinance it is consistent with the Comprehensive Plan.

An annexation and rezone must be done by an ordinance and the City Council is the final authority for approving a city ordinance.

ALTERNATIVES:

The Planning Commission could table the action until a time certain if more information is needed to make a decision.

RECOMMENDATION:

Staff recommends that the Planning Commission approve and adopt the findings of fact and send a recommendation to the City Council to approve the annexation and rezone from UGA-Light Industrial to City Light Industrial (I-1) of the subject property.

ATTACHMENTS:

1. Attachment 1 Property Before Rezone
2. Attachment 2 Property After Rezone
3. Attachment 3 Area map
4. Attachment 4 Rezone Description
5. Attachment 5 Tax Map of Parcel

Exhibit “A”

LEGAL DESCRIPTION
FOR THE CITY OF ONTARIO ANNEXATION

Land in Malheur County, Oregon, as follows:

Land in OREGON AND WESTERN COLONIZATION SUBDIVISION SECOND ADDITION,
in Section 33, Township 17 South, Range 47 East of the Willamette Meridian, Malheur County,
Oregon, according to the Corrected Plat thereof, as follows:

In Block 5: Lot 7, Lot 8 and the Public Right of Way, all being more particularly described as follows”

Beginning at the Southeast corner of Lot 3 said Block 5; thence west coincident with the south boundary of Lots 1, 2 & 3 and the northerly boundary of NW 24th Avenue and the extension thereof, to the west boundary of Verde Drive; thence south coincident with the west boundary of said Verde Drive to the point of intersection with the extension of the south boundary of NW 22nd Avenue; thence east coincident with the southerly boundary of NW 22nd Avenue and the north boundary of Lots 13 & 14 to the Northwest corner of Lot 15, said Block 5 being on the east boundary of NW 13th Street; thence north coincident with the easterly boundary of said NW 13th Street and the westerly boundary of Lot 9 to the Northwest corner of said Lot 9; thence east along the north line of Lot 9 and south boundary of NW 24th Avenue to the Northeast corner of said Lot 9; thence north to the SE corner of said Lot 3 and the Point of Beginning.

END OF DESCRIPTION

Mr. Cummings completed his staff report and asked if there were any questions for staff.

Commissioner Breidenbach asked to clarify property location.

Mr. Cummings described the location on the map and adjacent properties, which is currently vacant.

Commissioner Blu Fortner arrived in person to the meeting.

Vice-Chair Twombly asked if anything out of the ordinary was at this location.

Mr. Cummings described the conditions required to approve annexation (including sewer, water, street improvements, etc.). Each future business would be approved under Conditional Use Permits. Mr. Cummings showed the initial development example on the map.

Commissioner Grissett (online) asked staff about distances from retail and facility examples.

Mr. Cummings answered that the property would look similar to a “strip mall.”

Vice-Chair Twombly asked if this would be retail and not industrial.

Mr. Cummings stated under the conditional use permit, some of it would be used for industrial purposes.

Commissioner Fortner commented on the donut shop.

Vice-Chair Twombly thanked staff for their presentation.

OPPONENTS and PROPONENTS

Vice-Chair Twombly asked if there were any proponents of this planning action, who wanted to speak. Mr. Robert Golden addressed the Planning Commission. This improvement would help the community, improve street improvements, etc. The idea is for a dispensary and future, additional growth. He felt this will be good for the City of Ontario.

Vice-Chair Twombly asked if there were any opponents of this planning action, who wanted to speak. There were no opponents at the meeting who requested to speak.

Vice-Chair Twombly closed the hearing portion of the meeting and asked for any further discussion.

FINDINGS OF FACT

Vice-Chair Twombly asked to establish the Findings of Fact and would accept a motion.

APPROVAL OF PLANNING ACTION 2021-07-28AZ

A REQUEST BY GOLD THUMB INVESTMENTS, LLC FOR THE ANNEXATION AND REZONE OF PROPERTY FROM URBAN GROWTH AREA LIGHT INDUSTRIAL (UGA-I) TO CITY LIGHT INDUSTRIAL (I-1) TO ALLOW CONNECTION TO CITY SERVICES AND FURTHER DEVELOP THE PROPERTY.

Commissioner Breidenbach read the following: *"I move that the Planning Commission approve the Findings of Fact for the annexation and rezone of the subject property from Urban Growth Area Light Industrial (UGA-I) to City Light Industrial (I-1), as set forth in Action 2021-07-28AZ based on the information, findings, and conclusions set forth in Sections I through IV of this report."*

Commissioner Fortner seconded the motion.

Roll call vote: Cooke – yes; Fortner – yes; Twombly – yes; Hall – out; Breidenbach – yes; Grissett – yes; Poole – out. Motion carried 5/0/2.

Vice-Chair Twombly asked for a motion on the second action item on the agenda.

Commissioner Breidenbach read the following: *"I move that the request for annexation and rezone of the subject property from Urban Growth Area Light Industrial (UGA-I) to City Light Industrial (I-1), as set forth in Action 2021-07-28AZ be recommended for approval to the City Council, based on the information, findings, and conclusions set forth in Sections I through IV of this report."*

Commissioner Fortner seconded the motion.

Roll call vote: Cooke – yes; Fortner – yes; Twombly – yes; Hall – out; Breidenbach – yes; Grissett – yes; Poole – out. Motion carried 5/0/2.

HAND-OUTS/DISCUSSION ITEMS

Mr. Cummings thanked the Commissioners. He announced a future meeting for the Planning Commission on Monday, November 8th, 2021 at 6pm Mountain Daylight Time or MDT (Daylight Savings Time DST ends on Sunday, Nov 7th) in the City Hall Council Chambers.

Vice-Chair Twombly asked what kind of planning action will be discussed in November.

Mr. Cummings looked up the information on the annexation and rezone request. He said he would send out that information on next month's agenda.

Commissioner Breidenbach wanted to thank the staff on their efforts. Ontario has a lot of growth, with a large number of new projects. As the meetings are monthly, he asked staff if the Planning Commission could start getting occasional reports on the number of permits and the number of housing applications with the staff report. The smaller projects are not necessary, but the bigger projects coming up. He is amazed at the growth here.

Mr. Cummings commented that there is a lot of construction going on at the moment. He gave some examples of recent construction. He said he would get a report to the Commission.

Commissioner Breidenbach wanted to note that the Malheur Housing Taskforce is meeting on a regular basis. They hosted a Chamber of Commerce luncheon with a discussion with several builders working in Ontario. Winterbrook Planning gave a presentation on their Housing Report for City of Ontario.

Commissioner Breidenbach announced that he and Ex-Officio Ken Hart (and Malheur Economic Development) will be hosting a business retention breakfast second week of November. For businesses to come and discuss regulation.

Commissioner Breidenbach mentioned a new restaurant open, as well as an update on the Façade Grants open to businesses.

Mr. Cummings concurred. He is working with other businesses.

Commissioner Grissett asked about the Façade Grants.

Mr. Cummings mentioned the grants had been open to those on Oregon St for quite some time.

MOTION TO ADJOURN

Commissioner Fortner moved, seconded by Commissioner Breidenbach, to adjourn.

Roll call vote: Cooke – yes; Fortner – yes; Twombly – yes; Hall – out; Breidenbach – yes; Grissett – yes; Poole – out. Motion carried 5/0/2.

Signed: Max Twombly
Commission Vice-Chair

Attested by: Marc Berg
Planning & Zoning Technician



Presentation by Dan Cummings
Tuesday Sept 28th 2021

CITY OF ONTARIO COMMUNITY DEVELOPMENT

Fiscal Year 2020-21
Fourth Quarter

Building
Department

Economic
Development

Planning and Zoning

Building Department Statistics

Mechanical and Structural Permit Amounts and Fees



April – June 2021

Mechanical Permits and Fees Issued

- Mechanical Permits Issued **59**
- Mechanical Valuation Totals **\$ 1,723,168**
- Total Mechanical Fees **\$ 12,000**

Structural Permits and Fees Issued

- Structural Permits Issued **120**
- Structural Valuation Totals **\$ 33,862,450**
- Total Structural Fees **\$ 306,750**



Building Department Statistics

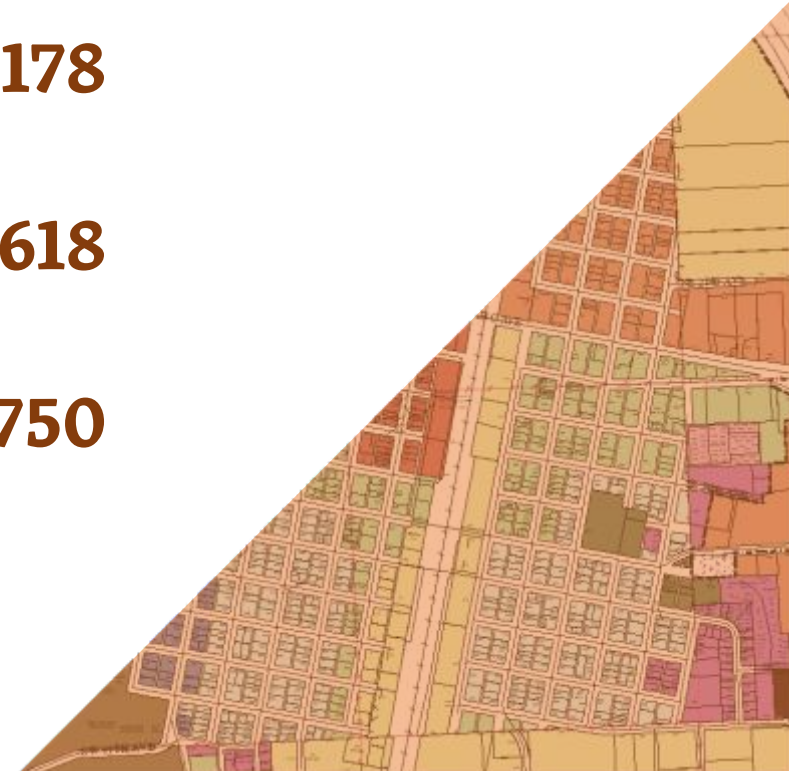
Mechanical and Structural Permit Amounts and Fees



April – June 2021

Total Permits and Fees Issued in 4th Quarter FY 20-21

- Total Permits Issued **178**
- Valuation Totals **\$ 35,585,618**
- Total Permit Fees **\$ 318,750**



Planning and Zoning Department

April, May, June 2021

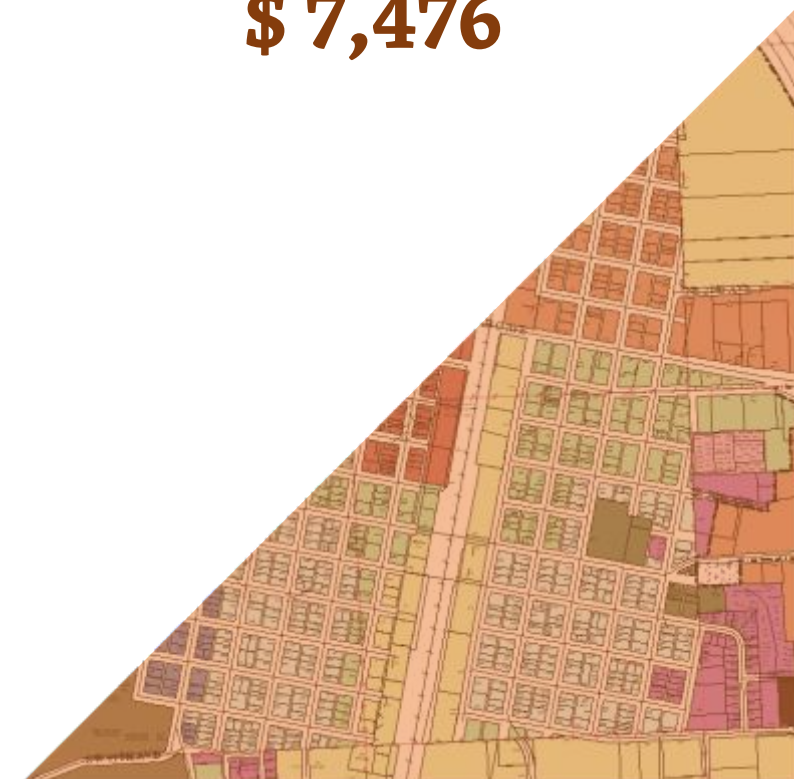


• Annexation	1
• Conditional Use Permits	3
• Property Line Adjustments	4
• Site Developments	1
• Subdivisions	3

Total Fees

\$ 7,476

Total Land Use Actions for the Quarter	12
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Phase II Façade Grant Program



- Taking applications along SW 4th Avenue
- Two initial applicants this quarter, in Phase II Grant
- \$18,286 worth of business
- \$8,700 of matching grant money awarded

New Remodel

Berts Growler Garage
1635 SW 4th Ave

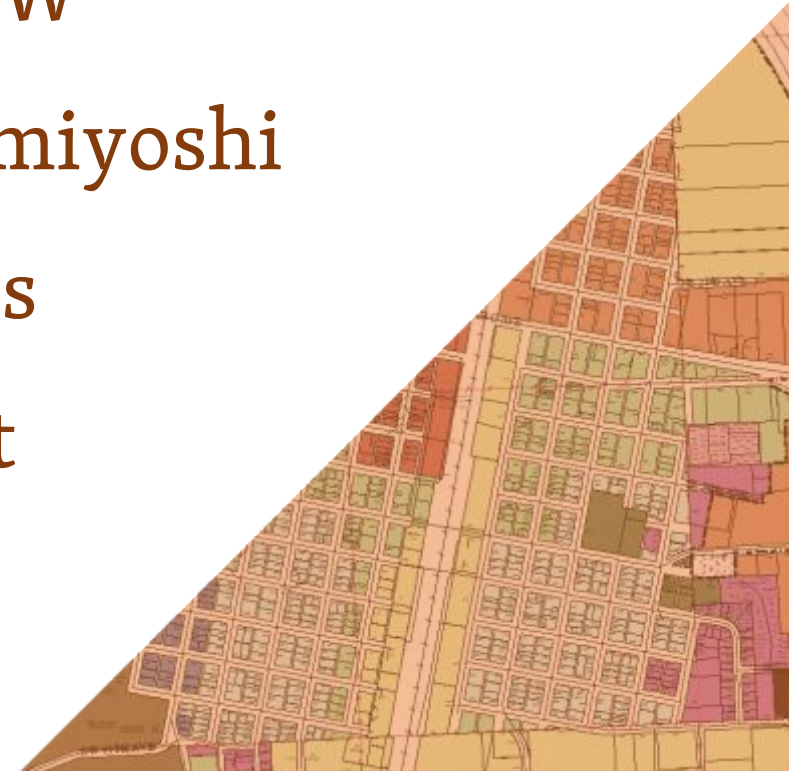


Ontario Economic Activity

April, May, June 2021



- Project Build Ontario
- Project West Park
- Project Grand Prix
- Project Gild-Gold
- Project Plus
- Project Champ
- Brownfield Grant Program
- Project PNW
- Project Tomiyoshi
- Project Otis
- Project Vet



Ontario Economic Activity



Continued

“Project Build Ontario”

- Single Family Residential Housing Incentive program promotes new housing within the City Limits

Status: 7 new incentive applications submitted this quarter
36 total applications at the end of June 2021

“Project Westpark”

- Redevelopment of the West Park Plaza Mall
- Creating business ownership of portions of existing building
- Creation of new indoor mini storage
- Consideration of 150-unit apartment complex

Status: On-going



Ontario Economic Activity

Continued



EPA Brownfield Grant Program

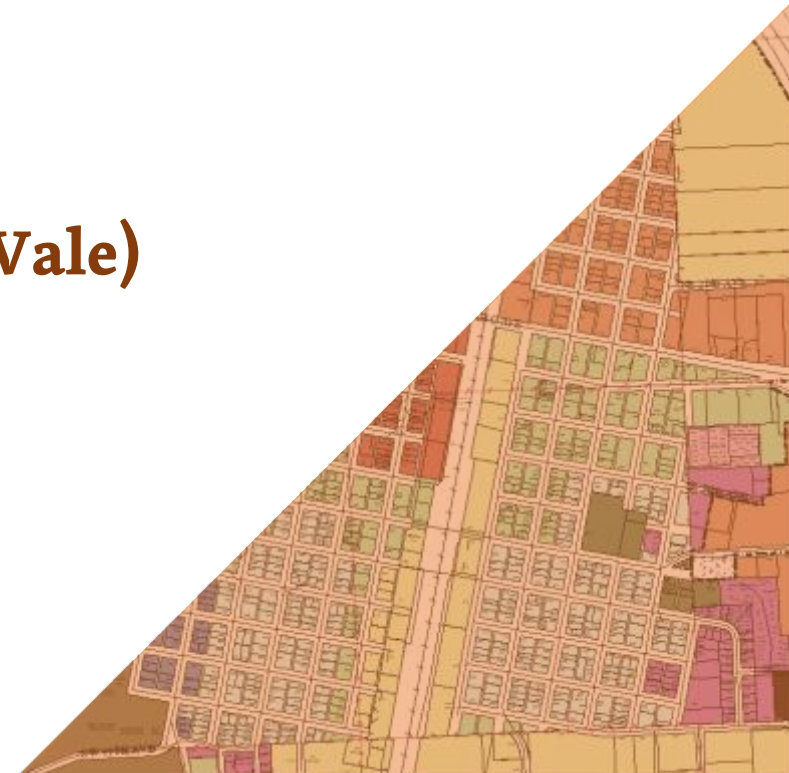
- \$600,000 in Brownfield grants to Ontario, Nyssa, Vale
- Redevelopment of Brownfields within Malheur County
- Phase I and Phase II studies ongoing

Status: Seeking a 6-month extension

Outreach done this summer (Online and City of Vale)

“Project PNW”

- 100-acre project for a distribution center
- Serving 115 – 155 retail stores and 300 – 350 employees



Ontario Economic Activity



Continued

“Project VET”

- Affordable Mini Housing Development for Veterans and Seniors Citizens

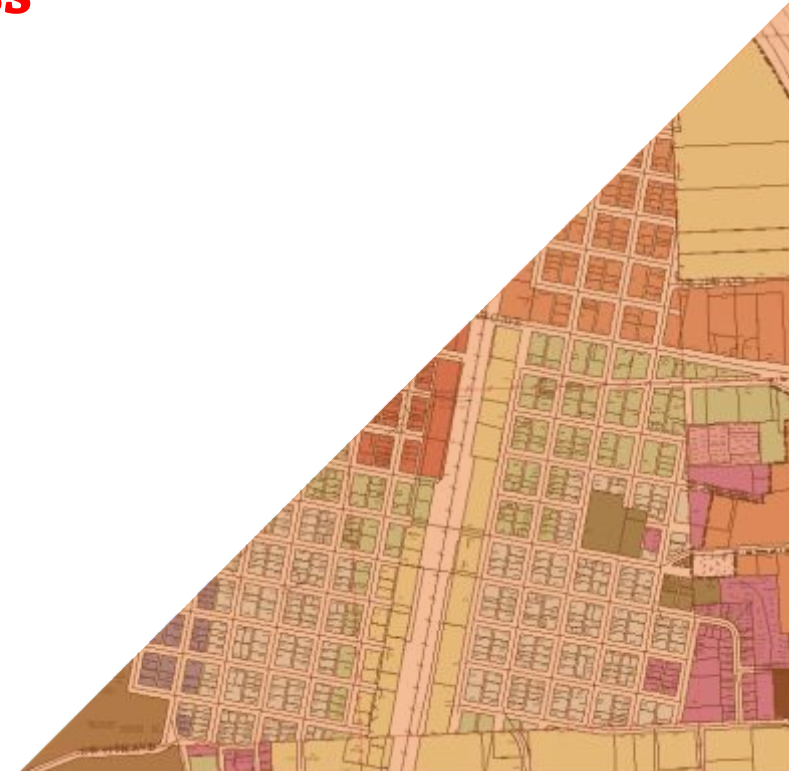
Status: Site Design moving forward

Preliminary Plat Application in progress

“Project Tomiyoshi”

- 56.33 acre tract of land
- 9.83 acres of UGA commercial class land
- 36.50 acres of UGA residential class land
- Looking at retail and mixed density development

Status: On-going



Ontario Economic Activity



Continued

“Project Champ”

- Thermoformed packaging company (food, medical, retail products)
- \$10 million in equipment investment
- 33 employees to start
- 200 maximum employees at full buildout

Status: On-going

“Project Grand Prix”

- Meter manufacturing looking for industrial lands
- Expected to hire 150-200 employees (5-8 acres)

Status: On-going



Ontario Economic Activity

Continued



“Project Guild Gold”

- Food manufacturing company
- Needing between 100 - 200 acres
- 200 - 300 employees at total buildout

Status: On-going

“Project Otis”

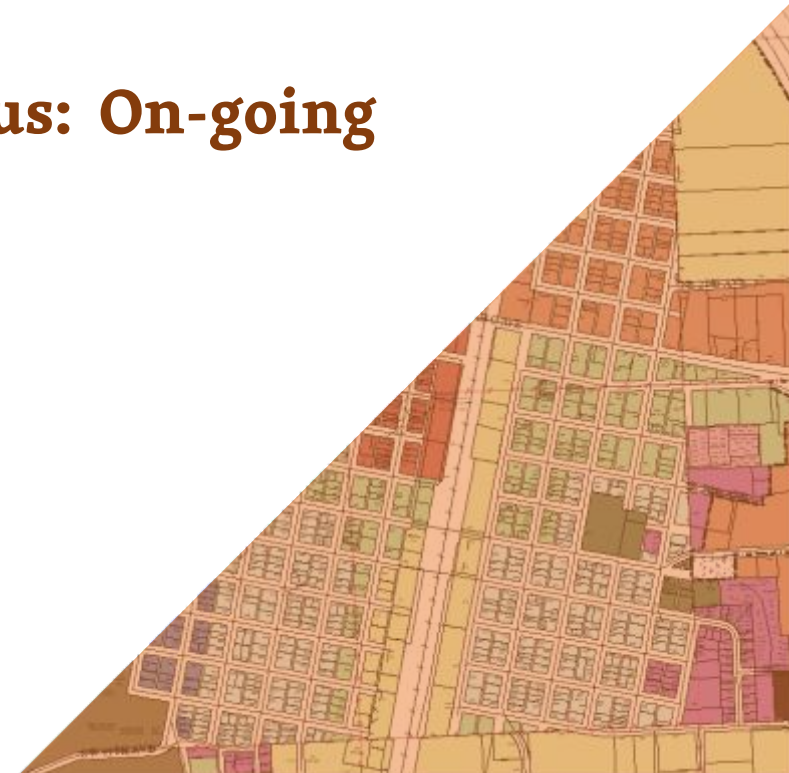
- 16-acre industrial property in Ontario
- Promoting to several industrial clients

Status: On-going

“Project Plus”

- Food Processing Company looking for 100-150 acres
- Will employ 500 - 670 employees and managers

Status: On-going



Projects in Development



Gazebo Installation
at Moore Park



Projects in Development



Grissett Townhomes
North Oregon Street



RV Park Clubhouse
SE 5th Avenue



Projects in Development



1602 SW 7th Avenue

Sunset Villa Memory Care
1690 Arcata Way



Projects in Development



746 SW 16th Street



1480 W Idaho Ave

RESIDENTIAL UPDATE

4 New Single Family Home Building Permits Issued this Quarter

70 Townhouses under construction, including **2** Duplexes



Upcoming Construction



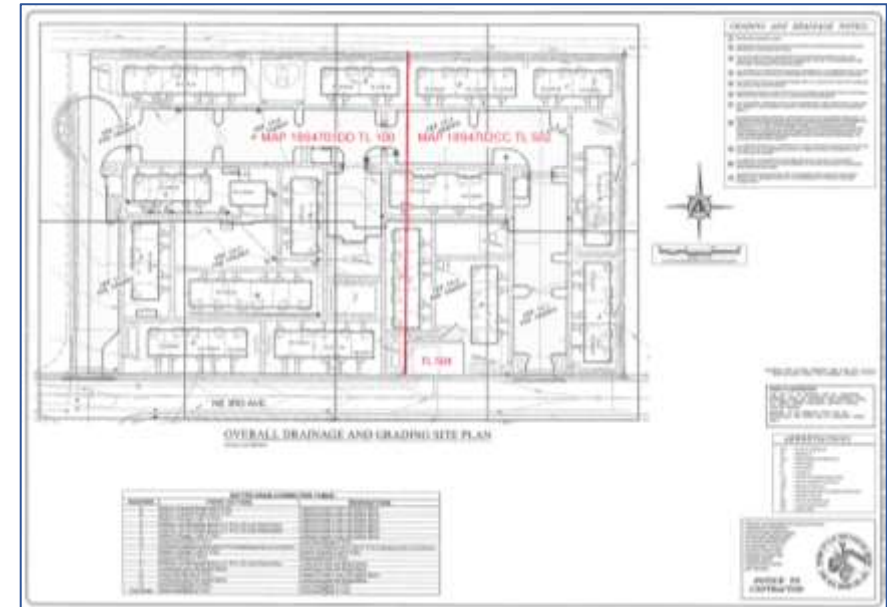
- Family Eye Center
- River Point RV Park
- ID Holdings - New Dispensary
- Dutch Brothers
- Sunset Villa Memory Care
- N. Oregon Townhouses

AFFORDABLE HOUSING

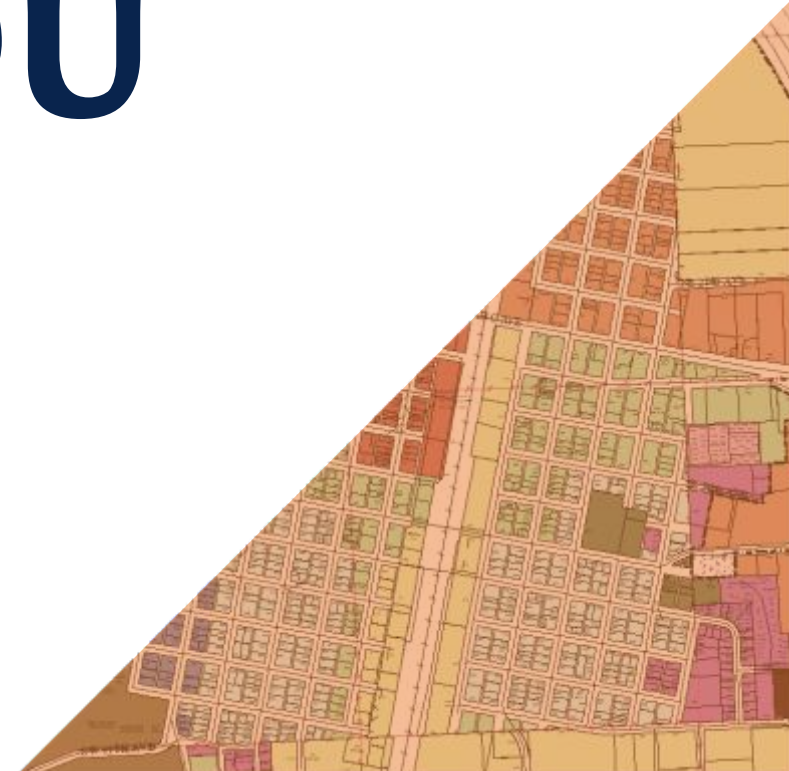
- 70 Units on NE 3rd Ave
- 56 Units on Fortner Street

NASCOSTO Affordable Multifamily
Project at NE 3rd Avenue

Construction Begun



THANK YOU





**AGENDA REPORT
PUBLIC HEARING
November 8, 2021**

To: Planning Commission

FROM: Dan Cummings, Community Development Director

SUBJECT: **ACTION 2021-09-29AZ: A REQUEST BY BILL MILLS OF MML, LLC FOR THE ANNEXATION AND REZONE OF PROPERTY FROM URBAN GROWTH AREA EMPLOYMENT ZONE 2 ACRES (UGA-E-2) TO CITY EMPLOYMENT ZONE 2 ACRES (E-2) TO ALLOW CONNECTION TO CITY SERVICES AND FURTHER DEVELOP THE PROPERTY.**

DATE: October 2, 2021

PROPOSED MOTION:

A. APPROVAL:

1. I MOVE THAT THE PLANNING COMMISSION APPROVE THE FINDING OF FACTS FOR THE ANNEXATION AND REZONE OF THE SUBJECT PROPERTY FROM URBAN GROWTH AREA EMPLOYMENT ZONE 2 ACRES (UGA-E-2) TO CITY EMPLOYMENT ZONE 2 ACRES (E-2) , AS SET FORTH IN ACTION 2021-09-29AZ BASED ON THE INFORMATION, FINDINGS AND CONCLUSIONS SET FORTH IN SECTIONS I THROUGH IV OF THIS REPORT.

2. I MOVE THAT THE REQUEST FOR ANNEXATION AND REZONE OF THE SUBJECT PROPERTY FROM URBAN GROWTH AREA EMPLOYMENT ZONE 2 ACRES (UGA-E-2) TO CITY EMPLOYMENT ZONE 2 ACRES (E-2) , AS SET FORTH IN ACTION 2021-09-29AZ BE RECOMMENDED FOR APPROVAL TO THE CITY COUNCIL, BASED ON THE INFORMATION, FINDINGS AND CONCLUSIONS SET FORTH IN SECTIONS I THROUGH IV OF THIS REPORT.

B. DENIAL:

1. I MOVE THAT THE REQUEST FOR ANNEXATION AND REZONE OF THE SUBJECT PROPERTY FROM URBAN GROWTH AREA EMPLOYMENT ZONE 2 ACRES (UGA-E-2) TO CITY EMPLOYMENT ZONE 2 ACRES (E-2) , AS SET FORTH IN ACTION 2021-09-29AZ BE RECOMMENDED FOR DENIAL TO THE CITY COUNCIL, BASED ON THE INFORMATION, FINDINGS AND CONCLUSIONS SET FORTH IN SECTIONS I THROUGH IV OF THIS REPORT. (NEED TO CHANGE STAFF FINDINGS).

SUMMARY:

The applicant owns a parcel of land, known as 17S4733C, tax lot 6701. The applicants wish to annex and rezone the property into the City to connect to City services and further develop the property. This application, if approved, will result in the

annexation of 5.00 acres, plus the north half of the right of way for Tony Yturri Memorial Beltline (being described as all that portion North the Center-line of said Beltline, East of the east right of Way of N. Verde drive as annexed in Ordinance #2757-2019 and Southwest of the extension of the north line the above said 5 acre parcel, into the City and a rezone of the property from Urban Growth Area Employment Zone 2 Acres (UGA-E-2) to City Employment Zone 2 Acres (E-2).

BACKGROUND:

This request for annexation and rezone needs a recommendation for approval or rejection from the Planning Commission to the City Council. The Ontario Municipal Code (OMC) designates the Planning Commission as the decision-making body for a request for rezone, without City Council participation. The OMC designates the City Council as the decision-making body for a request for annexation, without Planning Commission participation. State Law requires an Ordinance be adopted by the local governing body to accomplish a rezone. The City's governing body is the City Council, and they are the only body that may adopt an Ordinance; therefore, a request for rezone should go before the Council for a final decision. Staff feels that the best procedure is consistency with State law; therefore, this matter needs a recommendation from the Planning Commission, and then will be forwarded to the City Council for their decision.

There have been no recent City Planning Commission actions on this property in the past 20 plus years that could be found in the planning records other than a City-wide Comprehensive Plan update in 2007. There was a Deferred Improvement Agreement (DIA done in 2005) filed under County Instrument #2005-8323 on the property to allow for development until such time as City Sewer and water was made available to the property. The deferment of the construction to N. Verde Drive will stay in place and the building will be connected to City sewer and water as part of the annexation conditions of approval.

CURRENT SITUATION:

The proposed development must comply with applicable provisions of the OCC (City of Ontario Zoning Ordinance as set forth in the Ontario City Code), and the City of Ontario Comprehensive Plan. Generally, unless otherwise noted, if a request is found to be consistent with the Zoning Ordinance it is considered to be consistent with the Comprehensive Plan.

A. Rezone

1. Section 10B-20-30 REQUIRED FINDINGS, DECISION CRITERIA. In preparing findings to support a quasi-judicial zoning map amendment decision, the following findings shall be addressed except when alternatives are set forth or where a required finding clearly does not apply to the current action:

- a. The zoning map amendment is in conformance with statewide planning goals and guidelines.
- b. The zoning map amendment is in conformity with the acknowledged comprehensive plan.
- c. The applicant has demonstrated a mistake or error in the original zone designation, or the applicant has demonstrated a change in physical, social or market conditions generally affecting the area which make the proposed change appropriate.
- d. A public need is demonstrated for this zoning at this location and is not the granting of a special privilege for a single property or small group of properties.

e. The property affected by the change is adequate in size and shape to facilitate its use and development as permitted under the new zoning classification.

f. The property affected by the proposed change of zone is properly related to streets and public facilities and with services adequate to meet the demands of the uses allowed in the new zone.

g. The proposed zoning map change will not result in adverse effects upon surrounding properties or surrounding uses from dust, noise, vibration, odor, heat, glare, lighting, or discharges into the air, water or land.

Findings of fact based on the answers and information given in the application made a part hereof:

1. Explain how the proposed zoning map amendment is in conformance with statewide planning goals and guidelines.

When the property was originally zoned UGA E-2 all the statewide planning goals and guide lines were taken into account and this request is staying within these goals and guide lines.

2. Explain how the proposed zoning map amendment is in conformance with the Acknowledged Comprehensive Plan.

The rezone is in conformance with the acknowledged plan as the requested rezone is the same as the acknowledge Comprehensive plan, no change is requested.

The acknowledge comprehensive plans shows this land to be zoned UGA E-2 and to be rezoned to City E-2 once annexed. Therefore, guidelines will not be changed or affected by this annexation.

3. As applicant, you must explain how there has been a mistake or error in the original zone designation or a change in physical, social or market conditions generally affecting the area, which makes this proposed zone change appropriate.

There is no error and the requested zone is in compliance with the current City comprehensive plan.

4. As applicant, you must show a public need is demonstrated for this zoning at this location and is not the granting of a special privilege for a single property or small group of properties.

This request is not granting a special privilege and is a requirement of an existing DIA (Deferred Improvement Agreement) to Annex and rezone once City sewer was available to the property. Which is now available.

5. Explain how the property affected by the change, if approved, is adequate in size and shape to facilitate its use and development as permitted under the new zoning classification.

The minimum acreage for the E-2 zone is 2 Acres and the Parcel size is 5 Acres, which meets and exceeds the requirement of the zone requested.

6. Explain how the property affected by the proposed change of zone is properly related to streets and other public facilities and with services adequate to meet the demands of the uses allowed in the new zone. This shall explain how this proposal will not absorb a disproportionate share of public facilities, utilities and general assets.

The existing property and business have access onto N. Verde Drive which is a County road constructed to county standards and will be brought up to city when needed. The property is already served by City water and will be connected to City Sewer in Verde Drive once annexation is approved.

7. Explain how the proposed change in zoning will not result in adverse effects upon surrounding properties or surrounding uses from dust, noise, vibration, odor, heat, glare, lighting, or discharges into the air, water or land.

The requested zone is in compliance to the comprehensive plan and will not adversely affect the surround area the area surround the property is also zoned appropriately with this zone.

Summary Conclusions: Based on the findings above:

a. The City of Ontario Municipal Code Implements policies contained in the City of Ontario Comprehensive Plan, which conforms to the Statewide Planning Goals; generally, if a proposed rezone meets all criteria and standards contained in the OMC, the request will be consistent with Comprehensive Plan Policies and therefore conform to the Statewide Planning Goals. As this proposal meets the criteria in the above section, this proposal is consistent with Statewide Planning Goals. CRITERION IS MET

b. The finding 2 above, show that the request is within goals and conformance of the Acknowledged Comprehensive plan. Therefore, this proposal has demonstrated to be consistent with the Comprehensive Plan. CRITERION IS MET

c. The applicant states in finding 3, that no mistake was made, that the requested zone is required due to annexation into City Limits and matches the planned zoning as per Comprehensive Plan. Therefore, there is no mistake made the findings demonstrates that this criterion is met. CRITERION IS MET

d. The applicant states in finding 4, that request is legally necessary due to the annexation of the property; granting of this request is not a special privilege and no public need has to be demonstrated. The property is UGA Employment zone 2 Acres designated under the Comprehensive Plan so the City Employment zone 2 Acres is in compliance with the Comprehensive Plan. CRITERION IS MET

e. As noted in the findings 5, the subject property exceeds the minimum parcel size of the requested zoning and is of adequate size for future development. CRITERION IS MET

f. As noted in the finding 6 above, the property is properly related to streets and public facilities exists within the public streets and the existing uses and services demonstrate that uses allowed in the proposed zone are provided. CRITERION IS MET

g. The applicant states in the finding 7 above, the zone change will not adversely affect the surrounding area as the current use is the same use as the proposed zone change which is Employment Zone 2 Acres. The permitted uses are related to low volume traffic and uses which do not lend themselves to the creation to significant amounts of noise or other discharges of dust or odor into the air is uncommon in a residential zone. CRITERION IS MET

Conclusion Rezone: ALL CRITERIA ARE MET

B. Annexation:

1. 10B-45-10 INITIATION OF ACTION. When a person, authorized by statute, wishes to extend the city's boundaries, an application on forms supplied by the city shall be filed with the Planning Director and which include: annexation consent forms, by the property owners, and by tenants if required by law or court decision; request for a change in zoning map designation, or plan change if required; request for other quasi-judicial action if required; fees, and other exhibits and requirements for a quasi-judicial action as set forth in this Title. All land use actions associated with the annexation shall be consolidated, as feasible, and one fee paid.

2. Oregon Revised Statute 222.125: Annexation by consent of all owners of land and majority of electors; proclamation of annexation. The legislative body of a city need not call or hold an election in the city or in any contiguous territory proposed to be annexed or hold the hearing otherwise required under ORS 222.120 when all of the owners of land in that territory and not less than 50 percent of the electors, if any, residing in the territory consent in writing to the annexation of the land in the territory and file a statement of their consent with the legislative body. Upon receiving written consent to annexation by owners and electors under this section, the legislative body of the city, by resolution or ordinance, may set the final boundaries of the area to be annexed by a legal description and proclaim the annexation.

Findings based on the answers and information given in the application made a part hereof:

1. The applicants have paid the fees and provided the proper application with signatures.

2. The property is annexable because it lies inside the Urban Growth Boundary and is contiguous with current city limits along it's West boundary (Verde Drive).

3. The property is currently zoned for Employment Zone 2 Acres use in the Urban Growth Area; the requested zone, City Employment Zone 2 Acres (E-2), is consistent with contiguous property.

4. Findings from preceding sections of this report are herein included by this reference. A change to the comprehensive plan map or text is not necessary to annex the property; however, the annexation of the property must be consistent with all applicable Comprehensive Plan Policies.

5. Annexation would benefit the city by increasing tax revenue, and, by providing more City Employment Zone 2 Acres in a highly developable area.

Conclusion: All criteria and standards applicable to a request for annexation have been met. The property may be annexed.

SUMMARY CONCLUSIONS AND PLANNING COMMISSION DECISION

A request a rezone of property may be recommended for approval or denial by the Planning Commission to the City Council if all applicable decision criteria and standards are found met, or able to be met through appropriate conditions of approval. In

this case, findings must be made by the Planning Commission that the specific criteria are either met, able to be met through conditions of approval, or not met; options and discussion are provided under “Findings:” and “Conclusion:” for each criterion. All the criteria and standards must be met in order for the request to be recommended for approval.

ANALYSIS:

- A. **STRATEGIC PLAN** This action is in alignment with the City Council Strategic Plan for desirability of the property to be used for Employing people as well as allowing for future development of the city meeting it potential for future growth of the community.
- B. **FINANCIAL** This is no financial impact to the city currently. But will add tax dollar revenue
- C. **TIMING** This action is needed as soon as possible so that the lands can be developed and connected to city services.
- D. **POLICY/LEGAL** The proposed development must comply with applicable provisions of the OCC (City of Ontario Zoning Ordinance as set forth in the Ontario City Code), and the City of Ontario Comprehensive Plan. Generally, unless otherwise noted, if a request is found to be consistent with the Zoning Ordinance it is consistent with the Comprehensive Plan.

An annexation and rezone must be done by an Ordinance and the City Council is the Final Authority for approving a City Ordinance

ALTERNATIVES:

The Planning Commission could table the action until a time certain if more information is needed to make a decision.

RECOMMENDATION:

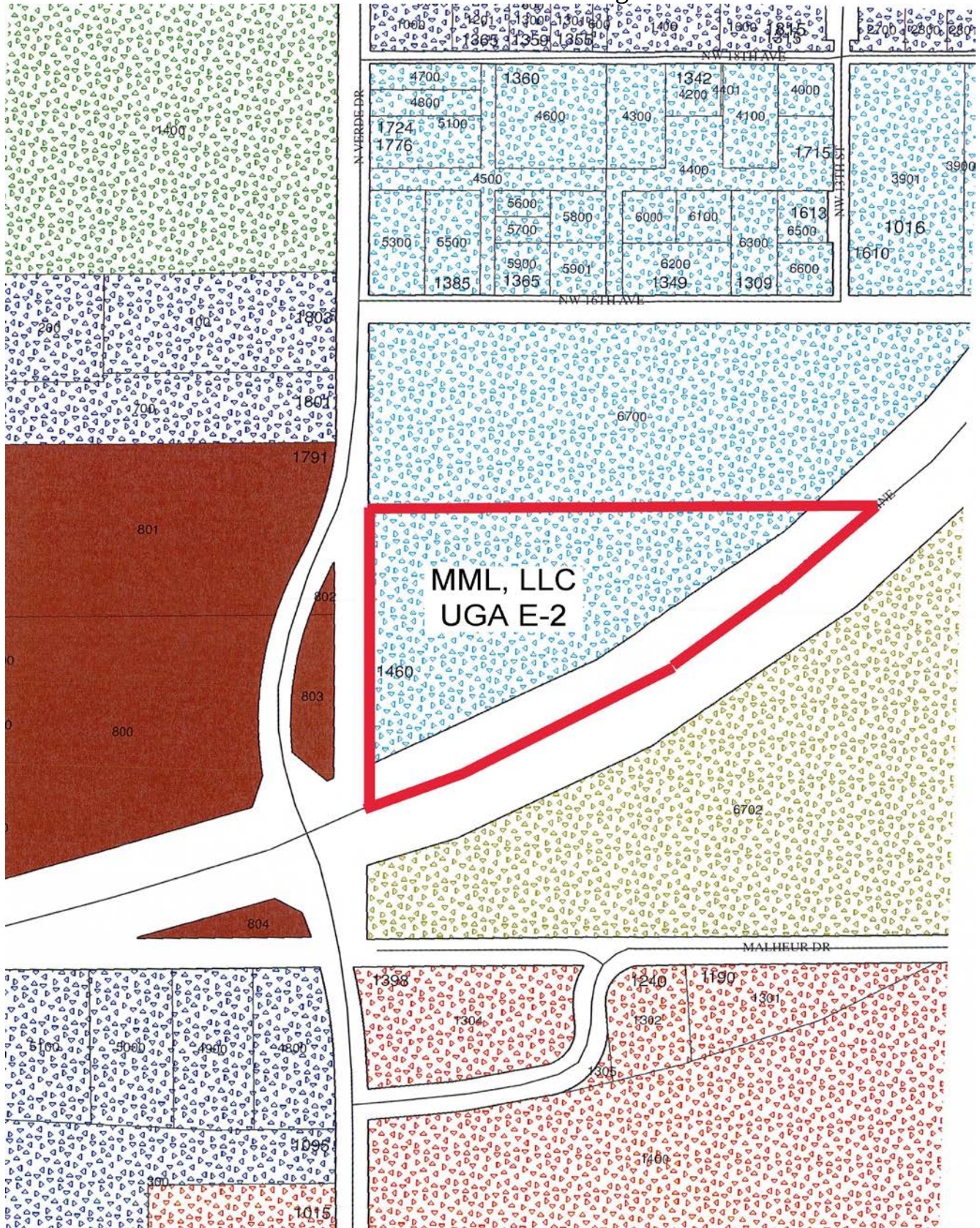
Staff recommends that the Planning Commission approve and adopt the findings of facts and send a recommendation to the City Council to approve the annexation and rezone from UGA-Employment Zone 2 Acres to City Employment Zone 2 Acres (E-2) of the subject property.

ATTACHMENTS:

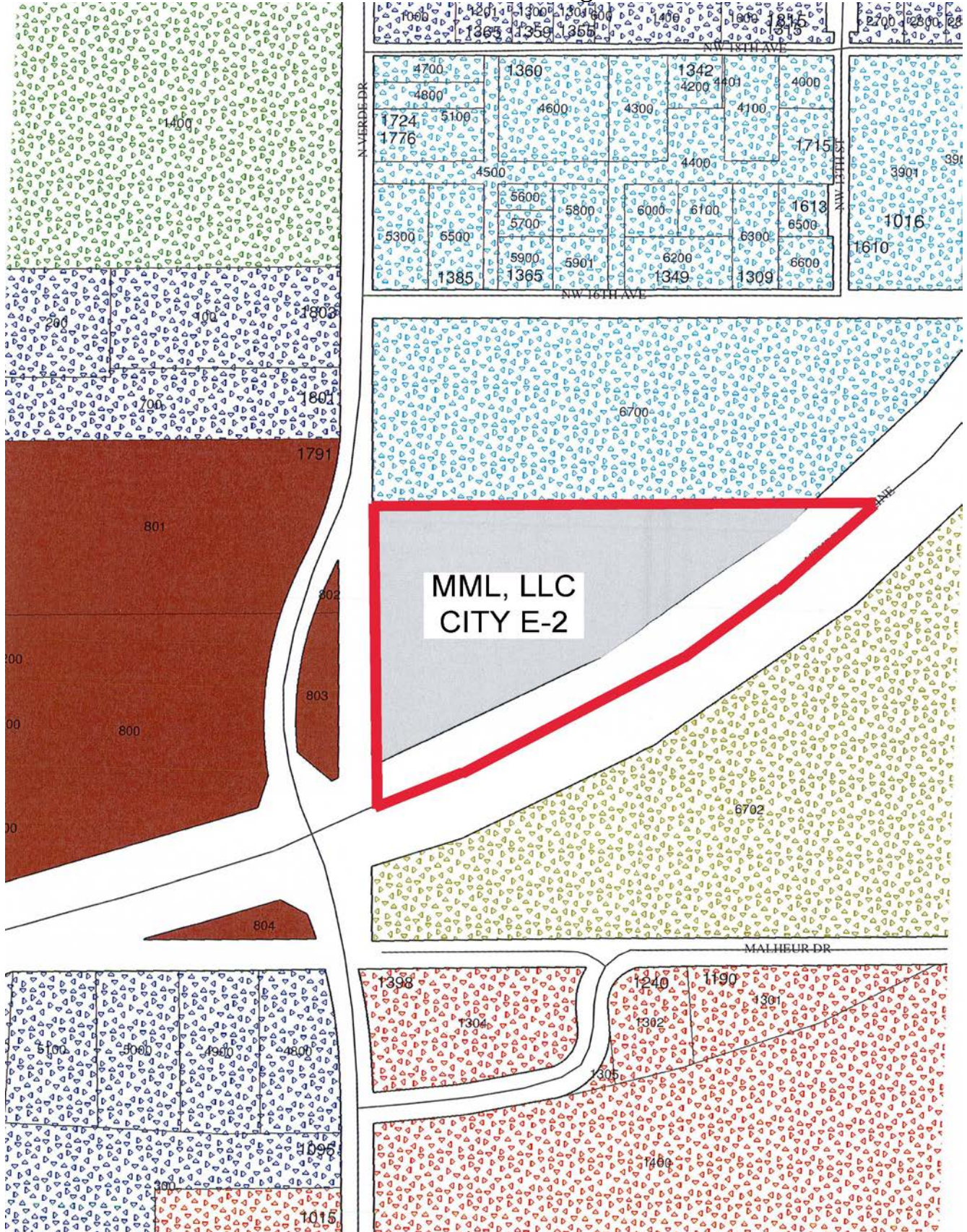
- 1. Attachment 1 Before rezone
- 2. Attachment 2 After rezone
- 3. Attachment 3 Area Map
- 4. Attachment 4 Rezone Description
- 5. Attachment 5 Rezone Plat Map
- 6. Attachment 6 Rezone Tax Map

Attachment "1"

Parcel Before Rezoning



Parcel After Rezoning



Attachment "3"



Legend

- 100 ft radius
- Map Index
- MML LLC
- Tax lots within 100' radius from MML LLC

100 FEET RADIUS MAP
MML LLC
Reference #20170

0 200
Feet

Map is prepared for
assessment purposes only

Attachment “4”

Rezone Parcel Description

Exhibit “A”

Property Description

Land in Malheur County Oregon, in Section 33 of Township 17 South, Range 47 East of the Willamette Meridian, being Parcel 2 of Partition Plat 07-13 recorded under Instrument No. 2007-3979, in Cabinet B, Slide 75 on May 29, 2007 in the Malheur County Clerks deed records.

AND all that portion of the right of way of the Tony Yturri Memorial Beltline adjacent to above said Parcel 2 being described as lying north of the centerline of said Beltline right of way, east of the east right of way line of N. Verde Drive as annexed by City Ordinance # 2758-2019, Instrument # 2019-2721 and southwest of the extension of the north line of above said Parcel 2 extended to said centerline.

End of Description.

Page 1 of 2

RECORDS OF REFERENCE

1. RECORDED DEEDS OF THE COUNTY OF OREGON, COUNTY OF CLATSOP, FILED UNDER COUNTY SURVEY NO. 17-47-0232.

2. RECORD OF SURVEY FOR FINE DRIVE ASSOCIATES, INC. BY EDWARDS & CUMMINGS, LLC, FILED UNDER COUNTY SURVEY NO. 17-47-0234.

3. THE CONNECTED PLAT OF OREGON & WESTERN COLONIZATION CO. SUBDIVISION SECOND ADDITION DATED MAY 14, 1987.

DECLARATION & ACKNOWLEDGMENT

STATE OF OREGON, } S.S. KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE LANDS AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE CAUSED THE OREGON & WESTERN COLONIZATION COMPANY TO BE RECORDED IN THE PUBLIC RECORDS OF THE CLATSOP COUNTY, OREGON, AND WE HEREBY CERTIFY TO THE PUBLIC FOR ROAD PURPOSES AND TO THE RECORDS OF THE CLATSOP COUNTY, OREGON, THAT THE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND UPON BEING DULY SWORN, HAVE ACKNOWLEDGED TO US THAT THE SAME ARE THE OWNERS OF THE LANDS AS SHOWN HEREON FOR THE USE AND THE BENEFIT OF PARCELS 1 & 2.

James H. White
James H. White, Husband & Wife
An Undivided Co-Owner

John E. White
John E. White, Husband & Wife
An Undivided Co-Owner

WITNESSES:
Notary Public
Commission No. 123456
Expires 12/31/2025

ACKNOWLEDGMENT

STATE OF OREGON, } S.S. ON THIS 27th DAY OF OCTOBER, 2007, BEFORE ME, the Notary Public for the County of Clatsop, Oregon, in the Town of Seaside, Oregon, a Notary Public in and for said County and State, personally appeared, WE, JAMES H. WHITE and JOHN E. WHITE, who are known to me, and being duly sworn, they acknowledged to me that the names are subscribed to the foregoing instrument, and upon being duly sworn, have acknowledged to me that the same are the owners of the lands as shown hereon for the use and the benefit of parcels 1 & 2.

WITNESSES:
Notary Public
Commission No. 123456
Expires 12/31/2025

ROAD ACCEPTANCE

I HEREBY ACCEPT, ON BEHALF OF THE PUBLIC, THE ROADWAY DEEDITION AS SHOWN HEREON, FOR PUBLIC ROAD PURPOSES.

James H. White
James H. White, Husband & Wife
An Undivided Co-Owner

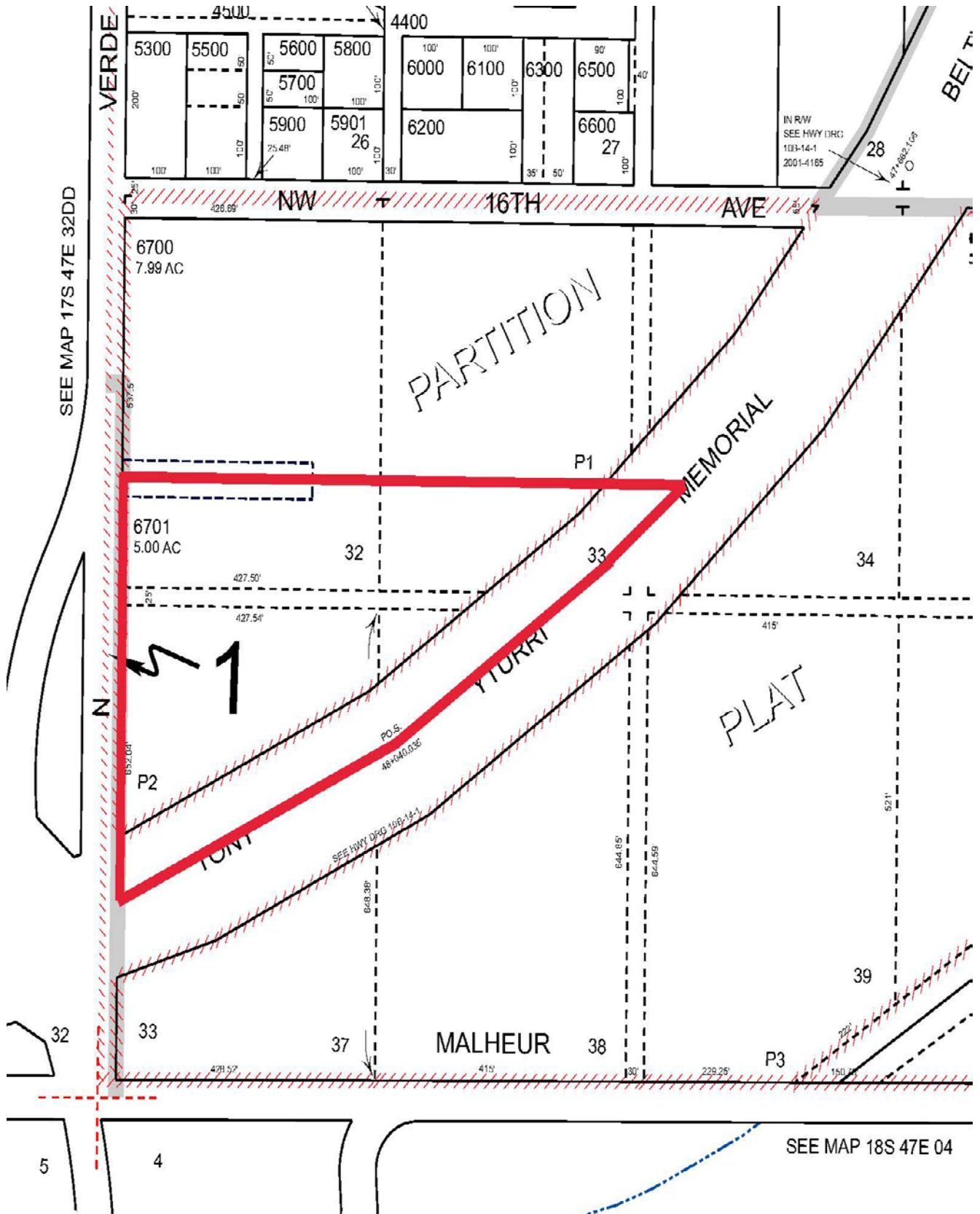
WITNESSES:
Notary Public
Commission No. 123456
Expires 12/31/2025

CONSENT AFFIDAVIT

AS SECURE INTEREST HOLDERS, WE WILLIAM J. WHITE, JR., WILLIAM J. WHITE, III, WILLIAM J. WHITE, IV, WILLIAM J. WHITE, V, WILLIAM J. WHITE, VI, WILLIAM J. WHITE, VII, WILLIAM J. WHITE, VIII, WILLIAM J. WHITE, IX, WILLIAM J. WHITE, X, WILLIAM J. WHITE, XI, WILLIAM J. WHITE, XII, WILLIAM J. WHITE, XIII, WILLIAM J. WHITE, XIV, WILLIAM J. WHITE, XV, WILLIAM J. WHITE, XVI, WILLIAM J. WHITE, XVII, WILLIAM J. WHITE, XVIII, WILLIAM J. WHITE, XIX, WILLIAM J. WHITE, XX, WILLIAM J. WHITE, XXI, WILLIAM J. WHITE, XXII, WILLIAM J. WHITE, XXIII, WILLIAM J. WHITE, XXIV, WILLIAM J. WHITE, XXV, WILLIAM J. WHITE, XXVI, WILLIAM J. WHITE, XXVII, WILLIAM J. WHITE, XXVIII, WILLIAM J. WHITE, XXIX, WILLIAM J. WHITE, XXX, WILLIAM J. WHITE, XXXI, WILLIAM J. WHITE, XXXII, WILLIAM J. WHITE, XXXIII, WILLIAM J. WHITE, XXXIV, WILLIAM J. WHITE, XXXV, WILLIAM J. WHITE, XXXVI, WILLIAM J. WHITE, XXXVII, WILLIAM J. WHITE, XXXVIII, WILLIAM J. WHITE, XXXIX, WILLIAM J. WHITE, XL, WILLIAM J. WHITE, XLI, WILLIAM J. 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Attachment "6"

Rezoned Tax Map





**AGENDA REPORT
HAND-OUTS/DISCUSSION ITEMS
November 8, 2021**

To: Planning Commission

FROM:

SUBJECT: AIRPORT DEVELOPMENT UPDATE

DATE: October 17, 2021

PROPOSED MOTION:

I MOVE THE PLANNING COMMISSION

SUMMARY:

BACKGROUND:

CURRENT SITUATION:

ANALYSIS:

- A. **STRATEGIC PLAN**
- B. **FINANCIAL**
- C. **TIMING**
- D. **POLICY/LEGAL**

ALTERNATIVES:

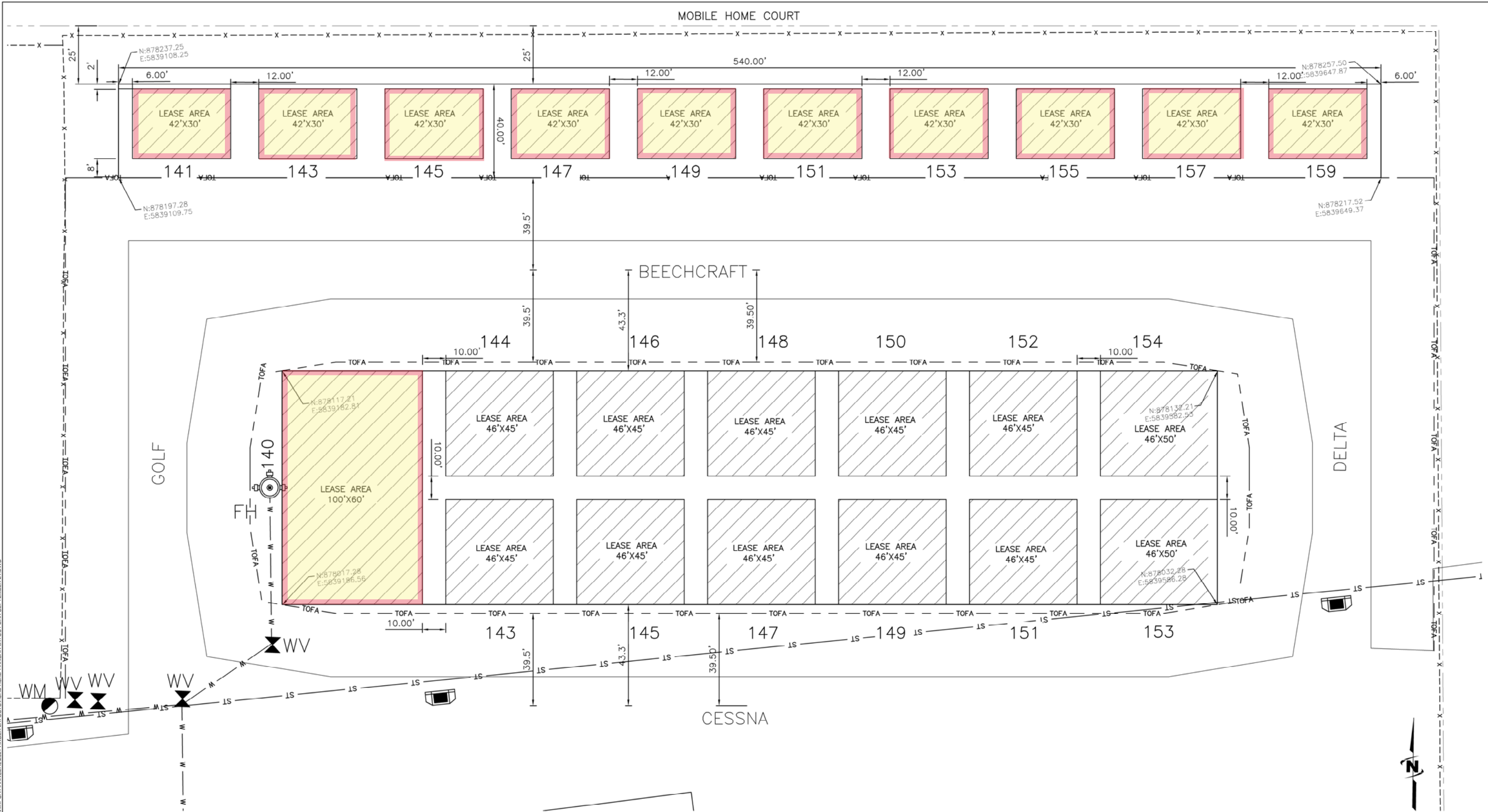
RECOMMENDATION:

Staff recommends

ATTACHMENTS:

1. PRIVATE HANGERS NE_SPACES LEASED HIGHLIGHTED
2. COMMERCIAL HANGER_SPACES LEASED HIGHLIGHTED

Plot Date: 9/22/2021 7:56 AM Plotted By: Dan Cummings
Drawn: 9/22/2021 9:22:2021 X:\COM\DEVELOPMENT\PLANNING\DEPT\ONAS INFO\AIRPORT\HANGARS\2021 HANGER LAYOUTS\ACAD-ACAD-HANGAR LAYOUT.DWG
FILE: ACAD-ACAD-HANGAR LAYOUT.DWG SEPTEMBER 21, 2021

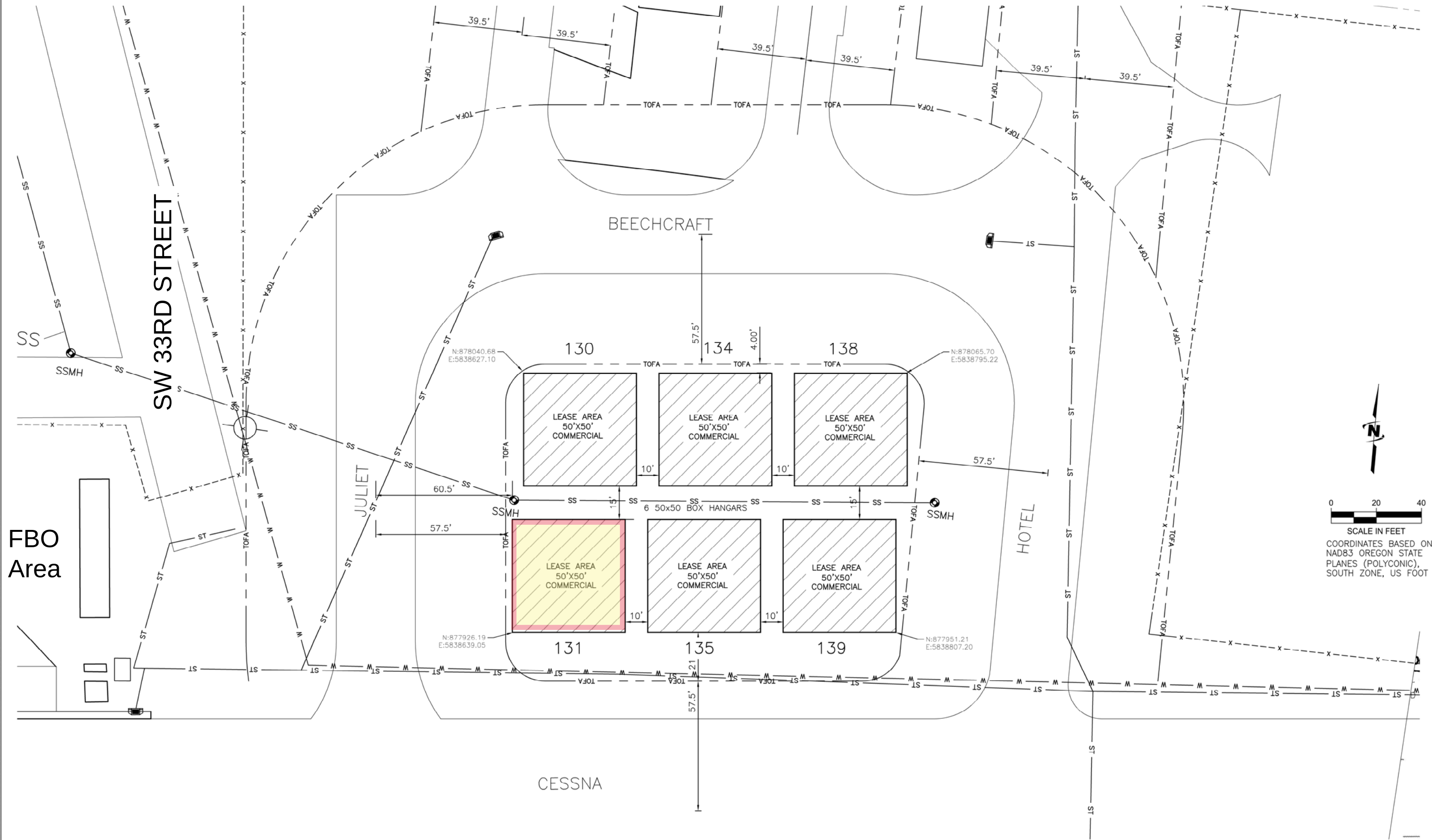


ONTARIO MUNICIPAL AIRPORT
ONTARIO, OREGON
NEW TAXILANE HANGAR LAYOUT



LAST UPDATED: 9/22/2021
PLOT DATE: 9/22/2021
JUB ENGINEERS, INC.

Plot Date: 10/7/2021 2:13 PM Plotted By: Dan Cummings
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ONTARIO MUNICIPAL AIRPORT
ONTARIO, OREGON
HANGAR LAYOUT



LAST UPDATED: 10/7/2021
PLOT DATE: 10/7/2021
JUB ENGINEERS, INC.