



MALHEUR COUNTY COURT SPECIAL MEETING

AGENDA

The Malheur County Court and Nyssa City Council will hold a Special Meeting on Tuesday, December 11, 2018 at the Nyssa City Council Chambers, 14 S 3rd Street, Nyssa, Oregon at 7:00 p.m.

THIS IS A JOINT HEARING TO CO-ADOPT ORDINANCES TO AMEND THE NYSSA URBAN GROWTH BOUNDARY BY ADDING 278 ACRES; AMEND COUNTY AND CITY ZONING MAPS TO RE-ZONE PROPERTY FROM COUNTY EFU AND HEAVY INDUSTRIAL TO NYSSA UGA-INDUSTRIAL; REMOVE THE NYSSA ECONOMIC OPPORTUNITY AREA (EO) OVERLAY DESIGNATION FROM CERTAIN PROPERTIES OF UP TO 142 ACRES; AMEND THE TEXT OF THE NYSSA COMPREHENSIVE PLAN - SPECIFICALLY COORDINATED POPULATION PROJECTION, ECONOMIC OPPORTUNITIES ANALYSIS (EMPLOYMENT NEEDS), NYSSA PUBLIC FACILITIES PLAN, NYSSA INDUSTRIAL LANDS TRANSPORTATION IMPACT ANALYSIS AND NYSSA TRANSPORTATION SYSTEM PLAN

See the below Notice of Public Hearing for additional information.

Notice is hereby given that the Nyssa City Council (Council) and the Malheur County Court (Court) will hold a joint hearing on Tuesday December 11, 2018 at 7:00 p.m. at the Nyssa City Council Chambers, 14 S 3rd Street, Nyssa. Interested persons may appear and will be provided an opportunity to be heard and/or written comments may be received prior to the hearing by sending them to either: Jim Maret, Nyssa City Manager, 301 Main Street, Nyssa OR 97913 (jmaret@nyssacity.org) or Eric Evans, Planning Director 251 B. Street West #12, Vale Oregon 97918 (eric.evans@malheurco.org).

The proposed action is to: (1) hear additional testimony and reconsider the September 25th tentative decisions of the Council and Court, which was to add 196 acres to the Nyssa UGB to accommodate the Treasure Valley Reload Center and related industrial uses (TVRC). Testimony from potential users of the TVRC, proposed Nyssa comprehensive plan text amendments, including revisions to the Economic Opportunity Analysis, Transportation System Plan, and Public Facilities Plan support adding approximately 278 acres to the Nyssa UGB and rezoning the 278 acres to Nyssa UGA-Industrial. The proposed land is T19S47E17 tax lot 100 (Farmer – 210 acres of the 290.35 acre site, currently zoned EFU) and T19S47E20 tax lot 201 (Seubert – 67.7 acres, currently zoned County Heavy Industrial); and (2) remove from the Nyssa Economic Opportunity Area overlay designation approximately 142 acres consisting of T19S47E30D tax lot 100 and T19S47E29B tax lot 3300 (Sparks – 49.41 acres), potentially a 55 acre portion of T19S47E29B tax lot 900 and potentially T19S47E30D tax lot 600 (36.90 acres).

The criteria for the proposed amendment and zone change are listed in the Malheur County Code 6-10-7, Joint Management Agreement between Nyssa and Malheur County Sections 3.060 -3.070, Statewide Planning Goals 1,2,5, 6,7,8, 9,10,11,12,13,14 and respective administrative rules and Nyssa City Code 9-4F.

The procedure for conduct/order of testimony at the hearing will be provided to proponents, opponents, attendees and public agencies in writing at the hearing. The applicant (represented by Winterbrook Planning) will be allocated up to 20 minutes for initial applicant presentation. The applicant may also present up to 10 minutes for final rebuttal. All others wishing to testify will be given 3 minutes each or 5 minutes if speaking on behalf of a group.

Failure to raise an issue at the hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision-makers an opportunity to respond to the issue precludes an appeal based on the issue.

A copy of the application, all documents and evidence submitted by or on behalf of the applicant (City of Nyssa) and applicable criteria are available for inspection at no cost and copies will be provided at a reasonable cost. In addition, copies of the staff report will be available at least seven (7) days prior to the hearing, or on December 4, 2018, for a reasonable fee or can be viewed on the County website www.malheurco.org. Please contact Jim Maret (541-372-2264) or Eric Evans/Planning Department (541-473-5185) for additional information.

