

BEFORE THE BOARD OF COMMISSIONERS OF THE STATE OF OREGON

FOR THE COUNTY OF YAMHILL

SITTING FOR THE TRANSACTION OF COUNTY BUSINESS

In the Matter of a Comprehensive Plan Designation Amendment )  
From "Commercial" and "Public" to "Agriculture Forestry Large )  
Holding," a Zoning Map Amendment from "Recreation ) Ordinance 887  
Commercial" and "Public Works Safety" to "EF-80 Exclusive )  
Farm Use," and Imposition of a Limited Use Overlay, Planning )  
Docket PAZ-02-13, Applicant Riverbend Landfill, and )  
Declaring an Emergency )

THE BOARD OF COMMISSIONERS OF YAMHILL COUNTY, OREGON (the Board) sat for the transaction of county business on February 13, 2014, Commissioners Mary P. Stern, Allen Springer and Kathy George being present.

IT APPEARING TO THE BOARD that Riverbend Landfill applied for a comprehensive plan map designation amendment from "Commercial" and "Public" to "Agriculture Forestry Large Holding" and for a zoning map amendment from "RC-Recreation Commercial" (approximately 25 acres) and "PWS-Public Works Safety" (approximately 227.5 acres) to "EF-80 Exclusive Farm Use," for Tax Lots 5501-101, 5501-200, and 5501-401; and

IT APPEARING TO THE BOARD that this matter came before the Planning Commission for public hearing on November 7, 2013 and that, following a period in which the record remained open for additional written evidence and testimony, on December 5, 2013, the Planning Commission, by a 5-3 vote, recommended denial of the application, but also unanimously recommended that, if the application is approved by the Board, it should be approved in conjunction with a Limited Use Overlay; and

IT APPEARING TO THE BOARD that this matter came before the Board on December 12, 2013 for public hearing and that, following a period in which the record remained open for additional written evidence and testimony, on January 16, 2014, the Board of Commissioners voted 2-0 (Commissioner Stern having recused herself), tentatively, to approve the application and to impose a Limited Use Overlay on the tax lots that were the subject of the application and on other surrounding tax lots owned by the applicant, to limit and condition expansion of the landfill; NOW, THEREFORE

THE BOARD ORDAINS AS FOLLOWS:

Section 1. The findings attached as Exhibit "A" and incorporated herein by reference are hereby adopted in support of this ordinance.

*Ordinance with  
Exhibit in drawer  
B.O. 14-83  
ORDINANCE 887*

Section 2. The Comprehensive Plan and Zoning Maps of Yamhill County are hereby amended as specified in the attached Exhibit "B," incorporated herein by this reference, to reflect a plan designation of "Agriculture Forestry Large Holding," and a zoning designation of "EF-80, Exclusive Farm Use" for Tax Lots 5501-101, 5501-200 and 5501-401.

Section 3. A Limited Use Overlay is established for Tax Lots 5501-101, 5501-200, 501-400, 5501-401, 5501-300, 5501-500, 5511-100, 5511-600, 5512-100, 5512-200, 5512-400 and 5512-500, as specified in the attached Exhibit "B." Uses allowed are limited to substantially conform to the plans submitted by the applicant and by the Conditions of Approval in the attached Exhibit "C," incorporated by this reference.

Section 4. The Board adopts the provisions set forth in Exhibit "D" incorporated herein by this reference to implement Goal 5 protections for riparian corridors on the subject property.

Section 5. This Ordinance, being necessary for the health, safety and welfare of the citizens of Yamhill County, and an emergency having been declared to exist, is effective immediately.

DONE this 13<sup>th</sup> day of February, 2014, at McMinnville, Oregon.

ATTEST:

YAMHILL COUNTY BOARD OF COMMISSIONERS

BRIAN VAN BERGEN

County Clerk

*Carol Ann Lonite*  
Deputy  
*CAROL ANN LONITE*

APPROVED AS TO FORM:

*Todd Sadlo*

Todd Sadlo  
Assistant County Counsel

(recused)

Chair

MARY P. STERN

Commissioner

*Allen Springer*  
ALLEN SPRINGER

Commissioner

*Kathy George*  
KATHY GEORGE