

IN 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 Approving a Comprehensive Plan Amendment from Public (P) to Industrial (I) and a Zone Map Change from Public Assembly Institutional (PAI) to Light Industrial (LI) for Tax Lots: R5417 00301; Applicant: MV Advancements; and Declaring an Emergency

ORDINANCE 937

THE BOARD OF COMMISSIONERS OF YAMHILL COUNTY, OREGON (the Board) sat for the transaction of county business on September 26, 2024, Commissioners Lindsay Berschauer, Kit Johnston, and Mary Starrett being present.

IT APPEARING TO THE BOARD as follows:

WHEREAS, On December 14, 2023, MV Advancements requested a comprehensive plan amendment from Public (P) to Industrial (I) and a zone map change from Public Assembly Institution (PAI) to Light Industrial (LI) for Tax Lot R5417 00301; and

WHEREAS, This matter came before the Planning Commission for public hearing on July 11, 2024, and the Planning Commission voted 8-1 to recommend approval of the application by the Board of Commissioners; and

WHEREAS, The Board held a public hearing on the application on September 5, 2024; and

WHEREAS, Following deliberation, the Board voted unanimously to approve the application with the recommended Limited Use Overlay; and now, therefore

THE BOARD ORDAINS AS FOLLOWS:

Section 1. Tax Lot No. R5417 00301, as identified in the attached Exhibit A, is hereby rezoned to Light Industrial (LI), with a Limited Use Overlay that allows for those uses provided under YCZO 702.02(A) through (H) and (K), similar uses authorized under YCZO 702.04, and nonconforming uses authorized under YCZO 702.06.

Section 2. The findings attached as Exhibit B and incorporated herein by this reference, are hereby adopted in support of this Ordinance.

B.O. 24-287

Section 3. 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.

DATED this 26 day of, 2024, at McMinnville, Oregon.

YAMHILL COUNTY BOARD OF COMMISSIONERS



ATTEST

Lindsay Berschauer

AYE NAY

Chair LINDSAY BERSCHAUER

X

KERI HINTON
County Clerk

By: *Caroline Fook*

Kit Johnston

X

Deputy CAROLINA ROOK

Commissioner KIT JOHNSTON

FORM APPROVED BY:

Jodi Gollehon

Mary Starrett

X

JODI GOLLEHON
Assistant Yamhill County Counsel

Commissioner MARY STARRETT

Approved by the Yamhill County Board of
Commissioners on 09/26/2024
via Board Order 24-287

EXHIBIT A – MAPS FOR ORDINANCE 937

ADOPTED BY THE YAMHILL COUNTY BOARD OF COMMISSIONERS

SEPTEMBER 5, 2024

FOR A COMPREHENSIVE PLAN AMENDMENT FROM

Public (P)

To

Industrial (I)

and

FOR A ZONE CHANGE FROM

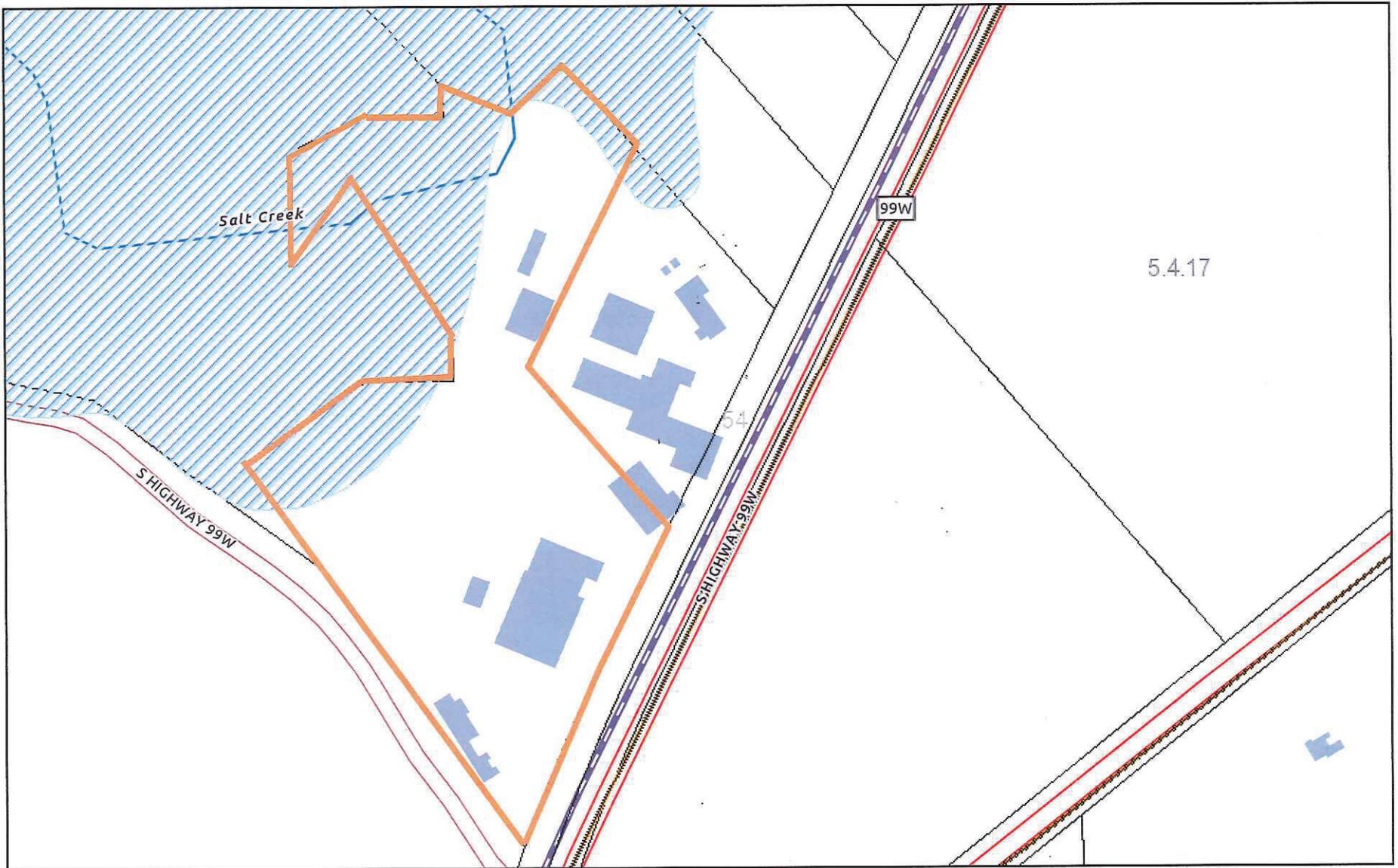
Public Assembly and Institutional (PAI)

To

Light Industrial (LI)

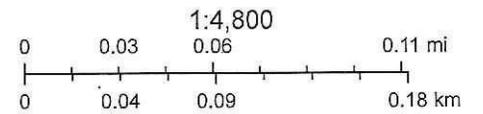
Tax Lot R5417-00301

ArcGIS WebMap



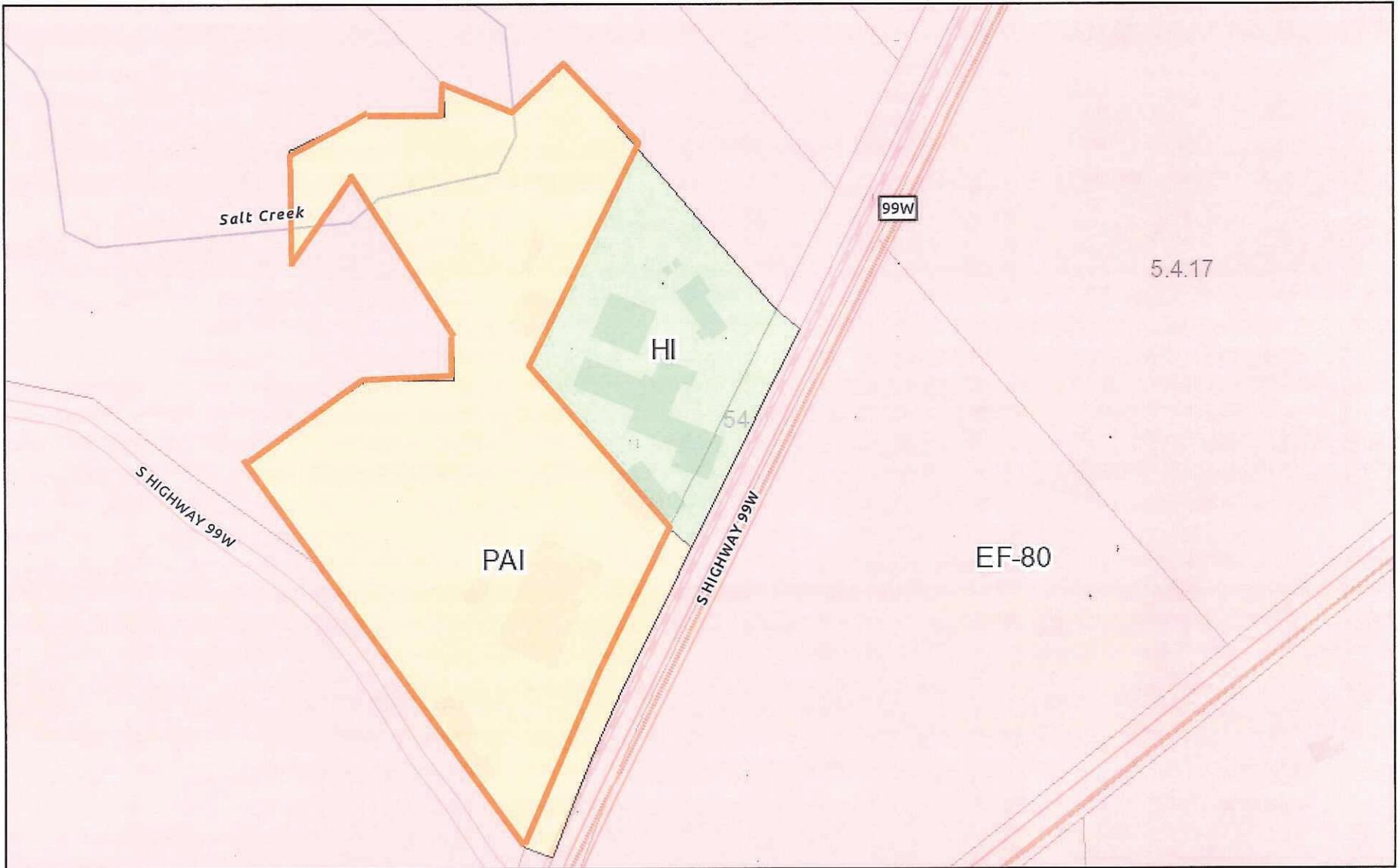
September 13, 2024

- | | | | |
|---------------|---------------------|--------------|-----------|
| SL | County | County Roads | Taxlots |
| City Boundary | 100 Year Flood Area | Surveys1 | Tax Label |
| UGB_YamhillCo | Floodway | Townships | |



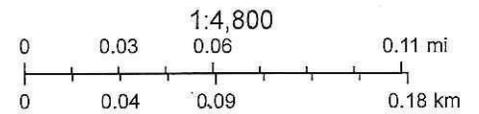
Esri Community Maps Contributors, Oregon Metro, Oregon State Parks, State of Oregon GEO, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin,

ArcGIS WebMap



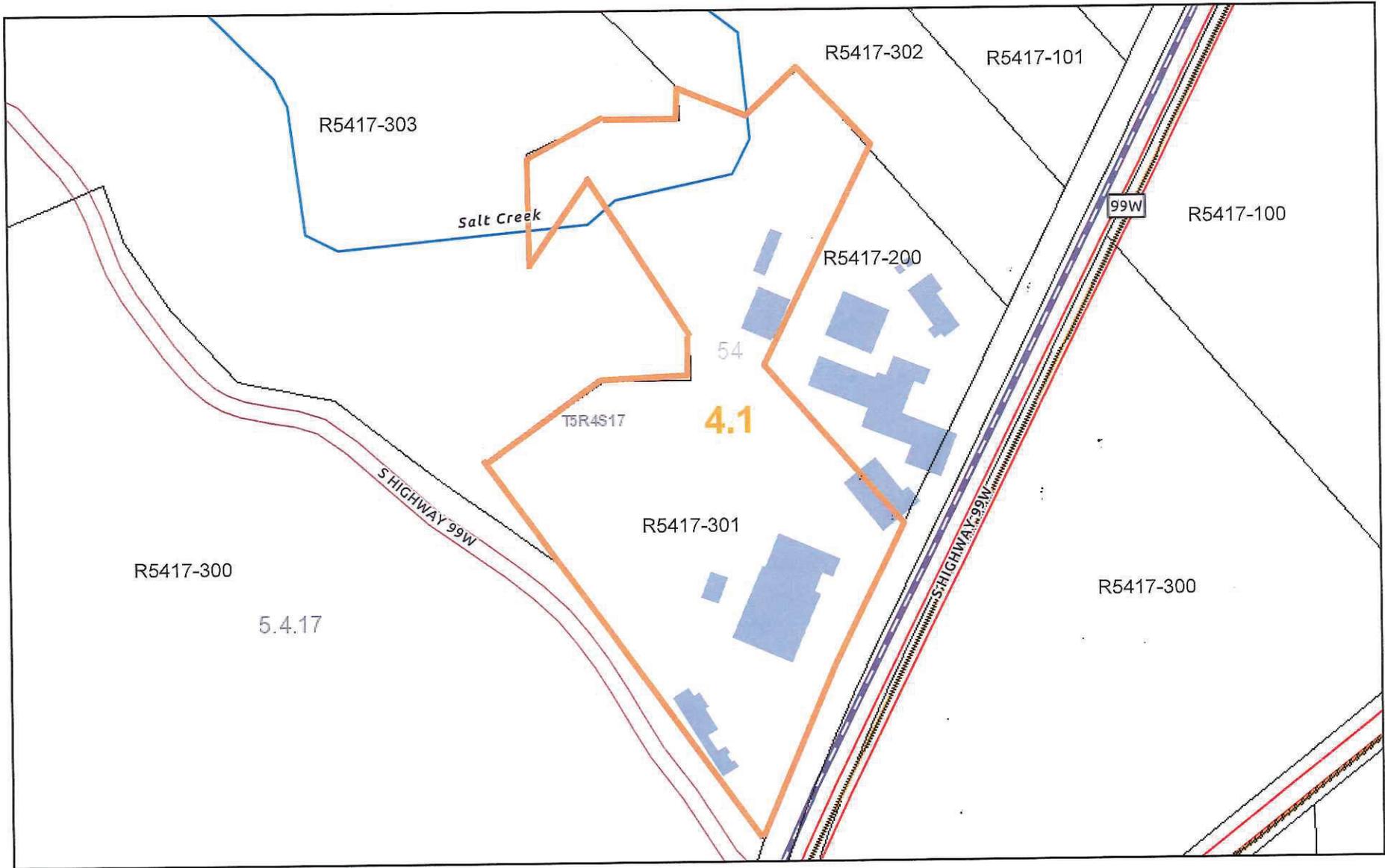
September 13, 2024

SL	Zone	BLM	F-80	LDR-9000	NC	RC	VLDR-2.5	Taxlots
City Boundary	AF-10	CITY	HC	LI	PAI	RI	VLDR-5	Tax Label
UGB_YamhillCo	AF-20	EF-20	HI	MDR-5000	PALF	SNF	County Roads	Surveys1
County	AF-40	EF-40	LDR-12000	MR-1	PRO	TRBL	Surveys1	Townships
	AF-80	EF-80	LDR-6750	MR-2	PWS	VLDR-1		



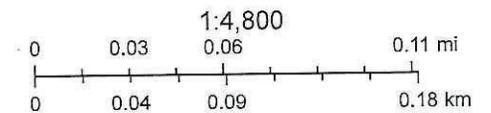
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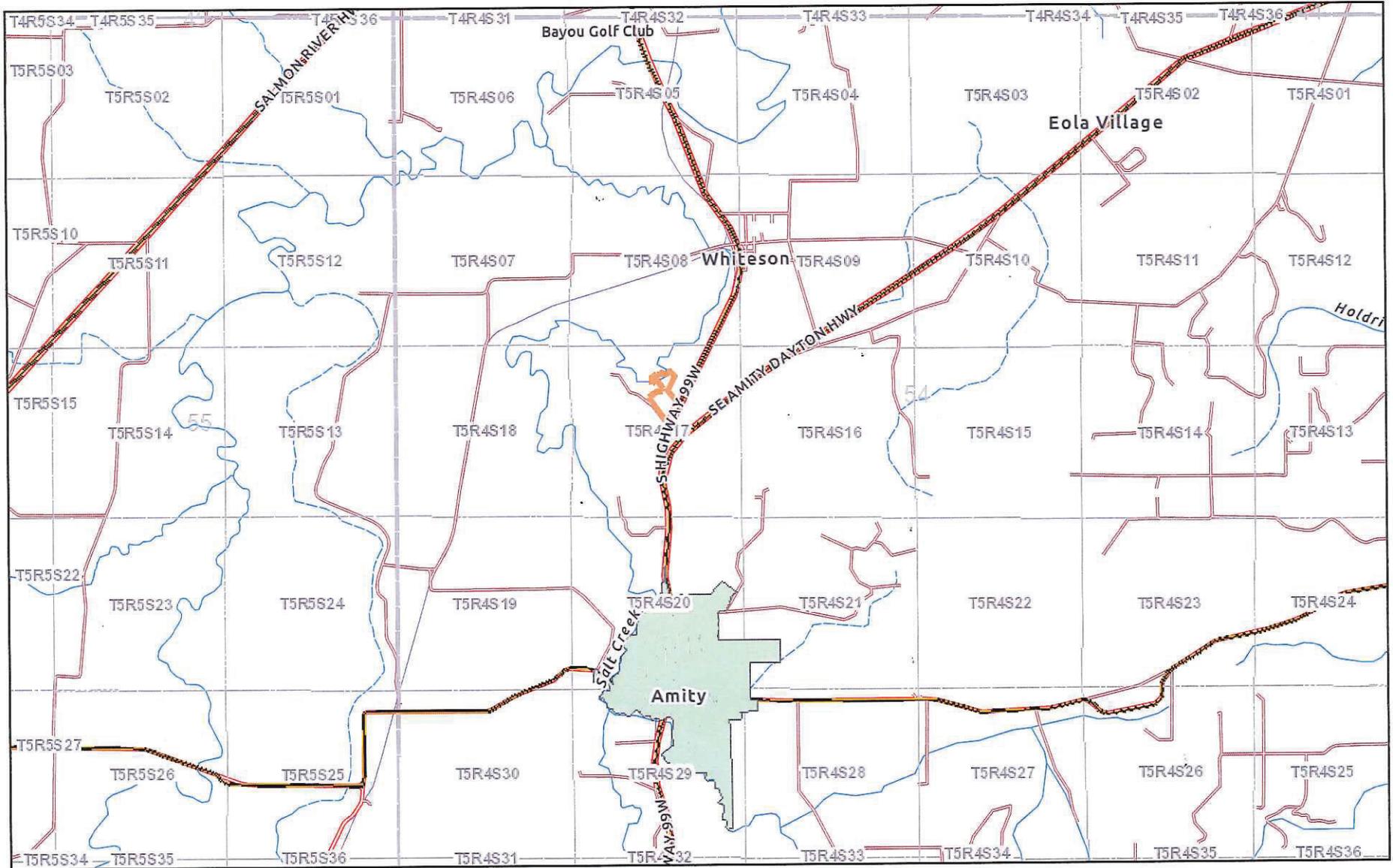
September 13, 2024

- | | | | |
|---------------|--------------|---------------------|-----------|
| SL | County | Tax Levy Code Areas | Taxlots |
| City Boundary | County Roads | Townships | Tax Label |
| UGB_YamhillCo | Surveys1 | Sections | |



Esri Community Maps Contributors, Oregon Metro, Oregon State Parks, State of Oregon GEO, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin,

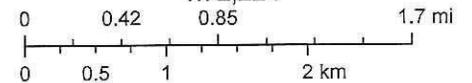
ArcGIS WebMap



September 13, 2024

- | | | | | | |
|--------------|-------------|------------------|----------------|---------------|--------------|
| City Limits | Dayton-City | Lafayette-City | Newberg-UGB | Willamina-UGB | County Roads |
| Amity-City | Dayton-UGB | McMinnville-UGB | Sheridan-City | Yamhill-City | Townships |
| Amity-UGB | Dundee-City | McMinnville-City | Sheridan-UGB | Yamhill-UGB | Sections |
| Carlton-City | Gaston-city | Newberg-City | Willamina-City | County | |

1:72,224



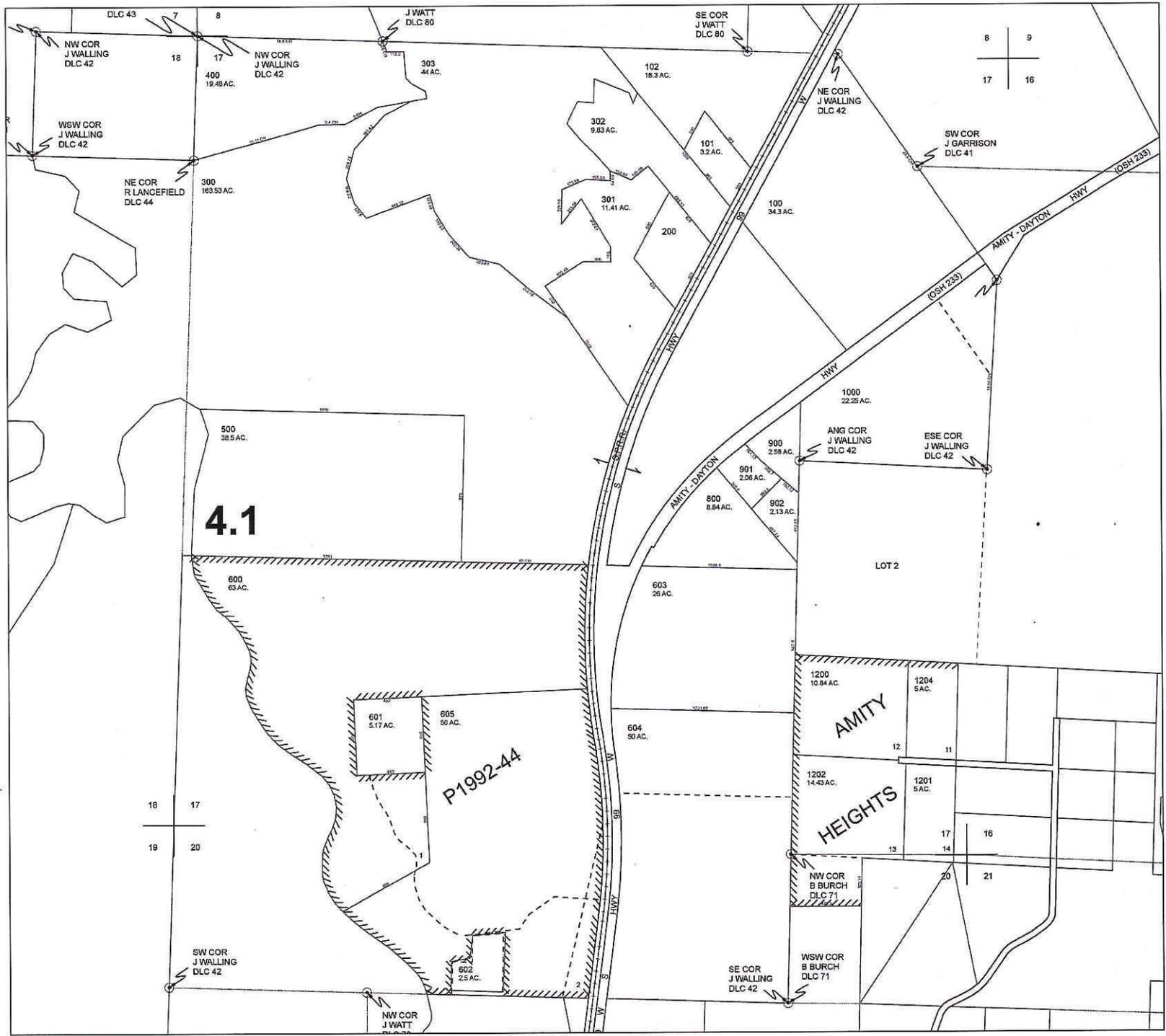
Oregon Metro, Oregon State Parks, State of Oregon GEO, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of



ASSESSMENT & TAX
CARTOGRAPHY

SECTION 17 T.5S. R.4W. W.M.
YAMHILL COUNTY OREGON
1" = 400'

CANCELLED TAXLOTS:
1203
1100
700



4.1

P1992-44

AMITY
HEIGHTS

DATE PRINTED: 7/21/2014

This product is for Assessment and Taxation (A&T) purposes only and has not been prepared or is suitable for legal, engineering, surveying or any purposes other than assessment and taxation.

EXHIBIT B
FINDINGS IN SUPPORT OF APPROVAL
ORDINANCE 937
(Board Order 24-287)

HEARING DATES: July 11, 2024 – Planning Commission Hearing
September 5, 2024 – Board of Commissioners Hearing

DOCKET NO.: PAZ-02-23

REQUEST: Approval of a comprehensive plan amendment from Public (P) to Industrial (I) and zone change from Public Assembly Institutional (PAI) to Light Industrial (LI). The applicant requested a Limited Use Overlay Zone that would allow all uses permitted within the Light Industrial zone, with exception to a municipal water system, municipal sewer system, caretaker dwelling, and an accessory dwelling unit. Additionally, applicant does not want to prohibit interested parties from applying for a Similar Use or a Non-Conforming Use permit due to the Limited Use Overlay.

APPLICANT: MV Advancements

OWNER: MV Advancements

TAX LOT: 5417-00301

LOCATION: 16700 Highway 99W, Amity

CRITERIA: Sections 801, 702, and 1208.02 of the Yamhill County Zoning Ordinance. Section 904, Limited Use Overlay may also be applied. Comprehensive Plan policies may be applicable. OAR 660-12-0060 Transportation Planning Rule.

A. Background Facts

1. *Parcel size:* Approximately 11.41 - acres
2. *Access:* Direct access to Highway 99W
3. *On-site Land Use:* The tax lot is zoned PAI, Public Assembly Institution. The developed portion of the site is generally flat and currently contains three separate areas of operation: a large building with a parking area, another building with supporting parking, and a smaller warehouse surrounded on three sides by a flat grassy field. There are also undeveloped areas that include wooded areas, and Salt Creek that borders the property to the northwest.

B.O. 24-287

4. *Surrounding Zoning and Land Use:* All parcels surrounding, except to the east are EF-80, exclusive farm use. The parcel directly east is zoned HI, Heavy Industrial. Land use consists of commercial farming, a seed elevator complex, vineyards and wineries, as well as an alpaca farm are all nearby. The town of Amity is 1 mile south of the subject parcel.
5. *Water:* The application indicates the parcel is to be served by a well.
6. *Sewage Disposal:* An existing septic system.
7. *Previous Actions:* On November 27, 1974, the Yamhill County Board of Commissioners adopted Ordinance No. 63 which plan designed the 11 acre property as Special Facility Institutional (PAI Public Assembly, Institutional) to accommodate the Mid-Valley Workshop and Rehabilitation Center.

B. Zone Change and Plan Amendment Provisions and Analysis

The applicant, MV Advancements seeks to change the subject property's Comprehensive Plan map designation from "Public" to "Industrial" and the Zoning Map from "Public Assembly Institutional" to "Light Industrial." The owner also seeks a "Limited Use Overlay" zone on the subject property. As approved in this decision, the Limited Use Overlay Zone will allow all uses that are permitted in the Light/General Industrial ("LI") Zone except for YCZO 702.02(I). Community or municipal water supply system; (J) Community or municipal sewer system; and (L) Dwelling for a caretaker or watchman in conjunction with a permitted use. The Limited Use Overlay Zone will also allow Similar uses per YCZO 702.04 and Nonconforming uses per YCZO 702.06. The Board further finds that YCZO 702.02(B) which permits in the LI zone "Farm, industrial or contractor's equipment or materials manufacture, storage, sales, repair or service, including automobile repair garage" authorizes among other things, the manufacture of farm or industrial materials from a variety of sources including from wood, a type of forest product."

Up until recently, the subject property has been a work training and employment center for individuals with disabilities. MVA's sheltered workshop model focused on an employment and social environment that was separate to the community. However, more recently, MVA shifted toward a model of integrated community activities and employment, focusing on connecting adults with disabilities with meaningful employment opportunities and activities within their local communities. With this change, MV Advancements wishes to sell the property to an organization that can better utilize the property, and to do so, they would like to make a zone change to Light Industrial Use. Existing buildings on site are in good condition, and could be suitable with minimal changes, to allow for such uses.

This comprehensive plan amendment and zone change application must comply with the Yamhill County Comprehensive Plan, the Oregon Revised Statutes, and the Oregon Administrative Rules, which will be addressed throughout this report.

The application must also comply with the standards and criteria in YCZO Section 1208.02. These provisions are:

- (A) *The proposed change is consistent with the goals, policies, and any other applicable provisions of the Comprehensive Plan; and*
 - (B) *There is an existing demonstrable need for the particular uses allowed by the requested zone, considering the importance of such uses to the citizenry or the economy of the area, the existing market demand which such uses will satisfy, and the availability and location of other lands so zoned and their suitability for the uses allowed by the zone; and*
 - (C) *The proposed change is appropriate considering the surrounding land uses, the density and pattern of development in the area, any changes which may have occurred in the vicinity to support the proposed amendment and the availability of utilities and services likely to be needed by the anticipated uses in the proposed district; and*
 - (D) *Other lands in the county already designated for the proposed uses are either unavailable or not as well-suited for the anticipated uses due to location, size, or other factors; and*
 - (E) *The amendment is consistent with the current Oregon Administrative Rules for exceptions, if applicable.*
- An analysis of each respective provision follows.

1. *Analysis: Is the proposed change consistent with the goals, policies, and any other applicable provisions of the Comprehensive Plan?*

Though the majority of the Yamhill County Goals and Policies are aspirational and not to be mistaken for, or interpreted as, approval criteria it is required that they be considered. It is a fact that some of the goals and policies conflict with one another. They are simply to be used as a guide to aid decision makers. For example, where goals or policies conflict the decision makers need to weigh the evidence and decide which goal or policy the request satisfies. Therefore, the Planning Commission and Board of Commissioners would need to decide whether it is more appropriate for the 11-acre lot to be preserved for public use or if it is better suited for industrial development.

Since an exception to Statewide Planning Goals 3 and 4 has already been taken for the subject parcel, Comprehensive Plan goals and policies related to agricultural and forest lands are not applicable. Approval of the comprehensive plan amendment and zone change would allow for a future Light Industrial business to locate their business within Yamhill County.

Goals and policies which are applicable are addressed below:

Industrial Development Goal Statement I.H.1: To concentrate industries of similar types, service needs, and performance characteristics within designated areas of each of the

existing urban centers; to encourage adequate land for new industrial development within urban growth boundaries; to encourage the relocation of existing industries from undesirable locations in order to eliminate land use conflicts; to attract new industries in accordance with the need to achieve a more balanced local property tax and employment base, while maintaining a high standard of environmental quality; and to protect the stability and functional aspect of industrial areas by protecting them from incompatible uses.

Policy I.H.1.b: To the greatest extent possible, industrial areas will be located within urban growth boundaries. Those industrial areas located outside urban growth boundaries will be compatible with the industrial development goal and will be located where they can be adequately served by necessary major utility lines, including electric power substations and transmission lines, trunk sewer lines, trunk water lines, and where appropriate, trunk gas lines.

The above goals and policies encourage the location of industrial uses within the urban growth boundaries. Although not located within an urban growth boundary, the applicant's tract is located less than one-mile from the Amity city limits and along a stretch of Highway 99W that includes a mix of Heavy Industrial (HI), and farm use (EF-40 and EF-80). Much of the necessary infrastructure is in place for the transition of this property to Light Industrial. The subject tract is bordered to the east by Highway 99W. The applicant notes that the infrastructure better supports Light Industrial use because of the existing facilities on site such as an existing rail spur on the Portland and Western Railroad line and existing industrial type buildings. A zone change to Light Industrial is compatible with the character and available services of the surrounding area which include other industrial and commercial businesses, such as a seed elevator complex, commercial farming, and wineries. Although the location of the subject parcel is outside of an urban growth boundary, the Light Industrial Use can be adequately served by necessary major utility and access services.

The applicant conducted an analysis of all available land zoned for light industrial use within the unincorporated areas of the county. The GIS analysis identified 180 acres of LI-zoned land, with a vast majority of those parcels (85%) are already occupied and not available. Additionally, the analysis found that the growth rate within the Light Industrial subsector of Yamhill County, to be over 1.7% each year over the next decade. This study demonstrates the need to establish more land zoned Light Industrial, and that this need will continue to grow.

The applicant has identified 19-LI zoned clusters of land located in the County, many of them are smaller in size and already dedicated to specific uses that are serving the communities surrounding these Light Industrial parcels. There are 2 examples of the alternative sites listed below. The entirety of the 19 site evaluations within the provided report by the applicant, are on pages 41-48, located within the application. Below are two examples of the alternative site options:

The applicant's analysis found that there were no available Light Industrial properties in the county that were comparably or better situated to the operation of a light industrial type of use. The applicant found that the proposed zone change and comprehensive plan amendment is the most reasonable alternative available to the applicant. The similar types of uses and existing

zoning in the surrounding area appear compatible with the proposed LI zone. An appropriate amount of land, properly located in the community, will help to assure a long-term diversified employment base, and will provide a useful service to residents of the local area.

Policy I.H.1.b states in part that industrial uses: . . . will be located where they can be adequately served by necessary major utility lines, including electric power substations and transmission lines, trunk sewer lines, trunk water lines, and where appropriate, trunk gas lines.

The purpose of this policy is to assure that industrial uses, which are expected to utilize large amounts of water or electricity, will be located within close proximity to places where those utilities are located.

The applicant's tract and the surrounding area do not have access to city water or sewer services. The applicant states that a well is already in place on the property which could meet the needs of a proposed future business. The application states that the proposed use of the site will be served by a septic system. The County Sanitarian has said that any further development or change in use will need to meet all applicable wastewater management standards and requirements and will require an authorization permit. As discussed in greater detail above, the subject tract is located in an area with multiple light industrial and commercial uses, as well as being located a short distance from other towns along a major highway (99W), so the infrastructure in the surrounding area is fairly extensive and designed to support industrial uses of a similar scale to the recent employment training center and workshop use.

The proposal is consistent with this plan Goal Statement and policy.

The Yamhill County Comprehensive Plan, Section I.H., Goal 1, Policy h., directs Yamhill County to consider that:

Established industrial areas may be extended and new industrial areas designated by plan amendment where development trends warrant such extension or designation and full urban services are extended into the area, if appropriate, and the extension or designation of land use and services is consistent with all other goals and policies of the comprehensive plan.

The proposed zone change and comprehensive plan amendment is be in keeping with the character of the surrounding area which include a mix of heavy industrial, commercial agriculture, wineries and residential uses. The current use of the property already has adequate utilities and services in place to serve the proposed allowable uses of the property, which are similar in scale to other light industrial uses.

The proposal is consistent with this Plan Goal and policy.

2. Analysis: *Is there an existing demonstrable need for the particular uses allowed by the requested zone, considering the importance of such uses to the citizenry or the economy of the area, the existing market demand which such uses will satisfy, and the availability and location of other lands so zoned and their suitability for the uses allowed by the zone*

There is an existing demonstrable need for the particular uses allowed by the requested zone, considering the importance of such uses to the citizenry or the economy of the area, the existing market demand which such uses will satisfy, and the availability and location of other lands so zoned and their suitability for the uses allowed by the zone.

Regarding the need for the proposed use, criterion (B), the application states that in particular there is a need for rural light industrial sites with rail spur access. Portland and Western Railroad have reported that there is a current high demand for rail-connected properties in the area with zoning appropriate for rural industrial uses. In fact, at present there is only one site on PWRR's list of available rail-connected industrial sites in the whole of Yamhill County.

The applicant's economic analysis also forecasts that employment in resource industries will continue to see growth in the future in the local area. The estimated annual growth rate for these LI subsectors was 1.7% per year, outpacing the 1.4% growth rate for total non-farm employment over the same period. Additionally, the population growth rate in Yamhill County since 2000 was just under 1.3% per year (PSU Population Research Center). This demonstrates that the growth of these LI subsectors has surpassed the county's population growth. The Office of Economic Development foresees continued positive growth in these subsectors in the Mid-Valley region (Linn, Marion, Polk, Yamhill), over the next decade and beyond.

The applicant states that the most recent Yamhill County Needs and Opportunities Assessment published in 2017, confirms that there is pressing local need for existing industrial properties to remain available. According to the YCNOA, while recent rural agricultural development in the wine and tourism industry has benefited the local economy overall, by and large that development has not provided family wage jobs. The YCNO mentions repeatedly that Yamhill County specifically needs more industrial-zoned land.

The proposal meets this standard.

3. Analysis: *Is the proposed change appropriate considering the surrounding land uses, the density and pattern of development in the area, and any changes which may have occurred in the vicinity to support the proposed amendment, and is there availability of utilities and services likely to be needed by the anticipated uses in the proposed district?*

The proposed change is appropriate considering the surrounding land uses, the density and pattern of development in the area, any changes which may have occurred in the vicinity to support the proposed amendment and the availability of utilities and services likely to be needed by the anticipated uses in the proposed district.

A portion of criterion (C) requires the proposed change to be shown to be appropriate considering the surrounding land uses along with the density and pattern of development in the area. A more comprehensive description of the surrounding land uses, the development pattern in the area, and changes to the surrounding area, as well as existing utilities and services in the area is provided in greater detail in Sections A.4., and B.3. of these findings.

The subject property is located adjacent to a parcel that is zoned Heavy Industrial with operations related to agriculture. The subject parcel has direct access to a major transportation corridor that is Highway 99W, and lies a few miles south of McMinnville, the county's largest population center. This nexus of development is of a much greater density and intensity than any other unincorporated area of the county. The long established commercial and industrial uses in this area appear to be adequately served by electrical, transportation, and communications utilities and services. Access to the property is via Highway 99W. If the plan amendment and zone change request is approved, any future change in use or development of the tract itself would be subject to the Site Design Review process. This Site Design Review allows for the county to evaluate the potential impacts more specifically to the properties in the surrounding area prior to approval of a use permitted in the Light Industrial zone. The Site Design Review process provides the county and applicant to evaluate the existing services to verify those in place are sufficient to support the specific development, or if not, to what extent improving existing services or establishing new services would be required.

The proposal meets this standard.

4. *Analysis: Are other lands in the county already designated for the proposed uses either unavailable or not as well-suited for the anticipated uses due to location, size, or other factors?*

Other lands in the county already designated for the proposed uses are either unavailable or not as well-suited for the anticipated uses due to location, size, or other factors.

The applicant submitted an analysis of the other lands in the unincorporated area of the county that are zoned for Light Industrial use. The applicant identified several challenges to the use of the limited number of LI-zoned lots in the county. The applicant evaluated these properties based upon the feasibility of these other LI-zoned lots to support light industrial uses. The applicant found that some of the other lots already designated for Light Industrial use have issues with access to major arterial roadways and rail, while other lots were too small for the use being pursued by the applicant. For the reasons provided in greater detail in the applicant's economic analysis and distilled in Section B.3, of these findings, there are no available alternative lands that are as well-suited as the subject tract.

The proposal meets this standard.

5. *Analysis: Is the amendment consistent with the current Oregon Administrative Rules for exceptions, if applicable?*

The amendment is consistent with the current Oregon Administrative Rules for exceptions, if applicable. On November 27, 1974, the Yamhill County Board of Commissioners adopted Ordinance No. 63 which plan designed the 11-acre property as Special Facility Institutional (PAI Public Assembly, Institutional) to accommodate the Mid-Valley Workshop and Rehabilitation Center. The zoning maps used from 1976-1980 show the property as a built and committed exception to Goals 3 (Agricultural) and 4 (Forestry) with the Mid-Willamette Valley Workshop

noted as being located on the property. If the property is rezoned to LI Light Industrial, additional limitations, such as setbacks and septic requirements would further limit development of additional structures on the property, thus limiting the scale to conform with other rural Light Industrial properties in the county. Section 702.07(C) in the LI zone states: The maximum parcel coverage shall be thirty (30) percent for any use. The subject tract is 11.41-acres in size, allowing a maximum of approximately 149,105-square feet of structures on the property without requesting a Variance to the parcel coverage standard.

The proposal meets this standard.

C. Goal 12 (Transportation Rule) Provisions and Analysis

The provisions of the Transportation Planning Rule, implementing Goal 12, must be addressed. OAR 660-12-0060 contains the provisions that must be met:

(1) If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9) or (10) of this rule. A plan or land use regulation amendment significantly affects a transportation facility if it would:

- (a) Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);*
 - (b) Change standards implementing a functional classification system; or*
 - (c) Result in any of the effects listed in paragraphs (A) through (C) of this subsection based on projected conditions measured at the end of the planning period identified in the adopted TSP. As part of evaluating projected conditions, the amount of traffic projected to be generated within the area of the amendment may be reduced if the amendment includes an enforceable, ongoing requirement that would demonstrably limit traffic generation, including, but not limited to, transportation demand management. This reduction may diminish or completely eliminate the significant effect of the amendment.*
- (A) Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;*
 - (B) Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan; or*
 - (C) Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan.*

The applicant provided a transportation analysis, Exhibit 9 of the application, with an estimated total of annual daily traffic (ADT) at 206. Further, the applicant states that the level of trip generation is similar to, if not less than, the levels of trip generation historically experienced on the subject property. It should also be noted that the existing zoning of PAI Public Assembly, Institutional allows for public assembly uses like, churches, auditoriums, armories, youth centers, social halls, fairgrounds, group camps and schools. Many of these uses would have far greater traffic impacts to the transportation facility than the proposed use. The applicant states that one of the reasons the applicant has presented for the imposition of a Limited Use Overlay is to limit the scale of the types of development that could occur on the property. The levels of trip generation from the proposed light industrial use does not threaten to have a "significant effect" on any transportation facility in the area.

Planning staff did not receive any comments or concerns from the county Public Works Department. The Oregon Department of Transportation corresponded with planning staff stating that they had no objections to the zone change.

Planning staff did not receive any comments or concerns from either the county Public Works Department or the Oregon Department of Transportation regarding the Applicant's request.

This administrative rule standard and Goal 12 is met by this application.

CONCLUSIONS FOR APPROVAL:

1. The proposal is consistent with Comprehensive Plan goals and policies.
2. The proposal is consistent with Section 1208.02 of the Yamhill County Zoning Ordinance.
 - a. There is an existing demonstrable need for the particular uses allowed by the requested zone change.
 - b. The proposed change is appropriate considering the surrounding land uses, the density and pattern of development in the area, any changes which may have occurred in the vicinity to support the proposed amendment, and the availability of utilities and services likely to be needed by the anticipated uses.
 - c. Other lands in the County already designated for the proposed uses are either unavailable or not as well-suited for the anticipated uses.
 - d. The property was found to be a committed exception to Goals 3 (Agricultural) and 4 (Forestry) by Ordinance 63, adopted by the Yamhill County Board of Commissioners (the "Board") on November 27, 1974.

3. The Applicant has demonstrated that the use complies with the (Goal 12) Transportation Planning Rule in that it will not have a significant effect on transportation facilities in the area.

END

B.O. 24-287