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YAMHILL COUNTY, OREGON
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WANDA CATT
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IN THE BOARD OF COUNTY COMMISSIONERS
OF THE STATE OF OREGON FOR THE COUNTY OF YAMHILL
SITTING FOR THE TRANSACTION OF COUNTY BUSINESS

In the Matter of Amendments)
to the Yamhill County Compre-)
hensive Plan of 1974 and the) ORDINANCE NO. 234
Yamhill County Zoning Ordin-)
ance of 1976 in conformance)
with Statewide Goals No. 3)
and No. 4, and taking Excep-)
tion to Goals No. 3 and No. 4.)

The Board of Commissioners of Yamhill County, Oregon
(the Board), on the 23rd day of April, 1980, sat for the
transaction of County business, in regular session, Commission-
ers Ted Lopuszynski, Colin Armstrong, and John P. Macaulay being
present.

WHEREAS, the Board enacted the Yamhill County
Comprehensive Plan, 1974, Ordinance No. 62, 1974, on the 25th
day of September, 1974 (the Yamhill County Comprehensive Plan);
and

WHEREAS, the Board enacted the Yamhill County Zoning
Ordinance, Ordinance No. 83, 1976, on the 11th day of February,
1976 (the Yamhill County Zoning Ordinance); and

WHEREAS, ORS 197.175 requires that the Plan be
consistent with the statewide planning goals of the Land
Conservation and Development Commission (LCDC) Goals; and

WHEREAS, pursuant to ORS 215.050 and 197.175, the
Zoning Ordinance is designed to implement the adopted
Comprehensive Plan and the Statewide Planning Goals of LCDC; and

YAMHILL COUNTY COURSES
ROOM 103, COURTHOUSE
5TH & EVANS STREETS
YAMHILL, OR 97148

(503) 472-9371, ext. 286

*copy of attachment
filed in
clerk's office*

1 WHEREAS, the Board adopted revisions and amendments
2 to the Plan and the Zoning Ordinance on June 27, 1979, and
3 submitted the Plan, the Zoning Ordinance and the Land Division
4 Ordinance to LCDC for acknowledgment of compliance with the
5 statewide goals; and

6 WHEREAS, LCDC offered and the Board accepted a
7 120-day continuance to make further revisions regarding
8 compliance with statewide goals No. 3, No. 4, and No. 5 on
9 November 9, 1979; and

10 WHEREAS, Yamhill County Planning Staff, the Yamhill
11 County Planning Commission, and the Board have reexamined the
12 original 55 Exceptions Study areas and determined that the
13 Plan Map and/or Zone Map designation would be changed for
14 certain acreages. NOW, THEREFORE,

15 THE BOARD OF COMMISSIONERS FOR YAMHILL COUNTY ORDAINS
16 AS FOLLOWS:

17 Section 1. -- The official Zoning Map of the Yamhill
18 County Zoning Ordinance is hereby amended as shown on the maps
19 attached hereto as "Exhibit A -- Exceptions Statement II" and,
20 by this reference, incorporated herein.

21 Section 2. -- The map of the Yamhill County Comprehen-
22 sive Plan is hereby amended as shown on the maps attached as
23 "Exhibit A - Exceptions Statement II."

24 Section 3. -- An exception to LCDC's statewide planning
25 goals No. 3 and No. 4 is hereby taken for the property not given
26 Forest or Agriculture Protective Plan designations as "Exhibit A

1 - Exceptions Statement II" and as justified in the Exceptions
2 Statement.

3 Section 4. -- That Exhibit A be, and hereby is,
4 adopted as justification and findings for the amendments set
5 forth in Sections 1 and 2 above.

6 Section 5. -- This Ordinance being necessary for the
7 health, safety and welfare of the people of Yamhill County, and
8 the Board of Commissioners having declared an emergency to
9 exist, it shall be effective upon the approval hereof.

10 DATED this 23rd day of April, 1980, in McMinnville,
11 Oregon.

12 ATTEST:
13 WANDA CATT, County Clerk
14 by Patricia A. Mullen
15 PATRICIA A. MULLEN,
16 Deputy

YAMHILL COUNTY BOARD OF COMMISSIONERS:
Ted Lopuszynski
Chairman TED LOPUSZYNSKI

John P. Macaulay
Commissioner JOHN P. MACAULAY

Colin Armstrong
Commissioner COLIN ARMSTRONG

17 APPROVED AS TO FORM:
18
19
20
21
22 Daryl S. Garrettson
23 DARYL S. GARRETTSON
24 Yamhill County Counsel
25
26

YAMHILL COUNTY COUNSEL
ROOM 103, COURTHOUSE
57 1/2 & EVANS STREETS
MCMINNVILLE, OR 97128
(503) 472-9371, ext. 286

Exceptions Statement II

*Yamhill County
Board of Commissioners
April 23, 1980*

EXHIBIT "A"

to

Ordinance No. 234
April 23, 1980

Yamhill County Board of Commissioners

Ted Lopuszynski, Chairman
Colin Armstrong
John Macaulay

Yamhill County Department of
Planning and Development
Staff

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Sam Lowry

SECTION I - BACKGROUND

On July 1, 1979, Yamhill County submitted an Exceptions Statement addressing 24,000 acres of lands plan-designated for small-holding as part of the County's general submittal for compliance acknowledgement.

On November 9, 1979, The Land Conservation and Development Commission adopted its staff conclusions concerning Yamhill County's exceptions to Goals 3 and 4. LCDC staff review had determined that approximately half the acreage involved could be justified for exception if additional information gathered by the County were included in the Exceptions Statement.

For the remaining 12,000 acres, the DLCD staff stated:

"...Many of them (approximately 12,000 acres), in whole or in part, can also be justified. The additional information (gathered by County staff) does show groupings of dwellings on small lots within some Code Areas. It also shows ownership patterns and that many large parcels are in common ownership with other parcels in or adjacent to the contested Code Areas. No explanation of why parts of certain agricultural and forest lands in common ownership are considered committed is provided. Without information on existing uses and the farm/forest or nonfarm/forest nature of the dwellings, the Department cannot conclusively determine if an area is, in fact, committed to nonfarm/forest uses...."

Twenty-two of the 55 Code Areas studied during the County's Exceptions Process were singled out as requiring more detailed information to justify exceptions as stated above. (For clarity, these 22 Code Areas will be hereafter referred to as "Contested Code Areas.")

The LCDC also stated that in general "more adequate justification" was needed in the County's Exceptions Statement, including consideration of parcel size, quantitative information on land ownership, evaluation of existing uses on and adjacent to Code Areas, actual public facilities available, and precise statements on why these factors irrevocably commit specific areas to nonfarm or nonforest uses. A 120-day continuance was offered to and accepted by the County to complete this work.

County planning staff divided the work on a revised Exceptions statement into two parts: (1) Further documentation of rural residential need, infill potential and soil productivity factors for all 55 Code Areas; and (2) gathering of further detailed information on the 22 Contested Code Areas.

The County contends that to deny an exception for Code Areas overwhelmingly in individual ownership of existing parcels less than 20 acres in size, would be to saddle owners with unnecessary paperwork and hardship and to skew marketplace options (see pages 5 and 6, Exceptions Statement).

The demand thus indicated supports the County's contention that an overall rural residential need exists. Retention in small-holding plan designations of those acreages found committed to rural residential uses (i.e. nonfarm/forest uses) will help meet this demand. It will also satisfy Comprehensive Plan policies concerning areas where small holdings are appropriate.

To investigate this position in more depth, a "rural residential needs survey" was undertaken by the Planning Department with the cooperation of the Yamhill County Board of Realtors. (The results of this survey are found in Appendix A.) Questionnaires were sent to a number of realtors in Yamhill County, requesting information on the number and nature of inquiries received for rural residential lots. Comments returned with the questionnaire indicate that inquiries seem to outnumber available lots.

As reported in the Exceptions Statement, the County had acknowledged a need for small rural holdings by its Comprehensive Plan designations as early as 1974 (pp. 8 and 9 of Exceptions Statement). The Board's position is that existing small holding lands can fulfill the need for rural residential settlement without affecting the agricultural and forestry productivity of the remaining, vast majority of County lands.

A. Rural Residential Need

SECTION II - GENERAL STATEMENTS

In this system, factors including soil particle size, inherent drainage capacity, climate and slope are first taken into consideration in assigning a relative "inherent value" to each soil type in the County. Based upon the percentage of each soil type formed in any given soil association (a more general grouping, based mainly upon geographic setting), each association is assigned a "Weighted Average Productivity Rating", or relative "score" which expresses that association's overall productivity relative to a maximum score of 100. The productivity ratings are further broken down into secondary ratings, adjusted upward or downward depending upon the availability of drainage and irrigation.

As a further tool in reexamination of the Code Areas, County staff used a refined system recently developed by Herb Hudson and Bill Rogers, Soil Scientists at OSU Extension Service, for evaluation of soil productivity in Yamhill County.

C. Soil Productivity

In general, all Code Areas exhibit a level of current rural residential density high enough to differentiate them, or portions of them, from an adjacent large holding and/or urban land use pattern.

From the dwelling unit field study made for the Code Areas, it is estimated that probably close to 12,000 acres are committed by virtue of residences on lots ranging in size from 2.5 to 15 acres. There is no identifiable trend from which an accurate projection may be made of ultimate residential density in areas already developed. However, small parcels without any dwelling at this time would be subject to the "30 percent rule."

The 30 percent figure is a best estimate using four factors: (1) zoning district designation; (2) existing parcelization pattern; (3) individual development actions; and (4) natural constraints. (See Appendix B.)

In conjunction with the need question, the County staff undertook a spot analysis to determine the ultimate nonfarm/forest potential (or rural residential carrying capacity) of the Code Areas. Because of the wide variety of conditions, both physical and developmental, presented by various Code Areas, it was not possible to develop a standard methodology. However, the spot survey did establish that in general: based on a fixed zone district wherein at least 75 percent of the existing parcels were within the minimum lot size requirement, approximately 30 percent of the parcels would not be developed over time.

B. Code Area Infill

There are two other factors which must also be considered in evaluating productivity of small parcels. Firstly, the basic assumption underlying the system discussed above is that any patch of soil, no matter how small, can produce something. This assumes a high level of individual management. There are certain soils which require a very high level of management in order to realize an appreciable return. In areas containing such soils, as parcel size decreases, the ratio of return to outlay of cash and labor also decreases drastically. Secondly, there are relatively few crops or types of livestock which are practically marketable in the County's agricultural stream of commerce at the small volumes produced upon small parcels. For these two reasons, productivity of small parcels in areas of such soils must be reevaluated.

Based upon the relative weighted scores developed by Huddleston and upon the two factors discussed above, the County staff has assigned overall productivity ratings as follows:

The soil associations rated as excellent-to-good for agricultural productivity are:

Chehalis-Cloquato

Woodburn-Willamette

Soil associations rated good-to-fair and more dependent upon high management levels are:

Amity-Dayton

Willakenzie-Hazelair

Laurelwood

Jory-Yamhill-Nekia

Soil associations rated as poor in productivity and most dependent upon high management levels are:

Wapato-Cove

Peavine

Soil associations rated as poor for agriculture productivity and good for forest uses are:

Olyic

Hembre-Astoria-Klickitat

In the 55 Code Areas taken together, approximately 75 percent of the land area is composed of soil associations which require high levels of management. It may not reasonably be expected that owners of small parcels in these areas will undertake such management for an uncertain return. The definition of "rural residential use" used here (See Exceptions Statement, p. 93) was drawn up with this contention in mind. In reexamination of the Contested Code Areas, soil associations are noted and are a factor in determination of commitment to rural residential use.

D. Summary

Since April, 1978, the County has:

1. Identified and mapped site specific areas "physically built upon or developed in nonfarm and nonforest uses" (Ordinance No. 202, June 1979);

2. Completed a field-survey of dwelling units, mapped soil class and forest site classes, identified public facilities, examined parcelization patterns, calculated levels of rural residential density, examined adjacent patterns of land use; checked availability of domestic water; analyzed septic drainfield suitability, and spot-checked ownership patterns for all 38,114 acres in the 55 Code Areas which bear the "VLDR", "LDR", or "AFSH" County Comprehensive Plan designation;

3. Had all the work in Item #2 reviewed by an Agricultural Lands Task Force through 6 meetings;

4. Conducted 10 meetings with the County's Planning Advisory Committees;

5. Conducted 9 public hearings at the County Planning Commission level wherein each Code Area was specifically reviewed;

6. Conducted 3 public hearings at the Board level, plus five days of deliberation on the Code Areas;

7. Examined and discussed County Plan policies, the nature of the County's rural residential population, the cost of individual initiative needed for a successful rural residential site, rural population projections and factors for commercial agricultural productivity.

These activities resulted in the County's original Exceptions Statement (June, 1979). Since then the County has completed a survey of rural residential need, has mapped ownership in Contested Code Areas, has studied soil productivity factors and infill potential for Contested Code Areas, has completed re-mapping and detailed written statements of each Code Area, and has held further public hearings.

The Board is satisfied that Yamhill County's small holdings areas have been thoroughly and painstakingly examined for exception to Statewide Goals #3 and #4. Of 38,114 acres, 20,516 acres are now found to be committed to residential use or, by nature of surrounding rural residential uses, irrevocably committed to rural residential use.

SECTION III - NON-CONTESTED CODE AREAS

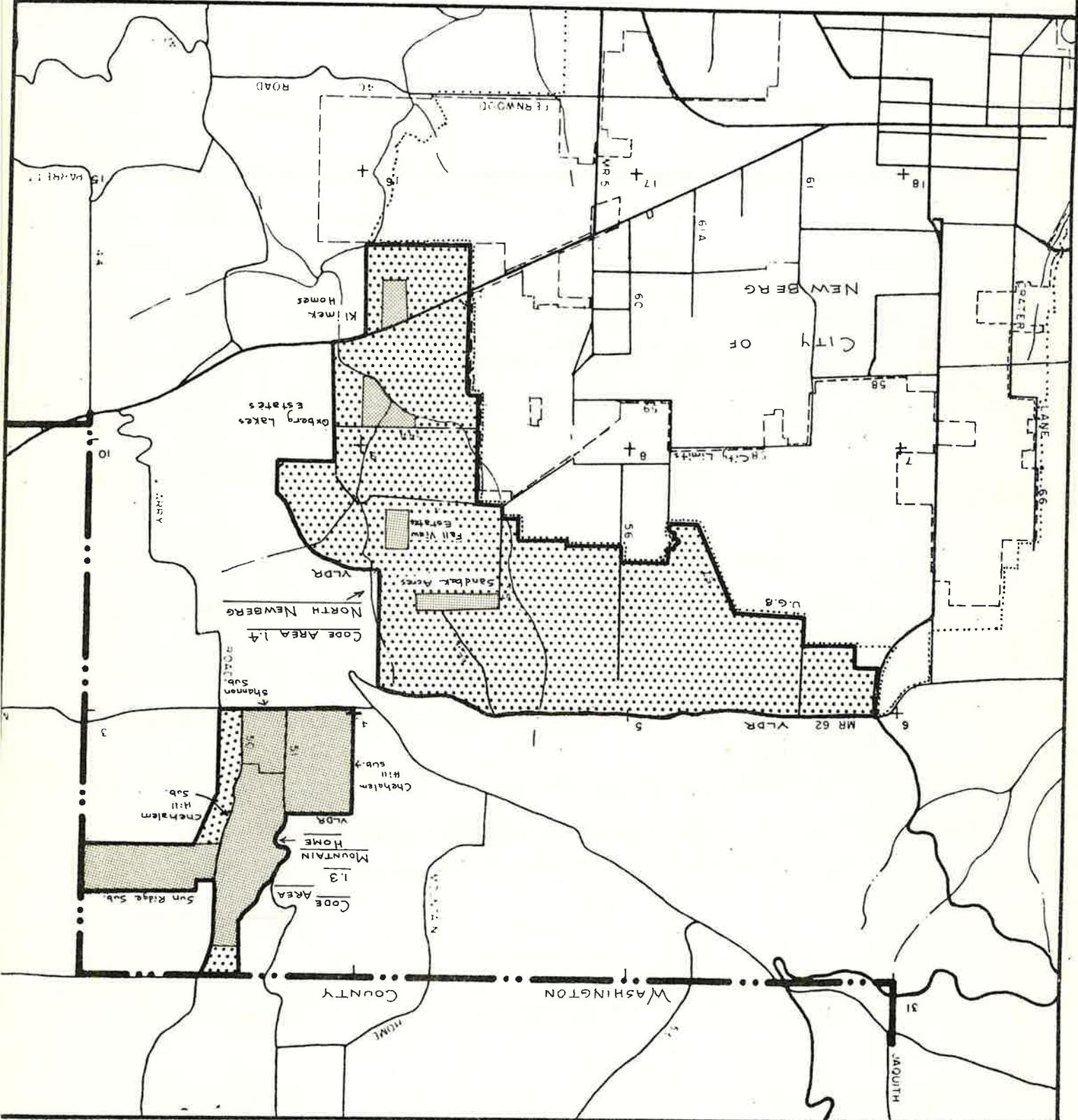
The general description for these 32 Code Areas is found on pages 5 and 6 of the Exceptions Statement.

Commitment factors include (1) very high level of rural residential settlement through subdivision platting and/or patterns of small, contiguous parcels; (2) extremely high level of individual ownerships; (3) high level of available public facilities; and (4) poor agricultural productivity due to topographical and soil constraints.

Total Acreage in 32 Code Areas 7,516

Total Acreage Committed to Nonfarm/Nonforest Uses 6,896

Code Areas 1.3, 1.4



Plan Designation Changed to AFLH / Zone
 Subdivision
 Lands Committed to Rural Residential Use

SCALE: 1" = 1/2 mile



ZONING CLASSIFICATION AND PLAN DESIGNATION: VI DR-2 1/2 / VI DR

TOTAL ACREAGE: 249

TOTAL NUMBER OF PARCELS: 71

TOTAL NUMBER OF PARCELS OCCUPIED BY A HOUSE OR MOBILE HOME: 55 (56 units)

EXISTING, VACANT PARCELS 10 ACRES OR LESS IN SIZE: 11

SCS SOIL CLASS (IN ACRES):

Class I 0 Class II 0 Class III 236 Class IV 8 Class VI 5

FOREST SITE CLASS (IN ACRES):

Fa 0 Fb 0 Fc 0 Fd 47 Fe 0 Ff 0 No Class 162

DISCUSSION:

The entire Mountain Home study area is committed to rural residential development. Consisting predominantly of parcels 10 acres or less in size, ninety percent of the study area is in three existing subdivisions. The area is serviced by a rural fire district, two water systems, and has good soil suitability for subsurface sewage systems. Fifty-five of the seventy-one total parcels contain dwelling units. There are only two (2) lots in excess of 10 acres, one (1), 20 acres in size which is completely surrounded by smaller parcels, and one (1), approximately 11 acres in size.

BOARD ACTION 1979:

Maintain the existing plan-designation for the entire study area

ZONING CLASSIFICATION AND PLAN DESIGNATION: VLDR-2½, AF-10, EF-40/VLDR

TOTAL ACREAGE: 906

TOTAL NUMBER OF PARCELS: 144

TOTAL NUMBER OF PARCELS OCCUPIED BY A HOUSE OR MOBILE HOME: 98 (108 units)

EXISTING, VACANT PARCELS 10 ACRES OR LESS IN SIZE: 40

SCS SOIL CLASS (IN ACRES):

Class I 0 Class II 494 Class III 309 Class IV 65 Class VI 38

FOREST SITE CLASS (IN ACRES):

Fa 0 Fb 0 Fc 0 Fd 245 Fe 117 Ff 0 No Class 544

DISCUSSION:

The entire North Valley study area is committed to rural residential development. It is generally characterized by fair or better water availability, fair to good soil suitability for septic systems, and good roads. The study area consists predominantly of parcels 10 acres or less in size and has four existing subdivisions which comprise over 50 percent of the total parcels. Of the 144 total parcels, only eleven are 20 acres or more in size, and these are located in such a manner as to be surrounded by smaller, developed parcels and thus, to designate their use to any other than future rural residential infill would be an intrusion into a dominant rural residential land use pattern.

BOARD ACTION 1979:

Maintain existing plan-designation for entire study area.

ZONING CLASSIFICATION AND PLAN DESIGNATION: LDR-12,000, LDR-9,000, VLDR-1, VLDR-2½, VLDR-5, AF-10, AF-20, EF-40/LDR and VLDR

TOTAL ACREAGE: 1936

TOTAL NUMBER OF PARCELS: 400

TOTAL NUMBER OF PARCELS OCCUPIED BY A HOUSE OR MOBILE HOME: 307 (322 units)

EXISTING, VACANT PARCELS 10 ACRES OR LESS IN SIZE: 66

SCS SOIL CLASS (IN ACRES):

Class I 0 Class II 1392 Class III 248 Class IV 79 Class VI 217

FOREST SITE CLASS (IN ACRES):

Fa 0 Fb .125Fc 473 Fd 18 Fe 0 Ff 0 No Class 1320

DISCUSSION:

The entire Newberg-Dundee study area is committed to rural residential development. Over 50 percent of this area is contained in 14 different subdivisions, with the remaining portion of the study area consisting predominantly of parcels 10 acres or less in size and situated in subdivision-like clusters. The entire area is located in a rural fire district, exhibit good roads, has fair or better water availability, and has mostly fair soil suitability for septic systems.

This study area is bordered on the west by the City of Dundee and on the east by the City of Newberg. Of the 400 total parcels, 356 are 10 acres or less in size, and 307 contain dwelling units. The 16 parcels in this study area that exceed 20 acres in size are, without exception, surrounded or bordered extensively by developed parcels less than 10 acres in size. Agricultural activity in this study area has been restricted to small family gardens and orchards and, given the extensive subdivision and parcelization of this area and its close proximity to two urban areas, this rural residential settlement pattern will continue to dominate. Thus, this area is committed to rural residential development.

BOARD ACTION 1979:

Maintain existing plan-designation for entire study area

ZONING CLASSIFICATION AND PLAN DESIGNATION: VLDR-2 1/2/VLDR

TOTAL ACREAGE: 210

TOTAL NUMBER OF PARCELS: 34

TOTAL NUMBER OF PARCELS OCCUPIED BY A HOUSE OR MOBILE HOME: 27 (28 units)

EXISTING, VACANT PARCELS 10 ACRES OR LESS IN SIZE: 7

SCS SOIL CLASS (IN ACRES):

Class I 0 Class II 132 Class III 13 Class IV 15 Class VI 50

FOREST SITE CLASS (IN ACRES):

Fa 0 Fb 93 Fc 0 Fd 0 Fe 0 Ff 0 No Class 117

DISCUSSION:

The entire Wynooski study area is committed to rural residential development. As the title implies, ninety percent of this study is contained in an existing subdivision. The remaining 10 percent of the study area is made up of parcels predominantly 10 acres or less in size. The area is characterized by a good road system, fair or better water availability, but poor to fair soil suitability for septic systems. The entire study area is within a rural fire district. Of the 34 total parcels in this area, 27 have dwellings; the vacant seven parcels are all 10 acres or less in size. The only lot in excess of 10 acres in size in the remaining 10 percent of the Code Area is 19 acres in size and is completely surrounded by parcels under 10 acres in size.

BOARD ACTION 1979:

Maintain existing plan-designation for entire study area

St. Paul Highway

CODE NO: 1.11

ZONING CLASSIFICATION AND PLAN DESIGNATION: VLD-1, AF-20 / VLD

TOTAL ACREAGE: 135

TOTAL NUMBER OF PARCELS: 9

TOTAL NUMBER OF PARCELS OCCUPIED BY A HOUSE OR MOBILE HOME: 3

EXISTING, VACANT PARCELS 10 ACRES OR LESS IN SIZE: 4

SCS SOIL CLASS (IN ACRES):

Class I 47 Class II 42 Class III 12 Class IV 0 Class VI 34

FOREST SITE CLASS (IN ACRES):

Fa 0 Fb 0 Fc 97 Fd 38 Fe 0 Ff 0 No Class 0

DISCUSSION:

The St. Paul Highway study area is comprised of nine parcels totaling 135 acres. Six of the nine parcels are partially contained in the Newberg Urban Growth Boundary, and eight of the nine are 10 acres or less in size. The study area is characterized by good roads, rural fire service, fair or better water availability, but mostly poor to fair septic tank suitability. Surrounding land uses can best be characterized as: urban and rural residential to the west, north and southwest; and commercial farm operations to the east and southeast. The lots being maintained in a VLD plan-designation are both within the proposed Newberg UGB and less than 5 acres in size.

BOARD ACTION 1979:

Maintain existing VLD plan-designation for 64 acres

Re-designate 71 acres as AFLH

ZONING CLASSIFICATION AND PLAN DESIGNATION: VLDR-2½, AF-20 / VLDR and AFSH

TOTAL ACREAGE: 167

TOTAL NUMBER OF PARCELS: 27

TOTAL NUMBER OF PARCELS OCCUPIED BY A HOUSE OR MOBILE HOME: 15 (17 units)

EXISTING, VACANT PARCELS 10 ACRES OR LESS IN SIZE: 12

SCS SOIL CLASS (IN ACRES):

Class I 0 Class II 0 Class III 37 Class IV 129 Class VI 1

FOREST SITE CLASS (IN ACRES):

Fa 0 Fb 0 Fc 0 Fd 17 Fe 5 Ff 119 No Class 26

DISCUSSION:

The entire Cove Orchard study area is committed to rural residential development. The majority of the parcels in this study area are 10 acres or less in size, and 24 of the 27 total parcels are contained in the Cove Orchard Subdivision. The entire study area is plagued with poor water availability and poor soils for septic system suitability. However, provisions to service the study area with domestic water and sewerage districts have been initiated by the residents of the Cove Orchard area. The roads in the study area are considered in good shape, and the area is within a rural fire district.

Fifteen of the twenty-seven parcels currently have dwelling units; the remaining twelve parcels are less than 10 acres in size. With the majority of the study area contained in an existing subdivision and the future prospects for residential-level services, this area is committed to rural residential development.

Board Action 1979:

Maintain existing plan-designations for entire study area.

ZONING CLASSIFICATION AND PLAN DESIGNATION: EF-40, AF-20/LDR

TOTAL ACREAGE: 33

TOTAL NUMBER OF PARCELS: 5

TOTAL NUMBER OF PARCELS OCCUPIED BY A HOUSE OR MOBILE HOME: 0

EXISTING, VACANT PARCELS 10 ACRES OR LESS IN SIZE: 5

SCS SOIL CLASS (IN ACRES):

Class I 0 Class II 26 Class III 7 Class IV 0 Class VI 0

FOREST SITE CLASS (IN ACRES):

Fa 0 Fb 0 Fc 0 Fd 0 Fe 0 Ff 0 No Class 33

DISCUSSION:

The West Yamhill study area consists of 5 parcels totaling 33 acres. Three of the parcels are part of larger, undeveloped parcels and are currently in agricultural production. The remaining two parcels, each 8 acres in size, are bordered on the west by an unnamed creek and on the east by the City of Yamhill. All five parcels do not have dwellings and all exhibit fair water availability and fair septic system suitability.

The proximity of the two eight acre parcels to the City of Yamhill, their relatively small size and isolation from agricultural activities to the west, make the probability of urban or rural residential development here certain, and they are therefore committed. The remaining three parcels, however, are agricultural in use and character and are not committed to residential development.

Board Action 1979:

Maintain existing plan-designation for 16 acres

Redesignate 17 acres as AFLH

ZONING CLASSIFICATION AND PLAN DESIGNATION: VLDR-2½, EF-40/VLDR

TOTAL ACREAGE: 119

TOTAL NUMBER OF PARCELS: 14

TOTAL NUMBER OF PARCELS OCCUPIED BY A HOUSE OR MOBILE HOME: 11

EXISTING, VACANT PARCELS 10 ACRES OR LESS IN SIZE: 0

SCS SOIL CLASS (IN ACRES):

Class I 8 Class II 82 Class III 27 Class IV 2 Class VI 0

FOREST SITE CLASS (IN ACRES):

Fa 0 Fb 0 Fc 0 Fd 0 Fe 0 Ff 0 No Class 119

DISCUSSION:

The Yamhill study area is comprised of fourteen parcels, eleven of which are 10 acres or less in size, have existing dwellings, and are considered developed. Of the three remaining parcels, portions of two are within the City of Yamhill's urban growth boundary; the third adjoins the Yamhill City limits on two sides, has extensive rural residential development on a third side and is serviced by a special water district.

All fourteen parcels have good soil suitability for septic systems, are serviced by a rural fire district, and have fair or better water availability potential (in fact, eleven parcels are currently served by a special water district). Given the existing level of development and the proximity to future urban services, this area is committed to rural residential settlement.

Board Action 1979:

Maintain existing plan-designation for entire study area

ZONING CLASSIFICATION AND PLAN DESIGNATION: AF-10, AF-20, EF-40/AFSH

TOTAL ACREAGE: 645

TOTAL NUMBER OF PARCELS: 44

TOTAL NUMBER OF PARCELS OCCUPIED BY A HOUSE OR MOBILE HOME: 18 (20 units)

EXISTING, VACANT PARCELS 10 ACRES OR LESS IN SIZE: 18

SCS SOIL CLASS (IN ACRES):

Class I 0 Class II 4 Class III 469 Class IV 148 Class VI 24

FOREST SITE CLASS (IN ACRES):

Fa 0 Fb 0 Fc 0 Fd 0 Fe 45 Ff 0 No Class 600

DISCUSSION:

The Finn Hill Code Area is comprised of 44 parcels totaling approximately 645 acres. Two subdivisions, Saima Gardens and Oregon Walnut Company, account for 375 acres. The remaining 270 acres are distributed amongst eleven parcels, ranging in size from 10 to 100 acres. The entire study area exhibits generally poor water availability and septic tank suitability, a good transportation system, and is serviced by a rural fire district. The land surrounding the Finn Hill study area is in agricultural and forestry production, and the larger parcels exhibit similar characteristics; however, the largest portion of this study area, specifically three parcels within the existing subdivisions, has a parcelization pattern ten acres or less in size and constitutes committed lands.

BOARD ACTION 1979:

Maintain existing AFSH plan-designation for 392 acres

Redesignate 253 acres to AFLH

ZONING CLASSIFICATION AND PLAN DESIGNATION: VLDL-2 $\frac{1}{2}$, EF-40/VLDR

TOTAL ACREAGE: 63

TOTAL NUMBER OF PARCELS: 22

TOTAL NUMBER OF PARCELS OCCUPIED BY A HOUSE OR MOBILE HOME: 15 (16 units)

EXISTING, VACANT PARCELS 10 ACRES OR LESS IN SIZE: 7

SCS SOIL CLASS (IN ACRES):

Class I 0 Class II 50 Class III 6 Class IV 7 Class VI 0

FOREST SITE CLASS (IN ACRES):

Fa 0 Fb 0 Fc 0 Fd 0 Fe 0 Ff 0 No Class 63

DISCUSSION:

The Carlton study area is committed to rural residential development. All 22 parcels in the study area are 10 acres or less in size. Fifteen of these have dwellings. The parcels are clustered in a subdivision design pattern, Bakeman's Addition, or by contiguity to similarly sized parcels. The area is in a rural fire district, exhibits good roads, and has fair water availability and septic system suitability.

BOARD ACTION 1979:

Maintain the existing plan-designation for entire study area

ZONING CLASSIFICATION AND PLAN DESIGNATION: EF-40/VLDR

TOTAL ACREAGE: 27

TOTAL NUMBER OF PARCELS: 10

TOTAL NUMBER OF PARCELS OCCUPIED BY A HOUSE OR MOBILE HOME: 9

EXISTING, VACANT PARCELS 10 ACRES OR LESS IN SIZE: 1

SCS SOIL CLASS (IN ACRES):

Class I 0 Class II 21 Class III 6 Class IV 0 Class VI 0

FOREST SITE CLASS (IN ACRES):

Fa 0 Fb 0 Fc 0 Fd 0 Fe 0 Ff 0 No Class 27

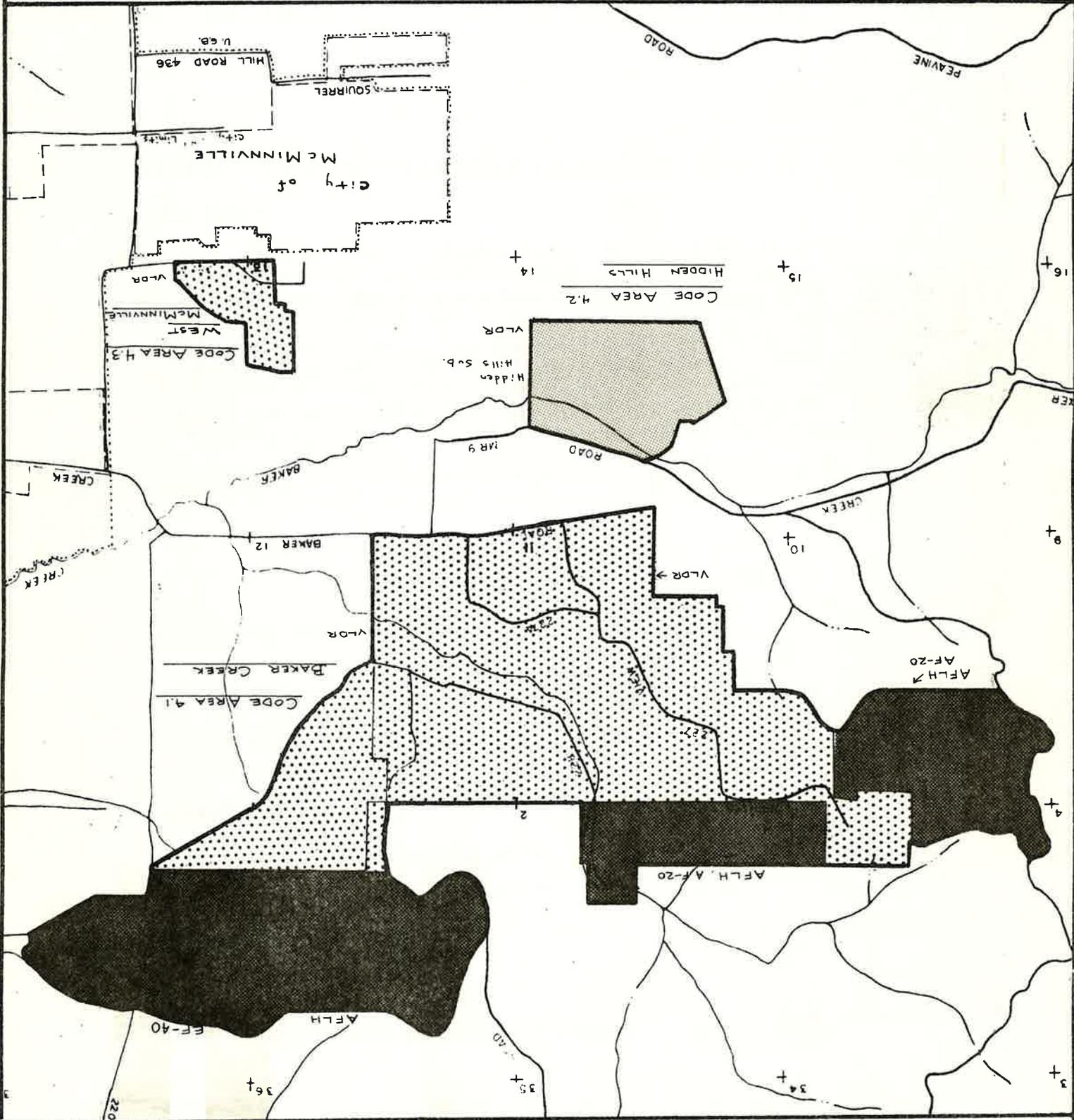
DISCUSSION:

The East Carlton study area is committed to rural residential development. All parcels in the study area are 10 acres or less in size, and all but one contain a dwelling. The area is within a rural fire district, exhibits good roads, has fair or better water availability, and fair soil suitability for septic drainfields.

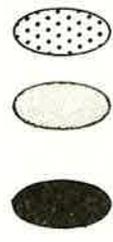
BOARD ACTION 1979:

Maintain the existing plan-designation for entire study area

Code Areas 4.1, 4.2, 4.3



SCALE: 1" = 1/2 mile



Plan Designation Changed to AFLH / Zone
 Changed to AF/20 or EF/40
 Subdivision
 Lands Committed to Rural Residential Use

ZONING CLASSIFICATION AND PLAN DESIGNATION: VLDR-2 $\frac{1}{2}$ /VLDR

TOTAL ACREAGE: 158

TOTAL NUMBER OF PARCELS: 47

TOTAL NUMBER OF PARCELS OCCUPIED BY A HOUSE OR MOBILE HOME: 22

EXISTING, VACANT PARCELS 10 ACRES OR LESS IN SIZE: 25

SCS SOIL CLASS (IN ACRES):

Class I 28 Class II 6 Class III 65 Class IV 47 Class VI 12

FOREST SITE CLASS (IN ACRES):

Fa 0 Fb 0 Fc 0 Fd 0 Fe 0 Ff 0 No Class 158

DISCUSSION:

The entire Hidden Hills study area is committed to rural residential develop- ment, in that it is composed of the Hidden Hills Subdivision. All 47 parcels are 10 acres or less in size. The majority of this study area is served by the Hidden Hills Water Association, with the remainder exhibiting poor to fair water availability. Soil suitability for subsurface sewage disposal systems is predominantly poor. Roads in this study area are generally characterized as good, save one portion that has steep grades. The area is served by a rural fire district. There are no combination of parcels re- sulting from contiguous ownership that exceed 10 acres in size.

BOARD ACTION 1979:

Maintain existing plan-designation for entire study area

ZONING CLASSIFICATION AND PLAN DESIGNATION: VLDR-2½, AF-20/LDR and VLDR

TOTAL ACREAGE: 99

TOTAL NUMBER OF PARCELS: 18

TOTAL NUMBER OF PARCELS OCCUPIED BY A HOUSE OR MOBILE HOME: 11

EXISTING, VACANT PARCELS 10 ACRES OR LESS IN SIZE: 5

SCS SOIL CLASS (IN ACRES):

Class I 0 Class II 16 Class III 32 Class IV 37 Class VI 14

FOREST SITE CLASS (IN ACRES):

Fa 0 Fb 0 Fc 0 Fd 0 Fe 0 Ff 0 No Class 99

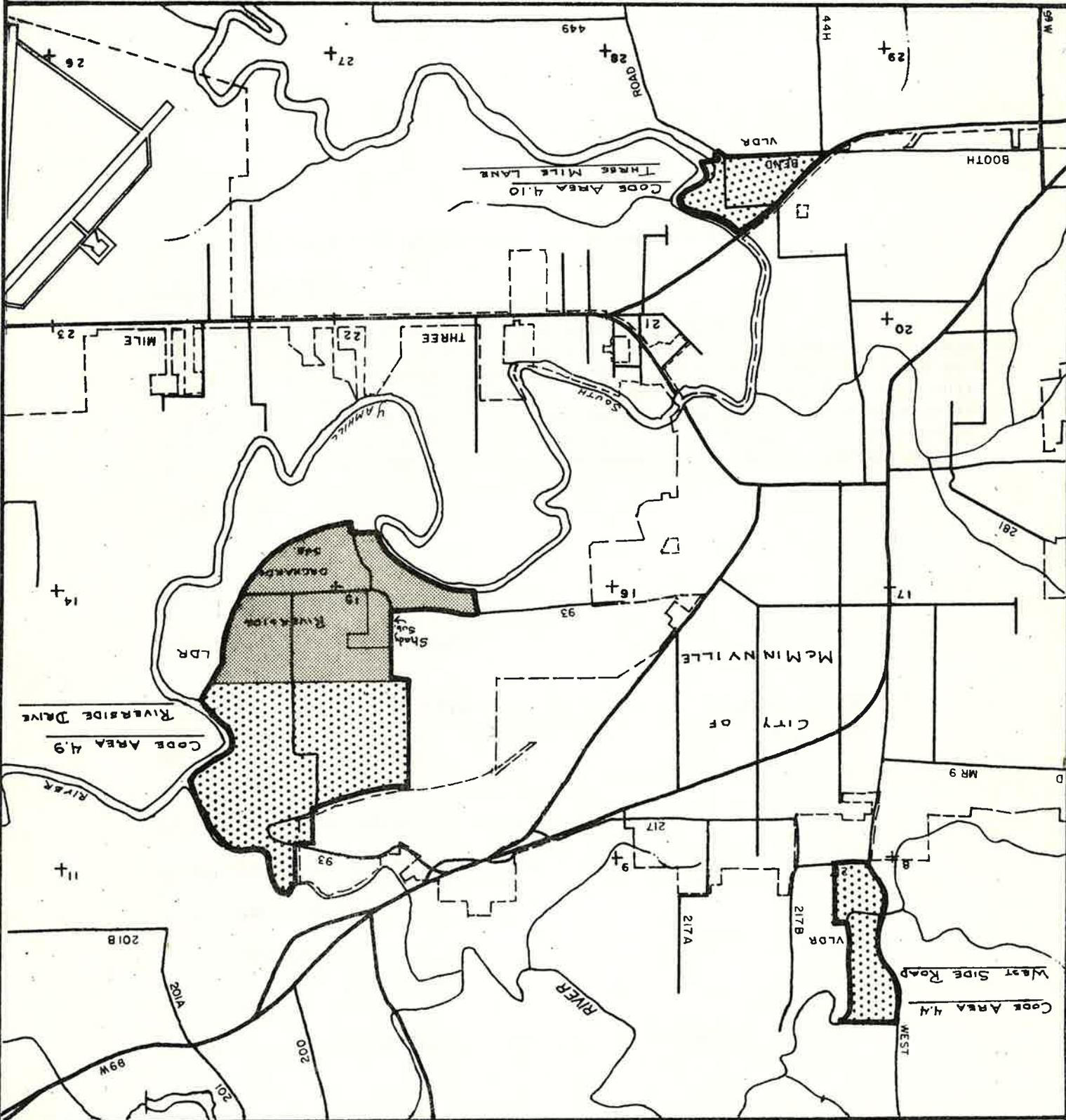
DISCUSSION:

The entire West McMinnville study area is committed to rural residential development. Approximately 80 percent of the parcels in this study area are 10 acres or less in size and are characterized by a clustered development pattern typical of subdivisions. The entire study area is within a rural fire district, exhibits good roads, fair or better water availability, and poor to fair soil suitability for septic systems. Two (2) parcels exceed 10 acres in size; one (1) 16 acres and one (1) 40 acres in size. Both parcels have not been cultivated or utilized for livestock within the last 10 years. Both parcels were proposed for inclusion in the McMinnville UGB, and are adjacent to McMinnville City limits.

Board Action 1979

Maintain existing plan-designation for entire study area.

Code Areas 4.4, 4.9, 4.10



Plan Designation Changed to AFLH / Zone
 Changed to AF/20
 Subdivision
 Lands Committed to Rural Residential Use



SCALE: 1" = 1/2 mile



ZONING CLASSIFICATION AND PLAN DESIGNATION: VLDR-2 1/2/VLDR

TOTAL ACREAGE: 51

TOTAL NUMBER OF PARCELS: 9

TOTAL NUMBER OF PARCELS OCCUPIED BY A HOUSE OR MOBILE HOME: 8

EXISTING, VACANT PARCELS TO ACRES OR LESS IN SIZE: 1

SCS SOIL CLASS (IN ACRES):

Class I 39 Class II 6 Class III 0 Class IV 0 Class VI 6

FOREST SITE CLASS (IN ACRES):

Fa 0 Fb 0 Fc 0 Fd 0 Fe 0 Ff 0 No Class 51

DISCUSSION:

The entire West Side Road study area is committed to rural residential development. The study area is comprised of nine parcels, all 10 acres or less in size, eight of which have dwellings. This area is generally characterized by fair or better water availability, predominantly fair to good soil suitability for septic systems, and good roads. The area is also serviced by a rural fire district. All nine parcels are clustered in subdivision fashion and rural residential development is the regnant land use.

BOARD ACTION 1979:

Maintain existing plan-designation for entire study area

ZONING CLASSIFICATION AND PLAN DESIGNATION: EF-40, AF-20, AF-10, VLDLDR-2 1/2 /

LDR

TOTAL ACREAGE: 433

TOTAL NUMBER OF PARCELS: 78

TOTAL NUMBER OF PARCELS OCCUPIED BY A HOUSE OR MOBILE HOME: 46 (47 units)

EXISTING, VACANT PARCELS 10 ACRES OR LESS IN SIZE: 22

SCS SOIL CLASS (IN ACRES):

Class I 17 Class II 358 Class III 36 Class IV 0 Class VI 22

FOREST SITE CLASS (IN ACRES):

Fa 0 Fb 0 Fc 0 Fd 0 Fe 0 Ff 0 No Class 433

DISCUSSION:

The Riverside Drive study area is committed to rural residential development. Sixty percent of this area comprises the Riverside Orchards Homes Subdivision. The remaining forty percent of the study area consists of developed parcels, predominantly 10 acres or less in size. The entire area is generally characterized by fair or better water availability, predominantly fair to good soil suitability for subsurface sewage systems, and a well developed transportation network. This study area contains three parcels greater than 20 acres in size, but these have been proposed for inclusion in the McMinnville Urban Growth Boundary.

BOARD ACTION 1979:

Maintain existing plan-designation for entire study area

ZONING CLASSIFICATION AND PLAN DESIGNATION: AF-10, VLDR-2 $\frac{1}{2}$ /VLDR

TOTAL ACREAGE: 39

TOTAL NUMBER OF PARCELS: 9

TOTAL NUMBER OF PARCELS OCCUPIED BY A HOUSE OR MOBILE HOME: 8 (9 units)

EXISTING, VACANT PARCELS 10 ACRES OR LESS IN SIZE: 0

SCS SOIL CLASS (IN ACRES):

Class I 0 Class II 31 Class III 5 Class IV 3 Class VI 0

FOREST SITE CLASS (IN ACRES):

Fa 0 Fb 0 Fc 0 Fd 0 Fe 0 Ff 0 No Class 39

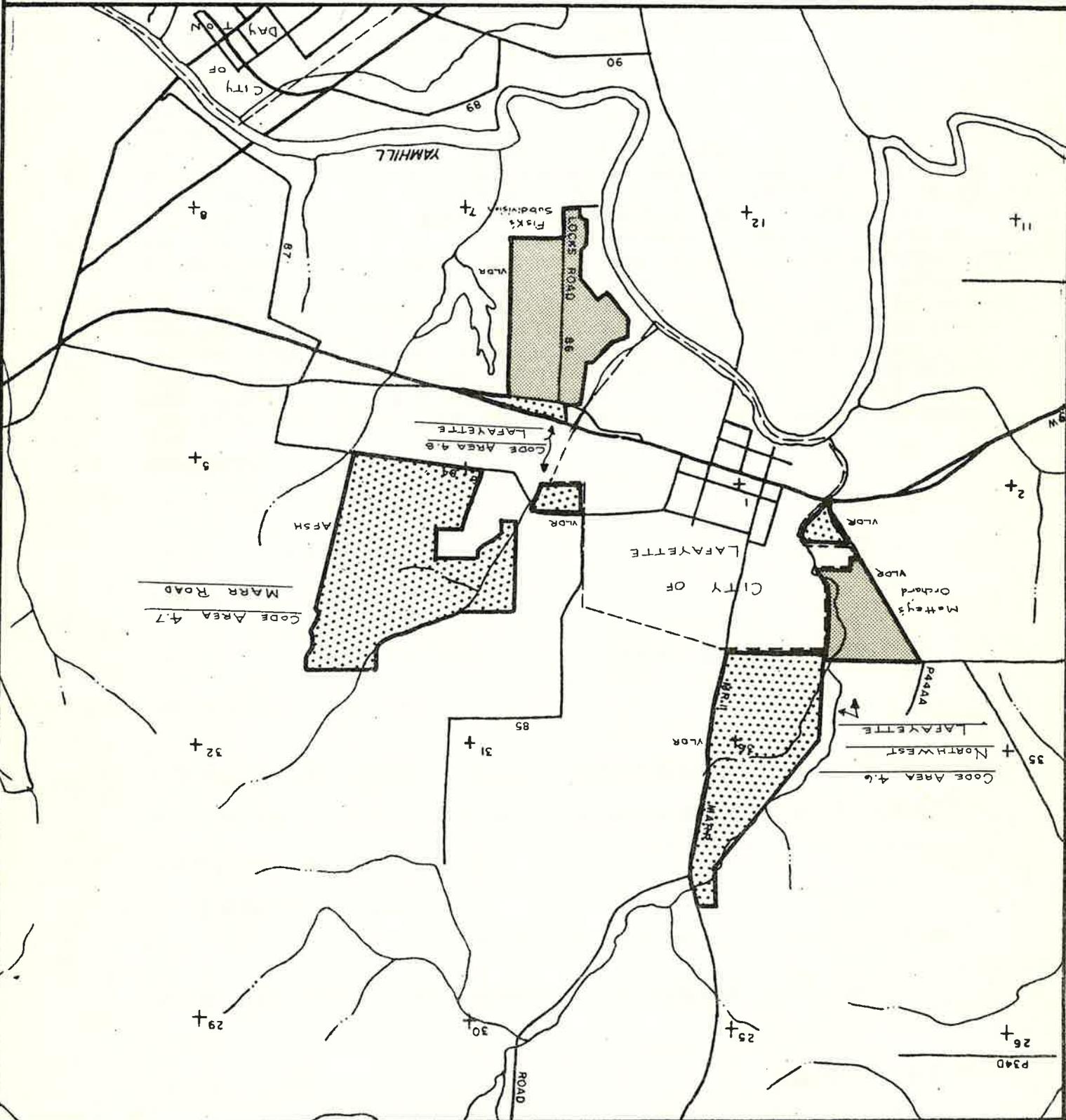
DISCUSSION:

The entire Three Mile Lane study area is committed to rural residential development. Eight of the nine total parcels in this area are 10 acres or less in size, and all nine are proposed for inclusion in the McMinnville Urban Growth Boundary. The area can be characterized as having fair water availability, poor to fair soil suitability for septic systems, and good roads.

BOARD ACTION 1979:

Maintain existing plan-designation for entire study area

Code Areas 4.6, 4.7, 4.8



Plan Designation Changed to AFLH / Zone
 Changed to AF/20
 Subdivision
 Lands Committed to Rural Residential Use

SCALE: 1" = 1/2 mile



Northwest Lafayette

CODE NO: 4.6

ZONING CLASSIFICATION AND PLAN DESIGNATION: VLDR-2½, FF-40/VLDR

TOTAL ACREAGE: 231

TOTAL NUMBER OF PARCELS: 19

TOTAL NUMBER OF PARCELS OCCUPIED BY A HOUSE OR MOBILE HOME: 12 (15 units)

EXISTING, VACANT PARCELS 10 ACRES OR LESS IN SIZE: 5

SCS SOIL CLASS (IN ACRES):

Class I 0 Class II 131 Class III 38 Class IV 0 Class VI 62

FOREST SITE CLASS (IN ACRES):

Fa 0 Fb 0 Fc 0 Fd 5 Fe 0 Ff 3 No Class 223

DISCUSSION:

The Northwest Lafayette study area is committed to rural residential development. Approximately 25 percent of this study area is in an existing subdivision, and the majority of the remaining parcels are 10 acres or less in size. Millikan Creek runs through approximately two-thirds of this area; the resultant floodplain severely restricts agricultural activities. The area is characterized by predominantly fair or better water availability, fair to good soil suitability for septic systems (excluding that area in the floodplain), and good roads. In addition, this study area adjoins the City of Lafayette on two sides, providing local residents with an established rural residential opportunity. There are three (3) parcels outside the subdivision which exceed 10 acres. Each of these three (3) parcels is approximately 30 acres in size. The Millikan Creek Floodplain runs directly through the middle of all three (3) parcels. The 62 acres of Class VI soil covers a majority of two (2) of these parcels.

BOARD ACTION 1979

Maintain existing plan-designation for entire study area.

ZONING CLASSIFICATION AND PLAN DESIGNATION: AF-10/AFSH

TOTAL ACREAGE: 228

TOTAL NUMBER OF PARCELS: 32

TOTAL NUMBER OF PARCELS OCCUPIED BY A HOUSE OR MOBILE HOME: 22 (32 units)

EXISTING, VACANT PARCELS 10 ACRES OR LESS IN SIZE: 7

SCS SOIL CLASS (IN ACRES):

Class I 0 Class II 86 Class III 78 Class IV 49 Class VI 15

FOREST SITE CLASS (IN ACRES):

Fa 0 Fb 0 Fc 0 Fd 0 Fe 0 Ff 0 No Class 228

DISCUSSION:

The entire Marr Road study area is committed to rural residential development. The 32 parcels in this study area are predominantly 10 acres or less in size and are largely clustered in a subdivision design pattern. This area can be characterized as having fair or better water availability, mostly fair to good soil suitability for septic systems, and good roads. This area exhibits abrupt topographical changes, mainly steep slopes and large outcroppings of basalt, which have hindered agricultural uses. There are three (3) parcels in excess of 10 acres in size--18 acres, 16 acres and 17 acres. The 18-and 16-acre parcels are completely surrounded by parcels less than 10 acres in size. The 17-acre parcel is bordered on two sides by smaller parcels and contains significant outcroppings of basalts.

BOARD ACTION 1979:

Maintain existing plan-designation for entire study area

ZONING CLASSIFICATION AND PLAN DESIGNATION: EF-40, VLDR-2 1/2/VLDR

TOTAL ACREAGE: 116

TOTAL NUMBER OF PARCELS: 19

TOTAL NUMBER OF PARCELS OCCUPIED BY A HOUSE OR MOBILE HOME: 11 (13 units)

EXISTING, VACANT PARCELS 10 ACRES OR LESS IN SIZE: 7

SCS SOIL CLASS (IN ACRES):

Class I 0 Class II 97 Class III 12 Class IV 0 Class VI 7

FOREST SITE CLASS (IN ACRES):

Fa 0 Fb 0 Fc 0 Fd 0 Fe 0 Ff 0 No Class 116

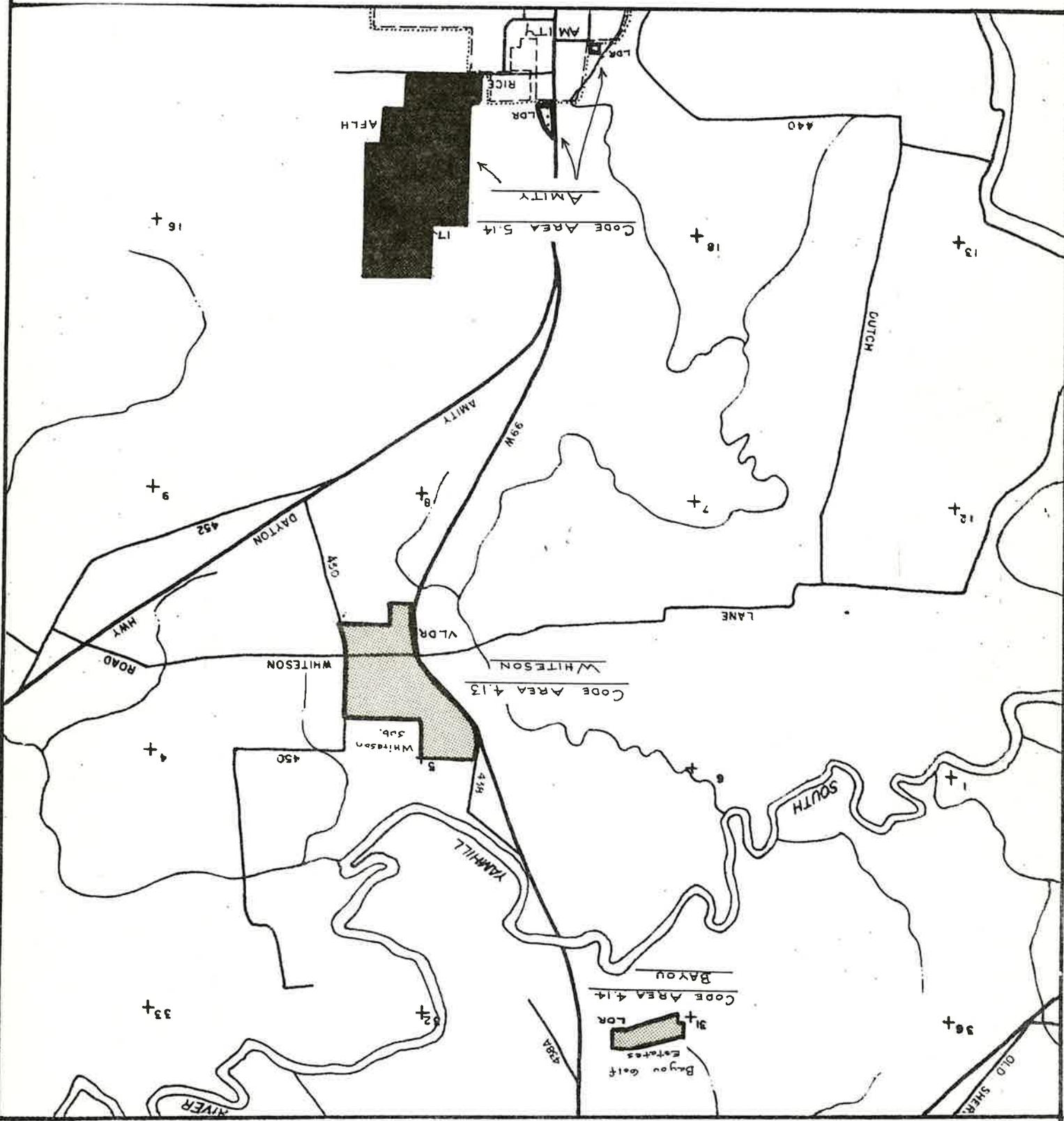
DISCUSSION:

The entire Lafayette study area is committed to rural residential development. The study area is completely contained in the Fisk's Subdivision, with the majority of parcels being 10 acres or less in size (16 out of a total of 19). The study area is generally characterized by fair or better water availability, predominantly fair soil suitability for septic systems, and good roads. The area is serviced by a rural fire district. The three (3) parcels over 10 acres in size are 10.2, 15, and 14 acres in size. All three (3) parcels are bordered on two (2) sides by smaller parcels, on one side by the City of Lafayette, and on the remaining side by the Yamhill River.

BOARD ACTION 1979:

Maintain existing plan-designation for entire study area

Code Areas 4.13, 4.14, 5.14



Plan Designation Changed to AFLH / Zone
 Changed to AF/20
 Subdivision
 Lands Committed to Rural Residential Use

SCALE: 1" = 1/2 mile



ZONING CLASSIFICATION AND PLAN DESIGNATION: VLDR-2 $\frac{1}{2}$ /VLDR

TOTAL ACREAGE: 34

TOTAL NUMBER OF PARCELS: 54

TOTAL NUMBER OF PARCELS OCCUPIED BY A HOUSE OR MOBILE HOME: 34

EXISTING, VACANT PARCELS 10 ACRES OR LESS IN SIZE: 20

SCS SOIL CLASS (IN ACRES):

Class I 0 Class II 34 Class III 0 Class IV 0 Class VI 0

FOREST SITE CLASS (IN ACRES):

Fa 0 Fb 0 Fc 0 Fd 0 Fe 0 Ff 0 No Class 34

DISCUSSION:

The entire Whiteson study area is categorized as developed. The study area consists entirely of parcels less than 10 acres in size, and the parcels are clustered in city block patterns. Services in this area can be characterized as fair or better for water availability, fair to good soil suitability for septic systems and good roads.

BOARD ACTION 1979:

Maintain existing plan-designation for entire study area

ZONING CLASSIFICATION AND PLAN DESIGNATION: LDR-12,000/LDR

TOTAL ACREAGE: 10

TOTAL NUMBER OF PARCELS: 34

TOTAL NUMBER OF PARCELS OCCUPIED BY A HOUSE OR MOBILE HOME: 13

EXISTING, VACANT PARCELS 10 ACRES OR LESS IN SIZE: 21

SCS SOIL CLASS (IN ACRES):

Class I 0 Class II 1 Class III 7 Class IV 0 Class VI 2

FOREST SITE CLASS (IN ACRES):

Fa 0 Fb 0 Fc 0 Fd 0 Fe 0 Ff 00 No Class 10

DISCUSSION:

The entire Bayou study area is categorized as developed. All 34 parcels are contained in the Bayou Golf Estates Subdivision, and all are less than 10 acres in size. The study area can be characterized as having fair or better water availability (a portion of the area is served by the Bayou Water District), poor to good soil suitability for septic systems, and a well developed transportation network.

BOARD ACTION 1979:

Maintain existing plan-designation for entire study area

ZONING CLASSIFICATION AND PLAN DESIGNATION: EF-40, AF-20/VLDR

TOTAL ACREAGE: 148

TOTAL NUMBER OF PARCELS: 14

TOTAL NUMBER OF PARCELS OCCUPIED BY A HOUSE OR MOBILE HOME: 4 (5 units)

EXISTING, VACANT PARCELS 10 ACRES OR LESS IN SIZE: 6

SCS SOIL CLASS (IN ACRES):

Class I 0 Class II 16 Class III 33 Class IV 60 Class VI 39

FOREST SITE CLASS (IN ACRES):

Fa 0 Fb 0 Fc 0 Fd 0 Fe 0 Ff 0 No Class 148

DISCUSSION:

Of the 148 acres in the Amity study area, only about 6 acres are considered committed to rural residential development. The remaining 142 acres are sparsely developed and are categorized as undeveloped lands. The committed lands consist of three small, isolated parcels, each less than 10 acres in size. The undeveloped lands are in contiguous ownerships and are in agricultural uses.

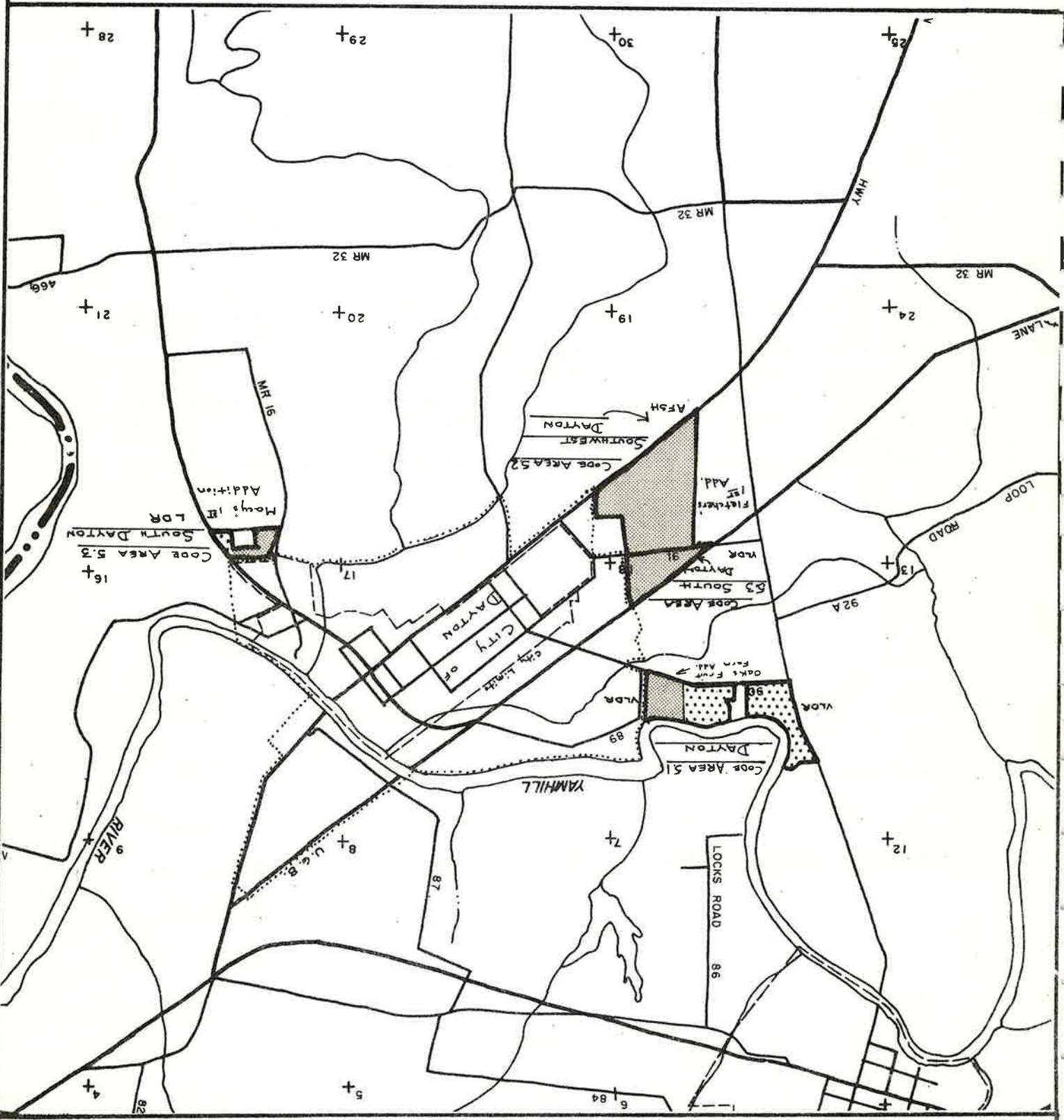
The study area is generally characterized by poor water availability, poor soil suitability for septic systems, and poor to fair roads.

BOARD ACTION 1979:

Re-designate 142 acres as AFLH

Maintain existing LDR plan-designation for 6 acres

Code Areas 5.1, 5.2, 5.3



Plan Designation Changed to AFLH / Zone
 Changed to AF/20
 Subdivision
 Lands Committed to Rural Residential Use



SCALE: 1" = 1/2 mile



ZONING CLASSIFICATION AND PLAN DESIGNATION: AF-10, VLDR-2 1/2/VLDR

TOTAL ACREAGE: 54

TOTAL NUMBER OF PARCELS: 7

TOTAL NUMBER OF PARCELS OCCUPIED BY A HOUSE OR MOBILE HOME: 6 (8 units)

EXISTING, VACANT PARCELS 10 ACRES OR LESS IN SIZE: 1

SCS SOIL CLASS (IN ACRES):

Class I 0 Class II 28 Class III 0 Class IV 0 Class VI 26

FOREST SITE CLASS (IN ACRES):

Fa 0 Fb 0 Fc 0 Fd 0 Fe 0 Ff 0 No Class 54

DISCUSSION:

The entire Dayton study area is committed to rural residential development. The majority of parcels in this area are 10 acres or less in size, and twenty-five percent of the study area is contained in the Oaks Farm Addition Subdivision. In addition, about 20 percent of the land in this area lies within the South Yamhill River floodplain. The area exhibits fair or better water availability, predominantly fair soil suitability for septic systems and good roads. Two parcels approximately 15 acres in size lie in middle of the study area adjacent to a heavy industrial use. One of the larger parcels is almost completely Class VI soils, and over 5 acres of other parcel lies within the South Yamhill River floodplain.

BOARD ACTION 1979:

Maintain existing plan-designation for entire study area

ZONING CLASSIFICATION AND PLAN DESIGNATION: AF-10/AFSH

TOTAL ACREAGE: 98

TOTAL NUMBER OF PARCELS: 16

TOTAL NUMBER OF PARCELS OCCUPIED BY A HOUSE OR MOBILE HOME: 12 (14 units)

EXISTING, VACANT PARCELS 10 ACRES OR LESS IN SIZE: 3

SCS SOIL CLASS (IN ACRES):

Class I 0 Class II 91 Class III 6 Class IV 1 Class VI 0

FOREST SITE CLASS (IN ACRES):

Fa 0 Fb 0 Fc 0 Fd 0 Fe 0 Ff 0 No Class 98

DISCUSSION:

The entire Southwest Dayton study area is committed to rural residential development. The parcels in this area are predominantly 10 acres or less and comprise, in total, Fletcher's First Addition Subdivision. Services can be characterized as: fair or better for water availability, fair soil suitability for septic systems, and good roads. Twelve of the sixteen total parcels have dwellings.

These parcels are currently plan-designated and zoned for ten acre minimum lot sizes, and, given the small subdivision parcelization pattern - 14 of 16 parcels are 10 acres or less in size and no parcel exceeds 15 acres - are irrevocably committed to rural residential use.

BOARD ACTION 1979:

Maintain existing plan-designation for entire study area

ZONING CLASSIFICATION AND PLAN DESIGNATION: VLDR-1/VLDR

TOTAL ACREAGE: 23

TOTAL NUMBER OF PARCELS: 6

TOTAL NUMBER OF PARCELS OCCUPIED BY A HOUSE OR MOBILE HOME: 4

EXISTING, VACANT PARCELS 10 ACRES OR LESS IN SIZE: 2

SCS SOIL CLASS (IN ACRES):

Class I 0 Class II 21 Class III 0 Class IV 0 Class VI 2

FOREST SITE CLASS (IN ACRES):

Fa 0 Fb 0 Fc 0 Fd 0 Fe 0 Ff 0 No Class 23

DISCUSSION:

The entire South Dayton study area is committed to rural residential development. All six parcels in this study area are less than 10 acres in size and are part of two existing subdivisions. Services to this area can be characterized as: fair or better for water availability, pre-dominantly fair soil suitability for septic systems, and good roads. Four of the six parcels have dwellings. There are no contiguous ownerships resulting in parcels over 10 acres in size.

BOARD ACTION 1979:

Maintain existing plan-designation for entire study area

ZONING CLASSIFICATION AND PLAN DESIGNATION: VLDR-2 $\frac{1}{2}$, EF-40/VLDR

TOTAL ACREAGE: 111

TOTAL NUMBER OF PARCELS: 38

TOTAL NUMBER OF PARCELS OCCUPIED BY A HOUSE OR MOBILE HOME: 31 (36 units)

EXISTING, VACANT PARCELS 10 ACRES OR LESS IN SIZE: 6

SCS SOIL CLASS (IN ACRES):

Class I 0 Class II 99 Class III 6 Class IV 0 Class VI 6

FOREST SITE CLASS (IN ACRES):

Fa 0 Fb 0 Fc 0 Fd 0 Fe 0 Ff 0 No Class 111

DISCUSSION:

The entire Unionvale study area is committed to rural residential development. All thirty-eight parcels in this study area are less than ten acres in size and resemble platted city lots in design. Unionvale has historically been a rural hamlet for surrounding farm operations. This is reflected in the dense settlement pattern exhibited here: 38 parcels comprising 111 acres; 36 dwelling units on 31 parcels.

Services to the area can be characterized as: fair or better water availability from domestic wells, mostly fair soil suitability for septic disposal systems, and good roads.

BOARD ACTION 1979:

Maintain existing plan-designation for entire study area

ZONING CLASSIFICATION AND PLAN DESIGNATION: VLDR-2 $\frac{1}{2}$ /VLDR

TOTAL ACREAGE: 6

TOTAL NUMBER OF PARCELS: 16

TOTAL NUMBER OF PARCELS OCCUPIED BY A HOUSE OR MOBILE HOME: 12 (16 units)

EXISTING, VACANT PARCELS 10 ACRES OR LESS IN SIZE: 4

SCS SOIL CLASS (IN ACRES):

Class I 0 Class II 6 Class III 0 Class IV 0 Class VI 0

FOREST SITE CLASS (IN ACRES):

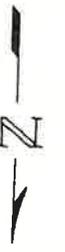
Fa 0 Fb 0 Fc 0 Fd 0 Fe 0 Ff 0 No Class 6

DISCUSSION:

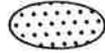
The entire Wheatland study area is so densely settled as to constitute developed lands. The study area comprises the Wheatland Subdivision. All 16 parcels - are less than ten acres in size, and twelve have dwellings. The area can be characterized as having fair or better water availability, fair soil suitability for septic systems, and good roads.

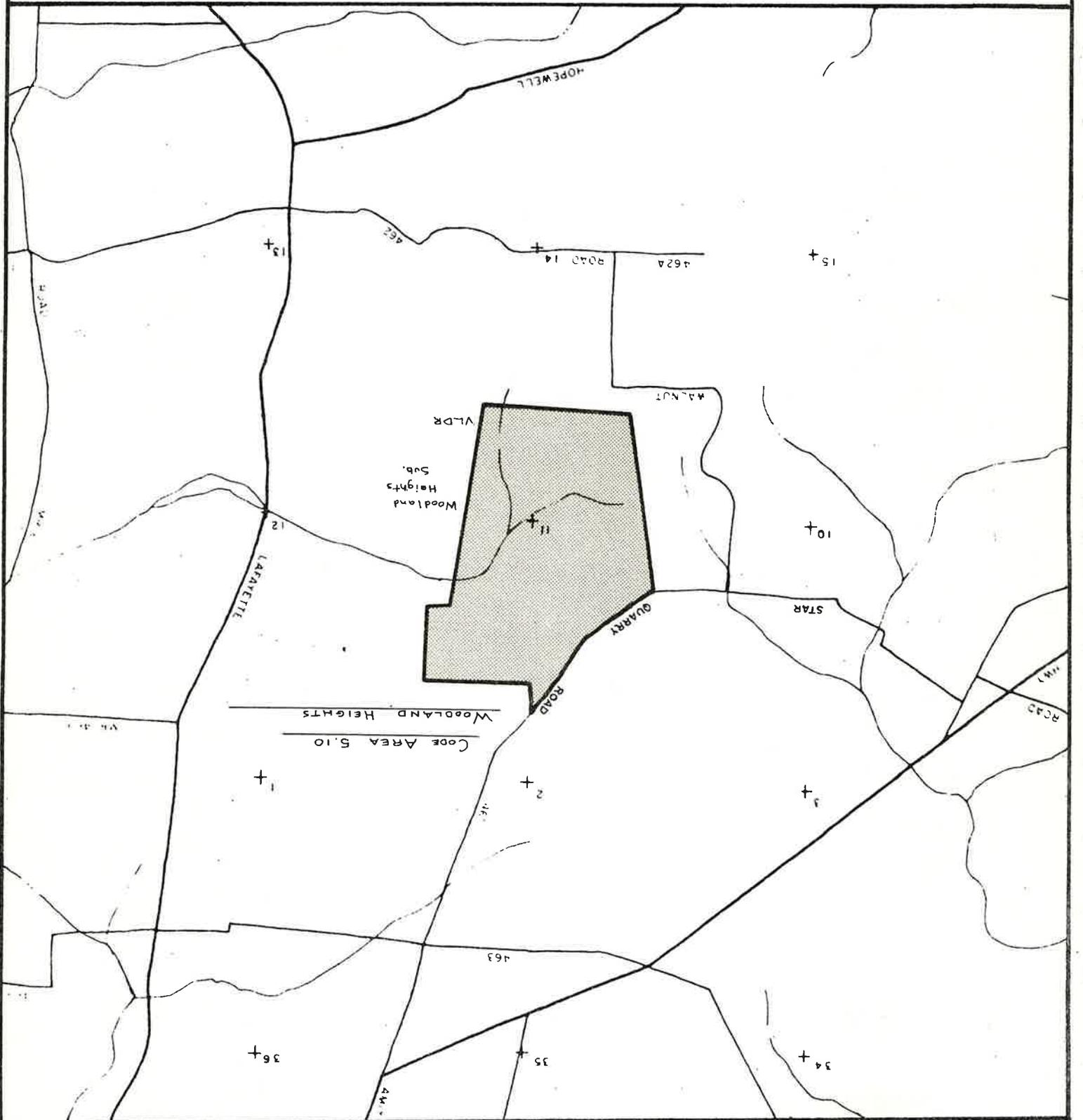
BOARD ACTION 1979:

Maintain existing plan-designation for entire study area



SCALE: 1" = 1/2 mile

-  Lands Committed to Rural Residential Use
-  Subdivision
-  Plan Designation Changed to AFLH / Zone Changed to AF/20



Code Area 5.10

ZONING CLASSIFICATION AND PLAN DESIGNATION: VLDR-5/VLDR

TOTAL ACREAGE: 370

TOTAL NUMBER OF PARCELS: 64

TOTAL NUMBER OF PARCELS OCCUPIED BY A HOUSE OR MOBILE HOME: 29 (30 units)

EXISTING, VACANT PARCELS 10 ACRES OR LESS IN SIZE: 35

SCS SOIL CLASS (IN ACRES):

Class I 0 Class II 47 Class III 128 Class IV 159 Class VI 36

FOREST SITE CLASS (IN ACRES):

Fa 0 Fb 0 Fc 0 Fd 0 Fe 0 Ff 0 No Class 370

DISCUSSION:

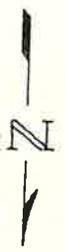
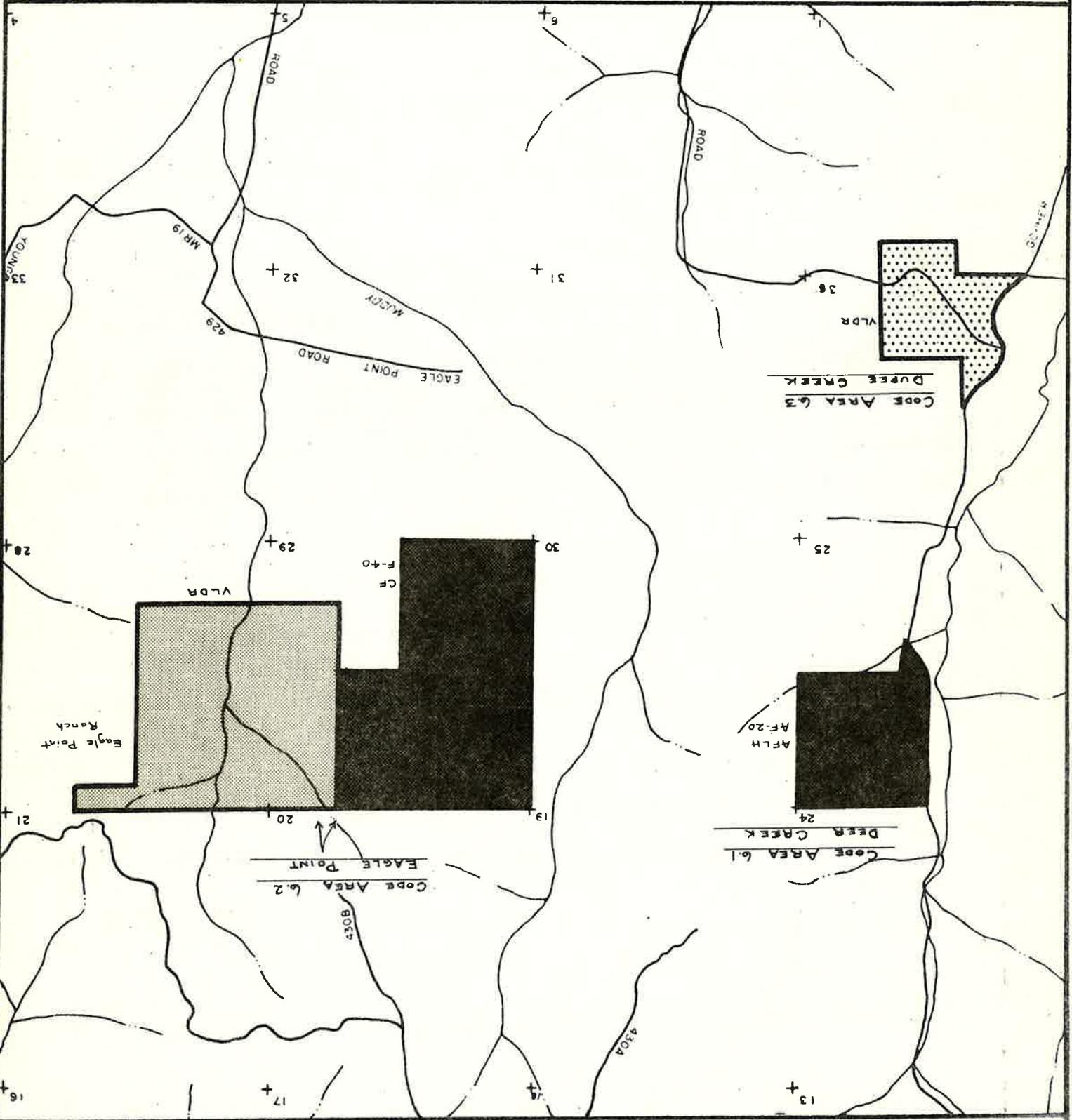
The entire Woodland Heights Study Area is committed to rural residential development. The Woodland Heights Subdivision comprises the entire area, with the parcel sizes averaging between 5-7 acres. Services to the study area are characterized as: fair water availability for domestic wells, poor to fair soil suitability for septic system, and good roads. Topographically, this area contains several areas of steep slopes, deep ravines, and basaltic outcrops, all of which have inhibited agricultural use. Despite the high vacancy rate the parcels are overwhelmingly held in separate ownerships.

Given the small parcelization pattern and the topographical constraints to agricultural activities, this area is committed to rural residential settlement.

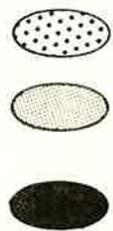
BOARD ACTION 1979:

Maintain existing plan-designation for entire study area

Code Areas 6.1, 6.2, 6.3



SCALE: 1" = 1/2 mile



Plan Designation Changed to AFLH or CF;
 Zone Changed to AF-20 or F-40
 Subdivision
 Lands Committed to Rural Residential Use

ZONING CLASSIFICATION AND PLAN DESIGNATION: AF-20/VLDR

TOTAL ACREAGE: 137

TOTAL NUMBER OF PARCELS: 5

TOTAL NUMBER OF PARCELS OCCUPIED BY A HOUSE OR MOBILE HOME: 3

EXISTING, VACANT PARCELS 10 ACRES OR LESS IN SIZE: 1

SCS SOIL CLASS (IN ACRES):

Class I 0 Class II 2 Class III 70 Class IV 37 Class VI 28

FOREST SITE CLASS (IN ACRES):

Fa 0 Fb 0 Fc 0 Fd 117 Fe 0 Ff 0 No Class 20

DISCUSSION:

The Deer Creek study area is sparsely settled and constitutes undeveloped lands. Of the five parcels which comprise 137 total acres, only three have dwellings. The study area is surrounded by large individual parcels in agricultural or forestry use. The area exhibits poor water availability, poor soils for septic systems, and inadequate road access for emergency vehicles.

BOARD ACTION 1979:

Re-designate 137 acres as AFLH

ZONING CLASSIFICATION AND PLAN DESIGNATION: VLDR-5/VLDR

TOTAL ACREAGE: 330

TOTAL NUMBER OF PARCELS: 53

TOTAL NUMBER OF PARCELS OCCUPIED BY A HOUSE OR MOBILE HOME: 14

EXISTING, VACANT PARCELS 10 ACRES OR LESS IN SIZE: 36

SCS SOIL CLASS (IN ACRES):

Class I 0 Class II 0 Class III 77 Class IV 119 Class VI 134

FOREST SITE CLASS (IN ACRES):

Fa 0 Fb 0 Fc 0 Fd 95 Fe 150 Ff 50 No Class 35

DISCUSSION:

The entire Eagle Point study area is committed to rural residential development. The Eagle Point Ranch subdivision comprises the entire area, with the vast majority of parcels 10 acres or less in size. Typical of subdivision design, these parcels are located in compact clusters around cul-de-sacs or common roads. Agricultural activities are limited in this area, due to abrupt topographical changes (steep slopes and significant outcroppings of basaltic rocks) and climatic restrictions (north-facing slopes with year-round shade). Services to the area can be characterized as: fair water availability to domestic wells, generally poor soil suitability for septic systems, and poor to fair roads. One large 20 acre, relatively flat, parcel in the subdivision is in common ownership and used as open space. This area is also within a rural fire district. Given the active subdivision development of this area, it is committed to rural residential settlement.

BOARD ACTION 1979:

Maintain existing plan-designation for entire study area

ZONING CLASSIFICATION AND PLAN DESIGNATION: VLDR-5/VLDR

TOTAL ACREAGE: 225

TOTAL NUMBER OF PARCELS: 15

TOTAL NUMBER OF PARCELS OCCUPIED BY A HOUSE OR MOBILE HOME: 5

EXISTING, VACANT PARCELS 10 ACRES OR LESS IN SIZE: 10

SCS SOIL CLASS (IN ACRES):

Class I 0 Class II 7 Class III 186 Class IV 13 Class VI 19

FOREST SITE CLASS (IN ACRES):

Fa 0 Fb 0 Fc 35 Fd 160 Fe 0 Ff 0 No Class 30

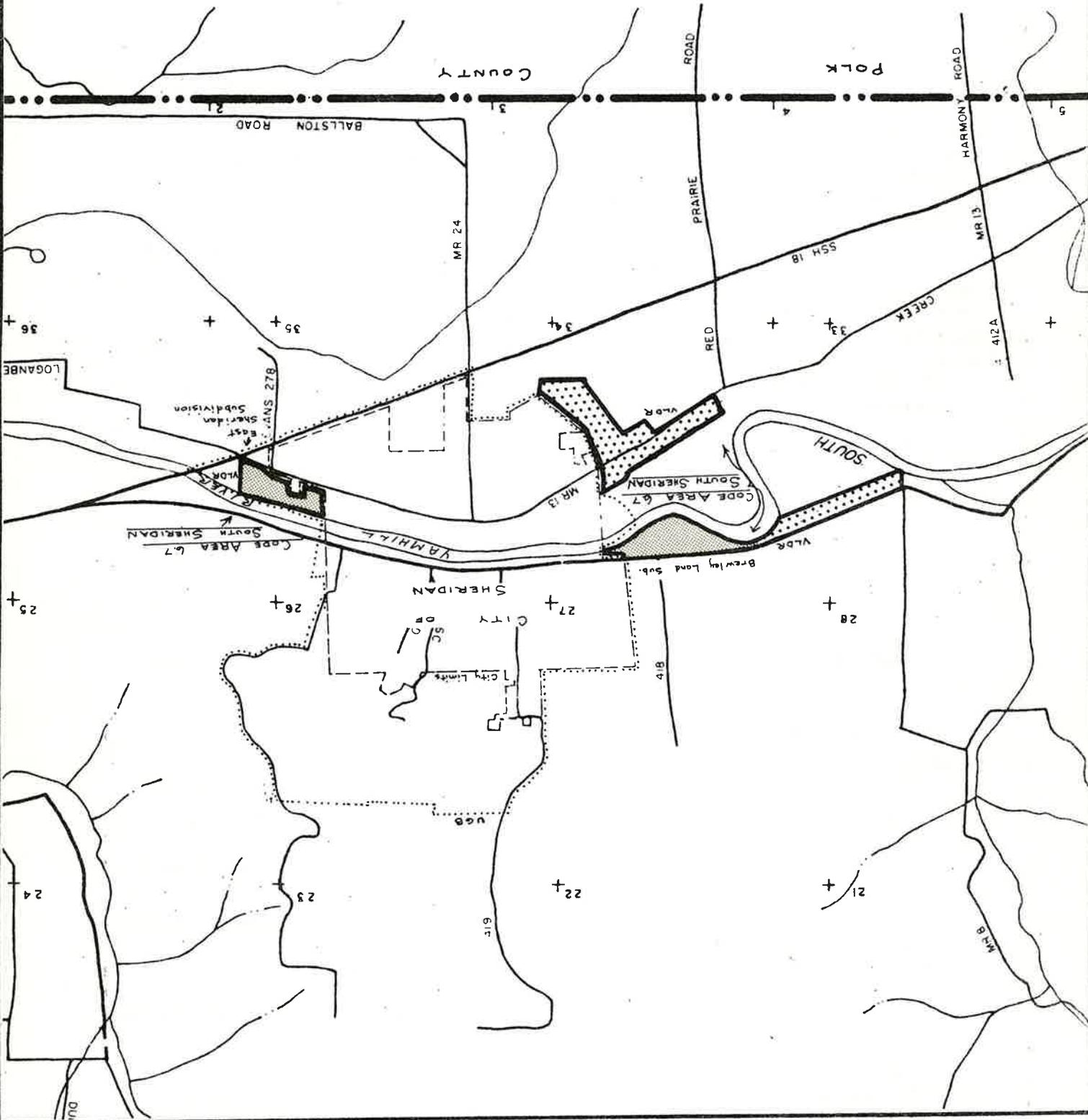
DISCUSSION:

The Dupee Creek study area is committed to rural residential development. All fifteen parcels in this study area are 10 acres or less in size, with six having existing dwellings. Agricultural activities are severely restricted in this area due to abrupt topographical changes - the elevation rises from 365 feet to 1,031 feet in just 104 acres. In fact, there are no agricultural activities in the study area. The area exhibits poor to fair water availability, fair soil suitability for subsurface sewage systems, and good roads.

BOARD ACTION 1979:

Maintain existing plan-designation for entire study area

Code Area 6.7



SCALE: 1" = 1/2 mile

-  Lands Committed to Rural Residential Use
-  Subdivision
-  Plan Designation Changed to AFLH / Zone Changed to AF/20

ZONING CLASSIFICATION AND PLAN DESIGNATION: EF-40/LDR

TOTAL ACREAGE: 125

TOTAL NUMBER OF PARCELS: 44

TOTAL NUMBER OF PARCELS OCCUPIED BY A HOUSE OR MOBILE HOME: 36 (40 units)

EXISTING, VACANT PARCELS 10 ACRES OR LESS IN SIZE: 7

SCS SOIL CLASS (IN ACRES):

Class I 29 Class II 77 Class III 17 Class IV 2 Class VI 0

FOREST SITE CLASS (IN ACRES):

Fa 0 Fb 0 Fc 0 Fd 0 Fe 0 Ff 6 No Class 119

DISCUSSION:

The entire South Sheridan study area is committed to rural residential development. Fifty percent of this study area is contained in two sub-divisions and seventy-five percent adjoins the proposed urban growth boundary for the City of Sheridan. The vast majority of these parcels are 10 acres or less in size and can be characterized as having good roads, poor to fair soils for septic tank suitability, and poor water availability. The twenty-five percent of this study area not in a subdivision or adjacent to the proposed Sheridan Urban Growth Boundary is a small strip of developed parcels immediately adjacent to State Highway Business 18 and the South Yamhill River floodplain. Only one parcel exceeds 10 acres in size, being 42 acres. The large parcel is bordered by a grade school and developed urban subdivision with 50'x100' lot sizes. The parcel is bordered on two sides by small rural residential parcels and bordered on one side by Highway 18.

BOARD ACTION 1979:

Maintain existing plan-designation for entire study area

SECTION IV - CONTESTED CODE AREAS

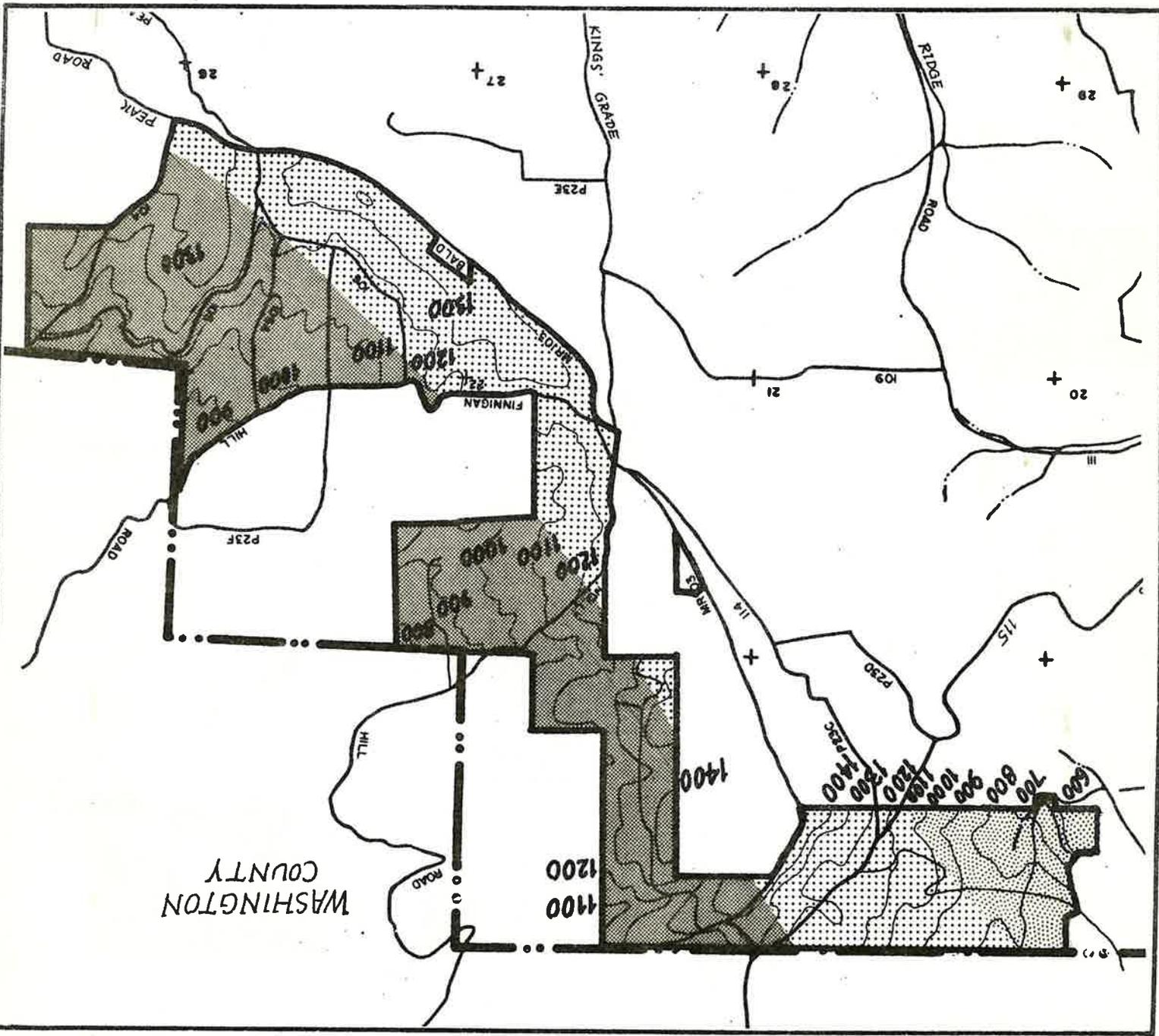
The general description for these 23 Code Areas is found on pages 5 and 6 of the Exceptions Statement.

Commitment factors include (1) high level of rural residential settlement through subdivision platting and/or patterns of small, contiguous parcels; (2) extremely high level of individual ownerships; (3) adequate level of available public facilities; and (4) poor agricultural productivity due to topographical and soil constraints.

Total Acreage in 23 Code Areas 30,430

Total Acreage Committed to Nonfarm/Nonforest Uses 14,482

Code Area 1.1 Chehallem Mountain



LEGEND

400 — Contour Lines (feet above sea level)

Study Area Boundary

County Boundary

City Limits

City Urban Growth Boundary

Jory - Yamhill - Nekia

Laurelwood

Willakenzie - Hazelar

Scale: 1" = 1/2 mi.

Chahalem Mountain
PLAN DESIGNATION

VLDR

CODE AREA

1.1

TOTAL ACREAGE

1585

SCS SOIL CLASSIFICATIONS (IN ACRES)

Class I 0 Class II 3 Class III 919 Class IV 413 Class VI 250

FOREST SITE CLASSIFICATIONS (IN ACRES)

Fa 0 Fb 77 Fc 546 Fd 218 Fe 196 Ff 0 Not Available 548

SOIL PRODUCTIVITY OF CODE AREA

40 percent in Laurelwood Association

50 percent in Jory-Yamhill-Nekia Association

10 percent in Willakenzie-Hazelair Association

INDIVIDUAL OWNERSHIP PATTERNS

10.1 - 20.0 acres: 21 individual ownerships out of 23 parcels.
 20.1 - 40.0 acres: 3 individual ownerships out of 5 parcels.
 40+ acres: 5 individual ownerships out of 5 parcels.

PARCEL SIZES

0 - 5.0 acres 115
 5.1 - 10.0 acres 94
 10.1 - 20.0 acres 23
 20.1 - 40.0 acres 5
 40+ acres 5

Total Number of Parcels in Code Area 242

Parcels 10 Acres or Less in Size Occupied by a House or Mobile Home 71

Parcels 10 Acres or More in Size Occupied by a House or Mobile Home 33

Total Number of Parcels Occupied by a House or Mobile Home 104

DISCUSSION

Chahalem Mountain Code Area is composed of steep slopes and rocky ground, ranging in elevation from 800 to 1,600 feet. Forest uses, homsites and small pastures are the current uses in the Area. Forested land and orchards lie to

the west and south of this Code Area; rural residential use dominates the land to the north and east in Washington County. The growing season is short and is characterized by late spring and early fall frosts.

A total of 209 out of 242 parcels are ten acres or less in size. Five subdivisions, Mel Vista Ridge, Vista Hill Acres, Saddle Top, Cedar View and Delmont, occupy approximately 75 percent of the Code Area. Another 20 percent is divided into separate parcels in subdivision design fashion. These parcels range from 30 to 10 acres in size. While much of the resident population carries out replanting of forested areas, agricultural production is limited to very small grazing activities and family gardens due to the poor soil quality, steep slopes and lack of irrigation water in the Code Area. Even if irrigation water were available, the suitability for irrigation is poor northward from the junction of King's Grade and Finnigan Hill Roads, due to steep slopes and poor soils. Southward, the Code Area exhibits only fair suitability for irrigation, again due to slope and soil quality.

Code Area 1.1 is served by the Newberg Fire District except for portions of Sections 16 and 17 that lie within the Gaston Fire District. The existing road system that services this area is good, with the exception of the steepness and narrowness of Buck Heaven Road in Sections 25 and 26, McCormick Hill Road in Section 25 and Holly Hill Road, Finnigan Hill Road and Bald Peak Road in Section 22.

Individual wells are the source of water for about 30 percent of the most southeasterly portion of the Code Area. Here water availability is rated fair, with wells producing 5 to 16 gallons per minute. The remainder of the Code Area is served by the L.A. Water Co-op for domestic water. Poor soils for conventional septic systems are found in portions of Sections 15, 16, 17, 25 and 26.

Area A

consists of two parcels, one 20 acres in size and one approximately 30 acres in size. These parcels can be characterized as woodlots, containing a mixed stand of native trees-principally Douglas Fir-of varying size. Most of these parcels lie on slopes exceeding 30% and there are no dwellings. To the south, these parcels adjoin Bald Peak State Park and a large commercial farm operation. Bald Peak Road (Market Road 30) travels a ridge top and the slope direction is westward over these two parcels. Through topography, these parcels are separated from the large holdings east of Bald Peak Road. Though not yet developed, the lay of the land connects these parcels to rural residential development due east and north; thus, future small holding development is a compatible use.

Area B

consists of one 49-acre parcel. This parcel is predominantly forested, principally with Douglas Fir, and contains slopes in excess of 30%. Abutted on two sides by additional forest land, residential settlement on this parcel would be an intrusion into a predominant woodland pattern.

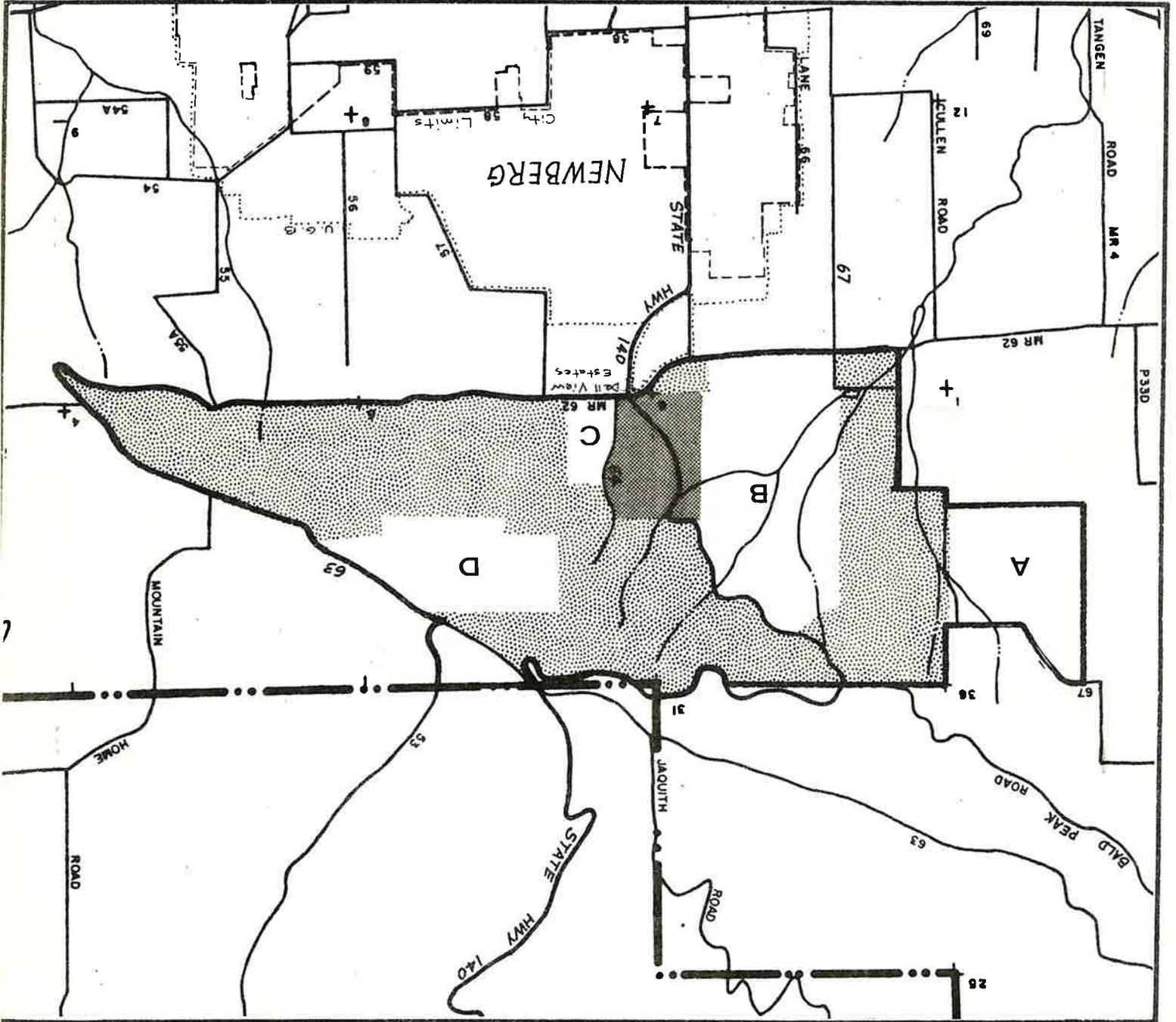
Area C
consists of two contiguous parcels, one 13.2 acres and one 15.76 acres. Both parcels contain dwellings and are in small orchard production. The larger parcel (15.76) is a portion of the Saddle Top Subdivision. The smaller parcel (13.2 acres) is joined on the north and northeast by small, developed parcels, averaging approximately 5 acres in size. Both parcels are a continuation of an existing rural residential settlement pattern, even though they contain approximately 5 acres more apiece than contiguous small lots.

Area D
consists of fourteen parcels, six of which exceed 20 acres in size. All fourteen parcels are in some type of agricultural use, with grain farming and orchards predominating. About half, or 7, of the parcels contain dwellings. There are three subdivisions in the vicinity of Area D. Two parcels, one 30 acres and the other 23 acres, are farmed at the northern edge of the Code Area. Directly south, a 23-acre parcel in common ownership is surrounded by small parcels on all four sides. Two parcels (11 acres and 18 acres) are split by County Road 106A. Three parcels, 52 acres, 25 acres and 38 acres show a great deal of agricultural activity and the rural residential pattern of adjacent approved subdivisions is not intrusive into these parcels' established agricultural pattern. The 30-, 23-, 52-, 25- and 38-acre parcels are not committed to rural residential use.

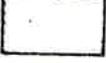
Summary

Little agricultural activity is feasible in Code Area 1.1 and due to parcelization and an even spread of residential settlement throughout the Code Area, little commercial forestry activity is now carried out or can be anticipated in the future. Future in-fill of vacant parcels in the area served by the water cooperative is likely, but will depend upon energy and housing costs and marketplace factors. That portion of the Code Area not on a community water system lacks a dependable future water source, as the aquifer serving Code Area 1.1 is being depleted rather dramatically; therefore uncertainty exists as to how rapidly future residential settlement will occur for this portion of the Code Area.

Code Area 1.2 Bell Road



LEGEND

-  Study Area Boundary
-  County Boundary
-  City Limits
-  City Urban Growth Boundary
-  Small Contiguous Parcel Pattern
-  Platted Subdivision
-  Parcels of 10 or more Acres



Scale: 1" = 1/2 mi.

Code Area 1.2 Bell Road

Scale: 1" = 1/2 mi.

LEGEND

— 400 — Contour Lines (feet above sea level)

— Study Area Boundary

--- County Boundary

--- City Limits

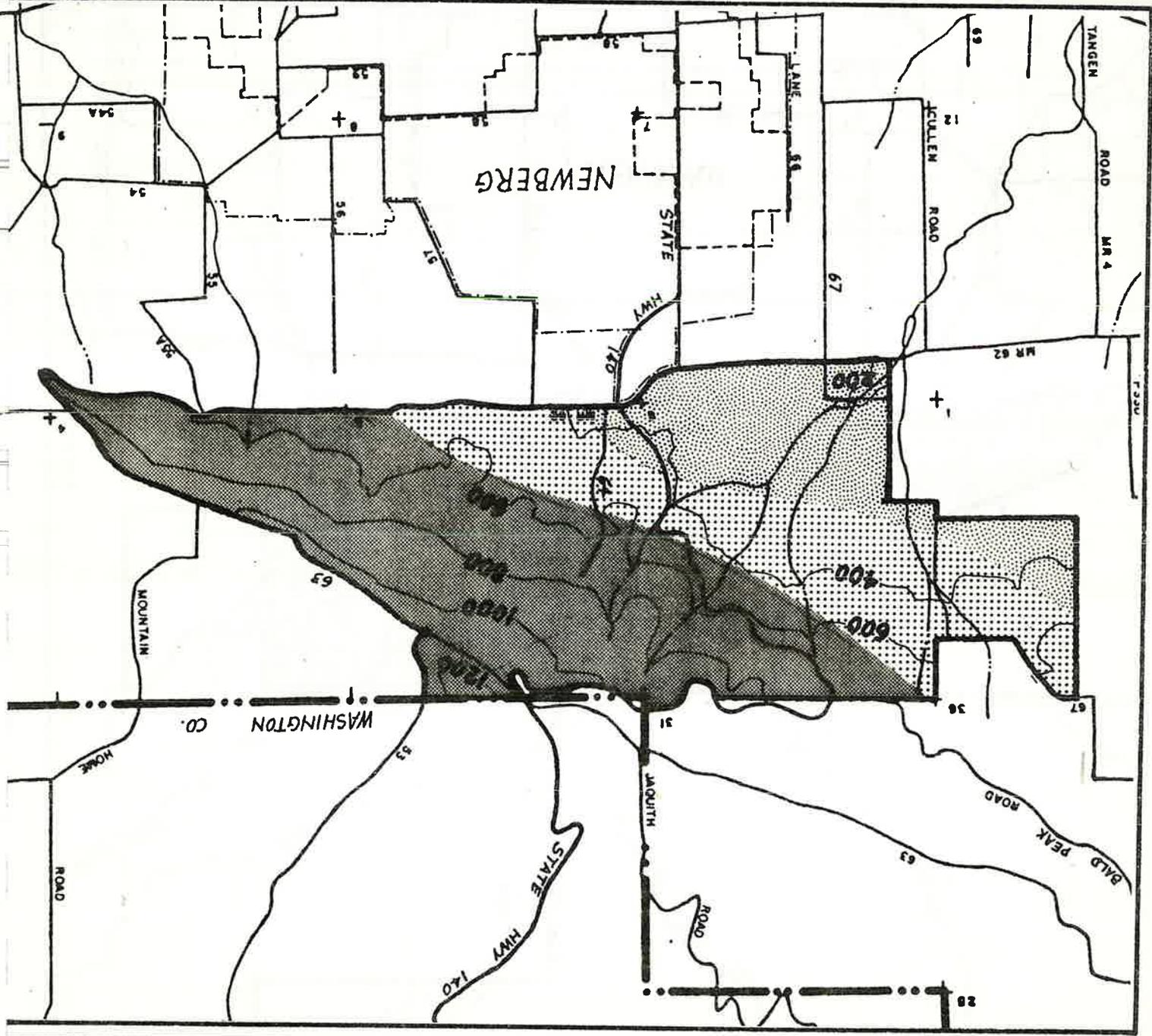
--- City Urban Growth Boundary

SOIL ASSOCIATIONS

Laurelwood

Jory-Vamhill-Nekia

Willakenzie-Hazelair



Beginning with Bell Road as its southern boundary, the land in Code Area 1.2 very quickly rises to elevations of over 1,200 feet at the northern boundary. The Code Area is composed of one-third orchard lands and two-thirds steep, rocky slopes where forest land and grazing are the chief land uses. Two types of growing seasons dominate this Area: a short season characterized by early frosts at higher elevations and a more moderate season at lower elevations. To the south and west orchards and intensive agricultural activity is interspersed with residential development; to the north and east, forestry is the chief land use.

DISCUSSION

Total Number of Parcels Occupied by a House or Mobile Home	99
Parcels 10 Acres or Less in Size Occupied by a House or Mobile Home	74
Total Number of Parcels in Code Area	171

0 - 10.0 acres	132
10.1 - 20.0 acres	24
20.1 - 30.0 acres	9
30.1 - 40.0 acres	3
40+ acres	3

PARCEL SIZES

20.1 - 30.0 acres:	7	individual ownerships out of	9	parcels.
30.1 - 40.0 acres:	3	individual ownerships out of	3	parcels.
40+ acres:	3	individual ownerships out of	3	parcels.

INDIVIDUAL OWNERSHIP PATTERNS

65 percent in	Laurelwood Association
20 percent in	Jory-Yamhill-Nekia Association
15 percent in	Willakenzie-Hazelair Association

SOIL PRODUCTIVITY OF CODE AREA

Fa None Fb None Fc 199 Fd 676 Fe 304 Ff None Not Available 363

FOREST SITE CLASSIFICATIONS (IN ACRES)

Class I 14 Class II 123 Class III 528 Class IV 625 Class VI 252

SCS SOIL CLASSIFICATIONS (IN ACRES)

Bell Road	PLAN DESIGNATION	AFSH	CODE AREA	1.2
	TOTAL ACREAGE			1542

Irrigation suitability is poor for 95 percent of this Code Area. In addition, the northeastern quarter of Section 6 has poor water availability with a record of declining or marginal domestic well yields. This same pattern occurs in the upper half of Section 5, where residents have experienced declining well yields. However, Code Area land lying within Sections 4, 9, 1 and 7 has fair or better water availability at this time. The Foothills Water Cooperative serves the residents along Bell Road and looks to future expansion to the north. The transportation system through this Code Area is good, with Bell Road, Bald Peak Road, Market Road #63 and State Highway 140 serving as the main arterials. The entire Code Area is served by the Newberg Fire District.

Septic drainfield suitability varies: Section 6 is composed 60 percent poor soils for drainfields, Section 5 is composed of 20 percent poor soils for this purpose. Only the land within the Code Area in Section 4 is rated "good" for septic drainfields.

The main residential development is found in T2S-R3W, Sections 5 and 6. These portions of the Code Area are dominated by an evenly distributed parcelization pattern of parcels 10 acres or less in size. Section 5 exhibits 77 parcels, with 63 ten acres or less in size; Section 6 has 58 parcels, with 45 ten acres or less in size.

In the middle of Section 6 lies a 244-acre undeveloped parcel. However, it is surrounded on three sides by heavy concentrations of parcels less than 10 acres in size and is bounded to the south of the Code Area by small parcels zoned AF-10. Similarly, four parcels ranging in size from 27 to 60 acres lie in the middle of Section 5. These, too, are surrounded by parcels less than ten acres in size.

Section 7 contains 7 parcels, ranging in size as follows: 16 acres, 44 acres, 30 acres, 11 acres, 26 acres, 5 acres. Of these, 5 parcels are occupied by a house or mobile home.

Area A

consists of seven parcels (under four ownerships), three of which exceed 20 acres in size. This area is characterized by moderate development-four of the parcels have dwellings-with older, established pastures and small, family orchards. Existing rural residential settlement in this area does not appear to be intrusive to surrounding agricultural development, but, rather, offers a transition to the smaller parcelization to the east. The relatively poor soil productivity and established rural residential pattern makes Area A committed to rural residential.

Area B
consists of one 244 acre parcel, of which 60 percent is farmed in grains and 40 percent is in oak and fir. An argument can be made that this parcel is intrusive into an area of established rural residential settlement, as the numerous parcels surrounding it are mostly less than ten acres in size. However, this parcel can also be viewed as an extension of agricultural lands to the south and this, plus its size, make it a dominant land use, which does not interfere with settlement patterns to the west and east. Area B is not committed to rural residential use.

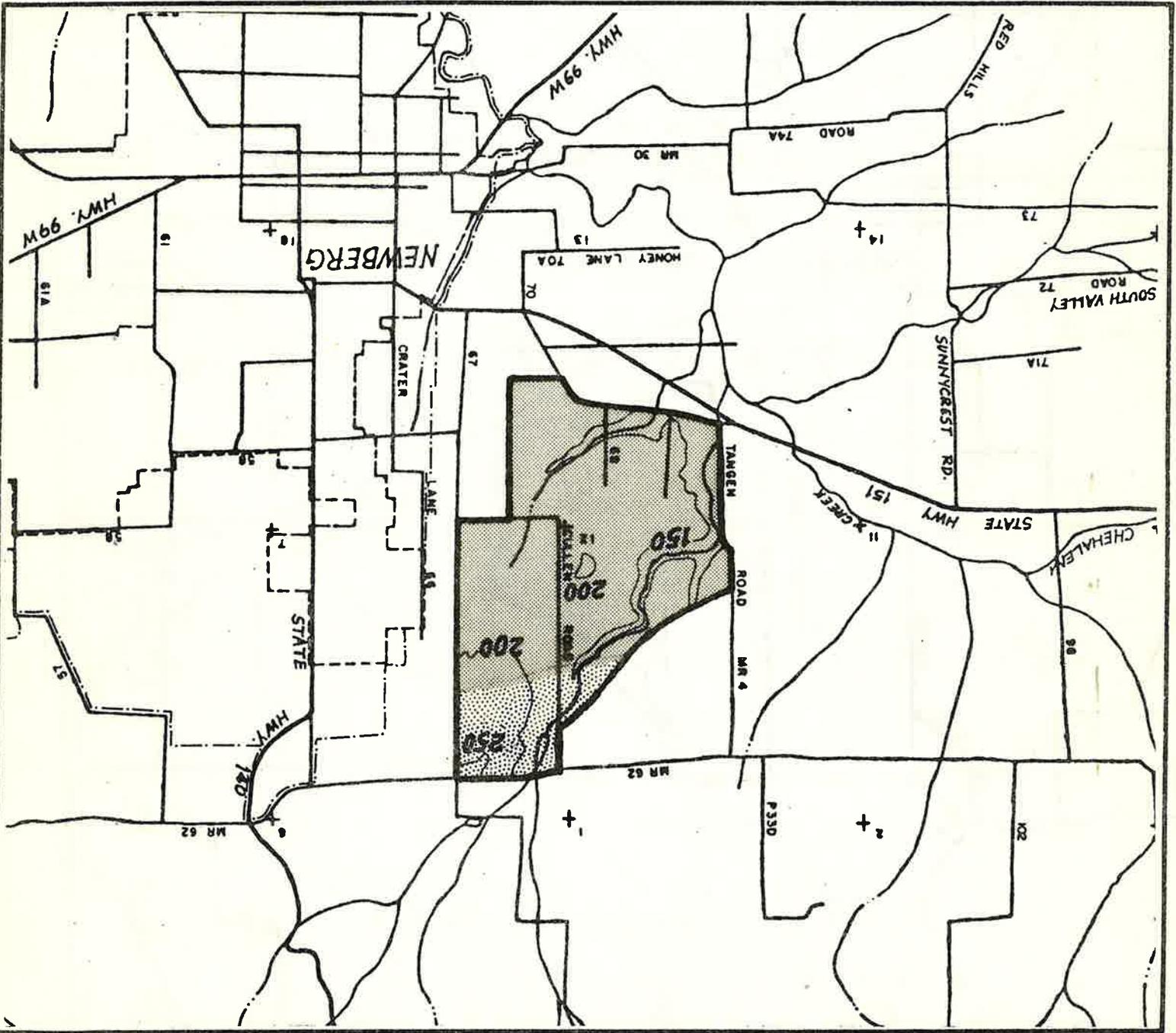
Area C
consists of one 27 acre parcel. This parcel is bordered on the west by the Dell View Estates Subdivision and to the north and east by small parcels, most of which are five acres or less in size. It has a dwelling unit on it and is used to pasture a few horses. This parcel is bordered to the south by agricultural activities and at this time, is not committed to rural residential use. The landowner of this parcel is willing to have a plan-designation and zone change.

Area D
consists of four parcels, three of which are larger than 20 acres in size. This area is characterized by interspersed trees and native pasture. Again, these parcels are surrounded by smaller developed parcels, usually in the 5-10 acre range. Two of these four parcels contain dwellings and have limited (non-commercial) agricultural activities. This area would appear to intrude into an established residential settlement pattern, and is not at present committed to rural residential uses.

Summary

Poor soils, poor water availability and small parcels dominate Code Area 1.2. Future residential infill will likely require ten-acre lots and will be slow, depending on water and septic drainfield availability. Of all the land areas in Code Area 1.2, Section 7 shows the most promise for continuation of agricultural activity, due to better soils and more dependable water availability; however very little Code Area land exists within Section 7.

Code Area 1.5 West Chehallem Dr.



LEGEND

- 400 — Contour Lines (feet above sea level)
 - Study Area Boundary
 - County Boundary
 - - - - City Limits
 - · - · - City Urban Growth Boundary
 - Scale: 1" = 1/2 mi.
 - North Arrow
- SOIL ASSOCIATIONS**
- Woodburn-Willamette
 - Willakentze-Hazelair

West Chehalem Drive
PLAN DESIGNATION
AFSH

CODE AREA 1.5

TOTAL ACREAGE 590

SCS SOIL CLASSIFICATIONS (IN ACRES)

Class I None Class II 520 Class III 50 Class IV None Class VI 20

FOREST SITE CLASSIFICATIONS (IN ACRES)

Fa None Fb None Fc 5 Fd 12 Fe None Ff None Not Available 572

SOIL PRODUCTIVITY OF CODE AREA

80 percent in Woodburn-Willamette Association
20 percent in Willakenzie-Hazelair Association

INDIVIDUAL OWNERSHIP PATTERNS

20.1 - 40.0 acres: 8 individual ownerships out of 10 parcels.
- 40+ acres: 4 individual ownerships out of 4 parcels.

PARCEL SIZES

0 - 5.0 acres	11
5.1 - 10.0 acres	16
10.1 - 15.0 acres	4
15.1 - 20.0 acres	1
20.1 - 30.0 acres	7
30.1 - 40.0 acres	3
40+ acres	2

Total Number of Parcels in Code Area	44
Parcels 10 Acres or Less in Size Occupied by a House or Mobile Home	18
Total Number of Parcels Occupied by a House or Mobile Home	30

DISCUSSION

This Code Area is composed entirely of "flatland," where orchards, intensive agriculture and grazing activities dominate. To the west and south, rolling hills and orchard lands are prevalent; to the north, forest lands occur; and to the east lies the City of Newberg. The growing season is that of Yamhill County bottomland. 479 of the 590 acres within the Code Area are currently zoned AF-20, and except for the high density zones on the eastern border of the Code Area, it is surrounded by AF-20 or EF-40 zoning.

Bounded on four sides by County and State roads, the Code Area also is partly bisected by Cullen Road. The roads are considered good. The entire Code Area is serviced by the Newberg Fire District.

All of West Chehallem Drive shows fair or better domestic availability, with the exception of marginal domestic wells in Section 12. Irrigation suitability is excellent for the entire Code Area; however, no irrigation district presently serves the Area.

Section 12 has fair soil suitability for septic drainfields; Section 18 has about one-third of the area in poor soils for this purpose; and Sections 7 and 13 vary from fair to poor soils.

The small parcels (0-15 acres) occur in Section 7 in the acreage zoned AF-10 and at the top of the Code Area land in Section 12. The remainder of the Code Area shows a generally even distribution of parcels 20 acres or more in size.

Nearly all acreage in Section 7 is contained in the North Newberg Fruitland Subdivision Plat, but at least half of this old plat is in individual owner-ships of 20 acres or more in size.

Summary

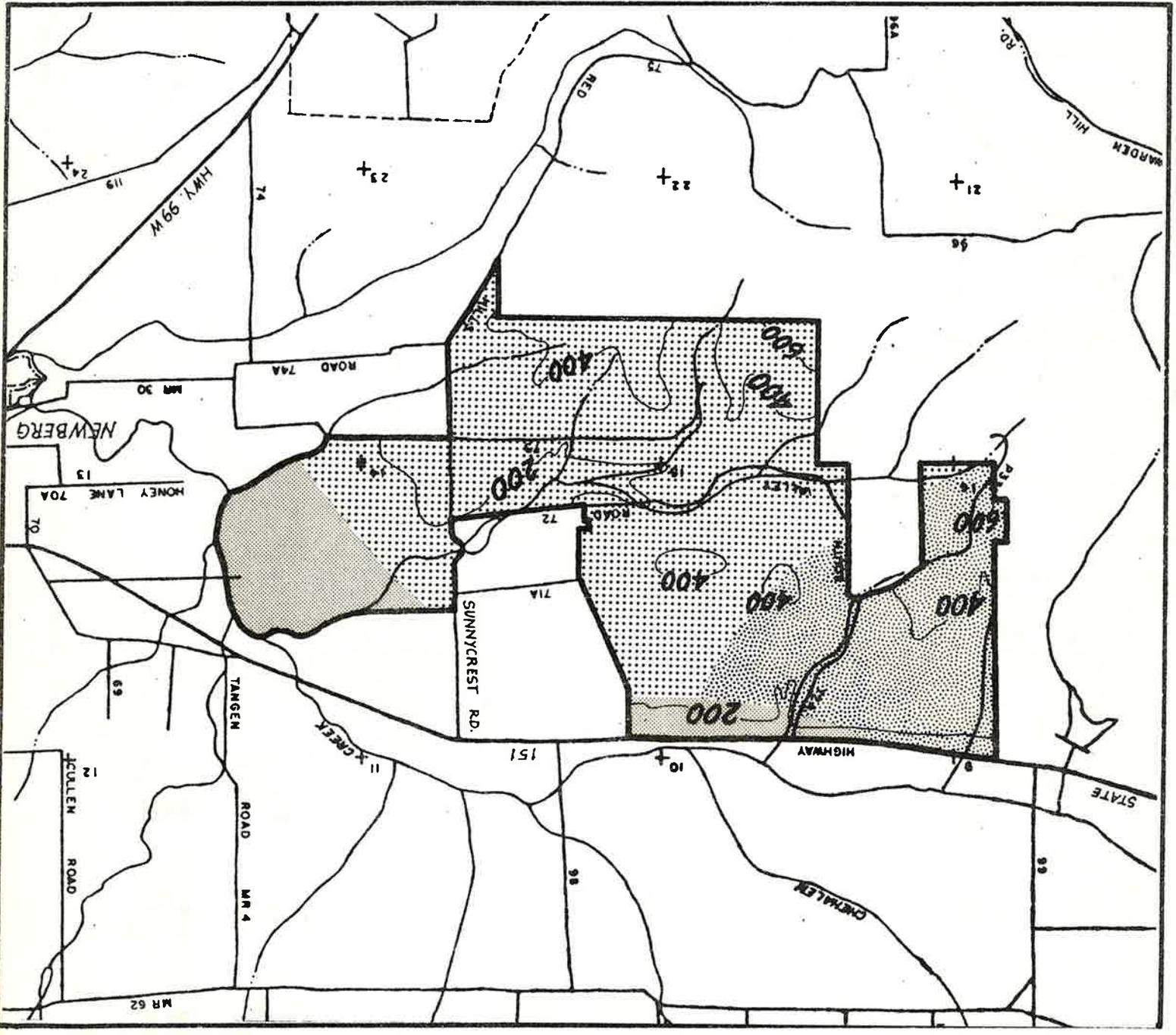
Except for the northern portion of the Code Area, West Chehallem Drive has excellent soils for orchards and intensive agriculture. The parcelization is evenly distributed and the entire Area exhibits a low rural residential pattern.

Lying adjacent to the three small contiguous parcels (each 5 acres in size) in Section 7, are a 10-acre and a 25-acre parcel. Immediately south of these five parcels is an area of zoned VLD-R-1 in Code Area 1.8. Because of the high density residential pattern that is contiguous to this group of small parcels in Code Area 1.5, they are an extension of rural residential use and are therefore committed to that use. The remaining Code Area lands in Section 7 are in agricultural use and not committed to rural residential uses.

Similarly, at the extreme southwestern corner of the Code Area lies a parcel over 20 acres in size bounded immediately to the south by a highly developed pattern of 3 to 5 acre parcels. Because of the highly developed nature of these adjacent parcels in Code Area 1.8, this single parcel is more logically connected to the high density lands adjacent and is therefore committed to rural residential use. The remaining Code Area land in Section 13 is not committed.

Of a total 590 acres in Code Area 1.5, 417 acres are not committed to rural residential use.

Code Area 1.6 Chehalis Richland/Sunnycrest



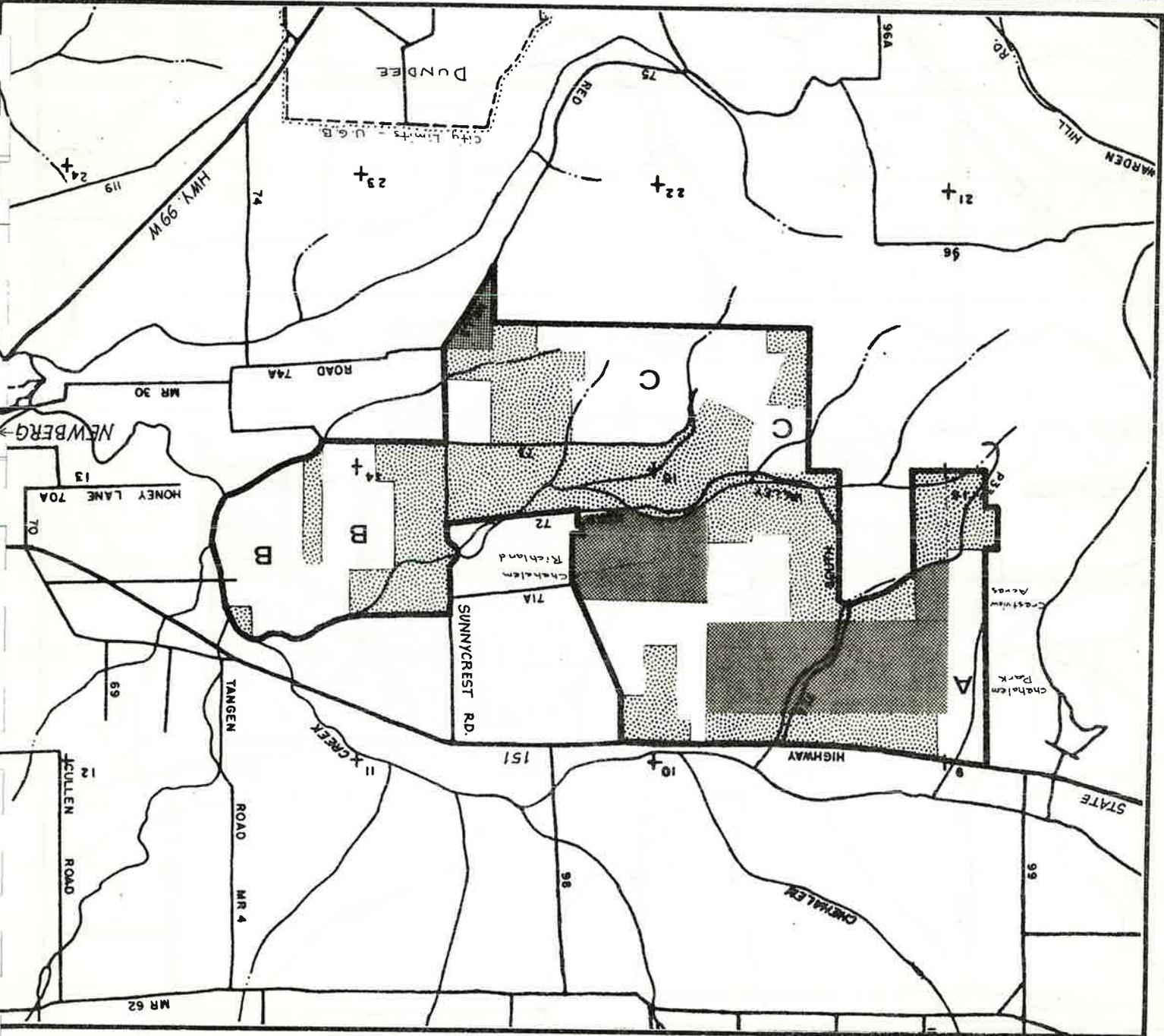
LEGEND

- 400 — Contour Lines (feet above sea level)
 - Study Area Boundary
 - County Boundary
 - - - City Limits
 - - - - City Urban Growth Boundary
- SOIL ASSOCIATIONS**
- Willakenzie - Hazelair
 - Jory - Yamhill - Nekia
 - Woodburn - Willamette

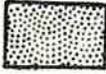
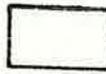
Scale: 1" = 1/2 mi.



Code Area 1.6 Chehalerm Richland/Sunnycrest



LEGEND

-  Study Area Boundary
-  County Boundary
-  City Limits
-  City Urban Growth Boundary
-  Small Contiguous Parcel Pattern
-  Platted Subdivision
-  Parcels of 10 or more Acres



Scale: 1" = 1/2 mi.

SCS SOIL CLASSIFICATIONS (IN ACRES)

Class I None Class II 445 Class III 644 Class IV 279 Class VI 58

FOREST SITE CLASSIFICATIONS (IN ACRES)

Fa - Fb 129 Fc 416 Fd 373 Fe - Ff 41 Not Available 467

SOIL PRODUCTIVITY OF CODE AREA

65 percent in	Jory-Yamhill-Nekia	Association
20 percent in	Willakenzie-Hazelair	Association
15 percent in	Woodburn-Willamette	Association

INDIVIDUAL OWNERSHIP PATTERNS

20.1 to 30.0 acres:	5	Individual ownerships out of 5 parcels.
30.1 to 40.0 acres:	4	Individual ownerships out of 4 parcels.
40+ acres:	10	Individual ownerships out of 11 parcels.

PARCEL SIZES

0 - 10.0 acres	101
10.1 - 20.0 acres	30
20.1 - 30.0 acres	5
30.1 - 40.0 acres	4
40+ acres	11

Total Number of Parcels in Code Area 151

Parcels 10 Acres or Less in Size Occupied by a House or Mobile Home 72

Total Number of Parcels Occupied by a House or Mobile Home 102

DISCUSSION

This Code Area displays three distinct types of land use. The eastern portion, the lands within the Code Area in Sections 13 and 14, are characterized by field crop agricultural uses and small drainages. The middle portion of the Code Area, that land lying in Sections 15 and 22, shows a transition to orchard uses and is characterized by intermittent stands of fir, maple and oak. The western portion of the Code Area, those lands included in Section 16, is mostly in forested land use. Except for the eastern boundary, this Code Area is surrounded by large holding lands and accompanying zoning. Code Area 1.8 borders this Code Area on the eastern side. The easternmost boundary of this Code Area

also follows Chehallem Creek drainage. Harvey and Hess Creeks also wind through the Code Area.

The growing season varies with elevation changes within the Code Area and except for pockets where late or early frosts occur, is typical of other bottomland and rolling hill areas of the County.

Parcelization and existing settlement patterns are somewhat complicated within this Code Area. Except for a 43-acre parcel at the southeasternmost corner of Section 14, all Code Area lands in Section 14 are developed in small parcels, with 34 dwellings located on a total of 49 parcels.

Much the same situation occurs with Code Area lands in Section 16. Crestview Acres and Chehallem Park Subdivisions occupy much of the Section; the remaining area contains parcels averaging 15 acres in size, except for one 30-acre and one 26-acre parcel. In this Section, 41 dwellings are located on a total of 58 parcels.

On the other hand, Code Area land in Sections 23, 22 and 13 shows a mixed-size parcelization, ranging from scattered parcels of less than 10 acres to parcels of 20 acres or more in size. Section 23 shows the most infill on parcels of 10 acres or less at this time: seven of the eight parcels have residences.

Finally, Section 16 contains two large holdings split by the Code Area boundary. All Code Area land except for that in Sections 22 and 23 is served by the Newberg Fire District. The Dundee and Newberg Fire Districts share joint responsibility in Sections 22 and 23.

Transportation access is considered good, with Sunnycrest and South Valley Roads being the main arterials through the Code Area.

Irrigation suitability within this Code Area is classified as 90 percent fair to excellent (the excellent occurring in the portion containing Woodburn-Williamette Soils). Except for individual ponding and impoundments, residents are not served by an irrigation district. All the Code Area is classified as having fair to good domestic water availability, with the exception of some declining well yields experienced in Section 23 during 1977.

While the Code Area generally possesses good soil suitability for septic drain-fields, all Sections contain up to 25 percent patches of poor soils for this purpose.

Area A
consists of two parcels and portions of two others, all of which exceed 20 acres in size. Only one parcel contains a dwelling unit. Three of these parcels are currently zoned RF-40 and are in farm or forest use. The fourth is currently zoned AF-20 and is in native pasture. In total, these four parcels are a continuation of large farm/forest development pattern to the west and are a marked contrast to the smaller 5-to-10 acre residential settlements to the south and east. Residential development on these parcels would represent an intrusion into an established agricultural area.

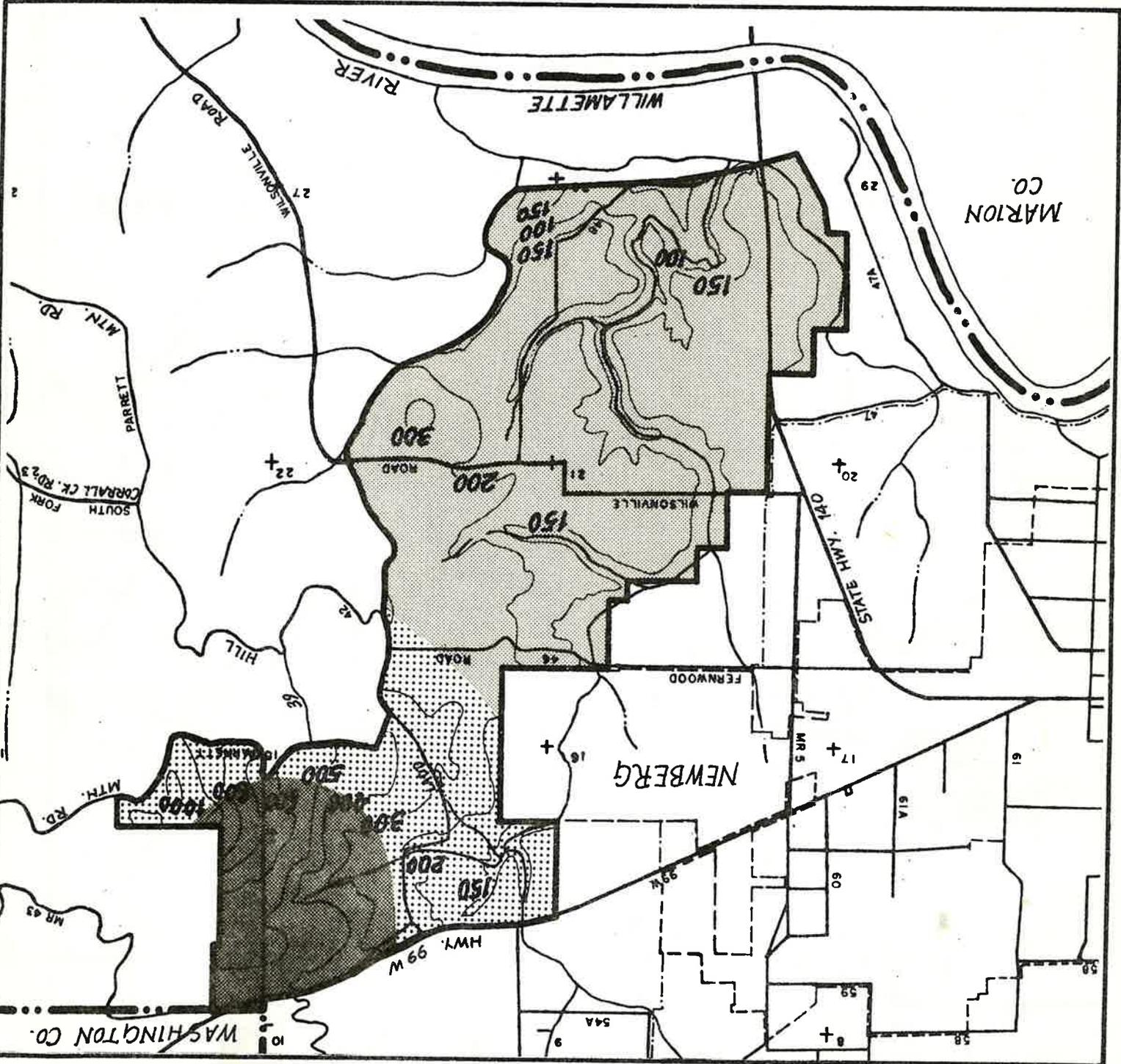
Area B
consists of four parcels and portions of ten others that are divided by major drainageways. Seven of these parcels exceed 20 acres in size and all but two of the fourteen are currently in agricultural use, principally dairy cattle, sheep, and hay. While this area abuts Code Area 1.8 on the east which has significant rural residential development, Area B is substantially separated by two principal drainageways and exhibits a distinctive agricultural appearance, more characteristic of the agricultural areas to the south. These parcels are currently zoned AF-20, and the lands within the study boundary contain three dwelling units.

Area C
consists of ten parcels (approximately 228 acres). These parcels can best be characterized as orchard land, and virtually all in some phase of orchard production. The majority of this area is on a north slope, and two parcels have topographical features that could hinder agricultural use--steep slopes and deeply cut drainageways. Six of the ten parcels exceed ten acres in size. A rural residential level of development is not apparent in this area. Rather, these parcels resemble in character and use the expanse of orchards that spread southward.

Summary

Commitment to rural residential use exists in Sections 14 and 15 of this Code Area because of the dominance of evenly distributed small parcels and residential settlement. Larger holdings in Sections 13 and 22 may face incompatibility problems from existing residential settlement on the scattered small parcels and adjacent VLDK zoning outside this code Area. Code Area land in Section 16 is not committed to rural residential use.

Code Area 1.12 Fernwood



SOIL ASSOCIATIONS

- Woodburn-Willamette
- Laurelwood
- Jory-Yamhill-Nekia

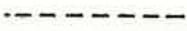
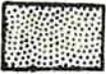
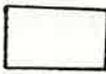
LEGEND

- 400—Contour Lines (feet above sea level)
- Study Area Boundary
- County Boundary
- City Limits
- City Urban Growth Boundary

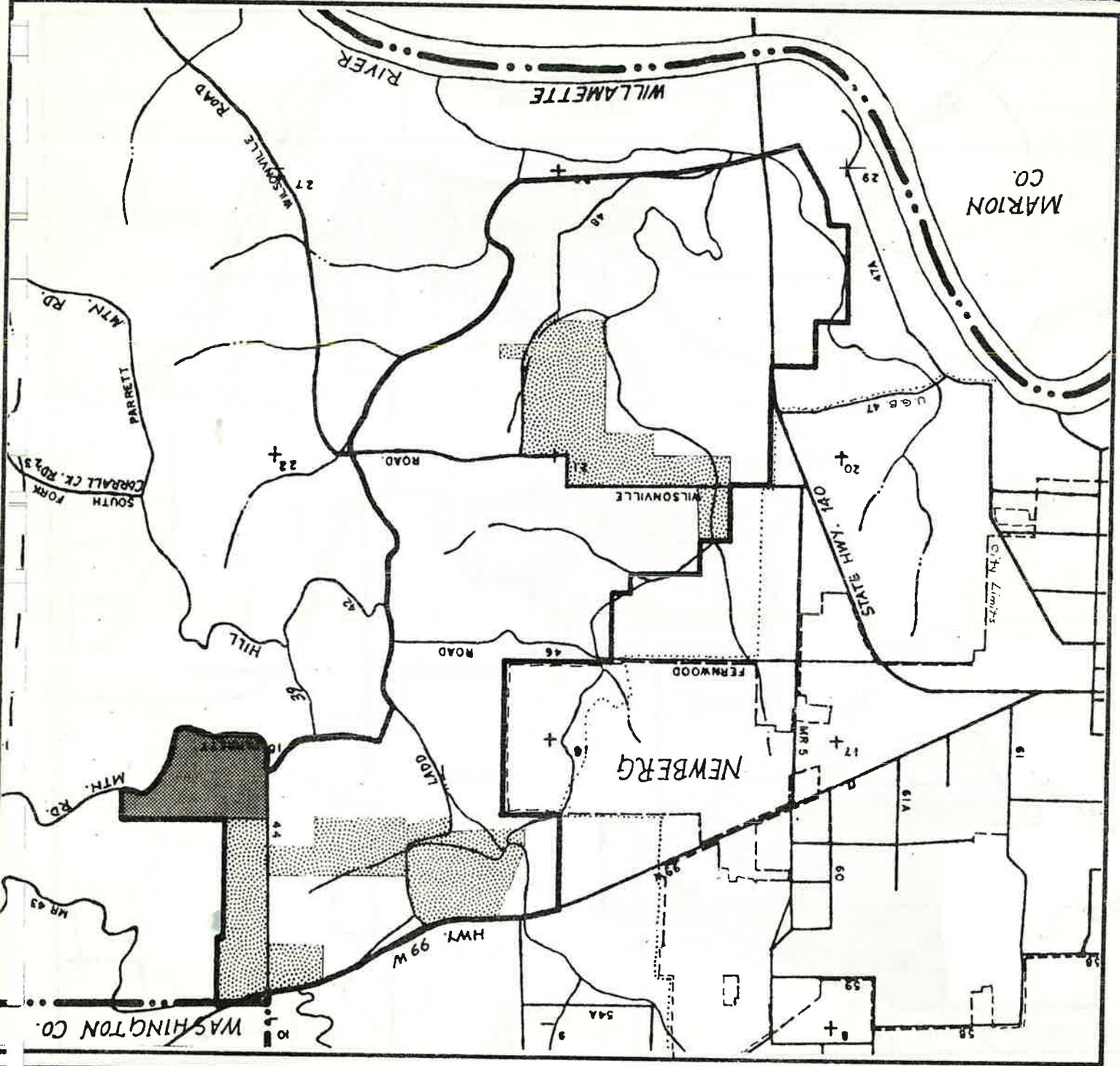
Scale: 1" = 1/2 mi.

Code Area 1.12 Fernwood

LEGEND

-  Study Area Boundary
-  County Boundary
-  City Limits
-  City Urban Growth Boundary
-  Small Contiguous Parcel Pattern
-  Platted Subdivision
-  Parcels of 10 or more Acres

Scale: 1" = 1/2 mi.



Fernwood

PLAN DESIGNATION

AFSH

CODE AREA

1.12

TOTAL ACREAGE 1,976

SCS SOIL CLASSIFICATIONS (IN ACRES)

Class I 172 Class II 885 Class III 583 Class IV 103 Class VI 233

FOREST SITE CLASSIFICATIONS (IN ACRES)

Fa none Fb 425 Fc 98 Fd 510 Fe 196 Ff 64 Not Available 683

SOIL PRODUCTIVITY OF CODE AREA

60 percent in Woodburn-Williamette Association - high productivity

20 percent in Laurelwood Association - fair productivity

20 percent in Jory-Yamhill-Nekia Association - poor productivity

INDIVIDUAL OWNERSHIP PATTERNS

20.1-40 acres: 14 individual ownerships out of 14 parcels.

40+ acres: 17 individual ownerships out of 18 parcels

Total 31 individual ownerships out of 32 parcels

PARCEL SIZES

0 -10.0 acres 100

10.1 -15.0 acres 10

15.1 -20.0 acres 14

20.1 -40.0 acres 14

40+ acres 18

Total Number of Parcels in Code Area 156

Parcels 10 Acres or Less in Size Occupied by a House or Mobile Home 64

Total Number of Parcels Occupied by a House or Mobile Home 106

DISCUSSION

Approximately 75 percent of the Fernwood Code Area is composed of bottomland of less than 400 feet elevation; the northeastern portion rises sharply and is part of the Parrett Mountain formation. Forest uses dominate the northern hilly section and orchards and field crops are the major uses in the remainder of the Code Area. To the west, less than two miles, lies the City of Newberg.

Willamette River bottomlands and floodplain areas form the southern boundary and the steep slopes of Parrett Mountain lie adjacent to the east of Fernwood. Except for the northeastern portion, the Code Area is characterized by average growing seasons for bottomland in Yamhill County.

Small parcel residential density occurs in Sections 14 and 15, and also lies in a strip along Wilsonville Road and Neuman Lane in Sections 21 and 28. These areas, totalling approximately 254 acres, are currently in AF-10 zoning. The remaining 1,772 acres of the Code Area are in AF-20 or EF-40 zoning districts and lie within one of the County's better soil associations for agricultural and forestry activities.

This entire Code Area is serviced by the Newberg Fire District. The road system is good, with the exception of crookedness and narrowness on Ladd Hill Road in Section 15.

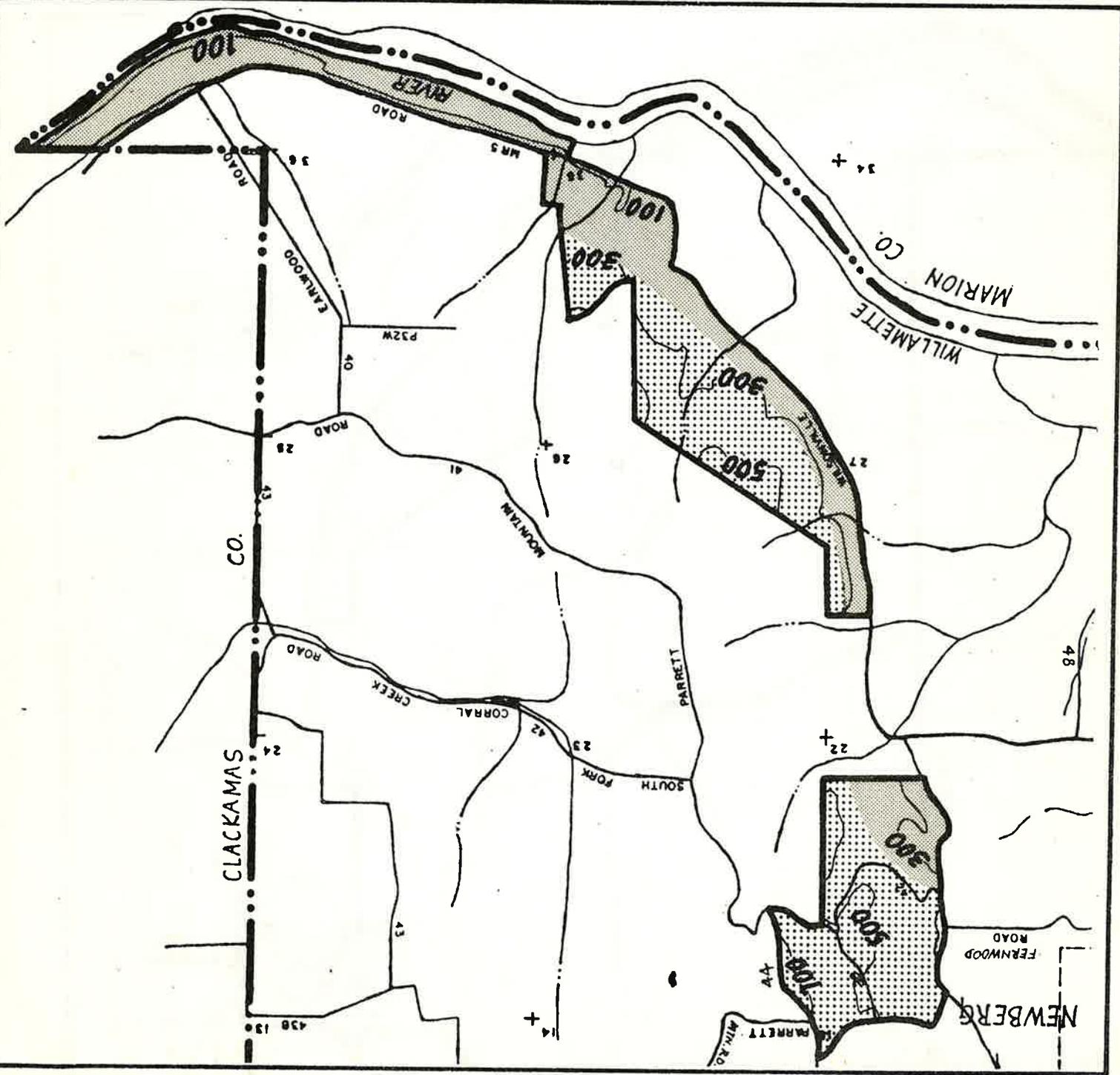
Of the Code Area that lies within Section 14, all parcels are less than 10 acres in size, with the exception of one 15-acre and one 19-acre parcel. Likewise, Section 15 has 33 parcels 10 acres or less in size; 5 parcels 10 to 20 acres in size; and 9 parcels over 20 acres in size, of which 3 are zoned AF-20. The Code Area within Section 21 exhibits 24 parcels of 10 acres or less in size, of which 22 are zoned AF-10. The three parcels over 15 acres in size are zoned EF-40. Similarly, the Code Area within Section 28 exhibits 6 parcels less than 15 acres and one 19-acre parcel zoned AF-10. The remaining 19 parcels are zoned either AF-20 or EF-40.

Summary

Residential density is concentrated in the northeastern portions of this Code Area where the least potential for agricultural activity exists, particularly with a lack of irrigation potential and fair irrigation suitability; and where the highest residential density occurs. In the remainder of the Code Area, good irrigation suitability and intensive agricultural activity exists, with the exception of the small portion of Sections 21 and 28 (103 acres) already committed to rural residential use.

Of the total 1,976 acres in Code Area 1.12, 1,303 are not committed to rural residential uses.

Code Area 1.13 Wilsonville



SOIL ASSOCIATIONS

-  Jory-Yamhill-Nekia
-  Woodburn-Willamette

LEGEND

- 400 — Contour lines (feet above sea level)
- Study Area Boundary
- County Boundary
- - - City Limits
- - - City Urban Growth Boundary



Scale: 1" = 1/2 mi.

Wilsonville

PLAN DESIGNATION

VLDR

CODE AREA 1.13

TOTAL ACREAGE 727

SCS SOIL CLASSIFICATIONS (IN ACRES)

Class I None Class II 155 Class III 203 Class IV 304 Class VI 65

FOREST SITE CLASSIFICATIONS (IN ACRES)

Fa - Fb - Fc 110 Fd 72 Fe 261 Ff 142 Not Available 142

SOIL PRODUCTIVITY OF CODE AREA

50 percent in Woodburn-Willamette Association

50 percent in Jory-Yamhill-Nektia Association

INDIVIDUAL OWNERSHIP PATTERNS

20.1 - 40.0 acres: 4 individual ownerships out of 4 parcels.
40+ acres: 4 individual ownerships out of 4 parcels.

PARCEL SIZES

0 - 10.0 acres 50
10.0 - 20.0 acres 9
20.1 - 40.0 acres 4
40+ acres 4

Total Number of Parcels in Code Area 67

Parcels 10 Acres or Less in Size Occupied by a House or Mobile Home 34

Total Number of Parcels Occupied by a House or Mobile Home 41

DISCUSSION

Wilsonville Code Area takes in a broad band of mostly forested foothills to the north of Willsonville Road. The eastern third of the Code Area encompasses the land south of Willsonville Road to the banks of the Willamette River and to the County line. The northern part of the Code Area also encompasses foothill land. The break in Section 27 between the land in the northern part of the Code Area and the remainder is composed of a 52 acre Mineral Resource Zone and Heavy Industrial Plan Designation. To the east of the Code Area lies Parrett Mountain. The Willamette River forms the southern boundary and the agricultural lands of Code Area 1.12 lie to the west and north.

The growing season is characterized by late spring and early fall frosts in the areas above 300 feet elevation. The bottomland also has a limited growing season due to micro-climate factors from the Willamette River and to the narrowness of the valley of bottomland lying between 100 and 200 feet elevation. The dominant agricultural activities include Christmas tree culture and pasturage for horse breeding farms.

Small parcelization and existing rural residential densities occur in two parts of the Code Area. Section 22 and 23 contain 23 parcels 10 acres or less in size, of which 13 have dwellings. Four more dwellings are located on parcels larger than 10 acres.

Likewise, Sections 1 and 6 have 27 parcels 10 acres or less in size of which 21 are occupied by dwellings. Two more dwellings are located on parcels larger than ten acres.

Although the entire Code Area has fair or better irrigation suitability, no irrigation district exists although some residents utilize very small dams. Domestic water availability is rated fair or better throughout the Code Area. Code Area land within Sections 1 and 6 has fair or better soil suitability for septic drainfields. Code Area land in all other sections carries a mixed rating: 50 percent poor soils in Sections 23 and 26; 60 percent poor soils in Section 35; and 40 percent poor soils in Section 22.

Newberg Fire District serves the entire Code Area, and the road system is considered good throughout. Wilsonville Road is the main transportation arterial, with County Roads #39 and #42 providing access to the small lots in Sections 22 and 23.

Of a total of 67 parcels, 59 are 20 acres or less in size, and are concentrated in the most northerly and southerly portions of the Code Area. Three parcels, 28 acres, 21 acres and 23 acres in size, are surrounded by small parcels and attendant activities in Sections 22 and 23. A 25-acre parcel in Section 6 is bordered to east and west by 6 and 8 acre parcels, to the north by Wilsonville Road and to the south by the Willamette River.

The remaining portion of the Code Area not in the Mineral Resource zone is held by 4 landowners, with acreage ranging from 58 to 297 acres.

Summary

Sections 22 and 23, 1 and 6 are committed to rural residential use by an evenly-distributed pattern of small parcels and individual ownerships, and poor agricultural productivity potential.

Excepting the lands zoned for Mineral Resources activity, all other portions of the Code Area are not committed to rural residential use.

LEGEND

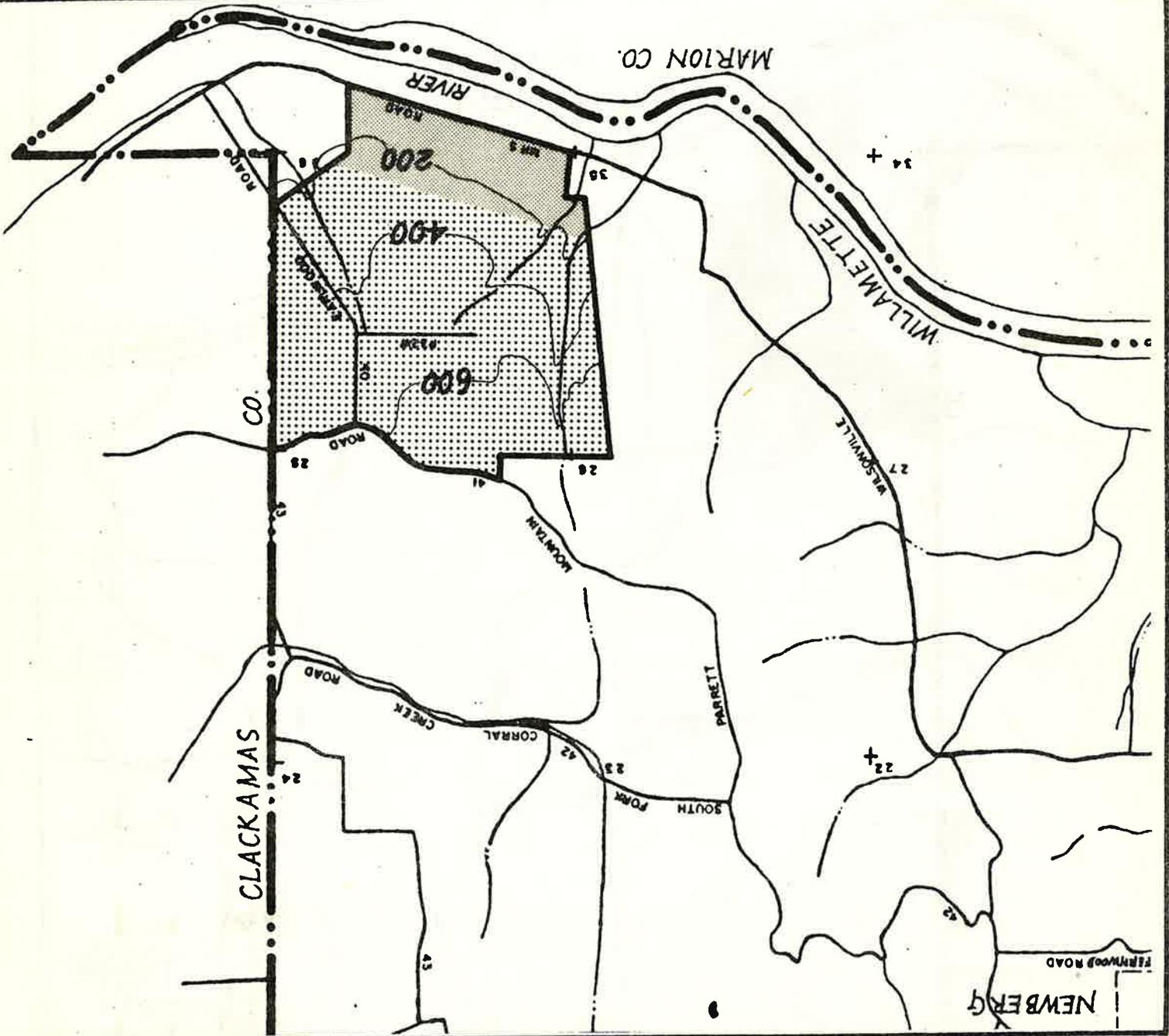
- 400 — Contour Lines (feet above sea level)
- Study Area Boundary
- County Boundary
- - - City Limits
- - - City Urban Growth Boundary

Scale: 1" = 1/2 mi.



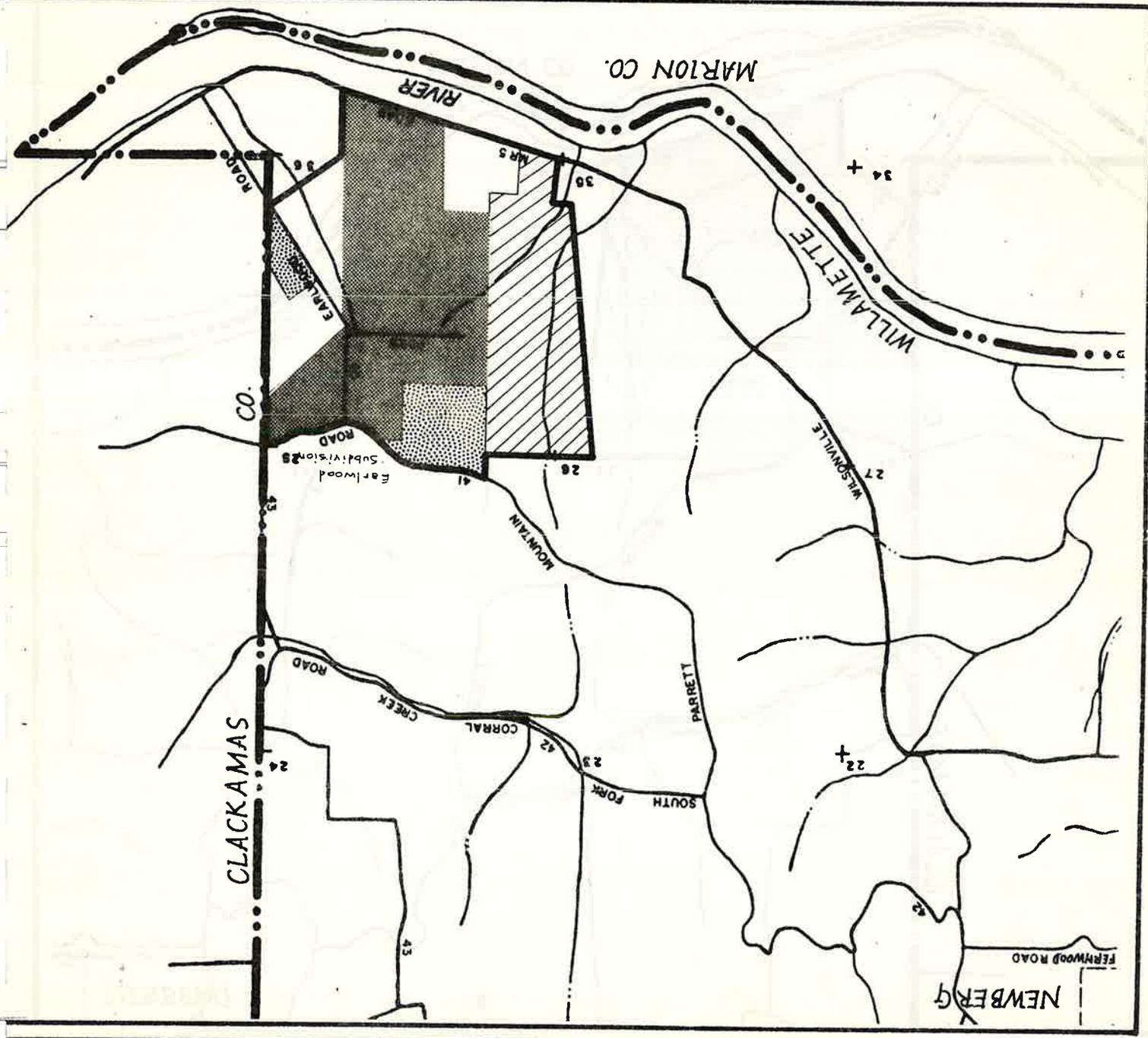
SOIL ASSOCIATIONS

-  Jory - Yamhill - Nekia
-  Woodburn - Willamette

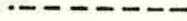
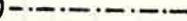


Code Area 1.15 Earliwood/Parrett Mtn.

Code Area 1.15 Earliwood/Parrett Mtn.



LEGEND

-  Plan-designation and Zone Change by 1979 Board Action
 -  Small Contiguous Parcel Pattern
 -  Platted Subdivision
 -  Parcels of 10 or more Acres
 -  Study Area Boundary
 -  County Boundary
 -  City Limits
 -  City Urban Growth Boundary
- Scale: 1" = 1/2 mi.

Earlwood/Parrett Mtn.
PLAN DESIGNATION
AFSH

CODE AREA 1.15
TOTAL ACREAGE 689

SCS SOIL CLASSIFICATIONS (IN ACRES)

Class I 4 Class II 150 Class III 142 Class IV 356 Class VI None

FOREST SITE CLASSIFICATIONS (IN ACRES)

Fa None Fb None Fc 74 Fd 75 Fe 354 Ff 134 Not Available None

SOIL PRODUCTIVITY OF CODE AREA

85 percent in Jory-Yamhill-Nekia Association

15 percent in Woodburn-Willamette Association

INDIVIDUAL OWNERSHIP PATTERNS

10.1 - 15.0 acres: 4 individual ownerships out of 4 parcels.

15.1 - 20.0 acres: 3 individual ownerships out of 5 parcels.

20.1 - 40.0 acres: 6 individual ownerships out of 6 parcels.

40+ acres: 1 individual ownerships out of 1 parcels.

PARCEL SIZES

0 - 10.0	acres	37
10.1 - 15.0	acres	4
15.1 - 20.0	acres	5
20.1 - 40.0	acres	6
40+	acres	1

Total Number of Parcels in Code Area 53

Parcels 10 Acres or Less in Size Occupied by a House or Mobile Home 24

Total Number of Parcels Occupied by a House or Mobile Home 29

DISCUSSION

Moving northward from Wilsonville Road, this Code Area lies along the southern flanks of Parrett Mountain, with the northern portion exceeding 600 feet in elevation through steep rises in the land. The Code Area's eastern border is the Clackamas-Yamhill County line; on the western border lies land of the same bottomland-to-hilly-land characteristics. Due to high elevations, this Code Area has an erratic growing season, typified by late spring and early fall frosts.

Earlwood/Parrett Mtn.
Code Area 1.15

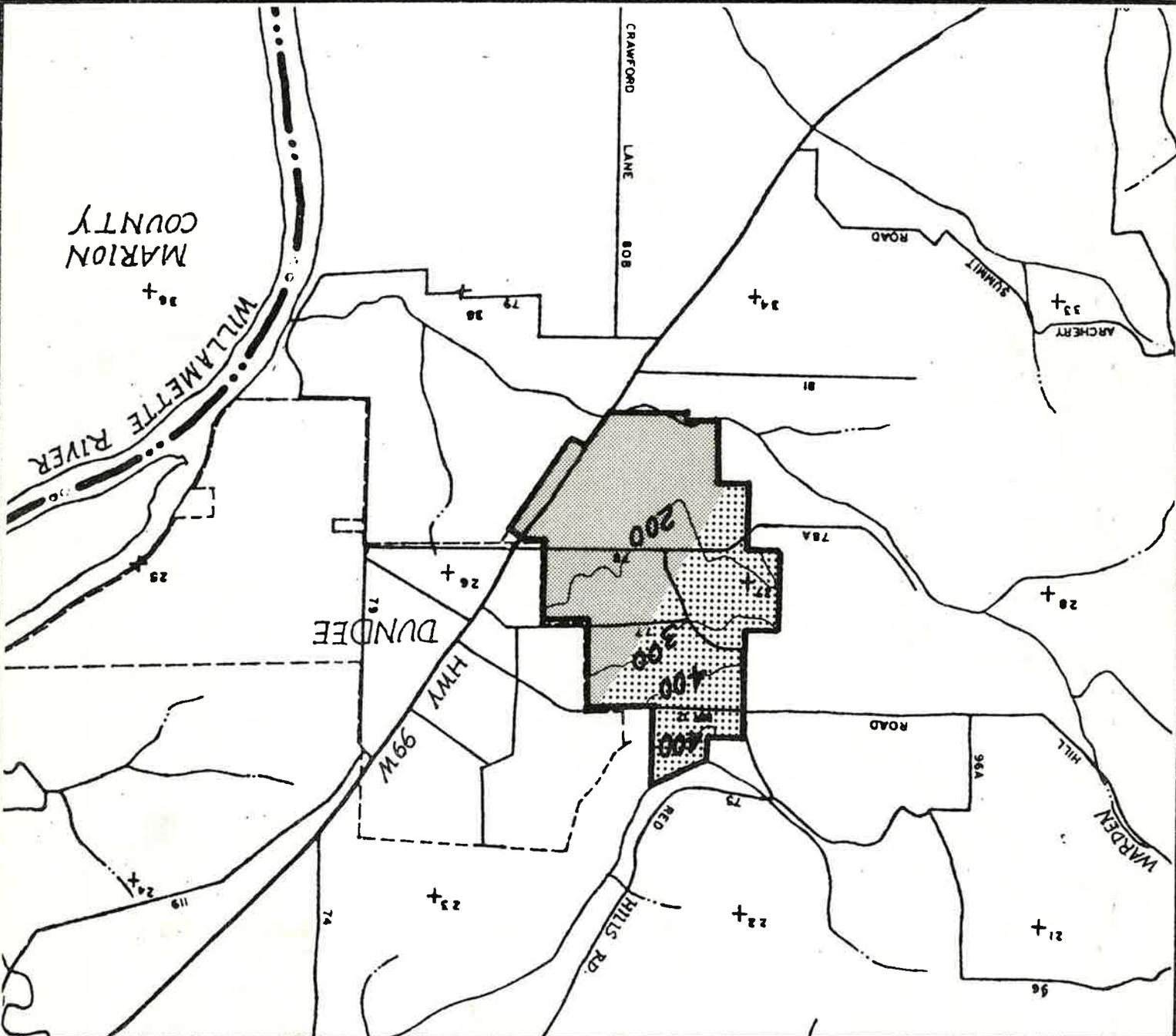
Of the 689 acres in the Code Area, 375 acres are within the Earlwood Sub-division. The remaining 314 acres are composed of seven parcels of 10 acres or less, four parcels of 20 to 30 acres, and one parcel of 158 acres. Only two parcels outside the Earlwood Subdivision, 25 and 29 acres in size, border Wilsonville Road and lie within the Woodburn-Williamette soil association. The average parcel size within the Earlwood Subdivision is 11 acres.

Earlwood/Parrett Mtn. Code Area is serviced by the Newberg Fire District. The road system is considered good within this Code Area. The Code Area exhibits fair or better water availability classification, but 75 percent of the Code Area shows poor irrigation suitability. Septic drainfield suitability rates as "good" for 40 percent of the Code Area, and "poor" for 60 percent of the Area.

Summary

Consisting primarily of steep, rocky slopes, Code Area 1.15 is most suitable for rural residential development, due to evenly distributed, small parcelization, poor agricultural soils and poor growing seasons. The exception is the 158-acre parcel at the eastern edge of the Code Area. Rapid in-fill of this Code Area is unlikely, due to the difficulty of locating acceptable septic drainfields on some of the vacant parcels.

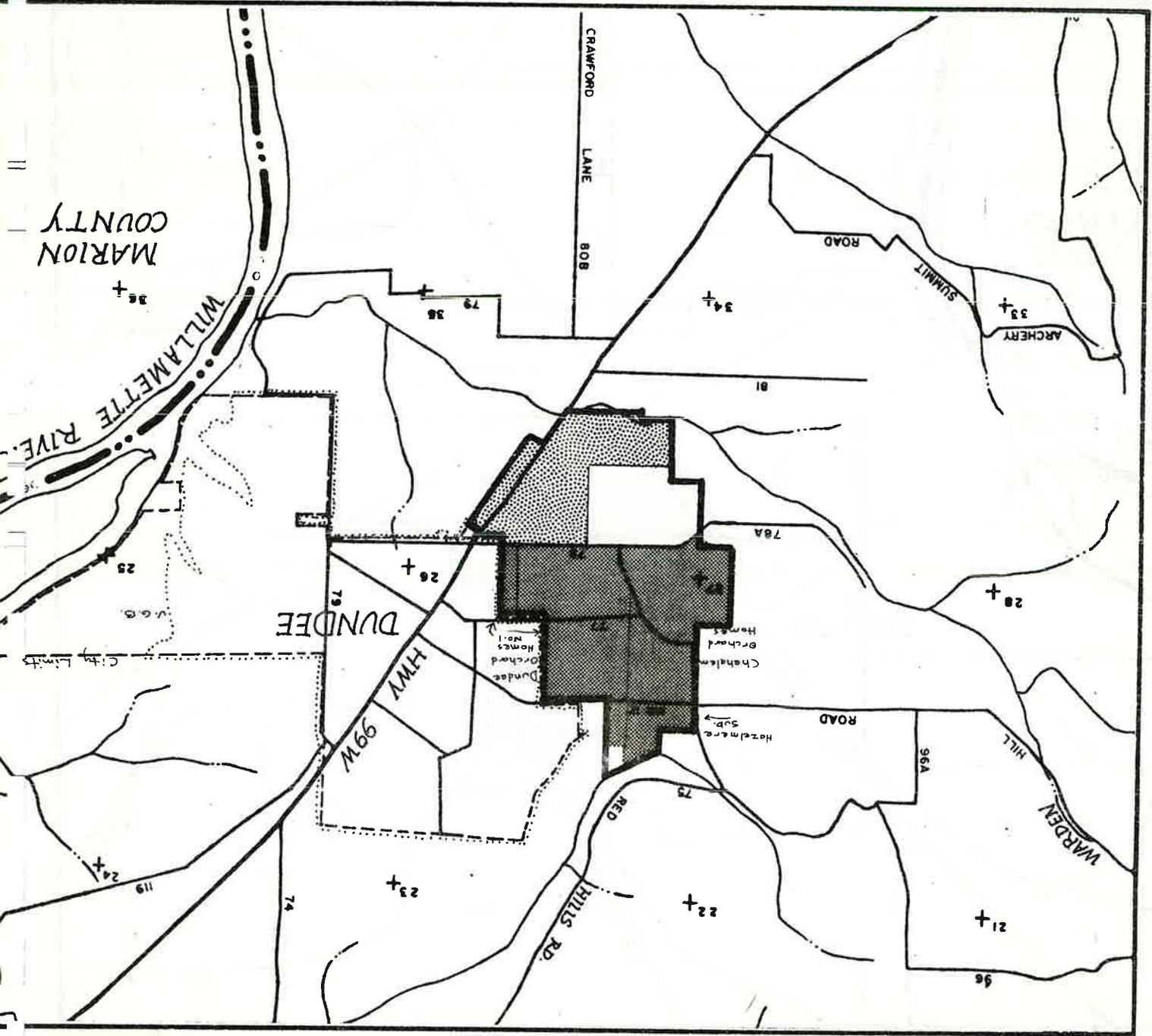
Code Area 1.17 Southwest Dundee



LEGEND

- 400 — Contour Lines (feet above sea level)
 - Study Area Boundary
 - County Boundary
 - - - City Limits
 - · - · - City Urban Growth Boundary
 - Scale: 1" = 1/2 mi.
 - North Arrow (N)
- SOIL ASSOCIATIONS**
- Woodburn-Willamette
 - Jory-Vamhill-Nekia

Code Area 1.17 Southwest Dundee



LEGEND

- Scale: 1" = 1/2 mi.
- Study Area Boundary (Solid line)
- County Boundary (Dotted line)
- City Limits (Dashed line)
- City Urban Growth Boundary (Dotted line)
- Small contiguous Parcel Pattern (Stippled box)
- Platted Subdivision (Cross-hatched box)
- Parcels of 10 or more Acres (White box)



Southwest Dundee
PLAN DESIGNATION

AFSH & VLDR

CODE AREA 1.17

TOTAL ACREAGE 413

SCS SOIL CLASSIFICATIONS (IN ACRES)

Class I none Class II 225 Class III 125 Class IV 28 Class VI 5

FOREST SITE CLASSIFICATIONS (IN ACRES)

Fa none Fb 3 Fc 7 Fd -- Fe -- Ff -- Not Available 395

SOIL PRODUCTIVITY OF CODE AREA

60 percent in Woodburn-Williamette Association
40 percent in Jory-Yamhill-Nekia Association

INDIVIDUAL OWNERSHIP PATTERNS

15.1 - 20.0 acres: 5 individual ownerships out of 5 parcels
20.1 - 30.0 acres: 3 individual ownerships out of 3 parcels
30.1 - 40.0 acres: 2 individual ownerships out of 2 parcels

PARCEL SIZES

0 - 5.0 acres 35
5.1 - 10.0 acres 14
10.1 - 15.0 acres 2
15.1 - 20.0 acres 5
20.0 - 30.0 acres 3
30.1 - 40.0 acres 2

Total Number of Parcels in Code Area 61

Parcels 10 acres or Less in Size Occupied by a House or Mobile Home 31

Total Number of Parcels Occupied by a House or Mobile Home 38

DISCUSSION

Lying due west of the City of Dundee, this Code Area is composed of orchard lands interspersed with mixed oak-fir stands on the hills. To the west and south the larger orchards and grain fields; to the north, rural residential lands in Code Area 1.8. The elevation does not go much higher than 400 feet, and the area is characterized by a growing season typical of Yamhill County bottomlands. Parcelization patterns in this Code Area are small, with the largest parcel being 34 acres. It is densely wooded and is located in the southwesternmost corner of Section 26. All of the Code Area located in Section 26 is platted into two

subdivisions: Chehallem Orchard Homes No. 1 and Red Hills Subdivision. To the east of Section 26, outside the Code Area lies a pattern of small parcelization in the Chehallem Orchard Homes plat; however, this plat is sparsely settled at present and is zoned either AF-20 or EF-40. Section 26 also contains 28 acres of zoned LDR-1200 lands adjacent to the City limits of Dundee within the Code Area.

The portion of the Code Area in Section 35 includes the Filbert Terrace Subdivision, which lies adjacent to Highway 99 and 18 other parcels, ranging in size from less than an acre to 32 acres. In addition, Section 35 includes 11 acres of land along Highway 99W zoned at a VLDR-1 density.

Approximately 33 percent of the Code Area is classified as having poor irrigation suitability; this portion is located in the area composed of Jory-Yamhill-Nekia soils. The remaining land has good irrigation suitability. At present, no irrigation district serves the Code Area.

Soil suitability for septic drainfields varies. Section 35 contains about 25 percent of soils classified as poor for this purpose; Section 26 contains about 40 percent poor soils for septic drainfields.

The Code Area is served by Dundee Fire District.

The transportation system is considered very good. To the southeast lies Highway 99W, providing north-south access. In addition, three roads, County Road No. 78, County Road No. 77 and Warden Hill Road, run through the Code Area in an east-west direction. However, County Road No. 78A is considered as steep and narrow, and is the poorest section of road in the Code Area.

Lands currently zoned AF-10 in this Code Area could accommodate up to eleven future rural residential lots of a standard 10-acre minimum lot size. But because of soil difficulties concerning septic systems, a more likely estimate would be five future rural residential homesites. When this in-fill might happen depends upon individual marketplace factors.

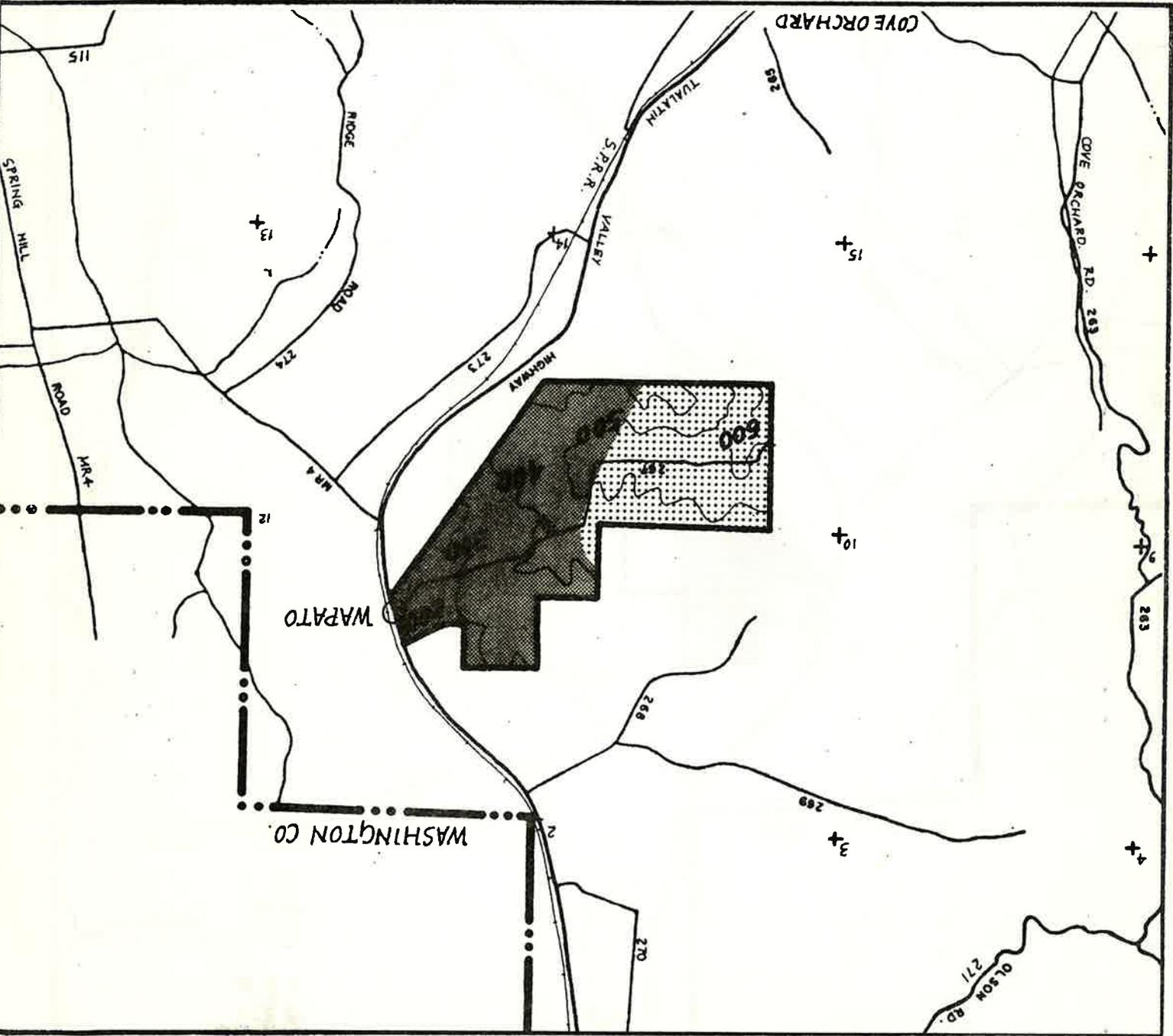
Area A

(Southwestern portion of study area) consists of five parcels, four of which exceed 20 acres in size. Two of the parcels are part of the Chehallem Orchard Homes subdivision and three of the five have dwellings. All five parcels are in some type of agricultural use, including the two subdivision parcels - 34 acres and 20.6 acres - which are established filbert orchards. The five parcels are flanked to the north and east by a platted subdivision and small-lot (5-10 acre) residential development. The two parcels in filbert orchards are more characteristic of the established agricultural developments to the west (filberts, grain and grapes), and do not represent an intrusion to the rural residential settlement pattern noted to the east and north. The 32- and 22-acre parcels are less agriculturally productive; the former especially being cut by a ravine and brush. These two parcels are committed to rural residential use.

Summary

The existing residential settlement is spread somewhat evenly throughout the Code Area, although the pattern thins out to the southwesterly-westerly boundary somewhat. The best agricultural soils are where the smallest parcels with existing homes are located. Due to the small parcelization pattern and platted subdivisions, all but Area A of this Code Area is committed to rural residential development.

Code Area 2.2 Wapato



LEGEND

SOIL ASSOCIATIONS

- Wapato - Cove
- Peavine

400 - Contour Lines (feet above sea level)

Study Area Boundary

County Boundary

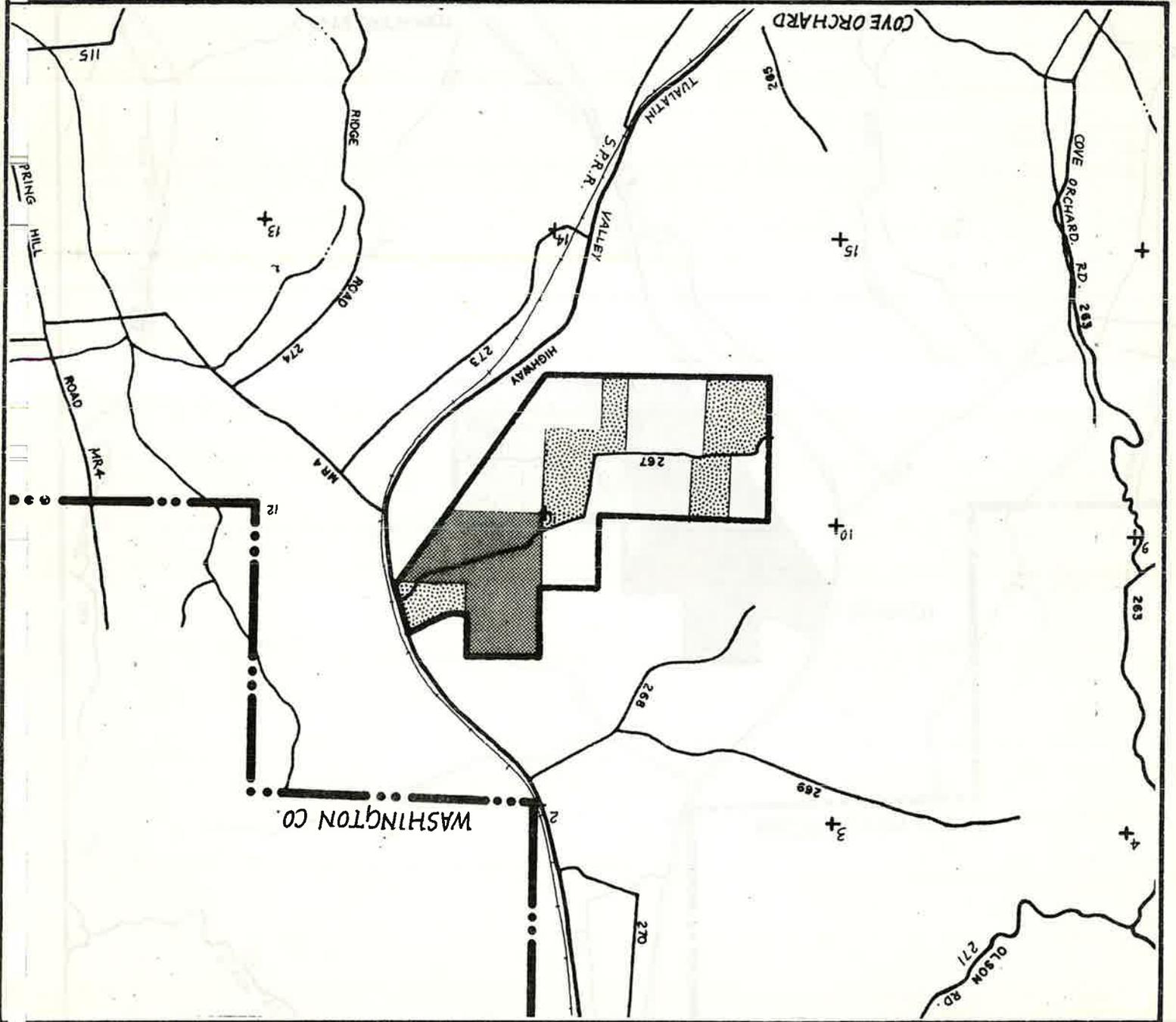
City Limits

City Urban Growth Boundary

Scale: 1" = 1/2 mi.

N

Code Area 2.2 Wapato



LEGEND

- Study Area Boundary (Solid line)
 - County Boundary (Dotted line)
 - City Limits (Dashed line)
 - City Urban Growth Boundary (Long-dashed line)
 - Small Contiguous Parcel Pattern (Dotted box)
 - Platted Subdivision (Solid black box)
 - Parcels of 10 or more Acres (White box)
- Scale: 1" = 1/2 mi.

Wapato

PLAN DESIGNATION

AFSH

CODE AREA

2.2

TOTAL ACREAGE 418

SCS SOIL CLASSIFICATIONS (IN ACRES)

Class I None Class II None Class III 270 Class IV 148 Class V None Class VI None

FOREST SITE CLASSIFICATIONS (IN ACRES)

Fa None Fb 51 Fc 116 Fd 91 Fe 0 Ff 60 Not Available 100

SOIL PRODUCTIVITY OF CODE AREA

60 percent in Wapato-Cove Association - poor productivity
 40 percent in Peavine Association - poor productivity

INDIVIDUAL OWNERSHIP PATTERNS

10.1 - 20.0 acres: 6 individual ownerships out of 6 parcels.
 20.1 - 40.0 acres: 3 individual ownerships out of 4 parcels.
 40+ acres: 2 individual ownerships out of 2 parcels.

PARCEL SIZE

10.0 acres 35
 10.1-20.0 acres 6
 20.1-40.0 acres 4
 40+ acres 2

Total Number of Parcels in Code Area 47

Parcels 10 acres or less in size occupied by a House or Mobile Home 19

Total Number of Parcels Occupied by a House or Mobile Home 28

DISCUSSION

Functioning as one of the County's historical rural hamlets, the Wapato Code Area's eastern boundary lies within a small valley transversed by Highway 47. The land to the east and south is rolling hill land, characterized by mixed forest and grazing lands. To the north and west of the Highway, the Code Area is composed of scrub oak hills and mixed conifer lands, culminating in fir stands at the westward boundary of the Code Area and beyond. Due to the narrowness of the valley at the eastern edge of the Code Area, the growing season is short and is characterized by late spring and early fall frosts. The most intensive residential settlement occurs in Section 12 of the Code Area, wherein all but two parcels are less than 10 acres in size. The same

pattern occurs in Section 14, where parcels range in size from 2 to 20 acres, with the exception of one 50-acre parcel surrounded on three sides by mixed-size parcels.

This Code Area is serviced by the Yamhill Fire District. County Road No. 267 bisects the Code Area; however, this road is steep in Sections 12 and 14 and has a narrow turn-around at the end.

Water availability is generally poor throughout the Code Area. The I.A. Water Coop services an area along Highway 47, but does not extend water lines throughout the Code Area. All sections lying within this Code Area are characterized by up to 40 percent poor soil suitability for septic drainfields.

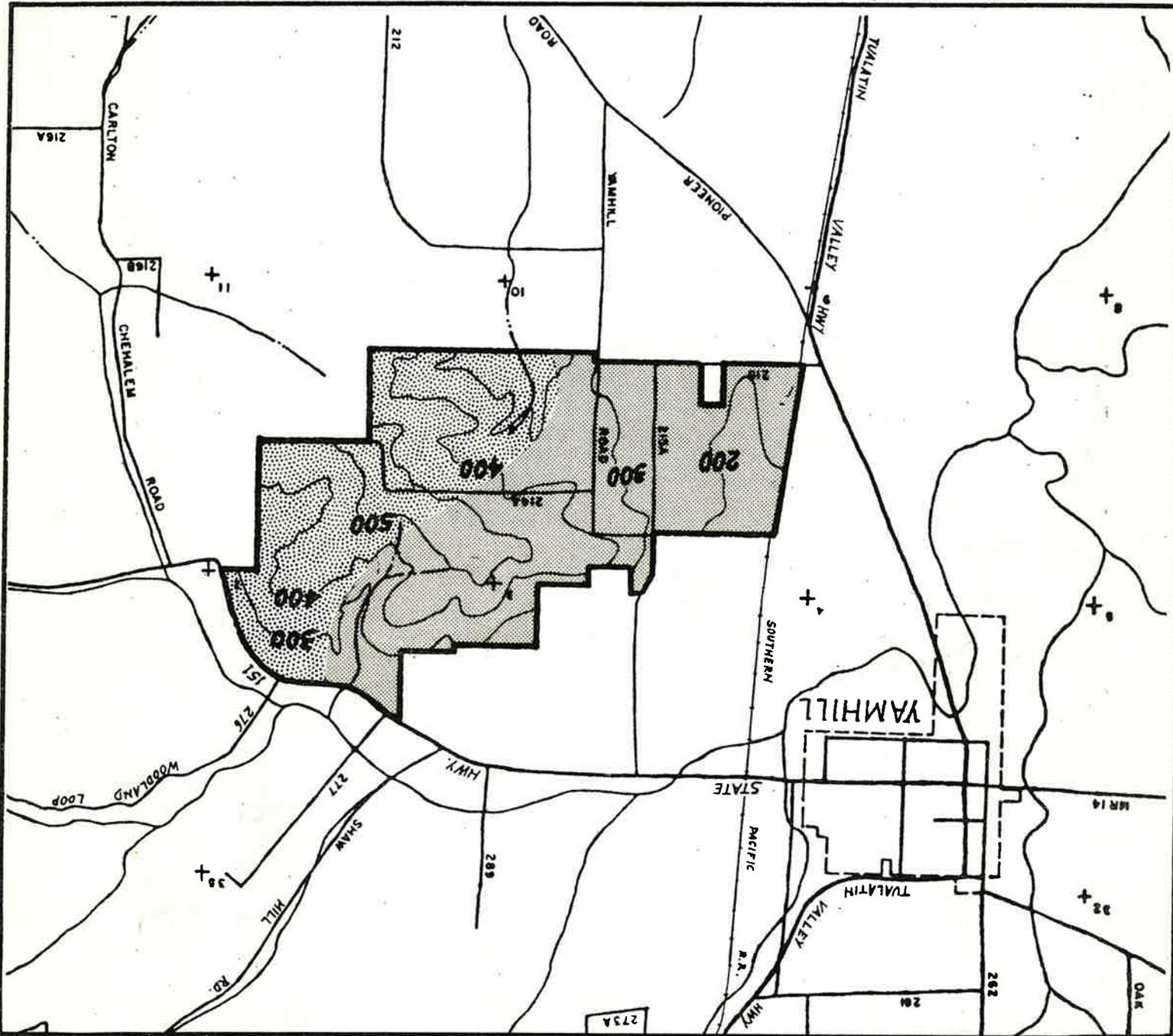
Irrigation suitability shows a fair potential in the Wapato-Cove soil associations and a very poor (or non-irrigable) potential in the Peavine soil associations.

Summary

Small and even distribution of parcels 10 acres and under in size preclude most of this Code Area from intensive forest and grazing uses in the future. However, rural residential infill in the Code Area will continue to be slow on existing small parcels until water availability and septic system difficulties are overcome.

The 50-acre parcel has recently been completely logged, is classified as being in forest use, and is not committed to rural residential use.

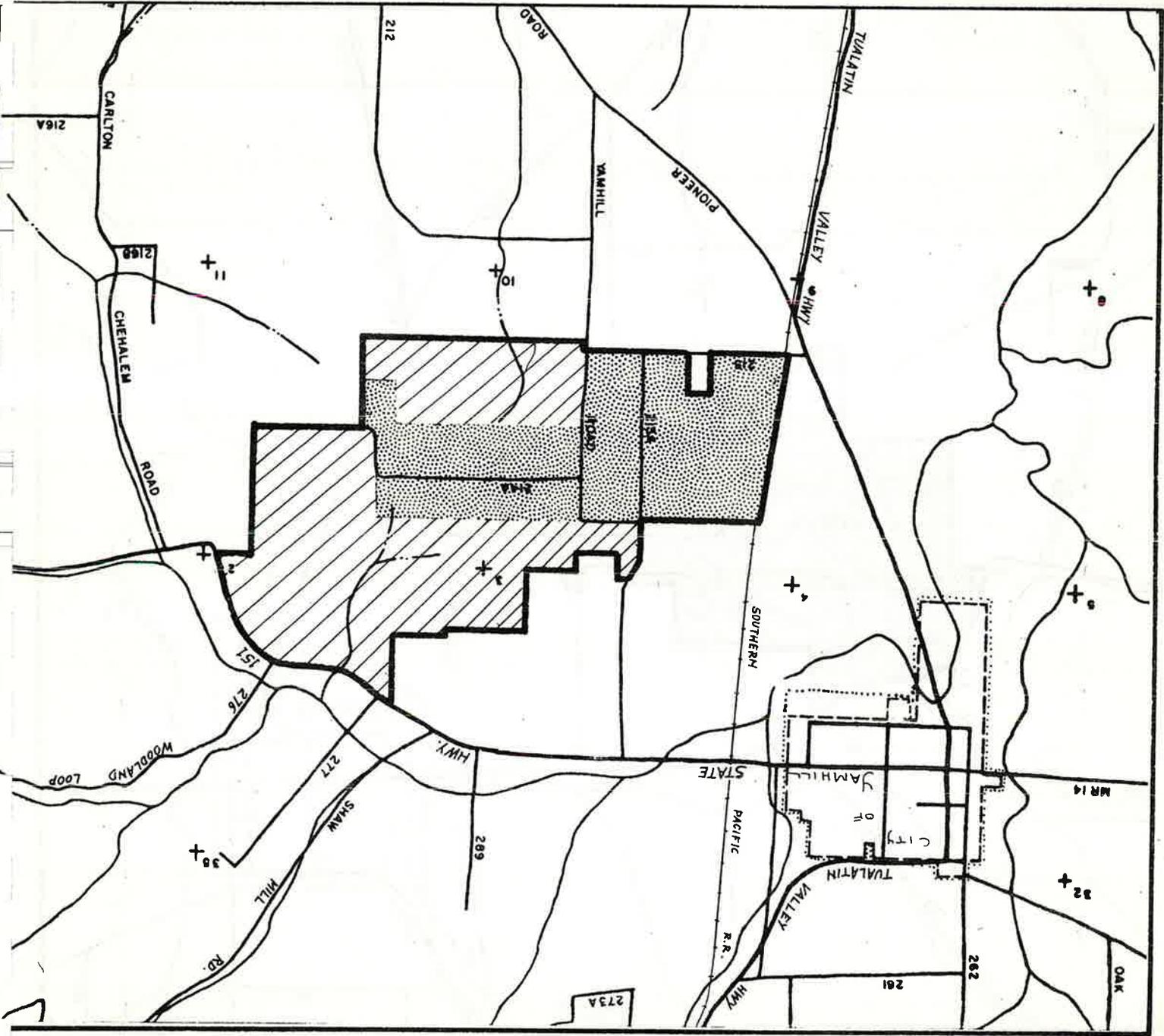
Code Area 2.6 Yamhill Orchard Tracts



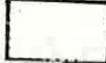
LEGEND

- 400 — Contour Lines (feet above sea level)
 - Study Area Boundary
 - County Boundary
 - - - City Limits
 - - - City Urban Growth Boundary
- SOIL ASSOCIATIONS**
- Woodburn-Willamette
 - Willakenzie-Hazelair
- Scale: 1" = 1/2 mi.

Code Area 2.6 Yamhill Orchard Tracts



LEGEND

-  Study Area Boundary
-  City Limits
-  County Boundary
-  City Urban Growth Boundary
-  Plan-designation and Zone Change by 1979 Board Action
-  Small Contiguous Parcel Pattern
-  Platted Subdivision
-  Parcels of 10 or more Acres



Scale: 1" = 1/2 mi.

Yamhill Orchard Tracts
PLAN DESIGNATION

AFSH

CODE AREA 2.6
TOTAL ACREAGE 841

SCS SOIL CLASSIFICATIONS (IN ACRES)

Class I None Class II 108 Class III 269 Class IV 423 Class VI 41

FOREST SITE CLASSIFICATIONS (IN ACRES)

Fa - Fb - Fc - Fd - Fe - Ff - Not Available 841

SOIL PRODUCTIVITY OF CODE AREA

60 percent in Woodburn-Willamette Association
40 percent in Willakenzie-Hazelair Association

INDIVIDUAL OWNERSHIP PATTERNS

10.1 - 20.0 acres: 12 individual ownerships out of 12 parcels.
20.1 - 30.0 acres: 6 individual ownerships out of 6 parcels.
30.1 - 40.0 acres: 2 individual ownerships out of 2 parcels.
40+ acres: 6 individual ownerships out of 6 parcels.

PARCEL SIZES

0 - 10.0	acres	34
10.1 - 20.0	acres	12
20.1 - 30.0	acres	6
30.1 - 40.0	acres	2
40+	acres	6

Total Number of Parcels in Code Area	60
Parcels 10 Acres or Less in Size Occupied by a House or Mobile Home	19
Total Number of Parcels Occupied by a House or Mobile Home	30

DISCUSSION

The eastern portion of this Code Area is composed of rolling hills covered with orchards, fields and stands of fir and oak. Section 10 is mostly composed of orchard lands. The western portion of the Code Area is composed of slightly rolling hills in large grain fields. To the northwest, approximately 1 1/2 miles, is the City of Yamhill. Adjacent land uses surrounding this Code Area are almost entirely large holding agricultural, with grain and seed crops as the dominant activity. The growing season is very amenable for agricultural production.

Yamhill Orchard Tracts
Code Area 2.6

Existing rural residential settlement is concentrated in Sections 10 and 11, within the Yamhill Orchard tracts and Fairview Subdivisions. Within these contiguous subdivisions, there are 26 parcels 10 acres or less in size, of which 17 are occupied by dwelling units. Another 3 parcels between 10 and 20 acres in size within the Subdivisions also have dwellings.

This Code Area is served by the Yamhill Fire District. The road system is considered good, with Yamhill Road providing north-south access through the western portion of the Code Area, and County Roads 215 and 315 serving the Subdivisions.

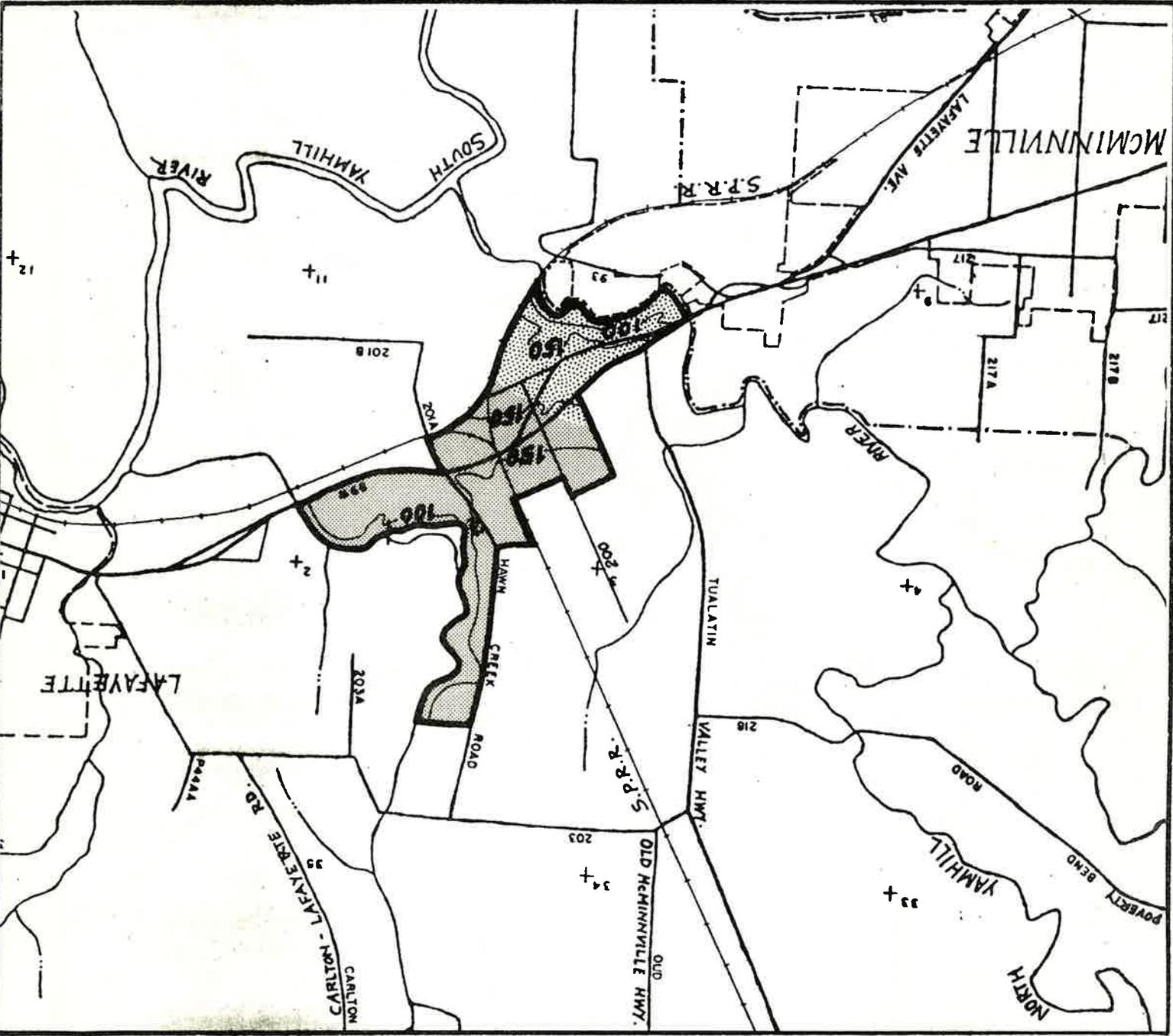
Approximately 97 percent of the Code Area is classified as having poor irrigation suitability. Sections 3 and 10 are classified as having poor domestic water availability; the other two sections have a fair rating for this purpose. Valley View Water District operates throughout this Code Area, with lines running along the roads.

The entire Code Area is classified as 80 to 90 percent poor soils for drain-

Summary

While the primary agricultural uses for this Code Area are dryland grain farming and orchards, the 328 acres contained within the Yamhill Orchard Tracts and Fairview Subdivisions are committed to rural residential uses because of an evenly-distributed small parcel pattern, a high level of existing residential development, and a pattern of individual small parcel ownership. The remaining land, 513 acres, is not committed to rural residential use.

Code Area 4.5 St. Joe's



LEGEND

SOIL ASSOCIATIONS

- Woodburn-Willamette
- Chehalis-Cloquato-Newberg

400 — Contour Lines (feet above sea level)

Study Area Boundary

County Boundary

City Limits

City Urban Growth Boundary

Scale: 1" = 1/2 mi.

N

St. Joe's

PLAN DESIGNATION

VLDR

CODE AREA

4.5

TOTAL ACREAGE

236

SCS SOIL CLASSIFICATIONS (IN ACRES)

Class I None Class II 162 Class III 20 Class IV None Class VI 54

FOREST SITE CLASSIFICATIONS (IN ACRES)

Fa - Fb - Fc - Fd - Fe - Ff - Not Available 236

SOIL PRODUCTIVITY OF CODE AREA

70 percent in Woodburn-Williamette Association
30 percent in Chehalis-Cloquato-Newberg Association

INDIVIDUAL OWNERSHIP PATTERNS

10.1 - 20.0 acres: 2 individual ownerships out of 2 parcels.
21.1 - 40.0 acres: 1 individual ownerships out of 1 parcels.
40+ acres: 2 individual ownerships out of 2 parcels.

PARCEL SIZES

0 - 10.0 acres 46
10.1 - 20.0 acres 2
21.1 - 40.0 acres 1
40+ acres 2

Total Number of Parcels in Code Area

51

Parcels 10 Acres or Less in Size Occupied by a House or Mobile Home

35

Total Number of Parcels Occupied by a House or Mobile Home

38

DISCUSSION

This Code Area encompasses land on either side of Highway 99W at the eastern edge of McMinnville. The finger of Code Area land extending north along Hawk Creek Road is surrounded by agricultural land in an EF-40/AF-20 zoning pattern. Code Area land in Section 10 at the western edge contains some acreage zoned LC (Local Neighborhood Commercial) and LI (Light Industrial). In addition, the North Yamhill River runs through the tip of this Code Area and forms part of the southern border. Agricultural lands surround the Code Area except for the southwestern boundary, where fringe development areas of McMinnville exist. The parcelization pattern for this Code Area is one almost exclusively of parcels averaging less than 5 acres in size. Forty-six out of 51 parcels are

smaller than 10 acres and 35 out of the 46 parcels have dwellings established at last count.

Domestic water availability is considered good in all parts of the Code Area; However, five marginal wells exist in Section 2. Irrigation suitability for this Area is considered good, but no irrigation district exists.

Septic drainfield suitability is rated fair to good throughout. McMinnville Fire District serves the Code Area. The transportation system is good.

The two parcels of more than 40 acres lie adjacent to one another but are isolated from other large holdings by Hawn Creek to the north, Milligan Creek to the east, Highway 99W to the south and rural residential settlement to the west. The 35 acre parcel is surrounded by small parcels and contains land identified as floodplain.

Area A

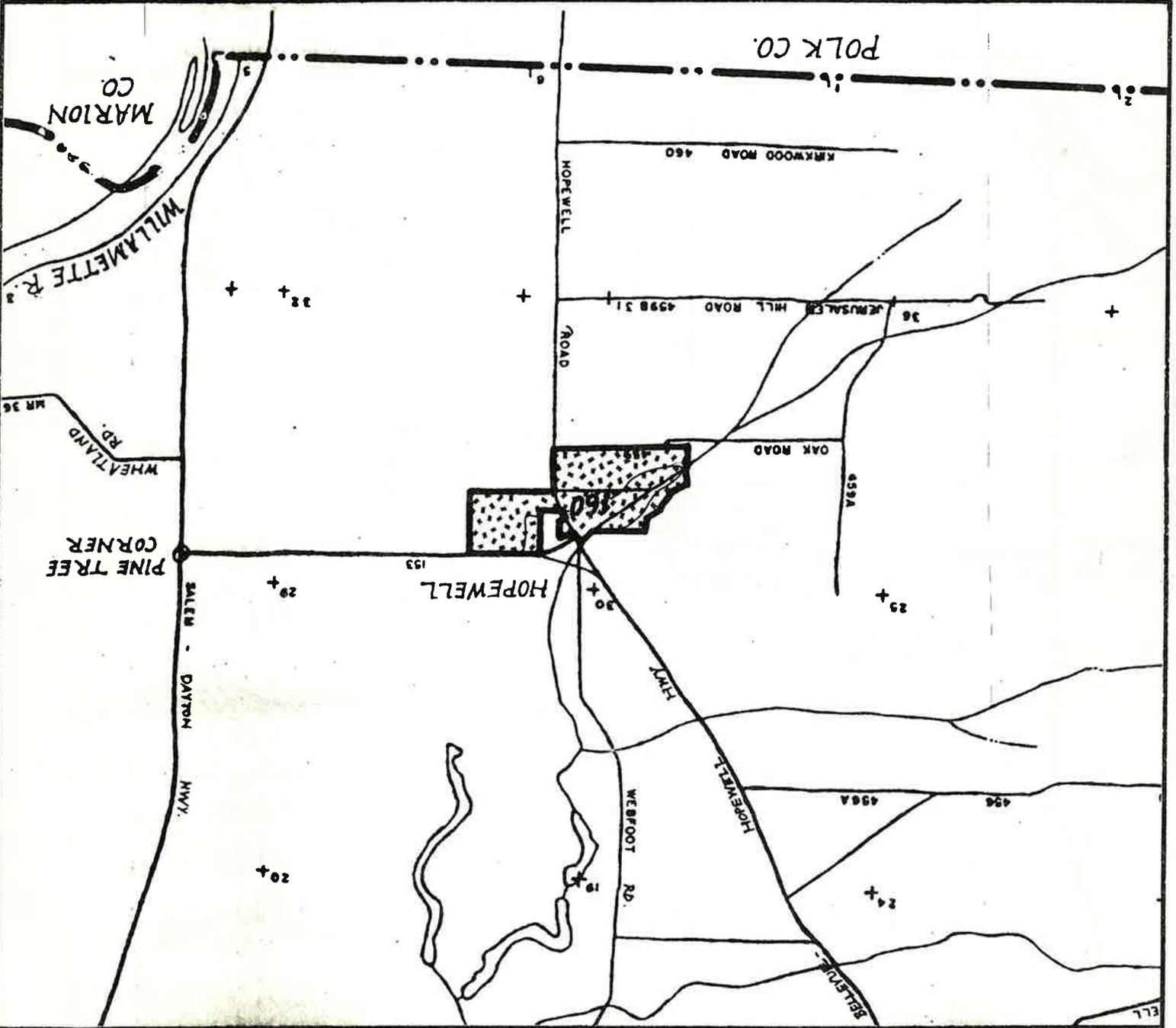
consists of two parcels, both 40 acres in size and both with dwellings. These parcels are currently in grain production and one appears to have a commercial livestock operation. As these parcels are bordered by Highway 99W and Hawn Creek, they are relatively isolated from any surrounding residential development and cannot be construed as intrusive to this development pattern. Moreover, they can accurately be characterized as producing farm units, similar to those found to the immediate south.

The parcel lying adjacent to Hawn Creek Road, however, has many natural constraints including steep banks to Hawn Creek and several natural drainageways that traverse the property. Even with tilling, the drainage patterns inhibit full agricultural productivity. This parcel also is bordered on the west and north by small, developed rural residences. Because of the topographic constraints and contiguity to rural residential use, this parcel also is committed to residential use. The other parcel, being far less plagued by floodplain and drainage problems, is not committed to rural residential use.

Summary

A mixed use pattern of commercial and residential uses, even distribution and development of small parcels make this Code Area committed to rural residential use except for one parcel in Area A.

Code Area 5.8 Hopewell



SOIL ASSOCIATIONS

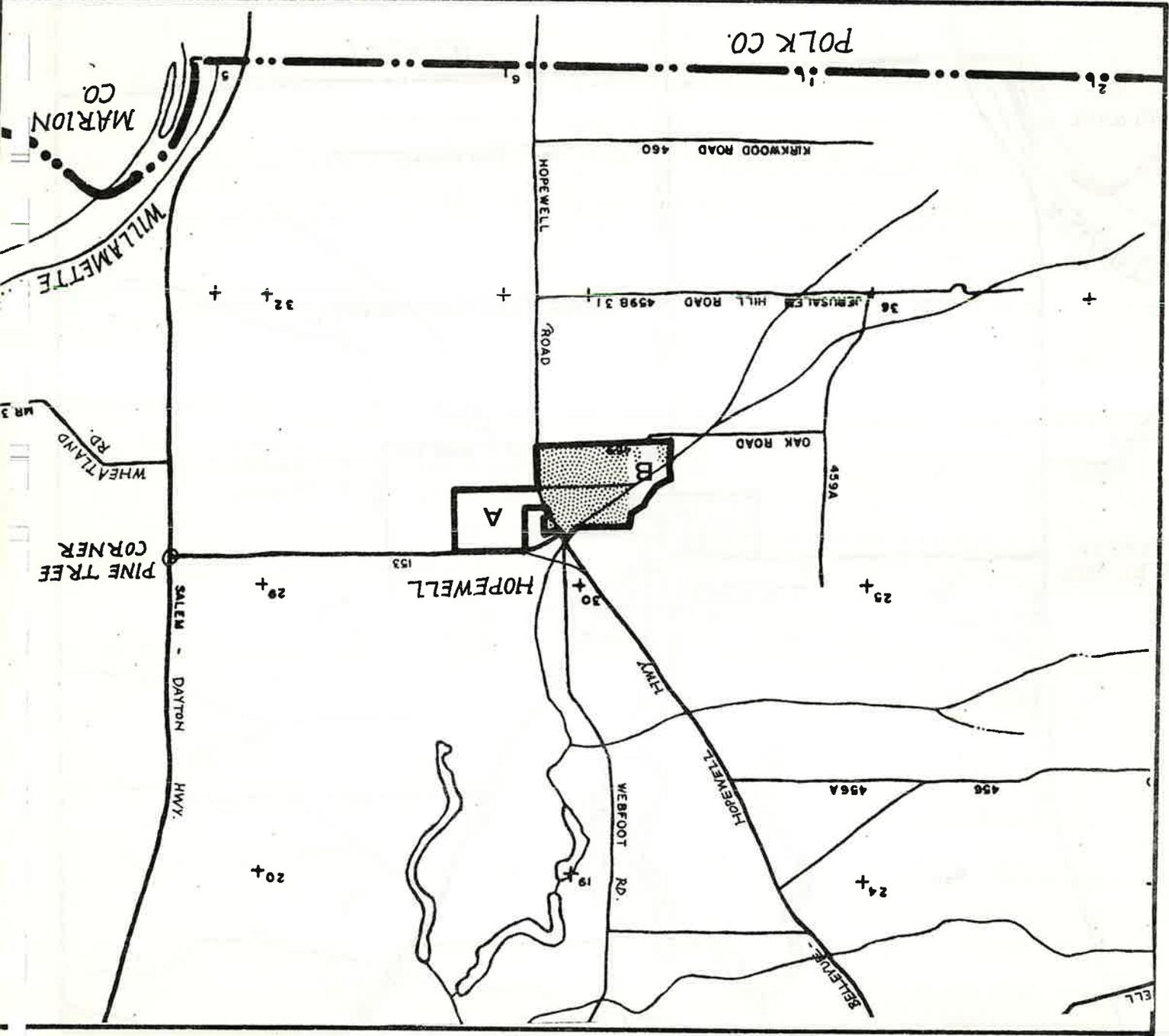
LEGEND

- 400 — Contour Lines (feet above sea level)
- Study Area Boundary
- County Boundary
- - - City Limits
- - - City Urban Growth Boundary
- ▨ Amity-Dayton

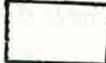


Scale: 1" = 1/2 mi.

Code Area 5.8 Hopewell



LEGEND

-  Study Area Boundary
 -  County Boundary
 -  City Limits
 -  City Urban Growth Boundary
 -  Small Contiguous Parcel Pattern
 -  Platted Subdivision
 -  Parcels of 10 or more Acres
- Scale: 1" = 1/2 mi.
- 

Hopewell

PLAN DESIGNATION

VLDR

CODE AREA

5.8

TOTAL ACREAGE

66

SCS SOIL CLASSIFICATIONS (IN ACRES)

Class I None Class II 34 Class III None Class IV 32 Class VI None

FOREST SITE CLASSIFICATIONS (IN ACRES)

Fa - Fb - Fc - Fd - Fe - Ff - Not Available 66

SOIL PRODUCTIVITY OF CODE AREA

100 percent in Amity-Dayton Association

INDIVIDUAL OWNERSHIP PATTERNS

10 or more acres: 2 individual ownerships out of 2 parcels.

PARCEL SIZES

0 - 5.0 acres	23
5.1 - 10.0 acres	2
10.1 - 20.0 acres	0
20.1 - 40.0 acres	1
40+ acres	1

Total Number of Parcels in Code Area

27

Parcels 10 Acres or Less in Size

17

Total Number of Parcels Occupied

24

by a House or Mobile Home

DISCUSSION

The Hopewell Code Area has played a historical role as a rural crossroads hamlet in Yamhill County. The Code Area is surrounded by large agricultural holdings, mostly in grains. The growing season is typical for County bottom-lands.

The parcelization pattern is that of very small parcels with the exception of one 37-acre parcel, of which about 17 acres is included in Code Area land in the northwestern corner of Section 31; and one 60-acre parcel, of which acres are included in Code Area land in Section 32.

Dayton Fire District serves this Code Area. The road system is rated good.

Irrigation suitability is rated good for the area. Domestic water availability is rated as fair or better. The Hopewell Water District services the entire Code Area.

Septic drainfield suitability is rated poor throughout the Code Area.

Area A

consists of two parcels, one about 30 acres from a 60.99 acre parcel and a 5-acre parcel. The larger parcel is in seed grass production and is served by the Palmer Creek Irrigation District. The smaller piece is completely surrounded by large commercial farms, including the one described above. Residential development in this area would be a definite intrusion into highly productive commercial farmland.

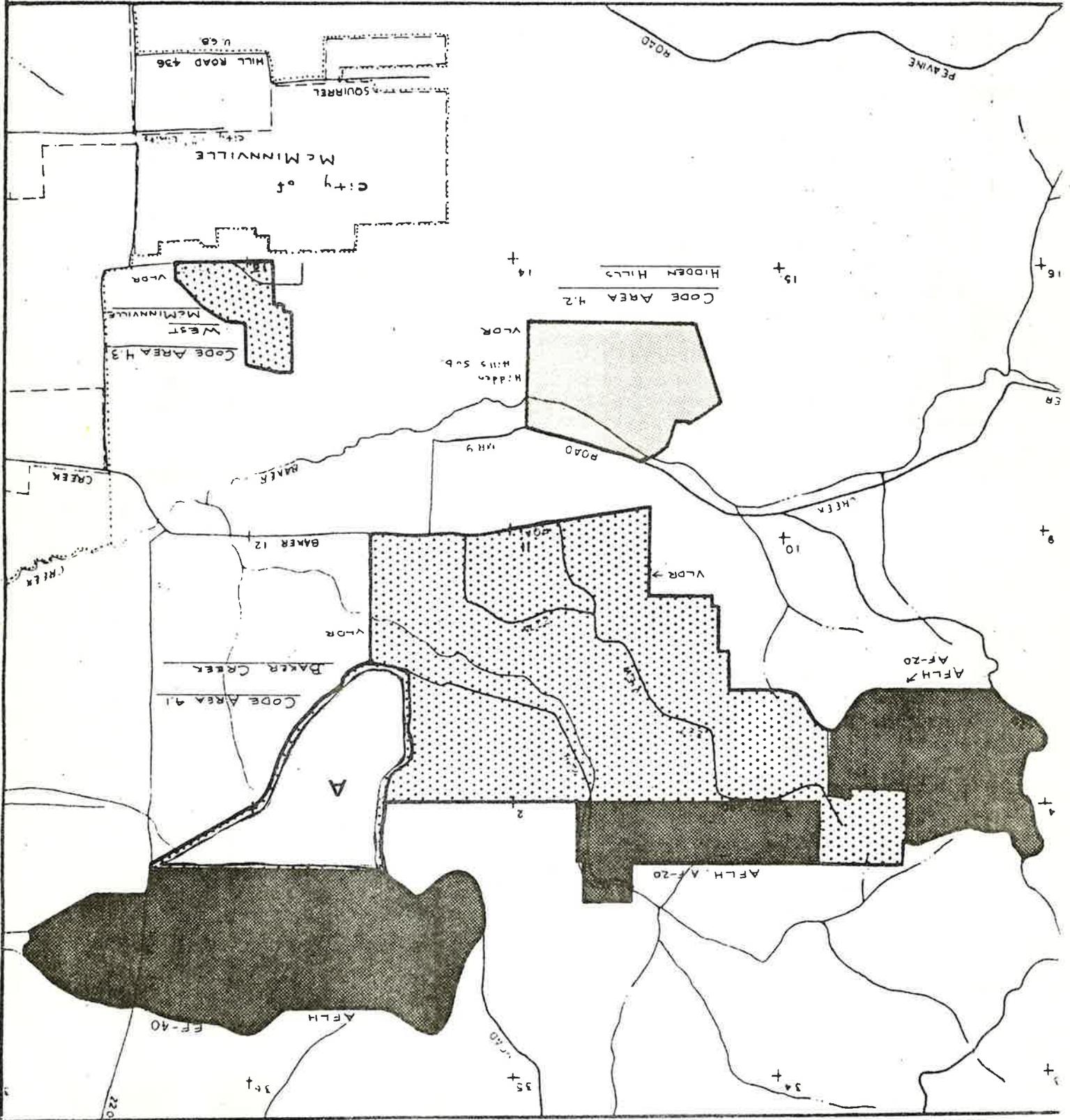
Area B

consists of sixteen parcels, thirteen of which are one-to-two and a half acres in size. These parcels are surrounded entirely by large commercial farms, while the primary use of the parcels themselves is small, family pasture and gardens. Because of the dense parcelization pattern and the close proximity to the historic community of Hopewell, an agricultural designation for these parcels would be intrusive into an established rural residential settlement. Eight of the sixteen parcels have existing dwellings.

Summary

All lands within the Code Area, with the exception of Area A, are committed to rural residential use due to existing residential settlement evenly distributed on parcels overwhelmingly five acres or less in size.

Code Areas 4.1, 4.2, 4.3



Plan Designation Changed to AFLH / Zone
 Changed to AF/20 or FF/40
 Subdivision
 Lands Committed to Rural Residential Use

SCALE: 1" = 1/2 mile



ZONING CLASSIFICATION AND PLAN DESIGNATION: VLDLDR-2½, VLDLDR-5, AF-20,

EF-40/VLDR

TOTAL ACREAGE: 1,716

TOTAL NUMBER OF PARCELS: 117

TOTAL NUMBER OF PARCELS OCCUPIED BY A HOUSE OR MOBILE HOME: 70 (75 units)

EXISTING, VACANT PARCELS 10 ACRES OR LESS IN SIZE: 27

SCS SOIL CLASS (IN ACRES):

Class I 11 Class II 84 Class III 530 Class IV 694 Class VI 397

FOREST SITE CLASS (IN ACRES):

Fa 0 Fb 245 Fc 283 Fd 102 Fe 0 Ff 0 No Class 1,086

DISCUSSION:

The Baker Creek study area is comprised of 117 parcels totalling 1,716 acres. Approximately 65 percent of these parcels are 10 acres or less in size and are arranged in subdivision-like developed clusters. The remaining 35 percent of the study area consists of parcels ranging in size from 11 acres to 90 acres, and these occur randomly throughout. Seventy of the 117 parcels have dwellings. The entire area is characterized by fair water availability, poor to fair soil suitability for septic systems, a good transportation network, and is serviced by the McMinnville Fire District. Agricultural activities are limited in this area, due to abrupt topographical changes (the elevation varies greatly, ranging from 143 ft. to 960 ft. above mean sea level) and climatic restrictions (several areas with north-facing slopes and year-round shade). In addition, 1,100 acres in this study area are composed of Class IV and VI soils.

About 70 percent of the Baker Creek study area is committed to rural residential development, due to evenly distributed, small contiguous parcels in individual ownerships. This seventy percent consists of the developed, clustered parcels and approximately five percent of the larger parcels that are either surrounded or extensively bordered by these developed smaller parcels. The remainder of the study area is comprised of larger parcels (20 acres or more in size) that are in agricultural or forestry use and are not committed.

Area A

consists of one triangularly shaped 200-acre parcel, which is part of a larger 600-acre parcel in one ownership. The part in Area A can be characterized as rolling hills interlaced with several ravines that are formed by the six principal drainage-ways that traverse this general area. Three of these drainage-ways originate in the eastern one-third of the study area, at a point of substantial outcroppings of Pliocene-age basalts.

Approximately ninety percent of this Area A is composed of soils in the Willakenzie-Hazelair soil association. These soils are characterized by the Soil Conservation Service as poorly drained, not farmable without intensive management practices, and severely erodable. In many places a moderate depth to soft bedrock (10" - 12" to restrictive clays or sedimentary shale deposits) has restricted root penetration. This is evident by the dwarf stature of the oak trees on this parcel, most of which reportedly exceed fifty years in age and rarely achieve 10-15 feet in height.

The land to the west is in intensive rural residential use, with individually owned parcels sized from 1.7 - 21 acres. The parcel's location and restrictive development characteristics make it ideal to serve as a buffer between the intensive residential uses to the west and the productive valley floor agricultural enterprises to the north, east, and south.

Services to Area A include: fair water availability for domestic wells, poor to fair soils for septic systems, and an excellent transportation system. Hard-surfaced roads surround two sides of this study area. Additional urban services are nearby, as this parcel is only 1.5 miles from McMinnville.

The history of this parcel indicates that all efforts to use it profitably for crops, timber and livestock have failed due to the restrictive nature of the soil. The vegetation dries up by mid-July, making the parcel unsuitable for pastureland. The same soil prevents trees from utilizing the underlying groundwater tables, resulting in excessive mortality rate for new plantings of soft woods, and very slow growth rates for those trees that do survive.

Summary

Due to topographical constraints and soil limitations, Area A cannot sustain viable agricultural or forestry activities. But it also cannot support VLDR development density because of the diversity of physical features on the parcel (steep hillsides, deep ravines, principal drainageways, rock outcrops, and hilltops). Therefore an appropriate use and designation for the

Baker Creek
Code No. 4.1

parcel is the County's AFSH plan-designation, which allows
larger minimum lot sizes and more flexibility in siting
homesites.

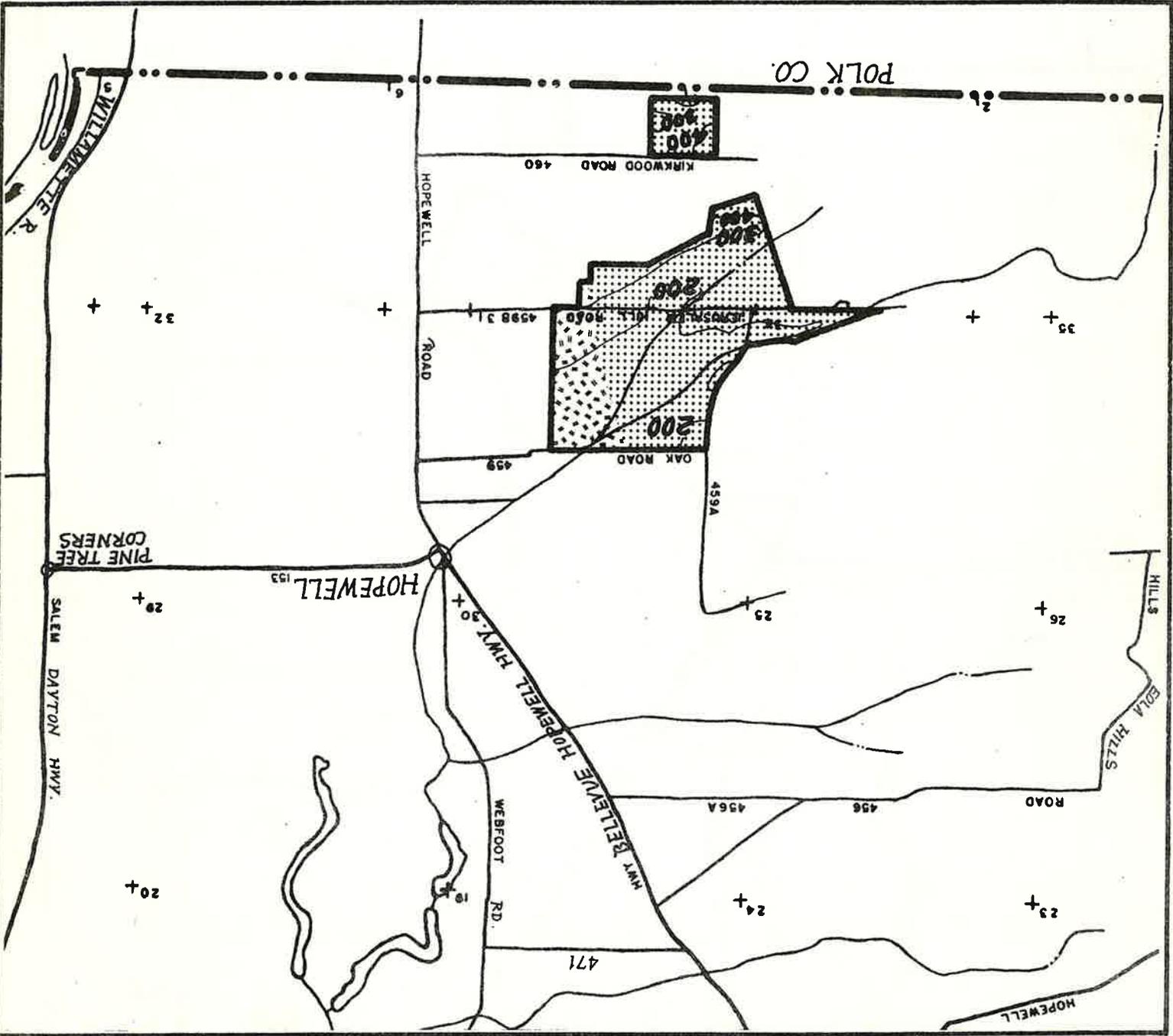
Board Action 1979

Maintain existing VLDK plan-designation for 1,195 acres.
Redesignate 521 acres as AFLH.

Board Action 1980

Redesignate 200 acres (Area A) as AFSH

Code Area 5.9 Jerusalem Hill



LEGEND

SOIL ASSOCIATIONS

- Amity-Dayton
- Jory-Yamhill-Nekia

400 — Contour Lines (feet above sea level)

Study Area Boundary

County Boundary

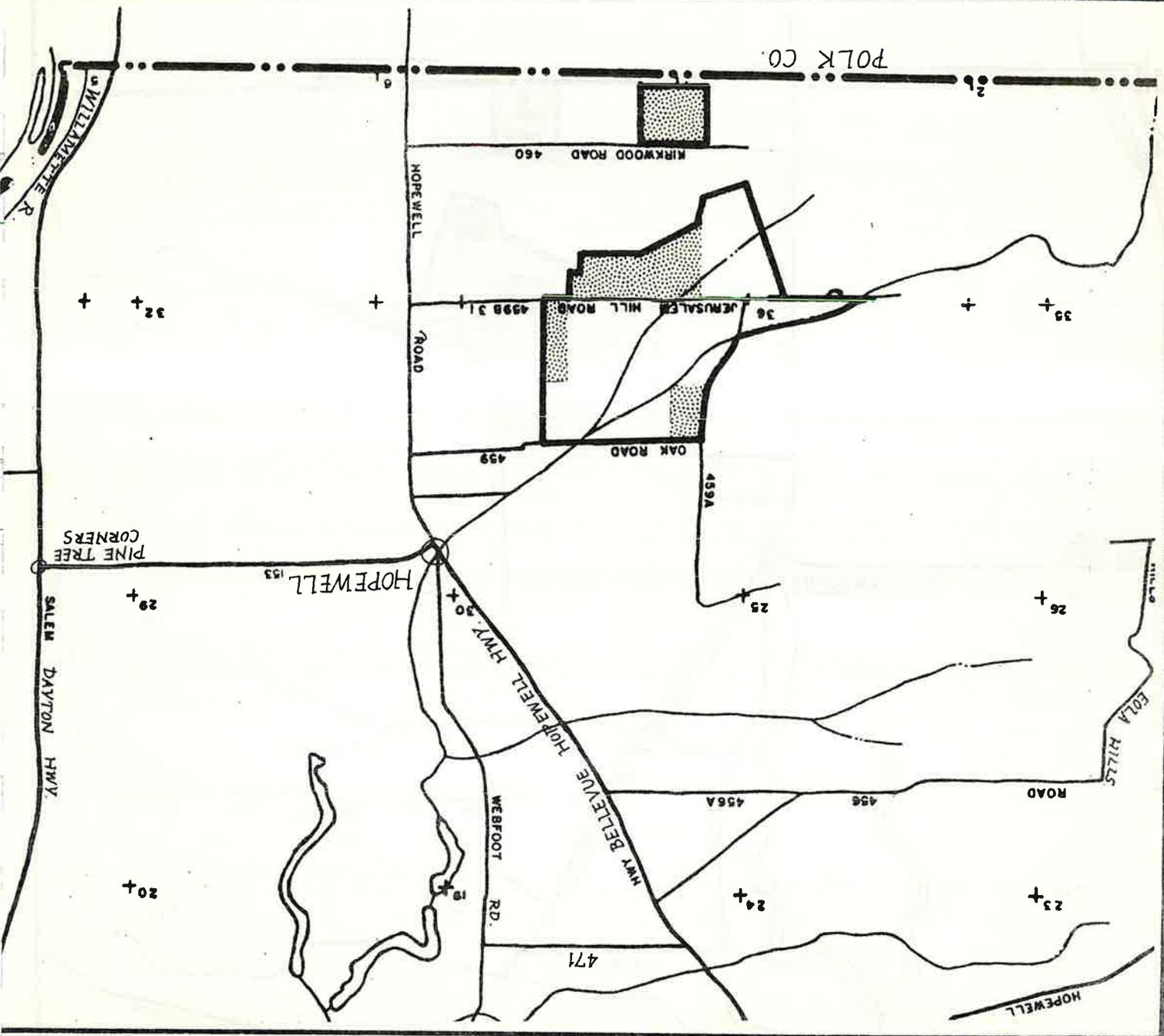
City Limits

City Urban Growth Boundary

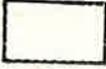
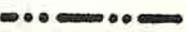
Scale: 1" = 1/2 mi.

N

Code Area 5.9 Jerusalem Hill



LEGEND

-  Small Contiguous Parcel Pattern
-  Platted Subdivision
-  Parcels of 10 or more Acres
-  Study Area Boundary
-  County Boundary
-  City Limits
-  City Urban Growth Boundary



Scale: 1" = 1/2 mi.

Jerusalem Hill

PLAN DESIGNATION

AFSH

CODE AREA

5.9

TOTAL ACREAGE

321

SCS SOIL CLASSIFICATIONS (IN ACRES)

Class I None Class II 131 Class III 121 Class IV 67 Class VI 2

FOREST SITE CLASSIFICATIONS (IN ACRES)

Fa - Fb - Fc - Fd - Fe - Ff - Not Available 321

SOIL PRODUCTIVITY OF CODE AREA

80 percent in Jory-Yamhill-Nekia Association
20 percent in Amity-Dayton Association

INDIVIDUAL OWNERSHIP PATTERNS

10.1 - 15.0	acres:	2	individual	ownership	out of	2	parcels.
15.1 - 20.0	acres:	2	individual	ownership	out of	2	parcels.
20.1 - 40.0	acres:	1	individual	ownership	out of	1	parcels.
40+	acres:	5	individual	ownership	out of	5	parcels.

PARCEL SIZES

0 - 5.0	acres	6
5.1 - 10.0	acres	12
10.1 - 20.0	acres	4
20.1 - 40.0	acres	1
40+	acres	5

Total Number of Parcels in Code Area

28

Parcels 10 Acres or Less in Size

14

Total Number of Parcels Occupied

by a House or Mobile Home

16

DISCUSSION

This Code Area is composed of slightly rolling to rolling hill land approximately 1 1/2 miles southwest of Hopewell. Existing land uses include pasture and grainfields, with some orchard activity. A ridge, covered mainly with oak, runs through the southern portion of the large piece of the Code Area. The part of the Code Area to the south of Kirkwood Road is composed of 50 acres of gently rising pasture land, dotted with oak stands.

To the east and north of this Code Area lie large-holding agricultural lands. To the west and south is a mixture of agriculture-forest lands, mostly in large holdings. The growing season is somewhat constrained in this Code Area, in that late spring and early fall frosts do occur.

Parcelization patterns are a mix of small and large within this Code Area. In Sections 31 and 36 there are six parcels 10 acres or less in size; one 19-acre parcel; one 24-acre parcel; two 45-acre parcels; and parts of one 51-acre parcel and one 125-acre parcel included within the Code Area land. Section 4 contains two 10-acre parcels and part of one 66-acre parcel. Section 6 contains six 10-acre parcels; two 2-acre parcels; one 8-acre parcel and two 11-acre parcels. The Code Area land in Section 6 south of Kirkwood Road is composed of five 10-acre parcels.

Irrigation suitability is rated fair in the eastern half of the Code Area, including the soil in the Amity-Dayton association. The western half of the Code Area is rated poor for this purpose. Domestic water availability is rated fair to good throughout the Code Area.

With the exception of Section 6, septic drainfield suitability is classified as poor in the other three sections. In Section 6, approximately 25 percent of the land area contains poor soils for septic drainfield purposes.

The Code Area is served by the Dayton Fire District. Road access is considered very good throughout the Code Area.

Area A

consists of nine parcels and a portion of two others. Several parcels are under one ownership and, when examined together, seven exceed 20 acres in size. These parcels are all in some type of agricultural use, including sheep, grain, hay or orchard production. Four of the eleven total parcels have dwellings. The surrounding area can be characterized as having large commercial farm operations. Area A exhibits these farm characteristics and, if developed for residential settlement, would be an abrupt intrusion into an agricultural land use pattern.

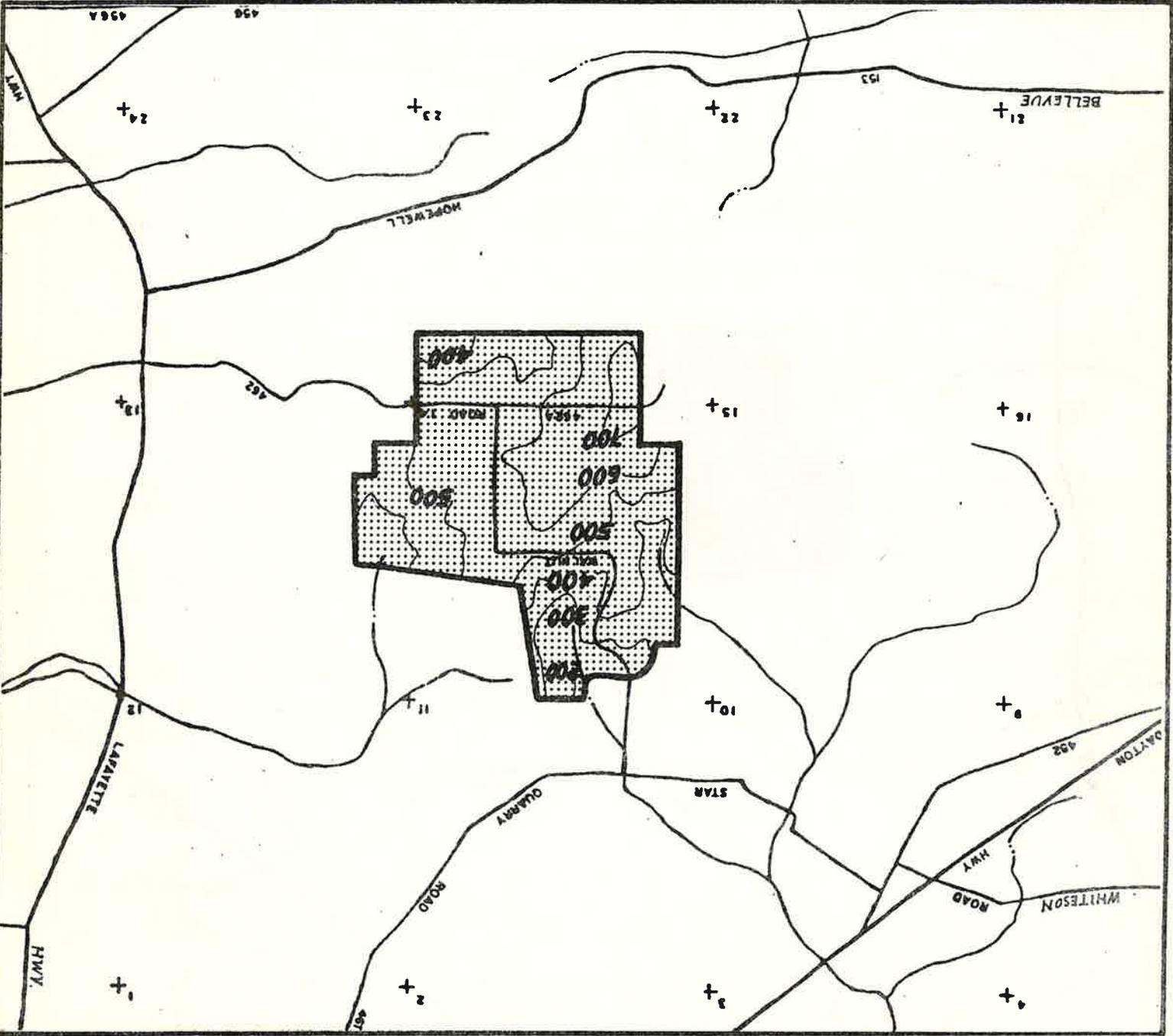
Area B

consists of two ten acre parcels and about twenty acres of a larger 66 acre parcel. These three parcels are in agricultural use and two have dwellings. There is no substantial residential development in the vicinity of these parcels and such development here would contrast with and intrude into the predominant agricultural/forestry character of the adjacent lands. To the north, east and west lie tilled acres in grain and hay production, and to the south lies oak and fir forestlands.

Summary

Limited agricultural activity is feasible within this Code Area, due to marginal soils and topographical constraints. Land area in parcels less than 20 acres in size is committed to rural residential use and small scale agricultural or horticultural activities.

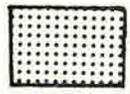
Code Area 5.11 Walnut Hill



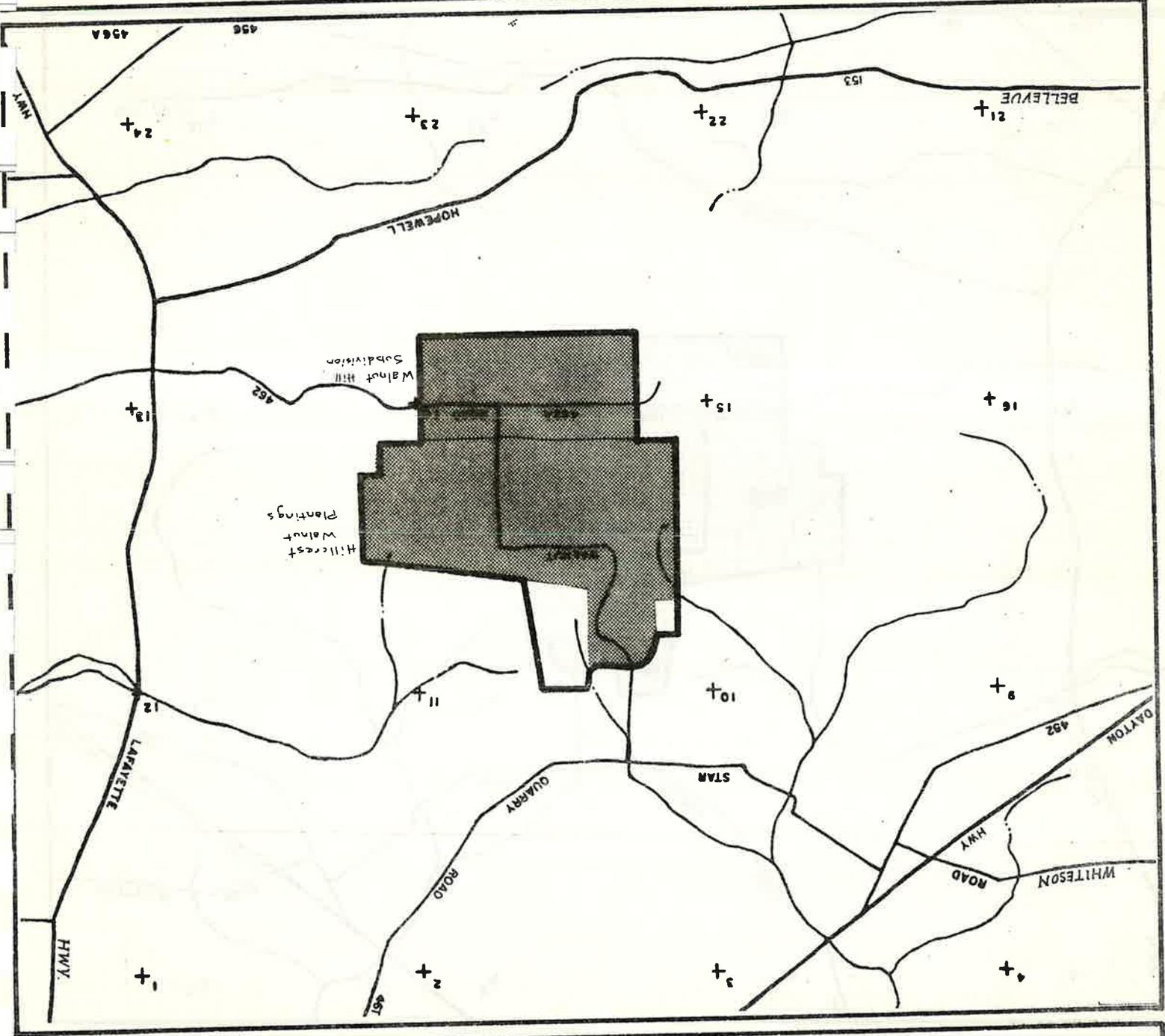
LEGEND

- 400 — Contour Lines (feet above sea level)
- Study Area Boundary
- County Boundary
- - - City Limits
- - - City Urban Growth Boundary
- Scale: 1" = 1/4 mi.

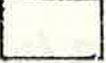
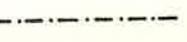
Jory-Yamhill-Nekia



Code Area 5.11 Walnut Hill



LEGEND

-  Small Contiguous Parcel Pattern
-  Platted Subdivision
-  Parcels of 10 or more Acres
-  Study Area Boundary
-  County Boundary
-  City Limits
-  City Urban Growth Boundary



Scale: 1" = 1/2 mi.

Walnut Hill

PLAN DESIGNATION

AFSH

CODE AREA

5.11

TOTAL ACREAGE 600

SCS SOIL CLASSIFICATIONS (IN ACRES)

Class I - Class II 57 Class III 192 Class IV 313 Class V 38

FOREST SITE CLASSIFICATIONS (IN ACRES)

Fa - Fb - Fc - Fd - Fe - Ff - Not Available 600

SOIL PRODUCTIVITY OF CODE AREA

100 percent in Jory-Yamhill-Nekia Association

INDIVIDUAL OWNERSHIP PATTERNS

15.0 - 20.0 acres: 3 individual ownerships out of 5 parcels.
 20.1 - 40.0 acres: 2 individual ownerships out of 2 parcels.
 40+ acres: 1 individual ownerships out of 1 parcels.

PARCEL SIZES

0 - 5.0 acres 45
 5.1 - 10.0 acres 17
 10.1 - 20.0 acres 8
 20.1 - 40.0 acres 2
 40+ acres 1

Total Number of Parcels in Code Area 76

Parcels 10 acres or Less in Size Occupied by a House or Mobile Home 26

Total Number of Parcels Occupied by a House or Mobile Home 32

DISCUSSION

Ranging in elevation between 200 feet and 743 feet, land in this Code Area covers a steeply rising ridge planted in old cherry and walnut trees. In the northwestern corner of Section 14, Code Area land is forested in fir and oak. This Code Area lies on the eastern flank on the northerly section of the Eola Hills. To the east and north of the Code Area lies agricultural bottomland; to the west and south lie the Eola Hills. Adjacent to the northeastern corner of this Code Area is Code Area 5.10, which is composed of 5-acre lots in a VLDK plan-designation. The growing season is limited by early fall and late spring frosts. Even shorter pocket climates occur due to steep ridges and ravines in the western half of the Code Area.

Ninety-five percent of this Code Area is composed of small lots in the Woodland Heights and Hillcrest Walnut Tracts Subdivisions. An approximately 50-acre parcel lies at the northern tip of this Code Area and is directly adjacent to Code Area 5.10. Larger lots (15 acres) are ringed by smaller lots (5 acres) throughout the Code Area. One 45-acre parcel within the Walnut Hill Tracts subdivision borders the quarry that exists at the southern limits of this Code Area in Section 23.

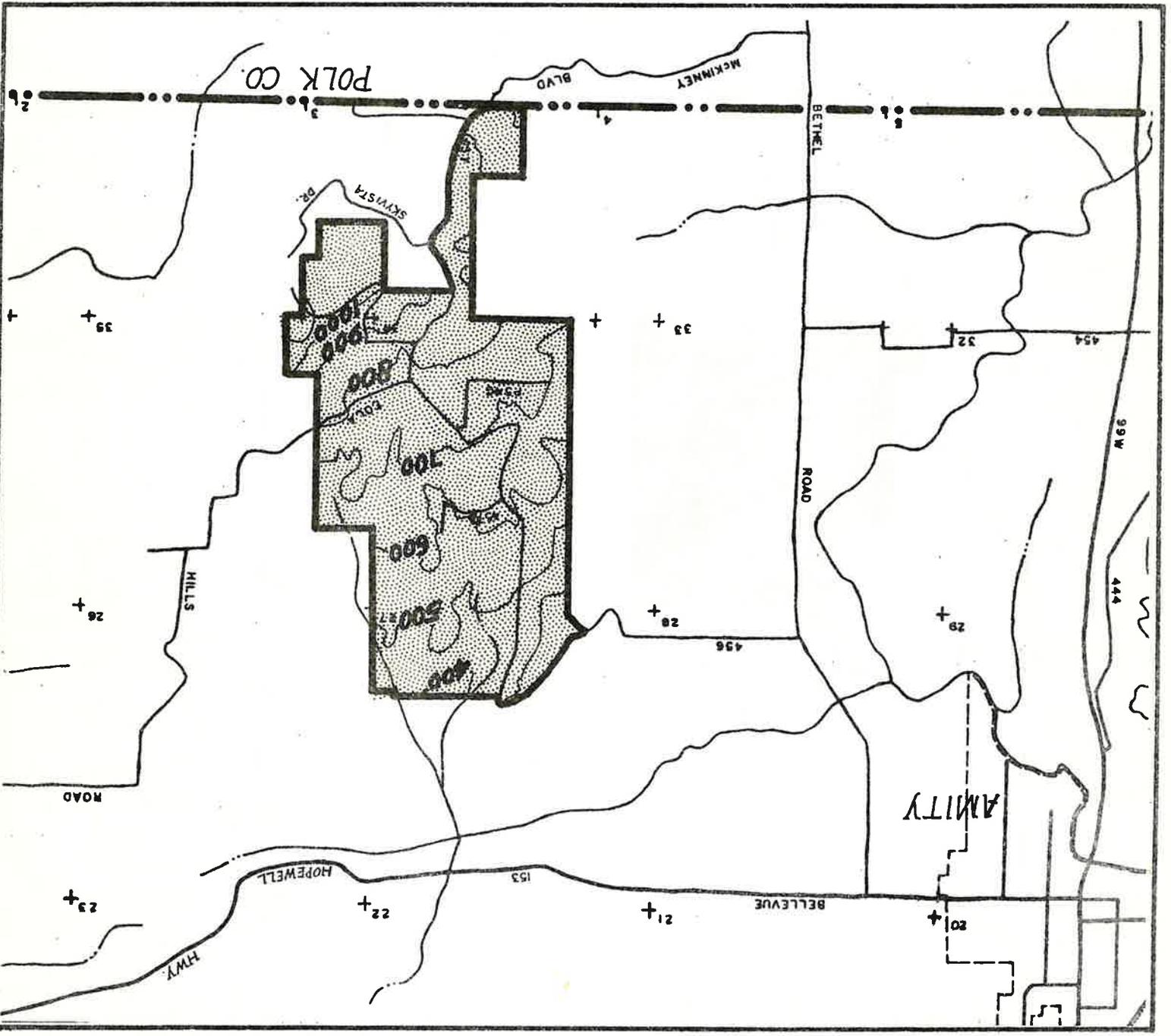
Fire protection service for this Code Area is shared by the McMinnville and Amity Fire Districts. Walnut Hill Road is the main transportation arterial through this Code Area; the portion of Walnut Hill Road that runs through Section 14 is characterized by steepness and sharp corners.

Irrigation suitability for this Code Area is considered poor throughout. Domestic water availability is rated as fair or better throughout the Code Area. An overall fair soil suitability rating for septic drainfields is accorded this Code Area. However, Section 13 contains approximately 20 percent poor soils; and Section 23, 60 percent poor soils.

Summary

Due to an evenly-distributed small parcelization pattern of individual owners on soils with marginal productivity potential due to soil quality and topographical constraints, this Code Area is committed to rural residential use, with the exception of the 10 acres in the northwestern corner of the Code Area. This particular acreage is part of a larger 80-acre parcel lying outside the Code Area. The 50-acre parcel on the northeastern edge of the Code Area is wedged between the small parcelization pattern of the subdivision in Code 5.11 and the subdivision directly east that composes Code Area 5.10. Severe compatibility problems resulting from high density rural residential uses on three sides of this parcel make it committed to future rural residential use.

Code Area 5.12 SeaWood Acres



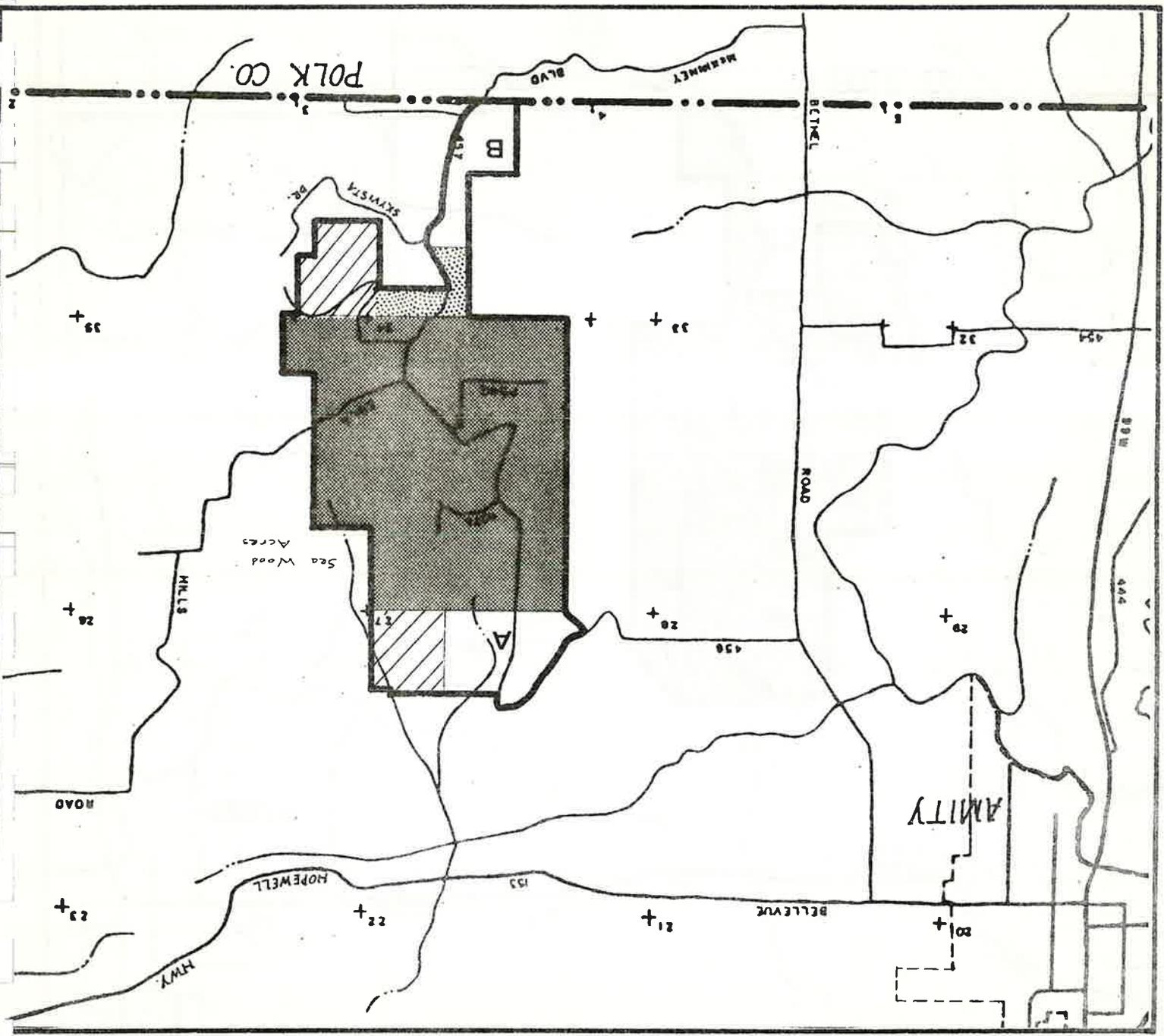
LEGEND

- 400 — Contour Lines (feet above sea level)
- ▨ Willakenzie - Hazelaire SOIL ASSOCIATIONS
- Study Area Boundary
- County Boundary
- - - - City Limits
- - - - City Urban Growth Boundary

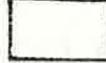


Scale: 1" = 1/2 mi.

Code Area 5.12 SeaWood Acres



LEGEND

-  Study Area Boundary
 -  City Urban Growth Boundary
 -  City Limits
 -  County Boundary
 -  Plan-designation and Zone Change by 1979 Board Action
 -  Platted Subdivision
 -  Small Contiguous Parcel Pattern
 -  Parcels of 10 or more Acres
- Scale: 1" = 1/2 mi.

Seawood Acres

PLAN DESIGNATION

AFSH

CODE AREA

5.12

TOTAL ACREAGE

733

SCS SOIL CLASSIFICATIONS (IN ACRES)

Class I None Class II 86 Class III 192 Class IV 351 Class VI 104

FOREST SITE CLASSIFICATIONS (IN ACRES)

Fa - Fb - Fc - Fd - Fe - Ff - Not Available 733

SOIL PRODUCTIVITY OF CODE AREA

100 percent in Willakenzie-Hazelair Association

INDIVIDUAL OWNERSHIP PATTERNS

15.1 - 20.00 acres: 7 individual ownerships out of 7 parcels.
20.1 - 40.00 acres: 6 individual ownerships out of 6 parcels.
40+ acres: 7 individual ownerships out of 7 parcels.

PARCEL SIZES

0 - 5.0 acres 7
5.1 - 10.0 acres 12
10.1 - 15.0 acres 13
15.1 - 20.0 acres 7
20.1 - 40.0 acres 6
40+ acres 7

Total Number of Parcels in Code Area 52
Parcels 10 Acres or Less in Size Occupied by a House or Mobile Home 6
Total Number of Parcels Occupied by a House or Mobile Home 28

DISCUSSION

Seawood Acres Code Area encompasses land on the western flank of the southern end of Eola Hills. The existing land use is a mixture of oak and fir stands, pastures, orchards and grain fields. To the east, north and south the Eola Hills runs through Code Area 5.13 which lies adjacent to Seawood Acres at the southern boundary. Due to fast rising elevations and pocket-climate areas, the growing season is constrained, with late spring and early fall frosts often occurring.

All Code Area Land (approximately 400 acres) in Section 34 is part of Seawood Acres Subdivision. In this Subdivision 30 out of 37 parcels are 20 acres or less in size. A 40-acre parcel in the Subdivision is surrounded by one 9-acre, one 8-acre, one 20-acre, one 19-acre and one 20-acre parcel. Three 26-acre parcels that lie adjacent to one another are held in individual ownership. A 48-acre parcel is surrounded by two 10-acre parcels, one 13-acre parcel, one 11-acre parcel and one 26-acre parcel.

Code Area Land in Section 27 includes one 20-acre parcel, one 25-acre parcel and portions of one 50-acre, one 69-acre and one 68-acre parcel. Code Area Land in Section 3 includes two 18-acre parcels, one 29-acre parcel, two 11-acre parcels, one 3-acre parcel, one 14-acre parcel and a portion of one 76-acre parcel.

Amity Fire District serves this Code Area. Roads are considered good, with the exception of steepness and narrowness of Eola Hills Road where it runs through Section 34.

Fair or better domestic water availability is classified for the entire Code Area. Irrigation suitability is rated as poor throughout the Code Area.

Sections 27 and 34 are classified as having 90 percent poor soils and 80 percent poor soils for septic drainfield suitability, respectively. Section 3 is considered as having fair soils for that purpose.

Area A

consists of two parcels (over 20 acres in size) and approximately 35 acres of a third. Two of the parcels have dwellings, and all three are in agricultural production, including: filberts, cherries and hay. In character, these three parcels more closely resemble the large agricultural lands to the north and east than the smaller residential development to the immediate south. The large contiguous parcelization and the agricultural character of these parcels would suggest that residential development here would be intrusive into a predominantly agricultural land use pattern.

Area B

consists of one 18 acre parcel and approximately 20 acres of a 76.42 acre piece. Both parcels have dwellings and are in agricultural production; the larger parcel is in grain, and the smaller in sheep and pasture. The land to the west and north of these parcels can be characterized as agricultural in use, and these parcels offer a continuation of this pattern. Across Co. Rd. #457 (east of these parcels) is the subdivision called Sky Vista Estates.

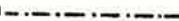
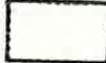
The county road serves as a dividing line between two distinct land use patterns: rural residential settlements (generally 5 acres in size) to the east and active agricultural enterprises to the west. Should residential development breach this "boundary", it would intrude into distinctly agricultural lands.

Summary

Residential settlement is concentrated in Section 34 of this Code Area. Many of the parcels are larger than 10 acres, a situation that is likely to continue due to poor soils for septic systems. However, future agricultural activity is limited in this Section due to the existing parcelization pattern and to steep-land characteristics.

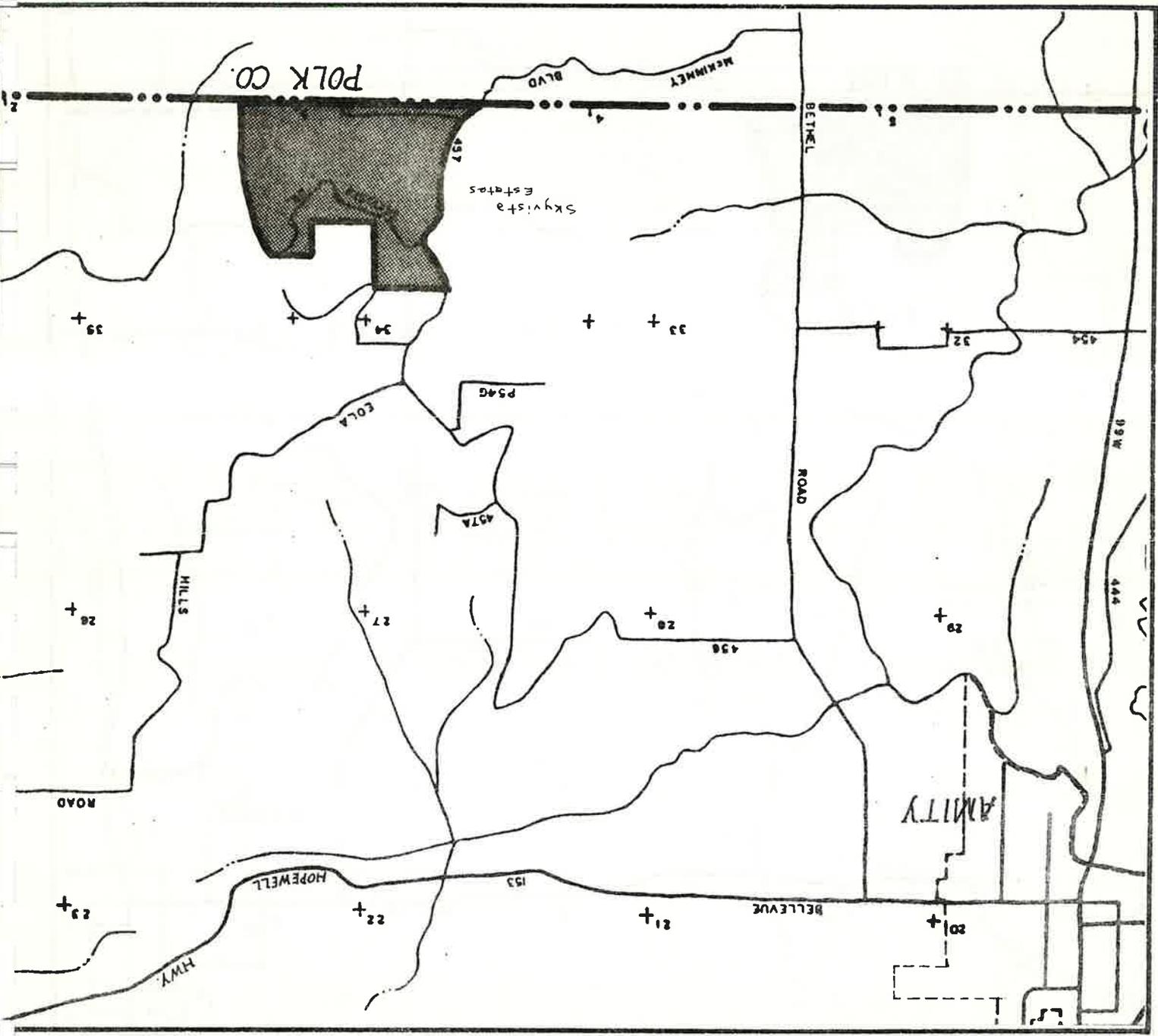
Code Area 5.13 Skyvista Estates

LEGEND

-  Study Area Boundary
-  County Boundary
-  City Limits
-  City Urban Growth Boundary
-  Small Contiguous Parcel Pattern
-  Platted Subdivision
-  Parcels of 10 or more Acres



Scale: 1" = 1/2 mi.



Skyvista Estates
PLAN DESIGNATION

VLDR

CODE AREA 5.13

TOTAL ACREAGE 211

SCS SOIL CLASSIFICATIONS (IN ACRES)

Class I - Class II 23 Class III 82 Class IV 54 Class V 52

FOREST SITE CLASSIFICATIONS (IN ACRES)

Fa - Fb - Fc - Fd - Fe - Ff - Not Available 211

SOIL PRODUCTIVITY OF CODE AREA

100 percent in Willakenzie-Hazelair Association

INDIVIDUAL OWNERSHIP PATTERNS

20.1 - 25 acres: 2 individual ownerships out of 2 parcels.

PARCEL SIZES

0 - 5.0	acres	16
5.1 - 10.0	acres	15
10.1 - 20.0	acres	0
20.1 - 40.0	acres	2

Total Number of Parcels in Code Area 33

Parcels 10 Acres or Less in Size Occupied by a House or Mobile Home 12

Total Number of Parcels Occupied by a House or Mobile Home 13

DISCUSSION

This Code Area occupies a portion of the western flank of Fola Hills at the Polk County border. Composed mostly of grazing land, the southeastern portion of the Code Area is forested, with the line of trees beginning east of the 1,000 foot elevation line. The Code Area is entirely surrounded by the mixed rolling and steep hills interspersed with oak and fir stands characteristic of the Fola Hills. Because elevations range from 600 feet abruptly to 1,115 feet, the growing season is limited by early fall and late spring frosts.

While existing residential settlement occurs on approximately 39 percent of all parcels 10 acres or under in size, only two parcels are over 20 acres in size; these are a 20.5- and a 23-acre parcel located in the forested portion of the Code Area. The average parcel size is 6.4 acres and the entire Code Area is composed on the Skyvista Estates Subdivision.

Skyvista Estates
Code Area 5.13

This Code Area is served by Amity Fire District. Skyvista Drive is considered a fair road system for emergency vehicles and school buses.

Irrigation suitability is rated poor throughout the Code Area; however, domestic water availability is considered fair to good throughout.

The Code Area has fair soil suitability for septic drainfields, with 30 percent of the land characterized by pockets of poor soils for this purpose.

Summary

Due to an evenly distributed pattern of small parcels in individual ownership upon land that has fair to poor productivity due to topographical constraints, Code Area 5.13 is committed to rural residential use and small scale agricultural and horticultural activities.

Scale: 1" = 1/2 mi.

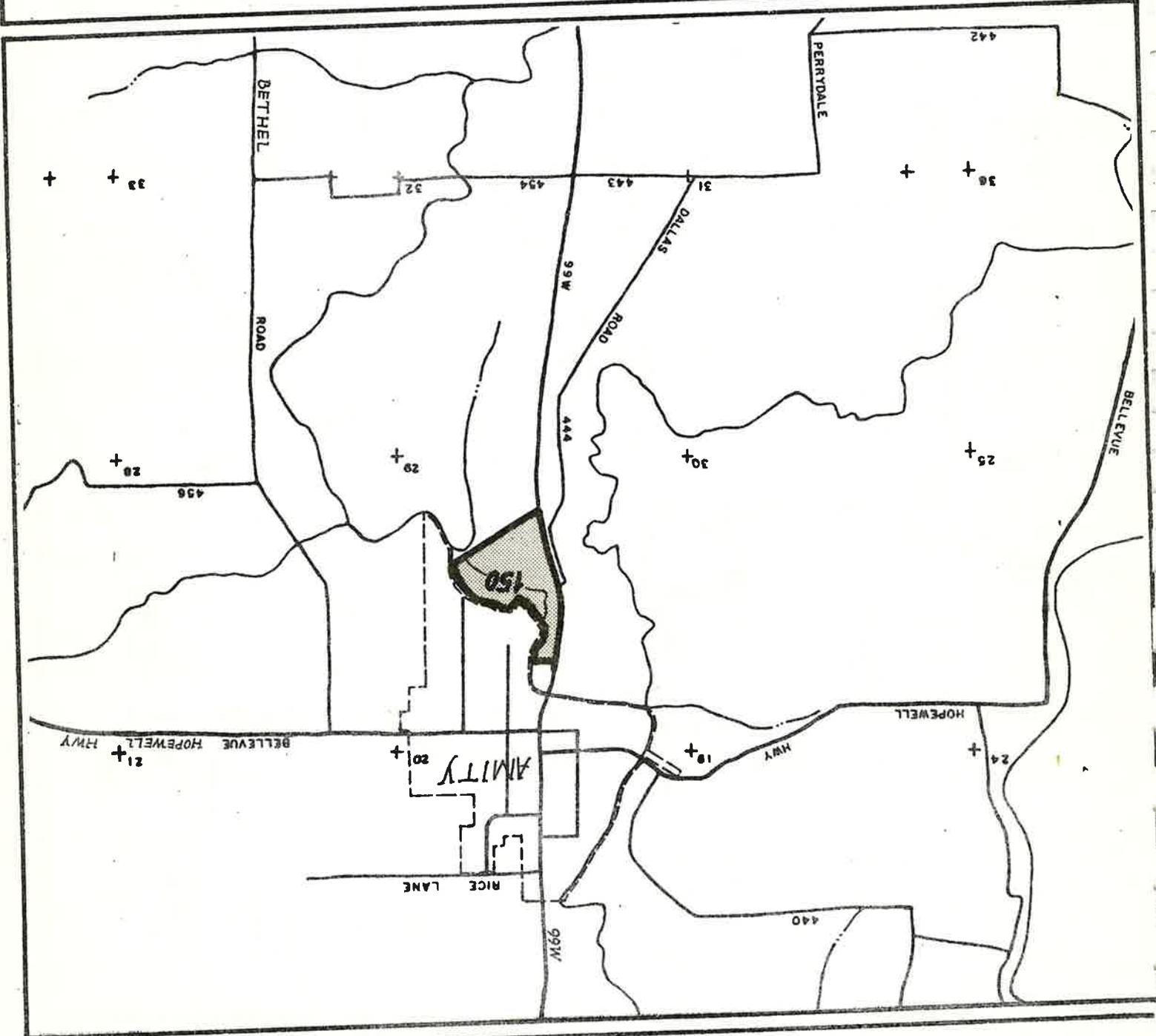


- City Urban Growth Boundary
- - - City Limits
- ... Country Boundary
- Study Area Boundary
- 400 Contour Lines (feet above sea level)

SOIL ASSOCIATIONS

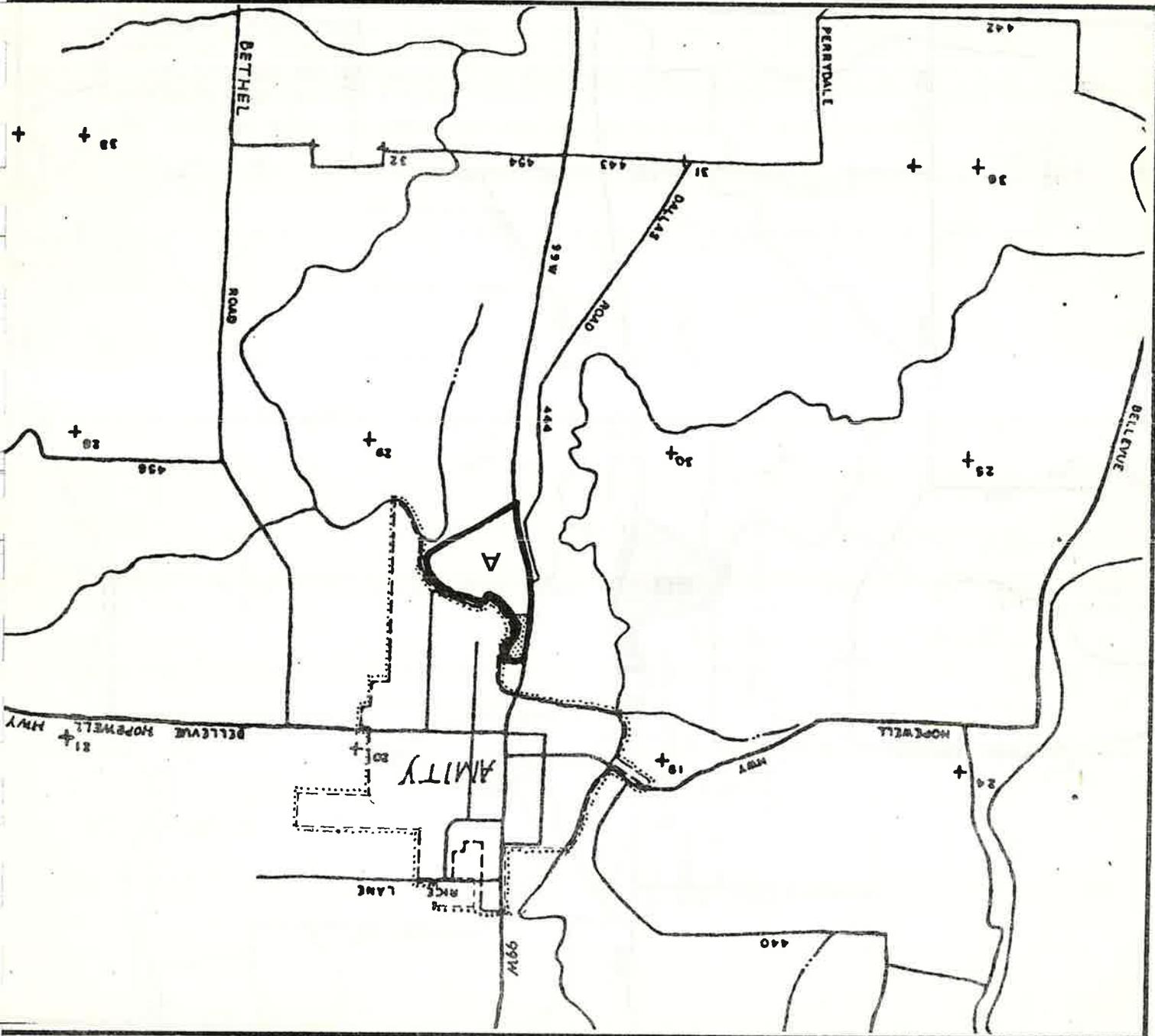
Woodburn-Willamette

LEGEND

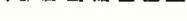
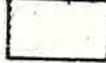


Code Area 5.15 Amity

Code Area 5.15 Amity



LEGEND

-  Study Area Boundary
-  County Boundary
-  City Limits
-  City Urban Growth Boundary
-  Small Contiguous Parcel Pattern
-  Platted Subdivision
-  Parcels of 10 or more Acres



Scale: 1" = 1/2 mi.

Amity

PLAN DESIGNATION

VLDR

CODE AREA

5.15

TOTAL ACREAGE

63

SCS SOIL CLASSIFICATIONS (IN ACRES)

Class I None Class II 43 Class III 16 Class IV 4 Class VI None

FOREST SITE CLASSIFICATIONS (IN ACRES)

Fa - Fb - Fc - Fd - Fe - Ff - Not Available 63

SOIL PRODUCTIVITY OF CODE AREA

100 percent in Woodburn-Willamette Association

INDIVIDUAL OWNERSHIP PATTERNS

All parcels in individual ownership

PARCEL SIZES

0 - 5.0	acres	5
5.1 - 10.0	acres	0
10.1 - 20.0	acres	3
40+	acres	2

Total Number of Parcels in Code Area 10

Parcels 10 Acres or Less in Size Occupied by a House or Mobile Home 4

Total Number of Parcels Occupied by a House or Mobile Home 6

DISCUSSION

This Code Area contains lands in agricultural production to the east of Highway 99W. The eastern boundary follows a drainage way; the northern boundary is the city limits and urban growth boundary of Amity; the western boundary is Highway 99 W and the southern boundary cuts across agricultural land.

Three parcels, between 1.5 and 2.6 acres in size, occupy the northern tip of the Code Area. The Code Area also has a 35-acre parcel. Portions of three other parcels also are included within the Code Area. These include an 18-acre parcel, a 9-acre parcel and a 25-acre parcel.

Amity Fire District serves this Code Area. The only existing road is Highway 99W, except for private driveways.

Irrigation suitability is rated as excellent. Domestic water availability is considered fair to good.

Septic drainfield suitability is rated as fair, with a 20 percent occurrence of poor soils for this purpose.

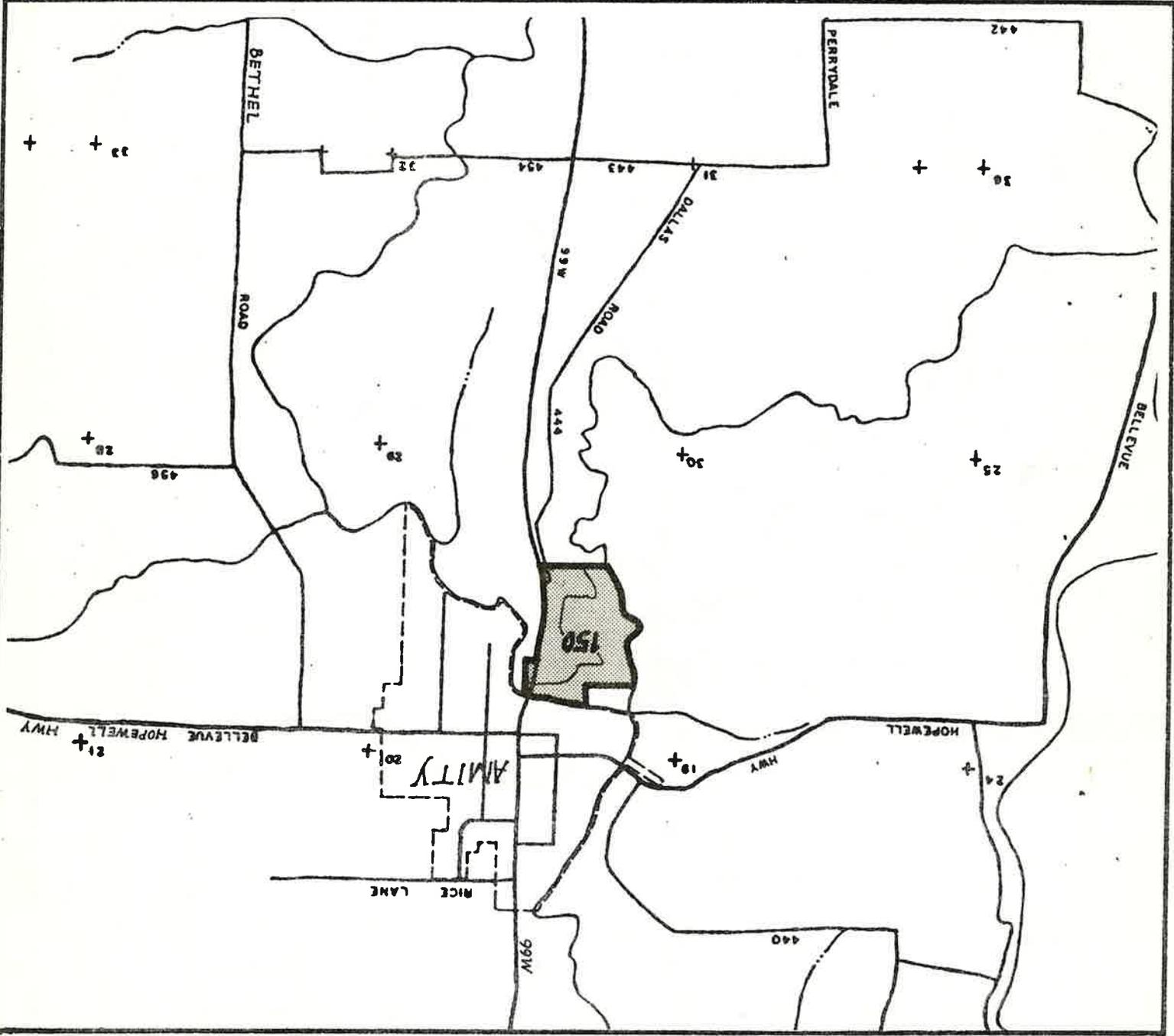
Summary

The northern tip of the Code Area is committed to rural residential use.

Area A

consists of one 34.8 acre parcel and portions of three other parcels, approximately 25 acres in all. These parcels are all in farm production - alfalfa or clover - and three have dwellings. The surrounding area consists of large, highly productive farms, except to the north which is the City of Amity. While this area could represent a rural residential buffer for Amity, it is more accurately characterized as an intrusion into an area of exclusive agricultural activity.

Code Area 5.16 Amity



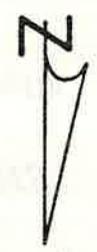
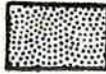
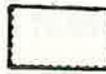
LEGEND
 400—Contour Lines (feet above sea level)
 — Study Area Boundary
 - - - - - County Boundary
 - - - - - City Limits
 - - - - - City Urban Growth Boundary

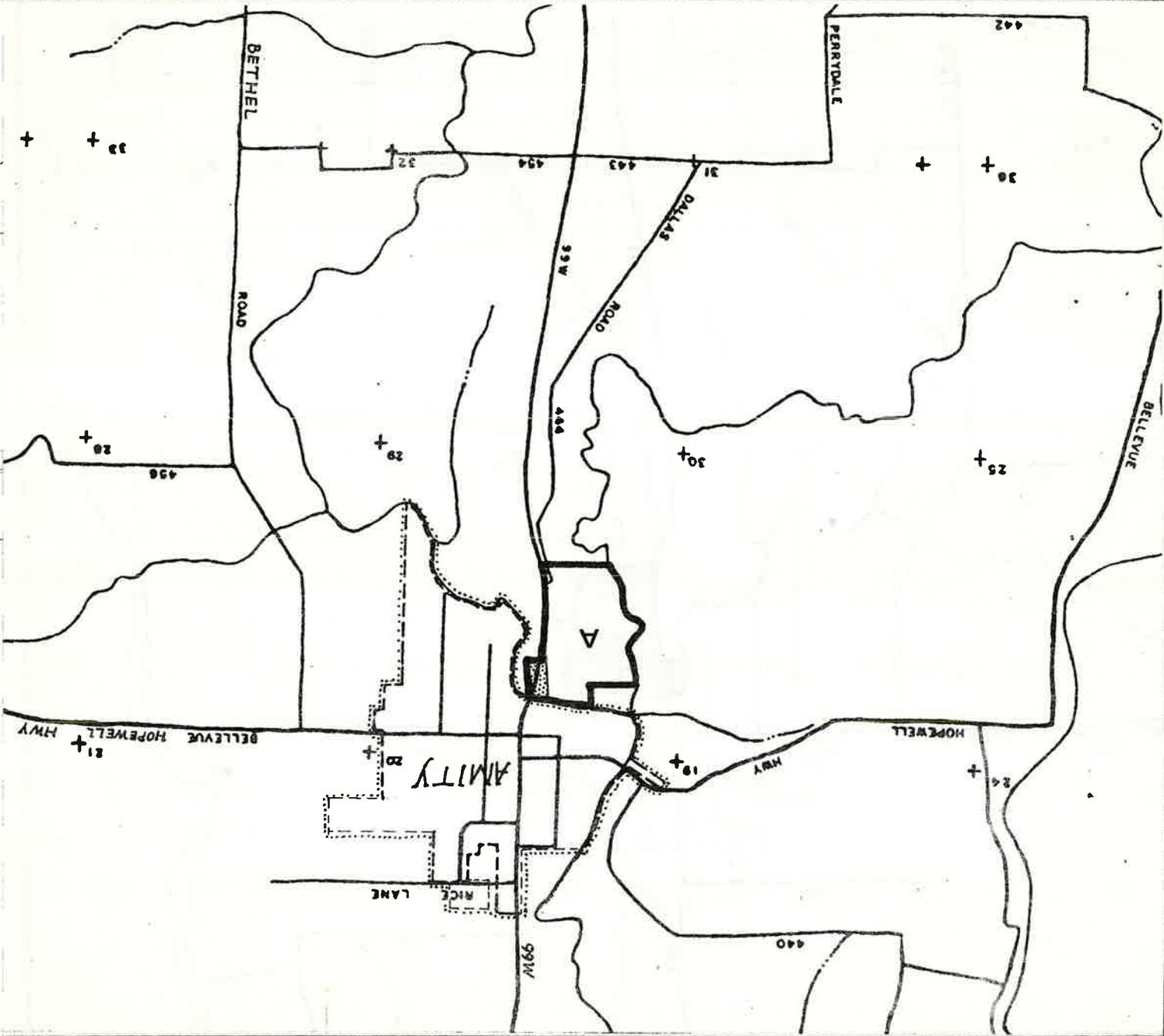
Woodburn-Willamette



Scale: 1" = 1/2 mi.

LEGEND

- Scale: 1" = 1/2 mi.
-  N
-  Study Area Boundary
-  County Boundary
-  City Limits
-  City Urban Growth Boundary
-  Small Contiguous Parcel Pattern
-  Platted Subdivision
-  Parcels of 10 or more Acres



Code Area 5.16 Amity

Amity PLAN DESIGNATION VLDR CODE AREA 5.16 TOTAL ACREAGE 83

SCS SOIL CLASSIFICATIONS (IN ACRES)

Class I None	38
Class II	32
Class III	4
Class IV	9
Class V	
Class VI	
Total	83

FOREST SITE CLASSIFICATIONS (IN ACRES)

Fa	-
Fb	-
Fc	-
Fd	-
Fe	-
Ff	-
Not Available	83

SOIL PRODUCTIVITY OF CODE AREA

100 percent in Woodburn-Willamette Association

INDIVIDUAL OWNERSHIP PATTERNS

All parcels in individual ownership.

PARCEL SIZES

0 - 5.0 acres	3
5.1 - 10.0 acres	1
20.1 - 40.0 acres	2
40+ acres	2

Total Number of Parcels in Code Area 7

Parcels 10 Acres or Less in Size Occupied by a House or Mobile Home 4

Total Number of Parcels Occupied by a House or Mobile Home 6

DISCUSSION

This Code Area occupies agricultural land to the west of Highway 99W. The northern boundary follows Ash Swale, which also acts as the city limits and urban growth boundary for Amity. The western boundary follows a drainage; the southern boundary cuts across agricultural land and the eastern boundary is Highway 99W. Existing land uses are field crops and orchard.

Four parcels, each one acre in size, exist between Highway 99W and the railroad in the northern tip of the Code Area. Another 3-acre parcel occupies that area also. The Code Area has a 20-acre parcel, a 13-acre parcel and portions of a 17-acre parcel, a 60-acre parcel and an 80-acre parcel within the boundaries.

Amity Fire District serves this Code Area. The only existing road is Highway 99W, except for private driveways.

Irrigation suitability is rated as excellent. Domestic water availability is considered fair to good.

Septic drainfield suitability is rated as fair with a 30 percent occurrence of poor soils for this purpose.

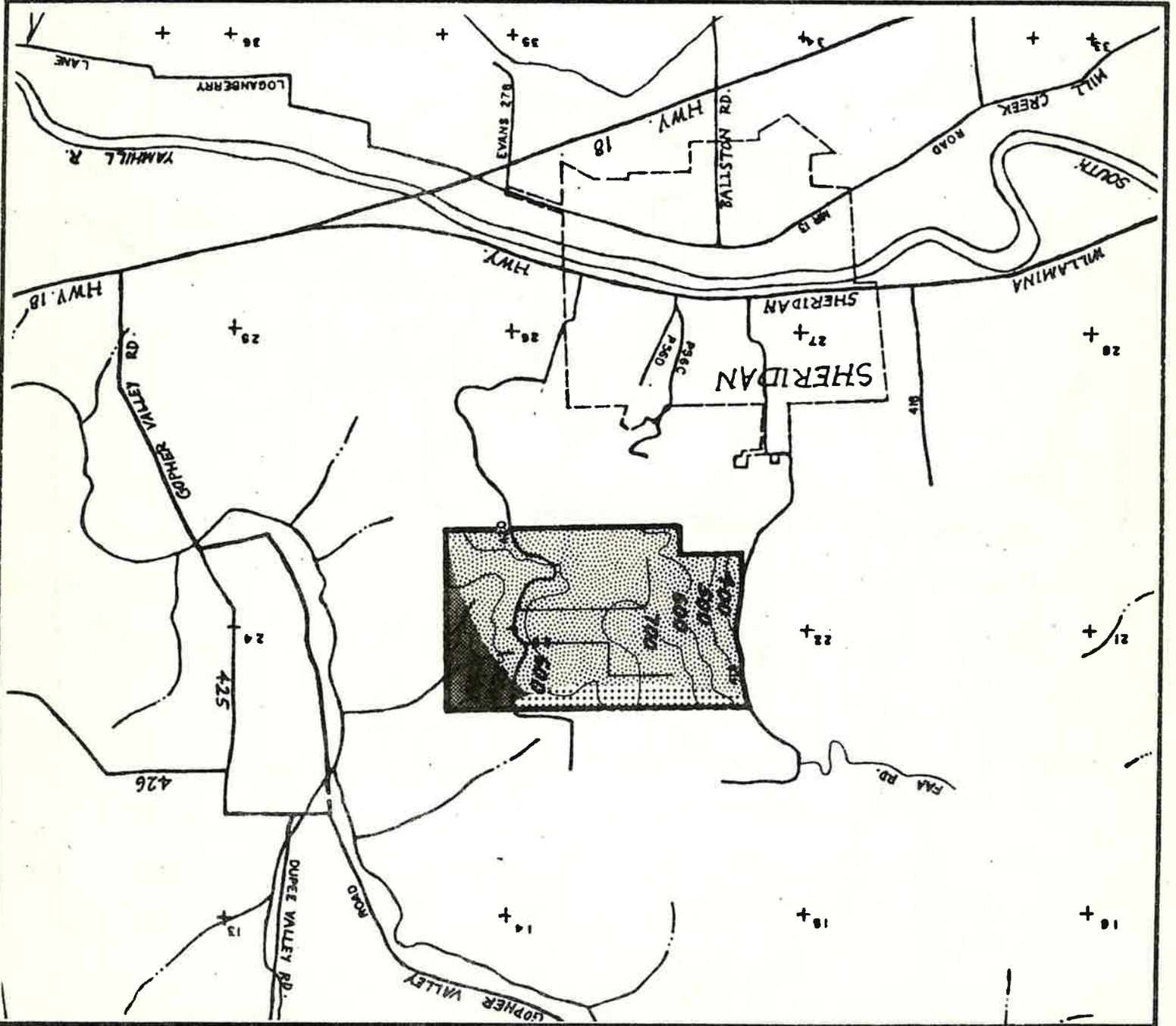
Summary

The northern tip of this Code Area is committed to rural residential use.

Area A

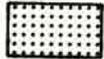
consists of 1 parcel and a portion of three others, totaling approximately 50 acres. Currently, these parcels are in agricultural use, orchard and/or clover, and three have dwellings. This portion of the Code Area is an intrusion into large, established agricultural lands and does not show any established rural residential settlement pattern.

Code Area 6.4 North Sheridan



LEGEND

SOIL ASSOCIATIONS

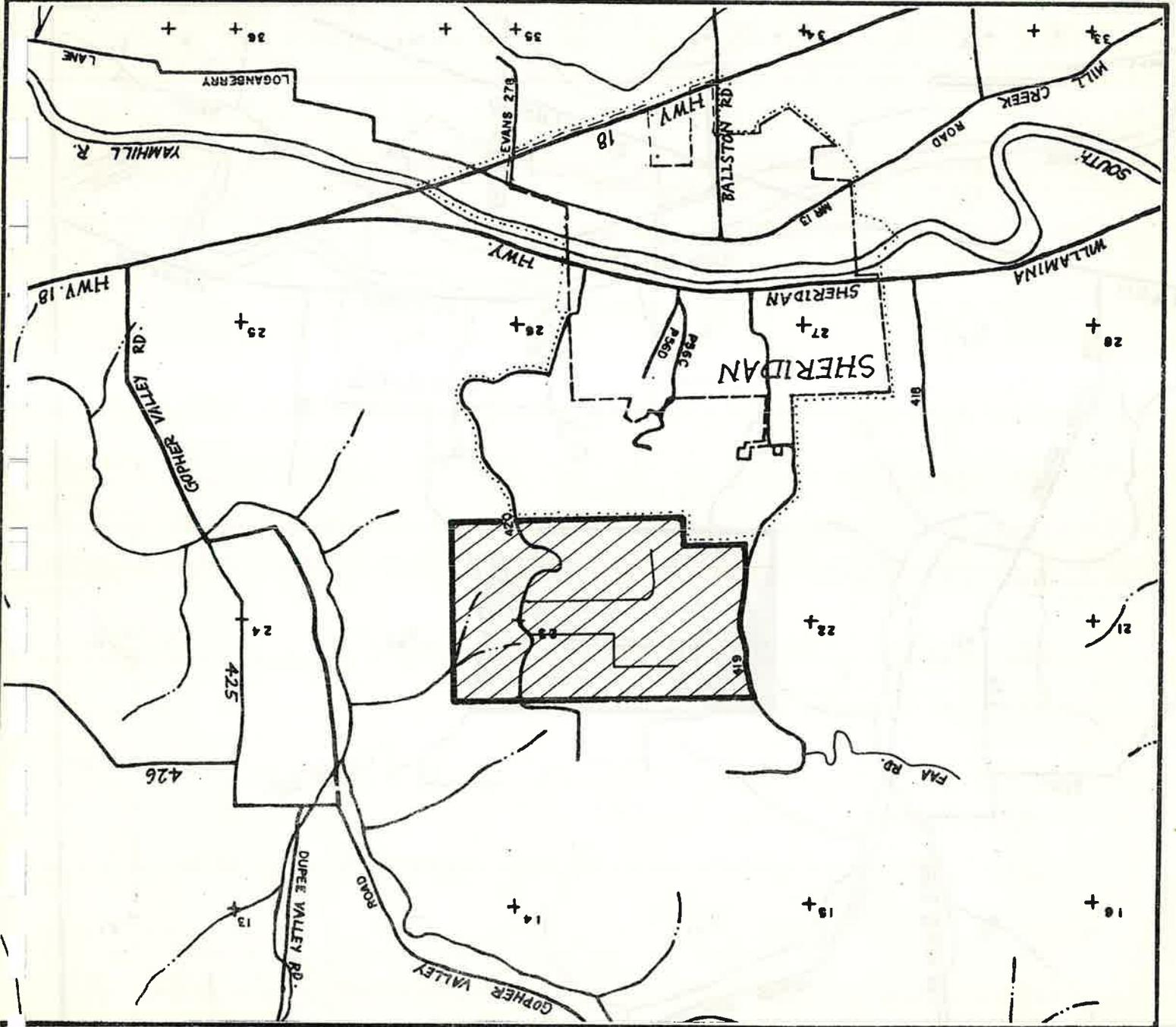
-  Wapato - Cove
-  Willakenzie - Hazelair
-  Peavine

-  Study Area Boundary
 -  County Boundary
 -  City Limits
 -  City Urban Growth Boundary
- 400 — Contour Lines (feet above sea level)

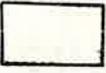


Scale: 1" = 1/2 mi.

Code Area 6.4 North Sheridan



LEGEND

-  Plan-designation and Zone Change by 1979 Board Action
-  City Urban Growth Boundary
-  City Limits
-  County Boundary
-  Study Area Boundary
-  Small Contiguous Parcel Pattern
-  Platted Subdivision
-  Parcels of 10 or more Acres



Scale: 1" = 1/2 mi.

North Sheridan
PLAN DESIGNATION

VLDR

CODE AREA

6.4

458

TOTAL ACREAGE

SCS SOIL CLASSIFICATIONS (IN ACRES)

Class I None Class II None Class III 277 Class IV 126 Class VI 55

FOREST SITE CLASSIFICATIONS (IN ACRES)

Fa - Fb - Fc 93 Fd - Fe - Ff 85 Not Available 280

SOIL PRODUCTIVITY OF CODE AREA

85 percent in Willakenzle-Hazelair Association

10 percent in Wapato+Cove Association

5 percent in Peavine Association

INDIVIDUAL OWNERSHIP PATTERNS

10.1 - 20.0 acres: 5 individual ownerships out of 5 parcels.

20.1 - 40.0 acres: 2 individual ownerships out of 2 parcels.

40+ acres: 1 individual ownerships out of 1 parcels.

PARCEL SIZES

0 - 10.0	acres	47
10.0 - 15.0	acres	5
15.1 - 20.0	acres	0
20.1 - 40.0	acres	2
40+	acres	1

Total Number of Parcels in Code Area

55

Parcels 10 acres of Less in Size

17

Total Number of Parcels Occupied

20

DISCUSSION

This Code Area encompasses steep hill land on the eastern and western flanks of a north-south ridge that rises to an elevation of over 700 feet. Existing land uses within the Code Area include hill pasture used mostly for sheep, clumps of oak and old orchards. The orchards occupy nearly 80 percent of the Code Area, and are part of an old subdivision called Yamhill Walnut Groves.

To the north and east of the Code Area lie grain fields and rolling hills dotted with oak stands. To the west, hilly forested land exists. The southern boundary of the Code Area forms the northern limit of the Sheridan Urban Growth Boundary. The City limits of Sheridan are approximately one mile south of the Code Area. The growing season for many agricultural crops is limited, due to elevation and late spring and early fall frosts.

The entire Code Area is composed of the Yamhill Walnut Groves Subdivision and was originally platted into 5-acre lots. Recombination of small lots has occurred so that larger parcels of 10 acres are scattered among 5-acre parcels. The western edge of the Code Area, to the west of Market Road #420, exhibits the largest parcels, where recombination of lots has resulted in a 15- and a 44-acre parcel.

The existing road system serving this Code Area is considered poor. County Road #420 (Cherry Hill Road) is steep and narrow. Likewise, County Road #419 is steep and narrow. Two small roads, running westerly from County Road #420, serve residents within the Code Area. These roads, Mayette Drive and Regia Drive, are also in poor condition. The Code Area is served by the Sheridan Fire District.

Irrigation suitability is considered very poor in the northern half of the Code Area and fair in the southern half. Domestic water availability is rated as fair to poor on lands in the Code Area; a history of marginal well yields exists in Sections 26 and 23 and future availability is likely to be spotty.

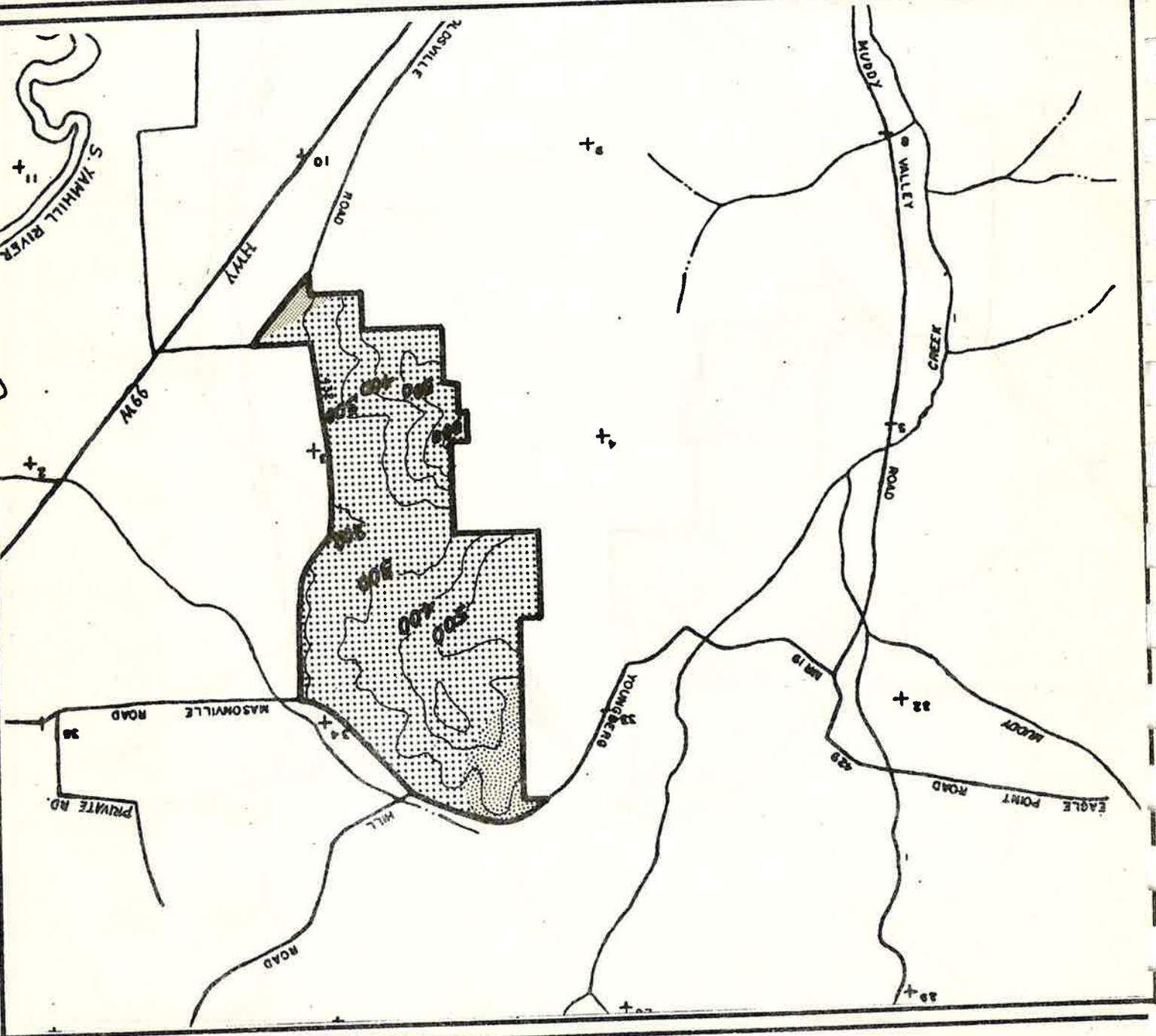
Similarly, the entire Code Area contains poor soils for septic drainfields and future residential development will depend to some extent on locating good drainfield spots on a site-by-site basis.

Summary

Existing rural residential settlement of this Code Area has been limited, due to topographical limitations and poor soils. However, the future of agricultural enterprises in the Code Area is also limited due to soil conditions and topographical constraints. Because of the recombination-of-lots pattern, a lower density of rural residential settlement is appropriate to the area committed to that use. This action will enable useful residential settlement and accompanying small scale agricultural activities to occur in that the likelihood of water availability and septic system would be increased.

Because of a larger parcelization pattern due to recombination of small lots west of Cherry Hill Road, that portion of the Code Area is not committed to rural residential development.

Code Area 6.11 Oldsville Road



LEGEND

400—Contour Lines (feet above sea level)

—Study Area Boundary

---County Boundary

- - - - -City Limits

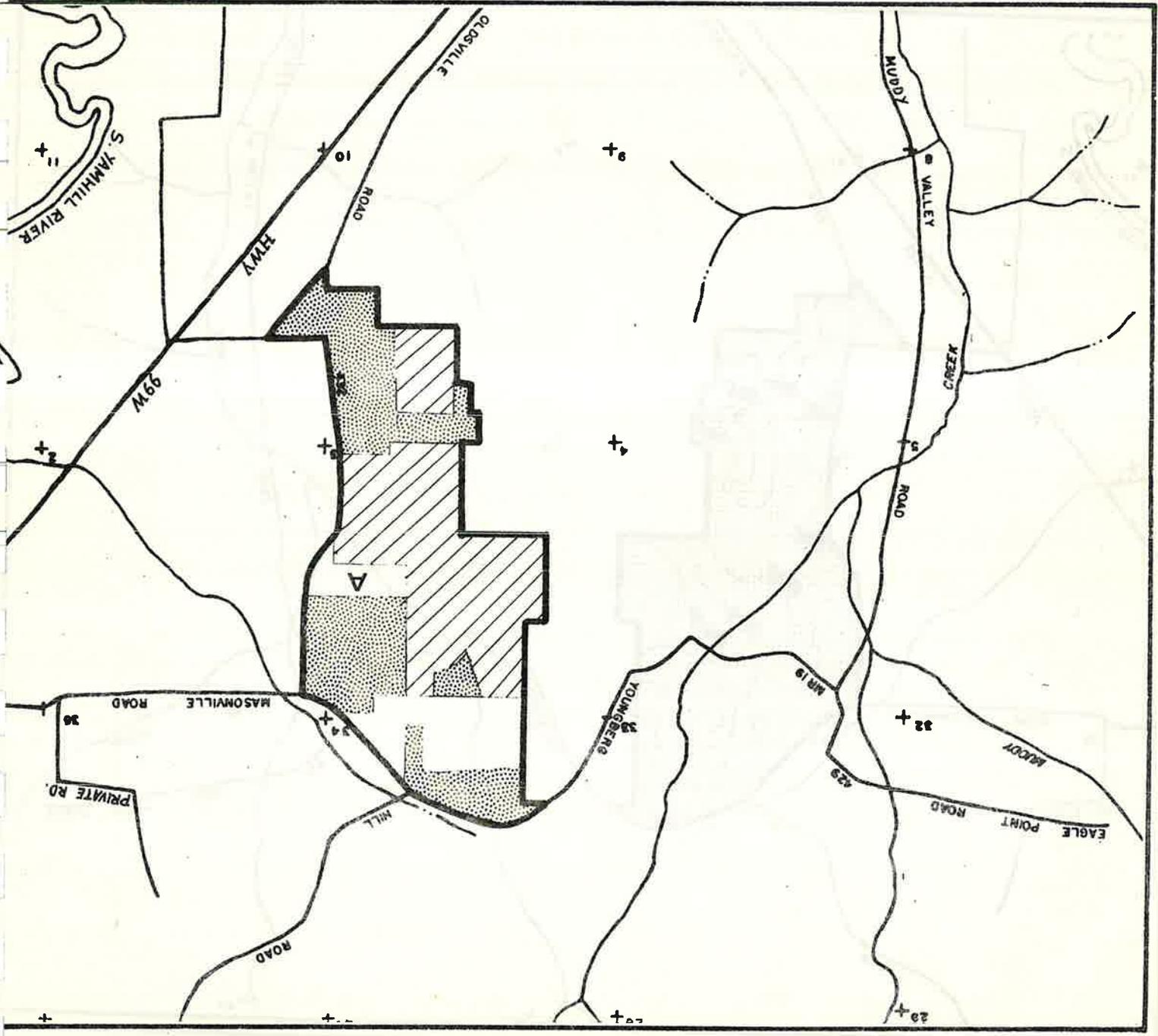
Scale: 1" = 1/2 mi. - - - - -City Urban Growth Boundary



SOIL ASSOCIATIONS

-  Woodburn - Willamette
-  Jory - Yamhill - Nekia
-  Willakenzie - Hazlaiair

Code Area 6.11 Oldsville Road



LEGEND

Study Area Boundary

County Boundary

City Limits

City Urban Growth Boundary



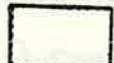
Plan-designation and Zone Change by 1979 Board Action



Small Contiguous Parcel Pattern



Platted Subdivision



Parcels of 10 or more Acres



Scale: 1" = 1/2 mi.

The parcelization pattern of this Code Area is rather complex. Twelve of the parcels 15 acres or less in size border Oldsville Road and Youngberg Hill Road where these two roads define the boundaries of the Code Area. The remaining Code Area land in Section 34 is composed of two 20-acre parcels and one 33-acre parcel. The northeastern corner of the Code Area land in Section 3 contains a 24-acre parcel. The McCabe Methodist Church and the South Yamhill Baptist Cemetery are located here. Four more parcels less than 10 acres in size occur in the southwesternly portion of Code Area land in Section 10.

The western half of the Code Area has poor irrigation suitability while the eastern half is rated as fair for irrigation. Domestic water availability is rated as fair in Section 10 and fair to poor in Sections 2 and 34.

Septic drainfield suitability is rated as poor throughout the Code Area.

McMinnville Fire District serves the Code Area. The transportation system is confined to Oldsville Road, a portion of Masonville Road and a portion of Youngberg Hill Road all of which are rated as good County roads.

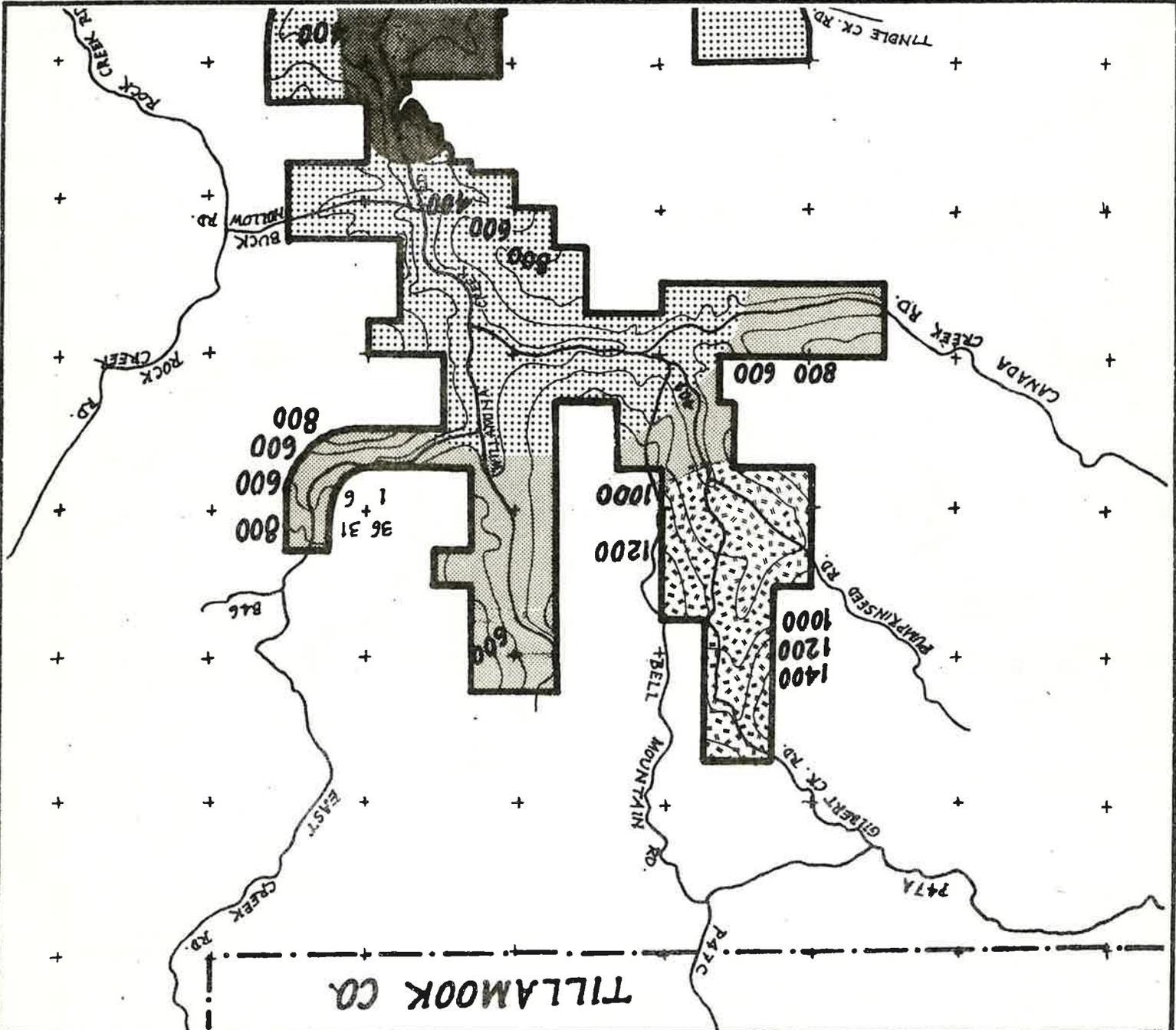
Area A

consists of twenty acres that is a portion of a larger 80-acre piece. This parcel is currently being farmed in grain and is bordered on three sides by similar agricultural uses. To the north lies an area of small, contiguous parcels and rural residential settlement. This parcel, however, is agricultural in use and character and residential development here would intrude into the dominant land use pattern. There is one dwelling on this parcel.

Summary

Committed parcels in this Code Area are concentrated in "spots" and are surrounded by some parcels ranging from 15 to 25 acres in size. There are 299 acres of land in assorted parcels of less than 20 acres in size within these committed spots. Three parcels contain 313 acres and are not committed to rural residential use.

Code Area 7.1 Willamina (northern 1/2)



LEGEND

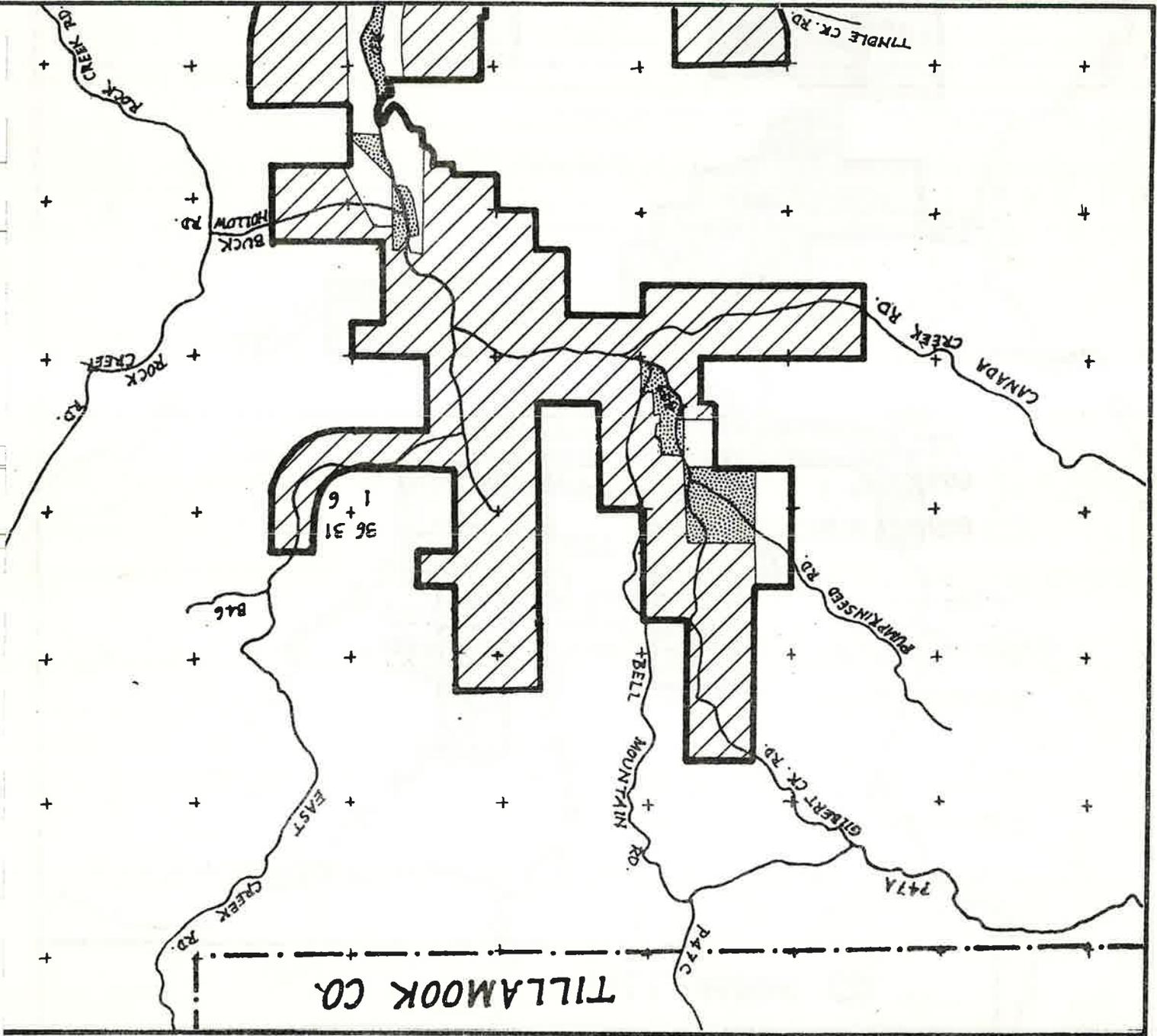
SOIL ASSOCIATIONS

- Hembre - Astoria - Klickeitat
- Olyic
- Peavine
- Willakenzie - Hazelair
- Wapato - Cove

- 400 - Contour Lines (feet above sea level)
- Study Area Boundary
- County Boundary
- City Limits
- City Urban Growth Boundary

Scale: 1" = 1 mi.

Code Area 7.1 Willamina (northern 1/2)

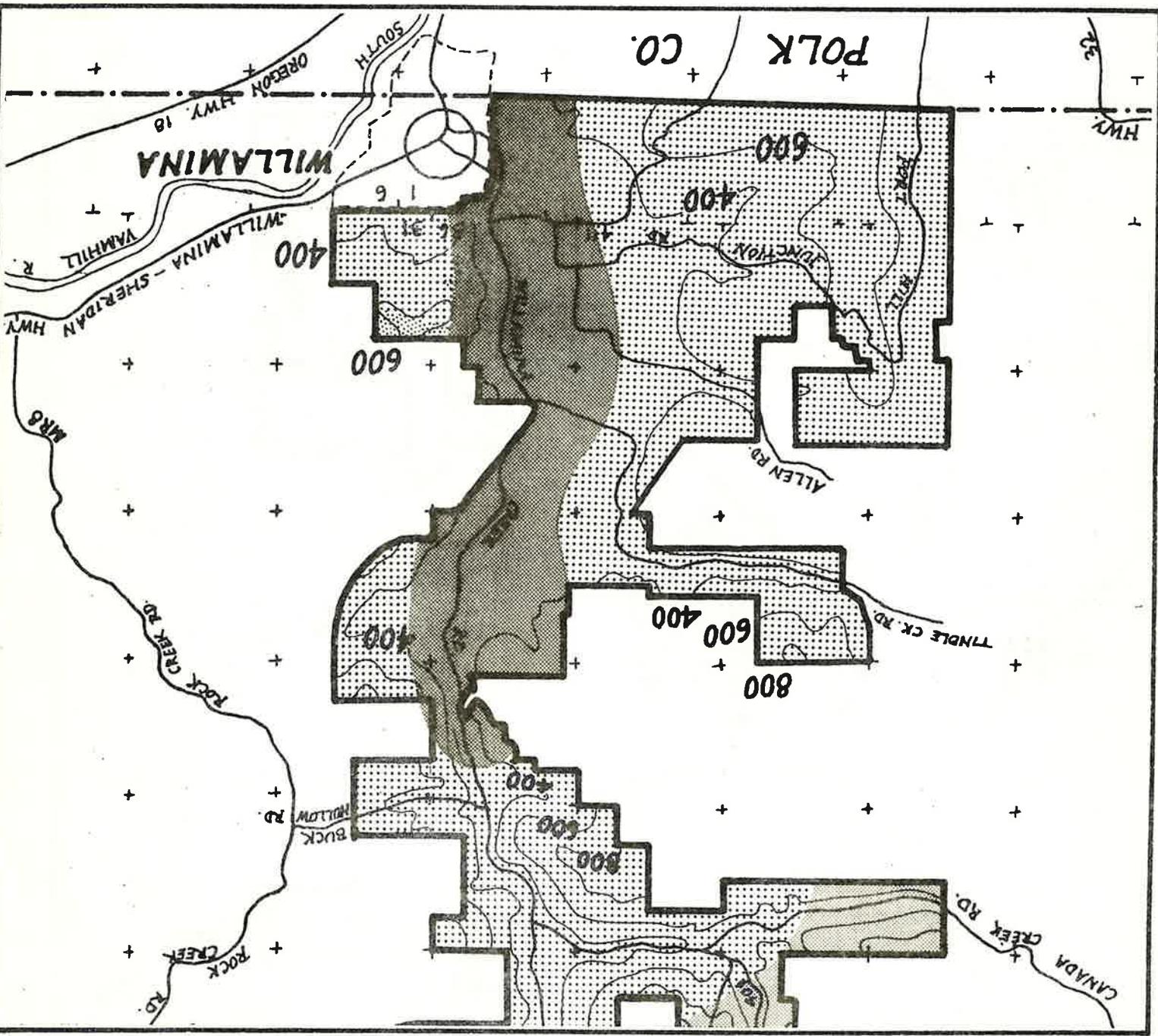


LEGEND

-  Study Area Boundary
 -  County Boundary
 -  City Limits
 -  City Urban Growth Boundary
 -  Plan-designation and zone change by 1979 Board Action
 -  Small Contiguous Parcel Pattern
 -  Platted Subdivision
 -  Parcels of 20 or more Acres
- Scale: 1" = 1/2 mi.



Code Area 7.1 Willamina (southern 1/2)



LEGEND

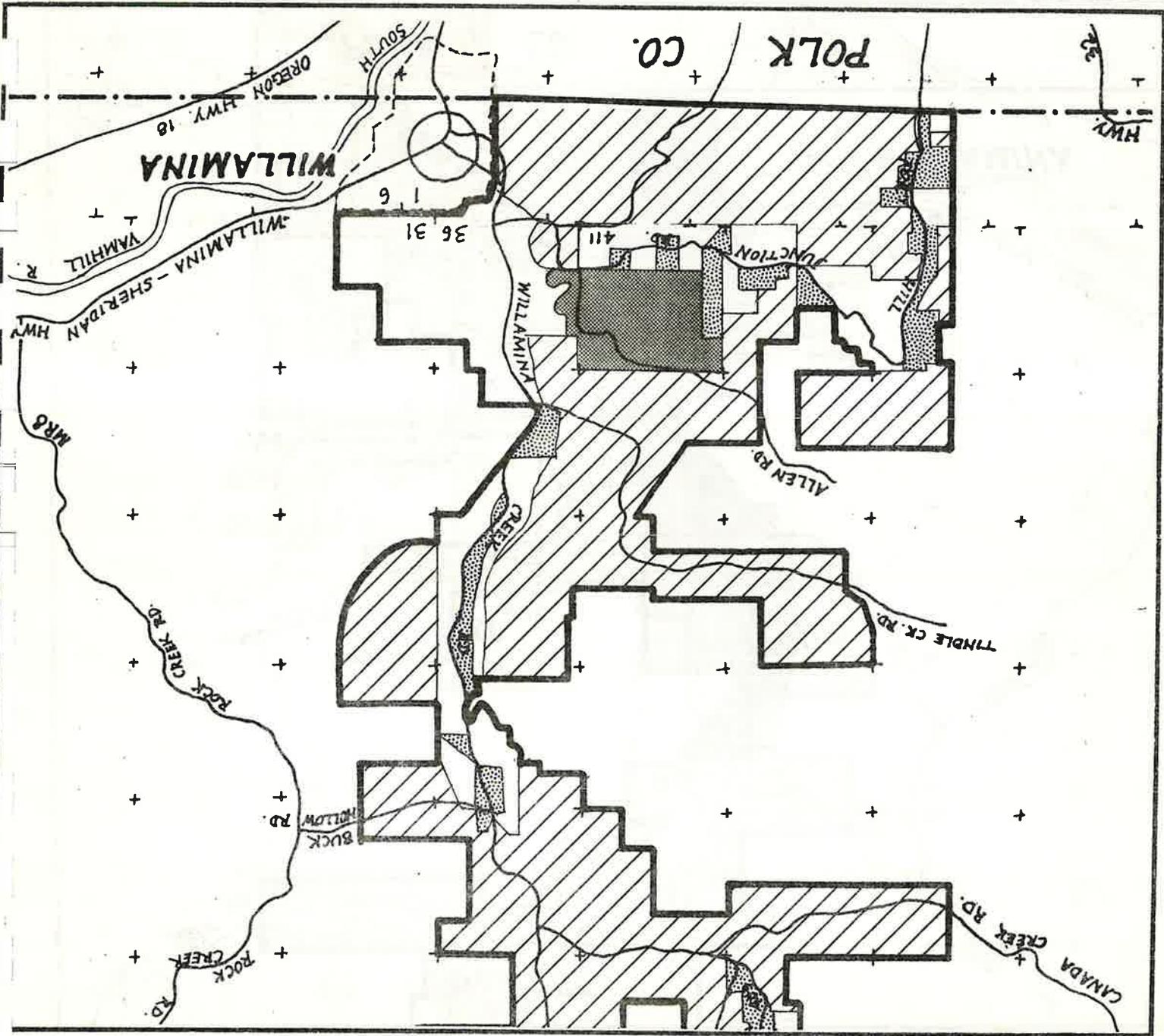
- Scale: 1" = 1 mi.
- North Arrow
- 400 — Contour Lines (feet above sea level)
- Study Area Boundary
- Country Boundary
- City Limits
- City Urban Growth Boundary
- Soil Associations:
 - Wapato - Cove
 - Willakenzie - Hazelaire
 - Pearline
 - Olyic
 - Hembre - Astoria - Kicketat

Scale: 1" = 1/2 mi.



 Study Area Boundary
 County Boundary
 City Limits
 City Urban Growth Boundary
 Plan-designation and Zone Change by 1979 Board Action
 Small Contiguous Parcel Pattern
 Platted Subdivision
 Parcels of 20 or more Acres

LEGEND



Code Area 7.1 Willamina (southern 1/2)

PLAN DESIGNATION

AFSH

CODE AREA 7.1

TOTAL ACREAGE 10,628

SCS SOIL CLASSIFICATIONS (IN ACRES)

Class I 202 Class II 351 Class III 3,114 Class IV 3,231 Class VI 3,619

FOREST SITE CLASSIFICATIONS (IN ACRES)

Fa 51 Fb 632 Fc 6,447 Fd 1,149 Fe 141 Ff -0- Not Available 2,128

SOIL PRODUCTIVITY OF CODE AREA

50 percent in	Peavine Association
25 percent in	Wapato-Cove Association
15 percent in	Olyic Association
9 percent in	Hembre-Astoria-Klickitat Association
1 percent in	Willakenzie-Hazelair Association

INDIVIDUAL OWNERSHIP PATTERNS

0 - 10.0 acres:	180 individual ownerships out of 192 parcels.
10.1 - 20.0 acres:	36 individual ownerships out of 40 parcels.
20.1 - 30.0 acres:	16 individual ownerships out of 17 parcels.
30.1 - 40.0 acres:	29 individual ownerships out of 35 parcels.
40+ acres:	85 individual ownerships out of 91 parcels.

NOTE: Count does not include multiple-parcel ownerships by commercial timber operators.

PARCEL SIZES

0 - 10.0 acres	192
10.1 - 20.0 acres	40
20.1 - 30.0 acres	17
30.1 - 40.0 acres	35
40+ acres	91

Total Number of Parcels in Code Areas 375

Parcels 10 Acres or Less in Size Occupied by a House or Mobile Home 81

Total Number of Parcels Occupied by a House or Mobile Home 178

DISCUSSION

The Williamina Code Area is primarily forested foothills of the Coast Range bisected on a north-south line by the valley floor of Williamina Creek. The valley lands range from 200 to 400 feet in elevation and are in the Wapato-Cove Soil Association. Grain farming and pasture land are the main land uses

here. Above the 400 foot elevation line, open pasture ground diminishes and is replaced chiefly by Douglas fir, and red alder. The Peavine and other soil associations in this Code Area define the general area where forest lands dominate. Forested lands entirely surround this Code Area. The growing season is very short, due to mountainous terrain and the narrowness of the valley floor. Late spring and early fall frosts and snowfalls are common occurrences.

Residential settlement is concentrated along the roads in this Code Area, with the heaviest rural residential use occurring in Section 35, T5S-R7W. Here, the Corbett Acres Subdivision is surrounded by a parcelization pattern of parcels less than 20 acres in size. Section 35 has 84 parcels; 65 of which are under 10 acres in size, and 46 of which are occupied by dwelling units.

Another area exhibiting small parcelization is that part of the Code Area in Section 34, T4S-R7W along Pumpkinseed Road. Here 7 out of 12 parcels are 10 acres or less in size.

The remainder of the small parcels can be found flanking both Williamina Creek Road to the Buck Hollow Creek Road junction and Fort Hill Road. Especially heavy concentrations of small parcels are found in Section 24, T5S-R7W; Section 33, T5S-R7W; Section 34, T5S-R7W and Section 36, T5S-R7W.

Commercial timber holdings ring the agricultural lands and/or small parcels in private ownership in this Code Area. Averaging between 60 and 100 acres in size, forested parcels in common ownership are found for Longview Fibre, Williamina Lumber Company, Publishers Paper, Hampton Tree Farms, and Williamette Industries. Some private ownership of large forested parcels also is found in an area next to the Polk County boundary.

The transportation system is considered good in this Code Area. Williamina Creek and Fort Hill Roads are hard-paved and provide the main access. The northern half of the Code Area is served by the Williamina Fire District. The northern half is included in the State Department of Forestry's Fire Protection Association.

Irrigation suitability is considered fair-to-poor in the Williamina Creek Valley. The remaining lands are considered non-irrigable. The Grand Ronde Community Water Association serves about 65 percent of the southern half of the Code Area. Domestic water availability is rated poor throughout the Code Area, with well yields of 5 gallons per minute not uncommon.

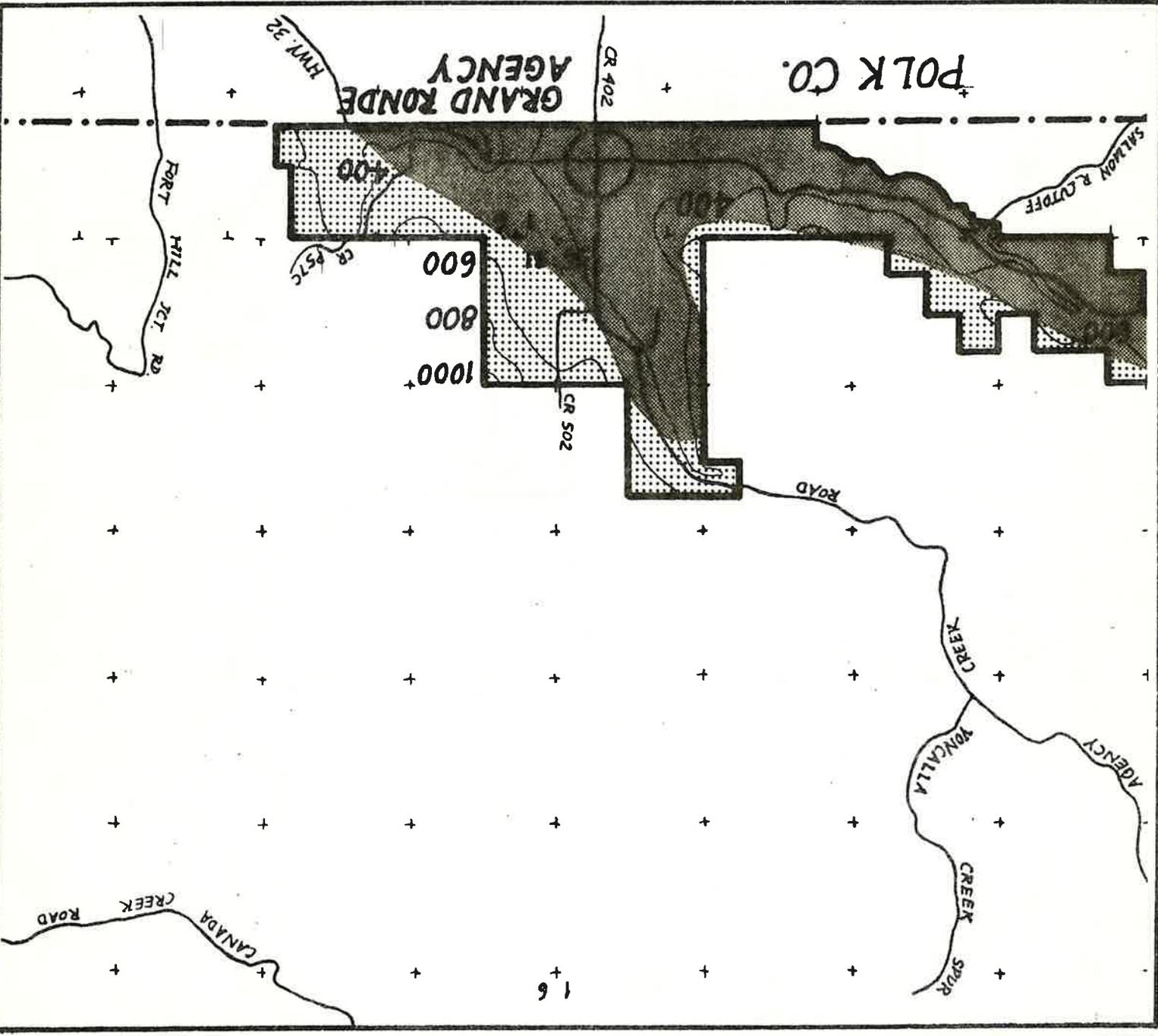
Septic tank suitability is also rated poor, in that the majority of developments is in the Wapato-Cove Soil Association.

Williamina
Code Area 7.1

Summary

The Williamina Code Area is characterized by rural residential settlement along the main roads and in one 400-acre subdivision and by large holdings in forested uses. Those areas where the small parcels are concentrated--the most northwesterly portion (the Pumpkinseed Road area), a 1,000-foot strip along each side of Williamina Creek Road to the junction of Buck Hollow Road, the platted, but yet undeveloped, subdivision north of the City of Williamina's Urban Growth Boundary, Section 35 along Fort Hill Road, and a 1,000 foot strip along the remainder of Fort Hill Road--are committed to rural residential uses. The committed lands have very poor agricultural productivity and exhibit varied sized small parcel patterns. The remaining lands are committed to forest and agriculture uses, including 2,843 acres of commercially owned forest lands.

Code Area 7.2 Grand Ronde (eastern 1/2)



LEGEND

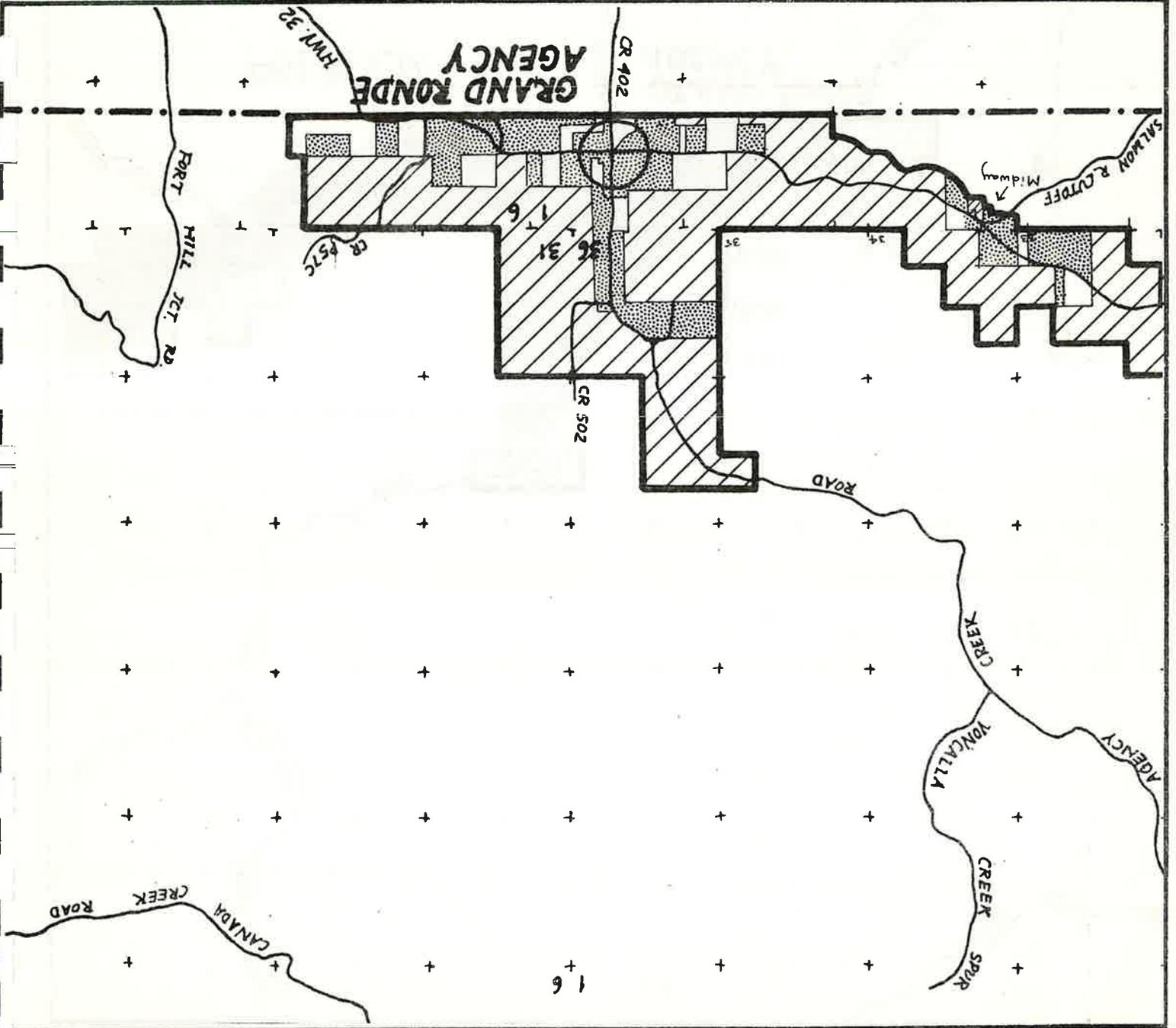
Scale: 1" = 1mi.

- 400 — Contour Lines (feet above sea level)
- Study Area Boundary
- County Boundary
- - - - City Limits
- - - - City Urban Growth Boundary

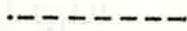
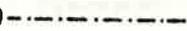
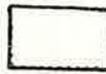
SOIL ASSOCIATIONS

- Wapato - Cove
- Peavine
- Olyic
- Hembre-Astoria-Klickitat

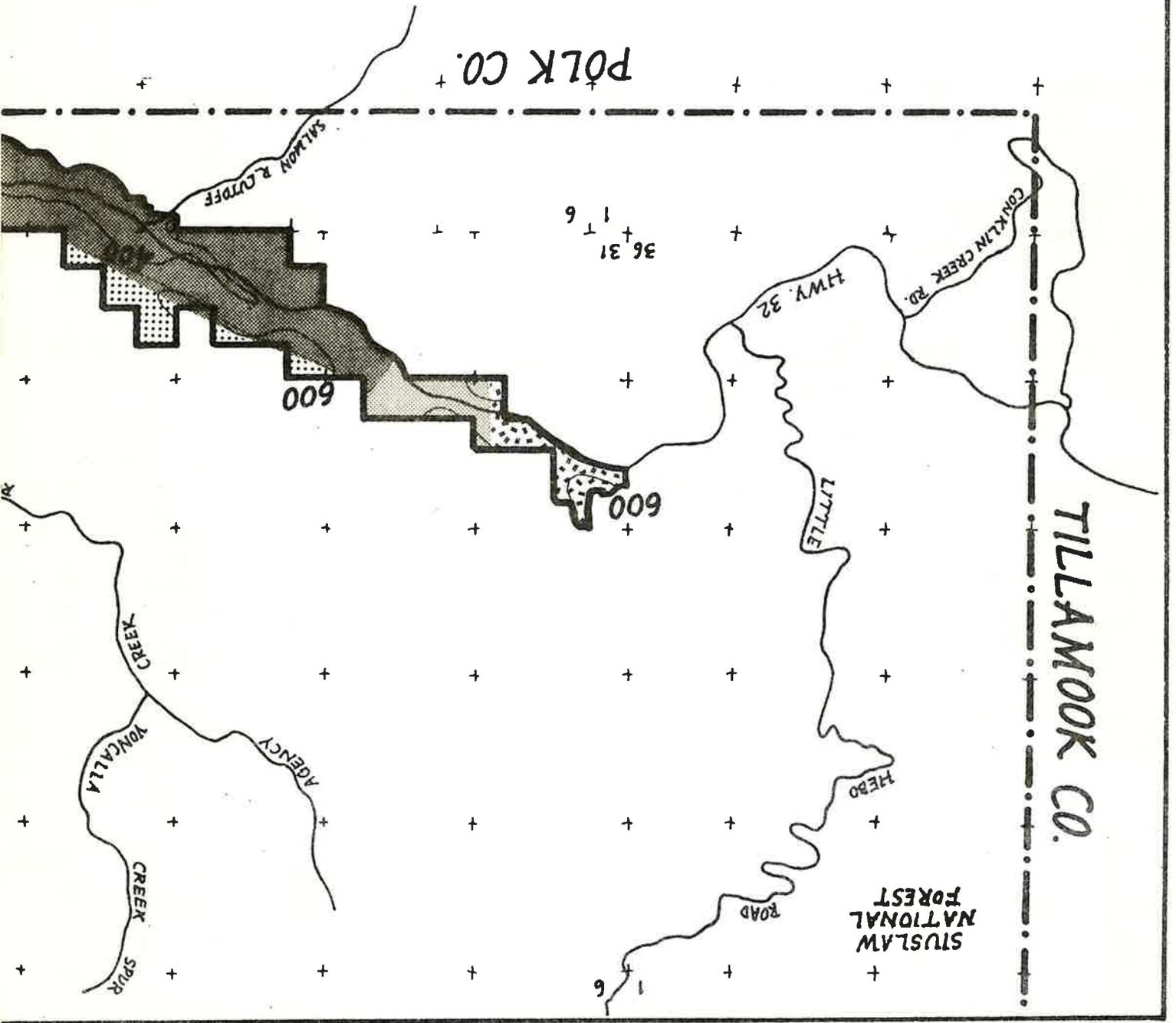
Code Area 7.2 Grand Ronde (eastern 1/2)



LEGEND

-  N
- Scale: 1" = 1/2 mi.
-  Study Area Boundary
-  County Boundary
-  City Limits
-  City Urban Growth Boundary
-  Plan-designation and Zone Change by 1979 Board Action
-  Small Contiguous Parcel Pattern
-  Platted Subdivision
-  Parcels of 20 or more Acres

Code Area 7.2 Grand Ronde (western 1/2)



LEGEND

- Scale: 1" = 1 mi.
- 400 — Contour Lines (feet above sea level)
 - Study Area Boundary
 - County Boundary
 - - - City Limits
 - - - City Urban Growth Boundary
- SOIL ASSOCIATIONS**
- Wapato - Cove
 - Peavine
 - Olyic
 - Hembre - Astoria - Klickitat

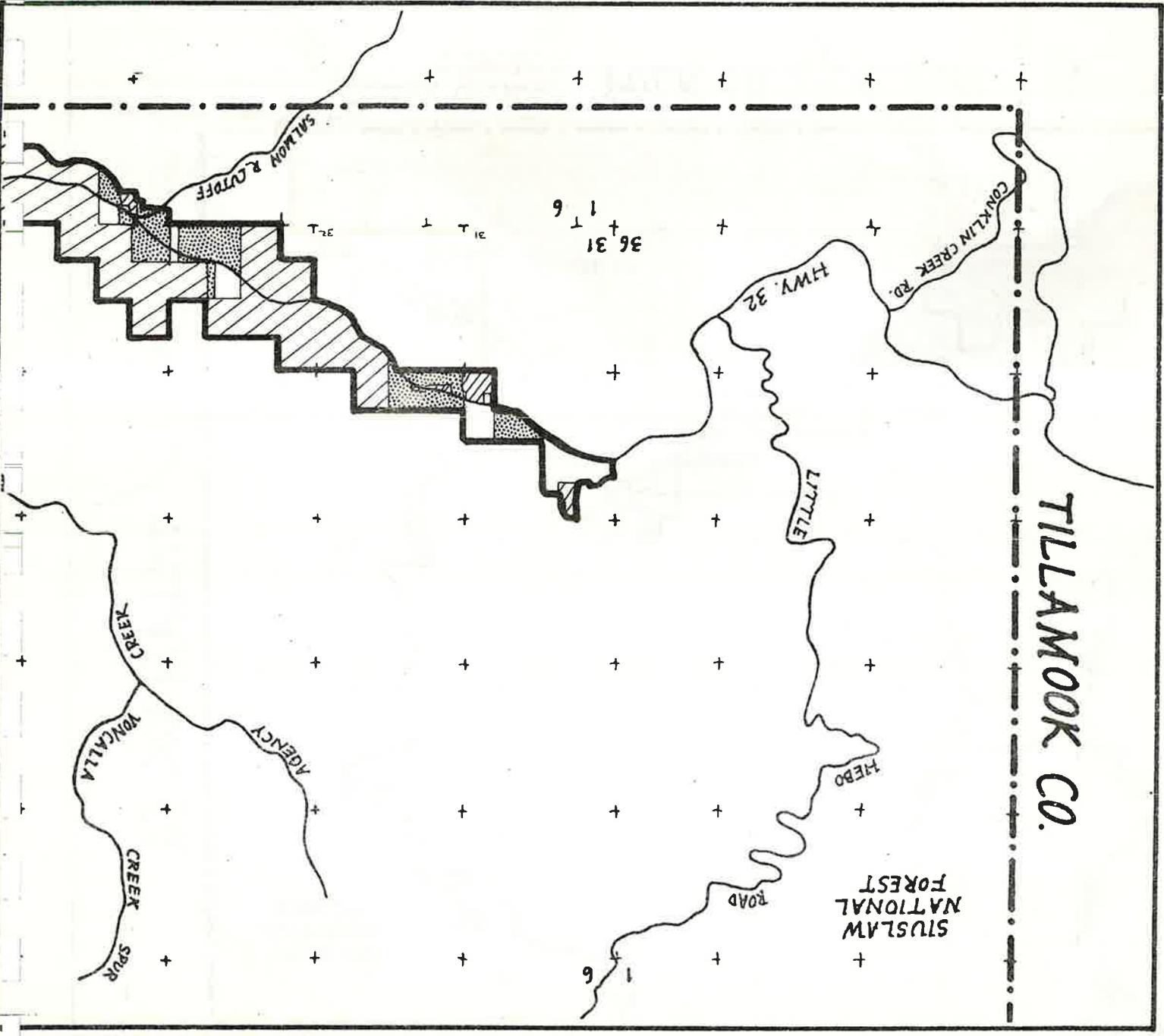


Code Area 7.2 Grand Ronde (western 1/2)

Scale: 1" = 1/2 mi.

LEGEND

- Study Area Boundary (solid line)
- County Boundary (dash-dot line)
- City Limits (dashed line)
- City Urban Growth Boundary (long-dashed line)
- Plan-designation and Zone Change by 1979 Board Action (diagonal hatching)
- Small Contiguous Parcel Pattern (stippled pattern)
- Platted Subdivision (solid black fill)
- Parcels of 20 or more Acres (white fill)



Grand Ronde
PLAN DESIGNATION

AFSH

CODE AREA

7.2

TOTAL ACREAGE 4,496

SCS SOIL CLASSIFICATIONS (IN ACRES)

Class I None Class II 780 Class III 1274 Class IV 1076 Class VI 1366

FOREST SITE CLASSIFICATIONS (IN ACRES)

Fa None Fb 621 Fc 2828 Fd 441 Fe 0 Ff 40 Not Available 566

SOIL PRODUCTIVITY OF CODE AREA

60 percent in Wapato-Cove Association

30 percent in Peavine Association

5 percent in Olyic Association

5 percent in HembreAstoria-Klickitat Association

INDIVIDUAL OWNERSHIP PATTERNS

0 - 10 acres: 132 individual ownerships out of 132 parcels.

10.1 - 12.5 acres: 6 individual ownerships out of 6 parcels.

12.51 - 15.0 acres: 8 individual ownerships out of 9 parcels.

15.1 - 20.0 acres: 9 individual ownerships out of 10 parcels.

20.1 - 40.0 acres: 59 individual ownerships out of 59 parcels.

40+ acres: 29 individual ownerships out of 29 parcels.

PARCEL SIZES

0 - 10.0 acres 132

10.1 - 20.0 acres 25

20.1 - 40.0 acres 59

40+ acres 29

Total Number of Parcels in Code Area

256

Parcels 10 Acres or Less in Size

62

Total Number of Parcels Occupied

by a House or Mobile Home

117

DISCUSSION

The Grand Ronde Code Area is primarily valley land flanked by rising hills of forested land in the western edge of the Coast Range. The valley lands range from 200 to 400 feet in elevation, and are characterized by pasture

land intermixed with fir and alder stands; above the 400 feet elevation, open pasture ground diminishes and fir stands increase in magnitude. By soil associations, the areas in Peavine, Olyic and Hembre-Astoria-Klickitat soil associations are the areas capable of prime Douglas fir production; the areas in the Wapatoe-Cove soil association have limited agricultural productivity.

Forested lands abound the Code Area to the west, north and east. The Polk County line forms the southern boundary for the eastern half of the Code Area and forested lands lie south of the Code Area in the western half. The growing season is very short, due to the mountainous terrain and the narrowness of the valley floors. Late spring and early fall frosts are common, and snow showers often occur here when rainfall occurs in more easterly portions of the County.

Areas of higher residential density and smaller parcelization occur in three portions of this Code Area. The largest portion extends in a strip along Highway 32 at the eastern end of the Code Area, extending to the Grand Ronde agency, and then extending northwards along Agency Creek Road. This portion encompasses parts of Section 5, 6, 1, 2 and 36.

Another portion of smaller parcelization and higher density occurs around the Midway area, extending westward along Highway 32. This portion occurs in parts of Sections 3, 4, 34 and 35.

A third portion of small parcels is found in Sections 29 and 30, again occurring along Highway 32.

In all 3 portions, the dominant parcel sizes range from 5 to 15 acres. Intermixed with this parcel size is a pattern of parcels ranging from 15 to 25 acres in size. Isolated parcels, not over 30 acres in size, are found within these areas as well. Both Midway and Grand Ronde Agency serve as rural centers for the resident population.

Transportation is considered good throughout the Code Area with Highway 32 providing the main route and Agency Creek Road serving as a collector road. The Code Area has fire protection through the Williamson Fire District.

Irrigation suitability is considered fair in the western half of the Code Area, and good in the eastern half. Domestic water availability is greatly enhanced by the Grand Ronde Water District, which serves the entire Code Area.

Septic drainfield suitability is considered poor throughout the Code Area. The area around Grand Ronde Agency has a record of septic tank failures. However, a recent study has been begun by Polk County to determine the feasibility of forming a sewerage district for both Grand Ronde and Grand Ronde Agency. Success with a district could lead to future residential growth in these two areas.

Grand Ronde
Code Area 7.2

As indicated above, the general land use pattern for this Code Area is of two types: large parcels in forest uses, and three spots of small parcels in rural residential use.

The Grand Ronde Agency area consists of 1,066 acres, in which are located approximately 109 parcels ranging in size from 1 to 30 acres.

The Midway area contains 234 acres with 28 parcels, with the largest being 32 acres and the smallest 1.5 acres.

The westernmost area contains 211 acres and 18 parcels ranging in size from 2 to 35 acres.

Summary

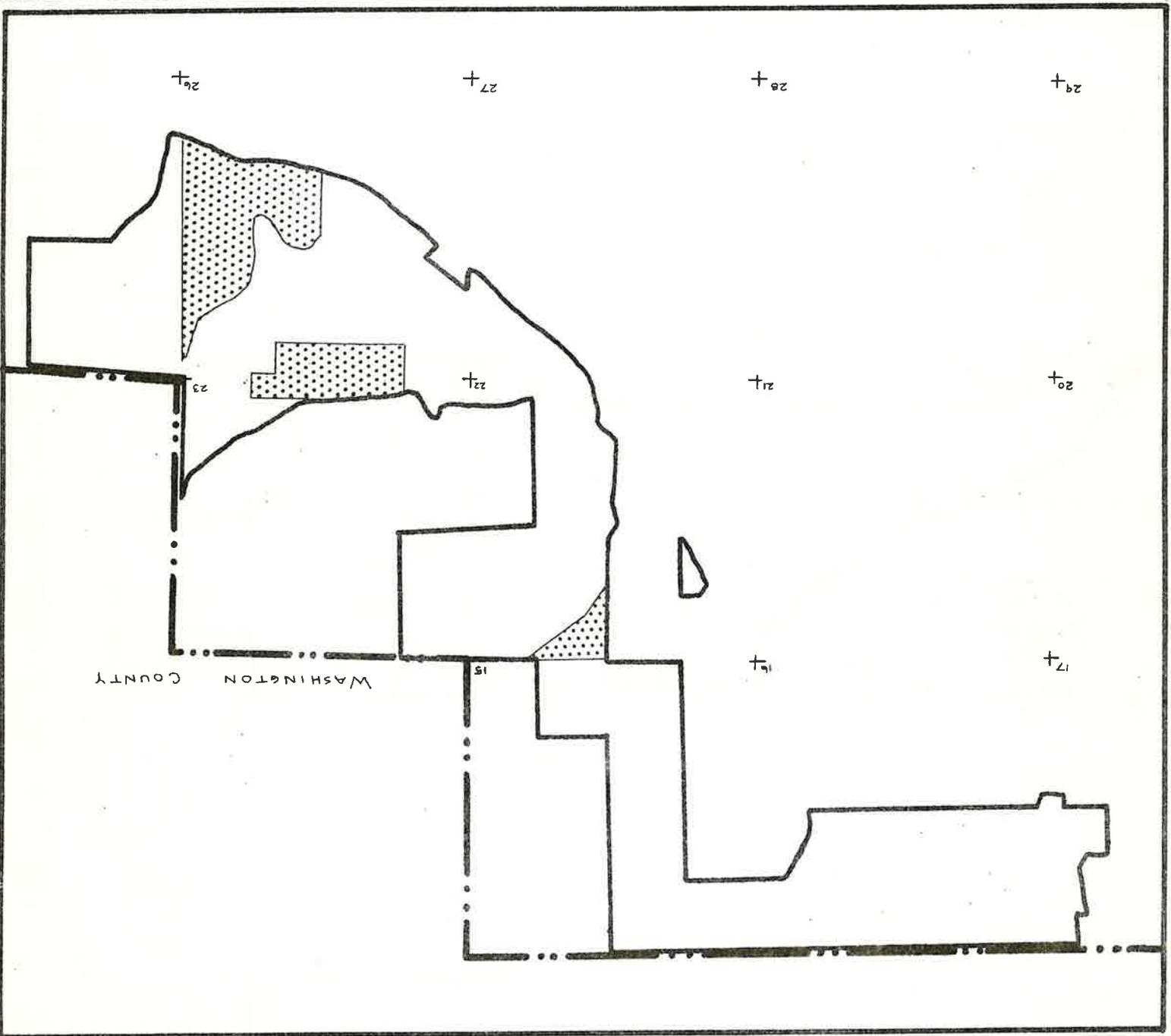
Due to shortened growing seasons, poor soils, small parcels intermixed with slightly larger parcels in individual ownership, the three portions of Code Area 7.2 are committed to rural residential uses. The remainder of the Code Area is committed to forest uses.

SECTION V - MAP SUMMARY OF CONTESTED CODE AREAS

These maps include both the plan designation and zone changes adopted by the Board of Commissioners in June, 1979 and the additional changes adopted by the Board in April, 1980.

The maps in Section II display the 1979 zone and plan-designation changes adopted by the Board for the Non-Contested Code Areas.

Code Area 1.1 Chehallem Mountain



Lands Changed to AFLH Plan Designation



Lands Changed to AF-10 Zone/AFSH Plan Designation



Lands Changed to AF-20 Zone/AFLH Plan Designation



Lands Changed to EF-40 Zone/AFLH Plan Designation

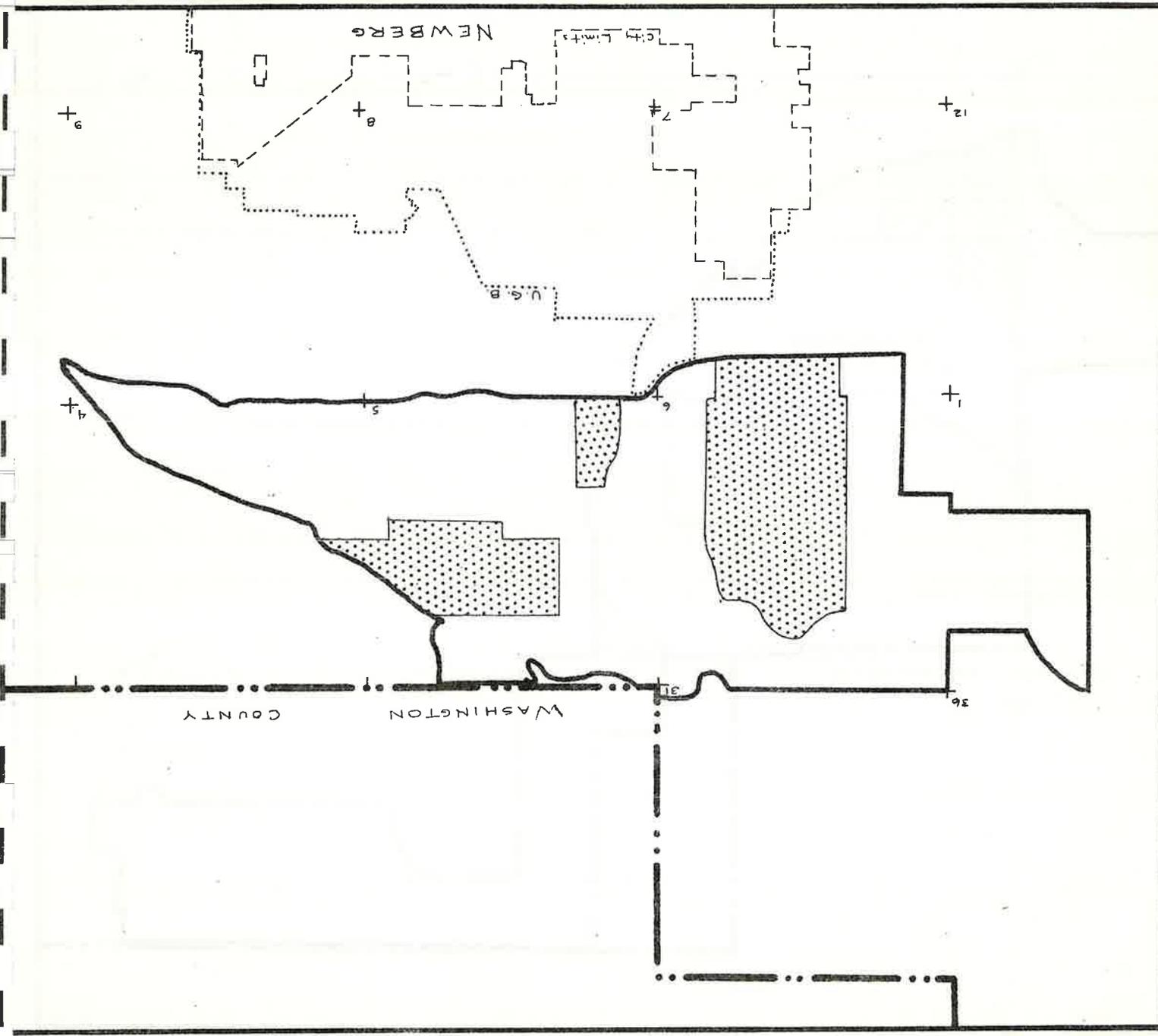


Lands Changed to F-40 Zone/CF Plan Designation



Scale: 1" = 1 1/2 miles

Code Area 1.2 Bell Road



Lands Changed to AFLH Plan Designation



Lands Changed to AF-10 Zone/AFSH Plan Designation



Lands Changed to AF-20 Zone/AFLH Plan Designation



Lands Changed to RF-40 Zone/AFLH Plan Designation

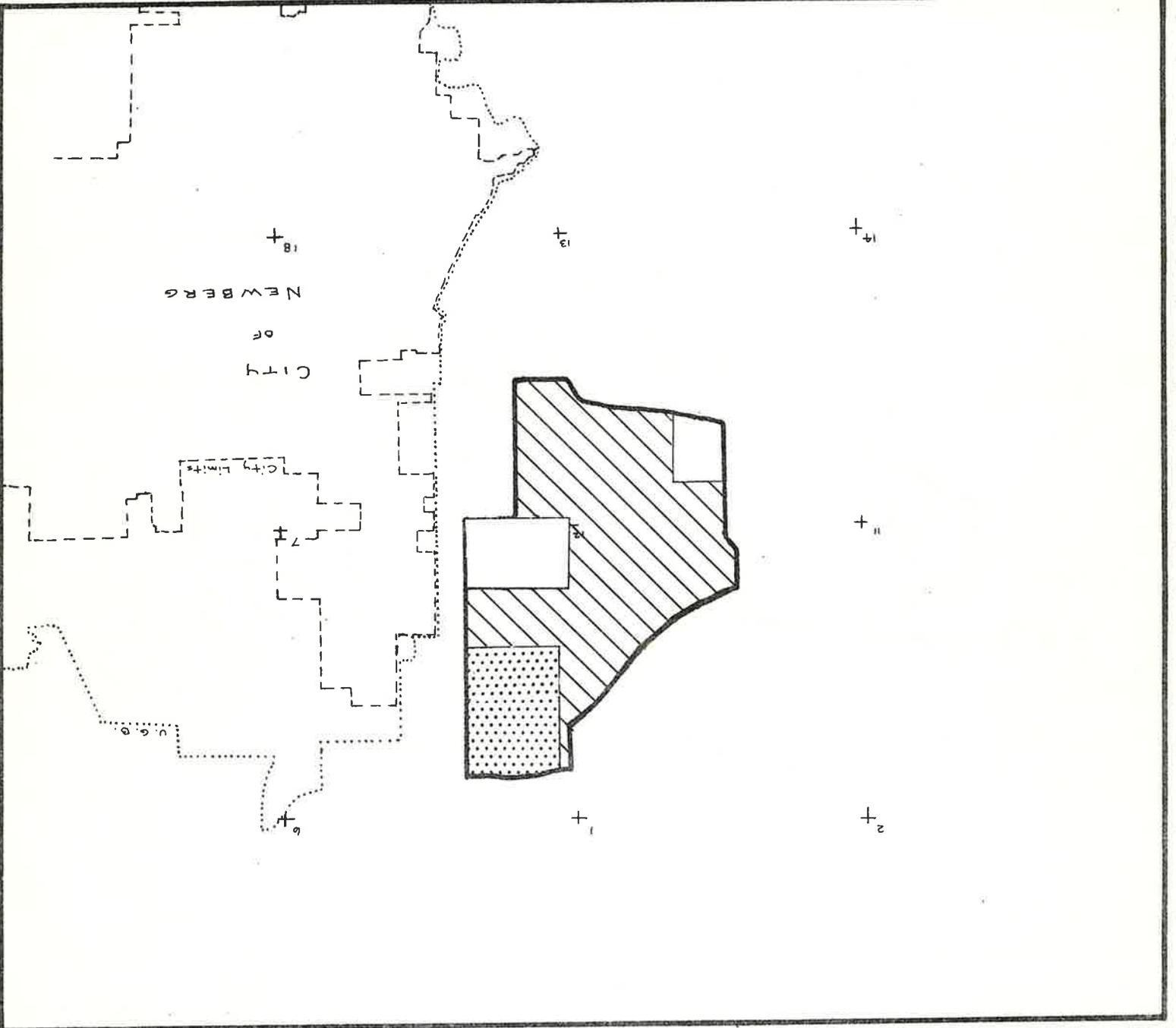


Lands Changed to F-40 Zone/CF Plan Designation



Scale: 1" = 1 1/2 miles

Code Area 1.5 West Chehallem Dr.



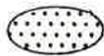
Lands Changed to AFLH Plan Designation



Lands Changed to AF-10 Zone/AFSH Plan Designation



Lands Changed to RF-40 Zone/AFLH Plan Designation

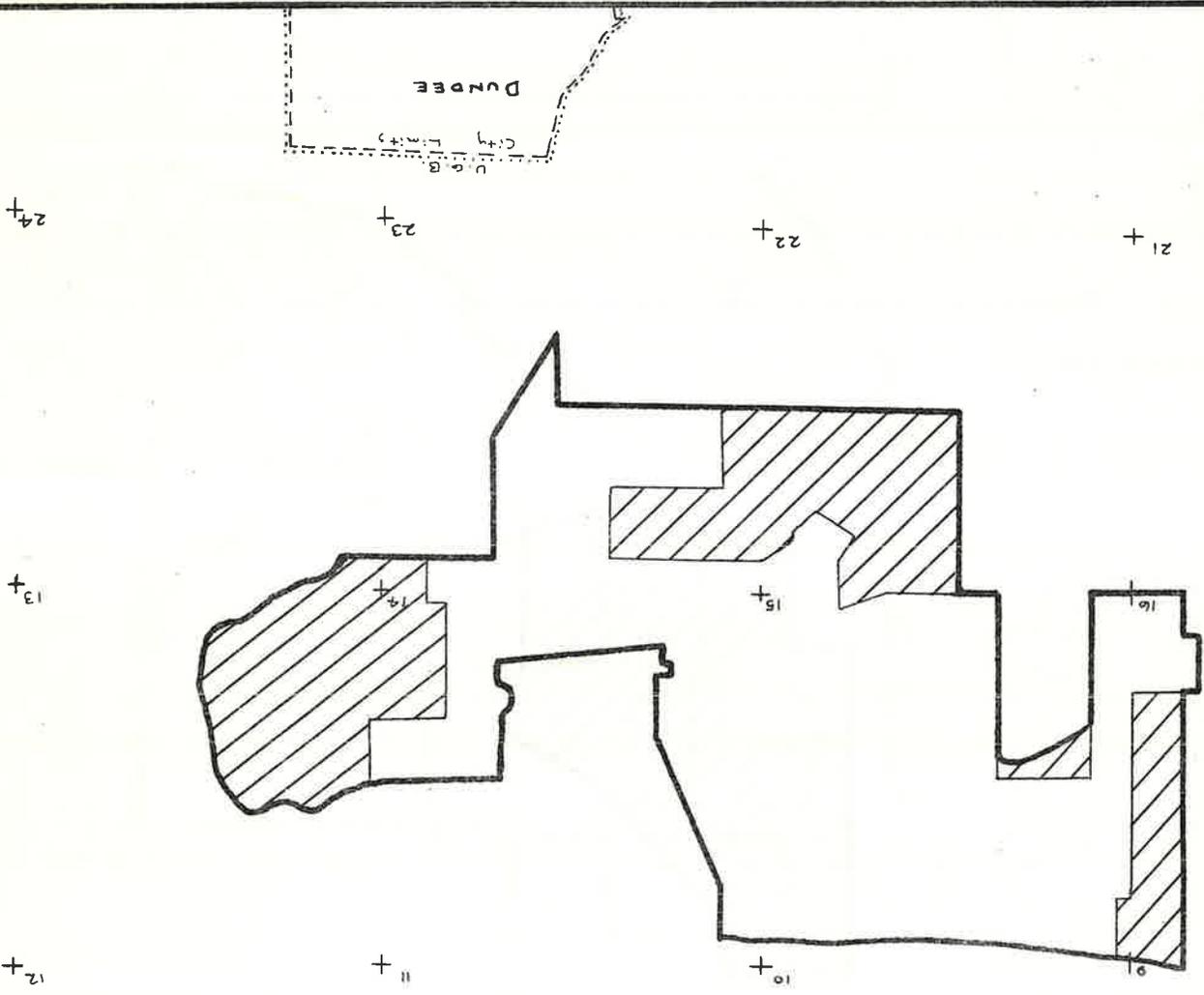


Lands Changed to F-40 Zone/CF Plan Designation



Scale: 1" = 1/4 miles

Code Area 1.6 Chehalis Richland/Sunnycrest



Lands Changed to AFLH Plan Designation



Lands Changed to AF-10 Zone/AFSII Plan Designation



Lands Changed to AF-20 Zone/AFLH Plan Designation



Lands Changed to EF-40 Zone/AFLH Plan Designation

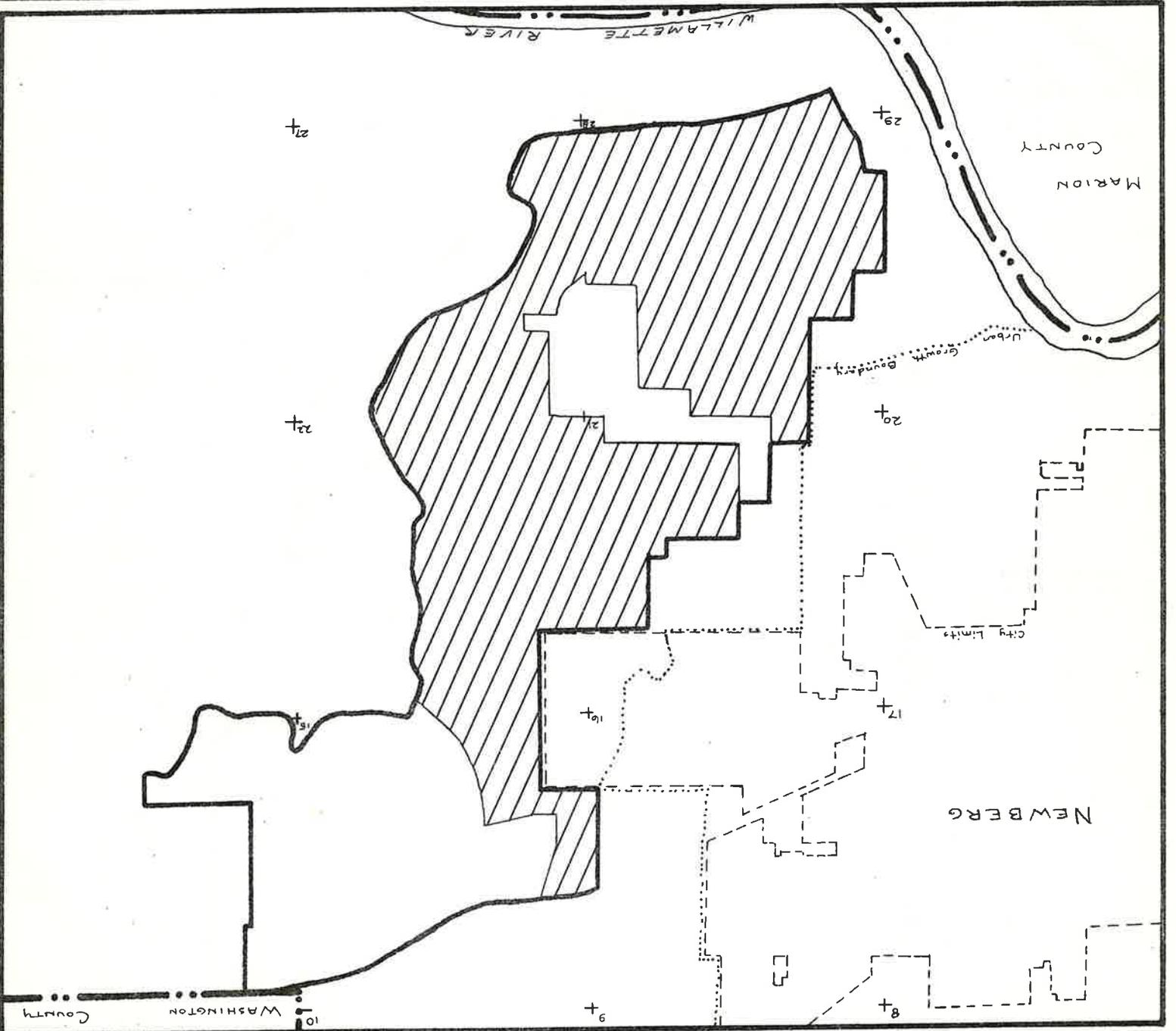


Lands Changed to F-40 Zone/CF Plan Designation



Scale: 1" = 1 1/2 miles

Code Area 1.12 Fernwood



Lands Changed to AFLH Plan Designation



Lands Changed to AF-10 Zone/ARSH Plan Designation



Lands Changed to AF-20 Zone/APLH Plan Designation



Lands Changed to EF-40 Zone/APLH Plan Designation

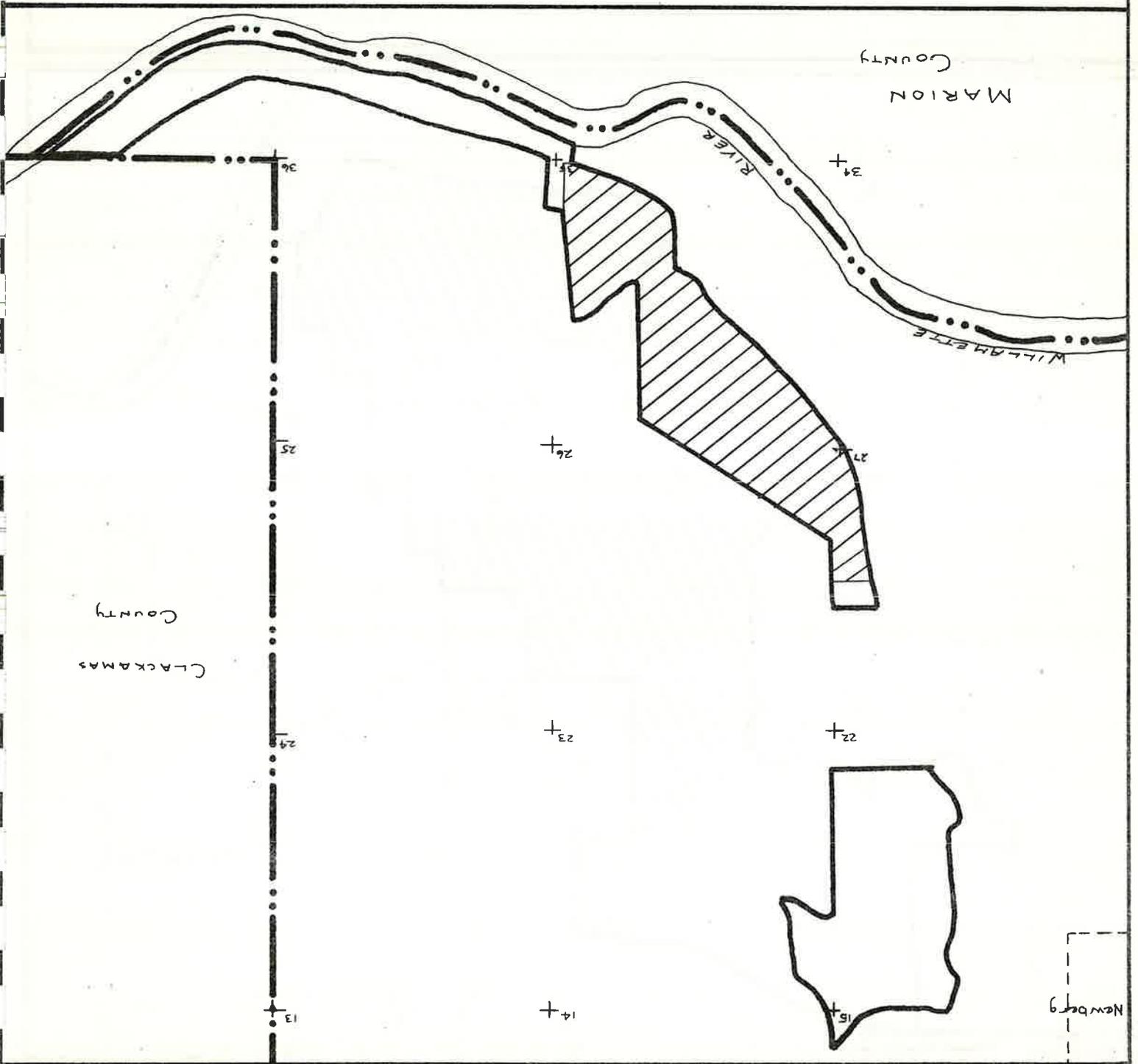


Lands Changed to F-40 Zone/CF Plan Designation



Scale: 1" = 1 1/2 miles

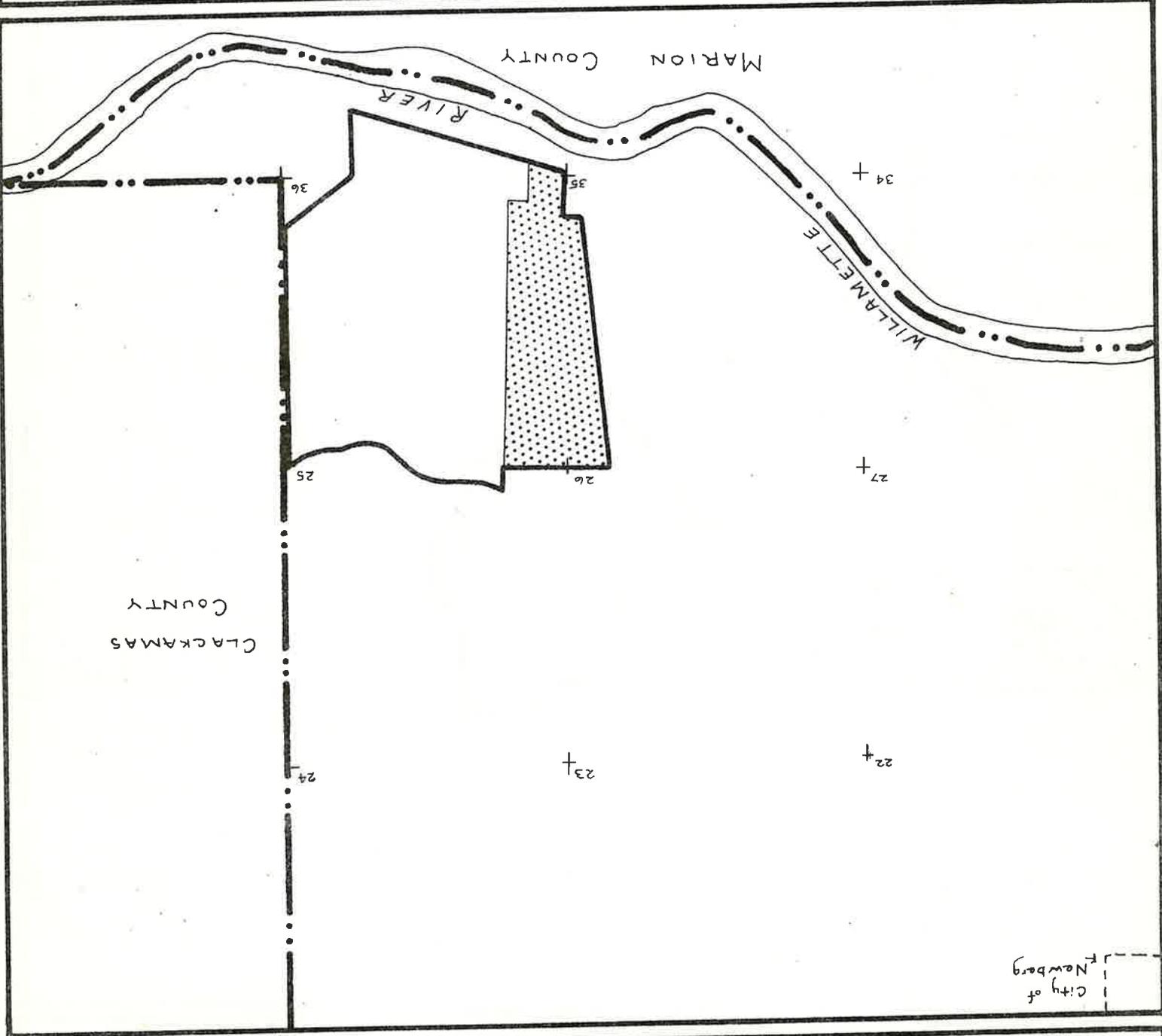
Code Area 1.13 Wilsonville



- Scale: 1" = 1 1/2 miles
-  Lands Changed to AFLH Plan Designation
 -  Lands Changed to AF-10 Zone/AFSH Plan Designation
 -  Lands Changed to AF-20 Zone/AFLH Plan Designation
 -  Lands Changed to EF-40 Zone/AFLH Plan Designation
 -  Lands Changed to F-40 Zone/CF Plan Designation



Code Area 1.15 Earlwood/Parrett Mtn.



Lands Changed to AFLH Plan Designation



Lands Changed to AF-10 Zone/AFSH Plan Designation



Lands Changed to AF-20 Zone/AFML Plan Designation



Lands Changed to RF-40 Zone/AFLH Plan Designation

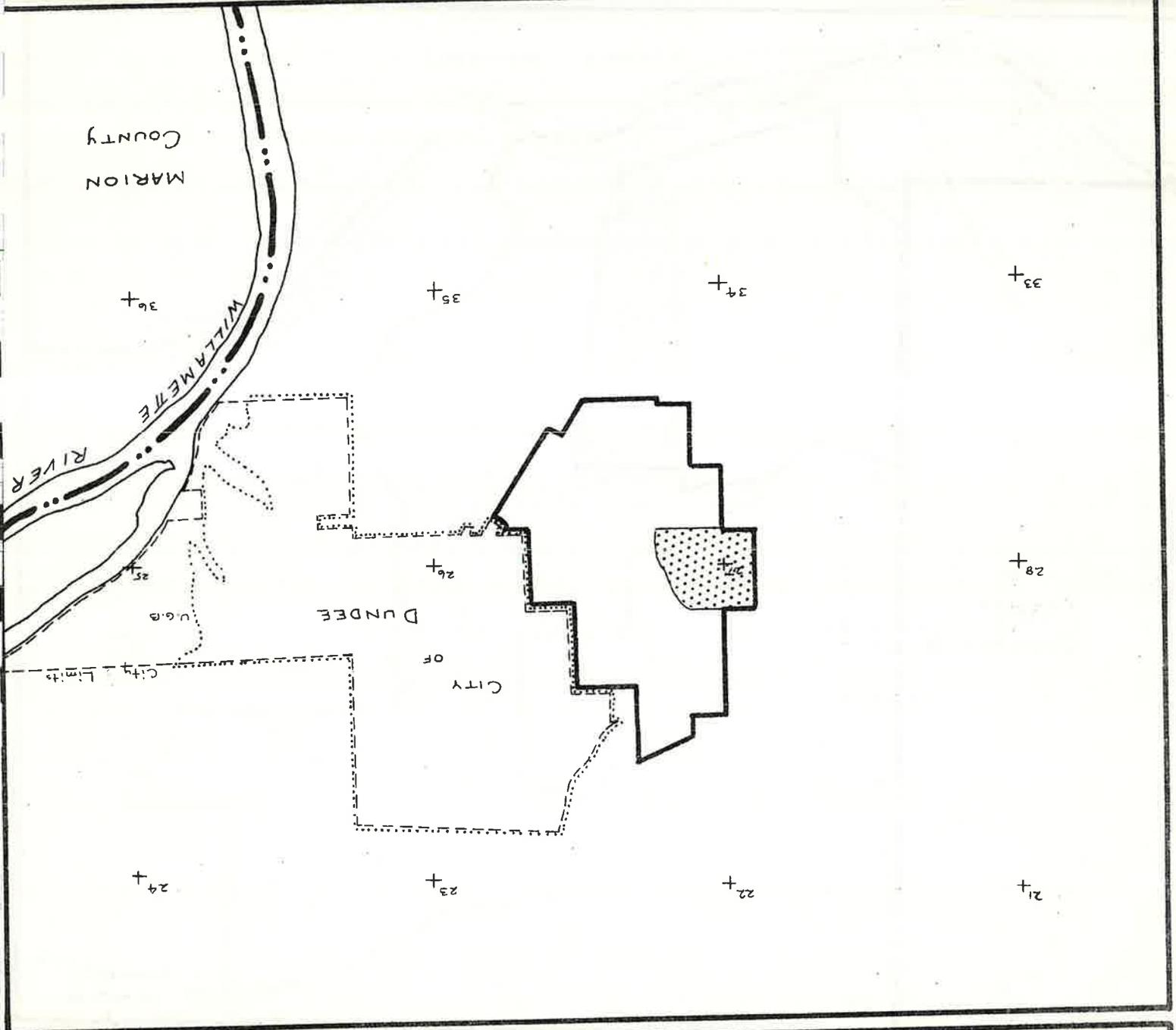


Lands Changed to F-40 Zone/CF Plan Designation



Scale: 1" = 1 1/2 miles

Code Area 1.17 Southwest Dundee



Lands Changed to AFLH Plan Designation

Lands Changed to AF-10 Zone/ARSH Plan Designation

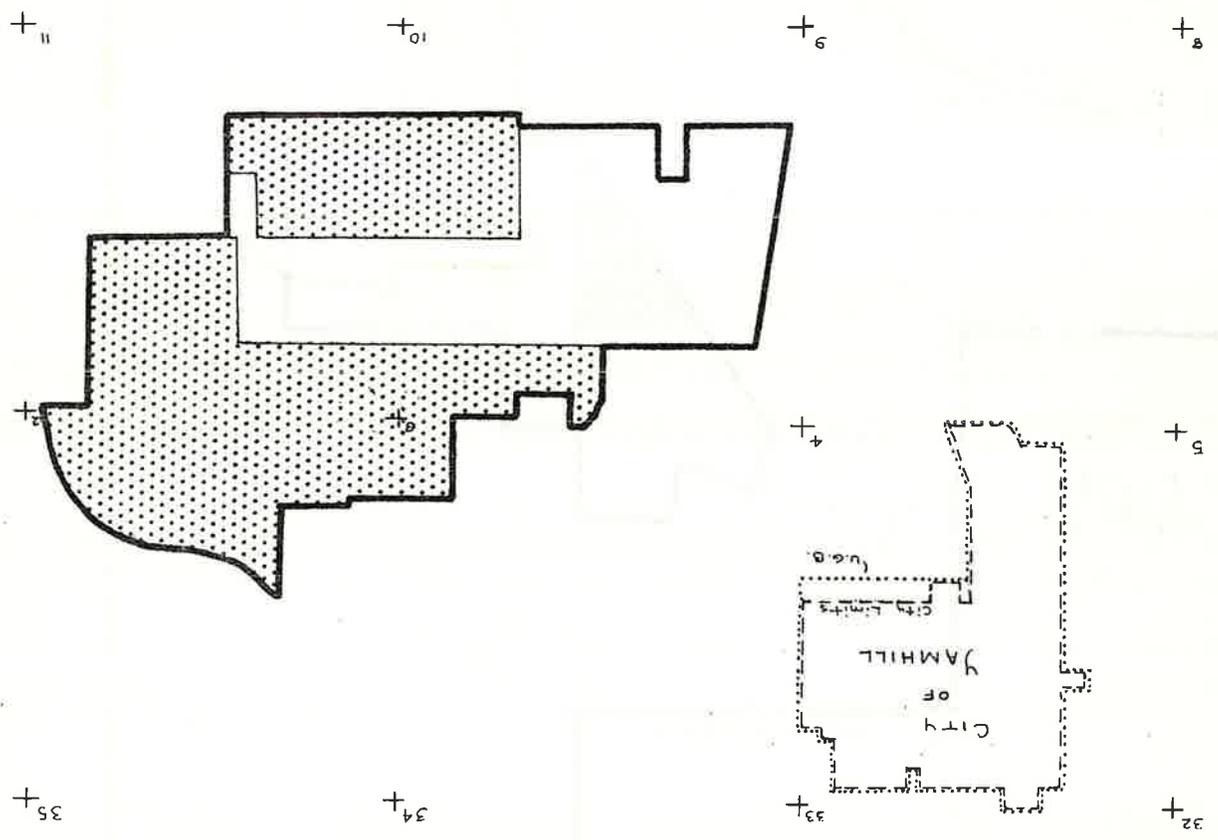
Lands Changed to AF-20 Zone/AFLH Plan Designation

Lands Changed to RF-40 Zone/AFLH Plan Designation

Lands Changed to F-40 Zone/CF Plan Designation

Scale: 1" = 1 1/2 miles

Code Area 2.6 Yamhill Orchard Tracts

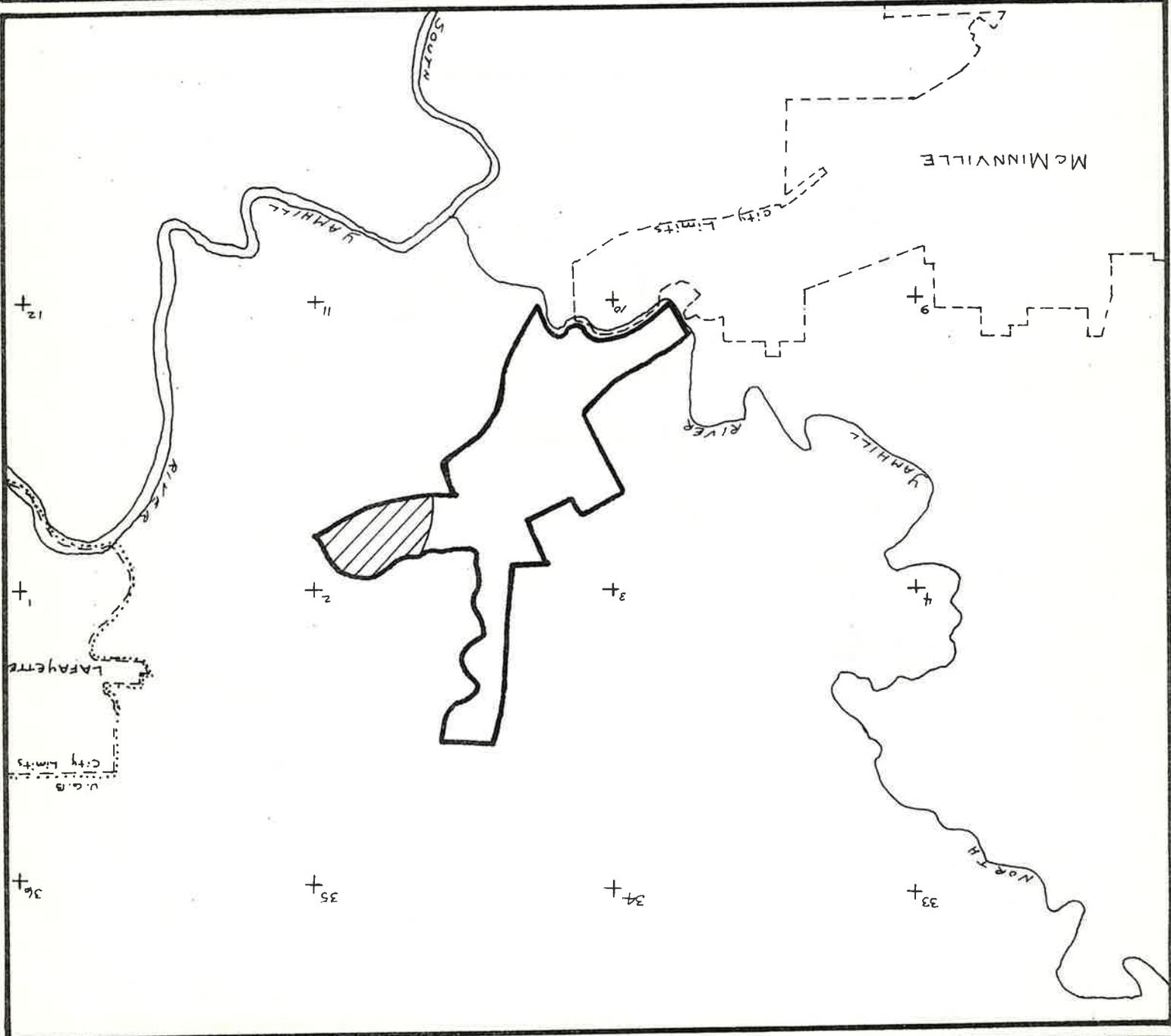


Scale: 1" = 1 1/2 miles

N

- Lands Changed to AF-10 Zone/AFSH Plan Designation
- Lands Changed to AFLH Plan Designation
- Lands Changed to AF-20 Zone/AVLH Plan Designation
- Lands Changed to EF-40 Zone/AFLH Plan Designation
- Lands Changed to F-40 Zone/CF Plan Designation

Code Area 4.5 St. Joe's



Lands Changed to AFLH Plan Designation



Lands Changed to AF-10 Zone/AFSII Plan Designation



Lands Changed to AF-20 Zone/AFIII Plan Designation



Lands Changed to EF-40 Zone/AFLH Plan Designation

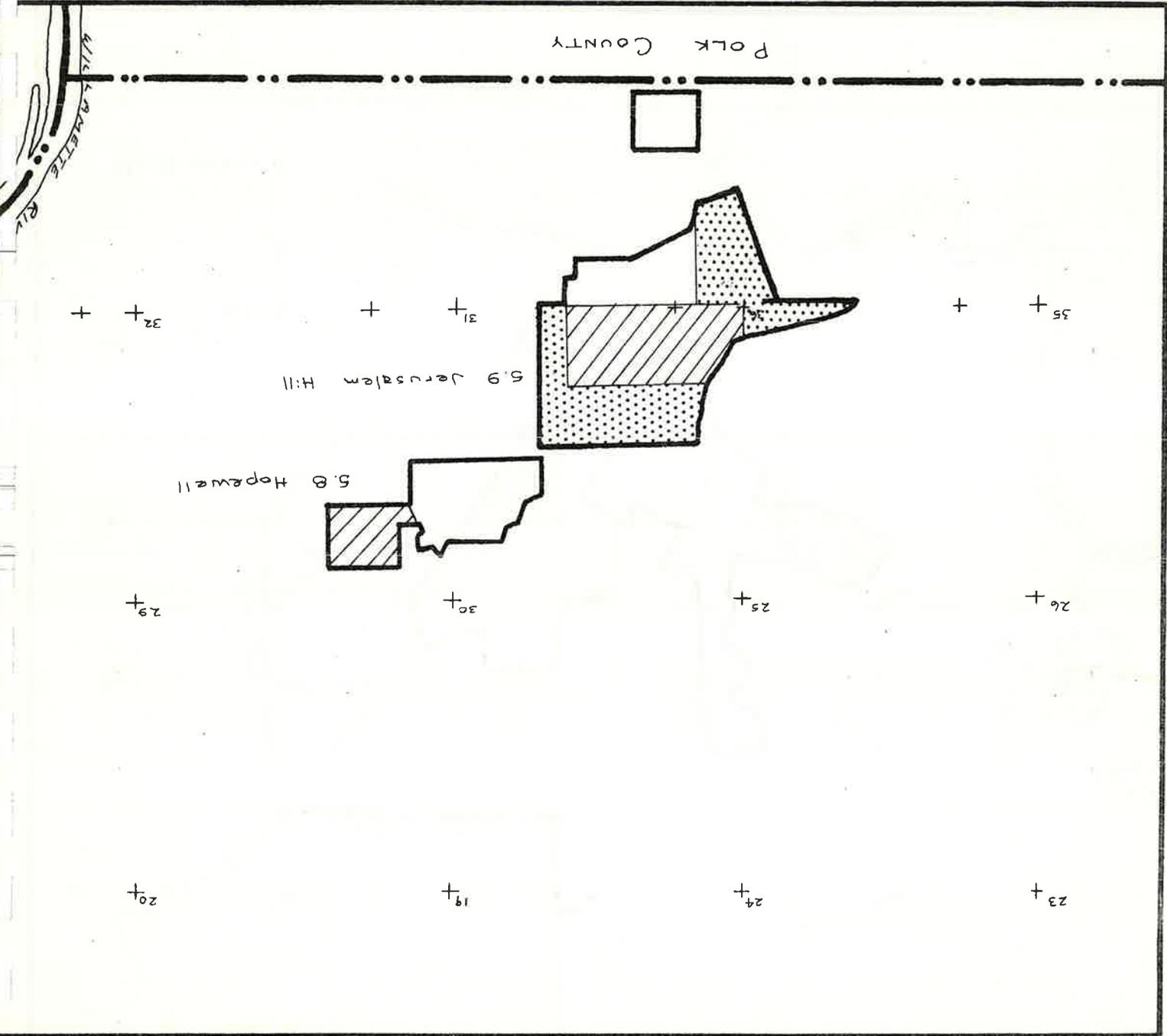


Lands Changed to F-40 Zone/CF Plan Designation



Scale: 1" = 1 1/2 miles

Code Areas 5.8 Hopewell, 5.9 Jerusalem Hill



Lands Changed to AFLH Plan Designation



Lands Changed to AF-10 Zone/AFSH Plan Designation



Lands Changed to AF-20 Zone/AFLH Plan Designation



Lands Changed to EF-40 Zone/AFLH Plan Designation



Lands Changed to F-40 Zone/CF Plan Designation



Scale: 1" = 1 1/2 miles



Polk County

W/LALETTE RIV

20+

19+

24+

23+

29+

30+

25+

26+

5.8 Hopewell

5.9 Jerusalem Hill

32+

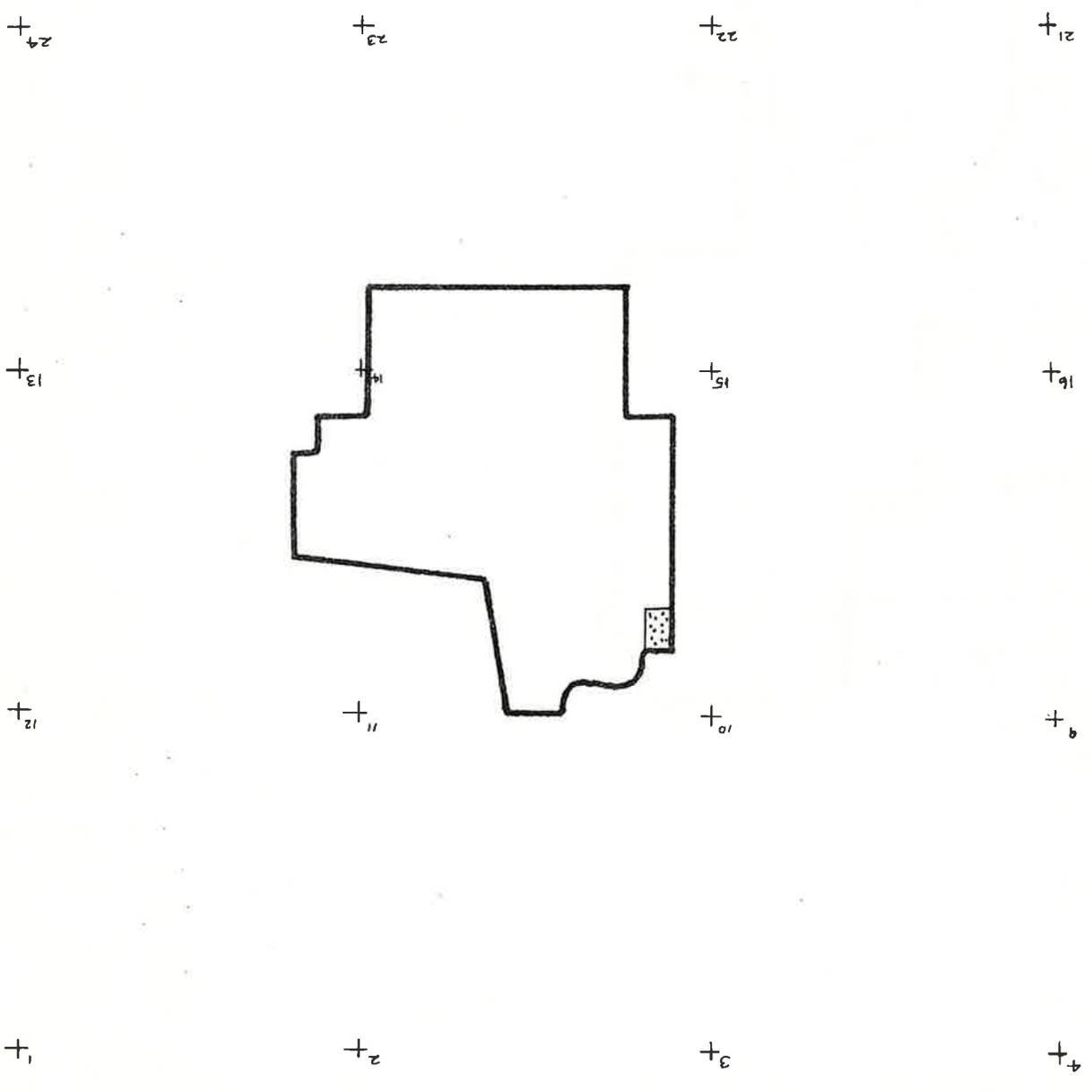
+

31+

+

35+

Code Area 5.11 Walnut Hill



Lands Changed to AFLH Plan Designation



Lands Changed to AF-10 Zone/AFSH Plan Designation



Lands Changed to AF-20 Zone/AFLH Plan Designation



Lands Changed to RF-40 Zone/AFLH Plan Designation

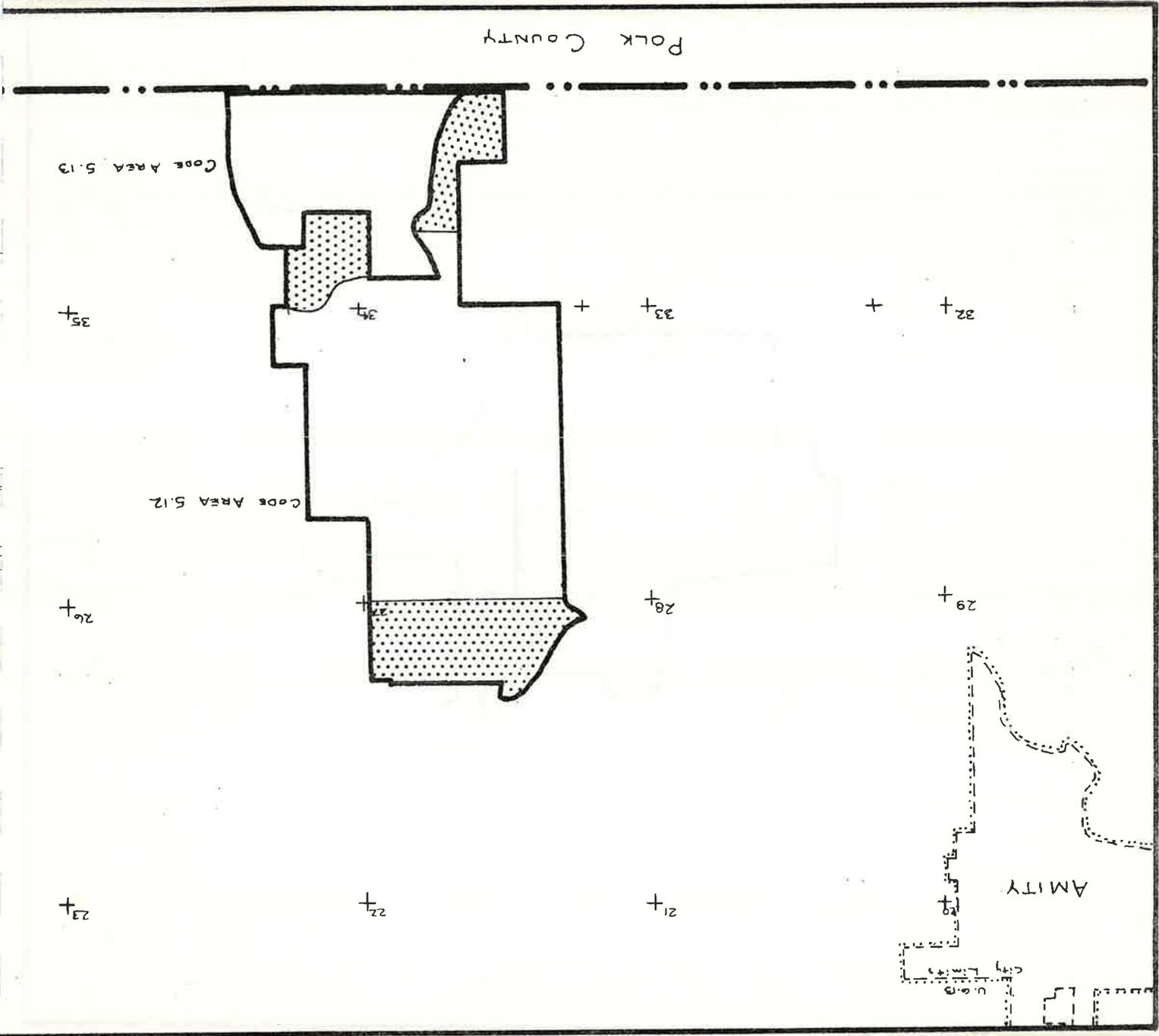


Lands Changed to F-40 Zone/CF Plan Designation



Scale: 1" = 1/4 miles

Code Areas 5.12 SeaWood Acres, 5.13 SkyVista Estates

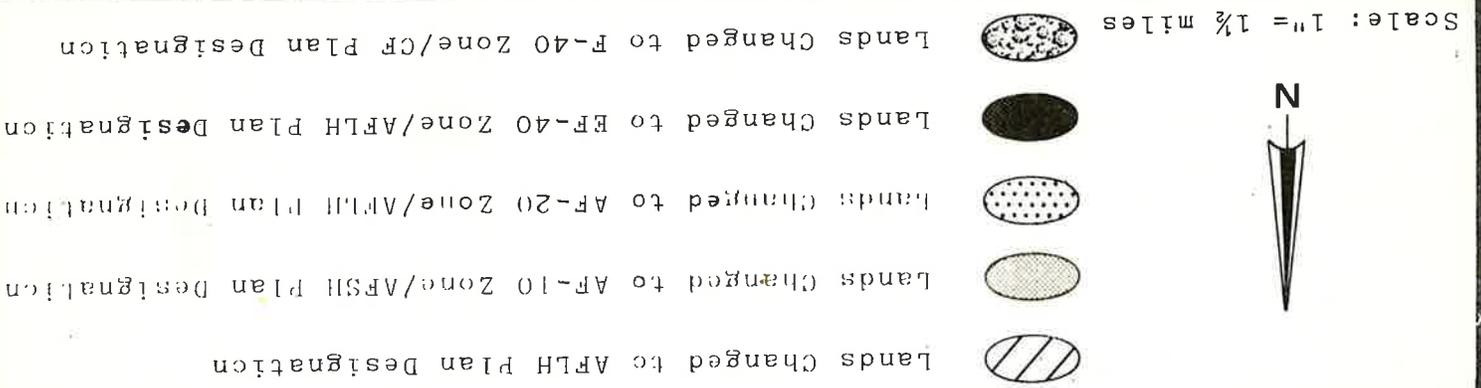
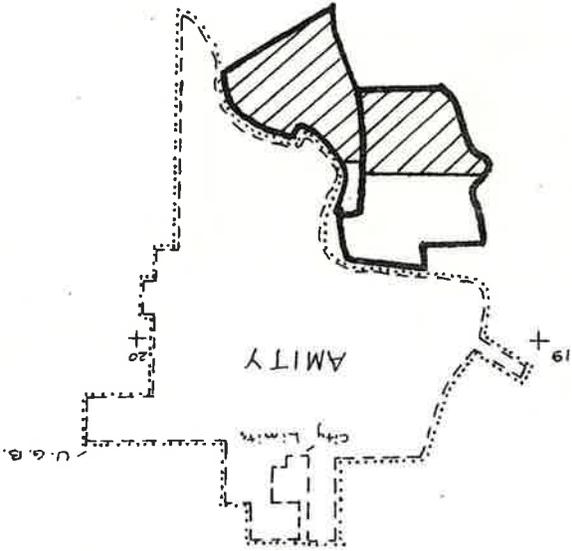


Scale: 1" = 1 1/2 miles

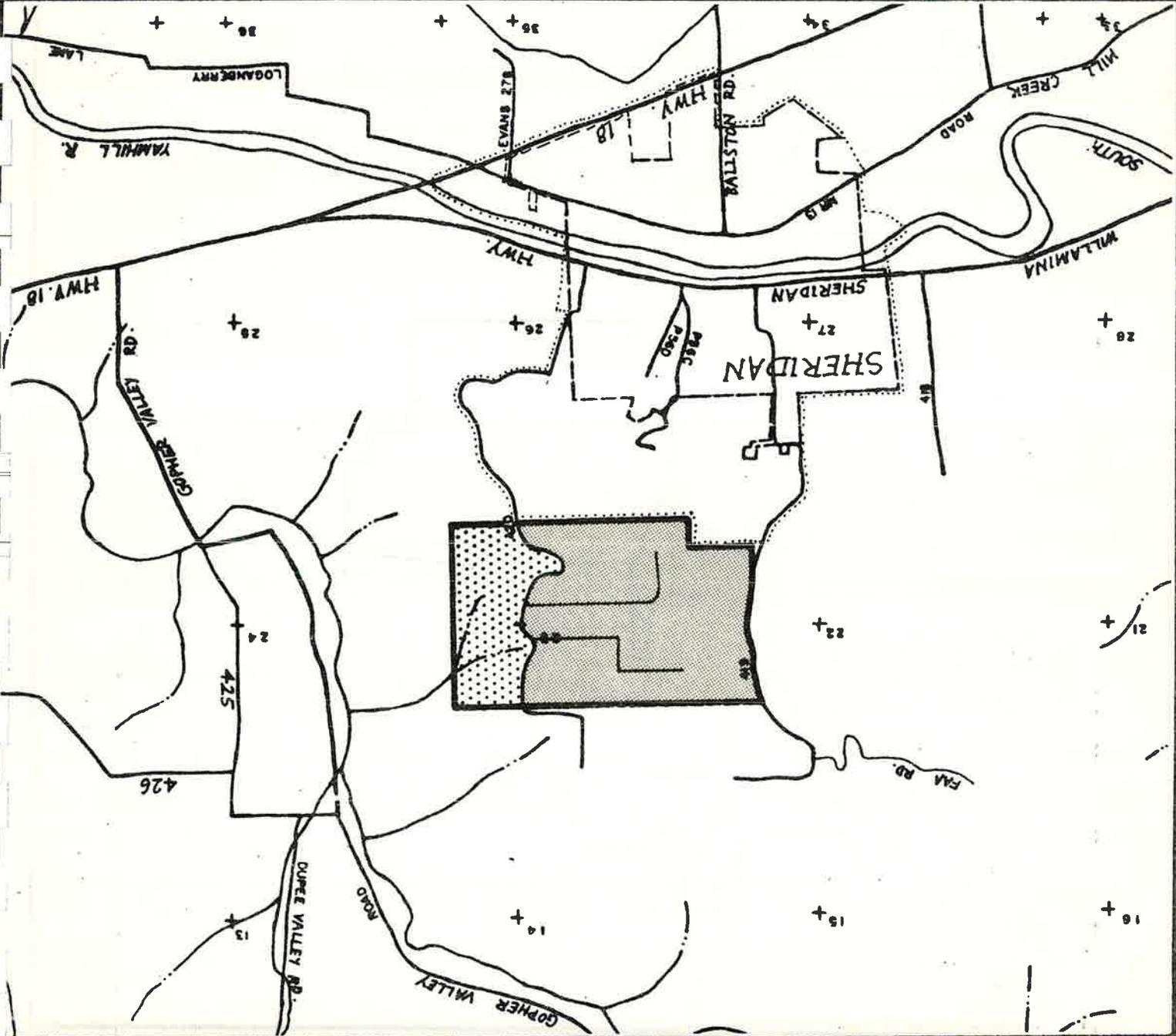
N

- Lands Changed to AFLH Plan Designation
- Lands Changed to AF-10 Zone/AFSH Plan Designation
- Lands Changed to AF-20 Zone/AFLH Plan Designation
- Lands Changed to EF-40 Zone/AFLH Plan Designation
- Lands Changed to F-40 Zone/CF Plan Designation

Code Area 5.15, 5.16 Amity



Code Area 6.4 North Sheridan



Lands Changed to AFLH Plan Designation



Lands Changed to AF-10 Zone/ARSH Plan Designation



Lands Changed to AF-20 Zone/AFLH Plan Designation



Lands Changed to EF-40 Zone/AFLH Plan Designation

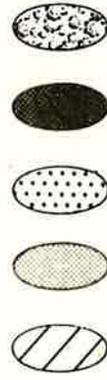


Lands Changed to F-40 Zone/CF Plan Designation

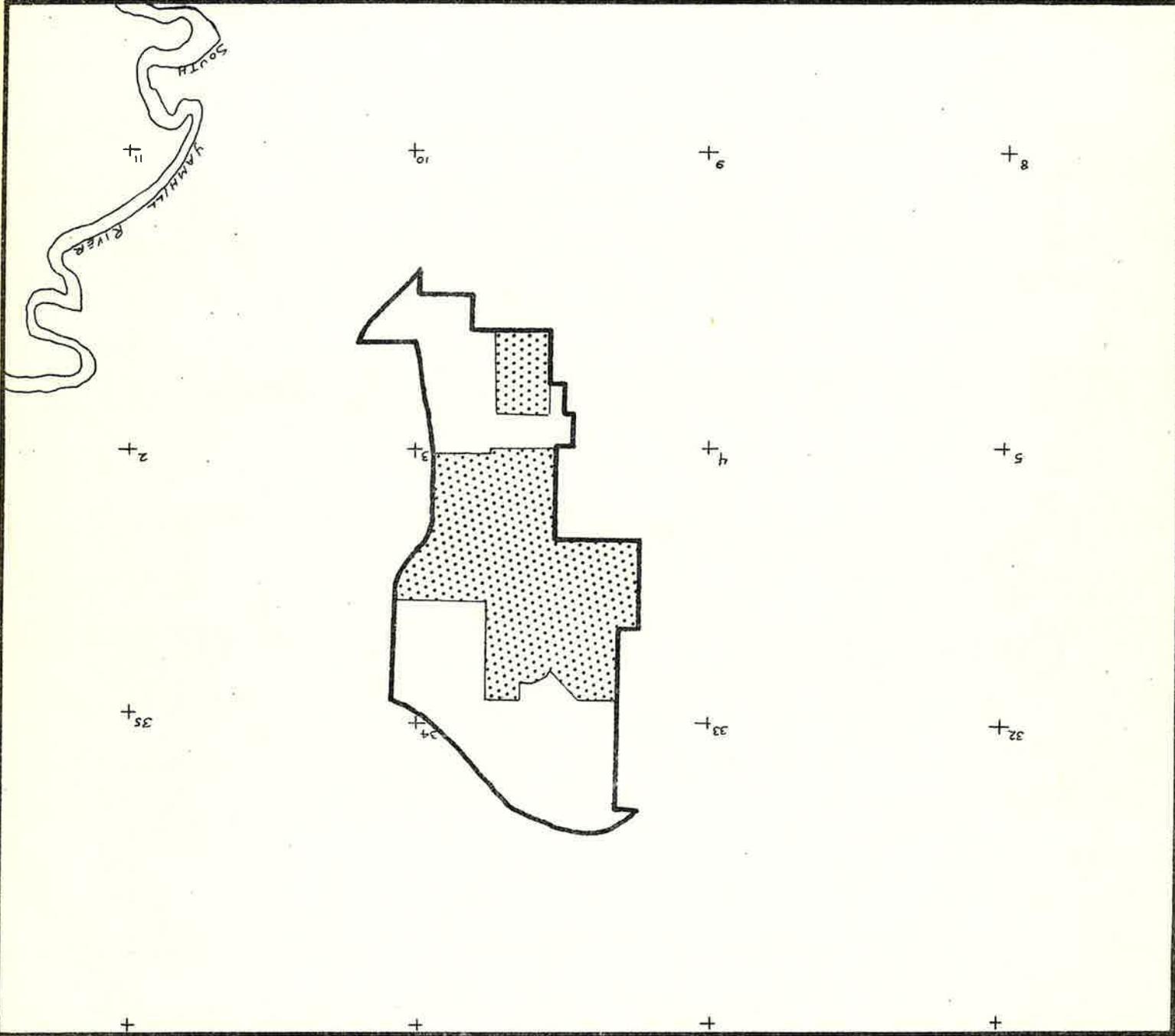


Scale: 1" = 1 1/2 miles

Lands Changed to AFLH Plan Designation
 Lands Changed to AF-10 Zone/AFSH Plan Designation
 Lands Changed to AF-20 Zone/AFH Plan Designation
 Lands Changed to EF-40 Zone/AFLH Plan Designation
 Lands Changed to F-40 Zone/CF Plan Designation



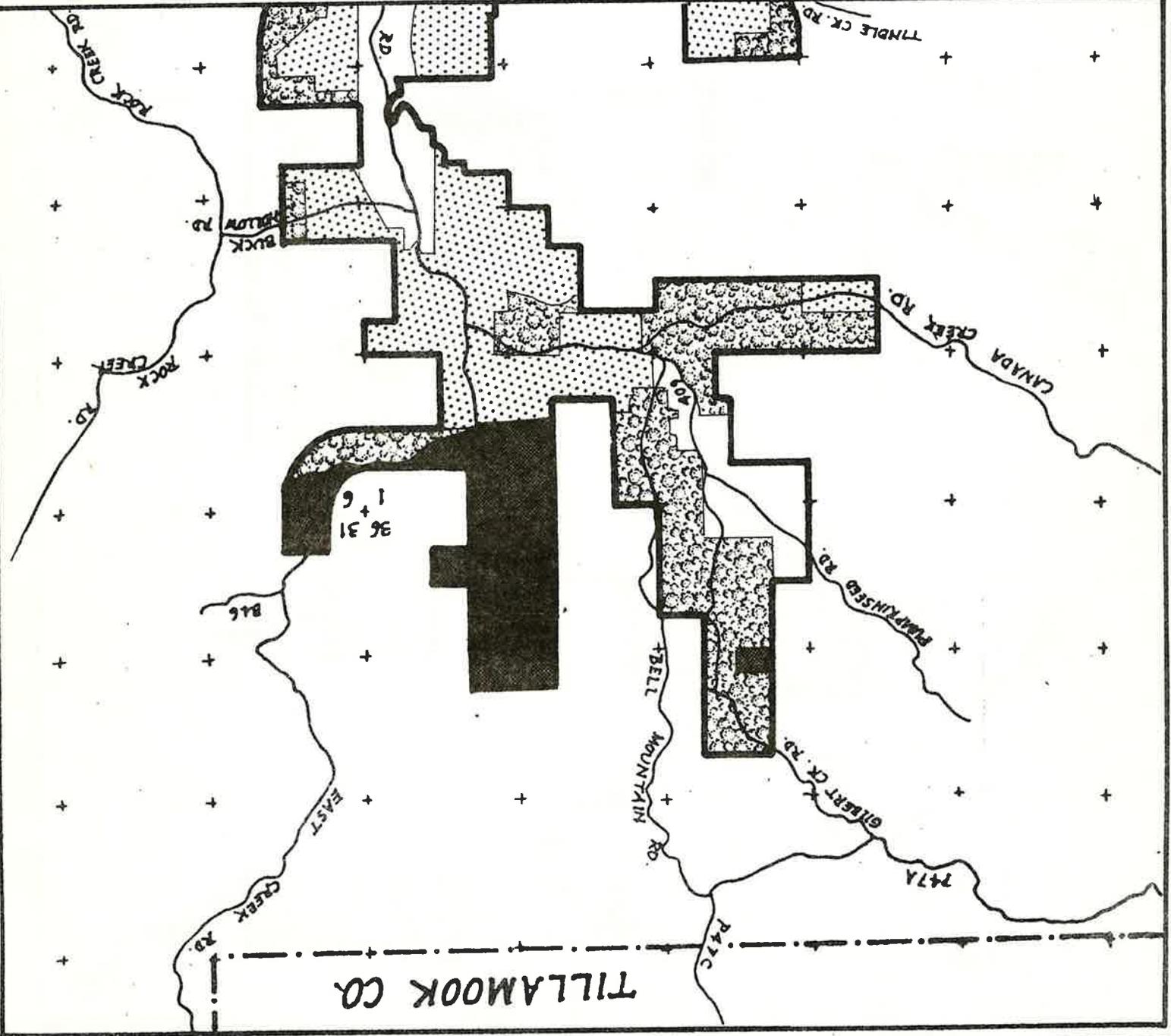
Scale: 1" = 1/2 miles



Code Area 6.11 Oldsville Road

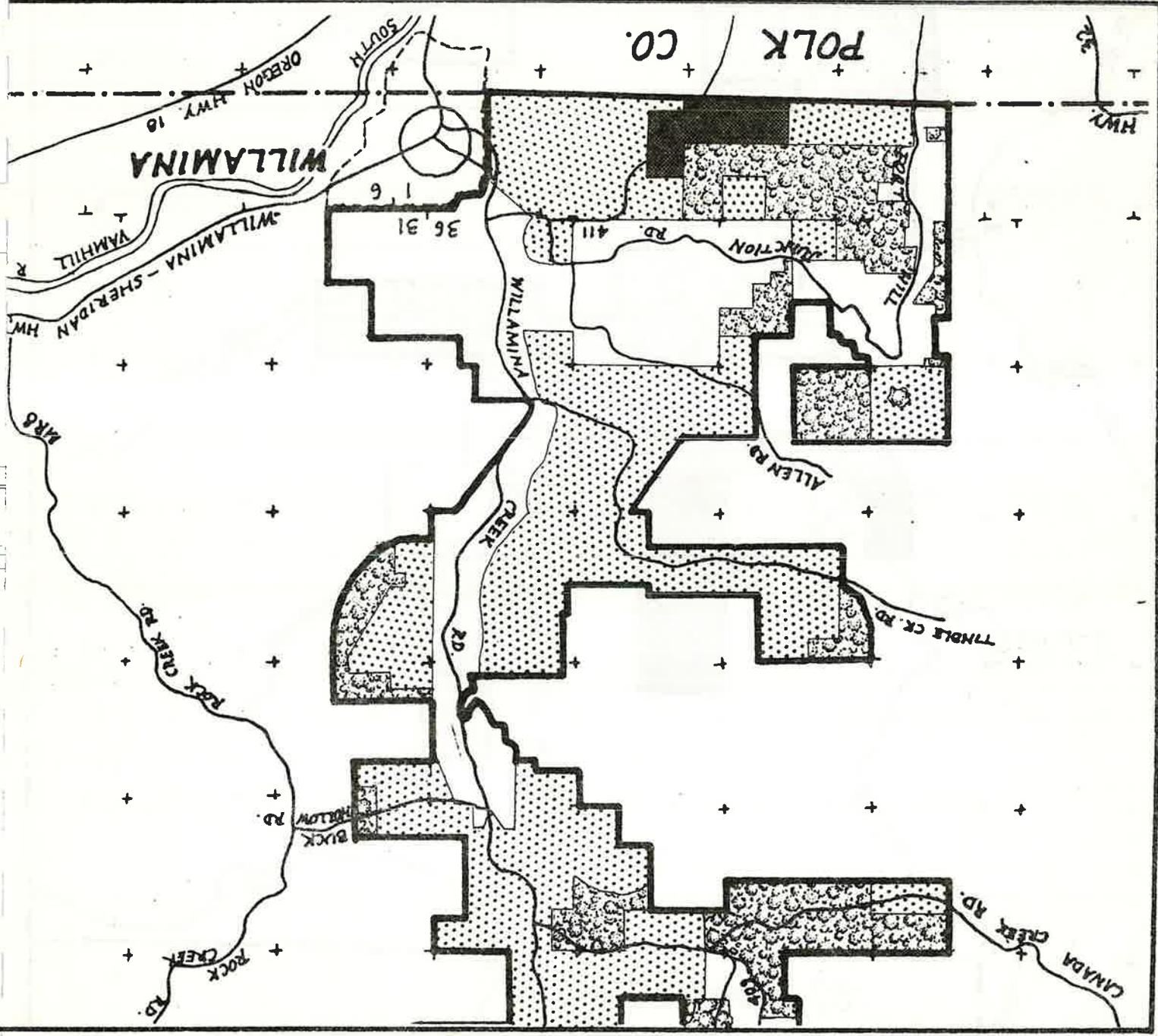
Scale: 1" = 1/2 miles

 Lands Changed to AFLH Plan Designation
 Lands Changed to AF-10 Zone/AFSH Plan Designation
 Lands Changed to AF-20 Zone/AFLH Plan Designation
 Lands Changed to EF-40 Zone/AFLH Plan Designation
 Lands Changed to F-40 Zone/CF Plan Designation



Code Area 7.1 Willamina (northern 1/2)

Code Area 7.1 Willamina (southern 1/2)



Scale: 1" = 1 1/2 miles

Lands Changed to AF-10 Zone/AFSH Plan Designation

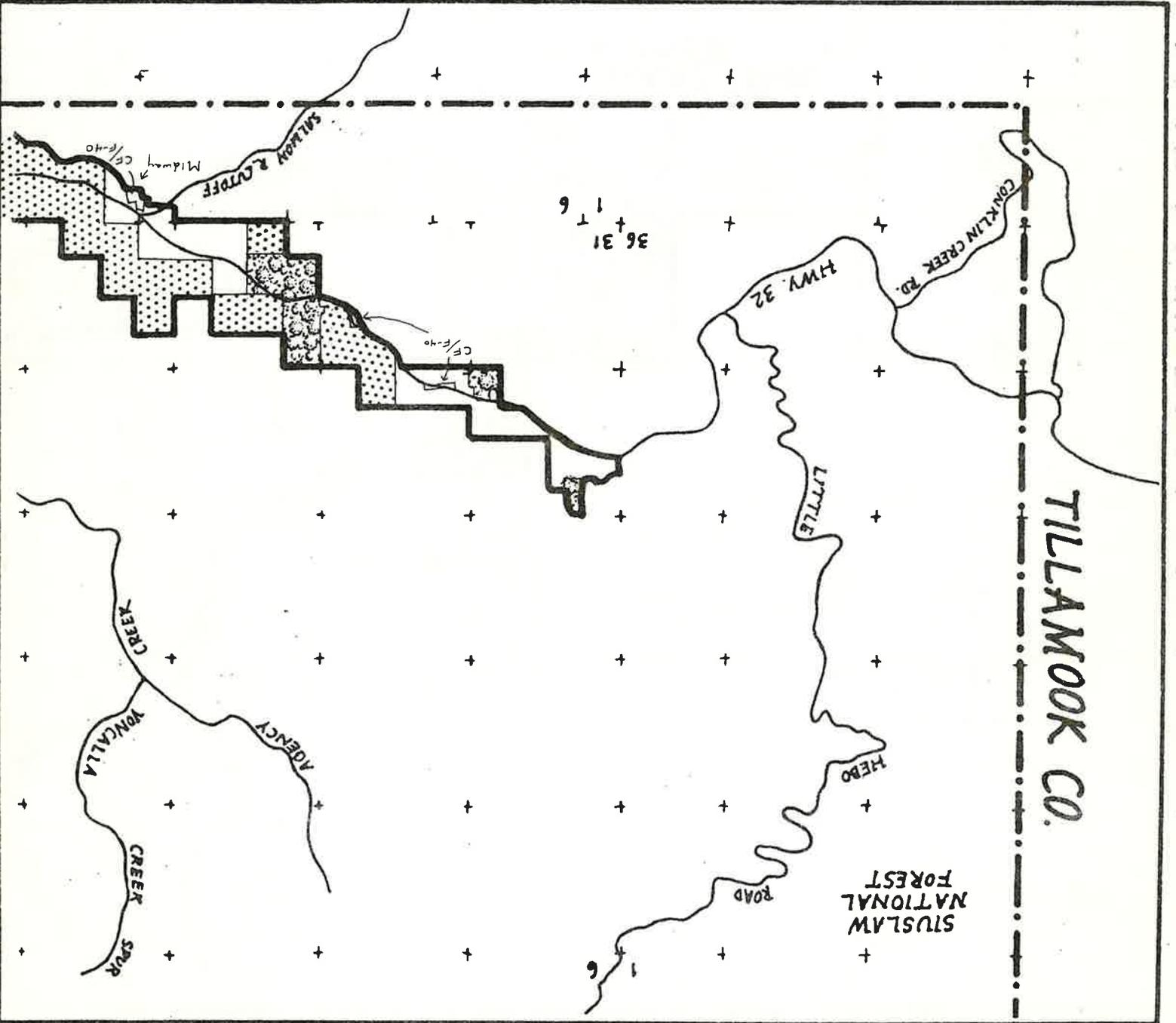
Lands Changed to AF-20 Zone/AFH Plan Designation

Lands Changed to EF-40 Zone/AFH Plan Designation

Lands Changed to F-40 Zone/CF Plan Designation

Legend symbols: Diagonal lines, Dotted pattern, Solid black, Stippled pattern, North arrow.

Code Area 7.2 Grand Ronde (western 1/2)



Lands Changed to AFLH Plan Designation



Lands Changed to AF-10 Zone/AFSH Plan Designation



Lands Changed to AF-20 Zone/AFLH Plan Designation



Lands Changed to EF-40 Zone/AFLH Plan Designation



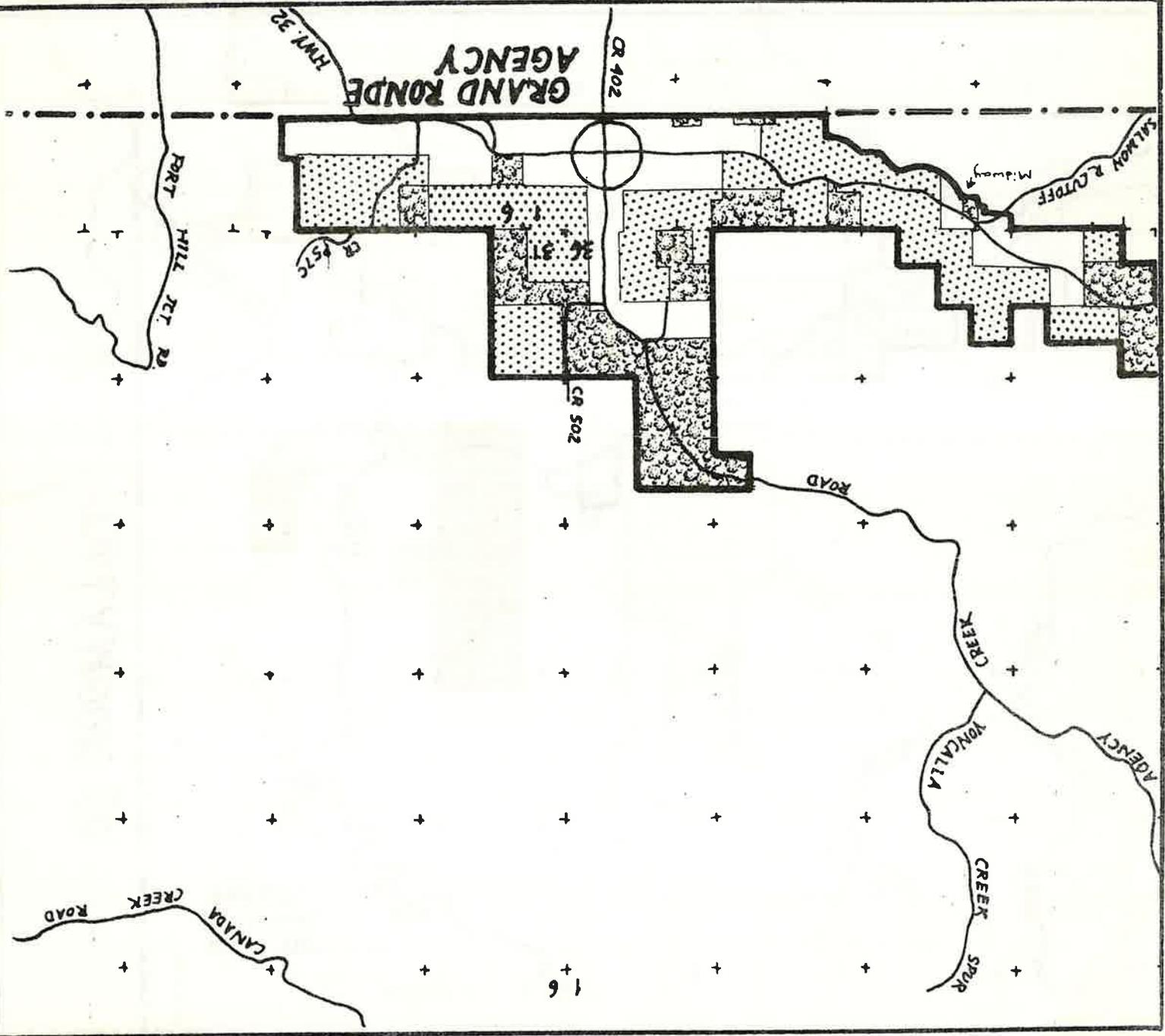
Lands Changed to F-40 Zone/CF Plan Designation



Scale: 1" = 1 1/2 miles



Code Area 7.2 Grand Ronde (eastern 1/2)



Scale: 1" = 1 1/2 miles

N

- Lands Changed to AFLH Plan Designation
- Lands Changed to AF-10 Zone/AFSH Plan Designation
- Lands Changed to AF-20 Zone/AFLH Plan Designation
- Lands Changed to EF-40 Zone/AFLH Plan Designation
- Lands Changed to F-40 Zone/CF Plan Designation

Appendix A
RESULTS OF RURAL
RESIDENTIAL SURVEY
For November, 1979

Eight survey forms were returned, seven of which listed the following figures:

INQUIRIES

1. A total of 399 telephone and in-person INQUIRIES were noted for available acreages for residential use outside city limits and urban growth boundaries.

2. Of these INQUIRIES, 93 concerned 2½ acres

107	concerned 5 acres
62	concerned 10 acres
66	concerned 20 acres
16	concerned Other

*Some respondents did not fill in these blanks, so the total does not match the total of INQUIRIES in item #1.

One respondent noted that all INQUIRIES were for "any small size" parcel; another respondent marked 2½ and 5 acre blanks without supplying numbers.

Thirteen of the 16 INQUIRIES under "Other" were not explained; 3 of the 20 INQUIRIES were for farms.

3. Of the total INQUIRIES, 185 concerned raw land for building

177	concerned parcels with existing residences.
20	concerned parcels with existing rentals.

SALES

4. November SALES for the seven respondents were as follows:

3	2½ acres
3	5 acres
3	10 acres
1	20 acres
2	Other (a one-acre parcel) (a rental)

5. Of the SALES, 4 were parcels with no existing residences.

2	were parcels with existing rentals.
6	were parcels with existing residences.

6. The seven respondents identified the McMinnville-Dayton-Lafayette area and the Yamhill-Carlton area as showing the most activity concerning inquiries about and actual acreage purchases. Next were the Newberg-Dundee area, the Amity area and the Willamina-Grand Ronde area. Last to be marked was the Sheridan area.

For January, 1980

Eight survey forms were returned, seven of which listed the following figures:

INQUIRIES

1. A total of 395 telephone and in-person INQUIRIES were noted for available acreages for residential use outside city limits and urban growth boundaries.

2. Of these INQUIRIES*, 91 concerned 2 1/2 acres, 105 concerned 5 acres, 73 concerned 10 acres, 67 concerned 20 acres, 4 concerned other parcels.

*Some respondents did not fill in these blanks, so the total does not match the total of INQUIRIES in item #1.

One respondent noted that all INQUIRIES were for "any small size" parcel; another respondent marked 2 1/2 and 5 acre blanks without supplying numbers.

The four "Other" INQUIRIES were for parcels larger than 20 acres.

3. Of the total INQUIRIES, 223 concerned raw land for building purposes.

164 concerned parcels with existing residences.

12 concerned parcels with existing rentals

SALES

4. January SALES for the seven respondents were as follows:

2	2 1/2 acres
4	5 acres
1	10 acres
1	20 acres
3	Other (a one-acre and a 15-acre parcel)

(timber acreage over 100 acres)

5. Of the SALES, 6 were parcels with no existing residences. 4 were parcels with existing residences.

6. The seven respondents identified the McMinnville-Dayton-Lafayette area and the Yamhill-Carlton area as showing the most activity concerning inquiries about and actual acreage purchases.

Next in activity was the Amity area. The Newberg-Dundee area and the Sheridan area were rated third, and the Williams-Grand Ronde area was rated fourth.

This survey was conducted by the Yamhill County Department of Planning and Development in cooperation with the Yamhill County Board of Realtors. Approximately 35 survey forms were passed out to brokers in the County in December 1978, requesting information on inquiries and sales for the months of November, 1979 and January, 1980.

One respondent from the Newberg area stated: "The Portland and Washington County industrial developments continue to stimulate the need for suburban housing in eastern Yamhill County. Primary demand comes from young families who want to raise their children away from the city...." This respondent also commented that two sales in November were the only two listings available and were sold at "inflated prices due to extreme shortage of available properties on the market."

Another respondent commented: "Due to no parcels being available or listed in ads at reasonable price, inquiries are few compared to number answering ad for any reasonable priced small parcel.... (1 acre: \$8,000-12,000; 5 acres: \$20,000-\$35,000; 10 acres: \$30,000-\$50,000; 20 acres: \$35,000-\$65,000)"

One respondent stated: "The shortage (of residential rural property) is driving prices up at a much higher rate than city property. Therefore, if the supply was greater, then the values would not increase as fast...."

Seven of eight respondents stated a need for small acreages in Yamhill County.

SUMMARY OF
ADDITIONAL COMMENTS

One respondent also submitted information for August, 1979, citing 38 INQUIRIES for that month. The INQUIRIES were broken down into 9 for 2½-acre parcels; 12 for 5-acre parcels; 6 for 10-acre parcels; and 11 for 20-acre parcels. The respondent cited two SALES for that month, one a 1-acre parcel and one a 2+ acre parcel.

Appendix B

EVALUATION OF IN-FILL

POTENTIAL IN EXCEPTED AREAS

Four interrelated factors will determine ultimate rural residential density in any Code Area. These factors are:

1. Zoning district designation

2. Parcelization patterns

3. Individual development actions

4. Natural constraints

Zoning District Designation

Approximately 40 percent of the land within Code Areas surrounding the City of Newberg is presently zoned AF-20 or EF-40. Associated with these zones are low overall residential density, retention of land in large parcels and intensive agricultural activity. Code Areas in which the AF-20 or EF-40 zones predominate include Code Areas 1.5 and 1.6 and 1.12. These areas (approximately 2,200 acres) are being reconsidered for a plan designation change to AFLH to match the existing zoning. If this action occurs, it would reflect a determination that these areas are no longer considered appropriate for rural residential use. Any changes to the AFLH designation will have a direct bearing on the overall density within the Code Area.

Another situation affecting density is the presence, in certain Code Areas surrounding Newberg, of a wide array of existing zones. Code Area 1.8 in particular (approximately 2,000 acres), contains lands zoned VLDR-1, VLDR-2½, VLDR-5, AF-10, AF-20 and EF-40. In excepting these areas from application of Goals #3 and #4, the County did not choose to establish a uniform small-holding zone over the entire area. Thus future rural residential development will occur either at the density allowed by the current zone, or at greater densities by individual zone change requests through time. The potential for zone change within the existing plan designation and the uncertainty that requested zone changes will be approved, make projections of ultimate residential density difficult. In general, it has been estimated that retention of land in less intensive zones will reduce the ultimate residential density by 5% below the potential allowable density within the plan designation.

Parcelization Patterns

While it is tempting to project in-fill by calculation of gross acreages divided by a standard density (e.g., 2½), the parcelization patterns simply do not allow this in many areas. In one area of T3S-R2W, Section 8, zoned VLDR-2½, there are currently 36 parcels. Seventeen of these, ranging in size from 1.5 to 16.6 acres, have at least one existing dwelling. The other 19 parcels, totalling 76 acres, are presently vacant, and range in size as follows:

Existing Zone: VLDR-2½

26.6 acres	1.8 acres
5.2 acres	1.8 acres
2.5 acres	2.3 acres
2.5 acres	2.3 acres
2.8 acres	1.0 acres
2.8 acres	2.2 acres
3.2 acres	2.2 acres
3.2 acres	1.2 acres
3.0 acres	2.0 acres
4.0 acres	

By straight division, the 76 acres would have the potential for 30 dwellings at a density of one dwelling per 2½ acres. By existing parcelization they would have the potential for 17 dwellings, at the maximum allowable density of one dwelling per lot. However, eight of the parcels (listed in the right hand column) would require a plan variance in order to be developed, and such a variance is not automatic. The remaining 10 parcels (listed in the left-hand column) contain a total of 55.8 acres. By straight division, they would have the potential for 22 dwellings. However, even if the two larger parcels were subdivided to the greatest extent possible, there would be the potential for only 20 dwellings. Thus 5.8 acres are "lost" by "excess" acreage within an existing parcels (2.8 rather than 2.5 acres, for example).

This "slippage" of calculable acreage through parcel sizes that are either slightly more or slightly less than the minimum lot size requirement is quite common throughout the Code Areas around Newberg.

Parcelization patterns also tend to reduce infill projection in Code Areas with larger minimum lot size zoning. For example, an undeveloped 46-acre portion of Code Area 1.4 (Plan-designated VLDR) in T2S-R2W, Section 8, is presently zoned AF-10, with individual parcel sizes as follows:

1.0 acre	1.0 acre
10.0 acres	4.0 acres
3.5 acres	0.1 acre
9.0 acres	16.7 acres
0.1 acre	

3. Inflation may also play a part in an individual's choice to purchase or to build. Some Code Areas appear to be more highly affected by inflation than others. For example, a recent ad in the Newberg Graphic advertised a 2-acre lot with a double-wide mobile home in Code Area 1.1 for sale for \$97,000. The

2. From the feedback during the exceptions process in February, 1979, the County staff learned that approximately one-third of the parcels within all Code Areas are owned by out-of-County residents, who would tend to have less impetus to build in the near future. Approximately one-third are owned by individuals intending to retire there, and altogether only one-third appear to be owned by individuals who actually intend to build or are in the process of building in the near future.

1. It sometimes happens that two or more contiguous parcels in a Code Area are in the same ownership. The number of such cases is very small - for example the 171 parcels in Code Area 1.2 are in 165 separate ownerships, indicating at most 6 holdings of two or more parcels - however, the additional parcels in such holdings are less likely to be developed in the near future.

It is very nearly impossible to speculate on the rate of infill through development of undeveloped parcels, given the number of individual owners and the circumstances which may influence their decision to build. Some idea may be gained by considering the following factors:

Another important factor affecting the potential infill of code areas is individual choice of whether and when to build. Of course, it is likely that all buildable parcels will eventually be developed, however for this analysis we must consider the probable level of infill up to the year 2000.

Individual Development Actions

Of these 11 parcels, only 2 meet the minimum acreage requirement for the current zoning district. On the other hand, several of the parcels would be unable to meet the minimum lot size requirement for even the most intensive VLDZ Zone (one acre). Therefore, it could be judged impractical and unnecessary to rezone the entire area. Theoretically, at the VLDZ-2 1/2 acre density suggested by the VLDZ plan designation these 46 acres could accommodate 18 dwellings. However, using the existing parcel pattern, given the AF-10 Zoning, and assuming that all parcels can get septic system and plan variance approval where needed, the area could accommodate only 11 new dwellings. Again, there is an acreage "loss" when computing infill by simple division of gross acreage by a certain density figure. In general, it has been estimated that "slippage" and apparent "loss" of acreage due to existing parcelization patterns will reduce the ultimate residential density by an additional 10% below the potential allowable density within the plan designation.

high costs of financing, septic system installation, driveway and domestic wells, and escalating energy costs, all appear to have an affect.

In general, it can be estimated that to the year 2000 and beyond approximately 10% of undeveloped lots will remain undeveloped, thereby decreasing the effective infill potential by an additional 10%.

Natural Constraints

The most important natural constraints to infill are poor soils for septic system installation and major and minor floodplain areas.

The Code Areas contiguous to the City of Newberg generally present few obstacles to approval for septic drainfields. However, Code Areas 1.2 and 1.6 both contain patches of soils unsuitable for drainfield installation, and in these patches the smaller parcels may be found unbuildable.

Drainage patterns also limit buildable areas, particularly on Code Area 1.6. In T3S-R3W, Section 13 there are 10 parcels which would be unsuitable for building over 15 to 25 percent of their total area, due to drainage and floodplain constraints, thereby limiting potential infill at this time.

In conjunction with natural constraints, approximately 3 percent of any Code Area will be committed to streets, roads and driveways. The 3 percent is a Countywide average calculated by existing land uses in 1974. In areas that are more highly developed, this figure may be even higher.

Summary

Taking into consideration the four factors discussed - existing zoning district, parcelization patterns, individual development actions and natural constraints - it has been determined that the ultimate rural residential density which can be projected for each individual Code Area will be approximately 30 percent below the potential allowable density within the Comprehensive Plan designation which exists for that Code Area. The influence of the four factors is broken down as follows:

Existing zoning	5 percent
Parcelization pattern	10 percent
Individual Development	10 percent
Actions	10 percent
Natural Constraints	5 percent
	<u>30 percent</u>

For example, if a Code Area contains 100 acres and bears a VDR designation, the potential allowable density will be one dwelling per acre under the most intensive zone allowed within the plan designation, namely the VDR-1 zone. Therefore, based on the above data a more accurate projection would be one dwelling per 1.43 acres, or a total of 70 dwellings on the 100 acres.

