

EXCEPTIONS STATEMENT I
ADOPTED JUNE 27, 1979
THROUGH ORDINANCE 202

This was part of the original “Acknowledgement” process with the Department of Land Conservation and Development (DLCD). DLCD required additional justification prior to “Acknowledgement” (Approval of the Comprehensive Plan) so an Exceptions Statement II was drafted with detailed maps and findings.

SEE ALSO EXCEPTIONS STATEMENT II
ADOPTED APRIL 23, 1980
THROUGH ORDINANCE 234

EXCEPTIONS
STATEMENT

YAMHILL COUNTY
BOARD OF COMMISSIONERS

MAY 3, 1979

APR 25 1979

EXCEPTIONS STATEMENT

SECTION I. INTRODUCTION

In 1974 Yamhill County adopted a Comprehensive Plan which included agriculturally protective zoning (EF-40, AF-20 and F-40), for a major portion of the lands in the County. However, in the case of the County's agriculturally protective zoning of less than 20 acres in size, LCDC determined that such lands were inadequately protective for agricultural purposes.

This determination took place at LCDC's 1976-77 Satisfactory Progress Review, conducted in August, 1977. The staff conclusion in part stated:

While the County's EF-40 and AF-20 zones are essentially consistent with the statutory requirements for EFU zones the AF-10 and VLDR-5 zones do not provide adequate protection of agricultural lands consistent with ORS 215.213 or as required by the agricultural lands goal.

At that time, LCDC approved a planning extension and reset the County's compliance date. The LCDC also set as a condition of the planning extension approval the following:

It is agreed that Yamhill County will, ...show in their compliance schedule with the Department that either:

- a. ...they will adopt through the planning process Exclusive Farm Use (EFU) zoning to protect their agricultural lands consistent with the Agricultural Lands Goal (Goal 3) or have taken any appropriate exceptions; or,
- b. ... they will adopt interim measures to protect their agricultural lands, consistent with Goal 3 until such time as their comprehensive plan addresses EFU zoning of agricultural lands.

The County chose the first alternative and began its examination based on "Common Questions about Goal #3" issued by LCDC in August of 1977.

The first step was to identify those areas in the County where various existing uses of a nonfarm and nonforest nature resulted in land being "physically built upon or developed in nonfarm and nonforest uses."

These lands were reviewed by the County Board of Commissioners on March 15, 1978 and June 20, 1979, and declared to be "physically developed in and irrevocably committed to nonfarm uses and that these lands are therefore excepted from application of the Statewide Agricultural Lands Goal." (see Board Order No. 78-135 and Ordinance No. 202 - June, 1979) A list of these lands is included in Attachment A.

The second step took a great deal more time. An intensive study was undertaken by the County planning staff of those areas in the County having plan-designations that would allow minimum lot sizes of less than 20 acres. These plan-designations included AFSH (Agriculture/Forestry Small Holding, 10 acres minimum lot size); VLDR (Very Low Density Residential, 5, 2.5 and 1 acre minimum lot sizes); and LDR (Low Density Residential, 5,000 square foot minimum lot size). Altogether, this involved 55 separate areas in the County, ranging in size from 6 to 10,000 acres.

On April 6, 1978, the first meeting of the Agricultural Lands Task Force was held. Composed of Planning Advisory Committee chairpersons and one County Planning Commission member, this group was appointed by the Board to help staff define the criteria to be used for analyzing the County's small holding plan-designations. The Task Force met seven times during five months. They approved a rural residential population projection; established the criteria for determining which lands could be designated "committed" to rural residential use; reviewed the principle of rural residential density as a method of measurement of commitment to nonfarm and nonforest use; and

reviewed the staff Exceptions Study work as it progressed. At their last meeting on August 28, 1978, the Task Force approved the work done thus far by the staff and moved "that this material (Exceptions Study) be presented to the various Planning Advisory Committees during the months of September and October for their review and recommendations."

Staff then conducted a total of 10 meetings with the Planning Advisory Committees throughout the County during September and October. The recommendations from these groups were presented to the Planning Commission. In early October front-page articles on the Exceptions Study were run in all County newspapers. Also, staff was available at five City Halls throughout the County on various days during October to answer questions from the general public.

Before commencing their deliberations on the Exceptions Study, the Planning Commission held two formal public meetings. Previous to this, individual Planning Commission members had attended various Planning Advisory Committee meetings in October. Then, the Planning Commission held three public hearings on this topic. On November 21, 1978, the Planning Commission began their deliberations. These were continued to November 28, 1978. After two more meetings, on January 9, and January 13, 1979, the Planning Commission had finished their examination of and recommendations on all 55 plan-designated areas.

The Planning Commission recommendations concerning rural residential lands were the subject of three public hearings conducted by the County Board in February, 1979.

Approximately 300 County residents attended. These residents had responded to the 7,200 individual notices mailed at the end of January, 1979, to persons potentially affected by proposed zone changes.

After listening to some 12 hours of public testimony, after having read and reviewed written testimony and appeals, and after having personally viewed the plan-designated areas by air and car, the County Board again met with the County staff and meticulously reviewed area-specific maps and related materials for several days before arriving at the results discussed below.

The following four sections address the Yamhill County setting, overall rationale, the general findings, and the specific findings on the 55 separate plan-designated areas studied.

SECTION II. YAMHILL COUNTY SETTING

Land. Yamhill County encompasses lands of varying degrees of agricultural and forestry potential and activity. Generally, existing land uses vary with the topography; large tracts of land in agricultural use usually are located on the bottomlands and the rolling hills. At higher elevations, mixed orchards and forest lands are the dominant land uses.

Overlaid on this physical setting is a patchwork of various individual parcel sizes, the majority of which are held in separate individual ownership. There is no typical parcel size one could ascribe to the County as a whole.

Residents. Approximately 30 percent of County residents outside incorporated city limits are estimated to actually make a living from agriculture and forestry activities. The remainder either work in the manufacturing and goods sector; or have some other nonfarm job; or are retired. As such, these residents can be considered "part-time farmers." These residents for the most part, reside in areas with AFSH, VLDR and LDR plan-designations.

Services. Similarly, there are no sewage districts and relatively few water districts within the County. This deters intensive rural, nonfarm development in the small-holdings areas because of County requirements for individual domestic wells and septic tank systems. Such constraints on rural development have two effects: 1) more land is required to house a given number of rural residents; but on the other hand, 2) more land per dwelling is available for small scale farming.

Given the constraints imposed on commercial farm and forest uses by the parcelization pattern on the one hand, and the physical constraints imposed on rural residential development on the other, many County residents find themselves in a dilemma: their parcels are inappropriate for commercial farm or forest uses yet not strictly committed to nonfarm or nonforest uses.

One approach to this situation would be to apply large lot (20-40 acre) farm or forest zoning. In theory, the effect would be to save farm and forest lands; when in fact, the effects would be to (a) put pressure on decision makers to grant more variances because of existing parcelization; (b) discriminate against those who wish to own small acreages; or (c) encourage 20-acre homesites.

Another approach would be to recognize the trend toward small part-time farms by applying zoning to accommodate parcels 20 acres or less in size. The trend toward further parcelization in these areas could be better resisted because such zoning is more equitable to current property owners. Landowners would be able to develop a rural residential homestead and at the same time be constrained from further partitioning.

Since intensive development is not feasible on the above lands because of water and sewer requirements, the latter approach recognizes "parcel" reality as well as makes a substantial difference to affected citizens.

Given the physical realities of Yamhill County's Setting, and the involvement of affected residents in this process, the Goal Two exception process is an appropriate resolution mechanism for the County's "small-holding dilemma." Goal Two recognizes that land use planning is not inflexible but can work to meet the needs of specific properties in specific situations. Goal 2 says as much:

When...it appears that it is not possible to apply the appropriate goal to specific properties or situations, then each proposed exception to a goal shall set forth...

Through an extensive program of citizen involvement and public discussion the County Board of Commissioners has done its best to meet the needs of "specific properties or situations" as provided in Goal 2 for exceptions, consistent with the statewide interest in Goal 3.

SECTION III. OVERALL RATIONALE

The County's overall rationale covers topics of local importance and addresses topics required by LCDC guidelines for taking an exception. The Board feels that commitments, policies and actions initiated by the 1974 Comprehensive Plan are relevant and valid to the Exceptions Statement. However, the population projection found in the Comprehensive Plan has been updated. These two topics are discussed in more length below.

Comprehensive Plan Policies

Goals 3, 4, and 14 provide guidance to County planning efforts for urban areas and for agriculture and forest lands. Unfortunately, no statewide goal directly provides guidance for the rural residential phenomenon outside urban growth boundaries. This poses a dilemma for treatment of that portion of Yamhill County's existing land use settlement where a pattern of scattered, low density rural residential settlement exists.

The County Comprehensive Plan recognized this fact in 1974 (pages 41 and 42).

Further, the Plan provided that

...a reasonable amount of land immediately adjacent to the limits of present urban development will be allocated through zoning for similar urban uses at prevailing densities. (page 64).

Many of these "areas of zoning" are VLDR plan-designations encircling Yamhill County's small cities.

Similarly, the Plan further states:

The major land uses which have located in rural areas over the years have been residential uses at varying densities; limited, isolated, commercial activities, generally oriented to major highway frontages and intersections; industrial uses scattered along major highways, railroads, or oriented to local resources or inexpensive land; and a wide range of open-land recreational, public or quasi-public institutional uses. The Plan Map recognizes a great many existing and potential rural development areas and uses. (page 66)

In short, the County recognized de facto rural residential use on agricultural lands long before the Exceptions process to Goal 3 was required. The above is due in part to the history of County settlement patterns, to Federal policy (e.g., Donation Land Claim Laws), and to a variety of circumstances and events over which the County has had little, if any, control.

The legitimacy of limited rural residential use is reflected in the Plan when it states:

The Plan recognizes the various needs expressed by general low-cost rural living, a quiet pastoral environment, the desire for hobby farming, the recreation-oriented location, and the existing crossroads hamlet. (page 120)

The County's goal concerning rural development is as follows:

To provide an adequate amount of land, development areas and sites to accommodate those uses which are customarily found in rural areas or require or are better suited to rural locations, without compromising the basic goal relating to urban containment and orderly urban development. (page 66)

Furthermore, the Comprehensive Plan goal on the location of rural residential use is as follows:

To accommodate the demand for rural residential development at very low densities and in areas which are not amenable to integrated neighborhood designs provided such areas are suited to the uses intended and exhibit high amenity value, and such developments do not preempt highly productive farm or forest lands, or generate inordinate service demands of their own. (page 116)

The Plan further states:

...very low density residential development will be encouraged to locate only in designated large areas where commitments to such uses have already been made through virtue of close proximity to existing urban centers; or in small, limited areas having unique scenic, location and other suitable site qualities where the anticipated magnitude or density of development is not such as to require more than a very basic level of services, such as

single local-road access, individual domestic wells and sewage-disposal systems, and possible rural fire protection. (pages 119-120)

It is the position of the Board that the results of the Exceptions study confirm the 1974 Plan statements regarding rural residential uses. Moreover, those AFSH or VLDR plan-designated areas then thought suitable for rural residential use appear to be, in the main, still appropriate. It must be emphasized that in most cases, agricultural and forestry activities still take place in these areas. It is further anticipated that small scale farming and forestry activities will continue.

It is the Board's position that retention of lands "committed" to rural residential use is a local determination that, in turn, offers County residents many individual options without affecting the agricultural and forestry productivity of the vast majority of the County's lands.

County Population Projections

The 1974 Comprehensive Plan projects a total County population of 58,000 by the year 1990. However, by 1976 it had become apparent that the County was experiencing a higher growth rate, chiefly due to in-migration. This growth trend necessitated the formulation of revised population projections.

In cooperation with the Mid-Willamette Valley Council of Governments, Yamhill County developed a revised set of population projections to satisfy Section 208 Water Quality requirements and to more accurately reflect the County's in-migration pattern. These revised population projections were adopted by the cities and the County in 1976.

Using the revised population projections, the total projected County population is estimated at 63,909 in 1990 (as compared to 58,000 in the 1974 Plan) and 73,855 by the year 2000 (no year 2000 population was given in the Plan).

Regarding rural County residents, staff projected an increase from 14,655 in 1975 to 17,946 by the year 2000. These figures were reviewed and adopted by the Agricultural Lands Task Force during its role in the Exceptions process.

In conclusion, in 1974, the County plan estimated the need for approximately 38,000 acres for rural residential use to accommodate a total County population of 58,000 by 1990.

In 1979, the Board estimates that approximately 24,000 acres can accommodate rural residential demands, even with a total County population of nearly 64,000 by 1990.

Exceptions Categories

Plan-designated areas for which an exception is taken fall in one of three categories:

- 1) Lands which are developed or irrevocably committed to nonfarm or nonforest uses;
- 2) Lands which are needed for nonfarm or nonforest uses; and
- 3) Lands which are retained for farm and forest uses on parcels smaller than commercial farming units.

Lands Committed or Developed.

Through communication with DLCD by progress review and by letter, the County has learned that the Department considers 20 acres (but not 10 acres) large enough to protect agricultural land in commercial farm units pursuant to Goal 3 (see Section 1).

This position was established as early as 1976, when in response to a question from Yamhill County staff as to whether or not an exception would be required for lands zoned AF-20, the LCDC Chairman stated:

I'm not sure that an exception is required for "AF-20." I recognize the use of "AF-20" and consider that your prerogative and no variance or exception is required; ~~the fact that that is an additional enforcement tool~~ that you are using, I do not see that is contrary (to Goal #3).

---LCDC Meeting, 1/5/76

One reason for such a determination is the avoidance of uses incompatible with noxious farm practices such as spraying, noise, etc.

On the other hand, in the case of lands zoned for 10 acre or less minimum lot sizes, determination of the level of rural residential settlement is significant to the final identification of lands committed to nonfarm uses. A measurement for rural residential density was developed and used as a commitment factor. The Exceptions Study also included such items as parcel size, slope, settlement patterns, topography, transportation facilities, and availability of domestic water as commitment factors. The Board's final determinations are based on a mix of the factors mentioned above.

Needed Lands.

Goal 3 has been interpreted (in "Common Questions About Goal #3") to mean that land not developed or committed must be shown to be needed for nonfarm uses. Goal 2 requires that compelling reasons and facts be shown to justify this treatment. There are two types of need--need in the aggregate (macro) sense (that is, how much rural residential land is needed in the entire unincorporated county) and need in the micro sense (that is, how much rural residential land is needed to provide a rural residential opportunity in proximity to each urbanized area of the County). The Board's position is that every part of the County has a legitimate need for access to a rural residential lifestyle. With this in mind, the question of need is a localized one that cannot realistically be addressed with findings prepared on a County-wide basis. Because both good planning and equity are served by provision of access to rural residential lifestyle for each urban center in the County, Section V includes conclusions for those plan-designated areas to which the concept of rural residential access (need) applies.

Lands Treated as Farm or Forest Lands but not Zoned in Commercial Units.

The Board understands that ten acre farm sites are not appropriate for EFU zoning, in part because ORS 215.213 prevents use of the police power to restrict farm activities that might otherwise be used to protect the families living on adjacent tracts. However, this is not to say that a parcel inappropriate for EFU zoning is in every case inappropriate for any kind of agriculture or forestry activity. Since Goal 3 requires farm land to be protected by EFU zoning it would appear that an exception is required to justify any other farm-type use. The Board believes that there is room for an alternative between areas of high density subdivisions and AF-20 tracts. In particular, the County AFSH plan-designation and accompanying AF-10 zoning is such an alternative.

Early in the development of the Exceptions Study, the Agricultural Lands Task Force worked out a definition of rural residential use as follows:

"Lands outside urban growth boundaries which offer a rural quality of living to residents and to which urban services are not expected to extend in the foreseeable future. Rural residential lands may offer opportunity for small-scale or intensive agricultural and forestry activity."

The Task Force, the County Planning Commission and the County Board have approved this definition. It describes the social context of rural residential use as well as provides for the continuation of agricultural and forestry uses. The intention is that rural residential dwellings and homesteads continue to be one of many uses encouraged in the County's small holding zones, and that lands plan-designated as AFSH, VLDR and LDR be treated, practically speaking, as farm and/or forest lands. The position that all I-IV soils in Yamhill County are either 100 percent EFU zones or are nonfarm zones ignores the needs of the County made known through the citizen involvement process.

Lands committed to rural residential uses or lands retained for non-EFU farm use both have in common commitment to non-commercial farm use. The question then is the most appropriate use of such lands. The County position is that the more extensively committed lands are more appropriate for home sites; less extensively committed lands are more appropriate for (non-EFU) small scale (hobby) farming. Further, since small scale farming keeps land in farm use, a different (less compelling) standard should apply to justify this treatment.

The level of commitment for each area under study is explained in more detail in Section V.

SECTION IV. GENERAL FINDINGS

The AFSH, VLDR and LDR lands within the County comprise 38,000 acres or approximately 8 percent of the County's land area. These plan-designated areas contain Class I, II, III, IV or VI agricultural soils, or a combination thereof. What follows are the major findings and conclusions that apply to one or more plan-designated areas under study. The range of this list corresponds to a wide range of lands in the County.

Yamhill County's plan-designated areas that carry AFSH, VLDR and LDR plan-designations include areas with characteristics that commit lands to nonfarm uses because of physical factors; with characteristics that commit lands to nonfarm uses because of public and private investment decisions; and lands where wise natural resource allocation makes rural residential the most appropriate use.

Specifically, these characteristics are:

- commitment to rural residential use by existing subdivision.
- commitment to rural residential use by partitioning and nonfarm development.
- proximity of potential rural residential sites to urban areas for access to jobs, goods and services.
- high enough rural residential density levels so that at the present time rural residential is a major and predominant use.
- parcelization patterns such that nonfarm and nonforest uses predominate.
- water availability through a special water district.
- fire protection available by location within a rural fire protection district.
- good existing transportation systems.

- inordinate service demands are not generated in that single local road access, individual domestic wells and individual sewage disposal systems are the main requirements for rural residential development to occur.
- sufficient development density such that incremental density increases will not raise new compatibility problems.
- topography consisting of principally steep slopes and rocky, untillable ground.
- limited opportunities for a wide range of agricultural activities due to climate factors.
- lack of irrigation water.
- high amenity value for rural residential use.
- highly productive farm or forest lands are not preempted by rural residential use.
- fulfillment of rural residential development needs without compromising the basic County goal of urban containment and orderly urban development.

As mentioned previously, the Exceptions Study undertaken by the staff was composed of 55 plan-designated areas totaling 38,114 acres. However, during its review, the County Board decided to remove all acreages with either a CF (Commercial Forestry) plan-designation or owned by commercial timber companies from the total area studied by the staff. No exception is being sought for these areas. These particular acreage subtractions (4,338 acres) occurred in Code Areas 6.2, 7.1 and 7.2.

Thus, the lands reviewed by the Board as exception lands total 33,776 acres, or 7 percent of the County. Of this acreage, 24,086 acres are designated

for rural residential and small scale farming and forestry activities. The remaining 9,690 acres are found to be more appropriately designated as Agricultural/Forestry Large Holding with an AF-20 zoning classification.

Section V examines each plan-designated area and cites the Board's findings for each area.

SECTION V

Chehalem Mountain

Code Area 1.1Plan-Designation VLDRTotal Acreage 1585 Total Number of Parcels 209Total Number of Parcels Occupied by a House or Mobile Home 89Total Acreage in Transportation Uses 46Acreage Occupied by Dwelling Units
(one acre per dwelling unit) 92Total Acreage in Rural Residential
Use 138Major Findings and Conclusions:Code Area 1.1 ;

1. Has commitment to rural residential use by existing subdivision, in that more than 50 percent of the area is occupied by Mel Vista, Saddle Top and Delmont Subdivisions;
2. Has commitment to rural residential use by partitioning and nonfarm development; in that the area contains 10 parcels over 20 acres in size out of a total of 209 parcels;
3. Has domestic water availability through a special water district, in that the L.A. Water Co-op services the area;
4. Has fire protection available by location within a rural fire district;
5. Has good existing transportation systems in most portions;
6. Has topography consisting principally of steep slopes and rocky, untillable ground, with elevations ranging from 800 feet to 1600 feet above mean sea level;
7. Has limited opportunities for a wide range of agricultural activities due to climate factors;
8. Lacks irrigation water;
9. Has high amenity value for rural residential use;
10. Is an area where productive farm or forest lands will not be preempted by rural residential use;
11. Is an area where fulfillment of rural residential development needs can be accomplished without compromising the basic County goal of urban containment and orderly urban development; and

12. Is an area where the majority of parcels are less than 10 acres in size (171 out of a total of 209 parcels).

TOTAL ACREAGE RETAINED IN VLDR PLAN-DESIGNATION 1585

TOTAL ACREAGE RE-DESIGNATED AS AFLH -0-

Bell Road

Code Area 1.2
Plan-Designation AFSH

Total Acreage 1542 Total Number of Parcels 152

Total Number of Parcels Occupied by a House or Mobile Home 96

Total Acreage in Transportation Uses 46

Acreage Occupied by Dwelling Units
(one acre per dwelling unit) 98

Total Acreage in Rural Residential
Use 144

Major Findings and Conclusions:

Code Area 1.2 :

1. Has commitment to rural residential uses by partitioning and nonfarm development in some portions, in that the area contains 15 parcels over 20 acres in size, out of a total of 152 parcels;
2. Has fire protection available by location within a rural fire district;
3. Has good existing transportation systems;
4. Will not generate inordinate service demands in that single local road access, individual domestic wells and individual sewage disposal systems are the main requirements for rural residential development to occur;
5. Has topography consisting principally of steep slopes and rocky, untillable ground, with elevations ranging from 250 feet to 1240 feet above mean sea level;
5. Lacks irrigation water;
7. Has high amenity value for rural residential use;
8. Is an area where fulfillment of rural residential development needs can be accomplished without compromising the basic County goal of urban containment and orderly urban development;
9. Is an area where the majority of parcels are less than 20 acres in size (out of 152 parcels, 112 are 10 acres or less in size, and 22 are 10 to 20 acres in size);
10. Offers a rural residential option for residents of Newberg and vicinity;
and

11. Has commitment to rural residential use, in that a subdivision of approximately 177 acres is located in the study area.

TOTAL ACREAGE RETAINED IN AFSH PLAN-DESIGNATION 1542

TOTAL ACREAGE RE-DESIGNATED AS AFLH -0-

Mountain Home

Code Area 1.3

Plan-Designation VLDR

Total Acreage 249 Total Number of Parcels 71

Total Number of Parcels Occupied by a House or Mobile Home 55

Total Acreage in Transportation Uses 7

Acreage Occupied by Dwelling Units
(one acre per dwelling unit) 56

Total Acreage in Rural Residential
Use 63

Major Findings and Conclusions:

Code Area 1.3 :

1. Has commitment to rural residential use by existing subdivision, in that 90 percent of the area is composed of Chehalem Hill, Sun Ridge and Hannon Subdivisions;
2. Has commitment to rural residential use by partitioning and nonfarm development, in that 4 parcels are 20 to 40 acres in size and no parcels are over 40 acres in size, out of a total of 71 parcels;
3. Is an area where high enough rural residential levels exist so that at the present time rural residential is a major and predominant use;
4. Has parcelization patterns such that nonfarm and nonforest uses dominate (4.4 acres average parcel size);
5. Has domestic water availability through a special water district, in that the Chehalem Mountain Water Company services the area;
6. Has fire protection available by location within a rural fire district;
7. Will not generate inordinate service demands in that single local road access, individual domestic wells and individual sewage disposal systems are the main requirements for rural residential development to occur;
8. Has good existing transportation systems;
9. Lacks irrigation water;

10. Has high amenity value for rural residential use;
11. Is an area where productive farm or forest lands will not be pre-empted by rural residential use;
12. Is an area where the majority of parcels are less than 10 acres in size (64 out of 71 parcels are less than 10 acres in size).

TOTAL ACREAGE RETAINED IN VLDR PLAN-DESIGNATION 249

TOTAL ACREAGE RE-DESIGNATED AS AFLH -0-

North Newberg

Code Area 1.4

Plan-Designation VLDR

Total Acreage 906 Total Number of Parcels 144

Total Number of Parcels Occupied by a House or Mobile Home 98

Total Acreage in Transportation Uses 27

Acreage Occupied by Dwelling Units
(one acre per dwelling unit) 108

Total Acreage in Rural Residential
Use 135

Major Findings and Conclusions:

Code Area 1.4 :

1. Has commitment to rural residential use by existing subdivision in that over 50 percent of the area is composed of Sandbak Acres, Fallview Lane, Oxberg Lakes Estates, East Newberg, and Klimek Subdivisions;
2. Has commitment to rural residential use by partitioning and nonfarm development, in that 11 parcels are over 20 acres in size out of a total of 144 parcels;
3. Has proximity of potential rural residential sites to urban areas for access to jobs, goods and services;
4. Is an area where high enough rural residential levels exist so that at the present time rural residential is a major and predominate use;
5. Has domestic water availability through special water districts, in that the Springbrook Water Association and the Oxberg Water Corporation service the area;
6. Has fire protection available by location within a rural fire district.
7. Has good existing transportation systems;
8. Will not generate inordinate service demands in that single local road access, individual domestic wells and individual sewage disposal systems are the main requirements for rural residential development to occur;
9. Lacks irrigation water;

10. Is an area where productive farm or forest lands will not be pre-empted by rural residential use;
11. Has high amenity value for rural residential use;
12. Offers options for rural residential use to residents of Newberg and vicinity;
13. Is an area where the majority of parcels are 10 acres or less in size (117 out of 144 parcels).

TOTAL ACREAGE RETAINED IN VLDR PLAN-DESIGNATION 906

TOTAL ACREAGE RE-DESIGNATED AS AFLH -0-

West Chehalis Dr.

Code Area 1.5

Plan-Designation AFSH

Total Acreage 590 Total Number of Parcels 43

Total Number of Parcels Occupied by a House or Mobile Home 35

Total Acreage in Transportation Uses 17

Acreage Occupied by Dwelling Units
(one acre per dwelling unit) 40

Total Acreage in Rural Residential
Use 57

Major Findings and Conclusions:

Code Area 1.5:

1. Has commitment to rural residential use by existing subdivision in that approximately 45 percent of the area is contained in the North Newberg Fruitland Subdivision;
2. Has commitment to rural residential use by partitioning in that 9 parcels are over 20 acres in size, out of a total of 43 parcels;
3. Has proximity of potential rural residential sites to urban areas for access to jobs, goods and services;
4. Has fire protection available by location within a rural fire district;
5. Has good existing transportation systems;
6. Lacks irrigation water;
7. Will not generate inordinate service demands in that single local road accesss, individual domestic wells and individual sewage disposal systems are the main requirements for rural residential development to occur;
8. Has high amenity value for rural residential use;
9. Is an area where fulfillment of rural residential development needs can be accomplished without compromising the basic County goal of urban containment and orderly urban development;

10. Is an area where the majority of parcels are less than 20 acres in size (30 out of 43 parcels are less than 10 acres in size, 4 parcels are 10 to 20 acres in size).

TOTAL ACREAGE RETAINED IN AFSH PLAN-DESIGNATION 590

TOTAL ACREAGE RE-DESIGNATED AS AFLH -0-

Chehalem Richland/ Sunnycrest

Code Area 1.6
Plan-Designation AFSH

Total Acreage 1,426 Total Number of Parcels 140
Total Number of Parcels Occupied by a House or Mobile Home 89
Total Acreage in Transportation Uses 44
Acreage Occupied by Dwelling Units 102
(one acre per dwelling unit)
Total Acreage in Rural Residential 146
Use

Major Findings and Conclusions:

Code Area 1.6 :

1. Has commitment to rural residential use by existing subdivision, in that approximately one-third of the area is contained in the Chehalem Richlands and Chehalem Park Subdivisions;
2. Has commitment to rural residential use by partitioning and nonfarm development, in that 16 parcels are over 20 acres in size, out of a total of 140 parcels;
3. Has proximity of potential rural residential sites to urban areas for access to jobs, goods and services;
4. Has fire protection available by location within a rural fire district;
5. Has good existing transportation systems;
6. Lacks irrigation water;
7. Has high amenity value for rural residential use;
8. Will not generate inordinate service demands in that single local road access, individual domestic wells and individual sewage disposal systems are the main requirements for rural residential development to occur; and
9. Is an area where the majority of parcels are 10 acres or less in size, (124 out of a total of 140 parcels).

TOTAL ACREAGE RETAINED IN AFSH PLAN-DESIGNATION 1,426

TOTAL ACREAGE RE-DESIGNATED AS AFLH -0-

Newberg Dundee

Code Area 1.8
Plan-Designation VLDR & LDR

Total Acreage 1,936 Total Number of Parcels 400

Total Number of Parcels Occupied by a House or Mobile Home 307

Total Acreage in Transportation Uses 58

Acreage Occupied by Dwelling Units
(one acre per dwelling unit) 322

Total Acreage in Rural Residential
Use 380

Major Findings and Conclusions:

Code Area 1.8 :

1. Has commitment to rural residential use by existing subdivision, in that 40 percent of the area is contained in the Hobson's Fruitland, Otter Creek Hylands, Hurley's Fruitland and Larkins Subdivisions;
2. Has commitment to rural residential use by partitioning and nonfarm development, in that 16 parcels are over 20 acres in size out of a total of 400 parcels;
3. Has proximity of potential rural residential sites to urban areas for access to jobs, goods and services;
4. Has fire protection available by location within a rural fire district;
5. Is close enough to an urban area so that compatibility with urban uses is achieved;
6. Has sufficient development density so that incremental density increases will not raise new compatibility problems;
7. Lacks irrigation water;
8. Has high amenity value for rural residential use;
9. Is an area where high enough rural residential levels exist so that at the present time rural residential is a major and predominant use; and
10. Is an area where the majority of parcels are 10 acres or less in size, (356 parcels are 10 acres or less in size and 28 parcels are 10 to 20 acres in size, out of a total of 400 parcels). Offers a rural residential opportunity to residents of Newberg and vicinity.

TOTAL ACREAGE RETAINED IN VLDR, LDR PLAN-DESIGNATION 1,936

TOTAL ACREAGE REDESIGNATED AS AFLH -0-

Wynooski Sub.

Code Area 1.10
Plan-Designation VLDR

Total Acreage 210 Total Number of Parcels 34

Total Number of Parcels Occupied by a House or Mobile Home 27

Total Acreage in Transportation Uses 7

Acreage Occupied by Dwelling Units
(one acre per dwelling unit) 28

Total Acreage in Rural Residential
Use 35

Major Findings and Conclusions:

Code Area 1.10 :

1. Has commitment to rural residential use by existing subdivision, in that 90 percent of the area is contained in the Wynooski Subdivision;
2. Has commitment to rural residential use by partitioning and nonfarm development, in that one parcel out of a total of 34 parcels is more than 20 acres in size;
3. Is an area where high enough rural residential levels exist so that at the present time rural residential is a major and predominant use;
4. Has fire protection available by location within a rural fire district;
5. Has good existing transportation systems;
6. Will not generate inordinate service demands in that single local road access, individual domestic wells and individual sewage disposal systems are the main requirements for rural residential development to occur;
7. Has high amenity value for rural residential use; and
8. Is an area where the majority of parcels are 10 acres or less in size, (28 out of a total of 34 parcels).

TOTAL ACREAGE RETAINED IN VLDR PLAN-DESIGNATION 210

TOTAL ACREAGE REDESIGNATED AS AFLH -0-

St. Paul Highway

Code Area 1.11

Plan-Designation VLDR

Total Acreage 135 Total Number of Parcels 9

Total Number of Parcels Occupied by a House or Mobile Home 3

Total Acreage in Transportation Uses 4

Acreage Occupied by Dwelling Units
(one acre per dwelling unit) 3

Total Acreage in Rural Residential
Use 7

Major Findings and Conclusions:

Code Area 1.11:

1. Has commitment to rural residential use by partitioning and nonfarm development, in that 1 out of 9 parcels is more than 20 acres in size;
2. Has proximity of potential rural residential sites to urban areas for access to jobs, goods and services;
3. Has fire protection available by location within a rural fire district;
4. Has good existing transportation systems;
5. Will not generate inordinate service demands in that single local road access, individual domestic wells and individual sewage disposal systems are the main requirements for rural residential development to occur;
6. Is close enough to an urban area so that compatibility with urban uses is achieved, in that the area lies adjacent to the Newberg Urban Growth Boundary;
7. Lacks irrigation water;
8. Has high amenity value for rural residential use;
9. Is an area where the majority of parcels are 10 acres or less in size, (8 out of 9 parcels); and
10. Contains 6 parcels that are bisected by the Newberg Urban Growth Boundary.

TOTAL ACREAGE RETAINED IN VLDR PLAN-DESIGNATION 64

TOTAL ACREAGE REDESIGNATED AS AFLH 71

Fernwood

Code Area 1.12
Plan-Designation AFSH

Total Acreage 1,976 Total Number of Parcels 152

Total Number of Parcels Occupied by a House or Mobile Home 103

Total Acreage in Transportation Uses 60

Acreage Occupied by Dwelling Units
(one acre per dwelling unit) 107

Total Acreage in Rural Residential
Use 167

Major Findings and Conclusions:

Code Area 1.12:

1. Has commitment to rural residential use by partitioning and nonfarm development, in that 30 parcels are 20 acres or more in size out of a total of 152 parcels;
2. Has topography consisting principally of steep slopes and rocky, un-tillable ground, with elevations ranging from 100 feet to 1000 feet above mean sea level;
3. Has fire protection available by location within a rural fire district;
4. Has good existing transportation systems;
5. Lacks irrigation water;
6. Has high amenity value for rural residential use; and
7. Is an area where the majority of parcels are 20 acres or less in size, (99 parcels are less than ten acres in size and 23 parcels are 10 to 20 acres in size out of a total of 152 parcels); and
8. Has an average acreage per dwelling unit of 18.5 acres.

TOTAL ACREAGE RETAINED IN AFSH PLAN-DESIGNATION 1,976

TOTAL ACREAGE REDESIGNATED AS AFLH -0-

Wilsonville

Code Area 1.13

Plan-Designation VLDR

Total Acreage 727 Total Number of Parcels 65

Total Number of Parcels Occupied by a House or Mobile Home 42

Total Acreage in Transportation Uses 22

Acreage Occupied by Dwelling Units
(one acre per dwelling unit) 42

Total Acreage in Rural Residential
Use 64

Major Findings and Conclusions:

Code Area 1.13 :

The portion of Code Area 1.13 retained as VLDR Plan-Designation:

1. Has commitment to rural residential use by partitioning and nonfarm development, in that 51 out of 58 parcels are less than 20 acres in size;
2. Has fire protection available by location within a rural fire district;
3. Has good existing transportation systems;
4. Will not generate inordinate service demands in that single local road access, individual domestic wells and individual sewage disposal systems are the main requirements for rural residential development to occur;
5. Has sufficient development density so that incremental density increases will not raise new compatibility problems;
6. Has high amenity value for rural residential use;
7. Is an area where productive farm or forest lands will not be pre-empted by rural residential use; and
8. Is an area where fulfillment of rural residential development needs can be accomplished without compromising the basic County goal of urban containment and orderly urban development.

TOTAL ACREAGE RETAINED IN VLDR PLAN-DESIGNATION 351

TOTAL ACREAGE REDESIGNATED AS AFLH 376

Earlwood/Parvett Mtn.

Code Area 1.15

Plan-Designation AFSH

Total Acreage 689 Total Number of Parcels 55

Total Number of Parcels Occupied by a House or Mobile Home 30

Total Acreage in Transportation Uses 22

Acreage Occupied by Dwelling Units
(one acre per dwelling unit) 32

Total Acreage in Rural Residential
Use 54

Major Findings and Conclusions:

Code Area 1.15 :

1. Has commitment to rural residential use by existing subdivision, in that 9 parcels are 20 acres or more in size, out of a total of 55 parcels;
2. Has fire protection available by location within a rural fire district;
3. Has good existing transportation systems;
4. Will not generate inordinate service demands in that single local road access, individual domestic wells and individual sewage disposal systems are the main requirements for rural residential development to occur;
5. Has topography consisting principally of steep slopes and rocky, un-tillable ground, with elevations ranging from 100 feet to 700 feet above mean sea level;
6. Lacks irrigation water;
7. Has high amenity value for rural residential use;
8. Is an area where productive farm or forest lands will not be pre-empted by rural residential use, in that 356 acres are of Class IV soils; and
9. Is an area where the majority of parcels are 10 acres or less in size, (36 out of 55 parcels).

TOTAL ACREAGE RETAINED IN AFSH PLAN-DESIGNATION 531

TOTAL ACREAGE REDESIGNATED AS AFLH 158

Southwest Dundee

Code Area 1.17

Plan-Designation AFSH, VLDR & LDR

Total Acreage 413 Total Number of Parcels 58

Total Number of Parcels Occupied by a House or Mobile Home 40

Total Acreage in Transportation Uses 13

Acreage Occupied by Dwelling Units 41
(one acre per dwelling unit)

Total Acreage in Rural Residential Use 54

Major Findings and Conclusions:

Code Area 1.17 :

1. Has commitment to rural residential use by existing subdivision, in that 25 percent of the area is contained in the Dundee Orchard Homes No. 1 and Chehalem Orchard Homes Subdivisions;
2. Has commitment to rural residential use by partitioning and nonfarm development, in that 6 parcels are more than 20 acres in size out of a total of 58 parcels;
3. Has proximity of potential rural residential sites to urban areas for access to jobs, goods and services;
4. Has fire protection available by location within a rural fire district;
5. Has good existing transportation systems;
6. Will not generate inordinate service demands in that single local road access, individual domestic wells and individual sewage disposal systems are the main requirements for rural residential development to occur;
7. Is close enough to an urban area so that compatibility with urban uses is achieved;
8. Has sufficient development density so that incremental density increases will not raise new compatibility problems;
9. Lacks irrigation water;
10. Has high amenity value for rural residential use; and
20. Is an area where the majority of parcels are 10 acres or less in size, (45 out of a total of 58 parcels).

TOTAL ACREAGE RETAINED IN AFSH, VLDR & LDR PLAN DESIGNATION 413

TOTAL ACREAGE REDESIGNATED AS AFLH -0-

Wapato

Code Area 2.2
Plan-Designation AFSH

Total Acreage 418 Total Number of Parcels 46

Total Number of Parcels Occupied by a House or Mobile Home 30

Total Acreage in Transportation Uses 13

Acreage Occupied by Dwelling Units
(one acre per dwelling unit) 32

Total Acreage in Rural Residential
Use 45

Major Findings and Conclusions:

Code Area 2.2 :

1. Has commitment to rural residential use by existing subdivision, in that 40 percent of the area is contained in the Yamhill Heights Subdivision;
2. Has commitment to rural residential use by partitioning and nonfarm development, in that 5 parcels are 20 acres or more in size, out of a total of 46 parcels. Has a small urbanized area located within the area;
3. Has domestic water availability through a special water district, in that the L.A. Water Co-Op services the area;
4. Has fire protection available by location within a rural fire district;
5. Has good existing transportation systems;
6. Will not generate inordinate service demands in that single local road access, individual domestic wells and individual sewage disposal systems are the main requirements for rural residential development to occur;
7. Lacks irrigation water;
8. Has high amenity value for rural residential use;
9. Is an area where productive farm or forest lands will not be pre-empted by rural residential use;
10. Is an area where fulfillment of rural residential development needs can be accomplished without compromising the basic County goal of urban containment and orderly urban development;

11. Is an area where high enough rural residential levels exist so that at the present time rural residential is a major and predominant use;
12. Has historically functioned as a rural hamlet;
13. Is an area where the majority of parcels are 20 acres or less in size, (41 out of a total of 46 parcels); and
14. Has an average of 13.1 acres of land per dwelling.

TOTAL ACREAGE RETAINED IN AFSH PLAN-DESIGNATION 418

TOTAL ACREAGE REDESIGNATED AS AFLH -0-

Cove Orchard

Code Area 2.3

Plan-Designation AFSH & VLDR

Total Acreage 167 Total Number of Parcels 27

Total Number of Parcels Occupied by a House or Mobile Home 15

Total Acreage in Transportation Uses 5

Acreage Occupied by Dwelling Units
(one acre per dwelling unit) 17

Total Acreage in Rural Residential
Use 22

Major Findings and Conclusions:

Code Area 2.3 :

1. Has commitment to rural residential use by existing subdivision, in that about 20 percent of the area is contained in the Cove Orchard Subdivision;
2. Has commitment to rural residential use by partitioning and nonfarm development, in that 2 parcels are 40 acres or more in size out of a total of 27 parcels. Has a small urbanized area located within the area;
3. Has domestic water availability through a special water district, in that the L.A. Water Co-Op serves the area;
4. Has fire protection available by location within a rural fire district;
5. Has good existing transportation systems;
6. Lacks irrigation water;
7. Has sufficient development density so that incremental density increases will not raise new compatibility problems;
8. Has limited opportunities for a wide range of agricultural activities due to climate factors;
9. Has high amenity value for rural residential use;
10. Is an area where productive farm or forest lands will not be pre-empted by rural residential use, in that 129 acres consist of Class IV soils;
11. Is an area where fulfillment of rural residential development needs can be accomplished without compromising the basic County goal of urban containment and orderly urban development;

12. Is an area where high enough rural residential levels exist so that at the present time rural residential is a major and predominant use;
13. Has historically functioned as a rural hamlet;
14. Is an area where the majority of parcels are 10 acres or less in size, (23 out of a total of 27 parcels); and
15. Has an average of 9.8 acres of land per dwelling unit.

TOTAL ACREAGE RETAINED IN AFSH & VLDR PLAN-DESIGNATION 167

TOTAL ACREAGE REDESIGNATED AS AFLH -0-

West Yamhill

Code Area 2.4

Plan-Designation LDR

Total Acreage 33 Total Number of Parcels 5

Total Number of Parcels Occupied by a House or Mobile Home 0

Total Acreage in Transportation Uses 0

Acreage Occupied by Dwelling Units
(one acre per dwelling unit) 0

Total Acreage in Rural Residential
Use 0

Major Findings and Conclusions:

Code Area 2.4 :

1. Has proximity of potential rural residential sites to urban areas for access to jobs, goods and services;
2. Has fire protection available by location within a rural fire district;
3. Has good existing transportation systems;
4. Will not generate inordinate service demands in that single local road access, individual domestic wells and individual sewage disposal systems are the main requirements for rural residential development to occur;
5. Is close enough to an urban area so that compatibility with urban uses is achieved;
6. Has high amenity value for rural residential use;
7. Lacks irrigation water;
8. Is an area where the land retained in LDR contains two parcels, 8 acres each; and
9. Allows a rural residential opportunity for residents in the Yamhill area.

TOTAL ACREAGE RETAINED IN LDR PLAN-DESIGNATION 16

TOTAL ACREAGE REDESIGNATED AS AFLH 17

Yamhill

Code Area 2.5

Plan-Designation VLDR

Total Acreage 119 Total Number of Parcels 14

Total Number of Parcels Occupied by a House or Mobile Home 11

Total Acreage in Transportation Uses 4

Acreage Occupied by Dwelling Units 11
(one acre per dwelling unit)

Total Acreage in Rural Residential Use 15

Major Findings and Conclusions:

Code Area 2.5 :

1. Has commitment to rural residential use by partitioning and nonfarm development, in that 11 out of a total of 14 parcels are ten acres or less in size;
2. Has proximity of potential rural residential sites to urban areas for access to jobs, goods and services;
3. Has domestic water availability through a special water district, in that the area is currently served by lines from the City of Yamhill;
4. Has fire protection available by location within a rural fire district;
5. Has good existing transportation systems;
6. Will not generate inordinate service demands in that single local road access, individual domestic wells and individual sewage disposal systems are the main requirements for rural residential development to occur;
7. Is close enough to an urban area so that compatibility with urban uses is achieved;
8. Has sufficient development density so that incremental density increases will not raise new compatibility problems;
9. Lacks irrigation water;
10. Has high amenity value for rural residential use;
11. Is an area where productive farm or forest lands will not be pre-empted by rural residential use;

12. Is an area where fulfillment of rural residential development needs can be accomplished without compromising the basic County goal of urban containment and orderly urban development;
13. Is an area where high enough rural residential levels exist so that at the present time rural residential is a major and predominant use;
14. Is an area where all but one parcel are 20 acres or less in size; and
15. Allows a rural residential opportunity for residents in the Yamhill area.

TOTAL ACREAGE RETAINED IN VLDR PLAN-DESIGNATION 119

TOTAL ACREAGE REDESIGNATED AS AFLH -0-

Yamhill Orchard Tracts

Code Area 2.6
Plan-Designation AFSH

Total Acreage 841 Total Number of Parcels 55

Total Number of Parcels Occupied by a House or Mobile Home 30

Total Acreage in Transportation Uses 25

Acreage Occupied by Dwelling Units
(one acre per dwelling unit) 33

Total Acreage in Rural Residential
Use 58

Major Findings and Conclusions:

Code Area 2.6 :

1. Has commitment to rural residential use by existing subdivision, in that approximately one-third of the area contains the Yamhill Orchard Tracts and Fairview Subdivisions;
2. Has domestic water availability through a special water district, in that the Valley View Water District serves the area;
3. Has fire protection available by location within a rural fire district;
4. Has good existing transportation systems;
5. Will not generate inordinate service demands in that single local road access, individual domestic wells and individual sewage disposal systems are the main requirements for rural residential development to occur;
6. Has topography of rolling hills, with elevations ranging from 180 feet to 580 feet above mean sea level;
7. Lacks irrigation water;
8. Has high amenity value for rural residential use;
9. Is in an area where productive farm or forest lands will not be preempted by rural residential use, in that the area re-designated as AFLH is primarily composed of Class IV soils;
10. Offers residents of the Yamhill vicinity an opportunity for rural residential use within the platted subdivisions;

11. Continues agricultural productivity in the area re-designated as AFLH, in that these parcel sizes are 20 acres or larger in size;
12. Has sufficient development density so that incremental density increases in the area retained in AFSH will not raise new compatibility problems; and
13. Has high enough rural residential levels in the portion retained in AFSH so that at the present time rural residential is a major and predominant use.

TOTAL ACREAGE RETAINED IN AFSH PLAN-DESIGNATION 328

TOTAL ACREAGE REDESIGNATED AS AFLH 513

Finn Hill

Code Area 3.1

Plan-Designation AFSH

Total Acreage 645 Total Number of Parcels 44

Total Number of Parcels Occupied by a House or Mobile Home 18

Total Acreage in Transportation Uses 19

Acreage Occupied by Dwelling Units 20
(one acre per dwelling unit)

Total Acreage in Rural Residential Use 39

Major Findings and Conclusions:

Code Area 3.1 :

1. Has commitment to rural residential use by existing subdivision, in that 150 acres of the area are located in the Saima Gardens and Oregon Walnut Company Subdivisions;
2. Has fire protection available by location within a rural fire district;
3. Has good existing transportation systems;
4. Will not generate inordinate service demands in that single local road access, individual wells and individual sewage disposal systems are the main requirements for rural residential development to occur;
5. Has sufficient development density so that incremental density increases will not raise new compatibility problems in the area retained in AFSH;
6. Lacks irrigation water;
7. Has high amenity value for rural residential use;
8. Is an area where productive farm or forest lands will not be pre-empted by rural residential use, in that two-thirds of the area is composed of Class III soils and the remaining land is of Class IV soils;
9. Is an area where the land retained in an AFSH plan-designation is made up entirely of parcels 20 acres or less in size;
10. Is an area where the land re-designated as AFLH is composed of parcels 20 to 100 acres in size;

11. Is an area where the residents of Yamhill and vicinity can have a rural residential option.

TOTAL ACREAGE RETAINED IN AFSH PLAN-DESIGNATION 392

TOTAL ACREAGE REDESIGNATED AS AFLH 253

Carlton

Code Area 3.2

Plan-Designation VLDR

Total Acreage 63 Total Number of Parcels 22

Total Number of Parcels Occupied by a House or Mobile Home 15

Total Acreage in Transportation Uses 2

Acreage Occupied by Dwelling Units 16
(one acre per dwelling unit)

Total Acreage in Rural Residential Use 18

Major Findings and Conclusions:

Code Area 3.2 :

1. Has commitment to rural residential use by partitioning and nonfarm development, in that only one out of 22 parcels is twenty acres or more in size;
2. Has proximity of potential rural residential sites to urban areas for access to jobs, goods and services;
3. Has fire protection available by location within a rural fire district;
4. Has good existing transportation systems;
5. Will not generate inordinate service demands in that single local road access, individual domestic wells and individual sewage disposal systems are the main requirements for rural residential development to occur;
6. Is close enough to an urban area so that compatibility with urban uses is achieved;
7. Has sufficient development density so that incremental density increases will not raise new compatibility problems;
8. Lacks irrigation water;
9. Has high amenity value for rural residential use;
10. Is an area where productive farm or forest lands will not be pre-empted by rural residential use;

11. Is an area where fulfillment of rural residential development needs can be accomplished without compromising the basic County goal of urban containment and orderly urban development;
12. Is an area where high enough rural residential levels exist so that at the present time rural residential is a major and predominant use; and
13. Offers a rural residential opportunity to residents of Carlton and vicinity.

TOTAL ACREAGE RETAINED IN VLDR PLAN-DESIGNATION 63

TOTAL ACREAGE REDESIGNATED AS AFLH -0-

East Carlton

Code Area 3.3

Plan-Designation VLDR

Total Acreage 27 Total Number of Parcels 10

Total Number of Parcels Occupied by a House or Mobile Home 9

Total Acreage in Transportation Uses 1

Acreage Occupied by Dwelling Units
(one acre per dwelling unit) 9

Total Acreage in Rural Residential
Use 10

Major Findings and Conclusions:

Code Area 3.3 :

1. Has commitment to rural residential use by partitioning and nonfarm development;
2. Has proximity of potential rural residential sites to urban areas for access to jobs, goods and services;
3. Has fire protection available by location within a rural fire district;
4. Has good existing transportation systems;
5. Will not generate inordinate service demands in that single local road access, individual domestic wells and individual sewage disposal systems are the main requirements for rural residential development to occur;
6. Is close enough to an urban area so that compatibility with urban uses is achieved;
7. Has sufficient development density so that incremental density increases will not raise new compatibility problems;
8. Lacks irrigation water;
9. Has high amenity value for rural residential use;
10. Is an area where productive farm or forest lands will not be pre-empted by rural residential use;
11. Is in an area where fulfillment of rural residential development needs can be accomplished without compromising the basic County goal of urban containment and orderly urban development;

10. Has sufficient development density in the area retained in VLDR so that incremental density increases will not raise new compatibility problems;
11. Is an area where 68 out of 93 parcels in the portion retained in VLDR are 10 acres or less in size;
12. Is an area where 15 out of 24 parcels in the portion re-designated AFLH are 20 acres or more in size; and
13. Offers a rural residential choice for residents of McMinnville and the vicinity.

TOTAL ACREAGE RETAINED IN VLDR PLAN-DESIGNATION 1,195

TOTAL ACREAGE REDESIGNATED AS AFLH 521

Hidden Hills

Code Area 4.2

Plan-Designation VLDR

Total Acreage 158 Total Number of Parcels 47

Total Number of Parcels Occupied by a House or Mobile Home 22

Total Acreage in Transportation Uses 5

Acreage Occupied by Dwelling Units
(one acre per dwelling unit) 22

Total Acreage in Rural Residential
Use 27

Major Findings and Conclusions:

Code Area 4.2 :

1. Has commitment to rural residential use by existing subdivision, in that the entire area is composed of the Hidden Hills Subdivision;
2. Has domestic water availability through a special water district, in that the area is served by the Hidden Hills Water Association;
3. Has fire protection available by location within a rural fire district;
4. Has good existing transportation systems;
5. Will not generate inordinate service demands in that single local road access, individual domestic wells and individual sewage disposal systems are the main requirements for rural residential development to occur;
6. Has sufficient development density so that incremental density increases will not raise new compatibility problems;
7. Has topography consisting principally of steep slopes and rocky, un-tillable ground, in that the elevation ranges from 200 feet to 600 feet mean sea level within 1/4 mile;
8. Lacks irrigation water;
9. Has high amenity value for rural residential use;
10. Is an area where productive farm or forest lands will not be pre-empted by rural residential use, due to topography;

11. Is an area where high enough rural residential levels exist so that at the present time rural residential is a major and predominant use; and
12. Is an area where all parcels are 10 acres or less in size.

TOTAL ACREAGE RETAINED IN VLDR PLAN-DESIGNATION 158

TOTAL ACREAGE REDESIGNATED AS AFLH -0-

West McMinnville

Code Area 4.3

Plan-Designation VLDR & LDR

Total Acreage 99 Total Number of Parcels 18

Total Number of Parcels Occupied by a House or Mobile Home 11

Total Acreage in Transportation Uses 3

Acreage Occupied by Dwelling Units
(one acre per dwelling unit) 11

Total Acreage in Rural Residential
Use 14

Major Findings and Conclusions:

Code Area 4.3 :

1. Has commitment to rural residential use by partitioning and nonfarm development;
2. Has proximity of potential rural residential sites to urban areas for access to jobs, goods and services;
3. Has fire protection available by location within a rural fire district;
4. Has good existing transportation systems;
5. Is close enough to an urban area so that compatibility with urban uses is achieved;
6. Has sufficient development density so that incremental density increases will not raise new compatibility problems;
7. Lacks irrigation water;
8. Has high amenity value for rural residential use;
9. Is an area where productive farm or forest lands will not be pre-empted by rural residential use;
10. Is an area where fulfillment of rural residential development needs can be accomplished without compromising the basic County goal of urban containment and orderly urban development;

11. Is an all where all parcels are 20 acres or less in size; and
12. Offers a rural residential opportunity to residents of McMinnville and vicinity.

TOTAL ACREAGE RETAINED IN VLDR & LDR PLAN-DESIGNATION 99

TOTAL ACREAGE REDESIGNATED AS AFLH -0-

West Side Road

Code Area 4.4
Plan-Designation VLDR

Total Acreage 51 Total Number of Parcels 9

Total Number of Parcels Occupied by a House or Mobile Home 8

Total Acreage in Transportation Uses 2

Acreage Occupied by Dwelling Units
(one acre per dwelling unit) 8

Total Acreage in Rural Residential
Use 10

Major Findings and Conclusions:

Code Area 4.4 :

1. Has commitment to rural residential use by partitioning and nonfarm development;
2. Has proximity of potential rural residential sites to urban areas for access to jobs, goods and services;
3. Will not generate inordinate service demands in that single local road access, individual domestic wells and individual sewage disposal systems are the main requirements for rural residential development to occur;
4. Has fire protection available by location within a rural fire district;
5. Has good existing transportation systems;
6. Is close enough to an urban area so that compatibility with urban uses is achieved;
7. Lacks irrigation water;
8. Has high amenity value for rural residential use;
9. Is an area where productive farm or forest lands will not be pre-empted by rural residential use;
10. Is an area where fulfillment of rural residential development needs can be accomplished without compromising the basic County goal of urban containment and orderly urban development;

11. Is an area where high enough rural residential levels exist so that at the present time rural residential is a major and predominant use; and
12. Is an area where all parcels are 10 acres or less in size.

TOTAL ACREAGE RETAINED IN VLDR PLAN-DESIGNATION 51

TOTAL ACREAGE REDESIGNATED AS AFLH -0-

St. Joe's

Code Area 4.5

Plan-Designation VLDR

Total Acreage 236 Total Number of Parcels 50

Total Number of Parcels Occupied by a House or Mobile Home 40

Total Acreage in Transportation Uses 7

Acreage Occupied by Dwelling Units 44
(one acre per dwelling unit)

Total Acreage in Rural Residential Use 51

Major Findings and Conclusions:

Code Area 4.5:

1. Has commitment to rural residential use by existing subdivision, in that 25 percent of the area is contained in the St. Joe's Orchard Homes;
2. Has commitment to rural residential use by partitioning and nonfarm development, in that 46 out of 50 parcels are 20 acres or less in size;
3. Has proximity of potential rural residential sites to urban areas for access to jobs, goods and services;
4. Has fire protection available by location within a rural fire district;
5. Has good existing transportation systems;
6. Will not generate inordinate service demands in that single local road access, individual domestic wells and individual sewage disposal systems are the main requirements for rural residential development to occur;
7. Is close enough to an urban area so that compatibility with urban uses is achieved;
8. Has sufficient development density so that incremental density increases will not raise new compatibility problems;
9. Has high amenity value for rural residential use;
10. Is an area where high enough rural residential levels exist so that at the present time rural residential is a major and predominant use;

11. Is an area where fulfillment of rural residential development needs can be accomplished without compromising the basic County goal of urban containment and orderly urban development;
12. Is an area where the majority of parcels are 10 acres or less in size (41 out of a total of 50 parcels); and
13. Offers rural residential options to residents of McMinnville and vicinity.

TOTAL ACREAGE RETAINED TO _____ REDESIGNATION _____ 236

TOTAL ACREAGE REDESIGNATED AS AFLH -0-

Northwest Lafayette

Code Area 4.6

Plan-Designation VLDR

Total Acreage 231 Total Number of Parcels 19

Total Number of Parcels Occupied by a House or Mobile Home 12

Total Acreage in Transportation Uses 7

Acreage Occupied by Dwelling Units 15
(one acre per dwelling unit)

Total Acreage in Rural Residential Use 22

Major Findings and Conclusions:

Code Area 4.6 :

1. Has commitment to rural residential use by existing subdivision, in that 25 percent of the area is contained in Matthey's Subdivision;
2. Has commitment to rural residential use by partitioning and nonfarm development, in that 3 out of 19 parcels are more than 20 acres in size;
3. Has proximity of potential rural residential sites to urban areas for access to jobs, goods and services;
4. Has fire protection available by location within a rural fire district;
5. Has good existing transportation systems;
6. Is close enough to an urban area so that compatibility with urban uses is achieved;
7. Lacks irrigation water;
8. Has high amenity value for rural residential use;
9. Is an area where the majority of parcels are 20 acres or less in size, (16 out of a total of 19 parcels); and
10. Offers a rural residential opportunity to residents of Lafayette and vicinity.

TOTAL ACREAGE RETAINED IN VLDR PLAN-DESIGNATION 231

TOTAL ACREAGE REDESIGNATED AS AFLH -0-

Marr Road

Code Area 4.7

Plan-Designation AFSH

Total Acreage 228 Total Number of Parcels 32

Total Number of Parcels Occupied by a House or Mobile Home 22

Total Acreage in Transportation Uses 7

Acreage Occupied by Dwelling Units
(one acre per dwelling unit) 32

Total Acreage in Rural Residential
Use 39

Major Findings and Conclusions:

Code Area 4.7 :

1. Has commitment to rural residential use by partitioning and nonfarm development;
2. Has proximity of potential rural residential sites to urban areas for access to jobs, goods and services;
3. Has fire protection available by location within a rural fire district;
4. Has good existing transportation systems;
5. Has sufficient development density so that incremental density increases will not raise new compatibility problems;
6. Has topography consisting principally of steep slopes and rocky, untillable ground, with an abrupt elevation rise from 193 feet to 500 feet mean sea level;
7. Has sufficient development density so that incremental density increases will not raise new compatibility problems;
8. Lacks irrigation water;
9. Has high amenity value for rural residential use;
10. Is an area where productive farm or forest lands will not be pre-empted by rural residential use;
11. Is an area where high enough rural residential levels exist so that at the present time rural residential is a major and predominant use;

12. Is an area where all parcels are 20 acres or less in size; and
13. Offers a rural residential opportunity to residents of Lafayette and vicinity.

TOTAL ACREAGE RETAINED IN AFSH PLAN-DESIGNATION 228

TOTAL ACREAGE REDESIGNATED AS AFLH -0-

Lafayette

Code Area 4.8
Plan-Designation VLDR

Total Acreage 116 Total Number of Parcels 19
Total Number of Parcels Occupied by a House or Mobile Home 11
Total Acreage in Transportation Uses 3
Acreage Occupied by Dwelling Units 13
(one acre per dwelling unit)
Total Acreage in Rural Residential 16
Use

Major Findings and Conclusions:

Code Area 4.8 :

1. Has commitment to rural residential use by existing subdivision, in that the entire area is composed of Fisk's Subdivision;
2. Has proximity of potential rural residential sites to urban areas for access to jobs, goods and services;
3. Has fire protection available by location within a rural fire district;
4. Has good existing transportation systems;
5. Will not generate inordinate service demands in that single local road access, individual domestic wells and individual sewage disposal systems are the main requirements for rural residential development to occur;
6. Is close enough to an urban area so that compatibility with urban uses is achieved;
7. Has sufficient development density so that incremental density increases will not raise new compatibility problems;
8. Lacks irrigation water;
9. Has high amenity value for rural residential use;
10. Is an area where fulfillment of rural residential development needs can be accomplished without compromising the basic County goal of urban containment and orderly urban development;

11. Is an area where high enough rural residential levels exist so that at the present time rural residential is a major and predominant use;
12. Is an area where the majority of parcels are 10 acres or less in size, (16 out of a total of 19); and
13. Offers a rural residential opportunity to residents of Lafayette and vicinity.

TOTAL ACREAGE RETAINED IN VLDR PLAN-DESIGNATION 116

TOTAL ACREAGE REDESIGNATED AS AFLH -0-

Riverside Drive

Code Area 4.9

Plan-Designation LDR

422

Total Acreage 433 Total Number of Parcels 78

Total Number of Parcels Occupied by a House or Mobile Home 46

Total Acreage in Transportation Uses 14

Acreage Occupied by Dwelling Units 47 (62)
(one acre per dwelling unit)

Total Acreage in Rural Residential Use 61

Major Findings and Conclusions:

Code Area 4.9 :

1. Has commitment to rural residential use by existing subdivision, in that 60 percent of the area is composed of the Riverside Orchard Homes Subdivision;
2. Has proximity of potential rural residential sites to urban areas for access to jobs, goods and services;
3. Has fire protection available by location within a rural fire district;
4. Has good existing transportation systems;
5. Is close enough to an urban area so that compatibility with urban uses is achieved;
6. Has sufficient development density so that incremental density increases will not raise new compatibility problems;
7. Lacks irrigation water;
8. Has high amenity value for rural residential use;
9. Is an area where fulfillment of rural residential development needs can be accomplished without compromising the basic County goal of urban containment and orderly urban development;

10. Is an area where high enough rural residential levels exist so that at the present time rural residential is a major and predominant use;
11. Is an area where the majority of parcels are 10 acres or less in size, (71 out of a total of 78 parcels); and
12. Offers a rural residential opportunity for residents of McMinnville and vicinity.

TOTAL ACREAGE RETAINED IN LDR PLAN-DESIGNATION 433

TOTAL ACREAGE REDESIGNATED AS AFLH -0-

Three Mile Lane

Code Area 4.10

Plan-Designation VLDR

Total Acreage 39 Total Number of Parcels 9

Total Number of Parcels Occupied by a House or Mobile Home 8

Total Acreage in Transportation Uses 1

Acreage Occupied by Dwelling Units
(one acre per dwelling unit) 9

Total Acreage in Rural Residential
Use 10

Major Findings and Conclusions:

Code Area 4.10 :

1. Has commitment to rural residential use by partitioning and nonfarm development;
2. Has proximity of potential rural residential sites to urban areas for access to jobs, goods and services;
3. Has fire protection available by location within a rural fire district;
4. Has good existing transportation systems;
5. Will not generate inordinate service demands in that single local road access, individual domestic wells and individual sewage disposal systems are the main requirements for rural residential development to occur;
6. Is close enough to an urban area so that compatibility with urban uses is achieved;
7. Has sufficient development density so that incremental density increases will not raise new compatibility problems;
8. Has high amenity value for rural residential use;
9. Is an area where productive farm or forest lands will not be pre-empted by rural residential use;
10. Is an area where fulfillment of rural residential development needs can be accomplished without compromising the basic County goal of urban containment and orderly urban development;

11. Is an area where high enough rural residential levels exist so that at the present time rural residential is a major and predominant use; and
12. Is an area where the majority of parcels are 10 acres or less in size, (8 out of a total of 9 parcels).

TOTAL ACREAGE RETAINED IN VLDR PLAN-DESIGNATION 39

TOAL ACREAGE REDESIGNATED AS AFLH -0-

Whiteson

Code Area 4.13

Plan-Designation VLDR

Total Acreage 34 Total Number of Parcels 54

Total Number of Parcels Occupied by a House or Mobile Home 34

Total Acreage in Transportation Uses 2

Acreage Occupied by Dwelling Units
(one acre per dwelling unit) 32

Total Acreage in Rural Residential
Use 34

Major Findings and Conclusions:

Code Area 4.13 :

1. Has commitment to rural residential use by virtue of platted city lots;
2. Has fire protection available by location within a rural fire district;
3. Has good existing transportation systems;
4. Will not generate inordinate service demands in that single local road access, individual domestic wells and individual sewage disposal systems are the main requirements for rural residential development to occur;
5. Has sufficient development density so that incremental density increases will not raise new compatibility problems;
6. Has high amenity value for rural residential use;
7. Is an area where productive farm or forest lands will not be pre-empted by rural residential use;
8. Is an area where fulfillment of rural residential development needs can be accomplished without compromising the basic County goal of urban containment and orderly urban development;
9. Is an area where high enough rural residential levels exist so that at the present time rural residential is a major and predominant use;

10. Is an area where existing rural residential density is 100 percent, based on each dwelling unit occupying one acre of land;
11. Is an area where all parcels are 10 acres or less in size; and
12. Has historical significance as a rural hamlet in the County.

TOTAL ACREAGE RETAINED IN VLDR PLAN-DESIGNATION 34

TOTAL ACREAGE REDESIGNATED AS AFLH -0-

Bayou

Code Area 4.14

Plan-Designation LDR

Total Acreage 10 Total Number of Parcels 34
Total Number of Parcels Occupied by a House or Mobile Home 13
Total Acreage in Transportation Uses 1
Acreage Occupied by Dwelling Units 9
(one acre per dwelling unit)
Total Acreage in Rural Residential 10
Use

Major Findings and Conclusions:

Code Area 4.14 :

1. Has commitment to rural residential use by existing subdivision, in that the entire area is contained in the Bayou Golf Estates;
2. Has proximity to rural residential use by partitioning and nonfarm development;
3. Has domestic water availability through a special water district, in that the Bayou Water District serves the area;
4. Has fire protection available by location within a rural fire district;
5. Has good existing transportation systems;
6. Will not generate inordinate service demands in that single local road access, individual domestic wells and individual sewage disposal systems are the main requirements for rural residential development to occur;
7. Has sufficient development density so that incremental density increases will not raise new compatibility problems;
8. Lacks irrigation water;
9. Has high amenity value for rural residential use;
10. Is an area where productive farm or forest lands will not be pre-empted by rural residential use;

11. Is an area where fulfillment of rural residential development needs can be accomplished without compromising the basic County goal of urban containment and orderly urban development;
12. Is an area where high enough rural residential levels exist so that at the present time rural residential is a major and predominant use;
13. Is an area where existing rural residential density is 100 percent, based on each dwelling unit occupying one acre of land; and
14. Is an area where all parcels are 10 acres or less in size.

TOTAL ACREAGE RETAINED IN LDR PLAN-DESIGNATION 10

TOTAL ACREAGE REDESIGNATED AS AFLH -0-

Dayton

Code Area 5.1
Plan-Designation VLDR

Total Acreage 54 Total Number of Parcels 7
Total Number of Parcels Occupied by a House or Mobile Home 6
Total Acreage in Transportation Uses 2
Acreage Occupied by Dwelling Units 8
(one acre per dwelling unit)
Total Acreage in Rural Residential Use 10

Major Findings and Conclusions:

Code Area 5.1 :

1. Has commitment to rural residential use in that 25 percent of the area is contained in the Oaks Park Subdivision;
2. Has commitment to rural residential use by partitioning and nonfarm development;
3. Has proximity of potential rural residential sites to urban areas for access to jobs, goods and services;
4. Has fire protection available by location within a rural fire district;
5. Has good existing transportation systems;
6. Will not generate inordinate service demands in that single local road access, individual domestic wells and individual sewage disposal systems are the main requirements for rural residential development to occur;
7. Is close enough to an urban area so that compatibility with urban uses is achieved;
8. Has sufficient development density so that incremental density increases will not raise new compatibility problems;
9. Has high amenity value for rural residential use;
10. Is an area where productive farm or forest lands will not be pre-empted by rural residential use;

11. Is an area where high enough rural residential levels exist so that at the present time rural residential is a major and predominant use;
12. Is an area where all parcels are 20 acres or less; and
13. Offers a rural residential opportunity to residents of Dayton and vicinity.

TOTAL ACREAGE RETAINED IN VLDR PLAN-DESIGNATION 54

TOTAL ACREAGE REDESIGNATED AS AFLH -0-

Southwest Dayton

Code Area 5.2

Plan-Designation AFSH

Total Acreage 98 Total Number of Parcels 16

Total Number of Parcels Occupied by a House or Mobile Home 12

Total Acreage in Transportation Uses 3

Acreage Occupied by Dwelling Units
(one acre per dwelling unit) 14

Total Acreage in Rural Residential
Use 17

Major Findings and Conclusions:

Code Area 5.2 :

1. Has commitment to rural residential use by existing subdivision, in that the entire area is composed of Fletcher's First Addition Subdivision;
2. Has proximity of potential rural residential sites to urban areas for access to jobs, goods and services;
3. Has fire protection available by location within a rural fire district;
4. Has good existing transportation systems;
5. Will not generate inordinate service demands in that single local road access, individual domestic wells and individual sewage disposal systems are the main requirements for rural residential development to occur;
6. Is close enough to an urban area so that compatibility with urban uses is achieved;
7. Has sufficient development density so that incremental density increases will not raise new compatibility problems;
8. Has high amenity value for rural residential use;
9. Is an area where fulfillment of rural residential development needs can be accomplished without compromising the basic County goal of urban containment and orderly urban development;

10. Is an area where high enough rural residential levels exist so that at the present time rural residential is a major and predominant use;
11. Is an area where all parcels are 20 acres or less in size; and
12. Offers a rural residential opportunity to residents of Dayton and vicinity.

TOTAL ACREAGE RETAINED IN AFSH PLAN-DESIGNATION 98

TOTAL ACREAGE REDESIGNATED AS AFLH -0-

South Dayton.

Code Area 5.3

Plan-Designation VLDR & LDR

Total Acreage 23 Total Number of Parcels 6

Total Number of Parcels Occupied by a House or Mobile Home 4

Total Acreage in Transportation Uses 1

Acreage Occupied by Dwelling Units
(one acre per dwelling unit) 4

Total Acreage in Rural Residential
Use 5

Major Findings

Code Area 5.3 :

1. Has commitment to rural residential use by existing subdivision, in that the entire area is composed of Fletcher's First Addition Subdivision;
2. Has proximity of potential rural residential sites to urban areas for access to jobs, goods and services;
3. Has fire protection available by location within a rural fire district;
4. Has good existing transportation systems;
5. Will not generate inordinate service demands in that single local road access, individual domestic wells and individual sewage disposal systems are the main requirements for rural residential development to occur;
6. Is close enough to an urban area so that compatibility with urban uses is achieved;
7. Has sufficient development density so that incremental density increases will not raise new compatibility problems;
8. Has high amenity value for rural residential use;
9. Is an area where productive farm or forest lands will not be pre-empted by rural residential use;
10. Is an area where fulfillment of rural residential development needs can be accomplished without compromising the basic County goal of urban containment and orderly urban development;

11. Is an area where high enough rural residential levels exist so that at the present time rural residential is a major and predominant use; and
12. Is an area where all parcels are 10 acres or less in size.

TOTAL ACREAGE IN VLDR & LDR PLAN-DESIGNATION 23

TOTAL ACREAGE REDESIGNATED AS AFLH -0-

Unionvale

Code Area 5.6
Plan-Designation VLDR

Total Acreage 111 Total Number of Parcels 38
Total Number of Parcels Occupied by a House or Mobile Home 31
Total Acreage in Transportation Uses 3
Acreage Occupied by Dwelling Units 36
(one acre per dwelling unit)
Total Acreage in Rural Residential 39
Use

Major Findings and Conclusions:

Code Area 5.6 :

1. Has commitment to rural residential use by virtue of platted city lots;
2. Has fire protection available by location within a rural fire district;
3. Has good existing transportation systems;
4. Will not generate inordinate service demands in that single local road access, individual domestic wells and individual sewage disposal systems are the main requirements for rural residential development to occur;
5. Has sufficient development density so that incremental density increases will not raise new compatibility problems;
6. Has high amenity value for rural residential use;
7. Is an area where productive farm or forest lands will not be pre-empted by rural residential use;
8. Is an area where fulfillment of rural residential needs can be accomplished without compromising the basic County goal of urban containment and orderly urban development;
9. Is an area where high enough rural residential levels exist so that at the present time rural residential is a major and predominant use;

10. Is an area where all parcels are 10 acres or less in size; and
11. Has historical significance as a rural hamlet in the County.

TOTAL ACREAGE RETAINED IN VLDR PLAN-DESIGNATION 111

TOTAL ACREAGE REDESIGNATED AS AFLH -0-

Wheatland

Code Area 5.7
Plan-Designation VLDR

Total Acreage 6 Total Number of Parcels 16
Total Number of Parcels Occupied by a House or Mobile Home 12
Total Acreage in Transportation Uses 1
Acreage Occupied by Dwelling Units 5
(one acre per dwelling unit)
Total Acreage in Rural Residential 6
Use

Major Findings and Conclusions:

Code Area 5.7 :

1. Has commitment to rural residential use by partitioning and nonfarm development;
2. Has fire protection available by location within a rural fire district;
3. Has good existing transportation systems;
4. Will not generate inordinate service demands in that single local road access, individual domestic wells and individual sewage disposal systems are the main requirements for rural residential development to occur;
5. Has high amenity value for rural residential use;
6. Is an area where productive farm or forest lands will not be pre-empted by rural residential use;
7. Is an area where fulfillment of rural residential development needs can be accomplished without compromising the basic County goal of urban containment and orderly urban development;
8. Is an area where high enough rural residential levels exist so that at the present time rural residential is a major and predominant use;
9. Is an area where existing rural residential density is 100 percent, based on each dwelling unit occupying one acre of land; and
10. Has historical significance as a rural settlement near the ferry crossing of the Willamette River.

TOTAL ACREAGE RETAINED IN VLDR PLAN-DESIGNATION 6

TOTAL ACREAGE REDESIGNATED AS AFLH -0-

Hopewell

Code Area 5.8

Plan-Designation VLDR

Total Acreage VLDR Total Number of Parcels 66

Total Number of Parcels Occupied by a House or Mobile Home 25

Total Acreage in Transportation Uses 2

Acreage Occupied by Dwelling Units
(one acre per dwelling unit) 19

Total Acreage in Rural Residential
Use 21

Major Findings and Conclusions:

Code Area 5.8 :

1. Has commitment to rural residential use by partitioning and nonfarm development;
2. Has fire protection available by location within a rural fire district;
3. Has good existing transportation systems;
4. Will not generate inordinate service demands in that single local road access, individual domestic wells and individual sewage disposal systems are the main requirements for rural residential development to occur;
5. Has sufficient development density so that incremental density increases will not raise new compatibility problems;
6. Has high amenity value for rural residential use;
7. Is an area where productive farm or forest lands will not be pre-empted by rural residential use;
8. Is an area where fulfillment of rural residential development needs can be accomplished without compromising the basic County goal of urban containment and orderly urban development;
9. Is an area where high enough rural residential levels exist so that at the present time rural residential is a major and predominant use;
10. Is an area where the majority of parcels are 10 acres or less in size, (24 out of a total of 25 parcels); and
11. Has historical significance as a rural hamlet in the County.

TOTAL ACREAGE RETAINED IN VLDR PLAN-DESIGNATION 66

TOTAL ACREAGE REDESIGNATED AS -0-

Jerusalem Hill

Code Area 5.9

Plan-Designation AFSH

Total Acreage 321 Total Number of Parcels 24

Total Number of Parcels Occupied by a House or Mobile Home 16

Total Acreage in Transportation Uses 9

Acreage Occupied by Dwelling Units
(one acre per dwelling unit) 16

Total Acreage in Rural Residential
Use 25

Major Findings and Conclusions:

Code Area 5.9 :

1. Has commitment to rural residential use by partitioning and nonfarm development, in that 19 out of 24 parcels are 20 acres or less in size;
2. Has fire protection available by location within a rural fire district;
3. Has good existing transportation systems;
4. Will not generate inordinate service demands in that single local road access, individual domestic wells and individual sewage disposal systems are the main requirements for rural residential development to occur;
5. Lacks irrigation water;
6. Has high amenity value for rural residential use;
7. Is an area where the majority of parcels are 20 acres or less in size, (19 out of a total of 24 parcels); and
8. Offers a rural residential opportunity for residents of Amity and vicinity.

TOTAL ACREAGE RETAINED IN AFSH PLAN-DESIGNATION 321

TOTAL ACREAGE REDESIGNATED AS AFLH -0-

Woodland Heights

Code Area 5.10

Plan-Designation VLDR

Total Acreage 370 Total Number of Parcels 64

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

Total Acreage in Transportation Uses 11

Acreage Occupied by Dwelling Units
(one acre per dwelling unit) 30

Total Acreage in Rural Residential
Use 41

Major Findings and Conclusions:

Code Area 5.10 :

1. Has commitment to rural residential use by existing subdivision, in that the entire area is composed of the Woodland Heights Subdivision;
2. Has fire protection available by location within a rural fire district;
3. Has good existing transportation systems;
4. Will not generate inordinate service demands in that single local road access, individual domestic wells and individual sewage disposal systems are the main requirements for rural residential development to occur;
5. Has sufficient development density so that incremental density increases will not raise new compatibility problems;
6. Has topography consisting principally of steep slopes and rocky, untillable ground, with sharp elevation rises from 190 feet to 443 feet mean sea level;
7. Lacks irrigation water;
8. Has high amenity value for rural residential use;
9. Is an area where productive farm or forest lands will not be pre-empted by rural residential use;
10. Is an area where fulfillment of rural residential development needs can be accomplished without compromising the basic County goal of urban containment and orderly urban development;

11. Is an area where the majority of parcels are 10 acres or less in size, (63 out of a total of 64 acres); and
12. Offers a rural residential opportunity to residents of Amity and vicinity.

TOTAL ACREAGE RETAINED IN VLDR PLAN-DESIGNATION 370

TOTAL ACREAGE REDESIGNATED AS AFLH -0-

Walnut Hill

Code Area 5.11

Plan-Designation AFSH

Total Acreage 600 Total Number of Parcels 74

Total Number of Parcels Occupied by a House or Mobile Home 34

Total Acreage in Transportation Uses 18

Acreage Occupied by Dwelling Units
(one acre per dwelling unit) 37

Total Acreage in Rural Residential
Use 55

Major Findings and Conclusions:

Code Area 5.11 :

1. Has commitment to rural residential use by existing subdivision, in that 95 percent of the area is composed of the Woodland Heights and Hillcrest Walnut Tracts Subdivisions;
2. Has fire protection available by location within a rural fire district;
3. Will not generate inordinate service demands in that single local road access, individual domestic wells and individual sewage disposal systems are the main requirements for rural residential development to occur;
4. Has topography consisting principally of steep slopes and rocky, un-tillable ground, with elevations ranging 200 feet to 743 feet above mean sea level;
5. Has high amenity value for rural residential use;
6. Is an area where fulfillment of rural residential development needs can be accomplished without compromising the basic County goal of urban containment and orderly urban development;
7. Is an area where the majority of parcels are 20 acres or less in size, (70 out of a total of 74 parcels); and
8. Offers a rural residential option to residents of Amity and vicinity.

TOTAL ACREAGE RETAINED IN AFSH PLAN-DESIGNATION 600

TOTAL ACREAGE REDESIGNATED AS AFLH -0-

Seawood Acres

Code Area 5.12

Plan-Designation AFSH

Total Acreage 733 Total Number of Parcels 50

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

Total Acreage in Transportation Uses 22

Acreage Occupied by Dwelling Units
(one acre per dwelling unit) 31

Total Acreage in Rural Residential
Use 53

Major Findings and Conclusions:

Code Area 5.12 :

1. Has commitment to rural residential use by existing subdivision, in that 75 percent of the area is composed of Seawood Acres Subdivision;
2. Has fire protection available by location within a rural fire district;
3. Will not generate inordinate service demands in that single local road access, individual domestic wells and individual sewage disposal systems are the main requirements for rural residential development to occur;
4. Has topography consisting principally of steep slopes and rocky, untillable ground, with elevations that range from 380 feet to 840 feet above mean sea level;
5. Lacks irrigation water;
6. Has high amenity value for rural residential use;
7. Is an area where fulfillment of rural residential development needs can be accomplished without compromising the basic County goal of urban containment and orderly urban development;
8. Is an area where the land retained in AFSH has 36 out of 47 parcels that are 20 acres or less;
9. Is an area where the land retained in AFLH has parcels of more than 20 acres in size; and
10. Offers a rural residential opportunity for commuters and residents of the Amity vicinity.

TOTAL ACREAGE RETAINED IN AFSH PLAN-DESIGNATION 631

TOTAL ACREAGE REDESIGNATED AS AFLH 102

Skyvista Estates

Code Area 5.13

Plan-Designation VLDR

Total Acreage 211 Total Number of Parcels 33

Total Number of Parcels Occupied by a House or Mobile Home 14

Total Acreage in Transportation Uses 6

Acreage Occupied by Dwelling Units 14
(one acre per dwelling unit)

Total Acreage in Rural Residential Use 20

Major Findings and Conclusions:

Code Area 5.13 :

1. Has commitment to rural residential use by existing subdivision, in that the entire area is contained in Sky Vista Estates Subdivision;
2. Has fire protection available by location within a rural fire district;
3. Will not generate inordinate service demands in that single local road access, individual domestic wells and individual sewage disposal systems are the main requirements for rural residential development to occur;
4. Has topography consisting principally of steep slopes and rocky, untillable ground, with elevations ranging from 600 feet to 1,115 feet above mean sea level;
5. Lacks irrigation water;
6. Has high amenity value for rural residential use;
7. Is an area where productive farm or forest lands will not be pre-empted by rural residential use;
8. Is an area where the majority of parcels are 10 acres or less in size, (31 out of 33 parcels are 10 acres or less in size); and
9. Offers a rural residential option to residents of Amity and vicinity.

TOTAL ACREAGE RETAINED IN VLDR PLAN-DESIGNATION 211

TOTAL ACREAGE REDESIGNATED AS AFLH -0-

Amity

Code Area 5.14

Plan-Designation VLDR & LDR

Total Acreage 148 Total Number of Parcels 14

Total Number of Parcels Occupied by a House or Mobile Home 4

Total Acreage in Transportation Uses 5

Acreage Occupied by Dwelling Units
(one acre per dwelling unit) 5

Total Acreage in Rural Residential
Use 10

Major Findings and Conclusions:

Code Area 5.14 :

1. Has proximity of potential rural residential sites to urban areas for access to jobs, goods and services;
2. Has fire protection available by location within a rural fire district;
3. Has topography consisting principally of steep slopes and rocky, untillable ground, with elevations that rise sharply from 200 feet to 886 feet above mean sea level;
4. Is close enough to an urban area so that compatibility with urban uses is achieved;
5. Lacks irrigation water;
6. Has high amenity value for rural residential use;
7. In the LDR area, all parcels are less than 10 acres in size;
8. In the VLDR area 7 parcels are less than 10 acres in size, of which 3 are occupied by a dwelling;
9. In the VLDR area 4 parcels are 20 acres or more in size;
10. Exhibits no pattern or trend regarding rural residential use; and
11. Is an area that is highly productive for vineyard activities.

TOTAL ACREAGE RETAINED IN LDR PLAN-DESIGNATION 6

TOTAL ACREAGE REDESIGNATED AS AFLH 142

Amity

Code Area 5.15
Plan-Designation VLDR

Total Acreage 63 Total Number of Parcels 8

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

Total Acreage in Transportation Uses 2

Acreage Occupied by Dwelling Units
(one acre per dwelling unit) 7

Total Acreage in Rural Residential
Use 9

Major Findings and Conclusions:

Code Area 5.15 :

1. Has commitment to rural residential use by partitioning and nonfarm development; in that all parcels are 20 acres or less in size;
2. Has proximity of potential rural residential sites to urban areas for access to jobs, goods and services;
3. Has fire protection available by location within a rural fire district;
4. Has good existing transportation systems;
5. Will not generate inordinate service demands in that single local road access, individual domestic wells and individual sewage disposal systems are the main requirements for rural residential development to occur;
6. Is close enough to an urban area so that compatibility with urban uses is achieved;
7. Has sufficient development density so that incremental density increases will not raise new compatibility problems;
8. Lacks irrigation water;
9. Has high amenity value for rural residential use;
10. Is an area where productive farm or forest lands will not be pre-empted by rural residential use;
11. Is an area where fulfillment of rural residential development needs can be accomplished without compromising the basic County goal of urban containment and orderly urban development;

12. Is an area where high enough rural residential levels exist so that at the present time rural residential is a major and predominant use; and
13. Offers rural residential options to the residents of Amity and vicinity.

TOTAL ACREAGE RETAINED IN VLDR PLAN-DESIGNATION 63

TOTAL ACREAGE REDESIGNATED AS AFLH -0-

Amity

Code Area 5.16

Plan-Designation VLDR

Total Acreage 83 Total Number of Parcels 9

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

Total Acreage in Transportation Uses 2

Acreage Occupied by Dwelling Units
(one acre per dwelling unit) 7

Total Acreage in Rural Residential
Use 9

Major Findings and Conclusions:

Code Area 5.16 :

1. Has commitment to rural residential use by partitioning and nonfarm development, in that 8 out of 9 parcels are 20 acres or less in size;
2. Has proximity of potential rural residential sites to urban areas for access to jobs, goods and services;
3. Has fire protection available by location within a rural fire district;
4. Has good existing transportation systems;
5. Will not generate inordinate service demands in that single local road access, individual domestic wells and individual sewage disposal systems are the main requirements for rural residential development to occur;
6. Is close enough to an urban area so that compatibility with urban uses is achieved;
7. Has sufficient development density so that incremental density increases will not raise new compatibility problems;
8. Lacks irrigation water;
9. Has high amenity value for rural residential use;
10. Is an area where productive farm or forest lands will not be pre-empted by rural residential use;

11. Is an area where fulfillment of rural residential development needs can be accomplished without compromising the basic County goal of urban containment and orderly urban development;
12. Is an area where high enough rural residential levels exist so that at the present time rural residential is a major and predominant use; and
13. Offers a rural residential option to residents of Amity and vicinity.

TOTAL ACREAGE RETAINED IN VLDR PLAN-DESIGNATION 83

TOTAL ACREAGE REDESIGNATED AS AFLH -0-

Deer Creek

Code Area 6.1
Plan-Designation VLDR

Total Acreage 137 Total Number of Parcels 5

Total Number of Parcels Occupied by a House or Mobile Home 3

Total Acreage in Transportation Uses 4

Acreage Occupied by Dwelling Units 3
(one acre per dwelling unit)

Total Acreage in Rural Residential Use 7

Major Findings and Conclusions:

Code Area 6.1 :

1. Does not have commitment to rural residential use by existing sub-division;
2. Does not have proximity of potential rural residential sites to urban areas for access to jobs, goods and services;
3. Has fire protection available by location within a rural fire district;
4. Has good existing transportation systems;
5. Has topography consisting principally of steep slopes and rocky, un-tillable ground;
6. Has high potential for forestry activities;
7. Lacks irrigation water;
8. Has high amenity value for rural residential use; and
9. Has 5 parcels, one of which is 99 acres in size and extends outside the study boundary, and another which is 26 acres in size.

TOTAL ACREAGE RETAINED IN VLDR PLAN-DESIGNATION 0

TOTAL ACREAGE REDESIGNATED AS AFLH 137

Eagle Point

Code Area 6.2

Plan-Designation VLDR

Total Acreage 330 Total Number of Parcels 53

Total Number of Parcels Occupied by a House or Mobile Home 12

Total Acreage in Transportation Uses 10

Acreage Occupied by Dwelling Units
(one acre per dwelling unit) 12

Total Acreage in Rural Residential
Use 22

Major Findings and Conclusions:

Code Area 6.2 :

1. Has commitment to rural residential use by existing subdivision, in that the entire area is contained in the Eagle Point Ranch Subdivision;
2. Has fire protection available by location within a rural fire district;
3. Will not generate inordinate service demands in that single local road access, individual domestic wells and individual sewage disposal systems are the main requirements for rural residential development to occur;
4. Has topography consisting principally of steep slopes and rocky, untillable ground, with elevations ranging from 520 to 1,100 feet above mean sea level;
5. Has limited opportunities for a wide range of agricultural activities due to climate factors of canyons with pockets of year-round shade;
6. Lacks irrigation water;
7. Has high amenity value for rural residential use;
8. Is an area where productive farm or forest lands will not be pre-empted by rural residential use;
9. Is an area where fulfillment of rural residential development needs can be accomplished without compromising the basic County goal of urban containment and orderly urban development; and

10. Is an area where the majority of parcels are 10 acres or less in size, (48 out of 53 parcels are 10 acres or less in size).

TOTAL ACREAGE RETAINED IN VLDR PLAN-DESIGNATION 330

TOTAL ACREAGE REDESIGNATED AS AFLH -0-

Dupee Creek

Code Area 6.3
Plan-Designation VLDR

Total Acreage 104 Total Number of Parcels 15

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

Total Acreage in Transportation Uses 3

Acreage Occupied by Dwelling Units
(one acre per dwelling unit) 6

Total Acreage in Rural Residential
Use 9

Major Findings and Conclusions:

Code Area 6.3

1. Has commitment to rural residential use by partitioning and nonfarm development;
2. Has fire protection available by location within a rural fire district;
3. Has good existing transportation systems;
4. Will not generate inordinate service demands in that single local road access, individual domestic wells and individual sewage disposal systems are the main requirements for rural residential development to occur;
5. Has topography consisting principally of steep slopes and rocky, un-tillable ground, with elevations rising sharply from 365 feet to 1,031 feet above mean sea level;
6. Has limited opportunities for a wide range of agricultural activities due to climate factors of late and early frost zones;
7. Lacks irrigation water;
8. Has high amenity value for rural residential use;
9. Is an area where productive farm or forest lands will not be pre-empted by rural residential use; and
10. Is an area where all parcels are 10 acres or less in size.

TOTAL ACREAGE RETAINED IN VLDR PLAN-DESIGNATION 104

TOTAL ACREAGE REDESIGNATED AS AFLH

North Sheridan

Code Area 6.4

Plan-Designation VLDR

Total Acreage 458 Total Number of Parcels 49

Total Number of Parcels Occupied by a House or Mobile Home 17

Total Acreage in Transportation Uses 13

Acreage Occupied by Dwelling Units
(one acre per dwelling unit) 18

Total Acreage in Rural Residential
Use 31

Major Findings and Conclusions:

Code Area 6.4 :

1. Has commitment to rural residential use by existing subdivisions, in that the entire area is contained in the Yamhill Walnut Groves Subdivision;
2. Has proximity of potential rural residential sites to urban areas for access to jobs, goods and services;
3. Has fire protection available by location within a rural fire district;
4. Is close enough to an urban area so that compatibility with urban uses is achieved;
5. Lacks irrigation water;
6. Has high amenity value for rural residential use;
7. Is an area where the lands designated in AFSH will not pre-empt productive farm or forest land;
8. Is an area where the lands designated in AFSH have 40 out of 41 parcels that are 20 acres or less in size; and
9. Offers a rural residential opportunity for residents of Sheridan and vicinity.

TOTAL ACREAGE RETAINED IN AFSH PLAN-DESIGNATION 353

TOTAL ACREAGE REDESIGNATED AS AFLH 105

South Sheridan

Code Area 6.7

Plan-Designation VLDR & LDR

Total Acreage 125 Total Number of Parcels 44

Total Number of Parcels Occupied by a House or Mobile Home 36

Total Acreage in Transportation Uses 4

Acreage Occupied by Dwelling Units
(one acre per dwelling unit) 40

Total Acreage in Rural Residential
Use 44

Major Findings and Conclusions:

Code Area 6.7:

1. Has commitment to rural residential use by existing subdivision, in that 50 percent is in the East Sheridan and Brewley Land Subdivisions;
2. Has commitment to rural residential use by partitioning and nonfarm development, in that two parcels are more than 20 acres in size;
3. Has proximity of potential rural residential sites to urban areas for access to jobs, goods and services;
4. Has fire protection available by location within a rural fire district;
5. Has good existing transportation systems;
6. Will not generate indordinate service demands in that single local road access, individual domestic wells and individual sewage disposal systems are the main requirements for rural residential development to occur;
7. Is close enough to an urban area so that compatibility with urban uses is achieved;
8. Has sufficient development density so that incremental density increases will not raise new compatibility problems;
9. Lacks irrigation water;
10. Has high amenity value for rural residential use;

11. Is an area where fulfillment of rural residential development needs can be accomplished without compromising the basic County goal of urban containment and orderly urban development;
12. Is an area where high enough rural residential levels exist so that at the present time rural residential is a major and predominant use;
13. Is an area where the majority of parcels are 10 acres or less in size, (39 out of a total of 44 parcels); and
14. Offers a rural residential opportunity to residents of Sheridan and vicinity.

TOTAL ACREAGE RETAINED IN VLDR & LDR PLAN-DESIGNATION 125

TOTAL ACREAGE REDESIGNATED AS AFLH -0-

Oldsville Road

Code Area 6.11

Plan-Designation AFSH

Total Acreage 612 Total Number of Parcels 27

Total Number of Parcels Occupied by a House or Mobile Home 19

Total Acreage in Transportation Uses 19

Acreage Occupied by Dwelling Units
(one acre per dwelling unit) 24

Total Acreage in Rural Residential
Use 43

Major Findings and Conclusions:

Code Area 6.11 :

1. Has fire protection available by location within a rural fire district;
2. Has good existing transportation systems;
3. Lacks irrigation water;
4. Has topography consisting principally of steep slopes and rocky, un-tillable ground, with elevations ranging abruptly from 195 feet to 600 feet mean sea level;
5. Will not generate inordinate service demands in that single local road access, individual domestic wells and individual sewage disposal systems are the main requirements for rural residential development to occur;
6. Has high amenity value for rural residential use;
7. Has 299 acres of parcels less than 20 acres in size;
8. Has 313 acres distributed among 3 parcels and that are currently in farm use;
9. A major portion of the Class IV and VI soils are located on the area's smaller parcels;
10. Is an area where the lands retained in AFSH have 15 out of 23 parcels that are 20 acres or less in size; and
11. Offers a rural residential opportunity to residents of McMinnville and vicinity.

TOTAL ACREAGE RETAINED IN AFSH PLAN-DESIGNATION 299

TOTAL ACREAGE REDESIGNATED AS AFLH 313

Willamina

Code Area 7.1

Plan-Designation AFSH

Total Acreage 7,785 Total Number of Parcels 265

Total Number of Parcels Occupied by a House or Mobile Home 167

Total Acreage in Transportation Uses 233

Acreage Occupied by Dwelling Units 169
(one acre per dwelling unit)

Total Acreage in Rural Residential 402
Use

Major Findings and Conclusions:

Code Area 7.1 :

The major findings and conclusions are broken into the following three parts for this study area:

NORTH SECTION (371 Acres)

1. Committed to rural residential use by partitioning and nonfarm development;
2. Has topography consisting principally of steep slopes and rocky, untillable ground, with elevations ranging from 357 feet to 1,420 feet and characterized by abrupt rising and falling;
3. Has limited opportunities for a wide range of agricultural activities due to climate factors of pocket climates and early and late frosts;
4. Lacks irrigation water;
5. Has high amenity value for rural residential use;
6. Is an area where productive farm lands will not be pre-empted by rural residential use;
7. Is an area where the majority of parcels are 20 acres or less in size, (24 out of a total of 30 parcels);
8. Is an area where rural residential uses have traditionally existed;
9. Includes the land areas of smallest parcel size without encroaching upon large parcels in forestry and agricultural uses; and
10. Offers a rural residential option to residents of Willamina and vicinity.

SOUTHEAST SECTION (2,255 Acres)

1. Committed to rural residential use by existing subdivision, in that approximately 400 acres are contained in the Corbett Acres Sub-division;
2. Committed to rural residential use by partitioning and nonfarm development;
3. Has fire protection available by location within a rural fire district;
4. Has good existing transportation systems;
5. Will not generate inordinate service demands in that single local road access, individual domestic wells and individual sewage disposal systems are the main requirements for rural residential development to occur;
6. Portions are close enough to an urban area so that compatibility with urban uses is achieved;
7. Has limited opportunities for a wide range of agricultural activities due to climate factors of pocket climates and early and late frosts;
8. Has high amenity value for rural residential use;
9. Is an area where fulfillment of rural residential development needs can be accomplished without compromising the basic County goal of urban containment and orderly urban development;
10. Is an area where the majority of parcels are 20 acres or less in size, (137 out of a total of 168 parcels);
11. Is an area where rural residential uses have traditionally existed;
12. Includes the land areas of smallest parcel size without encroaching upon large parcels in forestry and agricultural uses; and
13. Offers a rural residential option to residents of Willamina and vicinity.

FORT HILL ROAD (570 Acres)

1. Committed to rural residential use by partitioning and nonfarm development;
2. Has proximity of potential rural residential sites to urban areas for access to jobs, goods and services;
3. Has fire protection available by location within a rural fire district;
4. Has good existing transportation systems;
5. Will not generate inordinate service demands in that single local road access, individual domestic wells and individual sewage disposal systems are the main requirements for rural residential development to occur;
6. Has limited opportunities for a wide range of agricultural activities due to climate factors of pocket climates and early and late frosts;
7. Lacks irrigation water;

8. Has high amenity value for rural residential use;
9. Is an area where fulfillment of rural residential development needs can be accomplished without compromising the basic County goal of urban containment and orderly urban development;
10. Is an area where productive farm lands will not be pre-empted by rural residential use;
11. Is an area where the majority of parcels are 20 acres or less in size, (27 out of a total of 37 parcels);
12. Is an area where rural residential uses have traditionally existed;
13. Includes the land areas of smallest parcel size without encroaching upon large parcels in forestry and agricultural uses; and
14. Offers a rural residential option to residents of Willamina and vicinity.

TOTAL ACREAGE RETAINED IN AFSH PLAN-DESIGNATION 3,196

TOTAL ACREAGE REDESIGNATED AS AFLH 4,589

Grande Ronde

Code Area 7.2

Plan-Designation AFSH

Total Acreage 3,362 Total Number of Parcels 218

Total Number of Parcels Occupied by a House or Mobile Home 117

Total Acreage in Transportation Uses 100

Acreage Occupied by Dwelling Units
(one acre per dwelling unit) 128

Total Acreage in Rural Residential
Use 210

Major Findings and Conclusions:

The major findings and conclusions are broken into the following three parts for this study area:

WEST SECTION (230 Acres)

1. Committed to rural residential use by partitioning and nonfarm development;
2. Has proximity of potential rural residential sites to urban areas for access to jobs, goods and services;
3. Has domestic water availability through the Grand Ronde Water Association;
4. Has good existing transportation systems;
5. Will not generate inordinate service demands in that single local road access, individual domestic wells and individual sewage disposal systems are the main requirements for rural residential development to occur;
6. Has limited opportunities for a wide range of agricultural activities due to climate factors of early and late frosts;
7. Lacks irrigation water;
8. Has high amenity value for rural residential use;
9. Is an area where fulfillment of rural residential development needs can be accomplished without compromising the basic County goal of urban containment and orderly urban development;

10. Is an area where rural residential and semi-urban uses have traditionally existed;
11. Includes the areas where existing parcelization is of the smallest parcel size, thus limiting encroachment upon large parcels in agricultural and forestry uses;
12. Is an area where the majority of parcels are 20 acres or less in size, (16 out of a total of 18); and
13. Offers a rural residential opportunity for residents of Grand Ronde and vicinity.

MIDDLE SECTION (228 Acres)

1. Committed to rural residential use by partitioning and nonfarm development;
2. Has proximity of potential rural residential sites to urban areas for access to jobs, goods and services;
3. Has domestic water availability through the Grand Ronde Water Association;
4. Has fire protection available by location within a rural fire district;
5. Has good existing transportation systems;
6. Will not generate inordinate service demands in that single local road access, individual domestic wells and individual sewage disposal systems are the main requirements for rural residential development to occur;
7. Is close enough to an urban area so that compatibility with urban uses is achieved;
8. Has sufficient development density so that incremental density increases will not raise new compatibility problems;
9. Has limited opportunities for a wide range of agricultural activities due to climate factors of late and early frosts;
10. Lacks irrigation water;
11. Has high amenity value for rural residential use;
12. Is an area where productive farm or forest lands will not pre-empted by rural residential use;
13. Is an area where fulfillment of rural residential development needs can be accomplished without compromising the basic County goal of urban containment and orderly urban development;
14. Is an area where high enough rural residential levels exist so that at the present time rural residential is a major and predominant use;
15. Is an area where the majority of parcels are 20 acres or less in size, (32 out of a total of 35 parcels);
16. Is an area that contains a rural hamlet;

17. Includes the areas where existing parcelization is of the smallest parcel size, thus limiting encroachment upon large parcels in agricultural and forestry uses; and
18. Offers a rural residential option for residents of Grand Ronde and vicinity.

EAST SECTION (1,066 Acres)

1. Committed to rural residential use by partitioning and nonfarm development;
2. Has proximity of potential rural residential sites to urban areas for access to jobs, goods and services;
3. Has domestic water availability through the Grand Ronde Water Association;
4. Has fire protection available by location within a rural fire district;
5. Will not generate inordinate service demands in that single local road access, individual domestic wells and individual sewage disposal systems are the main requirements for rural residential development to occur;
6. Is close enough to an urban area so that compatibility with urban uses is achieved;
7. Has sufficient development density so that incremental density increases will not raise new compatibility problems;
8. Has topography consisting principally of steep slopes and rocky, untillable ground, within elevations ranging from 400 feet to 834 feet above mean sea level;
9. Has limited opportunities for a wide range of agricultural activities due to climate factors of early and late frosts;
10. Lacks irrigation water;
11. Has high amenity value for rural residential use;
12. Is an area where productive farm or forest lands will not be pre-empted by rural residential use;
13. Is an area where fulfillment of rural residential development needs can be accomplished without compromising the basic County goal of urban containment and orderly urban development;
14. Is an area where high enough rural residential levels exist so that at the present time rural residential is a major and predominant use;
15. Is an area where the majority of parcels are 20 acres or less in size, (48 out of a total of 61 parcels);
16. Is an area that contains a rural hamlet;
17. Includes the areas where existing parcelization is of the smallest parcel size, thus limiting encroachment upon large parcels in agricultural and forestry uses; and
18. Offers a rural residential opportunity to residents of Grand Ronde and vicinity.

TOTAL ACREAGE RETAINED IN AFSH PLAN-DESIGNATION 1,524

TOTAL ACREAGE REDESIGNATED AS AFLH 1,838

