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IN THE BOARD OF COMMISSIONERS OF THE STATE OF OREGON

FOR THE COUNTY OF YAMHILL

SITTING FOR THE TRANSACTION OF COUNTY BUSINESS

In the Matter of an Ordinance Amending the Yamhill)	
County Comprehensive Plan (1974) to Change the)	
Designation from Commercial Forestry to Parks and)	
Recreation, to Amend the Official Zoning Map from)	ORDINANCE 728
Forestry (F-80) to Recreation Commercial (RC), and)	
Taking an Exception from Statewide Planning Goal 4)	AMENDING
on an Approximately 15-Acre Portion of Tax Lots)	ORDINANCE 595
2625-302 and 2625-303 to Allow a Horse Rental)	(BY ADOPTING THE
Facility, Motel and Cabins, and a Dwelling for a)	REQUIRED FINAL MAP)
Resident Manager; and a Conditional Use Approval to)	
Allow a Campground on a 108 Acre Portion of Tax)	
Lots 2625-300, 2625-302 and 2625-303; Applicant)	
Frank Walker and Associates for Flying M Associates;)	
Planning Dockets PAZ-8-94 and C-35-94)	

THE BOARD OF COMMISSIONERS OF YAMHILL COUNTY, OREGON (the Board) sat for the transaction of county business on September 18, 1995, Commissioners Leslie Lewis and Kathy George being present and Mary P. Stern being absent.

WHEREAS, on December 9, 1994 Frank Walker and Associates for Flying M Associates ("the Applicant") filed planning docket applications PAZ-8-94 and C-35-94 for a Comprehensive Plan Map amendment from Commercial Forestry to Parks and Recreation, a zone change from Forestry (F-80) to Recreation Commercial (RC), an exception to Statewide Planning Goal 4, on a 12-Acre portion of tax lots 2625-300, 302 and 303, to allow a horse rental facility, motel and cabins, and on two separate 3-acre areas to allow two dwellings for resident managers as part of a campground, and a conditional use approval to allow development of a campground on 108 acres, west of Flying M Ranch, as more particularly described on Exhibit "B" attached hereto and incorporated herein by this reference; and

WHEREAS, on February 2, 1995 the Yamhill County Planning Commission held a public hearing to consider the application and continued the matter to allow applicant to amend the application to delete the two separate 3-acre areas for two dwellings and, instead to enlarge to 15 acres the area to be rezoned to include only one dwelling for a resident manager; and

WHEREAS, on May 4, 1995, the Yamhill County Planning Commission held a public hearing on the amended application, at which evidence and testimony was received, and following the close of the hearing, voted unanimously to approved the zone change and conditional use, and to recommend approval of the comprehensive plan amendment and exception, and referred the matter to the Board of Commissioners; and

WHEREAS, on May 31, 1995, the Board held a public hearing on the amended application, at which testimony and evidence was received, and following the close of the hearing and the record, the Board deliberated and voted to tentatively approve the amended application for the comprehensive plan amendment, zone change, exception, and conditional use, and directed staff to prepare an ordinance and findings in support of approval, Commissioners Goecks and Johnstone voting aye, Commissioner Bunn abstaining; and

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WHEREAS, the findings and conclusions attached to Ordinance 595 as Exhibit "A" and incorporated herein by this reference provide a justification for approval of the application, including the taking of an exception to Statewide Land Use Planning Goal 4; and

WHEREAS, the attached Exhibit "A" demonstrated that the proposed exception and amendment to the Yamhill County Comprehensive Plan, Plan Map, and Official Zoning Map of Yamhill County are in the best interests of the citizens of Yamhill County; and

WHEREAS, Ordinance 595 was approved on September 28, 1995, allowing a comprehensive Plan Amendment from Commercial Forestry to Parks and Recreation, Zoning map amendment from Forestry District (F-80 to Recreation Commercial (RC), and an Exception to Statewide Planning Goal 4. A preliminary map was adopted with the Ordinance. Condition Number 1 of Ordinance 595 directed the County to adopt a final map when better information was provided. That condition stated:

1. The rezoned area shall be limited to Tax Lot 2625-303 and portions of the northern and southern half of Tax Lot 2625-302, and shall be a maximum of 15 acres in size. The applicant shall submit a final plat of the rezone area prior to final approval by the Board. The final plat shall show the location and all dimensions of the 15 acre area and the location of all existing buildings. The 15 acre area shall be substantially located as indicated on the revised side plan submitted by the applicant.

The applicant has now had the property surveyed and has submitted a map showing the location of the road and dwellings, as required by Condition 1 of Ordinance 595. The new map also draws the zoning boundary lines 150 feet away from the creek in order to better protect this area against development. Now Therefore,

THE YAMHILL COUNTY BOARD OF COMMISSIONERS ORDAINS AS FOLLOWS:

The map attached as Exhibit "D" is hereby adopted to fulfil Condition 1 of Ordinance 595 (adopted September 28, 1995).

DONE at McMinnville, Oregon this 18th day of September, 2003.

ATTEST

CHARLES STERN
County Clerk

By: *Carol White*
Deputy CAROL WHITE

FORM APPROVED BY:

Rick Sanai
RICK SANAI
Assistant County Counsel

YAMHILL COUNTY BOARD OF COMMISSIONERS

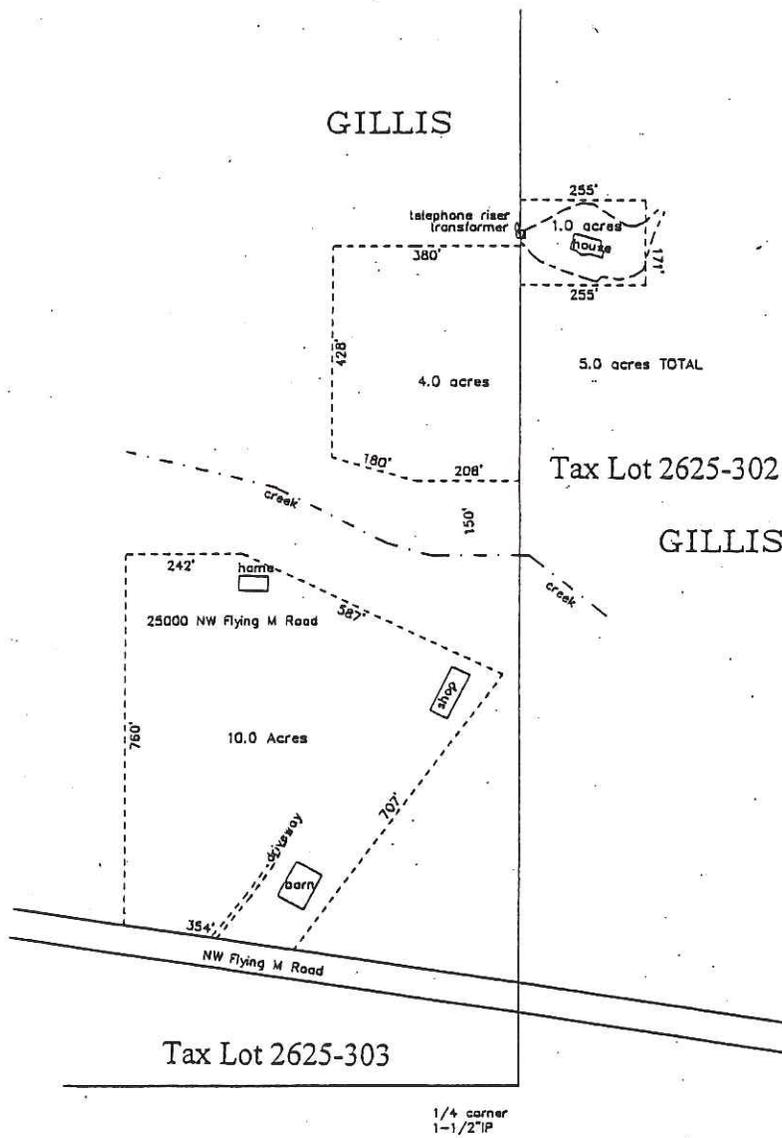
Leslie Lewis
Chair LESLIE LEWIS

Kathy George
Commissioner KATHY GEORGE

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Commissioner MARY P. STERN

BO.03-673

EXHIBIT "D" MAP FOR ORDINANCE NO. 595
PLAN AMENDMENT AND ZONE CHANGE
ADOPTED BY THE YAMHILL COUNTY BOARD OF COMMISSIONERS
SEPTEMBER 18, 2003
FOR A COMPREHENSIVE PLAN AMENDMENT FROM COMMERCIAL
FORESTRY TO PARKS AND RECREATION AND
TO CHANGE OFFICIAL ZONING MAP FROM
F-80 FORESTRY DISTRICT
TO
RC RECREATION COMMERCIAL



CHANGE APPLIES TO THE ABOVE SURVEYED AREAS OF TAX LOTS 2625-302 AND 2625-303
(COMBINED WITH -300) DESCRIBED ABOVE

APPROXIMATE SCALE - 1 INCH = 400 FEET

Exhibit D
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