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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 a Comprehensive Plan Amendment  
from Agriculture Forestry Large Holding to Agriculture  
Forestry Small Holding and Zone Change from EF-20  
Exclusive Farm Use to AF-10 Agriculture Forestry  
Small Holding, Taking an Exception to Goals 3 and 4,  
for a 9.93 Acre Parcel along Highway 240, Tax Lot  
3314-700, Applicants Timothy and Lorena Mason,  
Docket PAZ-01-03

ORDINANCE 729

THE BOARD OF COMMISSIONERS OF YAMHILL COUNTY, OREGON (the Board) sat for the transaction of county business on September 18, 2003, Commissioners Leslie Lewis and Kathy George being present, Commissioner Mary P. Stern being excused.

IT APPEARING TO THE BOARD that Timothy and Lorena Mason applied to the Department of Planning and Development (Planning Docket PAZ-01-03) for a Comprehensive Plan map amendment from Agriculture Forestry Large Holding to Agriculture Forestry Small Holding; a zone change from EF-20 Exclusive Farm Use to AF-10 Agriculture Forestry Small Holding; and an Exception to Goals 3 and 4.

The Board held a duly noticed public hearing on August 28, 2003, heard from the applicant (there being no opponent), deliberated and voted 3-0 to approve the application, and directed staff to prepare the necessary findings for approval; NOW, THEREFORE,

IT IS HEREBY ORDAINED BY THE BOARD that the Planning Director's decision is affirmed and the application is approved as detailed in the Findings for Approval, attached as Exhibit "A" and by this reference incorporated. A map is attached as Exhibit "B".

DONE this 18<sup>th</sup> day of September, 2003, at McMinnville, Oregon.

ATTEST

YAMHILL COUNTY BOARD OF COMMISSIONERS

CHARLES STERN  
County Clerk

*Leslie Lewis*  
Chair LESLIE LEWIS

By *Carol White*  
Deputy Carol White

*Kathy George*  
Commissioner KATHY GEORGE

APPROVED AS TO FORM:

*Not available for signature*  
Commissioner MARY P. STERN

*Rick Sanai*  
Rick Sanai  
Assistant County Counsel

B.O.03-674

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EXHIBIT "A" FINDINGS FOR APPROVAL

**DOCKET:** PAZ-01-03

**REQUEST:** Approval of a Comprehensive Plan map amendment from Agriculture Forestry Large Holding to Agriculture Forestry Small Holding; a zone change from EF-20 Exclusive Farm Use to AF-10 Agriculture Forestry Small Holding; and an Exception to Goals 3 and 4.

**APPLICANT:** Timothy and Lorena Mason

**OWNER:** Albert and Karen Koons

**REPRESENTATIVE:** John Pinkstaff

**TAX LOT:** 3314-700

**LOCATION:** Approximately 900 feet west of the intersection of Highway 240 and Stone Road, on the south side of Highway 240.

**CRITERIA:** Sections 402, 501 and 1208.02 of the Yamhill County Zoning Ordinance. Section 904, Limited Use Overlay may also be applied. Comprehensive Plan policies may be applicable. OAR 660-04, Exception Process. OAR 660-12-0060 Transportation Planning Rule.

**FINDINGS:**

**A. Background Facts:**

1. Property size: The parcel is 9.93 acres. The parcel was created as Lot 7 of the Birrel 10-Acre Tracts subdivision
2. Access: Oregon State Highway 240. Presently there is no improved access to the parcel.
3. On-site Land Use: The applicant has given a detailed description of the on site use in their application. The parcel generally slopes down from the south to the north. With the exception of a small animal shed there are no improvements on the lot. The parcel is not presently in farm use. The property has a BPA transmission line that goes through the southeast corner of the lot.
4. Surrounding Land Use: The applicant has given a detailed description of the surrounding land use on page 4, item 7 of the application, which is incorporated herein by this reference.
5. Surrounding Zoning: Zoning to the northwest is EF-80, Exclusive Farm Use. Zoning to the northeast and east is EF-20. Zoning to the southeast is EF-40. Zoning to the

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southwest and west is AF-10 Agriculture/Forestry Small Holding.

6. Water: To be provided by an on-site well.
7. Sewage Disposal: To be provided by an on-site septic system.
8. Fire Protection: Newberg Rural Fire District
9. Soils: Sheet 15 of the Yamhill County Soil Survey shows that the subject property parcel is composed of Carlton, Willakenzie, Woodburn and Cove soils that are rated agriculture Class II, III and IV. The parcel is predominantly composed of high-value soils. Only 4% of the property is classified as non-high value soils.
10. Taxes: The parcel was disqualified from farm deferral in 2001.
11. Previous Actions: In 1992 the Planning Director denied Docket C-18-92 which was a request for a nonfarm dwelling to be placed on this property. That denial was not appealed. Also in 1992 there was a study done that included this area. The study focused on subdivisions that were developed to the point that they qualified for a zone change to AF-10. This property was included as Area 31/34 which was adopted, along with several other study areas, as part of Ordinance 561. That Ordinance was appealed by 1,000 Friends and remanded by LUBA. Due to changes in the state law this ordinance had no further hearings.
12. Floodplain: FIRM 410249 0159 C, shows that the property, is not within the 100-year flood hazard area.
13. Fish and Wildlife: The property is not identified as critical fish or wildlife habitat.
14. Other Factors: The property was denied a nonfarm dwelling approval in 1992. Since that time the nonfarm dwelling standards have been significantly revised. However, this property would still not qualify for a nonfarm dwelling since the new standards require the parcel to be predominantly Class IV-VIII soils and this parcel is predominantly Class III.

**B. Zone Change and Plan Amendment Provisions and Analysis**

1. Approval of a request for a zone change must be based on compliance with the standards and criteria in YCZO Section 1208.02. These provisions are:

- (A) *The proposed change is consistent with the goals, policies, and any other applicable provisions of the Comprehensive Plan.*
- (B) *There is an existing demonstrable need for the particular uses allowed by the requested zone, considering the importance of such uses to the citizenry or the economy of the area, the existing market demand which such uses will satisfy, and*

*the availability and location of other lands so zoned and their suitability for the uses allowed by the zone.*

- (C) *The proposed change is appropriate considering the surrounding land uses, the density and pattern of development in the area, any changes which may have occurred in the vicinity to support the proposed amendment and the availability of utilities and services likely to be needed by the anticipated uses in the proposed district.*
- (D) *Other lands in the county already designated for the proposed uses are either unavailable or not as well-suited for the anticipated uses due to location, size, or other factors.*
- (E) *The amendment is consistent with the current Oregon Administrative Rules for exceptions, if applicable.*

2. Regarding criterion (A) above, Plan goals and policies which may be pertinent are:

*Policy I.B.1.c.: All proposed rural area development and facilities: ... (2) Shall not be located in any natural hazard area, such as a floodplain or area of geologic hazard, steep slope, severe drainage problems or soil limitations for building or sub-surface sewage disposal, if relevant;*

The property is not within the 100 year floodplain, as shown on FIRM 410249 0159 C. The property does have a significant slope on part of the parcel but there appears to be adequate area for construction of a residence on the parcel. The sanitarian reviewed the file and had no conflicts with his interests. Since the parcel is nearly ten acres and has soils that are generally good for septic systems there does not appear to be any significant limitation for sub-surface sewage disposal.

*Policy I.B.1.d.: No proposed rural area development shall require or substantially influence the extension of costly services and facilities normally associated with urban centers, such as municipal water supply and sanitary sewerage or power, gas and telephone services, nor shall it impose inordinate additional net costs on mobile, centralized public services, such as police and fire protection, school busing or refuse collection.*

The proposed zone change would not require the extension of utilities or services to the area. Water and sewer would need to be provided by on-site systems. Other services such as electricity, telephone, sheriff and fire protection already serve the existing residents in the area.

*Policy I.B.2.a.: Yamhill County will continue to recognize that the appropriate location of very low density residential development is in designated large areas where commitments to such uses have already been made through existing subdivision, partitioning, or development and by virtue of close proximity to existing urban centers;*

*or in small, limited areas having unique scenic, locational 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.*

The Birrel 10-Acre Tracts subdivision was platted September 24, 1908 and consisted at that time of eight lots. The adjacent parcel to the west was included in an area designated for rural residential use and was excepted from Goal 3 in Exceptions Statement II (ESII) which was adopted by the Board of Commissioners April 23, 1980. The subject property and the lots to the east were excluded from this rezoning. It is not entirely clear as to why this property was excluded from the zone change. As suggested by the applicant, it is possible this lot was excluded because this property was undeveloped. Nonetheless, this lot is adjacent to a large area to the east which is committed to rural residential development. The magnitude of proposed development would be one additional home-site. These, along with the existing residents in the area, would not require more than a very basic level of services such as local access roads and individual septic/water systems.

*Policy II.A.1.h.: No proposed rural area development shall substantially impair or conflict with the use of farm or forest land, or be justified solely or even primarily on the argument that the land is unsuitable for farming or forestry or, due to ownership, is not currently part of an economic farming or forestry enterprise.*

It appears the proposed zone change would cause little interference with the use of other farm land in the vicinity. The closest farm use appears to be to the south. The agronomist's report stated, "The adjacent land to the south includes three large parcels - 40 acres, 52 acres and 46 acres. These parcels are undeveloped and in low intensity farm use, possibly grass grown for seed or hay. There is a small hazelnut orchard and a vineyard on the 46-acre parcel." The other large scale commercial farm use is located to the north, across Highway 240, which provides a significant buffer.

3. Regarding criterion (B), the applicant has shown there is an existing demonstrable need for the particular uses allowed by the requested zone, considering the importance of such uses to the citizenry or the economy of the area, the existing market demand which such uses will satisfy, and the availability and location of other lands so zoned and their suitability for the uses allowed by the zone, as required by YCZO 1202.08(B).

Traditionally, the county has looked at the amount of development in the nearby exception areas. In this case the most recent development numbers we have are from over four years ago, June 25, 1999. The results are as follows:

Area	Zone	Existing Lots	Developed Lots	Vacant Lots	Potential New Lots
1.6	AF-10	150	120	30	8

These numbers are the most recent available from staff. The applicant has also submitted a letter from Julie Codiga, Principal Broker from Young Realty which lists real estate transactions in the general area and provides information as to the marketability of this size of lot. The applicant has given detailed explanations as to how the existing uses along this road would be similar or identical to the uses proposed by the applicants.

In addition, the applicants submitted evidence of new development since the last county survey, finding a total of 128 developed lots. The applicants and Codiga reviewed the remaining vacant lots in Area 1.6, finding that ten-acre lots available for rural residential use, comparable to the subject property, are in short supply. The applicants' finding D.3.2 on pages 1-2 of their Supplemental Submission and finding D.3.2.2 on pages 2-4 of their Supplemental Submission are incorporated here by reference.

4. Regarding criterion (C), the proposed change is appropriate considering the surrounding land uses, the density and pattern of development in the area, any changes which may have occurred in the vicinity to support the proposed amendment and the availability of utilities and services likely to be needed by the anticipated uses in the proposed district. Surrounding land uses to the east and west are similar small size residential lots. Larger farm parcels exist to the north, across Highway 240 and to the south. As noted earlier, the property to the west was part of code area 1.6 adopted in Exceptions Statement II. The application explains in detail why the subject parcel and use is very similar to that found in this exception area. Why the subject parcel and possibly some of the neighboring area to the east was not included in Exceptions Statement II is not clear. Staff agrees that the subject property and proposed use is substantially the same as the neighboring rural residential property. In 1992 this area was again evaluated as part of study area 31/34. The purpose of that study was to determine if there was enough development prior to the Statewide Planning Goals (SPG) to justify certain areas as being built and committed to rural residential use. In the case of area 31/34 the County felt there was enough development prior to the statewide planning goals to justify a zone change to AF-10. Therefore, staff recommended the entire study area, including the applicant's parcel being rezoned. This action was appealed by 1,000 Friends of Oregon to the Land Use Board of Appeals who remanded the action back to Yamhill County for further justification. Due to the Legislature's passage of HB 3661, which ushered in the category of "lot of record dwellings" approvals, further hearings were not held on the remanded exception areas.

Regarding the availability of utilities and services in the area, the lots in the surrounding area have on-site systems for sewer and water hook-ups. Other services such as electricity, telephone, sheriff and fire protection already serve the existing residents in the area. No extension of water or sewer service is necessary.

5. Regarding criterion (D), the applicant has shown that other lands in the county already designated for the proposed uses are either unavailable or not as well-suited for the anticipated uses due to location, size, or other factors, as required by YCZO 1202.08(D). As the applicant points out in their request the Board of Commissioners adopted Ordinance 561 which identified this parcel and the surrounding area as complying with

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this standard.

There is a some potential for more lots in Area 1.6. As indicated in the staff study from June of 1999, 30 parcels were available and 8 additional lots could potentially be created. For example, the parcel to the southwest of the subject parcel is 40 acres and zoned AF-10. However, this parcel has been zoned for 10-acre lots since 1980 and has not been divided. The applicants reviewed county records since the 1999 survey and found additional residential development on eight lots. While the number of other existing and potential lots is not overwhelming, there are other similarly-zoned lots that exist or could be created in the area.

Regardless of this potential for future lots, the applicants also found a critical shortage now of ten-acre parcels comparable to the subject property. The Board is persuaded that there is a lack of available ten-acre parcels for rural residential use in Area 1.6. The applicants' finding D.3.2 on pages 1-2 of their Supplemental Submission and finding D.3.2.4 on pages 4-6 of their Supplemental Submission are incorporated here by reference.

6. Regarding the criterion (E), an exception to Goal 3 is required, as addressed in Section C of these findings below. Since the property is zoned for Exclusive Farm use and not for Agricultural/Forestry use an exception to Goal 4 is not required. However, the applicant has provided sufficient information so that an exception to Goal 4 can be taken as a precautionary measure.

**C. Goal Exception Provisions and Analysis**

1. Oregon Administrative Rule (OAR) 660-04 contains the requirements for taking an exception to the goals. The applicant is applying for a "committed" exception.
2. OAR 660-04-028 indicates that a committed exception may be taken when land is irrevocably committed to uses not allowed by the applicable goal because existing adjacent uses and other relevant factors make uses allowed by the goal impracticable. OAR 660-04-028(3) states in part that *"It is the purpose of this rule to permit irrevocably committed exceptions where justified so as to provide flexibility in the application of broad resource protection goals. It shall not be required that local governments demonstrate that every use allowed by the applicable goal is "impossible." For exceptions to Goals 3 or 4, local governments are required to demonstrate that only the following uses or activities are impracticable:*

- (a) Farm use as defined in ORS 215.203;*
- (b) Propagation or harvesting of a forest product as specified in OAR 660-033-0120; and*
- (c) Forest operations or forest practices as specified in OAR 660-006-0025(2)(a)."*

A two-part analysis is required. First, whether land is "irrevocably committed" depends

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on the relationship between the exception area and the lands adjacent to it. The applicants have adequately addressed the characteristics of the exception area; the characteristics of the adjacent lands; the relationship between the exception area and the lands adjacent to it; and the other relevant factors set forth in OAR 660-04-028(6) in the applicants' materials submitted for the record, which are incorporated into these findings by this reference. Second, for an exception to Goal 3 and 4, the applicants have shown (and the Board finds) that farm and forest uses are impracticable on the proposed exception area. The applicants' finding D.1.11 on pages 22-23 of their application (farm use) and as amended on pages 7-9 of their Supplemental Submission (forest use) is incorporated here by reference.

3. *Characteristics of the exception area:* The applicants' finding 1.1 on page 13 of their application is incorporated here by reference.
4. *Characteristics of the adjacent lands:* The applicants' finding 1.2 on page 14 of their application is incorporated here by reference.
5. *The relationship between the exception area and the lands adjacent to it:* The proposed exception area is similar in character to the adjacent lands that are zoned AF-10. The uses of the property have been for low intensity agriculture, predominantly forestry and pasture. The size of the three parcels is five acres each. This is similar to the property that is in the AF-10 zone to the west. In fact, these three lots are part of the subdivision to the east. The westernmost parcel has a dwelling placed on it by a lot size variance. The approval of the dwelling on this parcel was done soon after the adoption of the Statewide Planning Goals. Nothing in the record of the approval for this lot size variance shows that the dwellings potential interference with neighboring farm uses was considered. This type of dwelling approval was eventually removed from the county zoning ordinance as it did not comply with the Statewide Planning Goals. This parcel is "physically developed" with a nonfarm dwelling. If this developed lot were adjacent to the subdivision, it would be unlikely to commit the adjacent property to a nonresource use. Since the undeveloped lots are sandwiched between a nonfarm parcel and an exception area, it makes them less likely to be put to farm or forestry use.
6. OAR 660-04-028(6) requires that findings for a committed exception address existing adjacent uses; existing public facilities and services (water and sewer lines, etc.); parcel size and ownership patterns of the exception area and adjacent lands; neighborhood and regional characteristics; natural or man-made features or other impediments separating the exception area from adjacent resource land; physical development; and other relevant factors. The existing uses are addressed above. Public facilities and services are generally available in the area. There are no natural features separating the proposed exception area from adjacent resource land. Highway 240 should be considered a man-made feature separating the lot from the neighboring farm uses to the north. The other factors have been addressed elsewhere in this report and in the applicants' submitted

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materials, which are incorporated into these findings.

7. OAR 660-04-028(6) also contains factors that must be addressed when taking an exception to a goal for land that is irrevocably committed to other uses. OAR 660-04-028(6) states:

*6) Findings of fact for a committed exception shall address the following factors:*

*(a) Existing adjacent uses;*

*(b) Existing public facilities and services (water and sewer lines, etc.);*

*(c) Parcel size and ownership patterns of the exception area and adjacent lands:*

*(A) Consideration of parcel size and ownership patterns under subsection (6)(c) of this rule shall include an analysis of how the existing development pattern came about and whether findings against the Goals were made at the time of partitioning or subdivision. Past land divisions made without application of the Goals do not in themselves demonstrate irrevocable commitment of the exception area. Only if development (e.g., physical improvements such as roads and underground facilities) on the resulting parcels or other factors make unsuitable their resource use or the resource use of nearby lands can the parcels be considered to be irrevocably committed. Resource and nonresource parcels created pursuant to the applicable goals shall not be used to justify a committed exception. For example, the presence of several parcels created for nonfarm dwellings or an intensive commercial agricultural operation under the provisions of an exclusive farm use zone cannot be used to justify a committed exception for land adjoining those parcels;*

*(B) Existing parcel sizes and contiguous ownerships shall be considered together in relation to the land's actual use. For example, several contiguous undeveloped parcels (including parcels separated only by a road or highway) under one ownership shall be considered as one farm or forest operation. The mere fact that small parcels exist does not in itself constitute irrevocable commitment. Small parcels in separate ownerships are more likely to be irrevocably committed if the parcels are developed, clustered in a large group or clustered around a road designed to serve these parcels. Small parcels in separate ownerships are not likely to be irrevocably committed if they stand alone amidst larger farm or forest operations, or are buffered from such operations.*

*(d) Neighborhood and regional characteristics;*

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*(e) Natural or man-made features or other impediments separating the exception area from adjacent resource land. Such features or impediments include but are not limited to roads, watercourses, utility lines, easements, or rights-of-way that effectively impede practicable resource use of all or part of the exception area;*

*(f) Physical development according to OAR 660-004-0025; and*

*(g) Other relevant factors.*

8. Regarding OAR 660-04-028(6)(a) the description of the adjacent land is found on page 4 of the applicant's submittal.
9. Regarding OAR 660-04-028(6)(b) the public facilities that are available are the public road and electricity. Water and sewer service would be provided by an on-site system. Other services such as police and emergency services are also generally available.
10. Regarding OAR 660-04-028(2)(c) the description of the adjacent land is found on page 4 of the applicant's submittal. This parcel is the last undeveloped lot within the Birrel 10-Acre Tracts subdivision. This subdivision was granted in 1908. The only subdivision lots that are in a contiguous ownership are lots 4 and 5, located one parcel east of the subject lot. While these lots are in a combined ownership they also have three dwellings placed on them. These dwellings could be moved so that one is on each of these lots and Lot 4 and 5 subsequently sold separately without receiving any additional land use approval.

Other than the development of the subdivision lots, the other significant change since the subdivision was developed is the construction and heavy useage of Highway 240. This state highway significantly discourages the subject parcel from being put into use by farmers to the north.

11. Regarding OAR 660-04-028(2)(d) as stated above the Birrel 10-Acre Tracts is served by a single access provided by Highway 240. The majority of the lots contain one single family dwelling with some small farm and forestry uses. Rezoning the subject parcel to allow a single family dwelling would grant the owner the ability to have the same development rights that others have been allowed within the subdivision.
12. Regarding OAR 660-04-028(2)(e) as indicated within the record, Highway 240 separates this area from the larger farms to the north.
13. Regarding OAR 660-04-028(2)(f) the only physical development on the site is a small animal barn. This type of development would not prevent the use of the property for farming operations.
14. Regarding OAR 660-04-028(2)(g) one additional factor that should be considered is the

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fact that this property was previously considered for rezoning to AF-10 through Docket G-02-92. This action was taken in 1993 through Ordinance 561. Although the action was appealed to LUBA and remanded to the county, the main reason the action was not pursued was due to the Passage of HB 3661. This bill, passed 6 days prior to the adoption of Ordinance 561, established forest template and lot of record dwellings. Part of the purpose of the G-02-92 rezoning effort was to allow development on sub-standard rural lots where it would not interfere with farm use. Since the forest template and lot of record dwelling options focused on the development of sub-standard lots, the rezoning effort was not pursued.

**D. Goal 12 (Transportation Rule) Provisions and Analysis**

1. The provisions of the Transportation Planning Rule, implementing Goal 12, must be addressed. OAR 660-12-060 contains the provisions that must be met:
  - (1) *Amendments to functional plans, acknowledged comprehensive plans, and land use regulations which significantly affect a transportation facility shall assure that allowed land uses are consistent with the identified function, capacity, and level of service of the facility. This shall be accomplished by either:*
    - (a) *Limiting allowed land uses to be consistent with the planned function, capacity and level of service of the transportation facility;*
    - (b) *Amending the TSP [Transportation System Plan] to provide transportation facilities adequate to support the proposed land uses consistent with the requirements of this division; or,*
    - (c) *Altering land use designations, densities, or design requirements to reduce demand for automobile travel and meet travel needs through other modes.*
  - (2) *A plan or land use regulation amendment significantly affects a transportation facility if it:*
    - (a) *Changes the functional classification of an existing or planned transportation facility;*
    - (b) *Changes standards implementing a functional classification system;*
    - (c) *Allows types or levels of land uses which would result in levels of travel or access which are inconsistent with the functional classification of a transportation facility; or*
    - (d) *Would reduce the level of service of the facility below the minimum acceptable level identified in the TSP.*
  
2. Regarding (1) and (2), the applicant submitted a letter from Brian A. Freeman, PE that concludes that the traffic impact of the proposed zone change and single family dwelling would not significantly affect the existing transportation facility. Therefore the proposed residential use is consistent with the identified function, capacity, and level of service of

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the local roads.

#### **OTHER FACTORS:**

One factor to consider is whether approval of this request would encourage other similar applications, especially in the Birrel 10-Acre Tracts subdivision. This appears to be an unlikely scenario since the majority of the lots within the subdivision already have a dwelling established. The only possibility to get more dwellings would be to rezone to VLDR-5 or 2.5. This would be very difficult since rezoning to this level requires an exception to Goal 14. Therefore, the approval of this request is unlikely to encourage other applications.

#### **CONCLUSIONS:**

1. The request is for a Comprehensive Plan amendment and zone change from Exclusive Farm Use, EF-20 to AF-10, including an exception to Goals 3 and 4.
2. The proposed zone change is consistent with Comprehensive Plan goals and policies.
3. An exception to Goals 3 and 4 is justified because the property is unsuitable for productive farming or forestry, and the adjacent small residential lots, roads, and uses contribute to the area being irrevocably committed to residential use.
4. The proposed change is consistent with the zone change criteria of Section 1208.02.
5. The proposed change complies with the Transportation Planning Rule.

#### **DECISION**

Due to the ownership and development pattern in this area, the request by Timothy and Lorena Mason for a comprehensive plan amendment from Agriculture/Forestry Large Holding to Agriculture/Forestry Small Holding and a zone change from EF-20 to AF-10 on Tax Lot 3314-700 is hereby approved.

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APPLICANT: Timothy and Lorena Mason

TAX LOT NO: 3314-700

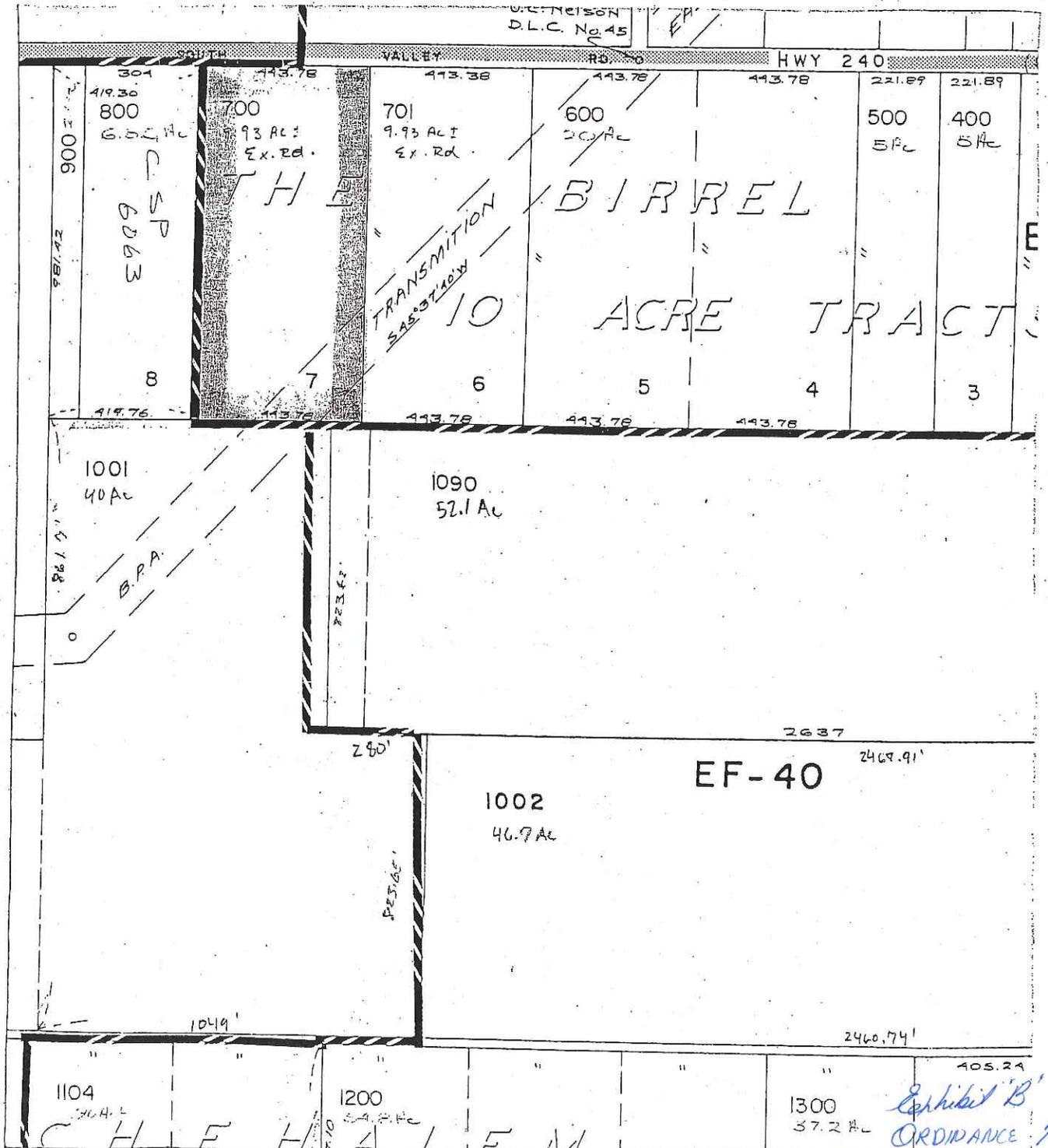


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# VICINITY MAP

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## LOCATION OF PROPERTY

