

716  
FILED  
YAMHILL COUNTY, OREGON

IN THE BOARD OF COUNTY COMMISSIONERS OF THE STATE OF OREGON  
81-237 FOR THE COUNTY OF YAMHILL  
SITTING FOR THE TRANSACTION OF COUNTY BUSINESS May 15 2 23 PM '81

In the Matter of an Ordinance)  
Adopting Amendments to the )  
Gaston Comprehensive Plan and)  
Amending Exhibit A of Ordinance No. 118 and Ordinance No. 248. )

CHAR. STERN  
COUNTY CLERK  
DEPUTY  
ORDINANCE NO. 267

THE BOARD OF COMMISSIONERS OF Yamhill County, Oregon (the Board), on the 6th day of May, 1981, sat for the transaction of County business, Commissioners Colin Armstrong, Ted Lopuszynski and Robin J. Hamblet being present.

WHEREAS, Yamhill County has the responsibility for coordinating and reviewing all planning activities affecting land uses within the County pursuant to ORS 197.190 and ORS 197.255; and

WHEREAS, the Board enacted Ordinance No. 118 on the 9th day of February, 1977, establishing an Urban Growth Boundary for the City of Gaston, Oregon; and

WHEREAS, the Board enacted Ordinance No. 248 on the 2nd day of July, 1980, adopting the Gaston Comprehensive Plan for the purpose of submission to LCDC; and

WHEREAS, LCDC offered and the Gaston City Council accepted a 120-day continuance on December 10, 1980, to make revisions necessary for compliance with Statewide Goals #1, #2, #3, #5, #6, #7, #10 and #14; and

WHEREAS, the Gaston City Council adopted Ordinance No. 101.03 on April 20, 1981 and amended the Gaston Comprehensive Plan and Urban Growth Boundary as required by LCDC's Continuance Order; and

WHEREAS, the Board held a public hearing on May 6, 1981 to consider adoption of the amendments to the Gaston Comprehensive Plan and Urban Growth Boundary;

NOW, THEREFORE, THE YAMHILL COUNTY BOARD OF COMMISSIONERS Ordains as Follows:

SECTION 1 -- The Gaston Urban Growth Boundary adopted by the Board on February 9, 1977 by Ordinance No. 118 is hereby amended to exclude Tax Lots 2402-1400, 1500, 1600, 1800 and 1900, pursuant to the request of the five property owners and the recommendations of the Yamhill County Planning Commission, Gaston Planning Commission and Gaston City Council. The amended Gaston Urban Growth Boundary

is attached hereto as "Exhibit A" and, by this reference, made a part hereof.

SECTION 2 -- Tax Lot No. 2402-2000, located within the Gaston Urban Growth Boundary is hereby redesignated as Agriculture/Forestry Small Holding (AFSH) on the Yamhill County Comprehensive Plan Map and rezoned to "AF-10" on the Yamhill County Zone Map, consistent with the requirements of Gaston's Continuance Order from LCDC. The justification for the change of plan designation and zone for Tax Lot 2402-2000 is attached hereto as "Exhibit B."

SECTION 3 -- The Board has reviewed the amendments to the Gaston Comprehensive Plan and implementing ordinances, copies of which are available in the Department of Planning and Development, and which by this reference are made a part hereof, and finds that the amendments comply with the requirements outlined in LCDC's Continuance Order.

SECTION 4 -- The Board finds that Gaston's Comprehensive Plan and implementing ordinances are coordinated, integrated, and in conformity with LCDC's statewide planning goals and hereby recommends them to LCDC for Acknowledgement of Compliance.

SECTION 5 -- Ordinance No. 118 and Ordinance No. 248 are hereby amended to conform with the provisions of this Ordinance.

APPROVED this 6th day of May, 1981, at McMinnville, Oregon.

ATTEST:  
CHARLES STERN, County Clerk  
by:

Patricia A. Mullen  
PATRICIA A. MULLEN, Deputy

YAMHILL COUNTY BOARD OF COMMISSIONERS

Colin Armstrong  
Chairman COLIN ARMSTRONG

Ted Lopuszynski  
Commissioner TED LOPUSZYNSKI

Robin J. Hamblet  
Commissioner ROBIN J. HAMBLET

APPROVED AS TO FORM:

Daryl S. Garretson  
DARYL S. GARRETTSON  
Yamhill County Counsel

IN THE PLANNING COMMISSION FOR THE COUNTY OF YAMHILL  
IN THE STATE OF OREGON  
SITTING FOR THE TRANSACTION OF COUNTY BUSINESS

In the Matter of an Amendment to the Yamhill )  
County Zoning Ordinance, Ordinance 83, 1976 )  
as requested by Yamhill County Planning )  
Commission. )

RESOLUTION NO. 81-2

THE PLANNING COMMISSION of Yamhill County, Oregon, on the 16th day of April, 1981 sat for the transaction of County Business at a regularly scheduled session. Planning Commissioners Heckman, Bunn, Dell, Miller, Sadler, Stockhoff and Treadway were present.

WHEREAS, the Yamhill County Board of Commissioners adopted the Yamhill County Zoning Ordinance, Ordinance 83, 1976 on the 11th day of February, 1976, being the Yamhill County Zoning Ordinance text and Official Zoning Map; and

WHEREAS, ORS 215.020 provides that a governing body may create a county planning commission and, pursuant to ORS 215.406, may designate the planning commission to serve as a hearings officer with all the power and duties of a hearings officer as prescribed by ORS 215.010 and 215.402 to 215.422; and

WHEREAS, the Yamhill County Board of Commissioners created the Yamhill County Planning Commission by adoption of an unnumbered Board Order on the 6th day of November, 1957 and designated that Planning Commission as the hearings body for petitions for amendments to the Yamhill County Zoning Ordinance, Ordinance 83, 1976 by adoption of Ordinance No. 138 on the 1st day of June, 1977; and

WHEREAS, it appears to the Planning Commission that a petition submitted on behalf of four property owners and the City of Gaston has been filed with the Yamhill County Department of Planning and Development pursuant to Section 43 of Ordinance 83 to amend said Ordinance and change the Official Zoning Map designation from "VLDR-1" to "AF-10" for the parcels described as being Tax Lots 2402-1500, 2402-1600, 2402-1800, 2402-1900 and 2402-2000; and

WHEREAS, the Yamhill Planning Advisory Committee reviewed the amendment request at a public meeting and recommended approval of the request; and

WHEREAS, the Planning Commission, on the 16th day of April, 1981 held a public hearing as required by ORS 215.223 and 215.416 on the proposed amendment and voted to approve the request based on the findings and conclusions attached hereto as Exhibit "A" and by this reference made a part hereof;

NOW THEREFORE, IT IS HEREBY RESOLVED that the Official Zoning Map be and hereby is amended to show the Zoning Designation on Yamhill County tax lots 2402-1500, 2402-1600, 2402-1800, 2402-1900 and 2402-2000 as "AF-10" as shown on the sketch plan attached hereto as Exhibit "B" and by this reference made a part hereof.

This Resolution shall be in force and effect from and after the date the change is properly recorded on the said Official Zoning Map. The Yamhill County Planning Director be and hereby is directed and authorized to amend said Official Zoning Map in conformance with this Ordinance.

Passed by the Yamhill County Planning Commission this 16th day of April, 1981 by the following vote:

Ayes: Heckman, Dell, Miller, Sadler, Stockhoff and Treadway  
Nays: Bunn  
Abstentions: None

Approved by the Chairman on this 7th day of May, 1981.

ATTEST:

Dave Bishop  
Dave Bishop, Secretary

YAMHILL COUNTY PLANNING COMMISSION

By: Charles Heckman  
Charles Heckman, Chairman

# EXHIBIT A

## City of GASTON

Urban Growth Boundary  
April 20, 1981

--- Urban Growth Boundary

-·-·- City Limits

○ Very Low Density Resid.

○ Low Density Residential

○ Medium Density Resid.

○ School

○ Commercial

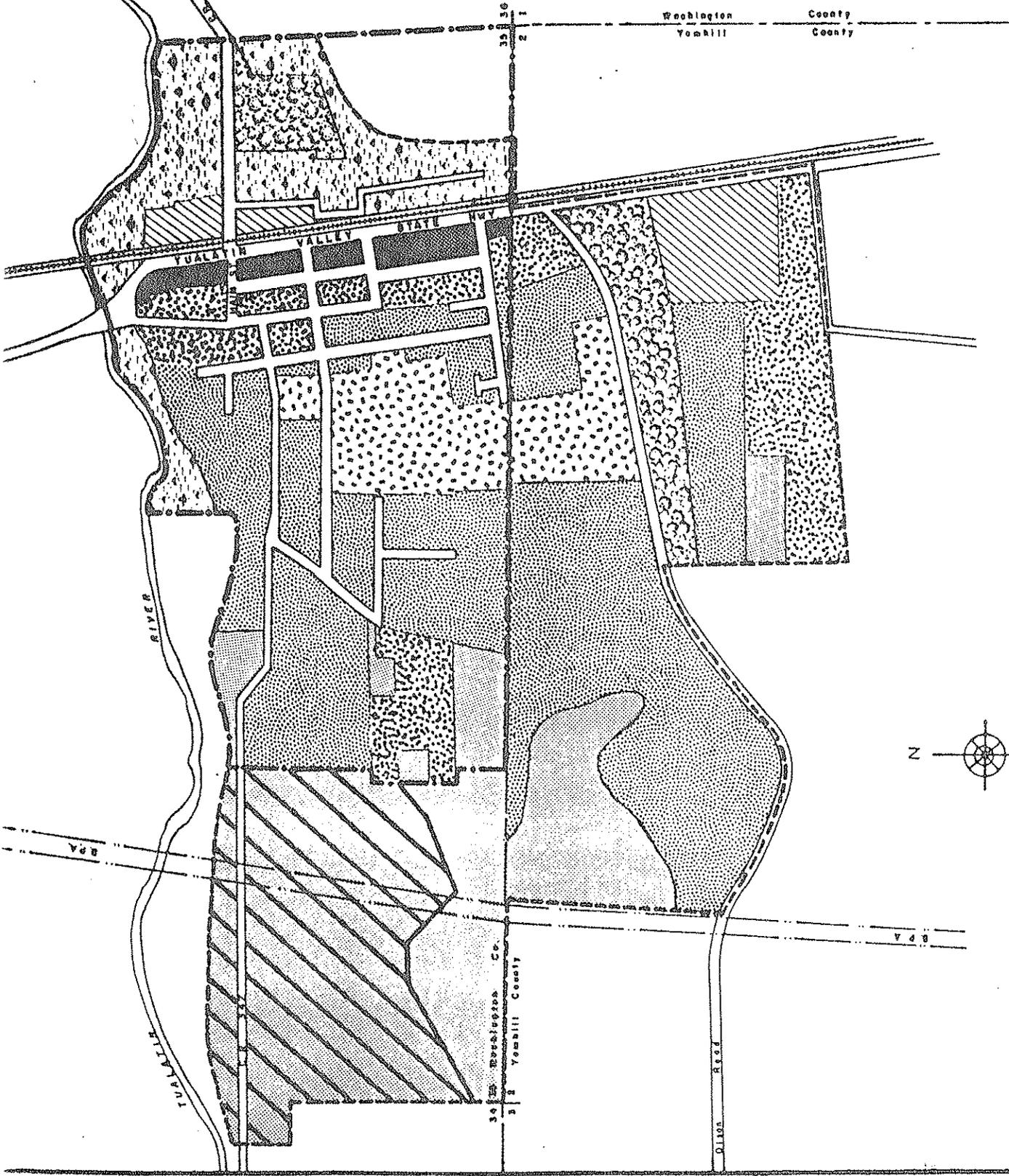
○ Industrial

○ Agriculture

○ Parks & Open Space

▨ Proposed Second Phase  
of the Tualatin Project  
up to 1985 (unless a prior deci-  
sion is made)

SCALE: 1" = 700' app.



## EXHIBIT B

### STATEMENT FOR CHANGE OF PLAN-DESIGNATION AND ZONE FOR TAX LOT #2402-2000

#### Description

This 45-acre tax lot is proposed to remain in the Gaston Urban Growth Boundary. The southern 15 acres are developed in a mobile home park; approximately 7 acres abutting Highway 47 are in industrial use; about 12 acres at the northern tax lot boundary are in open space and floodplain and constitute a significant drainageway for hilly lands to the west; and approximately 11 acres are in open space, wedged between the mobile home park and the drainageway area (see attached map).

About one-half of the tax lot is already in urban use; and this existing urban-use acreage, plus the 15 acres that is presently vacant, are plan-designated by the City of Gaston for Low Density Residential use upon annexation. The 12 acres of floodplain and open space along Olsen Road are plan-designated by Gaston for Floodplain upon annexation to the City.

#### Action Required

Gaston's Continuance Order from LCDC specified that Yamhill County must apply a zone to the 12 floodplain-drainageway acres consistent with the Gaston Plan in order to protect this area from conflicting land uses prior to annexation.

Due to the already existing urban uses on this property and to the necessity of protecting the natural features of the drainageway, the County's AFSH plan-designation and AF-10 zone are the most appropriate tools. The AFSH/AF-10 action would:

1. Protect the drainageway-floodplain area from urban uses prior to City annexation; and
2. Limit expansion of urban uses on the remainder of the property until City annexation.

#### Plan Policies

The AFSH/AF-10 action is consistent with the following County Plan Goal:

--To encourage the containment of growth within existing urban centers, provide for the orderly, staged, diversified and compatible development of all of the cities of Yamhill County, and assure an efficient transition from rural to urban land use.

The AFSH/AF-10 action also is compatible with the Yamhill County-Gaston Urban Growth Management Agreement, which states "The City is recognized as the ultimate provider of urban services within the Urban Growth Boundary." The Agreement further states that: "The City and Yamhill County shall encourage urbanization within the boundary to occur in an orderly and efficient manner, resulting in a compact, balanced urban center meeting long-term economic and social needs of the residents of the area regardless of political boundaries."

MC:vs  
3/26/81