

FILED - OREGON
JUN 21 1989
CLARENCE BLENK
COUNTY CLERK
DEPUTY

IN THE BOARD OF COUNTY COMMISSIONERS OF THE STATE OF OREGON

89-444

FOR THE COUNTY OF YAMHILL

SITTING FOR THE TRANSACTION OF COUNTY BUSINESS

In the Matter of an Ordinance)
to Adjust the Zoning Boundary of)
Tax Lots 4531-100 and 4532-300)
to Designate the Entire Parcel)
AF-20 by Authorizing an Amend-)
ment to the Yamhill County Zoning)
Ordinance No. 310, 1982, as)
amended, as requested by William)
M. Champagne, Planning Docket)
Z-7-89.)

ORDINANCE NO. 489

THE BOARD OF COMMISSIONERS OF YAMHILL COUNTY, OREGON (the Board) on the 28th day of June, 1989, sat for the transaction of County business in special session, Commissioners Ted Lopuszynski, Dave Bishop, and Dennis Goecks being present.

WHEREAS, Tax Lots 4531-100 and 4532-300, constituting a 394 acre parcel, located approximately 8 miles southwest of the City of McMinnville, on the north side of Eagle Point Rd., in Sections 31 and 32 of Township 4 South, Range 5 West, is comprised of mixed EF-40 and AF-20 zoning; and

WHEREAS, on the 28th day of June, 1989, a public hearing was held before the Board on the question of whether to grant a zoning boundary adjustment to the owner of said Tax Lots, 4531-100 and 4532-300, pursuant to Section 303.01 (I) of the Yamhill County Zoning Ordinance, No. 310, 1982 as amended; and

WHEREAS the entire 394 acre parcel was Plan-designated Agriculture/Forestry Large Holding; and

WHEREAS, William M. Champagne has applied to the Department of Planning and Development for adjustment of the boundary which would result in the parcel being zoned AF-20 in its entirety; and

WHEREAS, the subject parcel has been in a single ownership since the adoption of Ordinance No. 310; and

WHEREAS, notice of the requested zone change has been sent to surrounding property owners and published in a newspaper of general circulation; and

WHEREAS, the proposed adjustment would not reduce in area the predominant zoning on the subject property in that the AF-20 District now consists of 325 acres of the parcel and the proposed adjustment will result in the remaining 69 acres being zoned AF-20; and

WHEREAS, the proposed boundary adjustment will follow existing property lines;

NOW THEREFORE, based upon and for the reasons set forth above and in the attached conclusionary findings for approval, identified as Exhibit "A" and incorporated herein by this reference,

Section 1. That the Official Zoning map of Yamhill County be and hereby is amended to designate the zoning on Tax Lot 4531-100 and 4532-300 as AF-20 in its entirety, as set forth in the attached sketch map, labeled Exhibit "B" and incorporated herein by this reference.

Section 2. This Ordinance being necessary for the health, safety and welfare of the citizens of Yamhill County, and an

emergency having been declared to exist, shall be effective upon passage hereof.

DONE this 28th day of June, 1989, at McMinnville, Oregon.

ATTEST:

YAMHILL COUNTY BOARD OF COMMISSIONERS

CHARLES E. BERN
County Clerk

By: *Elaine Pearcey*
Deputy ELAINE PEARCEY



Ted Lopuszynski
Chairman

TED LOPUSZYNSKI

David E. Bishop
Commissioner

DAVID E. BISHOP

APPROVED AS TO FORM BY:

John M. Gray, Jr.
JOHN M. GRAY, JR.
County Counsel

Dennis Goecks
Commissioner

DENNIS GOECKS

a:z-7-89.ord

Exhibit "A"

FINDINGS OF FACT:

1. The applicant has requested to change the zoning on the 394 acre subject property from an EF-40/AF-20 mix to entirely AF-20.
2. The entire 394 acre subject property is plan designated Agriculture/Forestry Large Holding.
3. Approximately 325 acres of the property are zoned AF-20 and the remaining 69 acres are zoned EF-40.
4. The proposed zone alignment follows existing property lines and will result in a single zoning district on the property.
5. Notice of the requested zone change has been sent to surrounding property owners and published in a newspaper of general circulation.

CONCLUSIONARY FINDINGS:

Approval

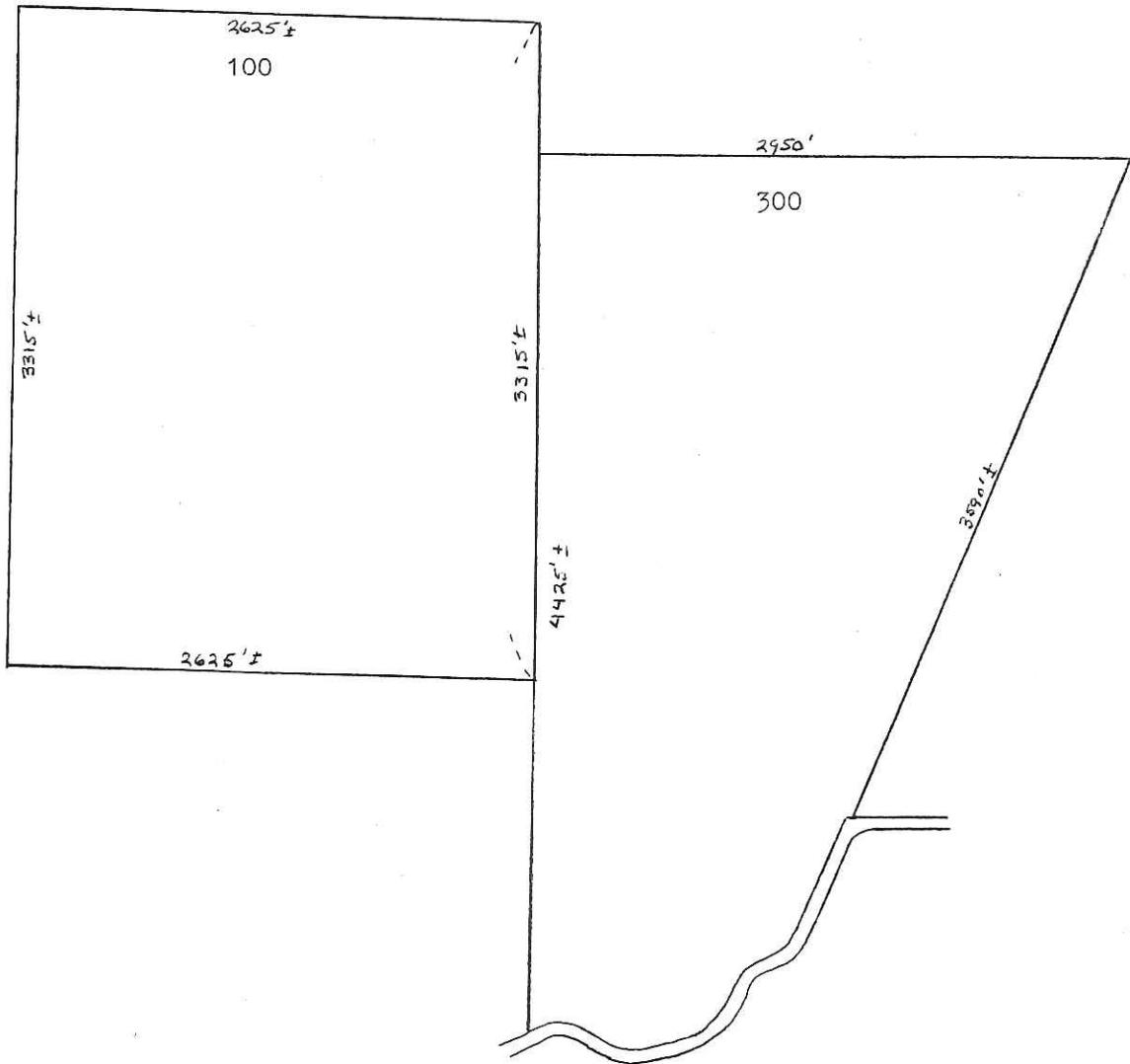
The following conclusionary findings can be made for approval of the request:

1. In that the Comprehensive Plan Map designation for the entire property is Agriculture/Forestry Large Holding, and because this plan designation applies to both the EF-40 and AF-20 Districts, the proposed adjustment to make the entire property zoned AF-20 is consistent with the Comprehensive Plan Map designation on the property.
2. The proposed zone boundary adjustment will not reduce in area the predominant zoning currently existing on the subject property in that the AF-20 District now applies to 82% of the property and the proposed adjustment will result in the remainder of the property also being zoned AF-20.
3. In that the property will be rezoned to entirely AF-20, the zone boundary will follow existing property lines and will result in a single zoning district for the entire property.

EXHIBIT "B" FOR ORDINANCE NO: 489

ZONE MAP AMENDMENT
ADOPTED BY THE YAMHILL COUNTY BOARD OF COMMISSIONERS
June 28, 1989

TO CHANGE THE OFFICIAL ZONING MAP
FROM AF-20 AND EF-40 TO AF-20



Note: Not to Exact Scale

Change applies to the total portion of Tax Lot No. 4531-100, 4532-300

Map prepared by Yamhill County Planning Department