

FOR THE COUNTY OF YAMHILL

SITTING FOR THE TRANSACTION OF COUNTY BUSINESS

87-084

FILED  
YAMHILL COUNTY, OREGON  
1987 FEB 25 PM 3:31  
CHARLES STEIN  
COUNTY CLERK  
David Selzer

REC'D

In the Matter of an Ordinance to )  
Adjust the Zoning Boundary of Tax )  
Lot 4510-800 to Make the Parcel )  
Designated as AF-20 by Authorizing )  
an Amendment to the Yamhill County )  
Zoning Ordinance No. 310, 1982, )  
requested by Curtis Kron. )

ORDINANCE NO. 442

THE BOARD OF COMMISSIONERS OF YAMHILL COUNTY, OREGON the (Board) on the 25th day of February, 1987, sat for the transaction of County business in special session, Commissioners Donald Porter, Ted Lopuszynski, and David Bishop being present.

WHEREAS, Tax Lot 4510-800 a 41 acre property located approximately 5 miles Northwest of the City of McMinnville, on the west side of High Heaven Road in the northwest 1/4 of Section 10, Township 4 South, Range 5 West, currently has a boundary line for EF-40 and AF-20 zones running through it; and

WHEREAS, on the 25th day of February, 1987, 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 Lot, Curtis Kron, pursuant to Section 303.01 (I) of the Yamhill County Zoning Ordinance, No. 310, 1982; and

WHEREAS, the entire 41 acre property was Plan-designated Agriculture/Forestry Holding; and

WHEREAS, Curtis Kron has applied to the Department of Planning and Development for adjustment of the boundary which would result in the property being zoned AF-20 in its entirety; and

WHEREAS, the subject parcel was in a single ownership at the date of 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 25.5 acres of the parcel and the proposed adjustment will result in the remaining 15.5 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 in the attached conclusionary findings for approval, identified in Exhibit "A" and incorporated herein by this reference;

IT IS HEREBY ORDAINED BY THE BOARD:

Section 1. The Official Zoning Map of Yamhill County be and hereby is amended to designate the zoning on Tax Lot 4510-800 as AF-20 in its entirety, as set forth in the attached sketch map, labeled Exhibit "B" 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 25th day of February, 1987, at McMinnville, Oregon.

ATTEST:

YAMHILL COUNTY BOARD OF COMMISSIONERS

CHARLES STERN  
County Clerk

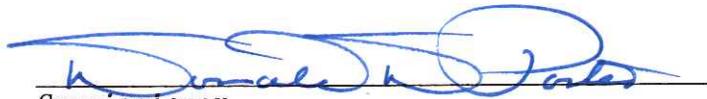
  
Chairman

By:   
Deputy ELAINE PEARCEY

  
Commissioner

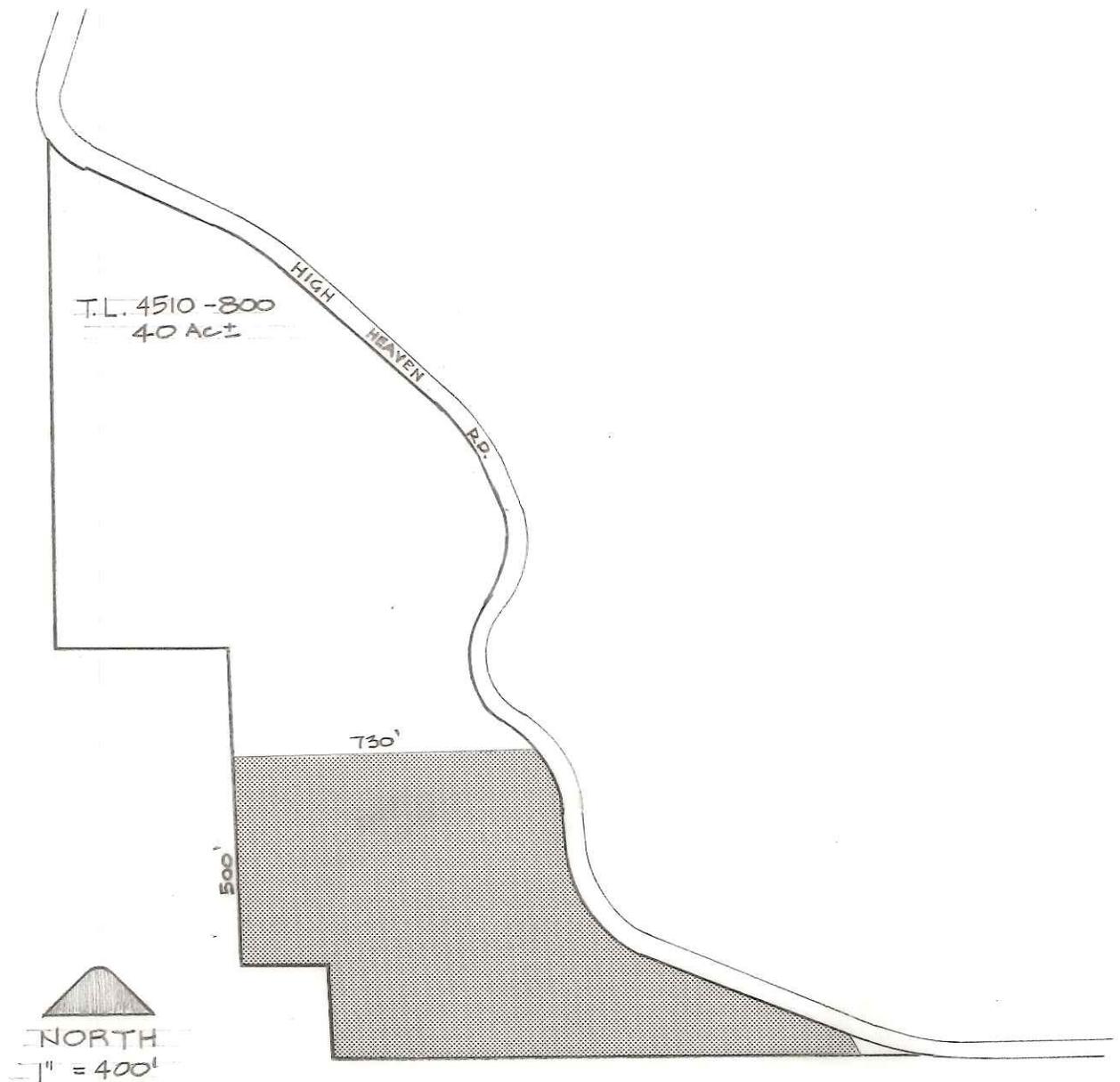
APPROVED AS TO FORM BY:

  
JOHN GRAY  
County Counsel

  
Commissioner

SKETCH MAP FOR OFFICIAL ZONING MAP AMENDMENT  
EXHIBIT "B"  
TO CHANGE THE OFFICIAL ZONING MAP  
FROM "EF-40" TO "AF-20"

Applicant: Curtis Kroon  
Address: 3425 N.W. High Heaven Rd.  
McMinnville, OR 97128  
Telephone: (503) 472-7963  
Tax Lot No.: 4510-800  
Docket No.: Z-1-87



CHANGE APPLIES TO SHADED PORTION OF T.L. 4510-800

SCETCH PREPARED BY Y.C. DEPARTMENT OF  
PLANNING & DEVELOPMENT.