

IN THE BOARD OF COMMISSIONERS OF THE STATE OF OREGON

87-146

FOR THE COUNTY OF YAMHILL

SITTING FOR THE TRANSACTION OF COUNTY BUSINESS

FILED
YAMHILL COUNTY, OREGON
1987 MAR 25 PM 4:05
CHARLES STERN
COUNTY CLERK
Charles Stern

In the Matter of an Ordinance)
Amending the Yamhill County)
Comprehensive Plan, 1974, to)
Allow an Expansion of the)
Urban Growth Boundary of the)
City of Dundee to Include)
Approximately 19 Acres Iden-)
tified as Tax Lots 3325-600)
(Willie D. Owens, owner),)
3325-800 (Charles Carsley),)
and 3325-900 (Jeffrey Coffman),)
Planning Docket PA-1-87; and)
Declaring an Emergency)

ORDINANCE NO. 443

THE BOARD OF COMMISSIONERS OF YAMHILL COUNTY, OREGON (the Board) on March 25, 1987, sat for the transaction of county business in special session, Commissioners Ted Lopuszynski and Donald D. Porter being present.

WHEREAS, Willie D. Owens, owner of Tax Lot 3325-600, Charles Carsley, owner of Tax Lot 3325-800, and Jeffrey Coffman, owner of Tax Lot 3325-900 have applied to the Planning and Development Departments of the City of Dundee and Yamhill County in order to amend the comprehensive plan map of the city and the county to allow an expansion of the urban growth boundary of the City of Dundee to encompass said parcels totalling approximately 19 acres in size; and

WHEREAS, pursuant to the Dundee Urban Area Growth Management Agreement adopted June 17, 1981, under authority of Board Order 81-287, a joint session of the planning commissions of Yamhill County and the City of Dundee was held on February 19, 1987, to consider said application at a public hearing; and

WHEREAS, on February 19, 1987, the Yamhill County Planning Commission voted unanimously to recommend approval of the application and to recommend that the Board amend the Yamhill County Comprehensive Plan, 1974, to amend the urban growth boundary as requested; and

WHEREAS, on February 19, 1987, the City of Dundee Planning Commission voted 4 to 1 to recommend to the Dundee City Council that said application be denied; and

WHEREAS, Section C.2. of said Dundee Urban Area Growth Management Agreement provides that following a public hearing at the planning commission level, the governing body shall make a determination based upon the facts and record presented at public hearing; and

WHEREAS, on March 4, 1987, the Board considered said application upon the record of the joint public hearing conducted by the City of Dundee and the Yamhill County Planning Commissions on February 19, 1987; and

WHEREAS, after consideration of the record and transcript of the planning commission hearing, the Board voted unanimously to grant the application and directed staff to prepare findings of fact and conclusionary findings in support of such approval; and

WHEREAS, staff has prepared findings of fact and conclusionary findings for approval, and based upon such findings attached hereto as Exhibit "A" and by this reference incorporated herein, it appears appropriate to grant the application as set forth below; and

WHEREAS, no statewide planning goal 2 exception is required on the subject properties because such properties were excepted from the applicable statewide planning goals in 1980 as part of the acknowledgment process for the Yamhill County Comprehensive Plan because "the entire Newberg-Dundee code area is committed to rural residential development"; and

WHEREAS, Exhibit "A" demonstrates compliance with the seven factors required by statewide planning goal 14; and

WHEREAS, the Board finds that approval of the application is in the best interests of the citizens of Yamhill County both inside and outside the Dundee city limits because Dundee land use and development regulations are better suited for controlling land use activities on the subject parcels and because the city should have a greater voice regarding land use on the subject parcels because they constitute a gateway into the city; and

WHEREAS, the Board finds that, on balance, the seven Goal 14 factors set forth in Exhibit "A" demonstrate that the approval of the application is in the public interest; NOW, THEREFORE,

THE YAMHILL COUNTY BOARD OF COMMISSIONERS ORDAINS AS FOLLOWS:

Section 1. Subject to Section 2 below, based upon the findings of fact and conclusionary findings attached hereto as Exhibit "A" and by this reference incorporated herein, the Yamhill County Comprehensive Plan, 1974, is hereby amended as follows:

- a. To allow the expansion of the urban growth boundary of the City of Dundee to include Tax Lot 3325-600, 3325-800, and 3325-900 as identified on the attached Exhibit "B" which is incorporated herein by this reference; and
- b. To designate the parcels referred to in this section as "Future Urbanizable" on the Yamhill County Comprehensive Plan Map.

Section 2. That the plan amendment described in Section 1 above shall become effective when a parallel ordinance amending the City of Dundee comprehensive plan map to allow expansion of the City of Dundee's urban growth boundary to encompass the parcels described in Section 1 is enacted by the Dundee City Council and filed in the office of the city recorder of the City of Dundee.

Section 3. 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 become effective upon passage hereof.

DONE at McMinnville, Oregon this 25th day of March, 1987.

ATTEST:

YAMHILL COUNTY BOARD OF COMMISSIONERS

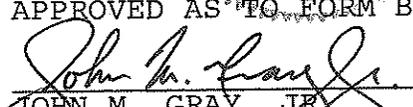
CHARLES STEIN
County Clerk

By: 
Deputy ELAINE PEARCEY

(not available for signature)
Chairman DAVID E. BISHOP


Commissioner TED LOPUSZYNSKI

APPROVED AS TO FORM BY:


JOHN M. GRAY, JR.
Yamhill County Counsel


Commissioner DONALD D. PORTER

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Docket: City - PA-1-86; County - PA-1-87
Request: Comprehensive Plan Amendment change for
inclusion in the Dundee Urban Growth
Boundary.
Locations: Tax Lot #3325-600, 9660 NE Fox Farm Road; Tax
Lot #3325-700, 10075 NE Fox Farm Road; Tax
Lot #3325-800, 9605 NE Fox Farm Road; Tax Lot
#3325-900, 270 N Highway 99W.
Applicants: Willie D. Owens, Hillie Tykeson, Charles
Carsley and Jeffrey Coffman.

General Background

1. The applicant has requested amendment to the Comprehensive Plan of the City of Dundee and Yamhill County to include Tax Lot 3325-600, a 14 acre parcel, within the urban growth boundary (UGB) of the City of Dundee. Additionally, Tax Lots 3325-700, 800 and 900 were included in the request to amend the Dundee UGB; however, the owner of Tax Lot 3325-700 did not consent to be included within the UGB amendment request and has submitted a letter to the City stipulating that the property be excluded from the application. The other two properties (Tax Lots 3325-800 & 900) total approximately 5 acres and are located between the existing City Limits/UGB and the 14 acre parcel (Owen's property) noted above.
2. An application has been submitted in support of the request and includes information addressing the decision making criteria set forth in the 1981, Dundee Urban Area Growth Management Agreement. However, the application materials focus on the Owen's property, Tax Lot 3325-600, and only brief mention is made of the other 5 acres included within the requested UGB amendment (see application attached).
3. Land uses, zoning and plan designations of the 3 properties proposed for inclusion within the Dundee UGB are as follows:
 - a. Tax Lot 3325-600, 14+ acres - Double Dee Auction, tire shop-thrift store and barkdust sales business. There are 3 commercial buildings and 1 dwelling located on the subject property. Approximately 4.5 acres of the property are zoned HC/PUD and plan designated Commercial (Ordinance No. 251, Order 80-573 and 82-165). The remaining acreage is zoned AF-10 and plan designated Agriculture/Forestry Small Holding. A conditional use permit to authorize the storage and

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sale of barkdust on the AF-10 portion of the property was granted preliminary approval in December of 1986.

- b. Tax Lot 3325-800, 3+ acres - residential. There is one dwelling located on the subject property. The property is zoned LDR-12,000 and plan designated LDR.
 - c. Tax Lot 3325-900, 2 acres - residential and motorcycle parts business. There is 1 dwelling and 1 commercial building located on the subject property. The property is zoned LDR-12000 and plan designated LDR. A conditional use permit authorizing the sale of motorcycle parts was approved in 1983.
4. The subject properties either abut the existing City Limits/UGB or are located less than 500 feet from the northeast City boundary. Two of the properties are located west of Fox Farm Road, a paved County road that intersects with Highway 99W; the Owen's property fronts the east side of Fox Farm Road.
 5. All of the properties are in Code Area 1.8 which was excepted in 1980, as part of the acknowledgement process for the County Comprehensive Plan. Although the soils on the properties are agricultural Class II and III, the properties were excepted from applicable Statewide Goals because "the entire Newberg-Dundee Code Area is committed to rural residential development" (see attachment A).
 6. Lands that surround the subject properties are either within the City of Dundee or are designated "VLDR" on the County Comprehensive Plan Map and, therefore, have been excepted from Statewide resource goals. There are no zoned or plan designated agricultural lands that are located adjacent to or in the area of the subject properties.
 7. The Dundee Comprehensive Plan was acknowledged by the LCDC in May of 1978. Included within the plan are population trends and forecast for the City. The mid-range population projection of 2,216 to the year 2000 is based upon an average annual increase of 5%. This projection serves as the primary basis for determining future land needs for the City to the year 2000 and is the projection that most nearly correlates to the Mid-Willamette Valley COG population officially recognized for all of the cities in Yamhill County. Additionally, the mid-range projection is most

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nearly in line with actual population growth for the City through 1985.

Population Table Dundee

	Actual or Certified Estimate	Mid-Range Comprehensive Plan	Mid-Willamette Valley COG
1980	1,223	1,231	1,230
1985	1,380	1,478	1,400
1990	N/A	1,724	1,600
1995	N/A	1,970	1,810
2000	N/A	2,216	2,010

8. As noted in the Dundee Comprehensive Plan, a 50% vacancy factor was used in determining future land needs for the City. The existing urban growth boundary was projected to accommodate 2,100 persons to the year 2000 with a 50% vacancy factor figured in. Additionally, as page 9 of the Plan indicates, this projection took into account a future provision for an additional 20 acres of industrial land, 10 acres of commercial land, and 50 to 100 acres for a golf course within the urban growth boundary, as adopted.
9. Recognizing the City Comprehensive Plan provisions on page 9, "to create a reserve for [commercial and industrial] uses within the residential land use category and then to make plan changes at the appropriate time", the Dundee Planning Commission, in November of 1986, approved amendments to the City Comprehensive Plan Map to change 18 acres of MDR designated land to commercial and to change 9 acres of LDR land to Light Industrial. The amendments were based upon the following findings and conclusionary findings:
 - A. The City needs to identify additional lands for Light Industrial use within the City. A 1984 industrial lands inventory indicated a total of 33.84 acres designated for industrial usage; of these 18.2 acres were developed to industrial uses, 7.53 acres were partially developed but unused, 3.08 acres were in residential use, and 11.75 acres were vacant lands.

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- (i) the inventory indicates that there are presently insufficient lands within the city that are designated for the expansion of existing industries, or for the attraction of new industries.
- (ii) those lands presently designated for industrial uses, but either unused or undeveloped, are generally too small to attract another anchor industry. The largest tract is 4.1 acres, and the existing development was lost to fire. The next largest tract is just over 2 acres in size.
- (iii) those lands designated for industrial uses are generally scattered throughout the designated area, in order to be useful for industrial development they would have to be consolidated into larger holdings, this would prove to be an expensive and time consuming process.
- (iv) the area recommended for LI expansion adjoins developed industrial lands; it is bordered by a natural drainageway, which will allow for adequate buffering from adjacent residential lands; has direct access to Hwy 99W; and is located to provide either expansion of existing industries, or a basis of attraction for new industries.

B. The City's stock of Commercially designated lands constitute a lineal element compressed between Hwy 99W and the S.P.T. Co. mainline; those on the North side of Hwy 99W are 100 feet in depth, and are essentially built out by small scale highway oriented business;, or are too small to afford required on-site improvements.

- (i) existing Commercial development in Dundee is characterized by either a highway tourist, or highway service orientation; with little exception the structures are older and lack adequate on-site space to provide off-street parking or other amenities associated with Commercial development.

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- (ii) expanding the Commercial designation provides an opportunity to centralize commercial growth in Dundee, avoiding strip development demands and providing an opportunity to create a centralized city commercial identity. Additional lands, with adequate lot depth, will serve to reduce congestion along the arterial as well as create moderated access points to the arterial.
 - (iii) the designation of new lands for commercial development will also provide choice within the local marketplace, and will serve to stabilize land values, which will benefit Dundee's future economy.
10. Preliminary discussions with the Public Works Director for the City of Dundee indicated the following:
- a. The subject properties are presently serviced by City water;
 - b. The subject properties are not serviced by City sewer; however, an 8 inch sewer main is located on the north side of Highway 99W at the eastern City Limits/UGB. This site is located approximately 900 feet from the Owen's property;
 - c. The entire Owen's property could not be gravity served by the existing sewer main, however the capacity of the main is probably adequate to serve the entirety of the subject properties; and
 - d. A more comprehensive analysis of the potential to serve the subject properties with City sewer will be made by the City Engineer.

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REVIEW FACTORS

The relevant review factors are noted below followed by a discussion which includes application information, staff generated facts, and a brief conclusion.

This discussion is limited to the factors listed in the Urban Area Growth Management Agreement between the City and the County, State Goal 2 exceptions requirements and the Yamhill County Comprehensive Plan. The Dundee Comprehensive Plan provisions which apply to the request have been addressed by the applicant and will need to be considered by the City decision-making bodies.

Dundee Urban Area Growth Management Agreement

The City of Dundee and Yamhill County have adopted an intergovernmental agreement to govern the management and amendment of the acknowledged Dundee UGB. This Section contains information submitted by the applicant, staff generated facts, and conclusions to address the seven factors for a UGB amendment:

Factor 1: Demonstrated need to accommodate long-range urban growth requirements.

Applicant

Justification:

-Generally, the only industrial/commercial property available in this community is along Highway 99W and consists of various businesses on each side of the highway.

-There appear to be few empty commercial or industrial lots within the City of Dundee.

-Inclusion of this property within the UGB would provide 14 additional acres of potential commercial property in a size parcel that is non-existent in the City of Dundee and that can provide for types of commercial development that are not now available.

-The site is partially zoned and under use for commercial activity.

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Findings of Fact

-The Dundee Comprehensive Plan and UGB were acknowledged by LCDC in 1978.

-The present UGB was designed to accommodate a projected year 2000 population of 2,100 with a 50% land vacancy rate (Dundee Comprehensive Plan, p.9-10)

-The future land use needs and vacancy factors for Dundee were based upon additional acreage being plan designated commercial, additional acreage being plan designated industrial and 50 to 100 acres being used for a golf course (Dundee Comprehensive Plan, p.9).

-The mid-range population projection for Dundee for the year 2000, upon which the future land needs were calculated, is slightly higher than actual City population growth through 1985 and population estimates by the Mid-Willamette Valley COG.

-The Dundee Planning Commission, in November of 1986, approved amendments to the City Comprehensive Plan Map resulting in 18 additional acres of commercial designated land and 9 additional acres of industrial designated land within the UGB.

Conclusion:

-The applicant has not demonstrated that the subject properties are necessary to accommodate long range urban growth requirements considering that the existing City population is consistent with population projections made when the present UGB was acknowledged, considering that the existing UGB was designed to provide a 50% land vacancy factor to the year 2000, and considering that the City Planning Commission recently amended the Dundee Comprehensive Plan to include 27 acres of additional commercial/industrial land to accommodate City needs.

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Factor 2 -Need for housing, employment opportunities
 and livability.

Applicants

Justification: -Creation of commercial activity at this
 location will continue the present
 employment occurring there and will allow
 the opportunity for additional employees.

-Presently there are 5 employees supported by
 the tire shop, thrift store and bark dust
 business.

-It is anticipated that an additional 20 to
 50 employees could be located at this
 facility if it were used for the designated
 commercial activity.

Findings of Fact:

-The City recently amended the Comprehensive
 Plan Map to include 27 acres of additional
 commercial/industrial lands.

-The present UGB includes provision for a
 land vacancy rate of 50% while still
 accommodating the projected population to
 the year 2000.

-In 1986, the City Planning Commission and
 Council made a decision to not expand the
 UGB to include additional residential,
 commercial or industrial lands.

Conclusion:

-The applicant has not demonstrated that
 there is a need for increased housing or
 employment activities considering that the
 existing UGB includes provisions for a land
 vacancy rate of 50% while still
 accommodating the City's projected
 population to the year 2000. Further, the
 City Planning Commission recently approved
 plan amendments for additional industrial
 and commercial lands and the applicant has
 not shown that these lands, together with
 other commercial and industrial lands in the
 City, are not sufficient to accommodate the
 City's needs for employment opportunities.

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Although the applicant points out that an additional 20 to 50 employees could be located on the site if it were used for the "designated commercial activity", it has not been specifically indicated what that designated activity will be.

Factor 3: -Orderly and economic provision of public facilities and services.

Applicants

Justification: -The property is immediately or nearly adjacent to the City limits and would allow logical extension of public facilities to the property.

-No public amenities such as sewer or water would need to be extended to the property until such time as those resources are available from the City of Dundee.

Findings of Fact: -The subject properties are presently served by City water. The water is provided by the City through a public water system known as the Northeast Dundee Water Line.

-An 8" sewer main is located approximately 900 feet from the Owen's property on the north side of Highway 99W. The capacity of the main is probably adequate to serve the subject properties.

-The City Engineer will report on the feasibility of serving the subject properties with City sewer.

-The subject properties are presently served by Dundee Rural Fire Department.

-The subject properties are presently served by GTE for telephone and PGE for electricity.

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Conclusion: -In that there is presently City water service available to the subject properties and City sewer is less than 900 feet away from the properties, and considering that the subject properties are located adjacent to the existing City Limits/UGB and are presently served by telephone, electricity and local fire protection, the subject properties can be served with public facilities and services in an orderly and economic fashion.

Factor 4: -Maximum efficiency of land uses within and on the fringe of the existing urban area.

Applicant Justification: -There is no creation of an island and the property is immediately or nearly adjacent to the city boundary.

-The property is presently zoned partially commercial and is not suitable for agricultural use because of its slope and proven inability to support farm crops.

Findings of Fact: -The subject properties either abut the existing City Limits/UGB or are located less than 500 feet from the northeast City boundary.

-Zoning on the subject properties includes provisions for 12,000 square foot residential lots and highway commercial uses.

-The City Planning Commission took action which included the subject properties within the Future Urbanizable Lands Boundary.

-The present UGB reflects a 65% land vacancy rate existing for the City. Based upon Dundee's projected population to the year 2000, the UGB reflects a 50% land vacancy rate.

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Conclusion: -Based upon the proximity of the subject properties to the existing City boundary, potential development considering the existing zoning of LDR-12,000 and HC, and recognition by the City that the properties be included within the planning area labeled as Future Urbanizable Lands, inclusion of the properties within the Dundee UGB is a logical expansion of the City boundary. However, considering the existing and projected land vacancy rates for the City of Dundee, it has not been shown that inclusion of the properties within the Dundee UGB will involve efficient land use within and on the fringe of the urban area.

Factor 5: Environmental, energy, economic and social consequences.

Applicant Justification: -There is no negative long-term environmental impact by including this property within the UGB.

-The property is immediately or nearly adjacent to the city limits, already partially used for commercial activity, and would not require losses of energy efficiency by moving City services beyond the current City boundary. The inclusion of this property is economically sound for the same reasons.

-The social consequences are negligible and in fact positive if anything, because it takes an area that is basically unusable for agricultural activity and develops it for its highest and best use.

-The commercial activities on the property benefit not only those employed by such activities, but the consumer as well.

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- Findings of Fact:
- The zoning existing on the subject properties allows urban development densities, 12,000 square foot lots, and commercial uses without the benefit of such urban amenities as sewer.
 - City water is presently available to the properties and, according to the Dundee Director of Public Works, city sewer can be made available to the properties.
 - The properties are presently served by on-site septic systems.
 - On-site energy requirements for the properties will essentially be the same regardless of whether the properties are included with the Dundee UGB or remain outside of the boundary.
 - Inclusion of the properties within the Dundee UGB and ultimately the City limits, will increase the tax base for the City.
 - Based upon the year 2000 projected population and estimated future land needs, inclusion of the properties within the Dundee UGB will potentially increase the land vacancy rate by adding 19 to 20 acres to the existing UGB.
 - Until the property is plan designated by the City and ultimately annexed and zoned by the City, future land uses for the properties are unknown and, therefore, potential social and economic consequences resulting from inclusion of the properties within the UGB are uncertain at best.
- Conclusion:
- Because of development potentials for the properties as they are presently zoned by the County and because such urban services as sewer are not presently available to the properties, environmental consequences from not including the properties within the UGB could eventually be adverse to the City and

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the area. Additionally, because of proximity to the City, existing and potential land uses and serviceability of the properties the long term environmental and energy consequences resulting from including the properties within the Dundee UGB are expected to be minimal. However, because it is not known what plan designation and zoning the City will determine to be most appropriate for the properties, long-term economic and social consequences are uncertain.

Factor 6: Retention of agricultural land until needed for development.

Applicant

Justification:

-The area is predominantly Class II and III soils; however, in recent years, there has been no significant farming activity on this property.

-The property is already used partially for commercial purposes and, therefore, the property is not actually being removed out of agricultural use.

Findings of Fact:

-The subject properties were included in Code Area 1.8 and were excepted from the Statewide agricultural land goal as part of the acknowledgement process for the County Comprehensive Plan.

-The subject properties were found to be committed to non-resource activities.

-The subject properties are presently plan designated, zoned and used for residential and commercial uses, thereby precluding their use for agricultural production.

-Approximately 95% of the land within the existing UGB consists of Class I-VI soils. It would be virtually impossible to expand the Dundee UGB and not impact Class I-VI soils.

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Conclusion: -Although the subject properties consist of agricultural Class II and III soils, an exception to applicable statewide goals was previously taken for the properties as part of the acknowledgement process for the County Comprehensive Plan.

Factor 7: Compatibility of the proposed urban uses with nearby agricultural activities.

Applicant Justification: -There is no heavy or significant agricultural use in the area.

-The Owen's property is presently being used for urban purposes.

-At present, there are other commercial activities lying between the Owen's property and the Dundee UGB. These are the motorcycle repair shop and the Mobil Service Station.

Findings of Fact: -The subject properties and all surrounding properties are either within the Dundee City Limits/UGB or are County Plan designated LDR, VLDR or Commercial and, therefore, have been excepted from the agricultural lands goal.

-The nearest County plan designated agricultural land is located approximately 1/4 mile south of the subject properties and is buffered from the subject properties by Highway 99W, the railroad tracks and several existing properties zoned VLDR-2 1/2 and used for residential and commercial properties.

-No specific future use has been proposed for the subject properties; however, existing uses include commercial and residential uses.

Conclusion: Although no proposed urban uses have been specified by the applicant at this time, other than continuation of the existing uses, and although it is not known what plan designation the City would apply to these properties, if the land were to be included

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within the Dundee UGB, compatibility of proposed uses with nearby agricultural activities is not a significant concern in that there are no agricultural activities near the subject properties. Further, all surrounding lands are either urban or have otherwise been excepted from the agricultural lands goal because of commitment to nonresource uses.

Goal 2

EXCEPTION CRITERIA

OAR 660-04-010, dealing with application of the Goal 2 exception process to Goal 14 (Urbanization) states that: revised findings and reasons in support of an amendment to an established urban growth boundary shall demonstrate compliance with the seven factors of Goal 14 and demonstrate that the following standards are met:

1. Reasons justify why the state policy embodied in the applicable goals should not apply (This factor can be satisfied by the seven factors of Goal 14).

Conclusion:

The seven factors of Goal 14 are the seven factors from the Urban Area Growth Management Agreement as noted above and, therefore, standard number 1 has been addressed.

2. Areas which do not require a new exception cannot reasonable accommodate the use.

Conclusion:

The subject properties are located in Code Area 1.8 which was excepted during acknowledgement of the County Comprehensive Plan and, therefore, an area which does not require a new exception is proposed for inclusion within the Dundee UGB.

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3. The long-term environmental, economic, social and energy consequences resulting from the use at the proposed site with measures designed to reduce adverse impacts are not significantly more adverse than would typically result from the same proposal being located in areas requiring a goal exception other than the proposed site.

Conclusion:

The existing County zoning on the subject properties allows commercial uses, and residential uses of an urban density and, therefore, the long-term environmental, economic, social and energy consequences resulting from including the properties within the Dundee UGB are expected to be minimal. However, it is unknown what the City plan designation and zoning will be on the subject properties, if they are included within the UGB and ultimately annexed, and it is not specifically known what the future land uses will be on the properties. Therefore, the long-term environmental, economic, social and energy consequences resulting from the use at the proposed site are uncertain.

4. The proposed uses are compatible with other adjacent uses or will be so rendered through measures designed to reduce adverse impacts.

Conclusion:

Although existing uses on the subject properties are apparently compatible with other adjacent uses, it has not been specified what future land uses will be on the properties or, at least, what land use designations will be applied to the subject properties, if they are included within the Dundee UGB.

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YAMHILL COMPREHENSIVE PLAN

A change in the Urban Growth Boundary is considered an amendment to both the City and County Comprehensive Plan. The applicant has addressed both Plans and it will be up to the decision-making bodies from the City and County to evaluate the proposal in consideration of their respective Comprehensive Plans.

SUMMARY

At the present time, it appears that many of the factors to be considered in evaluating an amendment to an urban growth boundary have been addressed for the subject properties. However, there is insufficient justification for certain review factors; particularly factors 1, 2 and 4 of the Urban Area Management Agreement between the City and the County. Additionally, the applicant has not specifically indicated what land uses are proposed for the subject properties or, at least, what City plan designations are proposed. In the past when applications for amendments to other urban growth boundaries within the County have been made, the applications have included proposed City plan designations. For example, in previous applications for amendments to the McMinnville and Sheridan UGB's, the proposed plan designations were consistent with abutting City plan designations. In review of this proposed amendment to the Dundee UGB, it appears that a City plan designation of commercial is being requested for the subject properties; however, the application also mentioned industrial uses, and the existing abutting plan designations in the City are low density residential and commercial.

EXHIBIT "B" FOR ORDINANCE NO.443

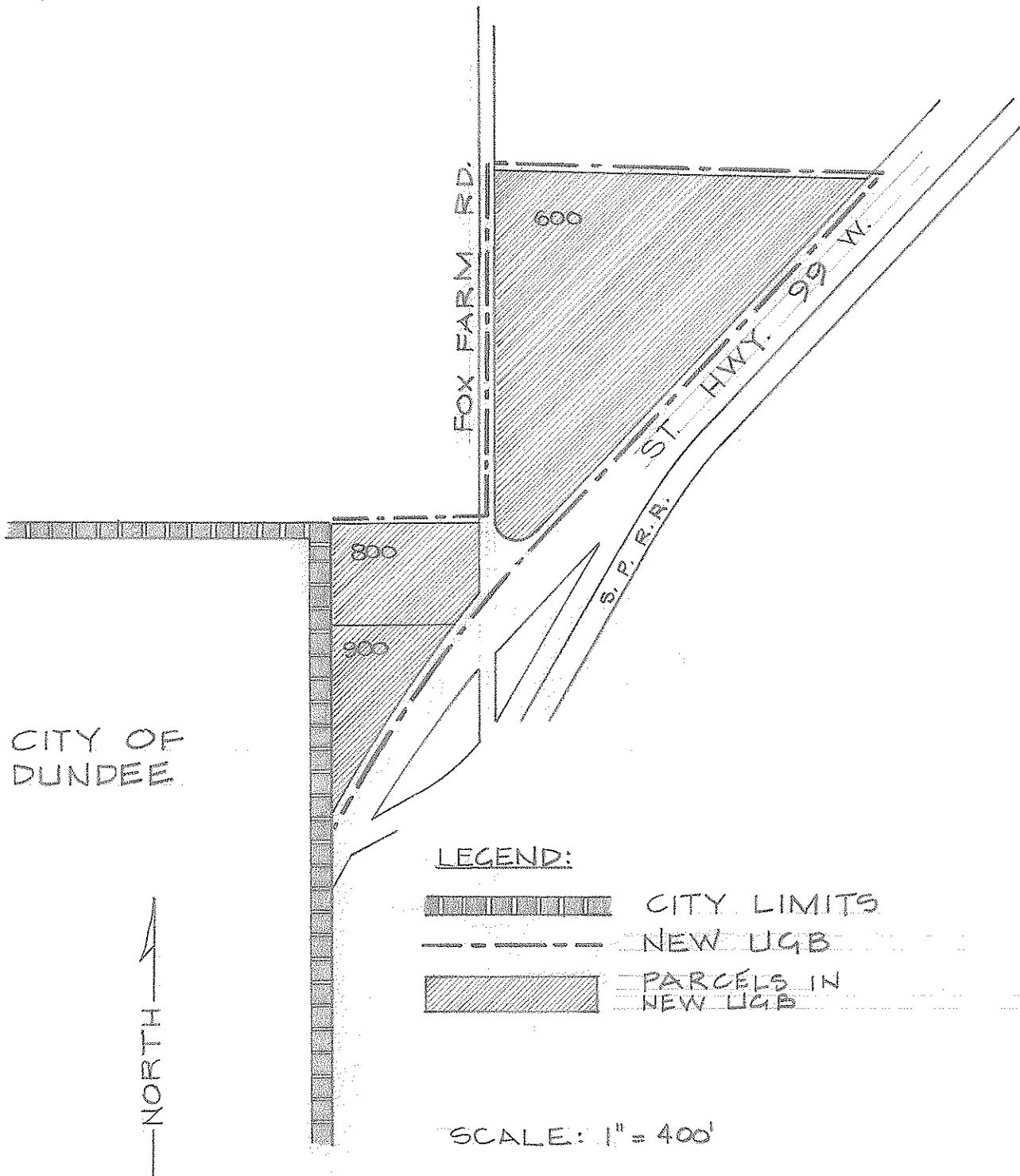
COMPREHENSIVE PLAN AMENDMENT ADOPTED BY THE
YAMHILL COUNTY BOARD OF COMMISSIONERS

March 25, 1987

TO CHANGE THE URBAN GROWTH BOUNDARY
OF THE CITY OF DUNDEE
TO INCLUDE PARCELS

TAX LOT NO"S: 3325-600, 800, 900

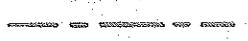
Docket: City - PA-1-86; County - PA-1-87



CITY OF DUNDEE

NORTH

LEGEND:

-  CITY LIMITS
-  NEW UGB
-  PARCELS IN NEW UGB

SCALE: 1" = 400'