

INDEXED

IN THE BOARD OF COUNTY COMMISSIONERS OF THE STATE OF OREGON

87-696

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 Lot 4520-100 to Make the )  
Entire Parcel Designated as AF-20 )  
by Authorizing an Amendment to the )  
Yamhill County Zoning Ordinance, )  
No. 310, 1982, requested by )  
Vanport Manufacturing, Inc. )

ORDINANCE No. 456

FILED  
YAMHILL COUNTY, OREGON  
1987 NOV 25 PM 3:54  
CHARLES STERN  
COUNTY CLERK  
TRUTH

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

WHEREAS, Tax Lot 4520-100, a 90 acre parcel, located approximately 7 miles west of the City of McMinnville, northeast of Peavine Road, in the northeast 1/4 of Section 20 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 November, 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, Vanport Manufacturing, Inc., pursuant to Section 303.01 (I) of the Yamhill County Zoning Ordinance, No. 310, 1982; and

WHEREAS, the entire 90 acre parcel was Plan-designated Agriculture/Forestry Large Holding; and

WHEREAS, Vanport Manufacturing, Inc. 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 63.8 acres of the parcel and the proposed adjustment will result in the remaining 26.2 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 4520-100 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 November, 1987, at McMinnville, Oregon.

ATTEST:

YAMHILL COUNTY BOARD OF COMMISSIONERS

CHARLES STERN  
County Clerk

By Elaine Pearcey  
Deputy ELAINE PEARCEY

APPROVED AS TO FORM BY:

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

David E. Bishop  
Chairman David E. Bishop

Ted Kopuszynski  
Commissioner Ted Kopuszynski

Donald D. Porter  
Commissioner Donald D. Porter

STAFF MEMORANDUM  
Board of Commissioners  
November 25, 1987 - 10:00 A.M.  
Room 32, Courthouse

Docket: Z-6-87  
Request: A request for a zone change from a EF-40/AF-20 to entirely AF-20 on a 90 acre parcel.  
Location: Approximately 7 miles west of the City of McMinnville on the northeast side of Peavine Road, Tax Lot 4520-100  
Applicant: Vanport Manufacturing, Inc.

#### Findings of Fact

1. The applicant has requested to change the zoning on the 90 acre subject property from an EF-40/AF-20 mix to entirely AF-20.
2. The entire 90 acre property is plan designated "Agriculture/Forestry Large Holding."
3. Approximately 63.8 acres of the subject property are zoned AF-20 and the remaining 26.2 acres are zone EF-40.
4. The proposed zone alignment will follow the existing property lines for the subject property and will result in a single zoning district for the property.
5. Notice of the requested zone change has been sent to surrounding property owners and published in a newspaper of general circulation.

#### Decision-Making Criteria

The Board of Commissioners decision must be based upon consideration of the criteria for a zone boundary adjustment as set forth in Section 303.01(I) of the Zoning Ordinance.

#### Conclusionary Findings

##### Approval

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

STAFF MEMORANDUM

Board of Commissioners

November 25, 1987 - 10:00 A. M.

Room 32, Courthouse

Page 2

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 boundary 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 71% of the property (63.8 out of 90 acres) 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 from the present EF-40/AF-20 mix to entirely AF-20, the boundary adjustment will result in a single zoning district for the entire property.

Recommendation

Based upon the findings of fact and conclusionary findings for approval, the staff recommends approval of the application.

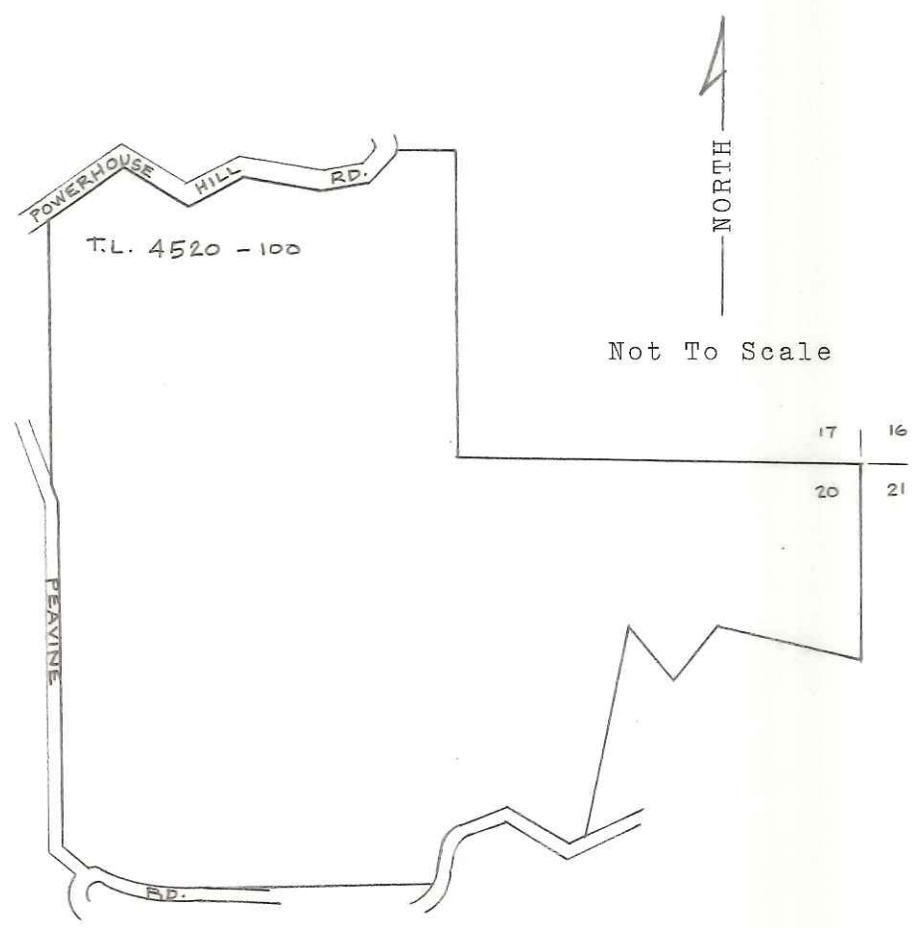
SKETCH MAP FOR OFFICIAL ZONING MAP AMENDMENT  
EXHIBIT "B" FOR ORDINANCE NO: 456  
ZONE CHANGE ADOPTED BY THE  
YAMHILL COUNTY BOARD OF COMMISSIONERS  
NOVEMBER 25, 1987



FILM 45 PAGE 2309

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

Applicant: Vanport Manufacturing, Inc.  
Address: P.O.Box 97, Boring, OR 97009  
Phone: (503) 663-4447  
Tax Lot No: 4520-100  
Docket No: Z-6-87



Change applies to entire portion of Tax Lot No: 4520-100

Sketch prepared by Yamhill County Department of Planning & Development.