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FILED
YAMHILL COUNTY, OREGON
1985 JAN 31 AM 10: 54
CHARLES STERN
COUNTY CLERK
_____ DEPUTY

IN THE BOARD OF COUNTY COMMISSIONERS OF THE STATE OF OREGON

85-44

FOR THE COUNTY OF YAMHILL

SITTING FOR THE TRANSACTION OF COUNTY BUSINESS

In the Matter of an Ordinance to Implement Planning Commission Resolution 85-01 Authorizing an Amendment to the Yamhill County Zoning Ordinance, No. 310, 1982, to Amend the Official Zoning Map on a Four Acre Portion of Tax	)	ORDINANCE NO. 400

10. At the present time, the County does not have a complete inventory of LI zoned and/or plan-designated lands within the County and outside of urban growth boundaries. However, a preliminary review of such lands indicates that there may be as many as 3 vacant LI zoned sites and another 3 vacant LI plan-designated sites. Although the preliminary review has not taken into consideration whether any of the "vacant" LI sites are available for sale, the applicant has indicated that the only potentially available light industrial zoned property in the County is either in parcels too large for the applicant's use requirements or the property is only available on a lease or rental basis.

11. The following public agency comments have been received:

    a) Dayton Fire Chief - No conflicts with the rural district's interests.

    b) County Sanitarian - Due to the adversity of the soils, the LI zone would be a more practical designation, especially with the incorporation of holding tank potential.

    c) Director of Public Works - No conflicts with the Department's interests. A change in the access use may require a change in the access off the State Highway.

12. The Dayton PAC reviewed the request at its meeting of December 13, 1984 and voted unanimously to recommend approval of the request.

Conclusionary Findings

Approval

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

1. The proposal is consistent with the Comprehensive Plan as follows:

    a. The County economic development goal provides for maintaining a rate and pattern of economic growth sufficient to prevent high levels of unemployment and underemployment and to strengthen local economic bases. Approval of the request will allow an existing business to expand and continue to provide employment and economic benefits to the area.

    b. County policies encourage small-scale industries as viable alternatives to larger, conventional enterprises. Approval of the request will allow a relatively small-scale manufacturing business to expand and to continue in business.

    c. In that the truss manufacturing operation is an on-going use, the proposed rezone to LI to accommodate the use will not require the extension of urban services to the site.

2. In that the request pertains to property with an on-going industrial use and because approval of the request will allow the landowner to expand the operation and will enhance the landowner's ability to obtain financing to make needed improvements to the business, there is an existing demonstrable need for the proposed amendment.

3. The requested amendment is timely considering that the application pertains to property that is currently utilized for small-scale, light industrial purposes. Further, in that the applicant has made 2 previous land use applications on the property since 1982 and because these permits have placed limitations on the operation and potential expansion of the manufacturing business, the requested amendment is needed at this time.

4. The applicant has indicated that existing vacant LI zoned lands have been considered; however, they are either unavailable for sale or are not suitable for the applicant's proposed uses due to the large size of the properties. Further, because the request pertains to a property with an existing industrial use, the subject property is the only practical site for the proposed amendment.

STAFF MEMORANDUM
YAMHILL COUNTY PLANNING DIRECTOR
January 21, 1985
Yamhill County Courthouse

Docket: PA-144-84/Z-264-84

Conclusionary Findings - Revised Exception

The following findings are made to take a revised exception to applicable resource goals:

A. The County resource goals should not apply to the subject property in that the site is located within Code Area 5.6 and was previously found to be committed to rural residential development and, therefore, was excepted. Further, amending the property to LI will have no greater impact on surrounding lands zoned for exclusive farm use in that the request pertains to an existing light manufacturing business that has operated for nearly 3 years on the site without apparent detriment to neighboring properties.

B. There are no areas in the County that can reasonably accommodate the use and that do not require a new exception, in that the request pertains to property with an on-going manufacturing operation and it is specifically the existence of this operation that has prompted the requested amendment.

C. The long-term environmental, economic, social and energy consequences, resulting from the use of the proposed site are not significantly more adverse than would typically result from this same proposal being located in other areas requiring an exception in that the subject site is already being used for light industrial purposes and will continue to be so used with or without a change in the land use designation.

D. The proposed use will be compatible with other adjacent land uses in that the request is merely to continue operation of the existing light manufacturing business on the site rather than to introduce new uses into the area. Further, the LI zone provisions require site design review prior to any new construction on the site and appropriate screening provisions, etc. be imposed through that process.

MB:jr

Exhibit "B"

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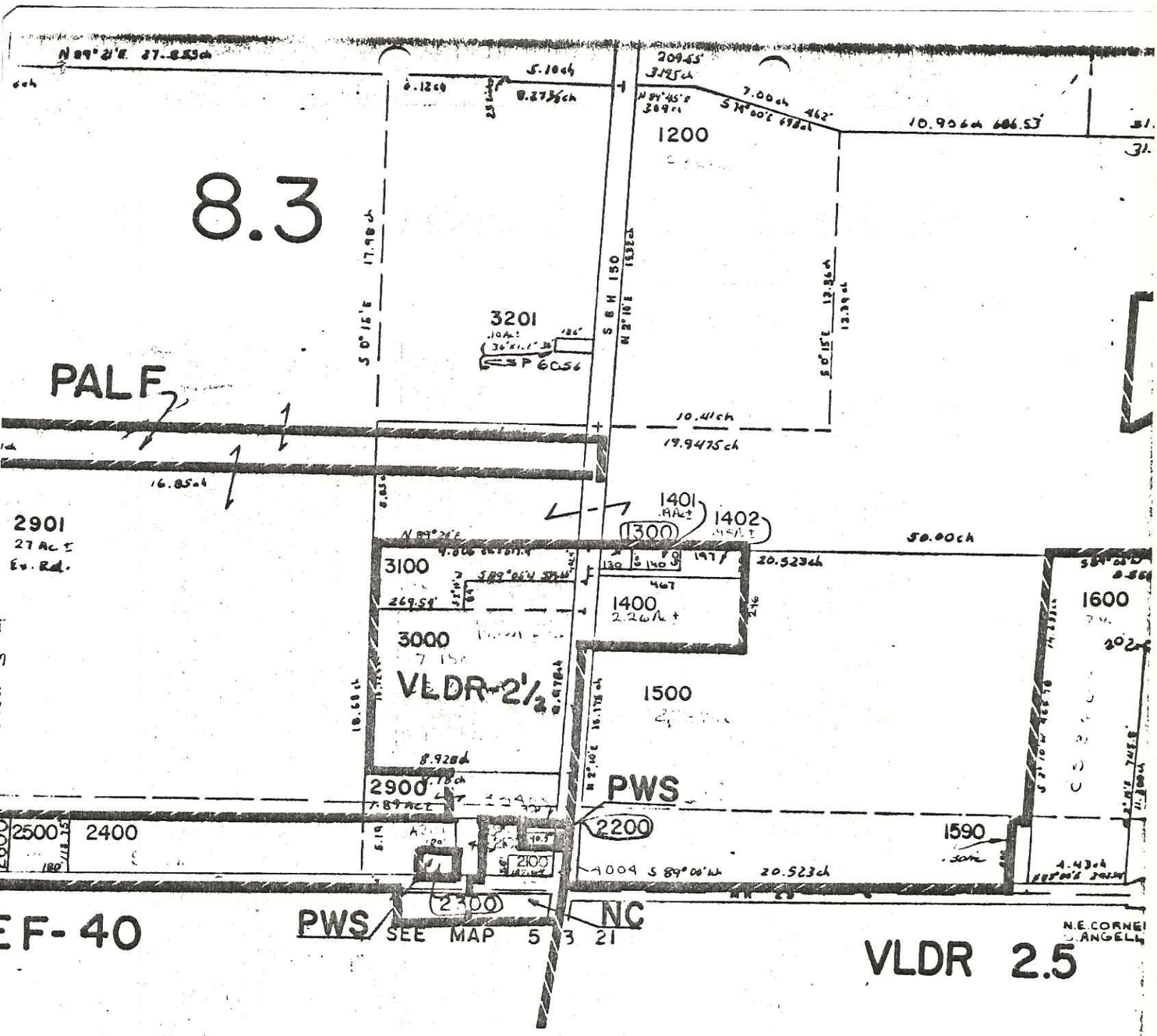

DOCKET No: PA-141-84/Z-264-84

APPLICANT: ADAM VILLANUEVA

TAX LOT No: 53.6 - 3000

Exhibit "B"