FILED
YAMHILL COUNTY, OREG
1985 FEB 22 PM 4:51
CHARLES STERN
COUNTY CLERK
DEPUTY

IN THE BOARD OF COUNTY COMMISSIONERS OF THE STATE OF OREGON

85-80

FOR THE COUNTY OF YAMHILL

SITTING FOR THE TRANSACTION OF COUNTY BUSINESS

In the Matter of an Ordinance to Adjust the Zoning Boundary on Tax Lot 3503-500 to Make the Entire Parcel Designated as AF-20, by Authorizing an Amendment to the Yamhill County Zoning Ordinance, No. 310, 1982 Requested by James Broxterman	)	ORDINANCE NO. 402

THE BOARD OF COMMISSIONERS OF YAMHILL COUNTY, OREGON (the Board) on the 13th day of February, 1985, sat for the transaction of County business in special session, Commissioners Ted Lopuszynski, Donald D. Porter and David E. Bishop being present.

WHEREAS, Tax Lot 3503-500, a 41.30 acre parcel, located approximately five miles west of the City of Yamhill, north of County Road No. 245 currently has a boundary line for EF-4 AF-20 zones running through it; and

WHEREAS, on the 6th day of February, 1985, a public heari was held before the Board on the question of whether to grant a zoning boundary readjustment to the owner of said tax lot, James E. Broxterman, pursuant to Section 303.01(I) of the Yamhill County Zoning Ordinance, No. 310, 1982; and

WHEREAS, the entire 41.30 acre parcel is Plan-designated Agriculture/Forestry Large Holding; and

WHEREAS, James E. Broxterman has applied to the Departmen of Planning and Development for readjustment of the boundary which would result in the parcel being zoned AF-20 in its entirety; and

WHEREAS, the subject parcel has been in the same ownershi since 1967; and

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

WHEREAS, the proposed readjustment would not reduce in an the predominent zoning on the subject property, in that the AF/20 district now accounts for 38 acres of the property and the proposed readjustment will result in the remaining 3.3 acres being zoned AF/20; and

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

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

EXHIBIT "A"

CONCLUSIONARY FINDINGS

Approval

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

1. The proposed zone boundary adjustment is consistent with the Comprehensive Plan Map designation existing on the parcel in that the "Agriculture/Forestry Large-Holding" designation is applicable to both the EF-40 and AF-20 zoning districts, and the proposed boundary adjustment will result in the entire parcel being zoned AF-20.

2. The proposed zone boundary adjustment will not reduce in area the predominant zoning district which exists on the subject parcel in that the AF-20 district now covers 92% of the subject parcel (38.0 out of 41.30 acres), and the proposed adjustment will result in the remaining 8% (3.30 out of 41.30 acres) now zoned EF-40 also being zoned AF-20.

3. The proposed zone boundary adjustment will result in the AF-20 zoning district boundaries following the existing property boundaries in that the subject 41.30 acre parcel will be zoned AF-20 exclusively.

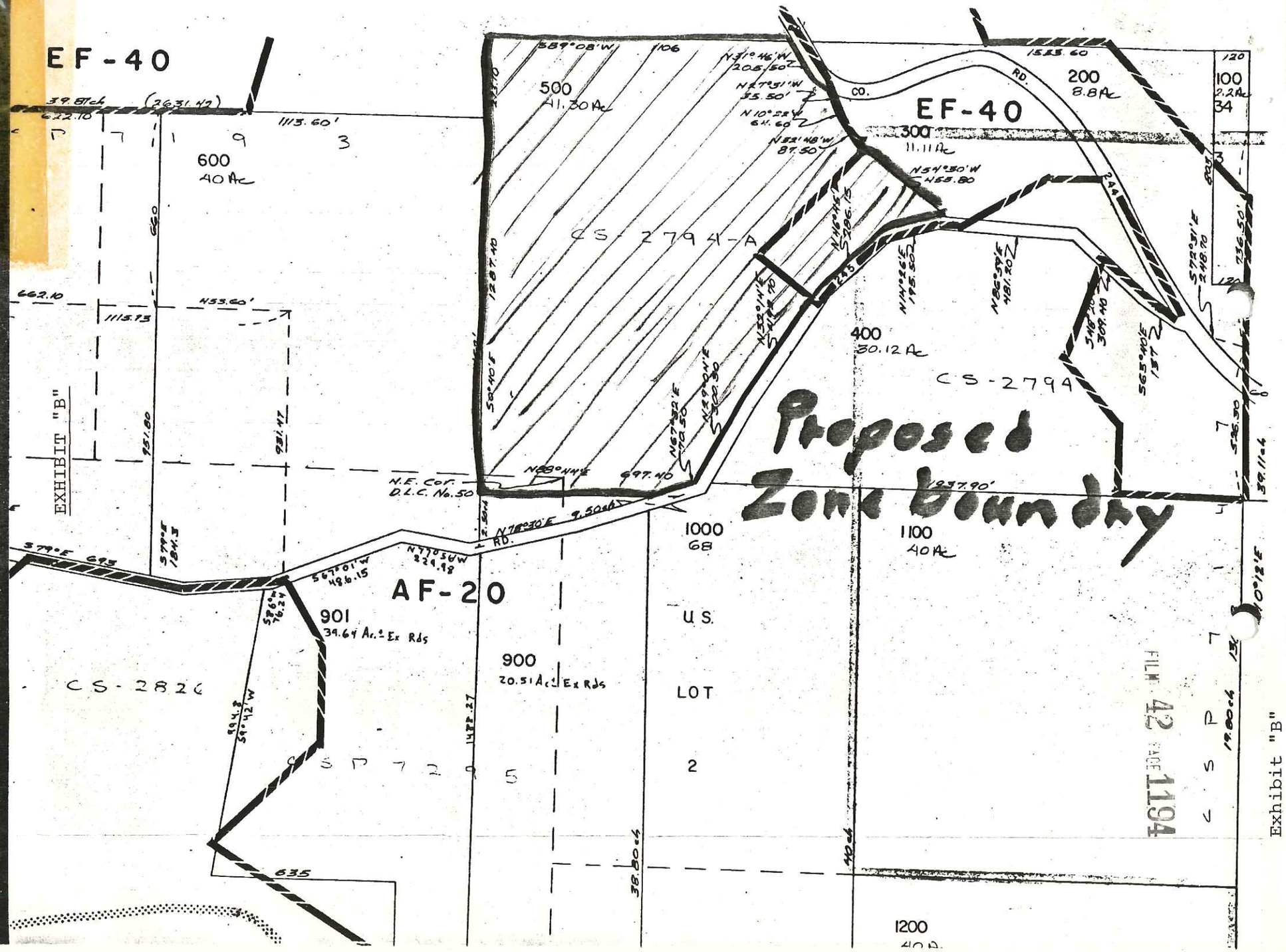
EF-40
EF-40
500
41.30 Ac
600
40 Ac
200
8.8 Ac
300
11.11 Ac
400
30.12 Ac
CS-2794-A
CS-2794
CS-2826
AF-20
901
39.64 Ac. ± Ex Rds
900
20.51 Ac. ± Ex Rds
1000
68
1100
40 Ac
1200
40 Ac
U.S.
LOT
2
EXHIBIT "B"
Proposed
Zone boundary
N.E. Cor.
D.L.C. No. 50
RD.
CO.
FILM 42 PAGE 1194

Exhibit "B"