

FILED  
YAMHILL COUNTY, OREGON  
1985 FEB 26 PM 3:57  
CHARLES STERN  
COUNTY CLERK  
*Charles Stern* DEPUTY

85-100 IN THE BOARD OF COUNTY COMMISSIONERS OF THE STATE OF OREGON  
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 4511-3800 to Make the )  
Entire Parcel Designated as AF-20 ) ORDINANCE NO. 404  
by Authorizing an Amendment to the )  
Yamhill County Zoning Ordinance, )  
No. 310, 1982, requested by Lloyd )  
and Edna Morse )

THE BOARD OF COMMISSIONERS OF YAMHILL COUNTY, OREGON (the Board) on the 20th day of February, 1985, sat for the transaction of County business in special session, Commissioners Ted Lopuszynki, Donald D. Porter and David E. Bishop being present.

WHEREAS, Tax Lot 4511-3800, a 131.4 acre parcel, located approximately 4 miles northwest of the City of McMinnville, north of Baker Creek Road, in the southwest 1/4 of Section 11, 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 20th day of February, 1985, 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, Lloyd and Edna Morse, pursuant to Section 303.01(I) of the Yamhill County Zoning Ordinance, No. 310, 1982; and

WHEREAS, the entire 131.4 acre parcel was Plan-designated Agriculture/Forestry Large Holding; and

WHEREAS, Lloyd and Edna Morse have 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 88.6 acres of the parcel and the proposed adjustment will result in the remaining 42.8 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 4511-3800 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 20th day of February, 1985, 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. Garrettson  
for DARYL S. GARRETTSON  
County Counsel

Ted Lopuszynski  
Chairman TED LOPUSZYNSKI

Date: 2-20-85

Donald D. Porter  
Commissioner DONALD D. PORTER

Date: 2/20/85

David E. Bishop  
Commissioner DAVID E. BISHOP

Date: 2-20-85

Findings of Fact

1. The applicant has requested to change the zoning on the 131.4 acre subject property from EF-40/AF-20 mixture to entirely AF-20.
  2. The entire 131.4 acre property is Plan-designated "Agriculture/Forestry Large Holding.
  3. Approximately 88.6 acres of the property are zoned AF-20 and the remaining 42.8 acres are zoned EF-40.
  4. The proposed zone alignment will follow Baker Creek Road, which serves as the southern-most boundary line of the subject property. The zone alignment will result in the property being zoned AF-20 in its entirety.
  5. Notice of the requested zone change has been sent to surrounding property owners and published in a newspaper of general circulation.
  6. The applicant has owned the property since 1961.
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Conclusionary FindingsApproval

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

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 covers 67% of the property (88.6 out of 131.4 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 its present EF-40/AF-20 mix to completely AF-20, the boundary adjustment will follow existing property lines and will result in a single zoning district for the entire property.
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SKETCH PLAN FOR OFFICIAL ZONING MAP AMENDMENT

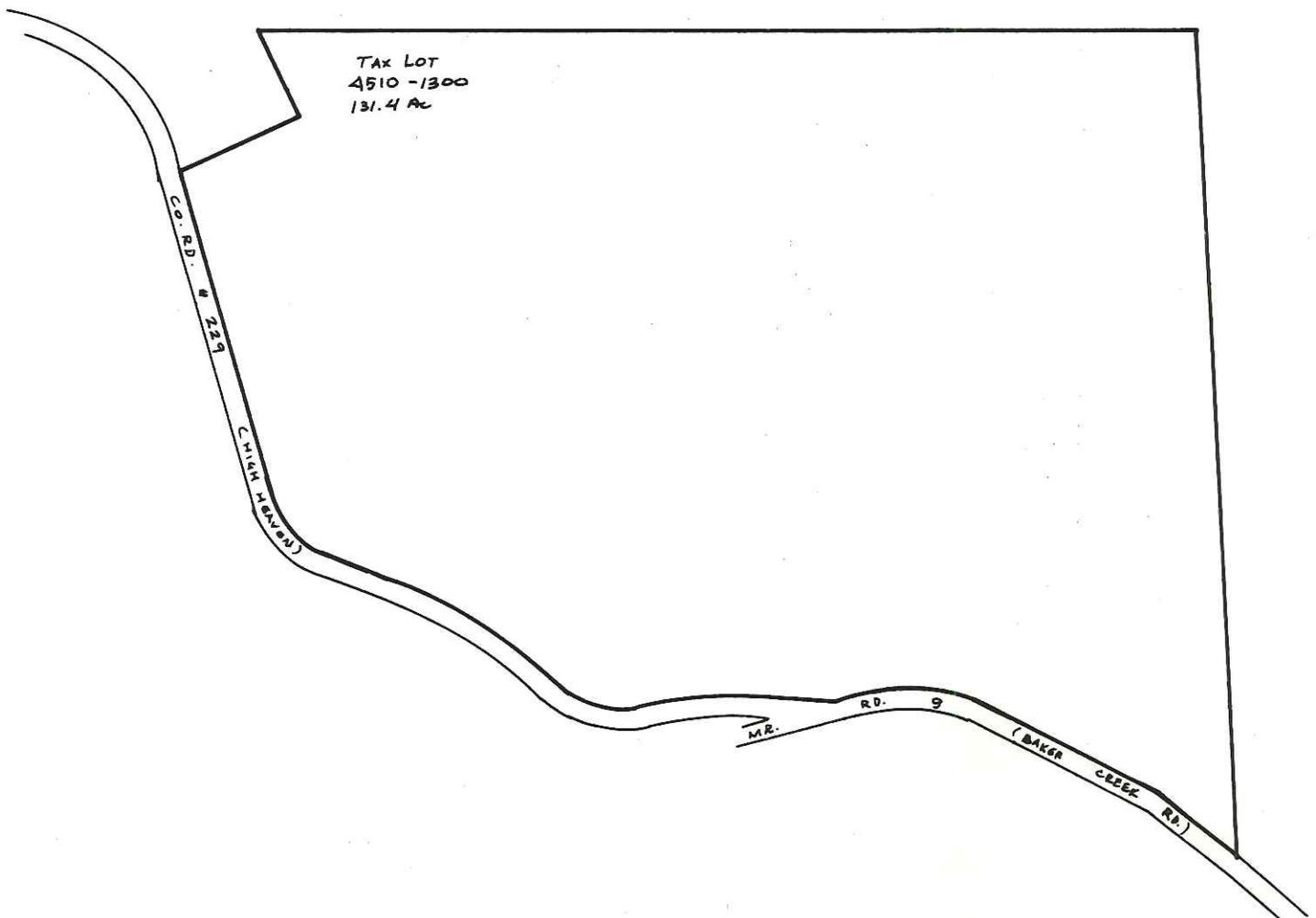
EXHIBIT "B"

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

FILM 42 PAGE 1213

Applicant: Lloyd and Edna Morse  
Address: Rt. 2, Box 350  
McMinnville, OR 97128  
Phone: 472-7733  
Tax Lot No.: 4510-1300, 4511-3800  
Docket No.: Z-2-85

Scale: 1" = 400'



Change applies to entire portion of tax lot 4510-1300 & 4511-3800.

Sketch prepared by Yamhill County Department of Planning & Development.