

INDEXED

IN THE BOARD OF COUNTY COMMISSIONERS OF THE STATE OF OREGON

FOR THE COUNTY OF YAMHILL

85-201

SITTING FOR THE TRANSACTION OF COUNTY BUSINESS

FILED  
YAMHILL COUNTY, OREGON  
1985 APR 29 PM 3:56  
CHARLES STERN  
COUNTY CLERK  
Deputy

In the Matter of an Ordinance to )  
Adjust the Zoning Boundary of )  
Tax Lot 3307-400 to Make the )  
Entire Parcel Designated as AF-20 )  
by Authorizing an Amendment to the )  
Yamhill County Zoning Ordinance, )  
No. 310, 1982, requested by Rene )  
Senecaut. )

ORDINANCE NO. 405

THE BOARD OF COMMISSIONERS OF YAMHILL COUNTY, OREGON (the Board) on the 17th day of April, 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 3307-400, a 242 acre parcel, located approximately 4 miles northeast of the City of Carlton, south of Highway 240, in the North 1/2 of Section 7, Township 3 South, Range 3 West, currently has a boundary line for EF-40 and AF-20 zones running through it; and

WHEREAS, on the 10th day of April, 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, Rene Senecaut, pursuant to Section 303.01(I) of the Yamhill County Zoning Ordinance, No. 310, 1982; and

WHEREAS, the entire 242 acre parcel was Plan-designated Agriculture/Forestry Large Holding; and

WHEREAS, Rene Senecaut 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 179 acres of the parcel and the proposed adjustment will result in the remaining 63 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 3307-400 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 17th day of April, 1985, at McMinnville, Oregon.

ATTEST:

YAMHILL COUNTY BOARD OF COMMISSIONERS

CHARLES STERN  
County Clerk



By: Elaine Pearcey  
Deputy ELAINE PEARCEY

Ted Lopuszynski  
Chairman TED LOPUSZYNSKI

Date: 4-17-85

Donald D. Porter  
Commissioner DONALD D. PORTER

Date: 4-17-85

Approved as to form by:

Daryl S. Garrettson  
DARYL S. GARRETTSON  
County Counsel

David E. Bishop  
Commissioner DAVID E. BISHOP

Date: 4-17-85

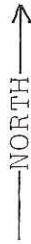
Conclusionary FindingsApproval

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

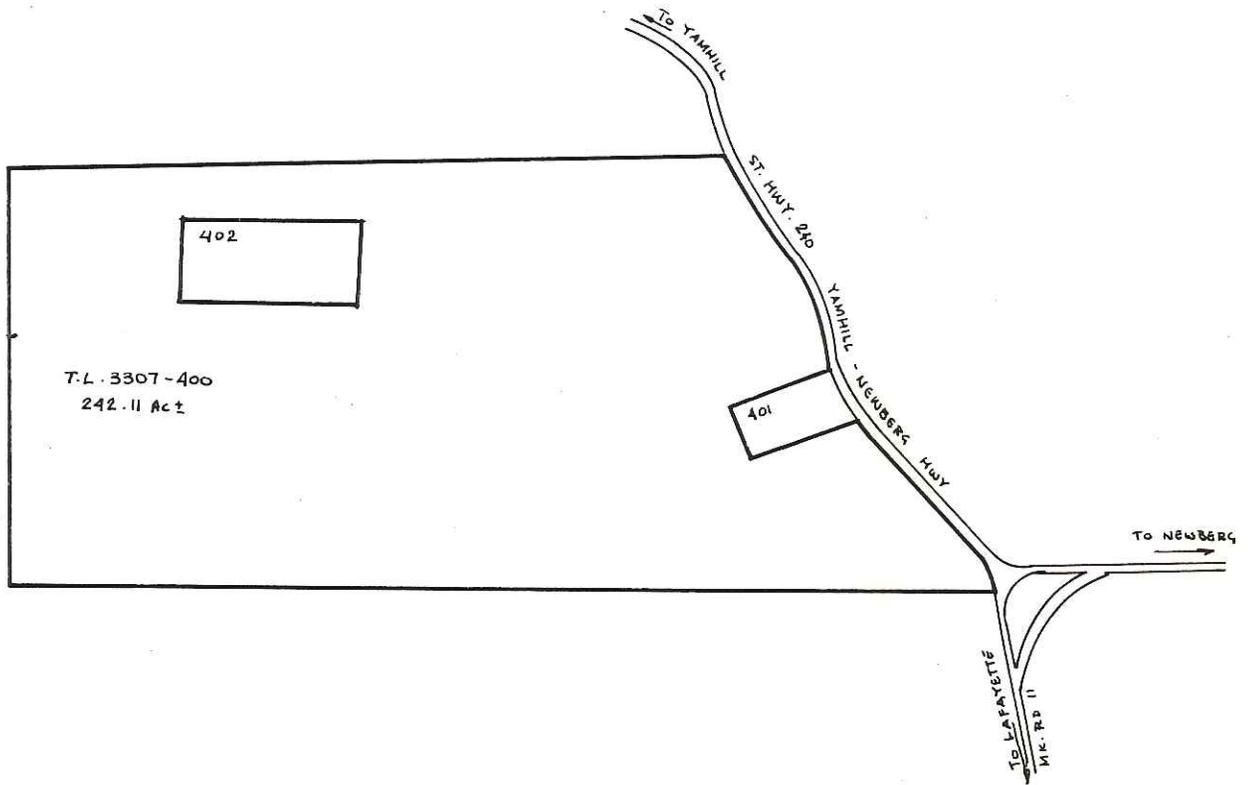
1. In that the Comprehensive Plan Map designation for the entire property is "Agriculture/Forestry Large Holding" and because this plan designation applies to both the EF-40 and AF-20 Districts, the proposed boundary adjustment to make the entire property zoned AF-20 is consistent with the Comprehensive 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 74% of the property (179 out of 242 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.

SKETCH PLAN FOR OFFICIAL ZONING MAP AMENDMENT 42 PAGE 1755  
EXHIBIT "B"  
TO CHANGE THE OFFICIAL ZONING MAP  
FROM "EF-40" TO "AF-20"

Applicant: Rene Senecaut  
Address: Rt. 3, Box 478  
Newberg, OR 97132  
Telephone: 538-4490  
Tax Lot No.: 3307-400  
Docket No.: Z-3-85



Scale: 1" = 1000'



Change Applies to Entire Portion of Tax Lot 3307-400.  
Sketch prepared by Yamhill County Department of Planning  
& Development.