

FILED  
YAMHILL COUNTY, OREGON  
1985 OCT 24 AM 9:28  
CHARLES STERN  
COUNTY CLERK

IN THE BOARD OF COUNTY COMMISSIONERS OF THE STATE OF OREGON

85-705

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 2512-301 to Make the )  
Entire Parcel Designated as AF-20 )  
by Authorizing an Amendment to the )  
Yamhill County Zoning Ordinance, )  
No. 310, 1982, requested by David )  
Chrysler. )

ORDINANCE NO. 420

THE BOARD OF COMMISSIONERS OF YAMHILL COUNTY, OREGON (the Board) on the 23rd day of October, 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 2512-301, a 40 acre parcel, located approximately 7 miles northwest of the City of Yamhill, south of Ford Road, in the NW $\frac{1}{4}$  of Section 12, Township 2 South, Range 5 West, currently has a boundary line for EF-40 and AF-20 zones running through it; and

WHEREAS, on the 23rd day of October, 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, David Chrysler, pursuant to Section 303.01(I) of the Yamhill County Ordinance, No. 310, 1982; and

WHEREAS, the entire 40 acre parcel was Plan-designated Agriculture/Forestry Large Holding; and

WHEREAS, David Chrysler 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 24 acres of the parcel and the proposed adjustment will result in the remaining 16 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 ORDANIED BY THE BOARD:

Section 1. The Official Zoning Map of Yamhill County be and hereby is amended to designate the zoning on Tax Lot 2512-301 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 23rd day of October, 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: 10-23-85

Donald D. Porter  
Commissioner DONALD D. PORTER

Date: 10/23/85

Approved as to form by:

Daryl S. Garrettson  
DARYL S. GARRETTSON  
County Counsel

David E. Bishop  
Commissioner DAVID E. BISHOP

Date: 10-23-85

Docket: Z-8-85  
Request: An amendment to the Yamhill County Zoning Ordinance, No. 310, 1982 to change the official zoning map from EF-40/AF-20 to entirely AF-20 on a 40 acre parcel in an area designated "Agriculture/Forestry Large Holding" on the Comprehensive Plan map and presently zoned EF-40/AF-20.  
Location: Approximately seven (7) miles Northwest of the City of Yamhill, South of Ford Road, in the NW $\frac{1}{4}$  of Section 12, T3S-R5W, Tax Lot 2512-301.  
Applicant: David Chrysler

Findings of Fact

1. The applicant has requested to change the zoning on the 40 acre subject property from EF-40/AF-20 to entirely AF-20.
2. The entire 40 acre property is Plan designated "Agriculture/Forestry Large Holding."
3. Approximately 24 acres of the property are zoned AF-20 and the remaining 16 acres are zoned EF-40.
4. The proposed zone alignment will follow existing property lines and will result in the property being zoned AF-20 in its entirety.
5. The property is in single-ownership and was in single-ownership at the date of adoption of the Zoning Ordinance.
6. 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  
Yamhill County Board of  
Commissioners  
October 23, 1985  
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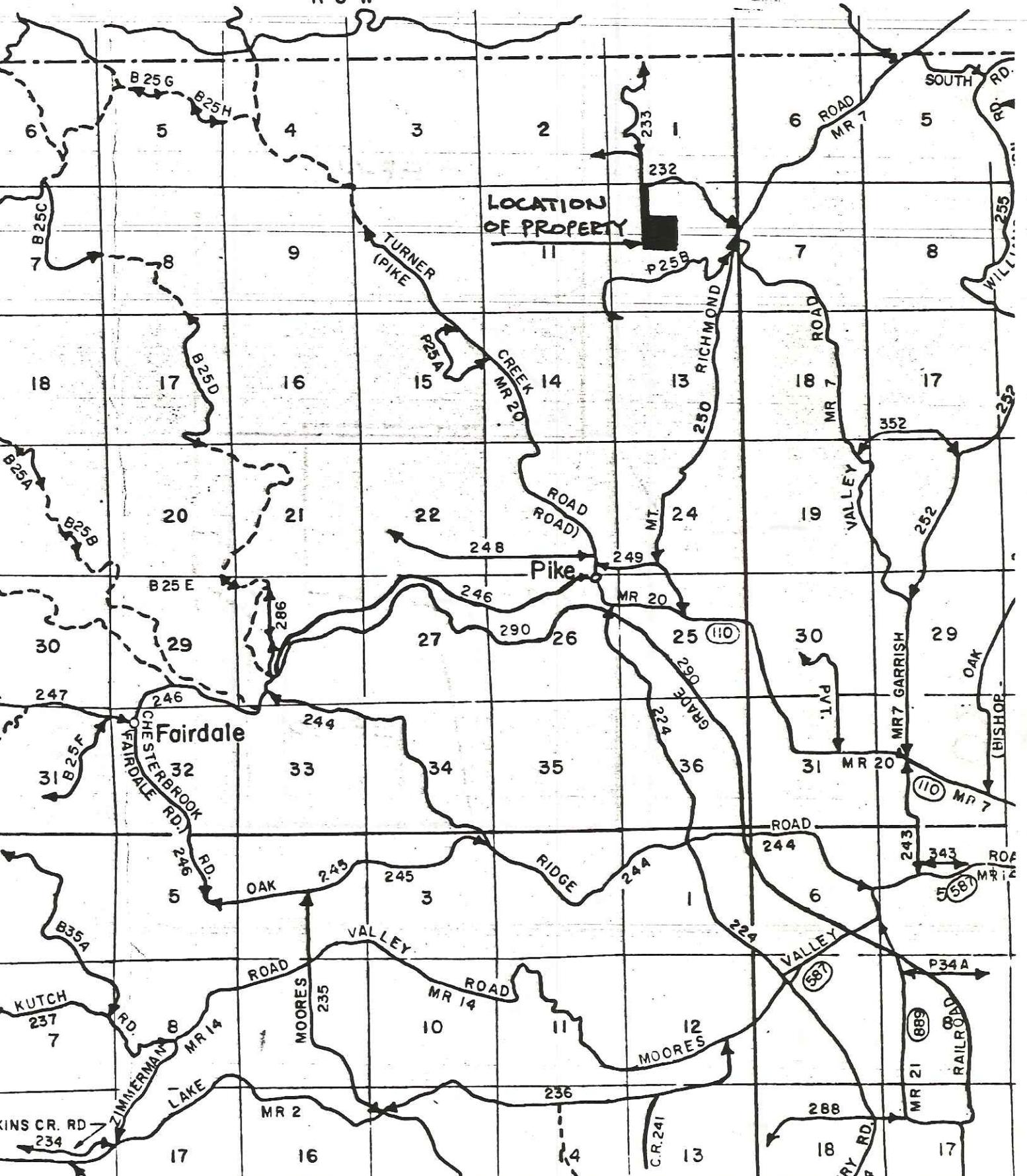
1. In that the Comprehensive Plan Map designation for the entire property is "Agriculture/Forestry Large Holding" and because this plan designation applies to both the EF-40 and AF-20 Districts, the proposed boundary adjustment to make the entire property zoned AF-20 is consistent with the Comprehensive 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 60% of the property (24 out of 40 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.

Recommendation

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

COUNTY

R 5 W



Z-8-85

1" = 400'

Film 43 Page 905

DAVID CHRYSLER

2512 - 300

SEE SEC 2 5 01

N 89° 20' W 258.06  
N 60° 17' W 229.92  
N 85° 25' W 227.30

