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FILED  
YAMHILL COUNTY, OREGON  
1986 MAR 12 PM 3:17  
CHARLES STERN  
COUNTY CLERK  
DEPUTY

IN THE BOARD OF COUNTY COMMISSIONERS OF THE STATE OF OREGON

FOR THE COUNTY OF YAMHILL

86-110

SITTING FOR THE TRANSACTION OF COUNTY BUSINESS

In the Matter of an Ordinance to )  
Adjust the Zoning Boundary of Tax )  
Lot 2425-1600 to Make the Entire )  
Parcel Designated as AF-20 by )  
Authorizing an Amendment to the )  
Yamhill County Zoning Ordinance, )  
No. 310, 1982, requested by )  
George Paola. )

ORDINANCE NO. 427

THE BOARD OF COMMISSIONERS OF YAMHILL COUNTY, OREGON (the Board) on the 12th day of March, 1986, sat for the transaction of County business in special session, Commissioners Donald Porter, Ted Lopuszynski, and David Bishop being present.

WHEREAS, Tax Lot 2425-1600, a 40.47 acre parcel, located approximately 4 miles Northeast of the City of Yamhill, fronting Laughlin Road in the Southeast 1/4 of Section 25, Township 2 South, Range 4 West, currently has a boundary line for EF-40 and AF-20 zones running through it; and

WHEREAS, on the 12th day of March, 1986, 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, George Paola, pursuant to Section 303.01(I) of the Yamhill County Zoning Ordinance, No. 310, 1982; and

WHEREAS, the entire 40.47 acre parcel was Plan-designated Agriculture/Forestry Large Holding; and

WHEREAS, George Paola, 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 32.37 acres of the parcel and the proposed adjustment will result in the remaining 8.1 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 2425-1600 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 12th day of March, 1986, at McMinnville, Oregon.

ATTEST:

YAMHILL COUNTY BOARD OF COMMISSIONERS

CHARLES STERN  
County Clerk

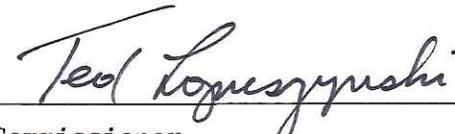
  
Chairman

By:   
Deputy ELAINE PEARCEY

  
Commissioner

APPROVED AS TO FORM BY:

  
JOHN GRAY  
County Counsel

  
Commissioner

Docket: Z-1-86  
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 40.47 acre parcel in an area designated "Agriculture/Forestry Large Holding" on the Comprehensive Plan map and presently zoned EF-40/AF-20.  
Location: Approximately 4 miles NE of the City of Yamhill, fronting Laughlin Rd, in the SE $\frac{1}{4}$  of Section 25, T2S-R4W, Tax Lot 2425-1600.  
Applicant: George Paola

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 40.47 acre property is Plan designated "Agriculture/Forestry Large Holding."
3. Approximately 32.37 acres of the property are zoned AF-20 and the remaining 8.1 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 has been in the present ownership since 1960.
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;

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 80% of the property (32.37 out of 40.47 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.

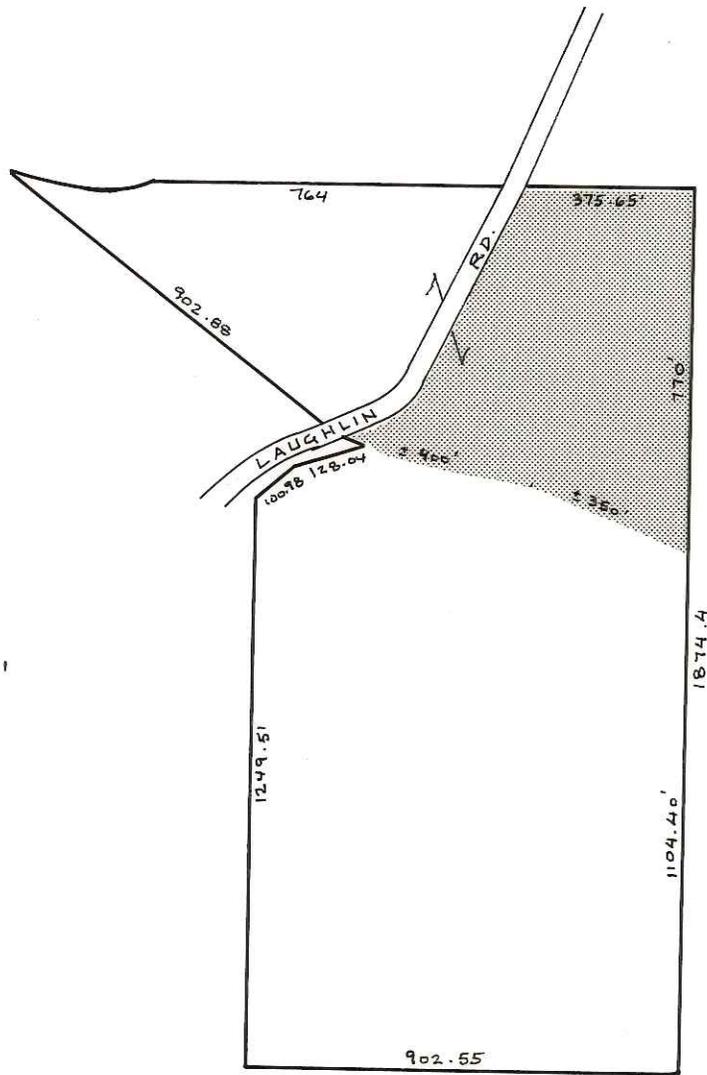
SKETCH PLAN FOR OFFICIAL ZONING MAP AMENDMENT  
EXHIBIT "B"

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

Applicant: George Paolo  
Address: 20650 NE Laughlin Rd.  
Yamhill, OR 97148  
Telephone: 662-3542  
Tax lot no.: 2425-1600  
Docket no.: Z-1-86

NORTH

Scale: 1" = 400'



Change applies to shaded portion of tax lot 2425-1600.  
Sketch prepared by Yamhill County Department of Planning and  
Development.