

THE BOARD OF COUNTY COMMISSIONERS OF THE STATE OF OREGON

84-431

FOR THE COUNTY OF YAMHILL

SITTING FOR THE TRANSACTION OF COUNTY BUSINESS

In the Matter of an Ordinance to)
Amend the Yamhill County Compre-)
hensive Plan of 1974 and to Include)
Approximately Three Acres of Tax Lot)
5633-700 Within the City of Sheridan)
Urban Growth Boundary)
ORDINANCE NO. 385

THE BOARD OF COMMISSIONERS OF YAMHILL COUNTY, OREGON (the Board) on the 1st day of August, 1984, sat for the transaction of County business, in regular session, Commissioners David E. Bishop, Ted Lopuszynski and Robin J. Hamblet being present.

WHEREAS, the Board enacted Ordinance No. 62 on the 25th day of September, 1974, adopting the Yamhill County Comprehensive Plan; and

WHEREAS, the Board adopted the Comprehensive Plan and Urban Growth Boundary (UGB) of the City of Sheridan on the 20th day of June, 1979, by Ordinance No. 211; and

WHEREAS, LCDC acknowledged Sheridan's Comprehensive Plan on July 10, 1980; and

WHEREAS, Taylor Lumber Company has made joint application to Yamhill County and the City of Sheridan to obtain an amendment of the Yamhill County Comprehensive Plan to amend the Sheridan Urban Growth Boundary (hereinafter "UGB") to include a three (3) acre portion of Tax Lot 5633-700 south of West Main Street and east of Rock Creek within the Sheridan UGB, in order to construct corporate headquarters adjacent to Taylor Lumber Company operations; and

WHEREAS, on June 4, 1984, the Sheridan Planning Advisory Committee unanimously recommended in favor of said amendment to the UGB; and

WHEREAS, Section VI (1) of the Intergovernmental Agreement between the City of Sheridan and Yamhill County states that UGB amendments shall be reviewed at a joint public hearing of the Sheridan Planning Commission and the Yamhill County Planning Commission; and

WHEREAS, a joint public hearing was held on June 21, 1984, and each Planning Commission recommended approval of the proposed UGB amendment; and

WHEREAS, on July 25, 1984, a public hearing was held before the Board on the question of whether to approve said amendment and the Board voted unanimously to approve said amendment, based upon the conclusionary findings set forth in the attached Exhibit "A", said findings attached hereto and incorporated herein by this reference, said amendment area being more particularly identified in the attached Exhibit "B", attached hereto and incorporated herein by this reference; NOW THEREFORE,

THE YAMHILL COUNTY BOARD OF COMMISSIONERS HEREBY ORDAINS AS FOLLOWS:

Section 1. The Urban Growth Boundary of the City of Sheridan is hereby amended to include the three acre portion of Tax Lot 5633-700 as identified on the attached Exhibit "B" based upon the conclusionary findings set forth in the attached Exhibit "A", incorporated herein by this reference.

Section 2. This Ordinance shall be effective upon passage of a Resolution by the City of Sheridan accepting such property within its Urban Growth Boundary.

Section 3. This Ordinance being necessary for the health, safety and welfare of Yamhill County and the Board having declared an emergency to exist, it shall be effective upon passage hereof.

APPROVED this 1st day of August, 1984, at McMinnville, Oregon.

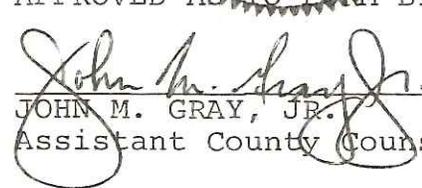
ATTEST:

YAMHILL COUNTY BOARD OF COMMISSIONERS

CHARLES STEIN
County Clerk

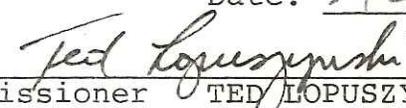
By: 
Deputy ELAINE PEARCEY

APPROVED AS TO FORM BY:

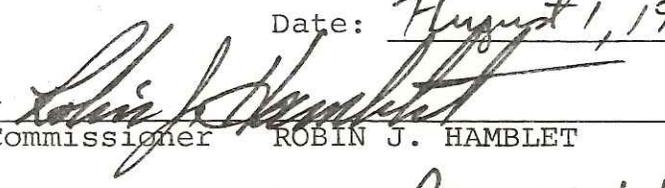

JOHN M. GRAY, JR.
Assistant County Counsel


Chairman DAVID E. BISHOP

Date: August 1, 1984


Commissioner TED LOPUSZYNSKI

Date: August 1, 1984


Commissioner ROBIN J. HAMBLET

Date: AUGUST 1, 1984

CONCLUSIONARY FINDINGS

The applicant has throughly addressed the UGB amendment criteria and has provided the necessary justification to support the requested amendment. Therefore, the following **conclusionary findings for approval** are made in support of the request to include the three (3) acre subject property within the Sheridan UGB and to amend the Comprehensive Plan Map designation for the subject property from **Agriculture Forestry Large Holding** to **Commercial**:

1. The City of Sheridan's Comprehensive Plan data projects a commercial land need of 13 acres by the year 2000. The addition of the proposed commercial use to the UGB would add three acres of commercial land, resulting in a total acreage which is supported by the projected long-range population growth requirements.
2. Taylor Lumber Company is a major employer in the Sheridan area, with 180 employees at its pole treatment and sawmill operations in the West Main area. Continued operation of this industry is very important to the City's economy. Approval of the UGB amendment will provide for consolidation of Taylor Lumber Company's sawmill, pole treatment and corporate office functions. Additionally, the relocation of the company's existing corporate offices from Beaverton to Sheridan will result in the addition of 10 to 12 new jobs to the Sheridan economy.
3. As noted earlier, public facilities needed to serve this proposed office site are readily available. Utilization of the project site for urban uses promotes the orderly and economic provision of sewer and water services in the area by providing for the intensified use of existing facilities.
4. The proposed UGB amendment promotes the efficient use of land in the project area. The applicant has documented that the project site is poorly suited to agricultural use because of the difficulty of access and parcel configuration.

The location of the Taylor Lumber Company corporate offices across from the sawmill and treatment plant is an efficient use of the project site. As indicated by the applicant, management personnel would be conveniently located to the industrial operations yet sufficiently removed so that noise, dust and traffic generated by the industrial use would not conflict with the office use.

5. The proposed UGB amendment and development of the site would result in no significant environmental consequences. The development plan accommodates floodplain constraints by using an elevated pole foundation system.

There are no significant social or energy consequences related to the proposed UGB amendment. The proposed amendment will have a beneficial economic impact on the City. An additional 10 to 12 jobs will be created with the development of the new office. Additionally, spin-off economic benefits can be anticipated.

6. Although the project site contains primarily Class 1 soils, site conditions impose

limitations on use of the subject 3 acres for agricultural purposes. The subject property is bounded on the north by a steep bank along West Main Street, on the south by Rock Creek and the Yamhill River and on the west by Rock Creek. These geographic barriers severely limit the feasibility of using the three acres for agricultural production.

7. The proposed office use of the subject property will not significantly impact the agricultural use of nearby agricultural lands. **The proposed UGB amendment would follow a geographic boundary created by the South Yamhill River and Rock Creek.** This boundary will provide a natural separation between the office use and agricultural activities to the south and west.

8. The applicant has provided the facts and reasons to demonstrate that an exception to Goal 3 is justified (see pages 15-19 of Submittal). The applicant's facts and reasons are summarized below:
 - o Taylor Lumber Company has a specific need for a corporate office site which is in the immediate vicinity of existing plant operations.

 - o Land use conflicts would preclude the location of the corporate office on the existing industrial site north of West Main Street.

 - o There are no available commercially zoned properties in the West Main area.

 - o Office uses are not permitted in the City's Light Industrial Zone.

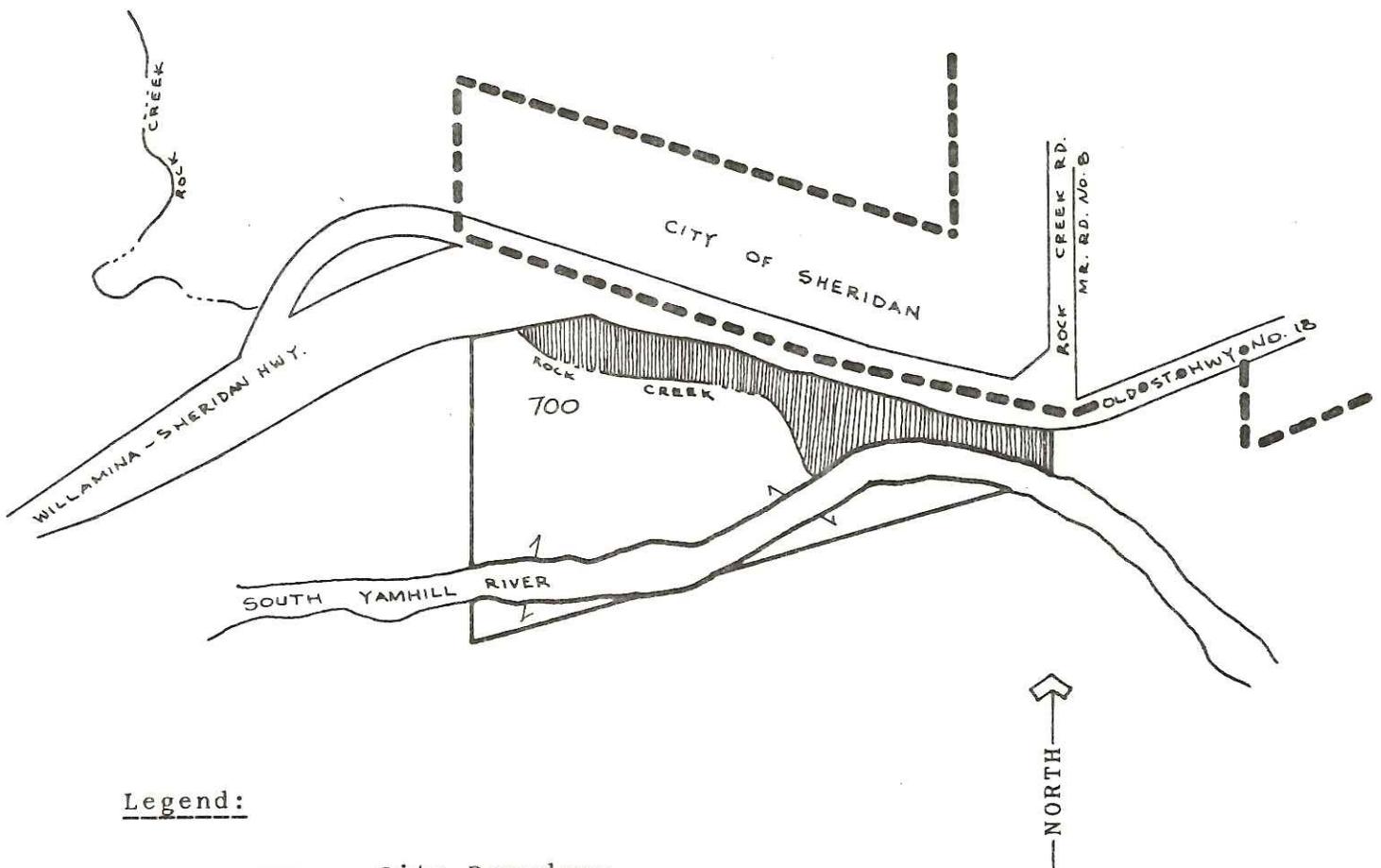
 - o Alternative sites were evaluated; however, there are no alternative sites available which can be feasibly used by Taylor Lumber Company for its corporate office site.

SKETCH PLAN FOR COMPREHENSIVE PLAN AMENDMENT
EXHIBIT "B" FOR ORDINANCE NO. 385
COMPREHENSIVE PLAN AMENDMENT ADOPTED BY THE
YAMHILL COUNTY BOARD OF COMMISSIONERS
August 1, 1984

TO CHANGE THE COMPREHENSIVE PLAN MAP DESIGNATION
TO CHANGE THE LOCATION OF THE
URBAN GROWTH BOUNDARY
FOR THE CITY OF SHERIDAN

Applicant: Taylor Lumber Co.
Tax Lot No.: 5633-700
Docket No.: PA-136-84/G-48-77A

Change applies to shaded portion of tax lot no. 5633-700



Legend:

- Site Boundary
- - - - - City Limits

Scale: 1" = 400'