

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF THE STATE OF OREGON

84-608

FOR THE COUNTY OF YAMHILL

SITTING FOR THE TRANSACTION OF COUNTY BUSINESS

FILED  
YAMHILL COUNTY, OREGON  
1984 OCT 24 PM 3:05  
CHARLES STEIN  
COUNTY CLERK

In the Matter of an Ordinance )  
Amending the Yamhill County )  
Comprehensive Plan, Ordinance )  
62, 1974, to Change the Plan )  
Map Designation on a 50.7 Acre )  
Parcel Known as Tax Lot 2413- )  
2000 to Agriculture/Forestry )  
Large Holding From Commercial )  
Forestry, Requested by Pub- )  
lishers Paper Company )

ORDINANCE NO. 393

THE BOARD OF COMMISSIONERS OF YAMHILL COUNTY, OREGON (the Board) on the 17th day of October, 1984, sat for the transaction of County business, in special session, Commissioners David E. Bishop, Ted Lopuszynski and Robin J. Hamblet being present.

WHEREAS, Section 6(4) of Ordinance 62, 1974, provides that an application for an amendment to the Yamhill Comprehensive Plan Map shall first be referred to the Yamhill County Planning Commission and the Planning Commission shall recommend approval or denial of said application to the Board of Commissioners; and

WHEREAS, Publishers Paper Corporation has filed an application with the Yamhill County Planning Department to change the Comprehensive Plan Map relating to the above-mentioned tax lot from Commercial Forestry to Agriculture/Forestry Small Holding; and

WHEREAS, on the 6th day of September, 1984, the Yamhill County Planning Commission held a public hearing relating to said request and was unable to reach a requisite majority in order to make a recommendation as to any amendment or denial thereof; and

WHEREAS, on the 3rd day of October, 1984, the Yamhill County Board of Commissioners held a public hearing to consider the application, and continued said hearing until the 17th day of October, 1984, for final decision; and

WHEREAS, on the 17th day of October, 1984, the Yamhill County Board of Commissioners voted to approve a change in the Comprehensive Plan Map designation on the 50.7 acre tract known as Tax Lot 2413-2000 from Commercial Forestry to Agriculture/Forestry Large Holding;

NOW THEREFORE, based upon and for the reasons set forth in the findings attached hereto, IT IS HEREBY ORDAINED by the Yamhill County Board of Commissioners as follows:

Section 1. That the Comprehensive Plan Map of Yamhill County be and hereby is amended to change the Plan Map designation on the certain 50.7 acre tract known as Tax Lot 2413-2000 from Commercial Forestry to Agriculture/Forestry Large Holding, consistent with and as set forth in the findings of the Yamhill County Board of Commissioners in the attached map.

Section 2. That the Comprehensive Plan of 1974 as amended by the Revised Goals and Policies of 1979 be and hereby is amended to incorporate the findings attached hereto.

Section 3. 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 immediately upon passage hereof.

DONE this 17th day of October, 1984, at McMinnville, Oregon.

ATTEST:

YAMHILL COUNTY BOARD OF COMMISSIONERS

CHARLES STERN  
County Clerk

By: Elaine Pearcey  
Deputy ELAINE PEARCEY

APPROVED AS TO FORM BY:  
Daryl S. Garrettson  
DARYL S. GARRETTSON  
County Counsel



David E. Bishop  
Chairman DAVID E. BISHOP  
Date: 10-22-84

Ted Lopuszynski  
Commissioner TED LOPUSZYNSKI  
Date: Oct 23, 1984

Robin J. Hamblet  
Commissioner ROBIN J. HAMBLET  
Date: 10/22/84

EXHIBIT "A"

FINDINGS

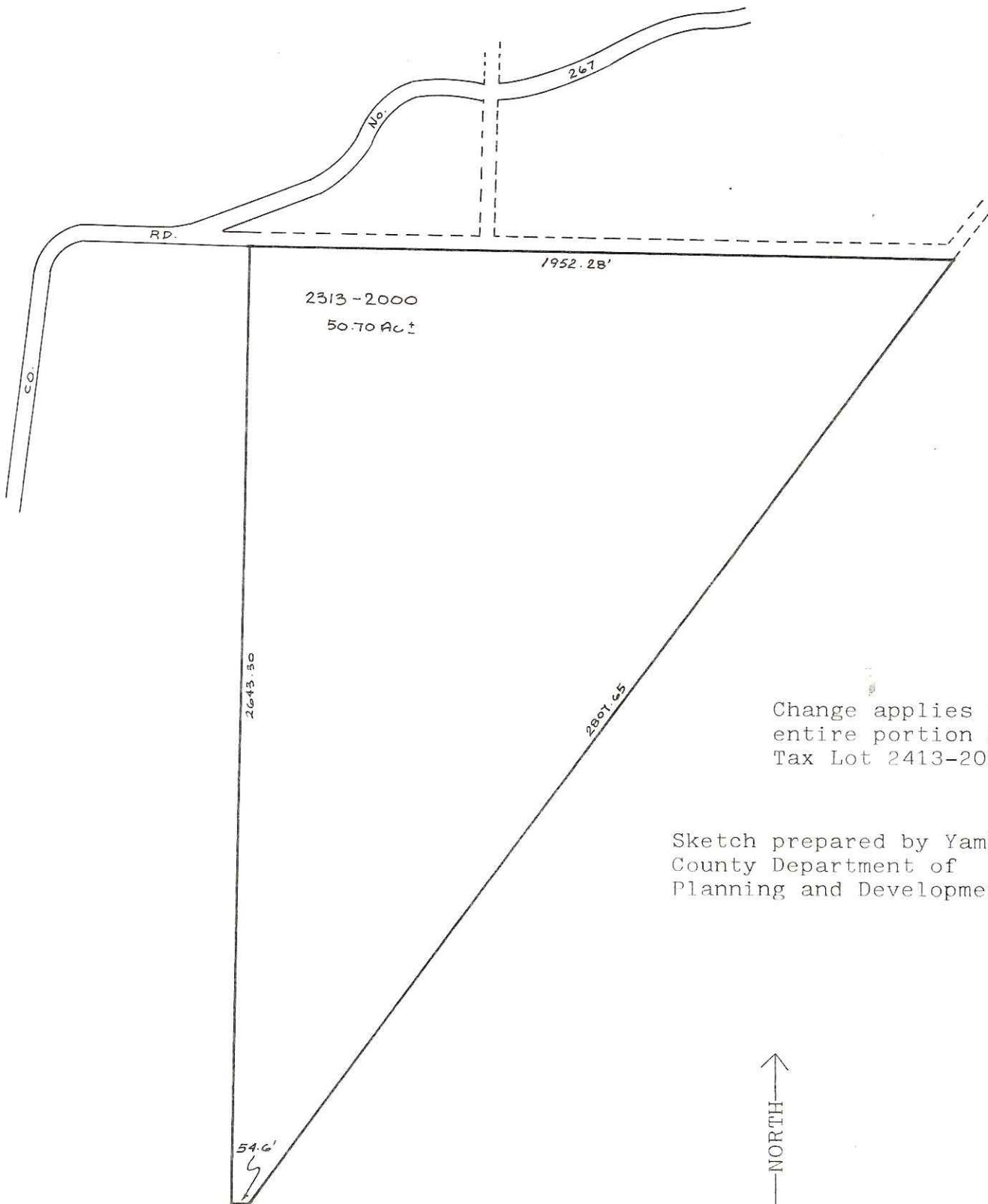
1. The Board finds that the amendment from CF/F-40 to AFLH/AF-20 is consistent with the goals and policies of the Comprehensive Plan in that:
  - a) Both the "Commercial Forestry" and "Agricultural/Forestry Large Holding" plan map designations are considered resource designations whose purposes are to conserve and maintain lands for both forestry and agricultural uses.
  - b) The goals and policies relating to agricultural lands and forest lands interrelate and generally apply to lands in both the "Commercial Forestry" and "Agriculture/Forestry Large Holding" plan map designations.
  - c) The AF-20 District is intended to designate large, generally contiguous areas as "Agricultural/Forestry Large Holding" lands in the Comprehensive Plan and on the Comprehensive Plan Map, for agricultural and forestry uses. The purpose of the AF-20 District is to preserve and maintain the production of crops, livestock and forest products as the dominant uses of these lands.
  - d) Lands adjacent to the subject property to the south and east are plan-designated "AFLH" and zoned AF-20. There are no CF/F-40 lands within 5+ miles of the subject property.
2. The Board finds that there is an existing need for the continued preservation of lands for timber production and further finds that the AFLH plan designation and AF-20 zoning district provide for the preservation of lands for timber production. In addition, the Board finds that amending the subject property from CF/F-40 to AFLH/AF-20 will permit continued timber production on the subject property and will bring the plan and zoning designations into conformity with the AFLH/AF-20 resource designations existing on adjacent lands.
3. The Board finds that the proposed amendment from CF/F-40 to AFLH/AF-20 is timely considering the existence of AFLH/AF-20 zoned properties to the south and east of the subject property and the absence of CF/F-40 land within 5+ miles of the subject property, considering that adjacent parcels are characterized by farm and forestry uses on parcels of 60 acres and smaller and rural residential uses on parcels of less than 15 acres, considering that the subject property is an isolated 50.7 acre tract located several miles from other lands owned by the applicant and, further considering that the AFLH/AF-20 designation is resource protective and will provide for the preservation of the property for continued forest production.
4. Although there are other lands in the County zoned AF-20, the Board finds that the subject property will be appropriately zoned AF-20 in that the subject property is an isolated tract of F-40 land over 5 miles from the nearest designated commercial forest lands and is presently surrounded by AF-10 lands to the north and west and AF-20 lands to the south and east and, therefore, rezoning of the property will make the zoning of the property consistent with zoning on surrounding lands and will allow for continued use of the property for timber production consistent with timber production ongoing on nearby parcels of less than 60 acres.

5. With regard to the previous "rollback" of the property from AFSH/AF-10 to CF/F-40, the Board finds that a failure to fully consider the appropriate resource designation was previously made during the County exception process in not amending the property to AFLH/AF-20 instead of CF/F-40 in that both of those designations are resource-oriented and both provide for the preservation of lands for timber production. The previous "rollback" to CF/F-40 was primarily based on the fact that the subject property was owned by a commercial timber company and it disregarded the surrounding land use pattern and the AFLH/AF-20 designation already in existence on adjacent properties and, therefore, the Board finds that the more appropriate designation for the subject property is AFLH/AF-20 rather than CF/F-40.

SKETCH PLAN FOR COMPREHENSIVE PLAN AMENDMENT  
SKETCH PLAN FOR OFFICIAL ZONING MAP AMENDMENT  
EXHIBIT "B"

TO CHANGE THE COMPREHENSIVE PLAN MAP DESIGNATION  
FROM "Commercial Forest"  
TO "Agriculture/forestry Large-Holding"  
TO CHANGE THE OFFICIAL ZONING MAP  
FROM "F-40" TO "AF-20"

Applicant: Publishers Paper Co.  
Address: 4000 Kruse Way Place  
Lake Oswego, OR 97039  
Phone: 635-9711  
Tax Lot No.: 2413-2000  
Docket No.: PA-142-84/Z-258-84



Change applies to  
entire portion of  
Tax Lot 2413-2000

Sketch prepared by Yamhill  
County Department of  
Planning and Development.



Scale: 1" = 400'