

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF THE STATE OF OREGON

84-609

FOR THE COUNTY OF YAMHILL

SITTING FOR THE TRANSACTION OF COUNTY BUSINESS

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

In the Matter of an Ordinance)
Authorizing Amendment to the)
Yamhill County Zoning Ordinance)
No. 310, 1982, on a 50.7 Acre)
Tract Known as Tax Lot 2413-2000,)
to Change the Zone Map Designation)
From F-40 to AF-20, Requested by)
Publishers Paper)

ORDINANCE NO. 394

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

WHEREAS, the above-named corporation filed an application with the Yamhill County Planning Department to change the zone map designation on a 50.7 acre parcel, requesting that the zone be changed from F-40 to AF-10 on that property known as Tax Lot 2413-2000; and

WHEREAS, on the 6th day of September, 1984, the Yamhill County Planning Commission held a public hearing and failed to reach a decision due to inability to secure the requisite number of votes; and

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

WHEREAS, the Yamhill County Board of Commissioners on the 17th day of October voted to change the zone map designation on the above-mentioned property from F-40 to AF-20;

NOW THEREFORE, based on the findings attached hereto, IT IS HEREBY ORDAINED by the Yamhill County Board of Commissioners as follows:

Section 1. That the Official Zoning Map of Yamhill County be and hereby is amended to reflect the change in zoning on the 50.7 acre parcel known as Tax Lot 2413-2000 to AF-20 from F-40, consistent with the findings of the Yamhill County Board of Commissioners attached hereto and by this reference incorporated herein.

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.

ATTEST:

CHARLES STERN
County Clerk

By: Elaine Pearcey
Deputy ELAINE PEARCEY

APPROVED AS TO FORM BY:

Daryl S. Garrettson
DARYL S. GARRETTSON
County Counsel

YAMHILL COUNTY BOARD OF COMMISSIONERS

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: 10/24/84

ORDINANCE 394

EXHIBIT "A"

FINDINGS

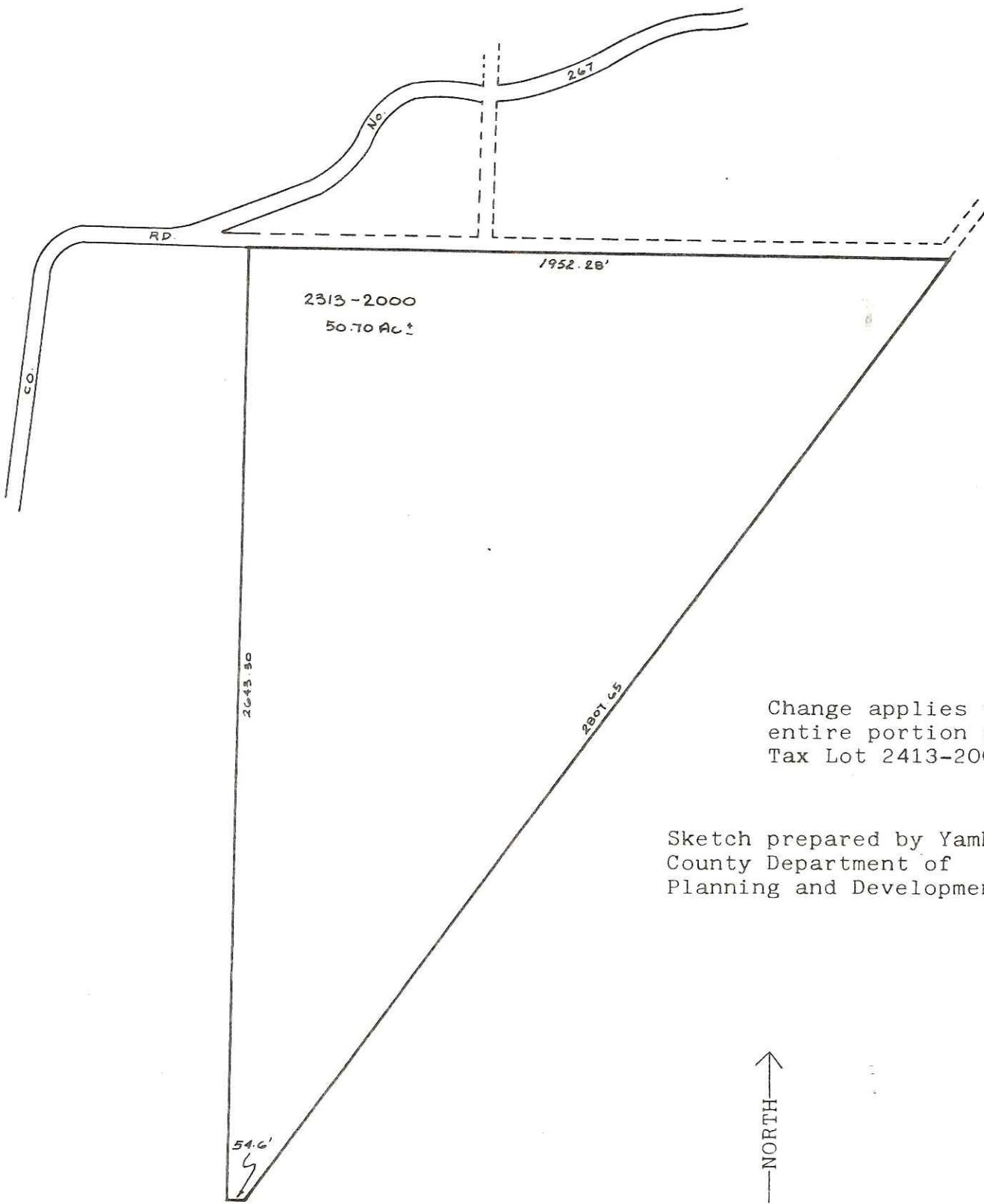
1. The Board finds that the amendment from CF/F-40 to AFLH/AF-20 is consistent with the goals and policies of the Comprehensive Plan in that:
 - a) Both the "Commercial Forestry" and "Agricultural/Forestry Large Holding" plan map designations are considered resource designations whose purposes are to 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



2413-2000
50.70 AC±

Change applies to
entire portion of
Tax Lot 2413-2000

Sketch prepared by Yamhill
County Department of
Planning and Development.



Scale: 1" = 400'