

file

IN THE BOARD OF COUNTY COMMISSIONERS OF THE STATE OF OREGON

FILED  
YAMHILL COUNTY, OREGON  
1984 DEC 17 AM 11:48

84-750 FOR THE COUNTY OF YAMHILL

SITTING FOR THE TRANSACTION OF COUNTY BUSINESS CHARLES STERN  
COUNTY CLERK

In the Matter of an Ordinance )  
to Adjust the Zoning Boundary of )  
Tax Lot 3511-1600 to Make the )  
Entire Parcel Designated as AF-20 )  
by Authorizing an Amendment to )  
the Yamhill County Zoning Ordinance, )  
No. 310, 1982, requested by Allen and )  
Evelyn Newby )  
ORDINANCE NO. 398  
DEPUTY

THE BOARD OF COMMISSIONERS OF YAMHILL COUNTY, OREGON (the Board) on the 12th day of December, 1984, sat for the transaction of County business in special session, Commissioners David E. Bishop, Ted Lopuszynski and Robin J. Hamblet being present.

WHEREAS, Tax Lot 3511-1600, a 73 acre parcel, located approximately 5 miles west of the City of Yamhill, northeast of Market Road 14 in the northeast 1/4 of Section 11, Township 3 South, Range 5 West, currently has a boundary line for EF-40 and AF-20 zones running through it; and

WHEREAS, on the 12th day of December, 1984, a public hearing was held before the Board on the question of whether to grant a zoning boundary readjustment to the owner of said Tax Lot, Allen and Evelyn Newby, pursuant to Section 303.01(I) of the Yamhill County Zoning Ordinance, No. 310, 1982; and

WHEREAS, the entire 73 acre parcel was Plan-designated Agriculture/Forestry Large Holding; and

WHEREAS, Allen and Evelyn Newby have applied to the Department of Planning and Development for readjustment 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 readjustment would not reduce in area the predominant zoning on the subject property in that the AF-20 District now consists of 41 acres of the parcel and the proposed readjustment will result in the remaining 32 acres being zoned AF-20; and

WHEREAS, the proposed boundary readjustment 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 3511-1600 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 December, 1984, at McMinnville, Oregon.

ATTEST:

YAMHILL COUNTY BOARD OF COMMISSIONERS

CHARLES STERN  
County Clerk  
By: Elaine Pearcey  
Deputy ELAINE PEARCEY



David E. Bishop  
Chairman DAVID E. BISHOP

Ted Lopuszynski  
Commissioner TED LOPUSZYNSKI

APPROVED AS TO FORM BY:

Daryl S. Garrettson  
DARYL S. GARRETTSON  
County Counsel

(not available for signature)  
Robin J. Hamblet  
Commissioner ROBIN J. HAMBLET

## Exhibit "A"

### 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 parcel is "Agriculture/Forestry Large Holding" and because this plan designation applies to both the EF-40 and AF-20 Districts and the proposed boundary adjustment to make the entire parcel zoned AF-20 is consistent with the Comprehensive Plan Map designation on the parcel.
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 56% of the subject property (41 out of 73 acres) and the proposed adjustment will result in the remainder of the 73 acre parcel also being zoned AF-20.
3. In that the parcel 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 parcel.

3 2 10 11 1900 1600 1500 1400 1300 1200 1100 1000 900 800 700 600 500 400 300 200 100 10 11 2

S89°45'W 39°53' 589°45'W 39°53' 589°44'W 39°14' 10.4 F

1" = 400'  
SEE SEC. 3 5 02

EF-40

EF-40

EF-40

AF-20

Exhibit "B"

