

IN THE BOARD OF COUNTY COMMISSIONER OF THE STATE OF OREGON  
FOR THE COUNTY OF YAMHILL  
83-576 SITTING FOR THE TRANSACTION OF COUNTY BUSINESS

In the Matter of an Ordinance to )  
Adjust the Zoning Boundary on Tax )  
Lot 3511-1700 to Make the Entire )  
Parcel Designated as AF-20 by ) ORDINANCE NO. 365  
Authorizing an Amendment to the )  
Yamhill County Zoning Ordinance, )  
No. 310, 1982, Requested by Bea- )  
trice Hienonen, et al )

THE BOARD OF COMMISSIONERS OF YAMHILL COUNTY, OREGON (the Board), on the 30th day of November, 1983, sat for the transaction of County business, in special session, Commissioners Robin J. Hamblet, Dave Bishop and Ted Lopuszynski being present.

WHEREAS, Tax Lot 3511-1700, a 62 acre parcel, located 5 miles southwest of the City of Yamhill, currently has the boundary line for EF-40 and AF-20 zones running through it; and

WHEREAS, the entire 62 acre subject property is Plan-designated "Agriculture/Forestry Large Holding"; and

WHEREAS, Beatrice Hienonen, Olive Fisher and Albert and Henry Morgan have jointly applied to the Board for readjustment in the boundary which would result in the parcel being zoned AF-20 in its entirety; and

WHEREAS, subject parcel has been in family ownership since 1958 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 currently on the subject property, in that the AF-20 district now accounts for more than 60% of the subject property (38 out of 62 acres) and the proposed readjustment will result in the remaining acreage being zoned AF-20; and

WHEREAS, the proposed boundary readjustment will follow existing property line of the parcel; NOW THEREFORE, based upon and for the reasons set forth in the attached conclusionary findings for approval incorporated herein by this reference, NOW THEREFORE,

IT IS HEREBY ORDAINED BY THE BOARD that the Official Zoning Map of Yamhill County Zoning Ordinance be and hereby is amended to reflect the zoning on Tax Lot 3511-1700 to reflect the designation AF-20 as set forth on the attached sketch map labeled "Exhibit B" and incorporated herein by this reference.

THIS ORDINANCE being necessary for the health, safety and welfare of the citizens of Yamhill County and an emergency having been declared shall be effective upon passage hereof.

DONE this 30th day of November, 1983, at McMinnville, Oregon.

ATTEST:  
CHARLES STEPHENSON  
County Clerk

YAMHILL COUNTY BOARD OF COMMISSIONERS  
(not available for signature)  
Chairman ROBIN J. HAMBLET  
Date: \_\_\_\_\_

By: Elaine Pearsey  
Deputy ELAINE PEARSEY

DAVE BISHOP  
Commissioner DAVE BISHOP  
Date: 12-21-83

APPROVED AS TO FORM:  
By: John M. Gray, Jr.  
JOHN M. GRAY, JR.  
Assistant County Counsel

Ted Lopuszynski  
Commissioner TED LOPUZYNSKI  
Date: 12-21-83

CONCLUSIONARY FINDINGS FOR APPROVAL

EXHIBIT "A"

ORDINANCE NO. 365

1. In that the Comprehensive Plan designation for the parcel is "Agriculture/Forestry Large Holding" and because this plan designation applies to both the EF-40 and AF-20 districts, the proposed zoning boundary readjustment to make the entire parcel zoned AF-20 is consistent with the Comprehensive Plan Map designation on the parcel.
2. The proposed zoning boundary readjustment on the parcel will not reduce in area the predominant zoning currently on the subject property in that the AF-20 district now accounts for more than 60% of the subject property (38 out of 62 acres) and the proposed readjustment will result in the remainder of the 62 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 readjustment will follow existing property lines and will result in a single zoning district for the entire parcel.

SKETCH PLAN FOR OFFICIAL ZONING MAP AMENDMENT  
EXHIBIT "B"  
TO CHANGE THE OFFICIAL ZONING MAP  
FROM "EF-40" TO "AF-20"  
AS ADOPTED BY YAMHILL COUNTY BOARD OF COMMISSIONERS  
November 30, 1983

CHANGE APPLIES TO ENTIRE PORTION OF TAX LOT 3511-1700

SKETCH PREPARED BY YAMHILL COUNTY  
DEPARTMENT OF PLANNING & DEVELOPMENT

Applicant: Beatrice Hienonen, Albert & Henry Morgan  
& Olive Fisher  
Address: Rt. 1, Box 135  
Yamhill, OR 97148  
Phone: 852-7734, 472-0045  
Tax Lot No.: 3511-1700  
Docket No.: Z-246-83

