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FILED

IN THE BOARD OF COMMISSIONERS FOR THE STATE OF OREGON YAMHILL COUNTY, OREGON

84-1

FOR THE COUNTY OF YAMHILL

1984 JAN 16 PM 4: 52

SITTING FOR THE TRANSACTION OF COUNTY BUSINESS CHARLES STERN
COUNTY CLERK

In the Matter of an Ordinance)
to Adjust the Zoning Boundary)
on Tax Lot 4520-300 to Make)
the Entire Parcel Designated)
as "AF-20" by Authorizing an)
Amendment to the Official)
Zoning Map of the Yamhill)
County Zoning Ordinance, No.)
310, 1982, Requested by)
Karen Swenson)

ORDINANCE NO. 371

_____ DEPUTY

THE BOARD OF COMMISSIONERS OF YAMHILL COUNTY, OREGON (the Board), on the 4th day of January, 1984, sat for the transaction of County business in regular session, Commissioners Dave Bishop, Ted Lopusynski and Robin J. Hamblet being present.

WHEREAS, Tax Lot 4520-300, a 40 acre parcel located on Peavine Road, approximately 6 1/2 miles southwest of McMinnville, Oregon currently has the boundary line for "EF-40" and "AF-20" zones running through it; and

WHEREAS, the entire 40 acre subject property is Plan-designated Agriculture/Forestry Large Holding; and

WHEREAS, Karen Swenson has applied to the Board for readjustment of the boundary which, pursuant to Section 3.01(I) of the Zoning Ordinance, No. 310, 1982, would result in the parcel being zoned "AF-20" in its entirety; and

WHEREAS, the subject parcel has been in the same ownership since 1972; 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 existing on the subject property, in that the "AF-20" district now covers 55% of the subject property (22 out of 40 acres) and the proposed readjustment will result in the remainder of the 40 acre parcel also being zoned "AF-20"; and

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

IT IS HEREBY ORDAINED BY THE BOARD that the Official Zoning Map of the Yamhill County Zoning Ordinance, No. 310, 1982, be and hereby is amended to designate the zoning on Tax Lot 4520-300 as "AF-20" in its entirety, 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

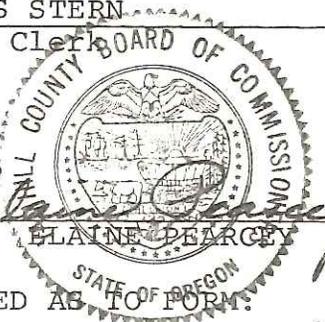
of the citizens of Yamhill County, and an emergency having been declared to exist, shall be effective upon passage hereof.

DONE this 4th day of January, 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: John M. Gray Jr.
JOHN M. GRAY, JR.
Assistant County Counsel

DAVE BISHOP
Chairman DAVE BISHOP

Date: 1-11-84

Ted Lopuszynski
Commissioner TED LOPUSZYNSKI

Date: 1-11-84

Robin J. Hamblet
Commissioner ROBIN J. HAMBLET

Date: 1-16-84

EXHIBIT "A"

Findings of Fact

1. The applicant has requested to change the zoning on the subject 40 acre parcel from EF-40/AF-20 mixture to entirely AF-20.
2. The entire 40 acre subject property is Plan designated "Agriculture/Forestry Large Holding".
3. Approximately 22 acres of the parcel are zoned AF-20 and the remaining 18 acres are zoned EF-40.
4. The proposed zone realignment will follow the existing property lines and will result in the parcel being zoned AF-20 in its entirety.
5. The parcel has been in the same ownership since 1972.
6. The following public agency comments have been received:
 - a) County Sanitation - Comments will be given at time of partitioning.
7. Notice of the requested zone change has been sent to surrounding property owners and published in a newspaper of general circulation.

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 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 zone AF-20 is consistent with the Comprehensive Plan Map designation on the parcel.
2. The proposed zoning boundary readjustment will not reduce in area the predominant zoning currently existing on the subject property in that the AF-20 District now covers 55% of the subject property (22 out of 40 acres) and the proposed readjustment will result in the remainder of the 40 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.

