

IN THE BOARD OF COUNTY COMMISSIONERS OF THE STATE OF OREGON

84-482

FOR THE COUNTY OF YAMHILL

SITTING FOR THE TRANSACTION OF COUNTY BUSINESS

In the Matter of an Ordinance )  
 to Adjust the Zoning Boundary )  
 on Tax Lot 2330-200 to Make )  
 the Entire Parcel Designated )  
 As AF-20, by Authorizing an )  
 Amendment to the Yamhill Coun- )  
ty Zoning Ordinance, No. 310, )  
1982, Requested by Lyle D. )  
 Blossom )

ORDINANCE NO. 373

FILED  
 YAMHILL COUNTY  
 1984 AUG 15 PM 4:  
 CHARLES STEEN  
 COUNTY CLERK

THE BOARD OF COMMISSIONERS OF YAMHILL COUNTY, OREGON (the Board) on the 15th day of August, 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 2330-200, a 73.6 acre parcel, located approximately five miles northeast of the City of Yamhill, fronting the west side of Springhill Road, currently has a boundary line for EF-40 and AF-20 zones running through it; and

WHEREAS, on the 23rd day of May, 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, Lyle D. Blossom, pursuant to Section 303.01(I) of the Yamhill County Zoning Ordinance, No. 310, 1982; and

WHEREAS, the entire 73.6 acre parcel is Plan-designated Agriculture/Forestry Large Holding; and

WHEREAS, Lyle D. Blossom has 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, subject parcel has been in the same ownership since 1978; 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 accounts for 39.1 acres of the parcel and the proposed readjustment will result in the remaining 34.5 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 the Yamhill County Zoning Map be and hereby is amended to designate the zoning on Tax Lot 2330-200 as AF/20 in its entirety as set forth on the attached sketch map labeled Exhibit "B" and 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 15th day of August, 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

David E. Bishop  
Chairman DAVID E. BISHOP  
Date: 8-15-84

Ted Lopuszynski  
Commissioner TED LOPUSZYNSKI  
Date: 8-15-84

Robin J. Hamblet  
Commissioner ROBIN J. HAMBLET  
Date: 8/15/84

Exhibit "A"

FINDINGS OF FACT

1. The applicant has requested to change the zoning on the subject 73.6 acre parcel from an EF-40/AF-20 mixture to entirely AF-20.
2. The entire 73.6 acre subject property is Plan-designated "Agriculture/Forestry Large Holding".
3. Approximately 39.1 acres of the parcel are zoned AF-20 and the remaining 34.5 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 1978.
6. The following public agency comments have been received:
  - a. County Sanitarian - No conflicts with Environmental Health interests.
7. Notice of the requested zone boundary realignment 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 adjustment to make the entire parcel zoned AF-20 is consistent with the Comprehensive Plan Map designation on the parcel.
2. The proposed zoning boundary adjustment will not reduce in area the predominant zoning currently existing on the subject property in that the AF-20 District now covers 53% of the subject property (39.1 out of 73.6 acres) and the proposed adjustment will result in the remainder of the 73.6 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 zoning boundary adjustment will follow existing property lines and will result in a single zoning district for the entire parcel.

Recommendation

Based on findings of fact and conclusionary findings for approval, the staff recommends approval of the application.

400

100  
100.5 Ac

Exhibit "B"

Section 30, T2S R3W

19  
30

S.W. Cor  
Phillip Thompson  
D.R.C. No. 58

50 Rods B25

5.1604 36.1004 2692.10

200  
13.6 Ac

EF-40

20.6604 1363.56

U.S.  
LOT  
11

36.1004 302 400 26.71 Ac

1363.56  
20.6604  
1815'  
787.04

RD 06

RD 06

MR 06

AF-20

500  
25.50 Ac

1518.35

U.S.  
LOT

1614.07

600  
Ac

751.92

703.20  
2427'

606.5'

U.S.  
LOT

EF-40

303

1608.03

1816.78  
1899.08 W

9  
2.89° 29' E

1839.96

343 7/16  
365° 05' W  
330 6/16 1/2

5 7° W

372.88  
115'