

IN THE BOARD OF COMMISSIONERS OF THE STATE OF OREGON

84-292

FOR THE COUNTY OF YAMHILL

SITTING FOR THE TRANSACTION OF COUNTY BUSINESS

In the Matter of an Ordinance)
Amending the Yamhill Compre-)
hensive Plan Map, Ordinance)
62, 1974, to Change the Plan)
Map Designation on the Easterly)
20 Acres of a 39.3 Acre Parcel)
Known as Tax Lot 5631-1100 to)
"Heavy Industrial" From "Agri-)
culture/Forestry Large Holding")
Requested by Boise Cascade Cor-)
poration)

ORDINANCE NO. 374

THE BOARD OF COMMISSIONERS OF YAMHILL COUNTY, OREGON (the Board) on the 11 day of July, 1984, sat for the transaction of County business, in regular session, Commissioners David E. Bishop, Ted Lopuszynski and Robin J. Hamblet being present.

WHEREAS, Section 6(4) of Ordinance 62, 1974, provides that an application for an amendment to the Yamhill County Comprehensive Plan Map shall first be referred to the Yamhill County Planning Commission and that the Planning Commission shall recommend approval or denial of such application to the Board of Commissioners; and

WHEREAS, Boise Cascade Corporation has filed an application with the Yamhill County Planning Department to change the Comprehensive Plan Map relating to the above-mentioned tax lot from "Agriculture/Forestry Large Holding" to "Heavy Industrial"; and

WHEREAS, on the 3rd day of May, 1984, the Yamhill County Planning Commission held a public hearing relating to said request and voted to allow an amendment to the Yamhill County Comprehensive Plan Map, 1974, on the portion of the above-mentioned parcel, to-wit: to allow the Plan Map designation to be changed from "Agriculture/Forestry Large Holding" to "Heavy Industrial" on a 12 to 15 acre portion of the property; and

WHEREAS, on the 30th day of May, 1984, the Yamhill County Board of Commissioners held a public hearing to consider the action of the Planning Commission and voted to approve a change in the Comprehensive Plan Map designation on the easterly 20 acres of the above-mentioned tax lot to "Heavy Industrial" from "Agriculture/Forestry Large Holding";

NOW THEREFORE, based upon and for the reasons set forth in the findings and exception statement attached hereto, IT IS HEREBY ORDAINED by the Yamhill County Board of Commissioners as follows:

Section 1. That the Comprehensive Plan Map of Yamhill County be and hereby is amended to change the Plan Map designation on the easterly 20 acres of the 39.3 acre parcel known as Tax Lot 5631-1100 from "Agriculture/Forestry Large Holding" to "Heavy Industrial" consistent with and as set forth in the findings of the Yamhill County Board of Commissioners and the attached map.

Section 2. That the Comprehensive Plan of 1974 as amended by the Revised Goals and Policies of 1979 be and hereby is amended to incorporate the findings and exceptions statement attached hereto.

Section 3. 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 immediately upon passage hereof.

DONE this 11 day of July, 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
Date: 7-16-84

Ted Lopuszynski
Commissioner TED LOPUSZYNSKI
Date: 7-11-84

APPROVED AS TO FORM BY:

Daryl S. Garrettson
FOR DARYL S. GARRETTSON
County Counsel

Robin J. Hamblet
Commissioner ROBIN J. HAMBLET
Date: 7-11-84

EXHIBIT "A"

FINDINGS OF FACT

1. The applicant has requested a plan amendment/zone change on the 39.3 acre subject property to amend the Comprehensive Plan Map designation from "AFLH" to "HI" and to change the zoning from EF-40 to HI.
2. The proposed use for the property is a disposal site for log yard cleanup in conjunction with the Boise Cascade veneer mill located on the adjacent property to the south. The existing solid waste disposal area for the veneer mill is located on the existing mill site to the south; however, it has become sufficiently filled to make it necessary for Boise Cascade to seek an alternative site. The existing disposal area will be used for log storage when an alternative disposal site is approved.
3. Boise Cascade purchased the subject property together with the adjacent veneer mill property in 1973. When the Yamhill County Comprehensive Plan was adopted in 1974 and subsequently when the County was zoned in 1976, the subject property was planned and zoned for agricultural use and the adjacent mill property was planned and zoned Heavy Industrial. The applicant feels that the subject property should have been included in the Heavy Industrial Plan designation.
4. The Boise Cascade veneer mill presently employs 80 persons and, according to the applicant, "without a disposal site Boise Cascade cannot continue to operate."
5. Using aerial photographs it is estimated that approximately 8 acres of the existing veneer mill site have been used for disposal of log yard cleanup, including a disposal area that appears to have extended into the subject property.
6. The subject property is presently leased out for farming purposes. Additionally, an abandoned rock quarry exists on the subject property. The quarry area occupies approximately 3 acres and the applicant has indicated that it is proposed that the rock quarry be used for solid waste disposal. If the quarry is used, portions of the property can continue to be used for farming purposes.
7. Soils on the subject property are predominantly agricultural class III and IV, Willakenzie silty clay loam. These soils are site class 2 for Douglas fir production.
8. Other HI zoned properties in the County are devoted to existing development.
9. The applicant has considered the following alternatives to satisfy the mill's solid waste disposal needs.:
 - a. Purchasing a 30 acre site located west of the existing veneer mill site and County Road 477 and north of State Highway 18. This site is also zoned EF-40 and Plan-designated "AFLH". It has been rejected because of possible aesthetic problems associated with storage of log-yard residue along Highway 18, the desirability of this site for a higher industrial use because of highway and railroad access and because of the expense involved in acquiring this alternative site.
 - b. Using Riverbend Sanitary Landfill. This alternative has been rejected because of the expense involved in hauling and disposing of log yard refuse at the Landfill.

10. Surrounding properties are characterized by a variety of land uses and zones. Lands that abut the subject property on the northeast and west are zoned EF-40 and used for farm production. Farm crops generally include hay, pasture, legume and grains. The HI zoned veneer mill to the south abuts on lands that are zoned AF-20 and AF-10. Other properties within 1 mile of the site include HI zoned mill sites; AF-10, AF-20, and EF-40 lands that are used for small-scale to larger scale farm production. Properties within the Willamina City limits 1/4 mile to the west include residential uses and a school.
11. Access to the subject property is provided by way of County Road No. 477 which also abuts the veneer mill site.
12. The following public agency comments have been received:
 - a. DEQ - The company has requested/applied for a solid waste permit. This Department is requesting more information prior to processing the permit.
 - b. Willamina Planning Commission - At its meeting of April 16, 1984, the City Planning Commission reviewed the proposal and found no conflicts with Willamina's interests.
 - c. City of Sheridan - No conflicts with the City's interests.
 - d. O.D.O.T. - No conflicts with the Department's interests.
 - e. S.W.C.D. - No conflicts with the District's interests.
 - f. County Sanitarian - No conflicts with Environmental Health's interests.
 - g. County Engineer - No conflicts with the Road Department's interests.
13. The Willamina/Grande Ronde PAC will review the application at its meeting of May 2, 1984. The PAC recommendation will be presented at the public hearing.

Conclusionary Findings

Approval

The following conclusionary findings can be made for approval of the application:

1. The proposal is consistent with the Comprehensive Plan as follows:
 - a. The industrial development goal provides "to concentrate industries of similar types, service needs, and performance characteristics within designated areas of each of the existing urban centers." Although the subject property is not in an urban center it is located in an industrially zoned and developed corridor between the cities of Sheridan and Willamina, adjacent to an existing industrial site, and, as an expansion area for an existing, abutting industry, approval of the requested amendment on the subject property would concentrate industries of similar types and performance characteristics within a designated industrial area.

- b. In that the HI zoned and Plan-designated lands in the County are devoted to existing uses and are not available for further development, there are no lands in the County that do not require an exception and that can reasonably accommodate the use.
- c. In that use of the subject property as a log yard refuse disposal site for wood wastes generated by the adjacent veneer mill is essentially an expansion of an on-going use on the abutting property, impacts on surrounding lands would be basically unchanged and, therefore, the long term environmental, economic, social and energy consequences resulting from the use at the proposed site would not be significantly more adverse than would result from the same use being sited in other areas of the County.
- d. The proposed disposal site for log yard refuse would be compatible with other adjacent uses in that the same use as is being proposed on the subject parcel is already in existence on the abutting property to the south. Further, the disposal of log yard refuse is only an ancillary use to the principal use of veneer mill which exists on the abutting property, and the veneer mill presently exists without apparent incompatibility with surrounding land uses.

