

82-566

FOR THE COUNTY OF YAMHILL

Dec 8 2 03 PM '82

SITTING FOR THE TRANSACTION OF COUNTY BUSINESS

CHARLES STERN
COUNTY CLERK
DEPUTY

An Ordinance Approving Amendments)
to the Comprehensive Plan, Back-)
ground Document and Implementing)
Ordinances of the City of)
McMinnville, Oregon and Amending)
Ordinance No. 270.)

ORDINANCE NO. 314

THE BOARD OF COMMISSIONERS OF YAMHILL COUNTY, OREGON (the Board), on the 8th day of December, 1982, sat for the transaction of County business in special session, Commissioners Ted Lopuszynski, Colin Armstrong and Robin J. Hamblet being present.

WHEREAS, Yamhill County has the responsibility for coordinating and reviewing all planning activities affecting land uses within the County pursuant to ORS 197.190 and ORS 197.255; and

WHEREAS, the Board, on the 3rd day of June, 1981, adopted Ordinance No. 270, which Ordinance adopted the City of McMinnville Comprehensive Plan and Urban Growth Boundary as part of the Yamhill County Comprehensive Plan; and

WHEREAS, the Land Conservation and Development Commission (LCDC) reviewed the McMinnville Comprehensive Plan for compliance with the Statewide Planning Goals on May 20, 1982; and

WHEREAS, LCDC found that McMinnville's Comprehensive Plan did not comply with Goals #5, #7, #10, #12 and #14 and subsequently offered the City a continuance to make necessary amendments to the Plan; and

WHEREAS, the City of McMinnville has adopted Ordinances to amend specific sections of the Plan as required by the LCDC continuance order; and

WHEREAS, the Yamhill County Planning Commission conducted a public hearing and review of the amendments to the McMinnville Comprehensive Plan on December 2, 1982; and

WHEREAS, the Board held a public hearing on December 8, 1982 to evaluate the McMinnville Comprehensive Plan for compliance with the Statewide Planning Goals and for consistency with the Yamhill County Comprehensive Plan; NOW, THEREFORE,

THE YAMHILL COUNTY BOARD OF COMMISSIONERS ORDAINS AS FOLLOWS:

SECTION 1. -- The Board and the City Council of McMinnville (the City) have agreed upon and adopted an Urban Growth Boundary (UGB) for the City. The City has revised the UGB to delete the Martin-Kauer property as required by LCDC. The revised UGB is attached hereto as "Exhibit A" and, by this reference made a part hereof, based upon findings adopted by the City.

SECTION 2. -- The Board and the City Council of McMinnville have agreed upon and adopted an Urban Growth Management Agreement which establishes a procedure to amend the UGB and to manage growth within the UGB. The Board adopted the Urban Growth Management Agreement by Ordinance No. 270 on June 3, 1981.

SECTION 3. -- The Board hereby adopts the City of McMinnville Plan Map for that area of Yamhill County which is within the McMinnville UGB and outside of the corporate limits of McMinnville. A copy of the Plan Map is on file with the Yamhill County Department of Planning and Development. Where the County Plan does not have a designation which corresponds to the City of McMinnville Plan Map designation, the land shall be designated as "Future Urbanizable Land."

SECTION 4. -- The Board has reviewed the amendments to the City's Comprehensive Plan, Background Document and Implementing Ordinances, copies of which are on file with the Yamhill County Department of Planning and Development, and finds that the amendments comply with the requirements outlined in LCDC's continuance order dated June 8, 1982.

SECTION 5. -- When the Board initially reviewed the McMinnville Comprehensive Plan in June of 1981, concerns were expressed regarding McMinnville's compliance with the Housing Goal. The Board finds that the amendments adopted by the City address the requirements of the continuance order and ensure compliance with Goal 10 for the following reasons:

1. The City has adopted a new plan policy which commits the City to provide a five year supply of land appropriately zoned to accommodate needed housing types as projected in the plan.
2. The City has developed Planned Development overlays for the west second area and the northeast residential area which provide clear and objective standards and procedures for the review of housing proposals.
3. The City has amended their zone change criteria to include the criteria articulated by LCDC in the St. Helens Housing Policy.
4. The City has provided adequate justification to support their use of a single residential Plan designation. Plan policies and implementation ordinances provide adequate certainty in the development process and also provide the City with the flexibility to implement their housing dispersal policies.

SECTION 6. -- The Board finds that the McMinnville Comprehensive Plan is a coordinated, integrated document in conformity with the Statewide Planning Goals and consistent with the County Plan and hereby recommends the Plan to LCDC for acknowledgement of compliance.

SECTION 7. -- This Ordinance being necessary for the health, safety and welfare of Yamhill County, and the Board having declared an emergency to exist, it shall be effective upon the approval hereof.

APPROVED this 8th day of December, 1982, at McMinnville, Oregon.

ATTEST:

CHARLES STERN, County Clerk

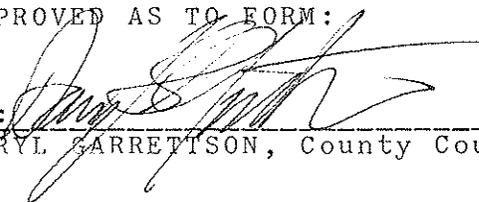
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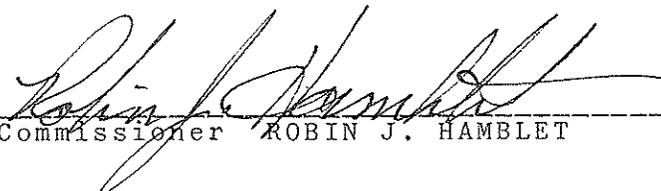

Elaine Pearcey, Deputy

YAMHILL COUNTY BOARD OF COMMISSIONERS


Chairman TED LOPUSZYNSKI

APPROVED AS TO FORM:

BY: 
DARYL GARRETTSON, County Counsel


Commissioner ROBIN J. HAMBLET


Commissioner COLIN ARMSTRONG

