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YAMHILL COUNTY, OREGON
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CHARLES STERN
COUNTY CLERK

IN THE BOARD OF COMMISSIONERS OF THE STATE OF OREGON

88-173

FOR THE COUNTY OF YAMHILL

SITTING FOR THE TRANSACTION OF COUNTY BUSINESS

In the Matter of an Ordinance)
Amending the Plan and Zone Map)
of the Yamhill County Compre-)
hensive Plan, 1974, and the)
Yamhill County Zoning Ordinance)
No. 310, 1982 as Amended, to)
Change the Plan and Zone Map)
Designation From AFLH/AF-20 to)
VLDR/VLDR-5 on Approximately 80)
Acres North of the City of New-)
berg, Identified as Tax Lots)
2325-2600, 2700, 2800, 2900,)
3000, 3100, 3200, 3300, 3400,)
3500, 3600, and 3700 as Re-)
quested by Lester Van Sant,)
Planning Docket PA/Z-4-87 and)
Declaring an Emergency)

ORDINANCE 461

THE BOARD OF COMMISSIONERS OF YAMHILL COUNTY, OREGON (the Board) sat for the transaction of county business on April 6, 1988, in regular session, Commissioners Ted Lopuszynski, Donald D. Porter, and David E. Bishop being present.

WHEREAS, Lester Van Sant has applied to the Department of Planning and Development in order to change the zone designation on Tax Lot 2325-3200 from AFLH/AF-20 to VLDR/VLDR-5; and

WHEREAS, pursuant to Section 1209.03 of the Yamhill County Zoning Ordinance, No. 310, 1982, as amended, the planning director has determined that in addition to Tax Lot 2325-3200, the following tax lots should be considered for a plan amendment and zone change from AFLH/AF-20 to VLDR/VLDR-2 1/2; Tax Lots 2325-2600, 2700, 2800, 2900, 3000, 3100, 3300, 3400, 3500, 3600 and 3700; and

WHEREAS, following public hearings on January 7, 1988 and February 2, 1988, the Yamhill County Planning Commission voted to recommend that the plan and zone map designation on the tax lots identified above not be changed from AFLH/AF-20 to VLDR/VLDR-5; and

WHEREAS, on March 2, 1988, and March 23, 1988, following public hearings in the City of Newberg, the Board voted unanimously to amend the plan and zone map designations on the tax lots identified above from AFLH/AF-20 to VLDR/VLDR-5 and

directed staff to prepare findings of fact and conclusionary findings in support of such approval; and

WHEREAS, staff has prepared findings of fact and conclusionary findings for approval, and based upon such findings attached hereto as Exhibit "A" and by this reference incorporated herein, it appears appropriate to grant the application of Lester Van Sant as extended by the planning director; and

WHEREAS, in order to approve the application as extended an exception must be taken to Statewide Planning Goal 3 and based upon the findings for an exception to Goal 3 included in Exhibit "A" the Board finds it would be appropriate to take such an exception; Now, Therefore,

THE YAMHILL COUNTY BOARD OF COMMISSIONERS ORDAINS as follows:

Section 1. Based upon the findings of fact and conclusionary findings attached hereto as Exhibit "A" and by this reference incorporated herein, the official plan map of the Yamhill County Comprehensive Plan, 1974, is hereby amended to change the plan designation on Tax Lots 2325-2600, 2700, 2800, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3600, and 3700 from Agriculture-Forestry/Large Holding (AFLH) to Very Low Density Residential (VLDR) as more particularly described on the attached map identified as Exhibit "B" and incorporated herein by this reference.

Section 2. Based upon the findings of fact and conclusionary findings attached hereto as Exhibit "A" and by this reference incorporated herein, the official zone map of the Yamhill County Zoning Ordinance, No. 310, 1982, as amended, is hereby amended to change the zone designation on Tax Lots 2325-2600, 2700, 2800, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3600, and 3700 from AF-20 to VLDR-5, as more particularly described on the attached map identified as Exhibit "B" incorporated herein by this reference.

Section 3. Based upon the findings of fact and conclusionary findings set forth in the attached Exhibit "A" incorporated herein by this reference, an exception is hereby taken to Statewide Planning Goals 3 and 4 as they relate to the properties identified in Sections 1 and 2 on the basis that said properties are irrevocably committed to nonresource uses. This exception shall be and hereby is incorporated into the Yamhill County Comprehensive Plan.

Section 4. 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 become effective upon passage hereof.

DONE at McMinnville, Oregon this 6th day of April, 1988.

ATTEST:

YAMHILL COUNTY BOARD OF COMMISSIONERS

CHARLES STERN
County Clerk



Ted Lopuszynski
Chairman TED LOPUSZYNSKI
Date: 4-6-88

By Elaine Pearcey
Deputy ELAINE PEARCEY

Donald D. Porter
Commissioner DONALD D. PORTER
Date: 4/6/88

APPROVED AS TO FORM:

John M. Gray, Jr.
JOHN M. GRAY, JR.
Yamhill County Counsel

David E. Bishop
Commissioner DAVID E. BISHOP
Date: 4-6-88

ORDINANCE 461

FINDINGS FOR APPROVAL

FINDINGS OF FACT

1. The applicant has requested a plan amendment/zone change from Agriculture-Forestry/Large Holding (AFLH/AF-20) to Very Low Density Residential (VLDR/VLDR 5) on a 19.6 acre ownership identified as Tax Lot 2325-3200. In addition to the applicant's tax lot, the Planning Director has determined, pursuant to Section 1209.03 of the Zoning Ordinance, that it is appropriate to include an additional 60 acres (10 parcels) in the area being reviewed for the plan amendment/zone change. These parcels are identified as Tax Lots 2325-2600, 2700, 2800, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3600, and 3700. The owners of Tax Lot 2325-3700 have objected to the zone change.
2. The subject area consists of 11 parcels totaling approximately 80 acres. The 11 parcels are in 9 separate ownerships. Nine of the parcels are approximately 5 acres in size, one parcel is 15 acres, and one parcel is 19.6 acres. Of the 11 parcels, 9 are considered potential sites for nonfarm dwellings through the conditional use process.
3. There are presently 6 dwellings located on the subject 80 acres. Through the conditional use process, four additional principal dwellings could be established in the area, resulting in a total of 10 dwellings (one dwelling per 8 acres).
4. The parcelization/ownership pattern of the subject 80 acres has existed since the mid-1970's. During the countywide exceptions process in 1979-80, the subject area was not considered for an exception to applicable resource goals because of county policy to review only existing very low density residential and agriculture-forestry small holding areas. Regardless of the parcelization or development pattern of a particular area, no agriculture-forestry/large holding lands were considered for exceptions to applicable resource goals in 1979-80. Since the parcelization pattern existed prior to countywide zoning, it appears that the subject area was mistakenly omitted from the VLDR-5 zoning that abutting lands received when zoning was completed in 1976.

5. The subject 80 acres is characterized by nonfarm residential uses, small acreage woodlots and pasturelands. A drainage cuts through the lower two thirds of the 80 acres, running in an east-west direction. No commercial farm or forestry activities exist on the subject 80 acres.
6. The subject 80 acres is bordered on the north and west by an area zoned VLDR-5. The area to the south and east is zoned AF-20. The size in acres of parcels which are zoned AF-20 and which abut the subject area are as follows: 41, 22, 46, 10, 11, and 1. These parcels are woodlots and in pasture. There are four dwellings located on these parcels. The VLDR-5 zoned area to the north and west consists of approximately 175 acres in 33 parcels. There are 24 dwellings existing on these parcels and no commercial farm or forest activities.
7. The VLDR-5 zoned area to the north and west of the subject 80 acres was included in exceptions code area 1.1 during the countywide exceptions process. The area was found to be committed to residential development and in the summary of exceptions statement II for code area 1.1, it was determined that "little agricultural activity is feasible in code area 1.1 and, due to parcelization and an even spread of residential settlement throughout the code area, little commercial forest activity is now carried out or can be anticipated in the future." Additionally, the following were included under major findings and conclusions for code area 1.1:
 - A. Has commitment to rural residential use by existing subdivision in that not more than 50% of the area is occupied by subdivision;
 - B. Has commitment to rural residential use by partitioning and nonfarm development in that the area contains 10 parcels over 20 acres in size out of a total of 209 parcels;
 - C. Has domestic water availability through a special water district in that the L.A. Water Co-op services a portion of the area;
 - D. Has fire protection available by location within a rural fire district;
 - E. Has good existing transportation systems in most portions;
 - F. Has topography consisting principally of steep slopes and rocky untillable ground with elevations ranging from 800 feet to 1600 feet above mean sea level;

- G. Has limited opportunities for a wide range of agricultural activity is due to climate factors;
 - H. Lacks irrigation water;
 - I. Has high amenity value for rural residential use;
 - J. Is an area where productive farm or forest lands will not be preempted by rural residential use;
 - K. Is an area where fulfillment of rural residential development needs can be accomplished without compromising the basic county goal of urban containment and orderly urban development; and
 - L. Is an area where the majority of parcels are less than 10 acres in size.
8. There are no commercial farm or forest activities ongoing on the subject 80 acres and, considering topographic conditions, and existing parcelization and residential development on the 80 acres and on abutting VLDR-5 zoned lands, the subject area is very similar to exceptions code area 1.1.
9. Elevations on the subject 80 acres range from approximately 1200 feet to over 1300 feet. Soils are agricultural Class III and IV, Laurelwood silt loam with slopes between 3 to 30%.
10. Of the 11 parcels within the subject 80 acres, 6 are not on special deferral or farm/forest use and 5 are on farm or forest deferral.
11. The subject 80 acres is served by PGE (electric), GTE (telephone) Yamhill County roads and sheriff, Newberg School District and Newberg Rural Fire District. Sewer services are provided by individual septic systems. Parcels are accessed either by private easements or by county and public roads. All easements are over parcels within the subject 80 acres and do not cross adjacent AF-20 zoned land.
12. The Board finds, based upon substantial evidence in the whole record, that there will be adequate individual water supplies to support the additional 5 dwellings which would ultimately be permitted by the plan amendment/zone change. By letter dated February 4, 1988, Douglas Delano, a well-driller with Arrow Drilling, Newberg, Oregon, provided data on three wells near tax lot 2325-3200. One well was 505 feet deep and produced 25 gallons per minute, another was 405 feet deep and produced 17 gpm, and another was 120 feet deep and provided 12 gpm. Although he found it difficult to answer, Mr. Delano concluded, in response to the question,

"if more wells placed on 5 acre parcels would affect the production of (Mr. Larry Jones) well or other wells in the area", as follows: "At that elevation (1200 to 1300 feet) I would expect wells to be 200' to 450' in depth and to provide suitable water for domestic use. In general, the wells on the north slope of Chehalem Mountain have had adequate production of water and I don't think that wells on 5 acre parcels would affect the production of your well." Further, the applicant testified that the spring which provides water for Tax Lot 2325-3200 has always provided an adequate water supply.

13. Since 1981, there have been 12 new dwellings established on the 175 acre VLDR-5 area to the north and west of the subject 80 acres. This represents a 100% increase over the number of dwellings that existed at the time the countywide exceptions were taken. Assuming the same growth rate in the area for the next 5 years, there are not enough vacant parcels in the 175 acres VLDR area to accommodate short-term rural residential growth in the vicinity.
14. The county approved a plan amendment/zone change from AFLH-20 to AFSH/AF-10 in 1983 on 60 acres near Bald Peak State Park (PA-131-83/Z-244-83). In 1987 the county approved a plan amendment/zone change on the same 60 acres from AFSH/AF-10 to VLDR/VLDR-5. Two separate exceptions were taken and the applicable zoning criteria were addressed. The primary considerations for approving the plan amendment/zone changes were surrounding rural residential impact on agricultural use of the property, the impact of land elevation on use of the property, and need for rural residential home sites in the Chehalem Mountains area. The property affected by the 1983 and 1987 plan amendments and zone changes was a single ownership of 60 acres that was in immediate proximity to developed VLDR-5 properties.
15. The following public agency comments have been received:
 - a. Sanitarian - Laurelwood soils are very good for the establishment of septic systems.

CONCLUSIONARY FINDINGS

1. The proposed amendment from AFLH to VLDR is in conformance with the goals and policies of the Yamhill County Comprehensive Plan as follows:
 - Goal A. "To provide an adequate amount of land, development areas and sites to accommodate those uses which are customarily found in rural areas or require or are better suited

to rural locations, without compromising the basic goal relating to urban containment and orderly urban development."

Discussion: The subject 80 acres is committed to rural residential use consistent with OAR 660-04-028. (See conclusionary finding # 3 below.) The proposal will allow a change of the average lot size to a 5 acre minimum from the present 9 acre lot size that now exists (9 ownerships for 80 acres). This will result in an increase of the total number of potential homesites from 10 to 15. As noted in conclusionary finding 2.b. and finding of fact 12, there is a need for rural residential homesites in the area. Granting the requested plan amendment/zone change would provide rural residential homesites in conformance with the demonstrated need. This can be accomplished without compromising the urban containment goal since the property is abutted on the north and west by the VLDR five acre zoning.

Policy b) "Yamhill County will recognize the lands designated on the plan map as agriculture-forestry/small holding (AFSH), Very Low Density Residential (VLDR), Low Density Residential (LDR) as the appropriate and desired location for rural residential development, while at the same time encouraging opportunities for small scale or intensive agricultural and forestry activities within these plan designated areas."

Discussion: The subject 80 acres is appropriately suited to the proposed five acre rural residential development because the existing ownership and development pattern in the area to the north and west is VLDR-5. The easterly boundary of the plan amendment and zone change authorized by this ordinance provides a natural buffer between VLDR-5 and AF-20 lands. If a division in conformance with the plan amendment and zone change authorized by this ordinance is permitted, a range of lot sizes will be made available from approximately three acres to six acres. The average lot size will be just over 5 acres, consistent with the existing average lot sizes in the VLDR area to the north and west where the lot sizes average 5.3 acres.

Policy c) "All proposed rural area development and facilities:

- 1) Shall be appropriately, if not uniquely suited to the area or site proposed for development;

- 2) Shall not be located in any natural hazard area such as a floodplain or area of geologic hazard, steep slope, severe drainage problems or soil limitations for building or subsurface sewage disposal, if relevant;
- 3) Shall be furnished with adequate access and an adequate individual or community water supply, if required; and shall not be justified solely or even primarily on the argument that the land is less costly than alternative, better sites, or that federal or state aid is available in the form of subsidized water supply or sewerage extensions from nearby urban centers."

Discussion: The subject 80 acres is appropriately suited to the proposed 5 acre rural residential development considering the existence of public services in the area, the suitability of soils to individual septic systems, the existing ownership and development pattern on the property and the immediate proximity to existing VLDR-5 zoning and development. Further, finding of fact #11 demonstrates that an adequate water supply currently exists.

Policy d) "No proposed rural area development shall require or substantially influence the extension of costly services and facilities normally associated with urban centers, such as municipal water supply and sanitary sewerage or power, gas and telephone services, nor shall it impose inordinate additional net costs on mobile centralized public services such as police and fire protection, school busing, or refuse collection."

Discussion: The development proposed for the subject property will not require the extension of additional services. The number of potential homesites will increase by 5, from 10 to 15, and therefore the level of development is at a very low rural density and will not place an inordinate burden on existing rural services. Further, water is available in the form of wells and springs and a septic system can be developed on a site-by-site basis. All other services are presently available to the area.

Policy e) "The county will continue to recognize that the appropriate location of very low density residential development is in designated large areas where commitments to such uses have already been made through existing subdivision, partitioning,

or development and by virtue of close proximity to existing urban centers; or in small limited areas having unique scenic location and other suitable site qualities where the anticipated magnitude or density of development is not such as to require more than the very basic level of services, such as single local-road access, individual domestic wells, and sewage disposal systems and possible rural fire protection."

Discussion: This policy is satisfied by the requested amendment because the magnitude of the proposed development will not cause a need for urban level services. The existing county roads and proposed private/public roads developed to county standards will provide access to the development. Individual septic systems will be provided. The site is within the Newberg Fire District. In addition, the range of acreages that will be provided will allow for opportunities for continuance of small scale noncommercial agriculture and woodlot operations. Small scale resource operations on adjoining VLDR-5 and AF-20 lands will not be affected by approval of this proposal and therefore approval of this proposal will not alter such land use characteristics. Further, the subject 80 acres has already been committed to rural residential use. (See conclusionary finding # 3, below.)

2. The proposed amendment from AF-20 to VLDR-5 is in conformance with the amendment criteria set forth in Section 1208 of the Zoning Ordinance as follows:

"a. That the proposed amendment is consistent with the goals and policies of the Comprehensive Plan."

Discussion: See conclusionary finding #1 above for a review of the applicable goals and policies of the Comprehensive Plan.

"b. That there is an existing demonstrable need for the particular uses allowed by the requested zone considering the importance of such areas to the citizenry or the economy of the area, the existing market demand which such uses will satisfy and the availability and location of other lands so zoned and their suitability for the uses allowed by the zone."

Discussion: As determined by the county under the 1983 and 1987 decisions referenced in finding of fact 14, there is insufficient acreage currently zoned VLDR-5 to accommodate the demand for rural residential homesites in the Chehalem Mountain areas north of Newberg (See

Ordinance # 447). The need for such land exists within the planning time frame applicable to the Yamhill County Comprehensive Plan and Zoning Ordinance. It is reasonable to approve the requested plan amendment/zone change in order to provide sufficient choice of VLDR sites to meet the need. Further, as indicated in finding of fact 13, the development rate on adjoining VLDR-5 zoned lands has been such that if a growth rate continue for the next five years, there would not be enough developable land in the immediate area to accommodate such growth. Rezoning will help meet the anticipated rate of development of the area.

- "c. That the proposed change is appropriate considering the surrounding land uses, the density and pattern of development in the area, any changes which may have occurred in the vicinity to support the proposed amendment and the availability of utilities and services likely to be needed by the anticipated uses in the proposed district."

Discussion: The proposal is appropriate. All public services necessary for the development of the property currently exist in the area. Sewer and water services can be provided on a site-by-site basis. Further, considering the pattern of parcelization and development that has existed on the subject 80 acres since prior to countywide zoning, and considering the similar pattern of parcelization of the abutting VLDR-5 zoned area, the proposed amendment would appear to be past due. Ownership patterns, land uses and a predominance of properties being taxed at normal rates rather than deferred rates for resource use are all similarities between the subject property and the abutting VLDR area.

- "d. That other lands in the county already designated for the proposed uses are either unavailable or not as well suited for the anticipated uses due to the location, size or other factors."

Discussion: Although there are other lands in the county already zoned for VLDR-5 development, the availability of such land in the Chehalem Mountain area is limited. The area is extremely desirable for residential development because of good views and easy access to both Newberg and Hillsboro. The most desirable properties appear to be those above 1200 feet in elevation such as the subject property.

As noted above, of the approximately 175 acres in VLDR-5 zoned land in the vicinity of the subject parcel,

there are only 10 undeveloped parcels. There has been no indication that any of these parcels are available, and further, based upon the development rate that occurred in the area between 1981 and 1987, there are not enough vacant parcels available in the immediate vicinity to accommodate future growth.

Finally, as per the findings noted in the plan amendment/zone change referenced in finding of fact 14, there is insufficient developed acreage developed for VLDR-5 development in the Chehalem Mountains area of northeast Yamhill County.

3. The proposed amendment is in conformance with the accepted requirements for land irrevocably committed to uses other than resource uses pursuant to OAR 660-04-028. Each of the applicable factors of OAR 660-04-028(6) are discussed below:
 - a. Existing adjacent uses. As noted in findings of fact # 6, 7, 8, and 13, existing adjacent uses to the north and west include committed and developed VLDR-5 lands where the average parcel size is 5.3 acres. Even AF-20 lands to the south are 11, 10, and 1 acre in size respectively. Within the abutting VLDR-5 zoned area there has been a 100 % increase in the number of dwellings since an exception was taken for the area. There are no commercial farm or forest operations existing either on the abutting VLDR-5 area on the subject 80 acres, or vicinity AF-20 zoned lands. Land uses are characterized by nonfarm, rural residential development consistent with the proposed development of the subject 80 acres.
 - b. Existing public facilities and services. Public facilities and services in the area are as noted in finding of fact #11 and 12. As is the case with the majority of VLDR areas in the county, there is a very basic level of services available to the subject 80 acres and abutting VLDR-5 zoned area. Telephone and electrical service are provided by GTE and PGE respectively. Access is provided by graveled county maintained roads and public and private roads developed and maintained to county specifications. School, law enforcement and fire protection is provided by Newberg School District, Yamhill County Sheriff and Newberg Rural Fire District respectively. Soils in the area are suitable for individual septic systems and water is provided by individual wells and spring. There is no difference between the level and type of services existing on the subject 80 acres and in the abutting VLDR-5 zoned lands.

c. Parcel size and ownership patterns of the exception area and adjacent lands.

Findings of fact # 2, 3, 4, 5, 6, 7, and 8 review the parcel size and ownership patterns of the subject 80 acres and the adjacent VLDR-5 zoned and AF-20 zoned lands. Specifically, they provide as follows:

1. There are 9 ownerships of 11 parcels on the 80 acre subject property. The average size of the ownerships is slightly less than 9 acres.
2. The largest ownership in the 80 acre area is 19.6 acres, the smallest ownership is 3.6 acres. 9 of the 11 parcels were created prior to zoning regulations through private land sales. Two of the parcels were created by private land sales immediately after county zoning went into effect.
3. There are 6 existing nonfarm dwellings on the subject 80 acres.
4. Five of the 9 ownerships front existing county roads. The remaining four ownerships are accessed by private easement over other ownerships within the 80 acre subject property.
5. Abutting lands to the north and west are zoned VLDR-5 and consist of approximately 33 parcels on 175 acres.
6. 24 parcels within the VLDR-5 area have dwellings located on them.
7. 20 of the parcels in the VLDR-5 area front one of the county roads that provides access to the abutting 80 acres.
8. The AF-20 area to the east of the subject property is characterized by ownerships of 46, 41, and 22 acres. There are three dwellings on the parcels.

Other than the plan-zone line on county maps, there is no significant difference between the subject 80 acres and the abutting VLDR-5 zoned area to the north and west. The adjoining AF-20 land to the east is different in terms of parcel sizes, ownership pattern and development, but not land use. The easterly boundary of the proposed plan amendment and zone change would provide a logical boundary between VLDR-5 and AF-20 zoned lands.

d. Neighborhood and regional characteristics.

In comparing the subject 80 acres with other area properties in terms of ownership patterns, existing development, land uses, parcel sizes, public facilities and services, land values and taxation characteristics, the subject property is clearly similar to the abutting VLDR-5 zoned lands, rather than to vicinity AF-20 zoned lands. There are no commercial farm or forest uses in the immediate area, even in the AF-20 zoned lands.

e. Natural or man-made features or other impediments separating the exception area from adjacent resource land. Such features or impediments include but are not limited to roads, water courses, utility lines, easements, or right-of-way that effectively impede practicable resource use of all or part of the exception area.

As in the case with the VLDR-5 land to the north and west of the subject property, there is little in the way of natural or man-made features to separate the subject property from adjacent AF-20 lands. Other than county and private roads that border a portion of the subject property and run through portions of it, there are few physical features that separate the subject property from adjacent VLDR-5 or AF-20 lands. In this respect, the subject property is identical to the VLDR-5 areas to the north and west where the primary features that separate that area from adjacent resource lands are the size of ownerships and property lines.

f. Physical development. There are six dwellings on the subject 80 acres with a potential for an additional four dwellings under existing zoning requirements. Under existing zoning one dwelling per acre is possible in an area that is zoned for resource use.

In addition to the existing and potential residences on the subject property, the area is bordered on two sides by VLDR-5 zoned lands that are developed to rural residential densities. In the past six years there has been a 100 % increase in the number of dwellings within the VLDR-5 area. Further, the existing density of development within the VLDR-5 area, one dwelling per 7 acres, is very similar to the potential density of the subject 80 acres, one dwelling per 8 acres. Finally, by approving the proposed plan amendment/zone change, the maximum allowable density of the subject 80 acres would only have an increase of 5 dwellings over the number of dwellings potentially allowed under existing zoning requirements. Such a small increase in develop-

ment would not have significant impact on those small scale noncommercial resource uses which exist on nearby lands.

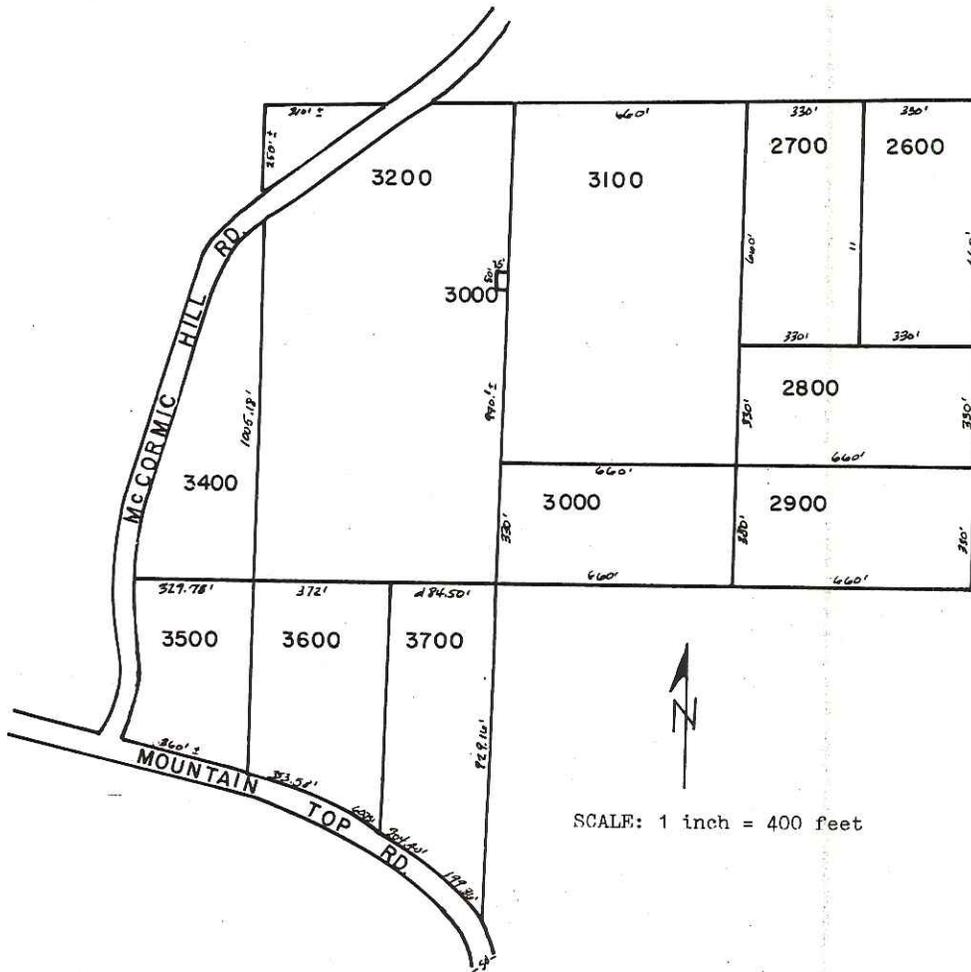
4. The appropriate designation for the subject area is VLDR-5 in that 8 of the parcels in the subject area are less than 5 1/2 acres and the 2 remaining parcels are both less than 20 acres, even though the area is zoned AF-20. Based upon conclusions supported by substantial evidence in the whole record that the comprehensive plan, zoning ordinance and the State Administrative Rules are satisfied, the plan amendment and zone change authorized by approval of this proposal is appropriate.

EXHIBIT "B" FOR ORDINANCE NO. 462
 COMPREHENSIVE PLAN AND ZONE MAP AMENDMENT
 ADOPTED BY THE YAMHILL COUNTY BOARD OF COMMISSIONERS
 APRIL 6, 1988

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TO CHANGE THE COMPREHENSIVE PLAN DESIGNATION
 FROM AGRICULTURE /FORESTRY LARGE HOLDING, AFLH,
 TO VERY LOW DENSITY RESIDENTIAL, AND

TO CHANGE THE OFFICIAL ZONING MAP FROM
 AGRICULTURE/FORESTRY LARGE HOLDING, AF-20, TO
 VERY LOW DENSITY RESIDENTIAL, VLDR-5



Change applies to all portions of Tax Lot No.s 2325-2600, 2700, 2800, 2900, 3000, 3100, 3200, 3400, 3500, 3600, and 3700.
 Map prepared by Yamhill County Department of Planning and Development.