

# Yamhill County

## DEPARTMENT OF PLANNING AND DEVELOPMENT

525 NE 4th STREET • McMINNVILLE, OREGON 97128

Phone:(503) 434-7516 • Fax:(503)434-7544 • TTY: (800) 735-2900 • Internet Address: <http://www.co.yamhill.or.us/planning>

July 5, 2019

Neil Shaw  
10160 NW Oak Ridge Rd  
Yamhill, OR 97148

**RE: Lot-line adjustment Docket L-23-19, Tax Lots 3406-200 & 800**

Dear Mr. Shaw:

This letter will serve as your official notification that your request for a property line adjustment to transfer approximately 6.2 acres from Tax Lot 3406-200 to Tax Lot 3406-800 is hereby approved subject to the following conditions:

1. The resulting 2.5-acre parcel shall be surveyed pursuant to Section 6.120 of the *Yamhill County Land Division Ordinance* and a copy of the survey shall be submitted to the Planning Director prior to final approval.
2. No additional lots or parcels shall be created from this property line adjustment.
3. The adjusted property lines shall be established in a location that ensures that any existing structures comply with the setback requirements of Section 402.09(C) of the Exclusive Farm Use District.
4. Pursuant to OAR 340-071-0220(1)(j), the property owners shall maintain a setback of 10 feet from any part of an existing drainfield when establishing new property lines or septic easements shall be surveyed and recorded in the deed and mortgage records with the County Clerk.
5. A copy of the documents conveying the adjusted properties shall be submitted to the Planning Department prior to recording with the County Clerk. The names on the instrument(s) conveying the property shall be the same as they appear in the tax records of Yamhill County.
6. The documents conveying the adjusted properties shall either describe the readjusted lots in their entirety, or, if the instrument describes only that area being conveyed from one property to the adjoining property, the following statement shall be placed on the instrument:

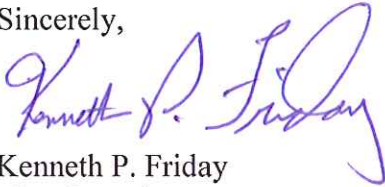
**This conveyance is made solely as an adjustment of common boundary between adjoining properties, and does not create a separate parcel that can be conveyed independently of adjacent land.**

This decision is based on a finding that the application complies with Sections 402.09(B.2) of the Yamhill County Zoning Ordinance because the adjustment will not affect the existing agricultural capability of the area. Please note this decision is not final until the required information has been submitted to the Planning Director. You have one year from the date of this letter to complete these requirements and record the instrument of conveyance with the County Clerk. Otherwise, this approval shall become null and void.

The *Yamhill County Land Division Ordinance* provides for appeal of this approval or any condition of approval to the Board of County Commissioners. Any party wishing to appeal this decision must submit an appeal application, along with a \$250.00 fee with the Planning Department by **July 22, 2019**. If the decision is not appealed, this letter will be your final notice of approval of the request.

If you have any questions, please contact this office.

Sincerely,



Kenneth P. Friday  
Planning Director

KF:mv

cc: Board of Commissioners  
Assessor  
Public Works  
DLCD  
SPO's

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### NOTICE OF PLANNING DIRECTOR DECISION

Notice is hereby given that the Director of the Yamhill County Department of Planning and Development has approved the request described below.

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**DOCKET NO.:** L-23-19

**REQUEST:** Approval of a property line adjustment to transfer approximately 6.2 acres from Tax Lot 3406-200 (8.7 acres) to Tax Lot 3406-800 (17.34 acres), resulting in parcels of approximately 2.5 and 23.54 acres, respectively.

**APPLICANT:** Neil Shaw

**TAX LOTS:** 3406-200 & 800

**LOCATION:** 10160 NW Oak Ridge Rd, Yamhill

**ZONE:** EF-80, Exclusive Farm Use District

**REVIEW CRITERIA:** Section 402.09 (B.2) of the *Yamhill County Zoning Ordinance* and the *Yamhill County Land Division Ordinance*

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Any aggrieved person(s) wishing to appeal the decision to a hearing before the Board of County Commissioners must file an appeal, together with a \$250.00 fee, stating the ordinance, statute or rule provisions which have not been satisfied. In the event that an appeal is not filed by an affected party, such party waives the right to further appeal. Public notice dated July 5, 2019.

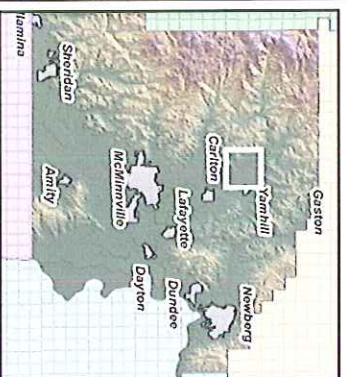
**AN APPEAL MUST BE FILED NO LATER THAN**  
5:00 p.m., July 22, 2019

For further information, contact Matt Vogt at 503-434-7516.

**NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLERS:** ORS Chapter 215 requires that if you receive this notice, it must be promptly forwarded to the purchaser.

# YAMHILL COUNTY

## TAX LOT INFORMATION & CONTEXTUAL MAP



### Property Information

Docket: L-23-19

NW Oak Ridge Rd



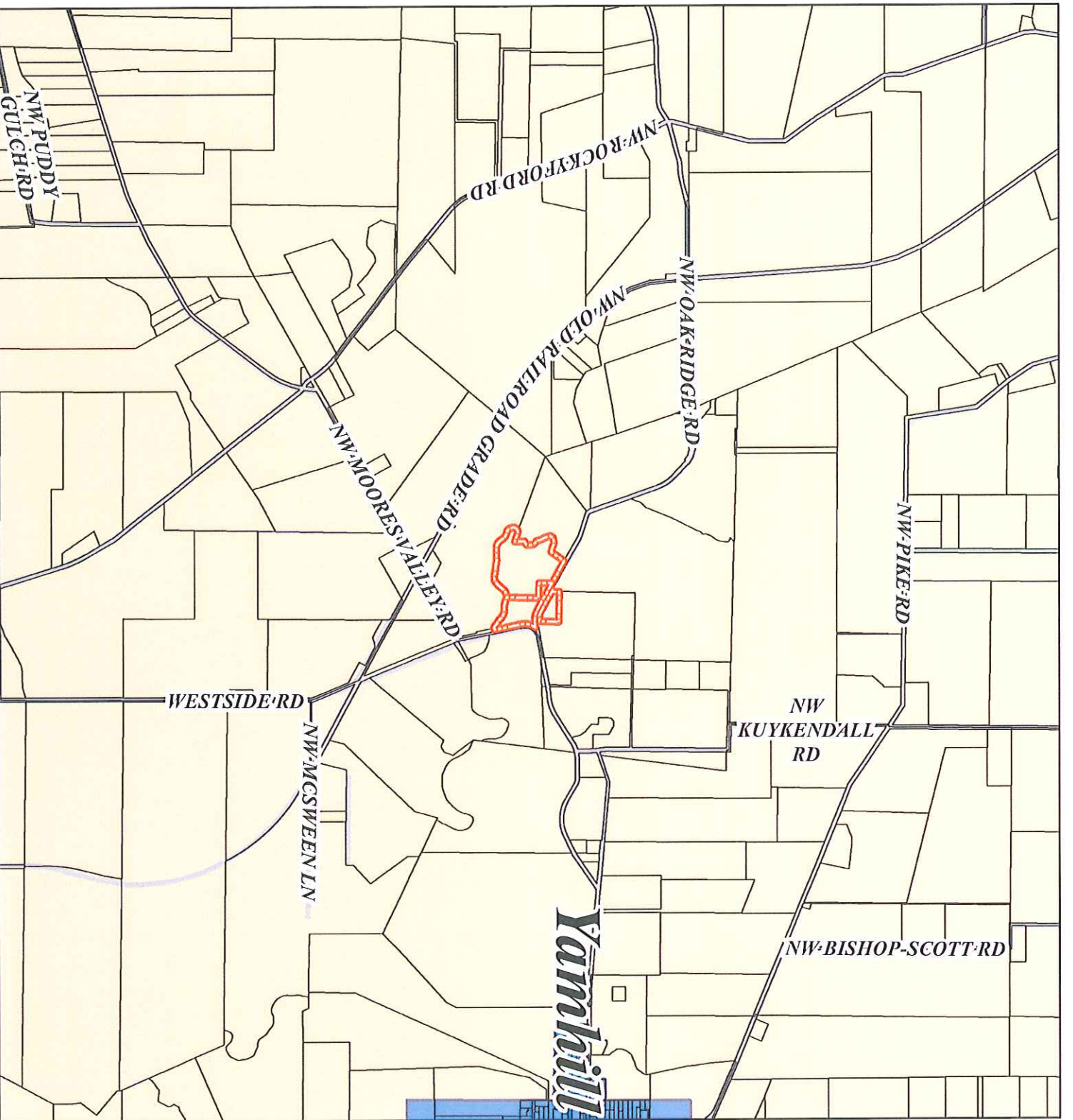
Subject Parcels

Tax Lot: R3406 00200

Lot Acreage: 8.7

Tax Lot: R3406 00800

Lot Acreage: 23.54



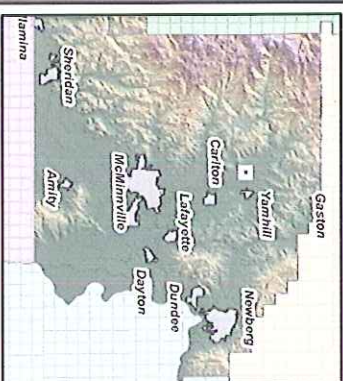
1 inch = 2,000 feet

Last Update: June 17, 2019



# YAMHILL COUNTY

## TAX LOT INFORMATION & CONTEXTUAL MAP



### Property Information

Docket: L-23-19  
NW Oak Ridge Rd

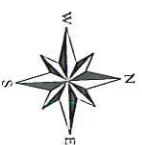


Subject Parcels

Tax Lot: R3406 00200  
Lot Acreage: 8.7  
Tax Lot: R3406 00800  
Lot Acreage: 23.54



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



1 inch = 500 feet

Last Update: June 17, 2019