

Yamhill County

DEPARTMENT OF PLANNING AND DEVELOPMENT

400 NE BAKER STREET • McMINNVILLE, OREGON 97128

Phone: 503-434-7516 • Fax: 503-434-7544 • TTY: 800-735-2900 • Internet Address: <http://www.yamhillcounty.gov>

September 27, 2024

Daniel Danicic
Yamhill Land Development Services
PO Box 1042
Newberg, OR 97132

RE: Lot-line adjustment Docket L-21-24, Tax Lots 3220-1000 and 3220-1101

Dear Daniel Danicic

This letter will serve as your official notification that your request for a property line adjustment to transfer approximately 3.16- acres from Tax Lot R3220-1000 to Tax Lot R3220-1101, resulting in parcels of approximately 1.96-acres (3220-1000) and 12.21-acres (3220-1101), is hereby approved, subject to the following conditions:

1. No additional lots or parcels shall be created from this property line adjustment.
2. Tax Lot R3220-1101 is within the City of Newberg's jurisdiction and therefore approval of Docket L-21-24 is contingent upon the approval of the City of Newberg's property line adjustment application.
3. Tax lot R3220-1000 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. No additional lots or parcels shall be created from this property line adjustment.
4. The adjusted property line shall be established in a location that ensures that any existing structures comply with the setback requirements of Section 501.06 (C), of the AF-10, Agriculture Forestry Small Holdings District.
5. Pursuant to OAR 340-071-0220(1)(j), the property owners shall maintain a setback of 10 feet from any part of an existing drain field when establishing new property lines or septic easements shall be surveyed and recorded in the deed and mortgage records with the County Clerk.
6. 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.

7. 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:

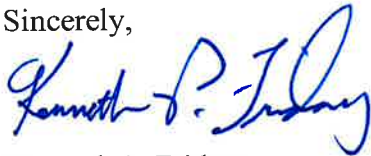
This conveyance is made solely as an adjustment of common boundary between adjoining properties and does not create a separate parcel that can be conveyed independently of adjacent land.

This decision is based on a finding that the application complies with Section 501.06 (C) of the Yamhill County Zoning Ordinance and the *Yamhill County Land Division Ordinance*. 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 **5:00 p.m., October 14, 2024**. 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:tw

cc: Board of Commissioners
Assessor
Public Works
DLCD
SPO's
Tax Lot File
Yamhill County Surveyor, Darren Harr/Marty Glass
City of Newberg Planning Dept.

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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.

DOCKET NO.: L-21-24

REQUEST: Approval of a property line adjustment to transfer approximately 3.16- acres from Tax Lot R3220-1000 to Tax Lot R3220-1101, resulting in parcels of approximately 1.96-acres (3320-1000) and 12.21-acres (3320-1101). This application is being processed concurrently with a property line adjustment application with the City of Newberg. Tax Lot R3320-1101 is within the City of Newberg's jurisdiction and therefore requires an application in both jurisdictions to make the adjustment.

APPLICANT/OWNER: Casey Bernard and Chehalem Park and Recreation

TAX LOTS: 3220-1000 and 3220-1101

LOCATION: 900 NE Wynooski Rd. and 1800 Kennedy Dr. Newberg

ZONE: Yamhill County Zoning- AF-10, Agriculture Forestry Small Holding and City of Newberg Zoning- Community Facility

REVIEW CRITERIA: Section 501.06(B) of the *Yamhill County Zoning Ordinance* and the *Yamhill County Land Division Ordinance*

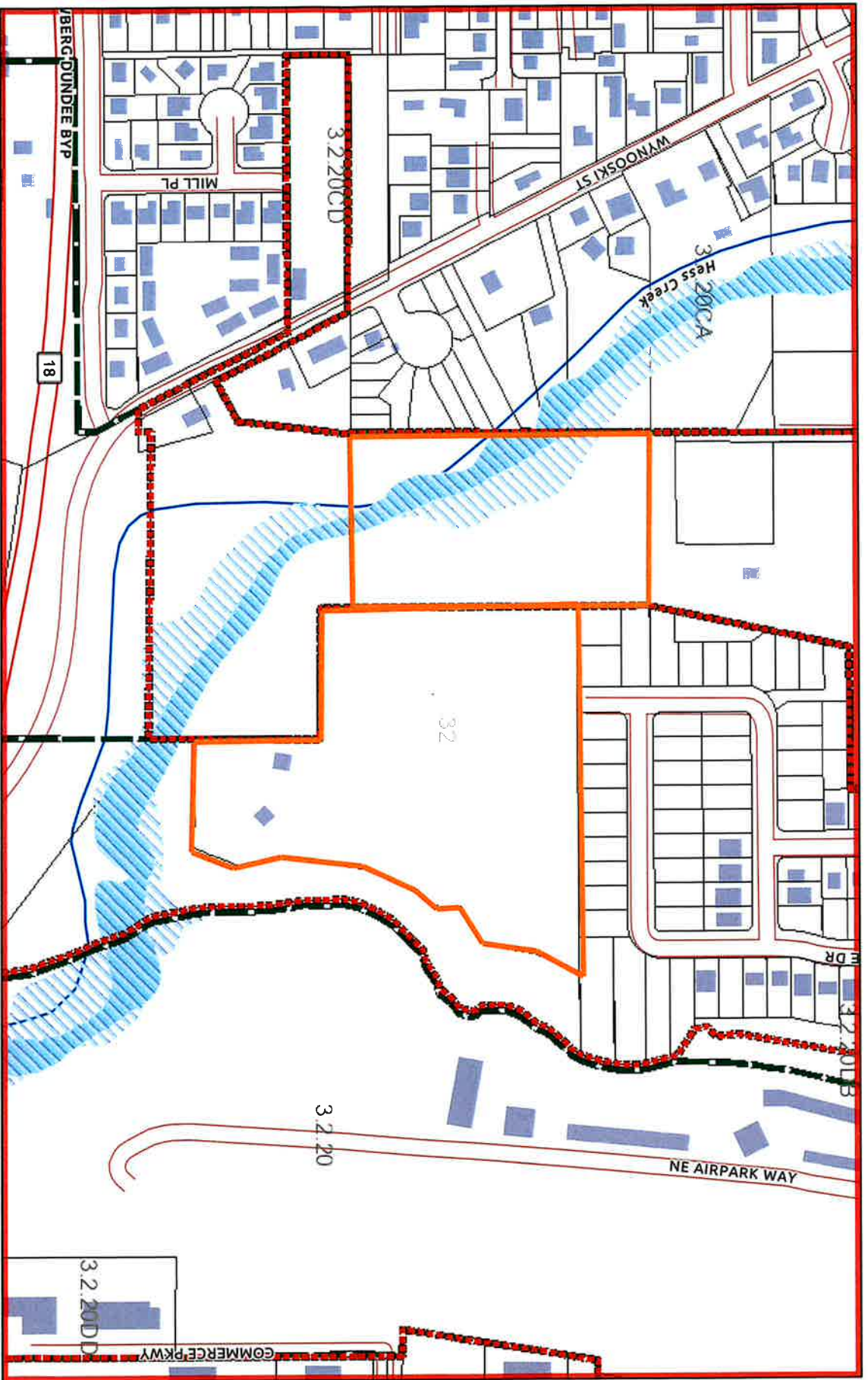
Any aggrieved person(s) wishing to appeal the decision to a hearing before the Board of County Commissioners must file an appeal, together with a \$250.00 fee, stating the ordinance, statute or rule provisions which have not been satisfied. In the event that an appeal is not filed by an affected party, such party waives the right to further appeal. Public notice mailed September 27, 2024

AN APPEAL MUST BE FILED NO LATER THAN
5:00 p.m., October 14, 2024

For further information, please contact Tiffanie Willis with the Planning Department 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.

ArcGIS WebMap



September 11, 2024

- City Boundary
- County
- County Roads
- Taxlots
- 100 Year Flood Area
- Surveys 1
- Townships
- Floodway
- Tax Label



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