

Yamhill County

DEPARTMENT OF PLANNING AND DEVELOPMENT

525 NE FOURTH STREET • McMinnville, Oregon 97128

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

COPY

July 6, 2007

Bernard Diefenderfer
PO Box 249
Sheridan, OR 97378

Re: Docket FD-18-06, Tax Lot 5629-202 (Pursuant to a Measure 37 Claim, M37-08-04)

This letter will serve as your official notification that your request to establish a dwelling in conjunction with farm use on a 50 acre parcel identified as Tax Lot 5629-202, has been approved. This decision is based on the findings and conclusions in the enclosed staff report. The *Yamhill County Zoning Ordinance* and other County and State land use regulations were modified, removed or not applied pursuant to Measure 37 (Board Order 05-114 and State Claim M120128). The required procedures of referral and review were followed and the relevant factors considered under the applicable health and safety regulations and the zoning requirements in effect in 1991.

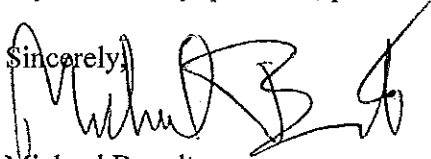
Please bear in mind that approval of this request does not guarantee septic tank or building plans approval. Applications for building and drainfield permits are available in the County Department of Planning and Development. Please also be aware that any new road constructed to provide access to a new residence is required to meet the enclosed emergency vehicle standards. Also, any new access onto a county road requires a road approach permit from the Department of Public Works.

The Yamhill County Zoning Ordinance provides for appeal of any action or ruling of the Planning Director to the Board of Commissioners within fifteen (15) days of the decision on a proposed action. Anyone wishing to appeal the Director's decision must file an appeal form, together with a \$250.00 fee, with this Department no later than **5:00 p.m., July 23, 2007**. If no appeal is filed, the Director's decision will be final and this letter will serve as your official notice of approval of your application.

Also, be advised that unless appropriate permits are obtained and construction initiated, this approval will be subject to subsequent amendments in County and State land use regulations. The consequences of such amendments could conceivably invalidate this approval.

If you have any questions, please feel free to contact this office.

Sincerely,


Michael Brandt
Planning Director

Enclosure

cc: Board of Commissioners
County Counsel
Assessor
SPO
DLCD, Attn: Ron Eber

MB:kf