



RESOLUTION No. 2015-3184

**A RESOLUTION RECOMMENDING THAT YAMHILL COUNTY APPROVE
THE PROPOSED CONDITIONAL USE PERMIT FOR A WINERY AT 4008 NE
ZIMRI DRIVE, TAX LOT 3209-1400.**

RECITALS:

1. On February 17, 2015 the City of Newberg received a copy of a Yamhill County conditional use permit application to convert an equestrian facility into a winery at 4008 NE Zimri Drive.
2. The site is located outside the city limits and outside the urban growth boundary, but within Newberg's urban reserve area. Yamhill County will make the final decision on the conditional use permit application. Under the terms of the Newberg Urban Area Growth Management Agreement, the City Council shall hold a legislative hearing and make a recommendation to the County within 60 days of receiving a copy of the application.
3. The applicant intends to convert an existing equestrian facility into a winery, and plant a vineyard on most of the property. The residential house on the property will remain in use as a residence. No new buildings are proposed.
4. Notice of the hearing was posted in the *Newberg Graphic* on March 18, 2015.
5. The Newberg City Council held a hearing on April 6, 2015 to consider the conditional use permit proposal. The City Council finds that the proposal is limited in scope, and consistent with the future urban development of the property.

THE CITY OF NEWBERG RESOLVES AS FOLLOWS:

1. The City Council finds that the proposed conditional use permit, as shown in Exhibit A, meets the criteria for development in the urban reserve area and adopts the findings, which are attached hereto as Exhibit B. Exhibits A and B are hereby adopted and by this reference incorporated.

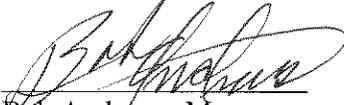
2. The City Council recommends that Yamhill County approve the proposed conditional use permit for a winery at 4008 NE Zimri Drive, Yamhill County tax lot 3209-1400, as shown in the attached application in Attachment 1.

➤ **EFFECTIVE DATE** of this resolution is the day after the adoption date, which is: April 7, 2015.

ADOPTED by the City Council of the City of Newberg, Oregon, this 6th day of April, 2015.


Sue Ryan, City Recorder

ATTEST by the Mayor this 16th day of April, 2015.


Bob Andrews, Mayor

Existing Property Layout:



- A** Existing Equestrian Bldg
 - *State of the art indoor facility (see supporting photos and specs)
 - *Full drainage system
 - *Plumbing
 - *Secure/Locked Doors
 - *3000 gallon water storage tanks

- B** Existing Gravel Arena/Parking
 - *80' x 180'; Leveled
 - *Compact gravel
 - *Outdoor

- C** Existing Residential Farmhouse
 - *Built in 1915
 - *Remodeled in 2010

- D** Existing Driveway/Parking
 - *2) Access points to NE Zimri Dr.
 - *Turn around area

- E** South Access Point
 - *Existing

- F** North Access Point
 - *Existing

-  Existing trees with trunk diameter larger than 8"
*(10) trees
-  Existing water well
-  Existing driveway and parking

Future Property Layout:



A **Converted Winery Bldg**
 *Add tasting room (2-3 years out)
 *Add restroom and septic to coincide with tasting room (2-3 years out)

B **Existing Outdoor Arena/Parking**
 *80' x 180'; Leveled
 *Compact gravel
 *Outdoor
 *Use for future parking (if needed)
 *Use as outdoor event space

C **Existing Residential Farmhouse**
 *Built in 1915
 *Remodeled in 2010

D **Existing Driveway/Parking**
 *(2) Access points to NE Zimri Dr.
 *Turn around area

E **South Access Point**
 *Private Entrance

F **North Access Point**
 *Winery Entrance

G **Future Vineyard**
 *2.2 acres

H **Future Patio**
 *Outdoor

Existing trees with trunk diameter larger than 8"
 *(10) trees

Existing water well

Existing driveway and parking

Future Vineyard

EXHIBIT B: FINDINGS

The applicable Newberg Urban Area Growth Management Agreement criteria are:

*It is the City's intent to recommend that the County only allow development in the Urban Reserve Area that is **limited in scope and that is consistent with the future urban development of the property.***

1. Future Development Plan: The City Council shall recommend approval, recommend approval with conditions, or recommend against the future development plan in accordance with the following criteria:

(a) The current development shall not cause more than 10 percent of the property to be used for site improvements including buildings, parking areas, improved recreation areas, and storage areas, unless the City agrees the development intensity will not prohibit future urban development.

(b) The future development plan shall allow for the efficient future urban development of the remainder of the property. It shall allow for construction of future urban streets and utilities, and shall allow for required setbacks to current and future property lines.

(c) The plan is consistent with adopted plans and policies for the area, such as street or utility plans and policies in this agreement.

*B. Submittal Requirements 1. A future development plan shall be required for any development in the Urban Reserve Area requiring a Yamhill County Type B or Type C review, **excluding any development that involves a change in use to existing buildings only.** The future development plan shall be used solely to evaluate the current proposal's compatibility with potential future urban development. It does not bind or commit the applicants, property owners, review bodies, or governing bodies to approve or carry out the proposed future development.*

Findings: The site is at 4008 NE Zimri Drive, tax lot 3209-1400. It is approximately 4.5 acres, and contains an existing residential house, equestrian facility, gravel parking lot, and a vacant hillside. The property is outside of the Newberg city limits and outside the urban growth boundary, but within the urban reserve area. The site has County AF-10 zoning, in which wineries are a conditional use.

The applicant, Hazelfern Cellars Inc., proposes to convert the equestrian facility into a winery and to plant a vineyard on a large portion of the property. The residential house will remain in use as a residence, and no new buildings will be built. The current development does not cause more than 10% of the property to be used for site improvements because no new buildings are being constructed as part of this development; the applicant is converting an existing equestrian building to a winery building. The applicant was not required to create a future development plan showing how future streets could be laid out on the property because the development only involves a change in use to existing buildings.

The City's intent under the Urban Area Growth Management Agreement is to recommend that the County only allow development in the UGB that is limited in scope and consistent with the future urban development of the property.

- No new buildings are proposed, so the development is limited in scope. A future development plan is not required because the development is only changing the use of existing buildings.
- A large portion of the site will be planted as a vineyard, which will serve to further protect the property from subdivision and redevelopment. The site is in the urban reserve, so at some point in the future it is anticipated that the property may be brought into the city urban growth boundary and the city limits. The

proposed winery and vineyard will not preclude the future urbanization of the property, and will in fact help preserve the site intact.

YAMHILL COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT

LAND USE APPLICATION

Docket _____
Date _____
Rec'd by _____
Receipt # _____
Fee _____

525 NE Fourth Street, McMinnville, OR 97128 • Tel: 503-434-7516 • Fax: 503-434-7544

Table with columns for APPLICANT and LEGAL OWNER (IF DIFFERENT). Includes fields for name, address, city, state, zip, telephone, and email. Also includes a section for PROPERTY INFORMATION with tax lot and tract size details.

1. TYPE OF APPLICATION (what is requested?): Conditional Use Permit

2. JUSTIFICATION FOR REQUEST YCZO Section(s): See attached narrative

A Planner will assist you in identifying the review criteria that apply to your request. The review criteria are used to determine whether your application will be approved or denied. It is your responsibility to provide adequate written justification and any other evidence you feel is relevant to explain how your request complies with the review criteria. Failure to provide adequate justification may result in your application being denied, or deemed incomplete until additional information is provided.

3. Present use of property: Single-family dwelling and brand-new equestrian building

4. Please list the type of buildings that are currently on the property (i.e. manufactured home, pole building, agricultural barn, etc.): Single-family dwelling, equestrian building, and poultry barn

5. Is there a septic system on the property? [x] Yes [] No

6. How will water be provided? [x] Well [] City [] Other

7. How is the property accessed? NE Zimri Drive

8. To your knowledge, do any of the following natural hazards exist on the property?

- Floodplain
- Areas of erosion
- Steep slopes
- Fish or wildlife habitat
- Soil limitations for building or septic

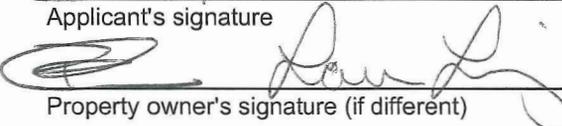
THE APPLICANT MUST SUBMIT:

1. Completed application form, signed by the applicant and property owner (if different). The owner's signature must be notarized.
2. Site plan drawn to scale showing property lines, location and size of all existing buildings, existing and proposed access roads, and location and size of any proposed new buildings.
3. Written justification of how the application complies with the approval criteria. Attach additional sheets to this form.
4. Filing fee (make check payable to Yamhill County).

NOTE: Fees are not transferrable or refundable.

I hereby declare under penalties of false swearing (ORS 162.075 and 162.085) that the above information is true and correct to the best of my knowledge. I understand that issuance of an approval based on this application will not excuse me from complying with other effective ordinances and laws regulating the use of the land and buildings.

I hereby grant permission for and consent to Yamhill County, its officers, agents, and employees coming upon the above-described property to gather information and inspect the property whenever it is reasonably necessary for the purpose of processing this application.

 , President 2/13/15
 Applicant's signature Date
 2/13/15
 Property owner's signature (if different) Date

State of Oregon
 County of Multnomah

Signed before me on this 13th day of February, 20 15
 by Bryan + Laura Laing.




 Notary Public for Oregon
 My Commission expires 11/2/2018

Application Narrative

A. Introduction

Hazelfern Cellars Inc. (“Hazelfern”) seeks to convert an existing 4,000 square-foot equestrian building located at 4008 NE Zimri Drive, Newberg, Oregon 97132, into a winery facility. The equestrian building was built in 2014 by the previous owners of the property and has never housed an animal. It is equipped with an advanced floor drainage system, plumbing, and large water tanks. The property on which the equestrian building is located is 4.5 acres in size, is located north-west of Newberg, has a residential dwelling, and an open area suitable for planting a vineyard.

In addition to wine production areas, the winery facility will also include a tasting room, an outdoor terrace area, a professional kitchen, parking area, and a newly planted vineyard. Hazelfern proposes to market and sell wine at retail in the tasting room, to host up to three special events per year, which may include small weddings, to make available small pre-packaged snacks, and to possibly provide acoustic music consistent with the County’s noise regulations.

The property is located within an Agriculture/Forestry Small Holding District (AF-10) zone. Wineries are a conditional use within this zone. The following narrative identifies the applicable land use criteria and explains why Hazelfern’s proposed winery use meets these criteria.

B. Applicable Criteria

YCZO 501.03 Conditional Uses: In the AF-10 District, pursuant to the Type B application procedure set forth in Section 1301, and subject to the conditional use review criteria listed in Section 1203,¹ and any other applicable criteria established by this ordinance, the following uses may be allowed conditionally:

....

P. Winery, including production and wholesale and retail sale of wine, subject to Section 1101 site design review and the following:

1. A winery shall be permitted to conduct on-site marketing activities events such as festivals and group tastings that are directly related to promotion and sale of the wine produced on-site with an anticipated maximum of 750 daily visitors. Only three such events may be conducted in one calendar year, and the events shall not exceed a duration of three days. The frequency and duration of these events may be further limited through site design review approval based on the adequacy of public facilities.

¹ The italicized text here and throughout Section B of this application narrative is copied verbatim from the YCZO as it appears on the County’s website at http://www.co.yamhill.or.us/plan/planning/ordinance/zoning_toc.asp. The reference to “Section 1203” copied here appears to be a typographical error, as Section 1203 pertains to variances and Section 1202 contains conditional use criteria. Hazelfern’s application therefore responds to the Section 1202 criteria below.

Response: Hazelfern's proposed use qualifies as a winery because the current equestrian building will be converted into a winery facility designed for wine production and the sale of wine. The focus of the proposed winery facility is the production of high quality wines. Hazelfern proposes to sell these wines at wholesale and also to market the wines for retail sale in the proposed tasting room and wine clubs.

Hazelfern will limit special events at the winery such as those described in YCZO 501.03P(1) to three per year.

2. *The winery shall allow only the sale of:*
 - a. *Wines produced in conjunction with the winery;*
 - b. *Items directly related to wine, the sales of which are incidental to the retail sale of wine on-site and do not exceed 25 percent of the total sales gross receipts of the retail facility. Such items include those served by a limited service restaurant, as defined in ORS 624.010, and local agricultural products commonly sold in conjunction with wine; and*
 - c. *Wines not produced in conjunction with the winery, the sales of which are incidental to the sale of wine produced on-site.*

Response: Hazelfern will sell wines produced in conjunction with the winery facility and will limit its income from other (incidental) sales to 25 percent of its on-site retail sales of wines produced in conjunction with the winery facility. In addition, Hazelfern agrees to limit food sales as required by YCZO 501.03P(2)(b).²

YCZO 1202: Conditional Use Criteria and Requirements

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1202.02 Review Criteria

A conditional use may be authorized, subject to the Type B application procedure set forth in Section 1301, upon adequate demonstration by the applicant that the proposed use will be compatible with vicinity uses, and satisfies all relevant requirements of this ordinance and the following general criteria;

- A. The use is listed as a conditional use in the underlying zoning district;*

² Pursuant to 2013 Senate Bill 841, the Oregon Legislature has recently granted broader food privileges to permitted use wineries in the Exclusive Farm Use and Agriculture/Forestry Large Holding District zones. Although these rules are not directly applicable in the AF-10 zone, the County may consider them in interpreting the County's AF-10 rules.

Response: As described above, the property is zoned AF-10, and a winery is a conditional use in this zone.

B. The use is consistent with those goals and policies of the Comprehensive Plan which apply to the proposed use;

Response: There are several Comprehensive Plan policies that are relevant to the proposed use. First, I.B., Goal 1, Policy A speaks to “encouraging opportunities for small scale or intensive agricultural and forestry activities” within rural residential zones. Hazelfern’s proposed winery will provide a market for the grapes that are produced in the area and eventually on the property, thus facilitating continued agricultural use of the surrounding land and improving the agricultural use of the property.

The proposed winery and future vineyard also furthers provision I.F., Goal 1, Policy B, which is to promote economic development projects that do not conflict with the agriculture character of the County. Hazelfern plans to use grapes from the surrounding areas and from the future vineyard located on the property to produce wine which helps facilitate the preservation and growth of farming in the County

Hazelfern’s proposed winery is also consistent with Comprehensive Plan policies regarding demand and appropriate siting of rural development. As required by provision I.B., Goal 1, Policy B, there is adequate demand for the proposed winery given the growth of the local wine industry and increasing consumer demand for Oregon wine. *See* Full Glass Research, *The Economic Impact of the Wine and Wine Grape Industries on the Oregon Economy* (January, 2015), *available at* http://www.oregonwine.org/media/139991/or_econreport_2014_final.pdf. Hazelfern’s proposed winery is appropriately sited because its production of wine will be located within a suitable existing facility, the property is suitable for vineyard development, and is near other wineries and related visitor accommodations as described below.

C. The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features;

Response: The Hazelfern property is well-suited for the proposed winery given its shape, location, and the existence of improvements already on the property. The property can be accessed by either the south access point or the north access point. Hazelfern plans to use the south access point entry as the entrance to the private residence and the north access point entry as the entrance to the winery facility. The north and south access points are currently connected with a large driveway that provides ample turn around and access for emergency vehicles. The property also has plenty of existing parking to support the tasting room and it has a 180’ to 80’ level area for any overflow situations or event parking.

As previously mentioned, the property already has an existing equestrian building that can easily be converted into a winery facility. The facility was built in 2014 by the previous owners and has never housed animal. The facility is equipped with an advanced floor drainage system, plumbing and large water tanks. Hazelfern plans to make some adjustments to the

facility in order to separate and secure the bonded wine space from the tasting room area. Hazelfern also plans to add a bathroom with septic before opening the tasting room.

Hazelfern also plans to plant a vineyard on the eastern part of the property. The soil is saum soil and is ideal for growing premium grapes for wine.

There are no natural hazards on the property.

D. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zoning district;

Response: The proposed winery is consistent with the character of the surrounding area. The Hazelfern property is surrounded by open land and, within the vicinity, there are other vineyards and wineries, including Zimri Cellars Vineyard, Bells Up Vineyard and Winery, Medici Vineyard and Winery, and Prive' Vineyard and Winery. The Allison Inn and Spa, which caters to wine country visitors, is located approximately 1 mile south of the Hazelfern property, off NE Zimri Drive.

The Hazelfern property and the adjacent parcels are zoned AF-10. The proposed winery facility and future vineyard will help to further solidify the agricultural character of the local AF-10 zone, discouraging further residential subdivision in this rural area consistent with the Statewide Planning Goals and the Yamhill County Comprehensive Plan.

E. The proposed use is appropriate, considering the adequacy of public facilities and services existing or planned for the area affected by the use; and

Response: The proposed winery is located along NE Zimri Drive, which is designated as a Resource Road in the County's Transportation System Plan. Resource Roads are designed to carry traffic in volumes of 500 or more vehicles per day. Because winery visitors generally visit multiple wineries in a single day, Hazelfern's proposed tasting room should not significantly increase traffic above existing levels. The limitation on special events in the AF-10 zone further ensures that the proposed winery facility will not draw a significant amount of new traffic to the area. The local road infrastructure is therefore adequate to accommodate the proposed winery.

The shape of the property with the proposed winery also provides for efficient access by emergency responders. The property has two access points, which are connected with a large driveway that provides ample turn around and access for emergency vehicles.

The proposed winery will use water from the existing well. The facility currently is equipped with water tanks to store water for on-site usage. Hazelfern is planning to add a septic tank to the existing drainage system in order to support the bathroom and sanitation needs before it opens the tasting room.

F. The use is or can be made compatible with existing uses and other allowable uses in the area.

Response: The proposed winery is compatible with existing and allowed uses in the area for the reasons described above.

YCZO 1101: Site Design Review Process and Standards

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1101.04 Preliminary Site Development Plan Requirements

[This section details various technical requirements for site plans]

Response: Please see the enclosed site plan and accompanying materials. These materials satisfy the County's site design requirements.

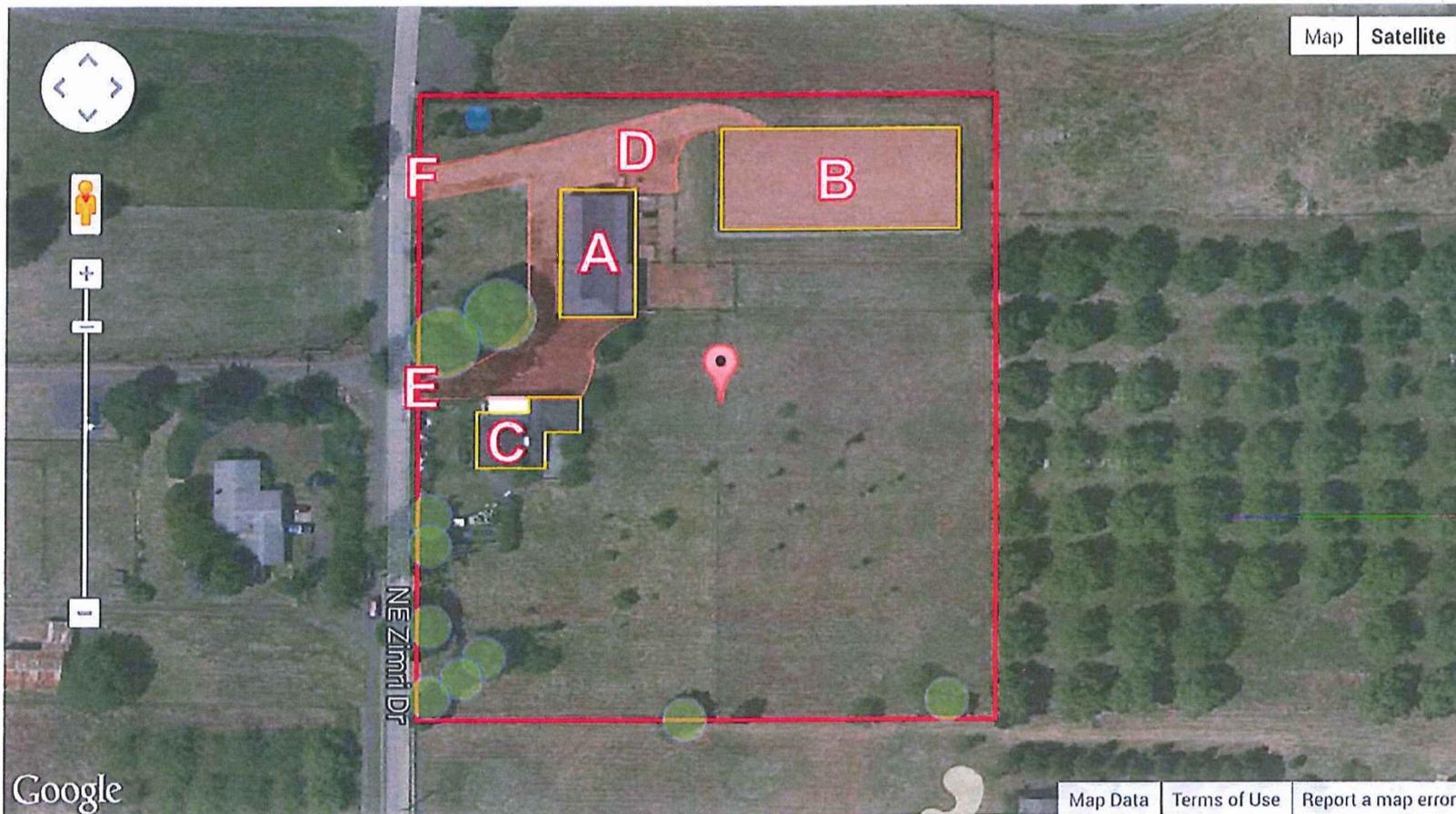
C. Request for permit to run with the land

Hazelfern requests that the County issue a conditional use permit for the proposed winery that is appurtenant to the property (i.e., "runs with the land") rather than a permit that is personal to Hazelfern. All restrictions in a conditional use permit issued by the County should apply in the event of a change in ownership of the winery, and the County has authority to revoke a conditional use permit in the event of noncompliance with the conditions of the permit. Any change in ownership of the winery therefore should not have an impact on the use of the property as a land use matter.

D. Conclusion

For the reasons described above, Hazelfern meets the applicable criteria to site the proposed winery on the Hazelfern property. Hazelfern respectfully requests that the County issue a conditional use permit authorizing the conversion of the equestrian building into the proposed winery facility.

Existing Property Layout:



A Existing Equestrian Bldg
 *State of the art indoor facility (see supporting photos and specs)
 *Full drainage system
 *Plumbing
 *Secure/Locked Doors
 *3000 gallon water storage tanks

B Existing Gravel Arena/Parking
 *80' x 180'; Leveled
 *Compact gravel
 *Outdoor

C Existing Residential Farmhouse
 *Built in 1915
 *Remodeled in 2010

D Existing Driveway/Parking
 *(2) Access points to NE Zimri Dr.
 *Turn around area

E South Access Point
 *Existing

F North Access Point
 *Existing

 Existing trees with trunk diameter larger than 8"
 *(10) trees

 Existing water well

 Existing driveway and parking

Future Property Layout:



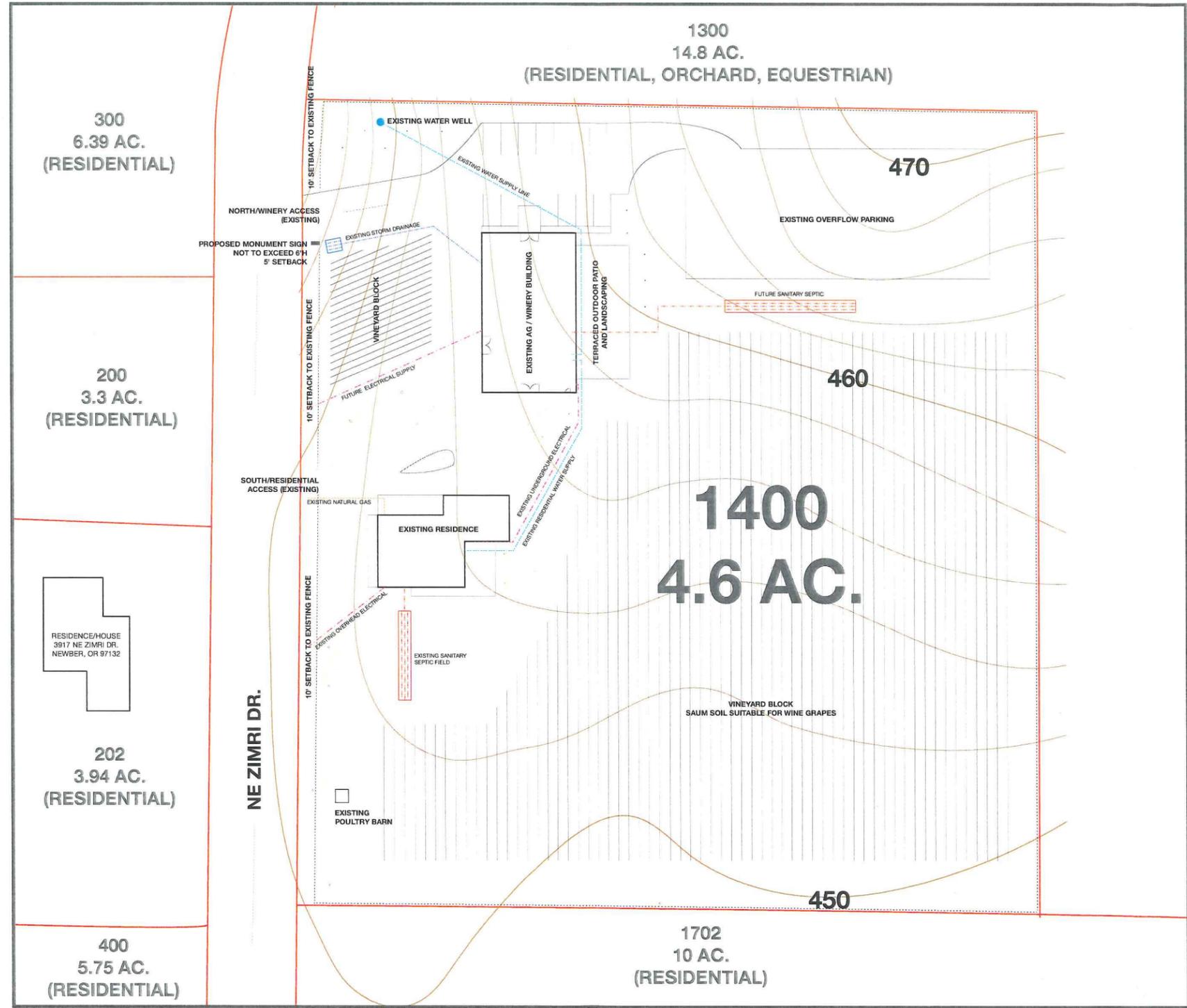
- A** **Converted Winery Bldg**
 *Add tasting room (2-3 years out)
 *Add restroom and septic to coincide with tasting room (2-3 years out)
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 *80' x 180'; Leveled
 *Compact gravel
 *Outdoor
 *Use for future parking (if needed)
 *Use as outdoor event space

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 *Turn around area
- E** **South Access Point**
 *Private Entrance

- F** **North Access Point**
 *Winery Entrance
- G** **Future Vineyard**
 *2.2 acres
- H** **Future Patio**
 *Outdoor

-  Existing trees with trunk diameter larger than 8"
 *(10) trees
-  Existing water well
-  Existing driveway and parking
-  Future Vineyard

NORTH



SOUTH

- | | |
|--------------------------------------|--------------------------------|
| VINEYARD BLOCKS | — WATER SUPPLY |
| --- FENCE | - - - ELECTRICAL |
| --- TOPOGRAPHIC LINE (2' INCREMENTS) | --- NATURAL GAS SUPPLY |
| • EXISTING TREES ≥ 8" DIAM | --- STORM DRAINAGE |
| • PLANNED NEW TREES | - - - SANITARY SEPTIC DRAINAGE |

HAZELFERN CELLARS
SITE PLAN

4008 NE ZIMRI DR.
NEWBERG, OR 97132
SCALE: 10" = 50' - 0"

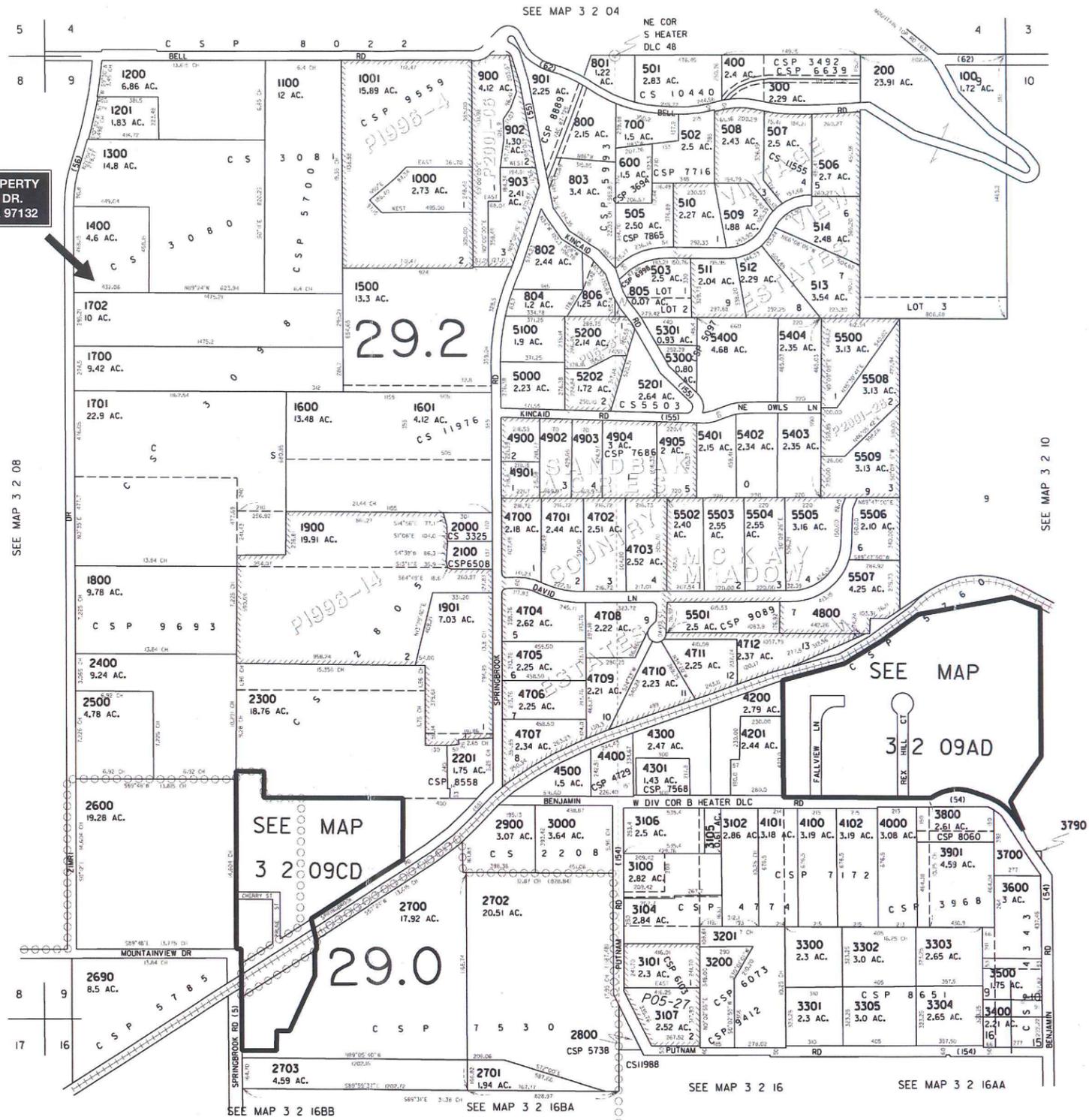


THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

SECTION 9 T3S R2W W.M.
YAMHILL COUNTY
1" = 400'

3 2 09
& INDEX

SUBJECT PROPERTY
4008 NE ZIMRI DR.
NEWBERG, OR 97132



CANCELLED
500
504
806
1902
2200
3103
3900
4600

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

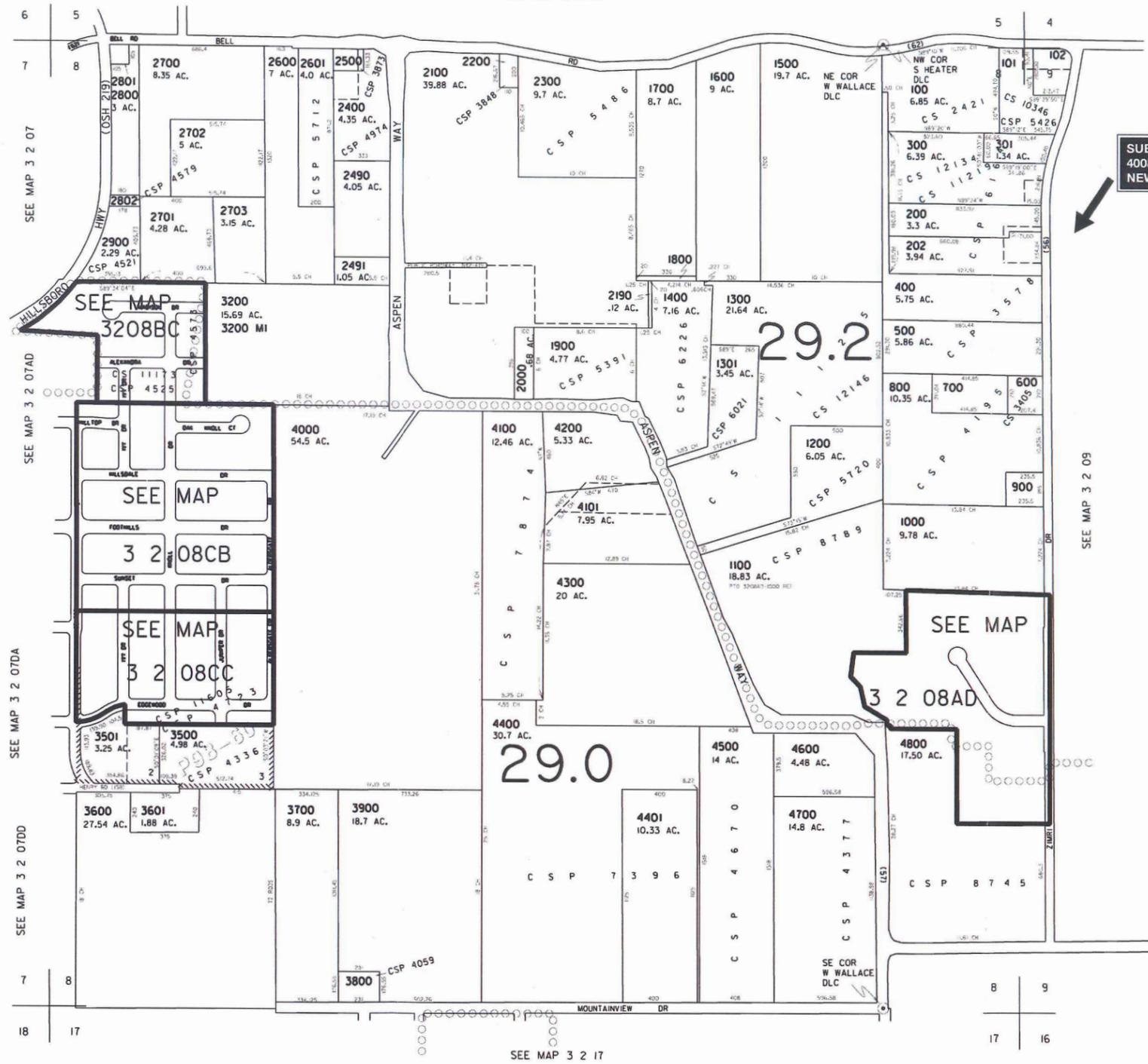
SECTION 8 T3S R2W W.M. YAMHILL COUNTY
1" = 400'

3 2 08
NEWBERG

SEE MAP 3 2 05

CANCELLED
201
3000
3001
3100
3300
3400
3502
3503
3504

SUBJECT PROPERTY
4008 NE ZIMRI DR.
NEWBERG, OR 97132



SEE MAP 3 2 07

SEE MAP 3 2 07AD

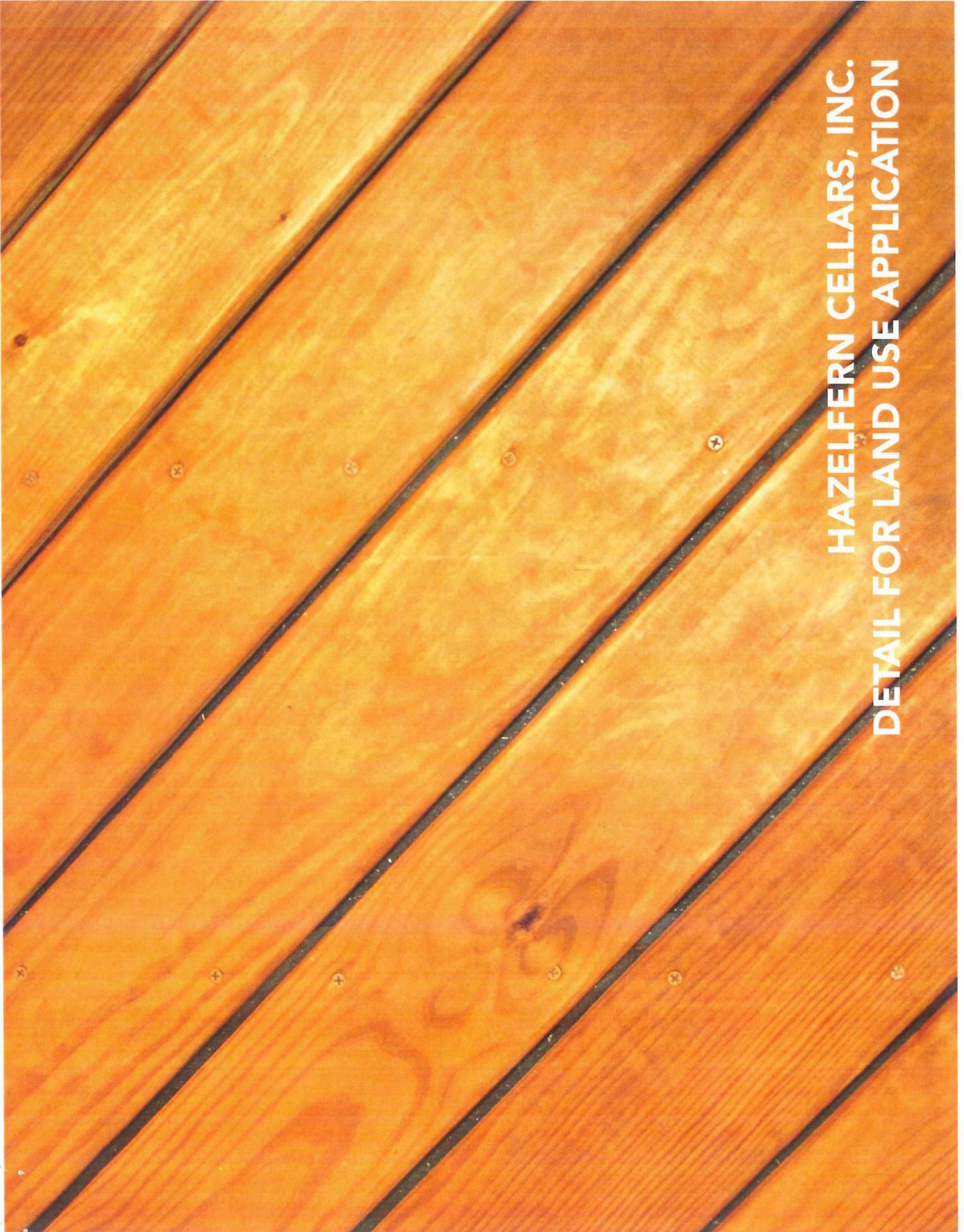
SEE MAP 3 2 07DA

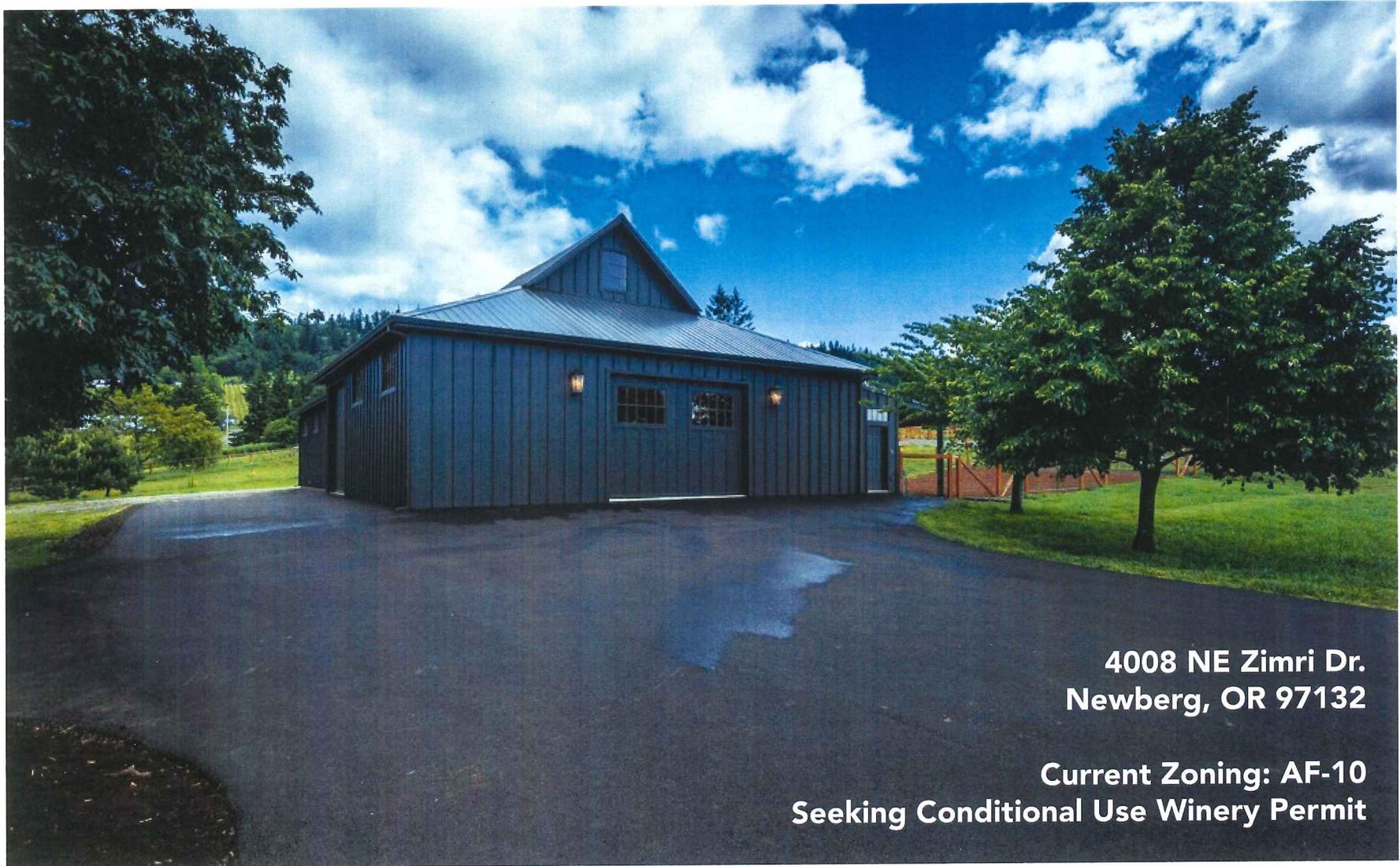
SEE MAP 3 2 07DD

SEE MAP 3 2 09

SEE MAP 3 2 17

**HAZELFERN CELLARS, INC.
DETAIL FOR LAND USE APPLICATION**

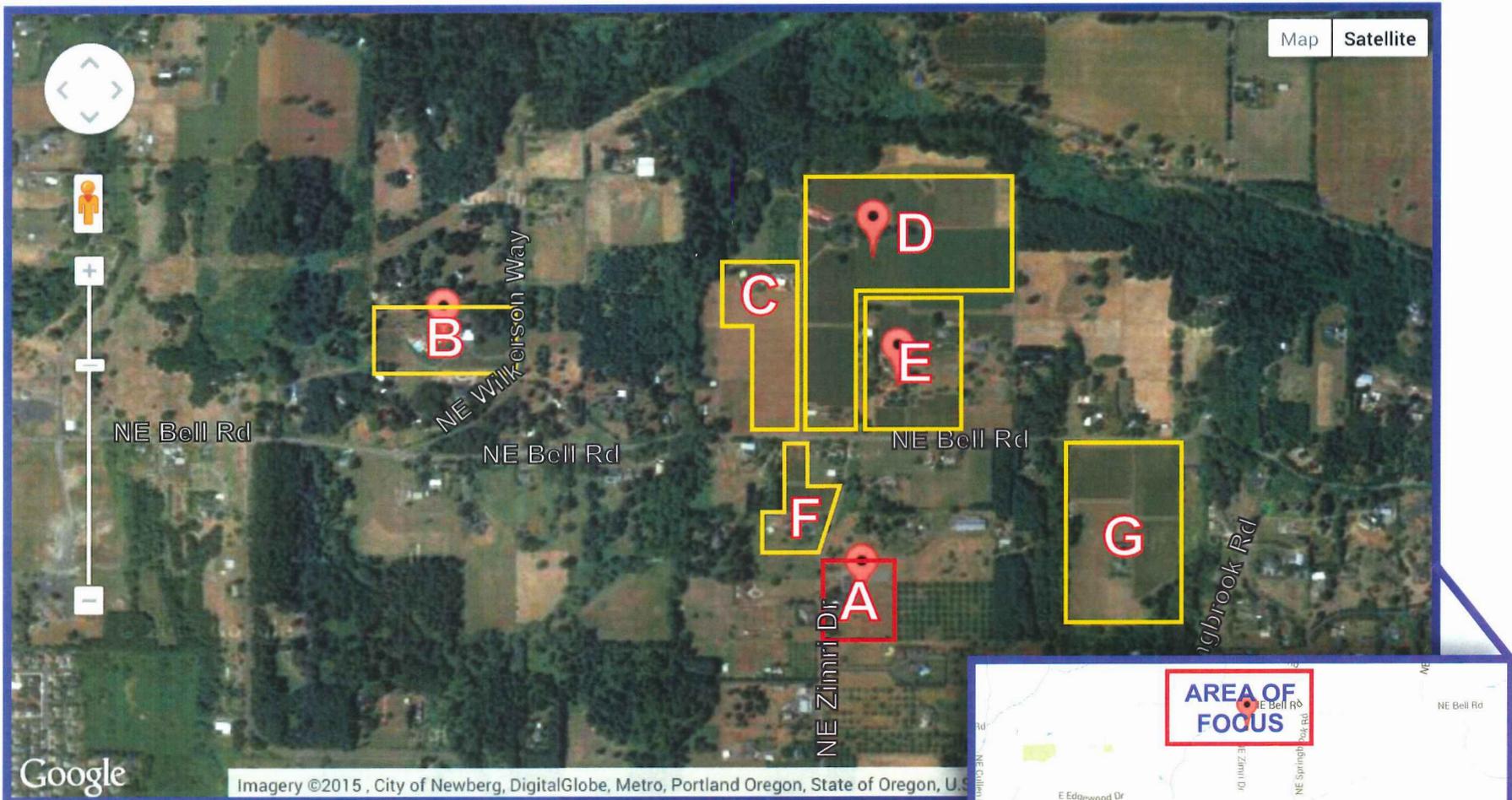




**4008 NE Zimri Dr.
Newberg, OR 97132**

**Current Zoning: AF-10
Seeking Conditional Use Winery Permit**

Location Relative to Existing Wineries and Vineyards:



A **Subject Property:**
Hazelfern Cellars Inc
 4008 NE Zimri Dr
 Newberg, OR 97132

B **Volare Vineyard & Winery**
 16225 NE Wilkerson Way
 Newberg OR 97132

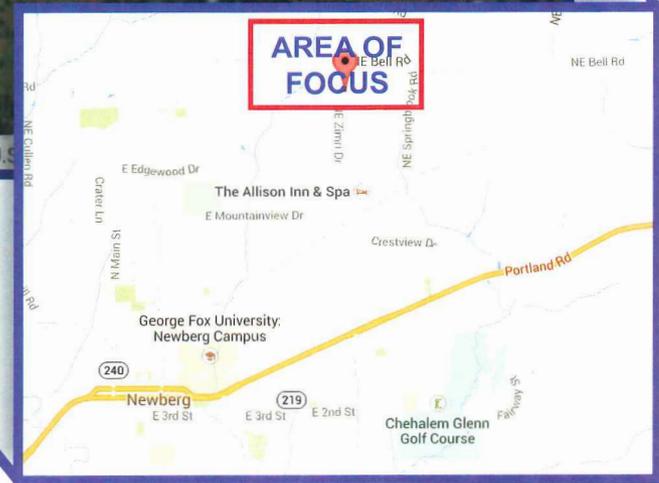
C **Bells Up Vineyard & Winery**
 27895 NE Bell Rd
 Newberg OR 97132

D **Medici Vineyard & Winery**
 28005 NE Bell Rd
 Newberg, OR 97132

E **Prive' Vineyard & Winery**
 28155 NE Bell Rd
 Newberg, OR 97132

F **Zimri Cellars Vineyard**
 4213 NE Zimri Dr
 Newberg, OR 97132

G **Ellis Vineyard**
 28800 NE Bell Rd
 Newberg, OR 97132



ATTACHMENT 1

Soil Map—Yamhill County, Oregon



Map Scale: 1:1,020 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84



MAP LEGEND

- | | | |
|--|--|---|
| Area of Interest (AOI) |  Area of Interest (AOI) |  Spoil Area |
| Soils |  Soil Map Unit Polygons |  Stony Spot |
| |  Soil Map Unit Lines |  Very Stony Spot |
| |  Soil Map Unit Points |  Wet Spot |
| Special Point Features |  Other |  Special Line Features |
|  Blowout | Water Features |  Streams and Canals |
|  Borrow Pit | Transportation |  Rails |
|  Clay Spot |  Interstate Highways |  US Routes |
|  Closed Depression |  Major Roads |  Local Roads |
|  Gravel Pit | Background |  Aerial Photography |
|  Gravelly Spot | | |
|  Landfill | | |
|  Lava Flow | | |
|  Marsh or swamp | | |
|  Mine or Quarry | | |
|  Miscellaneous Water | | |
|  Perennial Water | | |
|  Rock Outcrop | | |
|  Saline Spot | | |
|  Sandy Spot | | |
|  Severely Eroded Spot | | |
|  Sinkhole | | |
|  Slide or Slip | | |
|  Sodic Spot | | |

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Yamhill County, Oregon
 Survey Area Data: Version 2, Sep 24, 2014

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 8, 2010—Sep 4, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

ATTACHMENT 1

Soil Map—Yamhill County, Oregon

Map Unit Legend

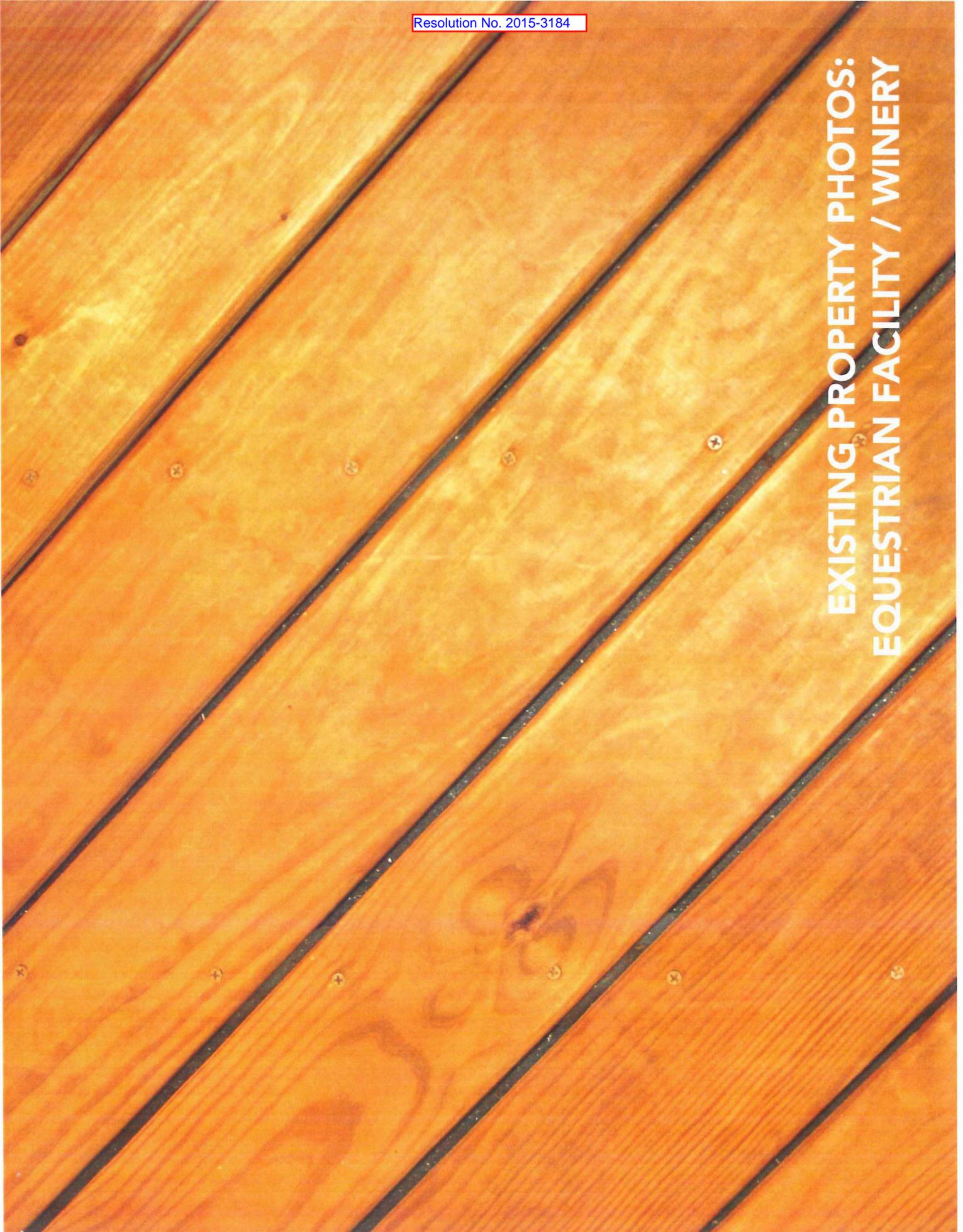
Yamhill County, Oregon (OR071)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2774C	Saum silt loam, 2 to 12 percent slopes	4.7	97.0%
2774D	Saum silt loam, 12 to 20 percent slopes	0.1	3.0%
Totals for Area of Interest		4.8	100.0%

Note: Saum soil is a volcanic basalt-based soil very closely related to Jory soil. It is an ideal soil for growing premium grapes for wine, and the neighboring vineyards are all on Saum soil.

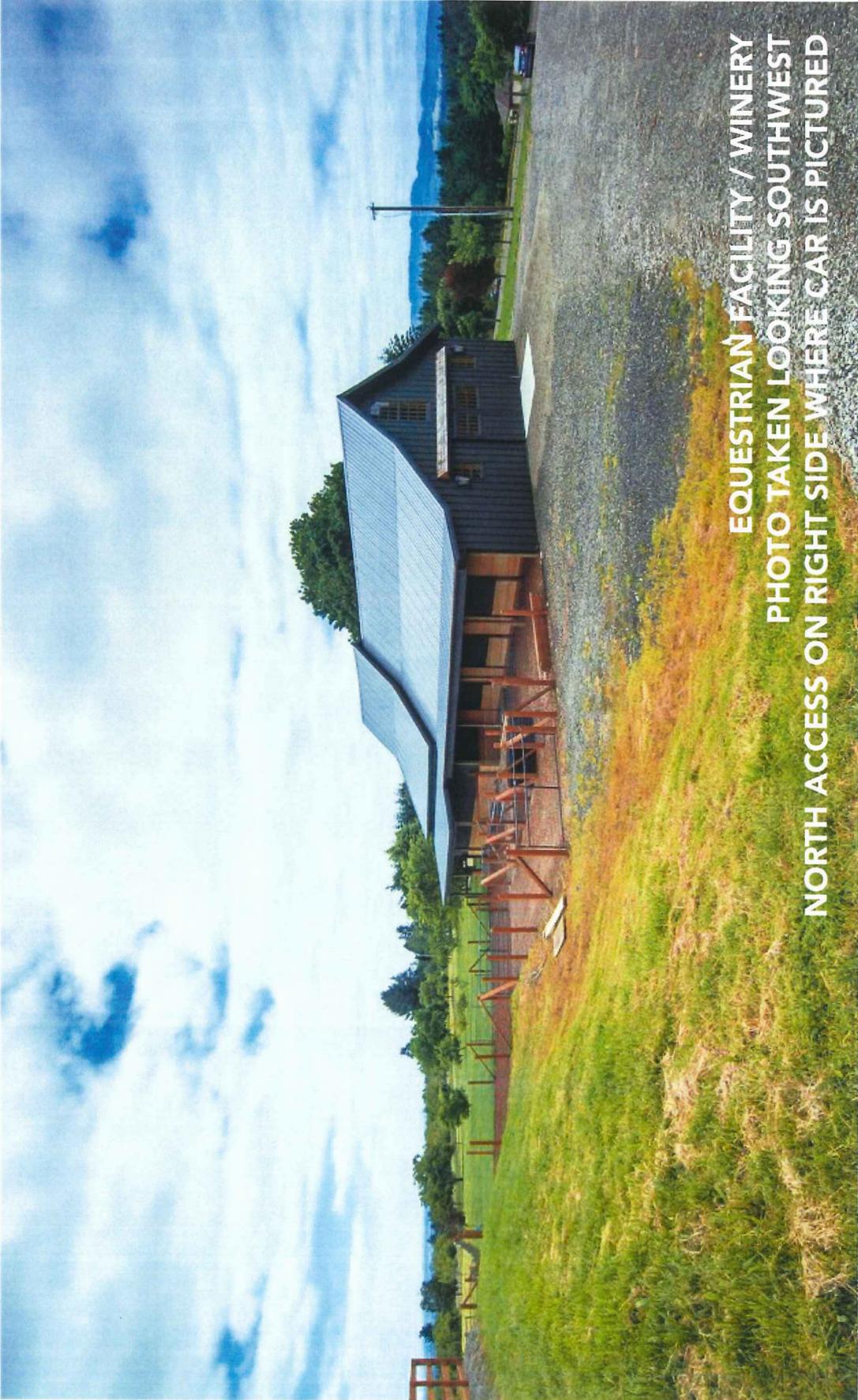


Resolution No. 2015-3184

**EXISTING PROPERTY PHOTOS:
EQUESTRIAN FACILITY / WINERY**

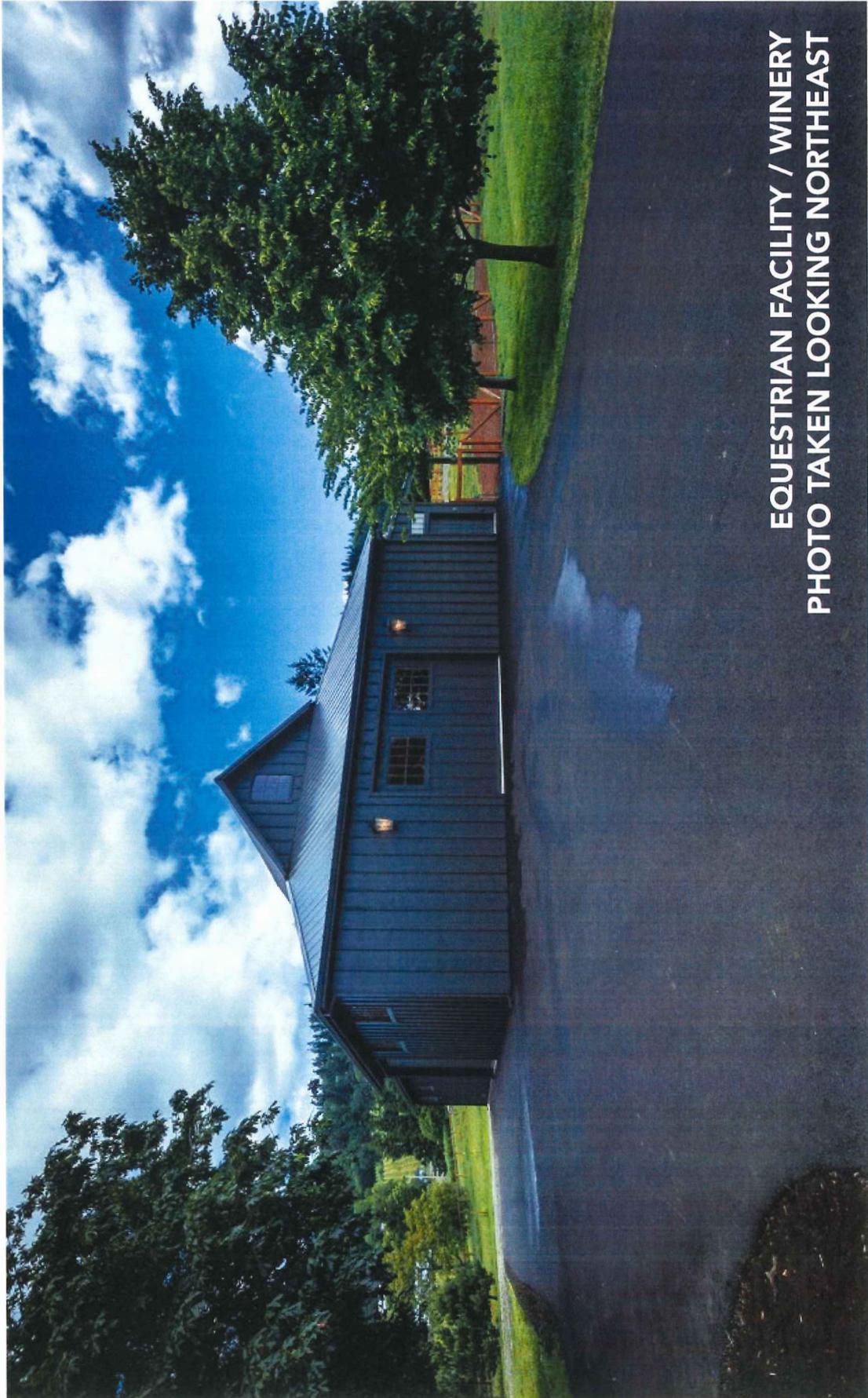


ATTACHMENT 1



EQUESTRIAN FACILITY / WINERY
PHOTO TAKEN LOOKING SOUTHWEST
NORTH ACCESS ON RIGHT SIDE WHERE CAR IS PICTURED

ATTACHMENT 1



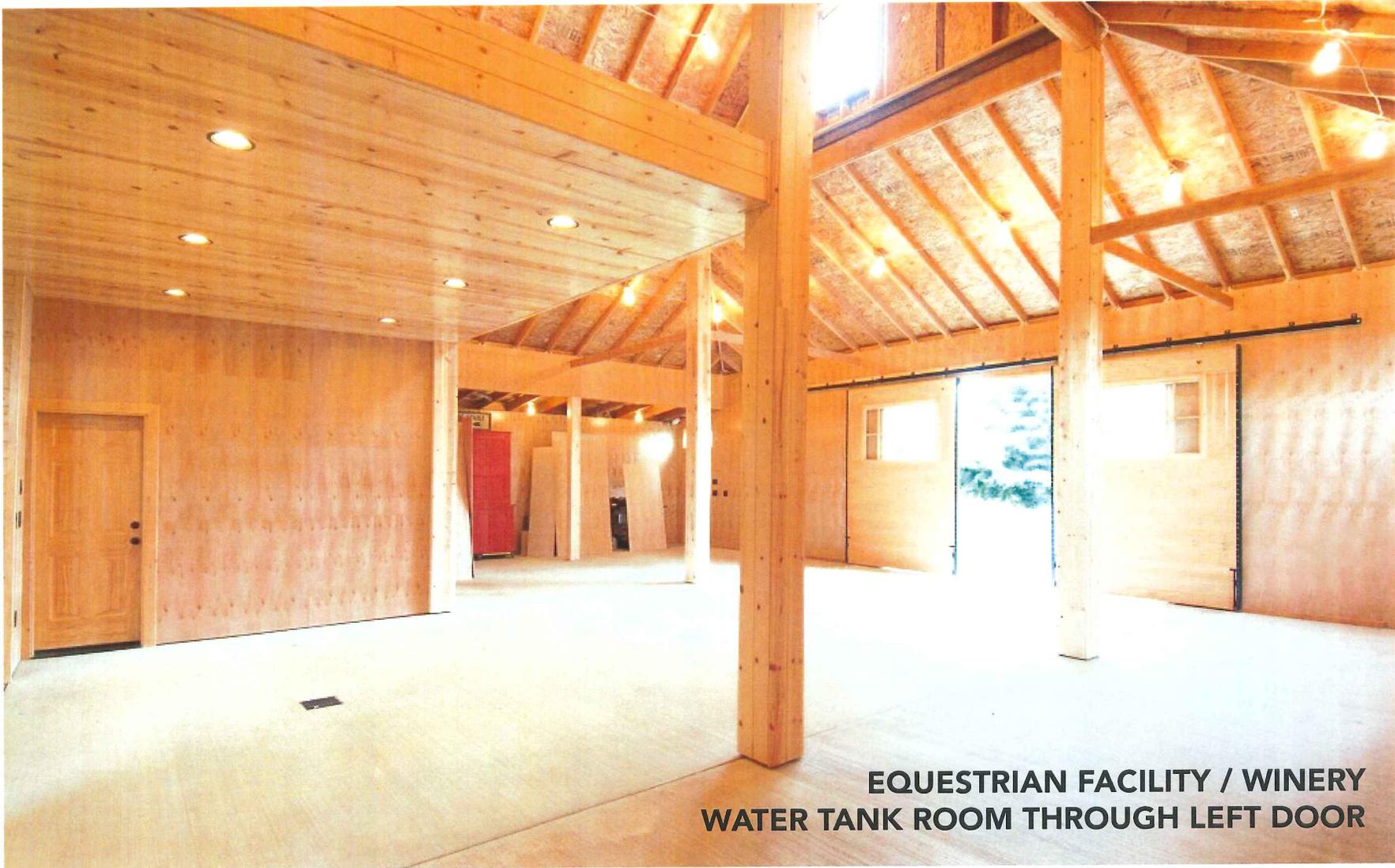
**EQUESTRIAN FACILITY / WINERY
PHOTO TAKEN LOOKING NORTHEAST**



EQUESTRIAN FACILITY / WINERY



**EQUESTRIAN FACILITY / WINERY
DRAINAGE THROUGHOUT**

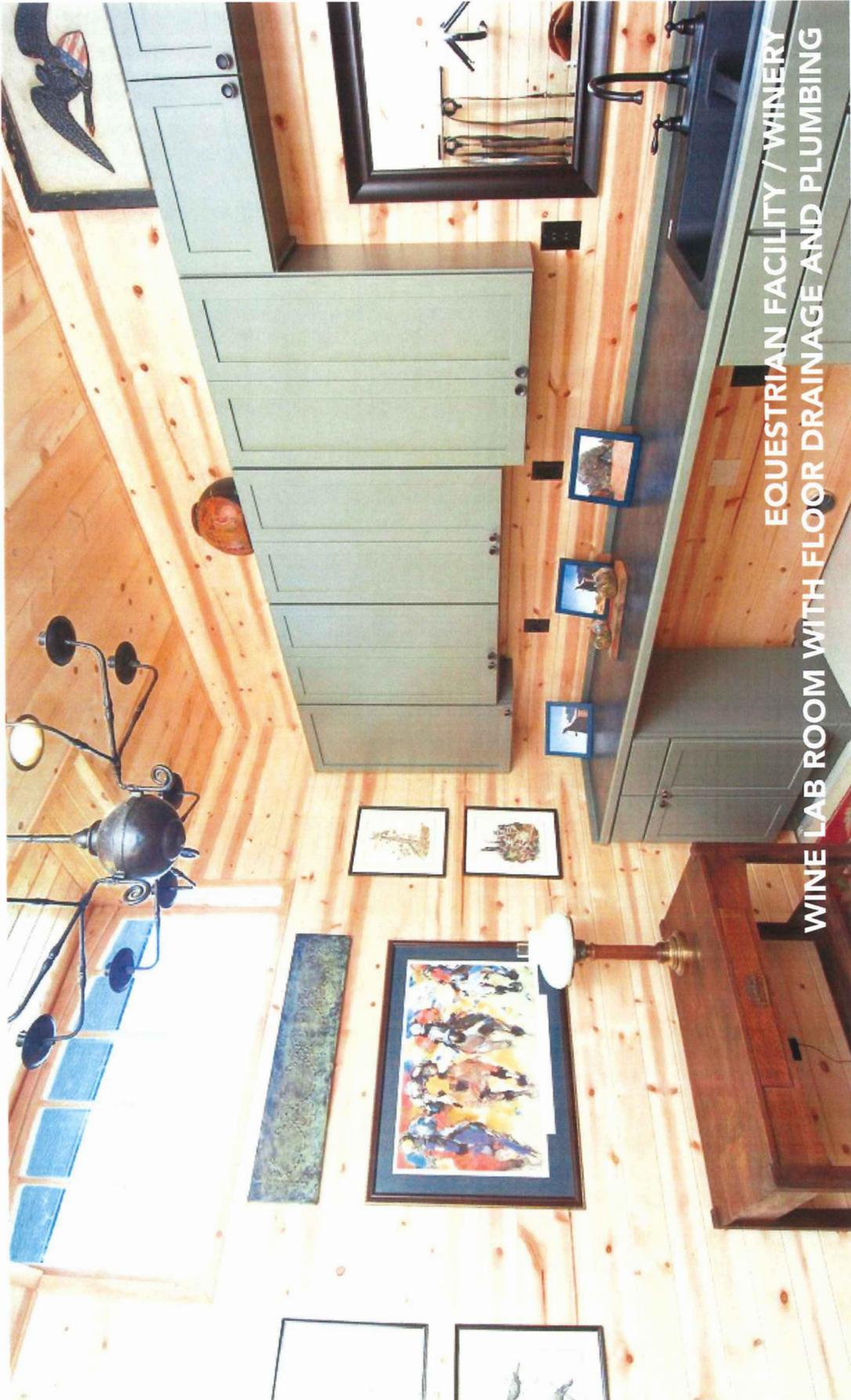


**EQUESTRIAN FACILITY / WINERY
WATER TANK ROOM THROUGH LEFT DOOR**



**EQUESTRIAN FACILITY / WINERY
WASH AREA WITH HOT/COLD WATER AND DRAINAGE**

ATTACHMENT 1



WINE LAB ROOM WITH FLOOR DRAINAGE AND PLUMBING
EQUESTRIAN FACILITY / WINERY



OUTDOOR ARENA
180' X 80'



ATTACHMENT 1

Attachment 2: Comprehensive Plan map

