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YAMHILL COUNTY, OREGON  
1985 AUG 22 PM 4:03  
CHARLES STERN  
COUNTY CLERK  
*Charles Stern*  
DEPUTY

IN THE BOARD OF COMMISSIONERS OF THE STATE OF OREGON

85-580

FOR THE COUNTY OF YAMHILL

SITTING FOR THE TRANSACTION OF COUNTY BUSINESS

In the Matter of an Ordinance to )  
Amend the Yamhill County Zoning )  
Ordinance No. 310, 1982, Changing )  
a Mixed EF-40/AF-20 Zone to AF-20 ) ORDINANCE NO. 415  
in its Entirety on Tax Lot 5510- )  
2100, Applicants Michael and Bar- )  
bara Buseman, Docket Z-7-85 )

THE BOARD OF COMMISSIONERS OF YAMHILL COUNTY, OREGON (the Board) on the 14th day of August, 1985, sat for the transaction of County business in special session, Commissioners Ted Lopuzynski and Donald D. Porter being present.

WHEREAS, Tax Lot 5510-2100, a 40 acre parcel located approximately five miles southwest of the City of McMinnville, is currently Plan-designated "Agriculture/Forestry Large Holding" and approximately 23 acres of the property are zoned AF-20 and the remaining 17 acres are zoned EF-40; and

WHEREAS, applicants Michael and Barbara Buseman, property owners of Tax Lot 5510-2100 since 1978, have made application through the Department of Planning and Development to change the zoning on the 40 acre parcel from EF-40/AF-20 to entirely AF-20; and

WHEREAS, the proposed zone alignment will follow existing property lines and will result in the property being zoned AF-20 in its entirety; and

WHEREAS, notice of the requested zone change was sent to surrounding property owners and published in a newspaper of general circulation; and

WHEREAS, on the 14th day of August, public hearing was held before the Board of Commissioners and the Board voted unanimously to approve the zone change from EF-40/AF-20 to entirely AF-20 on Tax Lot 5510-2100, based upon the findings of fact and conclusionary findings for approval as more particularly set forth in the attached Exhibit "A", incorporated herein by this reference, NOW THEREFORE

IT IS HEREBY ORDAINED BY THE BOARD as follows:

Section 1. The official zoning map of the Yamhill County Zoning Ordinance No. 310, 1982, be and hereby is amended to change the official zoning on Tax Lot 5510-2100 from EF-40/AF-20 to entirely AF-20.

Section 2. 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 be effective upon passage hereof.

DONE this 21st day of August, 1985 at McMinnville, Oregon.

ATTEST:

YAMHILL COUNTY BOARD OF COMMISSIONERS

CHARLES STERN  
County Clerk

By: Elaine Pearcey  
Deputy ELAINE PEARCEY

APPROVED AS TO FORM BY:  
Daryl S. Garrettson  
DARYL S. GARRETTSON  
County Counsel



Ted Lopuszynski  
Chairman TED LOPUSZYNSKI  
Date: 8-20-85

Donald D. Porter  
Commissioner DONALD D. PORTER  
Date: 8-21-85

DAVID E. BISHOP  
Commissioner DAVID E. BISHOP  
Date: 8-21-85

Docket: Z-7-85  
Request: An amendment to the Yamhill County Zoning Ordinance, No. 310, 1982 to change the official zoning map from EF-40/AF-20 to entirely AF-20 on a 40 acre parcel in an area designated "Agriculture/Forestry Large Holding" on the Comprehensive Plan map and presently zoned EF-40/AF-20.  
Location: Approximately five (5) miles Southwest of the City of McMinnville, Northwest of Oldsville Road, in the SE $\frac{1}{4}$  of Section 10, T5S-R5W, Tax Lot No. 5510-2100.  
Applicants: Michael & Barbara Buseman

2. The proposed zone boundary adjustment will not reduce in area the predominant zoning currently existing on the subject property in that the AF-20 District now covers 58% of the property (23 out of 40 acres) and the proposed adjustment will result in the remainder of the property also being zoned AF-20.
3. In that the property will be rezoned from its present EF-40/AF-20 mix to completely AF-20, the boundary adjustment will follow existing property lines and will result in a single zoning district for the entire property.

#### Findings of Fact

1. The applicant has requested to change the zoning on the 40-acre subject property from EF-40/AF-20 to entirely AF-20.
2. The entire 40 acre property is Plan designated "Agriculture/Forestry Large Holding."
3. Approximately 23 acres of the property are zoned AF-20 and the remaining 17 acres are zoned EF-40.
4. The proposed zone alignment will follow existing property lines and will result in the property being zoned AF-20 in its entirety.
5. The applicant has owned the property since 1978.
6. Notice of the requested zone change has been sent to surrounding property owners and published in a newspaper of general circulation.