

ORDINANCE NO. 4718

An Ordinance approving an amendment to McMinnville Planned Development Ordinance No. 4662 as necessary to accommodate a repositioning of the proposed Captain Michael King Smith Evergreen Educational Center building on a parcel of land approximately 30 acres in size located northeast of the intersection of State Highway 18 and Armory Way, and further described as portions of Tax Lots 600 and 700, Section 23, T. 4 S., R. 4 W., W.M.

RECITALS

The Planning Commission received an application (ZC 20-99) from Evergreen Aviation Educational Center, dated October 4, 1999, requesting approval to amend McMinnville Planned Development Ordinance No. 4662 in order to accommodate a repositioning of the proposed Captain Michael King Smith Evergreen Educational Center building on a parcel of land located north of Highway 18 and west of the Olde Stone Village mobile home park and further described as portions of Tax Lots 600 and 700, Section 23, T. 4 S., R. 4 W., W.M.

A public hearing was held December 16, 1999, at 7:30 p.m. before the McMinnville Planning Commission after due notice had been given in the local newspaper on December 11, 1999, and written notice had been mailed to property owners within 300 feet of the affected property; and

At said public hearing, testimony was received, the application materials and a staff report were presented; and

The Planning Commission, being fully informed about said request, found that said change conformed to the zone change review criteria listed in Chapter 17.72.035 of Ordinance No. 3380 based on the material submitted by the applicant and the findings of fact and the conclusionary findings for approval contained in the staff report, all of which are on file in the Planning Department, and that the amendment is consistent with the Comprehensive Plan; and

The Planning Commission approved said amendment and has recommended said change to the Council, now, therefore,

THE CITY OF McMINNVILLE ORDAINS AS FOLLOWS:

Section 1. That the Council adopts the findings and conclusions of the Planning Commission, staff report on file in the Planning Department, and the application filed by Evergreen Aviation Educational Center.

Section 2. That the property described in Exhibit "A", which is attached hereto and incorporated herein by this reference, is hereby rezoned from a C-3 PD (General Commercial Planned Development) zone to a new C-3 PD.

Section 3. McMinnville Planned Development Ordinance No. 4662 is amended to include the following conditions:

1. That the requested zone change (amendment) not take effect until and unless UGB 1-99 and CPA 11-99 are approved by the City Council and Yamhill County Board of Commissioners, as appropriate.
2. That the site development plans that depict the revised location of the Captain Michael King Smith Evergreen Aviation Educational Center building shall be placed on file with the Planning Department and become a part of the zone and binding on the owner and developer.

The developer will be responsible for requesting permission of the Planning Commission for any major change of the details of the adopted site plan. The City Planning Director may approve minor changes to the details of the adopted plan. It shall be the Planning Director's decision as to what constitutes a major or minor change. An appeal from a ruling by him may be made only to the Commission. Review of the Planning Director's decision by the Planning Commission may be initiated at the request of any one of the commissioners.

Adopted by the Council this 25th day of January 2000 by the following votes:

Ayes: Aleman, Hughes, Kirchner, Payne, Rabe, Windle

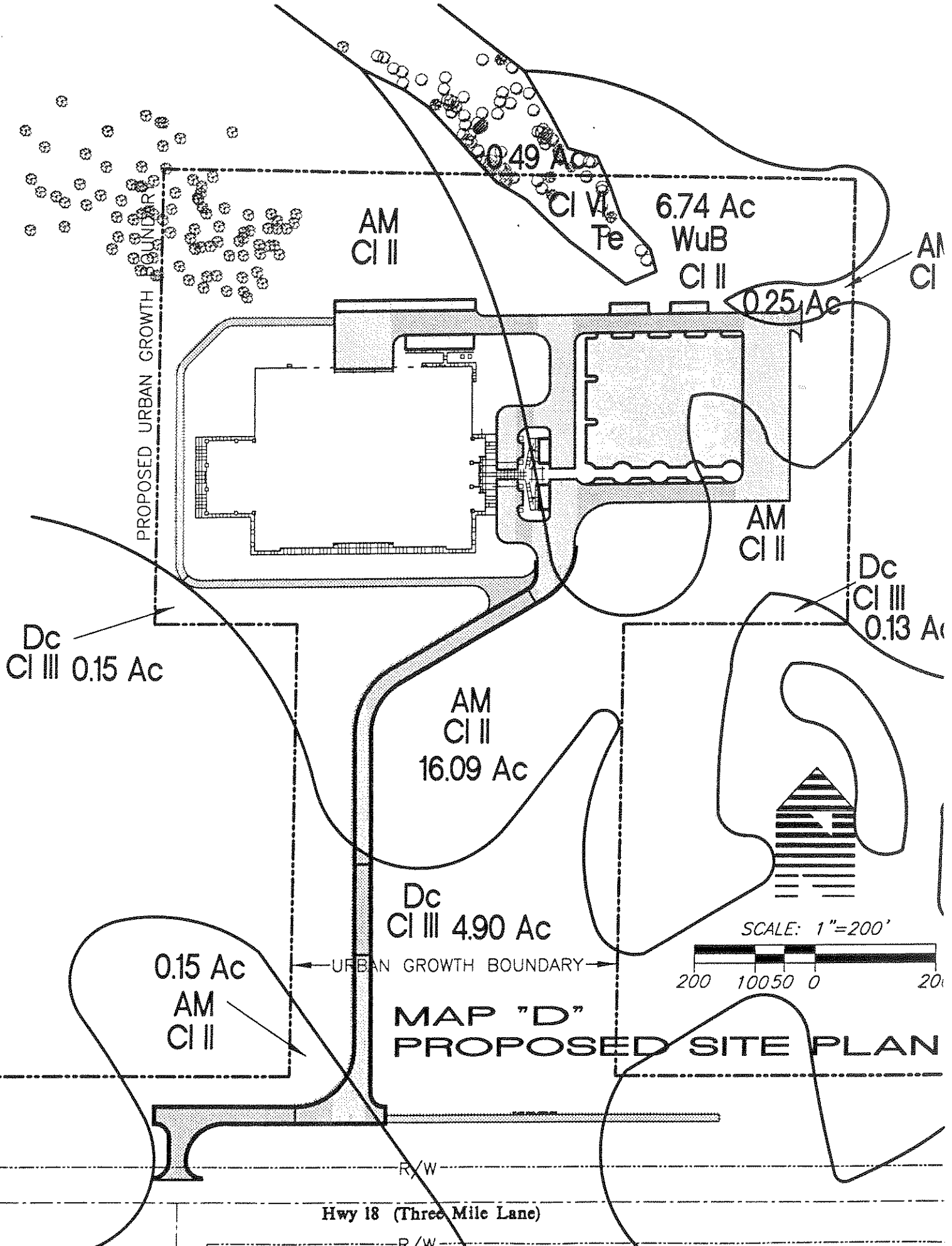
Nays: _____

Approved this 25th day of January 2000.

Richard Windle
MAYOR

Attest:

Kurt Taylor
RECORDER PRO TEM



**MAP "D"
PROPOSED SITE PLAN**