

ORDINANCE NO. 4003

An Ordinance rezoning certain property from a County LI (Light Industrial) zone to a City zone of M-2 (General Industrial) planned development on a parcel of land approximately 25 acres in size located on Three Mile Lane (Evergreen).

WHEREAS, the Planning Commission received an application for a zone change (ZC 1-79) dated January 19, 1979 on property of Evergreen Helicopters, Inc., located on Three Mile Lane, further described as Tax Lots 101 and 102, Section 26, T. 4 S., R. 4 W.; and

WHEREAS, a public hearing was held on February 8, 1979 at 7:00 p.m. before the Planning Commission after due notice had been given in the local newspaper on January 29, 1979 and written notice had been mailed to property owners within 300 feet of the affected property; and

WHEREAS, at said public hearing the testimony of the applicant and surrounding property owners was received and a staff report was presented; and

WHEREAS, the Planning Commission being fully informed about said zone change, and based on the observations and the findings of fact has approved said zone change 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 Delford M. Smith, President, Evergreen Helicopters, Inc.

Section 2. That the property described in Exhibit "A," which is attached hereto and by this reference incorporated herein, shall be rezoned from a County LI (Light Industrial) zone to a City zone of M-2 PD (General Industrial) planned development, subject to the following conditions:

- (a) Plans must be submitted to and approved by the McMinnville City Council for (1) any change in the site's current access points onto Three Mile Lane, (2) any proposed new access points onto Three Mile Lane, and (3) any future change in the onsite circulation system. The construction of the 24,000 square-foot office building which is planned for this year is exempt from part (3) of this condition.

Section 3. That this ordinance shall be subject to the terms and conditions of Ordinance 3823, entitled "Initiative and Referendum," for a period of thirty days.

Passed by the Council this 6th day of March, 1979, by the following votes:

Ayes: Porter, Willoughby, Hamby, Wilson and Springer

Nays: _____

Approved by the Council President in the absence of the Mayor this 6th day of March, 1979.

Attest:

M. J. Lewis

Harold V. Lewis
Council President

EXHIBIT A

(ZC 1-79) Evergreen Helicopters, Inc.

Being a part of the North Half of the John White Donation Land Claim No. 82, Section 26, Township 4 South, Range 4 West, Willamette Meridian, Yamhill County, Oregon and being more particularly described as follows:

Beginning at a point which is 892.06 feet South 89°45' East and 30.00 feet (at right angles) South 0°15' West from the Northwest corner of said Claim, said beginning point being located by C.S.P. - 6058, Volume T, Page 388, County Survey Records; thence South 89°45' East, along the South line of Oregon State Highway No. 18, 1,261.92 feet to the Northeast corner of that certain tract of land as located by C.S.P. - 5237, Volume R, Page 226, County Survey Records; thence South, along the boundary of C.S.P. - 5237 and C.S.P. - 6058, 850.25 feet; thence North 89°45' West 1,265.63 feet to the East line of Armory Way as located by C.S.P. - 6571, Volume T, Page 901, County Survey Records; thence North 0°15' East 850.99 feet to the place of beginning. (along the East line of Armory Way)