

ORDINANCE NO. 4306

An Ordinance rezoning certain property from an County EF-40 (exclusive farm use, 40-acre minimum) zone to a City M-L PD (limited light industrial planned development) zone on two parcels of land totaling approximately 51.23 acres located on the south side of Three Mile Lane.

RECITALS:

The Planning Commission received an application for a zone change (ZC 3-84) dated August 27, 1984, on the property described as Tax Lot 100 and a portion of Tax Lot 300, Section 27, T. 4 S., R. 4 W., W.M.

A public hearing was held on October 11, 1984, at 7:30 p.m. before the Planning Commission after due notice had been given in the local newspaper on October 1, 1984, and written notice had been mailed to property owners within 300 feet of the affected property; and

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

The Planning Commission being fully informed about said request found that a need existed for said change based upon the material submitted by the applicant and 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 zone change is consistent with the Comprehensive Plan; and

The Planning Commission approved said zone change and has recommended said change to 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 Michele Holley-Kubeck.

Section 2. That the properties described in Exhibit "A", which is attached hereto and incorporated herein by this reference, shall be rezoned from an existing Yamhill County EF-40 zone to a City M-L PD (limited light industrial planned development) zone, subject to the following conditions:

1. That development plans for any proposed use be approved by the Planning Commission in accordance with Section 17.36.060 of the zoning ordinance.
2. That development plans include a plan for a transportation system that:
  - a. Limits access to Three Mile Lane to two entrances directly across from Kingwood Drive and across from Norton Lane.
  - b. Provides a frontage road or similar interior circulation pattern which will connect to adjoining properties.
  - c. Allows use of the frontage road as a bikeway.

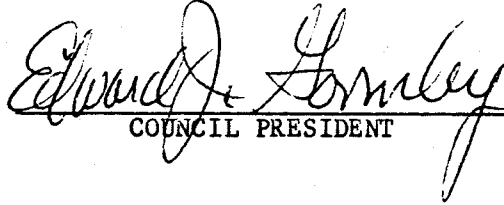
3. That a storm drainage plan be submitted to and approved by the City as a part of the development plan approval process.
4. That a 60-foot wide strip of land adjacent to Highway 18 be dedicated to the state for right-of-way prior to the development plan approval. The 60 feet of right-of-way will provide a total right-of-way of 120 feet which, according to the State Department of Transportation, should provide enough land area for the widening of Highway 18.

Passed by the Council this 6 day of November, 1984, by the following votes:

Ayes: Macy, Hanson, Gale, Wilson and Gormley

Nays: \_\_\_\_\_

Approved this 6 day of November, 1984.

  
COUNCIL PRESIDENT

Attest:

  
RECORDER

PARCEL I

Being a part of the Isaiah M. Johns Donation Land Claim No. 81 and the Nehemiah Martin Donation Land Claim No. 83 in Section 27, Township 4 South, Range 4 West, Willamette Meridian, Yamhill County, Oregon, and being a part of Lot 1, County Survey C.S. 2519, Volume H, Page 73, Yamhill County Surveyor's Records, and being described as follows:

Beginning 4460.77 feet Westerly and 30 feet South of the Northeast corner of the Johns D.L.C.; thence South 00°04' West along the West line of Lot 1, a distance of 1240 feet; thence South 89°54' East, a distance of 740.17 feet to the East line of said Lot 1; thence North 00°29' East, along said East lot line, a distance of 1240 feet to the South line of State Highway (a 60-foot right-of-way); thence North 89°54' West, a distance of 749.6 feet to the Place of Beginning.

PARCEL II

Being a part of the Isaiah M. Johns Donation Land Claim No. 81 in Section 27, Township 4 South, Range 4 West, Willamette Meridian, Yamhill County, Oregon, and being located by County Survey C.S. 2390½, Volume G, Page 210, Yamhill County Surveyor Records and being described as follows:

Beginning 2301.42 feet West and 30 feet South 00°39' West of the Northeast corner of said D.L.C.; thence following said Survey South 00°39' West, a distance of 1950.12 feet; East, a distance of 660.0 feet; North 00°39' East, a distance of 1950.12 feet to the South line of State Highway (a 60-foot right-of-way); thence West, a distance of 660.0 feet to the Place of Beginning.