

ORDINANCE NO. 4332

An Ordinance rezoning certain property from a County EF-40 (exclusive farm use, 40-acre minimum) zone to a City C-3 (general commercial) zone which is approximately 11,500 square feet in size located north and west of the junction of U.S. Highway 99W and East 27th Street.

RECITALS:

The Planning Commission received an application for a zone change (ZC 8-85) dated May 8, 1985, for the property described as a portion of Tax Lot 2100, Section 10, T. 4 S., R. 4 W., W.M.

A public hearing was held on June 13, 1985, at 7:30 p.m. before the Planning Commission after due notice had been given in the local newspaper on June 3, 1985, and written notice had been mailed to property owners within 300 feet of the affected property; and

At said public hearing, the application materials and a staff report were 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 Roger Newton.

Section 2. That the property described in Exhibit "A", which is attached hereto and incorporated herein by this reference, is hereby rezoned from an existing Yamhill County EF-40 zone to a City C-3 (general commercial) zone.

Passed by the Council this 2 day of July, 1985, by the following votes:

Ayes: Johnstone, Wertz, Blanchard, Wilson and Carole Hanson

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

Approved this 2 day of July, 1985.

Edward J. Grunley  
MAYOR

Attest:

Marjorie E. Kerk  
RECORDER

EXHIBIT A

Being a part of the Madison Malone Donation Land Claim No. 49, Northwest 1/4 of Section 15, Township 4 South, Range 4 West, Willamette Meridian, Yamhill County, Oregon and being more particularly described as follows:

Beginning at the intersection of the west line of said D.L.C. with the North line of a 40 foot County Road as located by C.R.S. 314, March 15, 1887 and accepted by Yamhill County May 5, 1887, said point being 965.45 feet North 0°08' West and 20 feet North of the Southeast corner of the James T. Hembree Donation Land Claim No. 46; thence North along the West line of the Malone D.L.C., a distance of 230 feet; thence northeasterly parallel with the North line of C.R.S. 314, not re-established on the ground, a distance of 52 feet, more or less, to a point that is 50.0 feet from and at right angles to the West line of the Malone D.L.C.; thence South parallel with and 50.0 feet from the West line of the Malone D.L.C. to the North line of C.R.S. 314, a 40 foot right of way; thence southwesterly to the Place of Beginning.