

ORDINANCE NO. 4247

An Ordinance rezoning certain property from a County EF-40 (Exclusive Farm Use District) zone to a City M-L PD (Limited Light Industrial Planned Development) zone on a parcel of land approximately 63.23 acres in size.

RECITALS:

The Planning Commission received an application for a zone change (ZC 11-85) dated June 10, 1985, for the property described as a portion of Tax Lot 200, Section 27, T. 4 S., R. 4 W., W.M.

A public hearing was held on July 11, 1985, at 7:30 p.m. before the Planning Commission after due notice had been given in the local newspaper on July 1, 1985, 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 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 John and Lois Otting.

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 County EF-40 (Exclusive Farm Use District) zone to a City M-L PD (Limited Light Industrial Planned Development) zone, subject to the following conditions:

1. That the zone change does not take effect until the property is legally annexed to the City of McMinnville.
2. That Ordinance No. 4248 be amended by adding the following section:

"Section 3. That development of the property described in Exhibit "B" which is attached hereto and incorporated herein by this reference shall be subject to the following conditions:

1. The conditions listed in Section 2(1) and 2(4) above.
2. The land shall be preserved for agricultural use until such time as it can be shown that it is needed for industrial use.

3. Before the land is used for industry, a finding must be made that all other vacant industrial lands in the City are unsuitable for the specific proposed use due to insufficient site size, incompatible nature of surrounding uses, and/or special land requirements not found elsewhere.
4. The combined parcel of approximately 101 acres shall carry a minimum lot size requirement of 50 acres until at least 75 percent of the total site is developed."

First Reading - Read and passed by the Council this 3rd day of September, 1985, by the following votes:

Ayes: Johnstone, Wertz, Wilson, and Carole Hanson

Nays: Bernt Hansen and Blanchard

Second Reading - Read and passed by the Council this 24th day of September, 1985, by the following votes:

Ayes: Johnston, Wertz, Wilson, and Carole Hanson

Nays: Bernt Hansen and Blanchard

Approved this 24th day of September, 1985.

Edward J. Gornley
MAYOR

Attest:

Clifton Ross
CLERK PRO TEM