

ORDINANCE NO. 4349

An Ordinance amending the City of McMinnville Comprehensive Plan Map from an existing residential designation to an industrial designation and rezoning certain property from an R-1 (Single-family Residential) zone to an M-1 (Light Industrial) zone on a parcel of land approximately 19.5 acres in size which is located on the south side of the south leg of Riverside Drive.

RECITALS:

The Planning Commission received an application for a comprehensive plan map amendment and zone change (CPA 5-85/ZC 14-85) dated September 10, 1985, for the property described as a portion of Tax Lot 100, Section 21, T. 4 S., R. 4 W., W.M.

A public hearing was held on October 10, 1985, at 7:30 p.m. before the Planning Commission after due notice had been given in the local newspaper on September 30, 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 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 amendment to the comprehensive plan map and the zone change are consistent with the Comprehensive Plan; and

The Planning Commission approved said amendment to the comprehensive plan map and the zone change and has recommended said changes 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 the City of McMinnville Water and Light Department.

Section 2. That the comprehensive plan map shall be amended from a residential designation to an industrial designation for the property described in Exhibit "A," which is attached hereto and by this reference incorporated herein.

Section 3. That the property described in Exhibit "A", which is attached hereto and incorporated herein by this reference, is hereby rezoned from an existing R-1 (Single-family Residential) zone to a City M-1 (Light Industrial) zone.

Passed by the Council this 5 day of November, 1985, by the following votes:

Ayes: Bernt Hansen, Johnstone, Wertz, Blanchard, Wilson and Carole Hanson.

Nays: _____

Approved this 5 day of November, 1985.

Edward J. Gornley
MAYOR

Attest:

Marjorie E. Lester
RECORDER

EXHIBIT "A"

Part of the W. T. Newby Donation Land Claim No. 53, Notification No. 1212 in Sections 15, 16, 21, and 22, Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon, more particularly described as follows:

Beginning at an iron pipe as shown on County Survey P-5390, recorded in Volume S, Page 80, County Survey Records, being 12.48 chains South of the Northeast corner of said W. T. Newby Donation Land Claim; thence North $1^{\circ}08'45''$ East 9.83 feet to the South line of County Road No. 93, (Riverside Drive) as shown on said County Survey P-5390; thence along the South line of said county road, South $84^{\circ}47'$ West 143.38 feet; thence following a curve to the right, central angle of $6^{\circ}36'$ radius of 1,452.5 feet, long chord of which bears South $88^{\circ}05'$ West 167.22 feet; thence continuing along said South line, North $88^{\circ}37'$ West 151.08 feet; thence leaving said county road, South $1^{\circ}23'$ West 260 feet; thence North $88^{\circ}37'$ West 503.99 feet; thence south $01^{\circ}23'$ West 496.04 feet; thence South $13^{\circ}52'30''$ East 272.65 feet to the South line of that certain tract of land conveyed to Edna Dianne Charette by deed recorded January 21, 1965, in Film Volume 42, Page 890, Deed Records of Yamhill County, Oregon; thence along the South line of said Charette tract, South $88^{\circ}22'00''$ East 791.16 feet; thence North $73^{\circ}01'27''$ East 111.40 feet to the East line of said Charette tract and said Newby Donation Land Claim; thence North $1^{\circ}08'45''$ East along said East line 1,003.72 feet to the place of beginning.