

ORDINANCE NO. 4382

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-4 (Multiple-family Residential) zone to a M-1 PD (Light Industrial Planned Development) zone, such property being approximately 5.5 acres in size and located on McDaniel Lane.

RECITALS:

The Planning Commission received an application from Lone Fir Enterprises, Inc. for a comprehensive plan map amendment and zone change (CPA 2-86/ZC 5-86) dated June 9, 1986, for the property described as Tax Lot 1400, Section 16 AC, T. 4 S., R. 4 W., W.M.

A public hearing was held on July 10, 1986, at 7:30 p.m. before the Planning Commission after due notice had been given in the local newspaper on June 30, 1986, 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 Lone Fir Enterprises, Inc.

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-4 (Multiple-family Residential) zone to an M-1 PD (Light Industrial Planned Development) zone, subject to the following conditions:

1. That development plans (conforming to the requirements of Section 17.51.030 of the McMinnville Zoning Ordinance) for any proposed use of the site must be submitted to and approved by the Planning Commission. Such plans shall then be placed on file with the Planning Director and shall become a part of the zone and binding on the owner and developer.

The developer is responsible for requesting permission of the Planning Commission for any major change of the details of the adopted plan. Minor changes to the details of the adopted plan may be approved by the City Planning Director. It shall be the Planning Director's decision as to what constitutes a major or minor change. An appeal from a ruling by him may be made only to the Commission. Review of the Planning Director's decision by the Planning Commission may be initiated at the request of any one of the Commissioners.

2. The Commission may attach such conditions to the approval of a development plan which it deems necessary to protect the surrounding properties from negative impacts including, but not limited to, the following:
 - a. That if outside lighting is provided, it must be directed away from residential areas.
 - b. That landscaping plans be submitted to and approved by the McMinnville Landscape Review Committee. An arborvitae hedge or some similar type of planted visual screen shall be required along the south property line.
 - c. That no truck loading bays are allowed on the south side of any new structure.
3. That a storm sewer easement be granted to the City across the northwest portion of the site. Such easement will be prepared by the City Engineering Department.
4. That the oak trees located in the vicinity of the eastern property line of the site shall be preserved.
5. That if it is found necessary to meander the sidewalk around the trees on the McDaniel Street frontage, such property needed for said sidewalk shall be deeded to the City. The description and deed for such property shall be prepared by the City.

Passed by the Council this 12th day of August, 1986, by the following votes:

Aye: Bernt Hansen, Johnstone, Wertz, Blanchard, Wilson, Carole Hanson

Nay: _____

Approved by the Council President in the absence of the Mayor this 12th day of August, 1986.

Carl W. Hanson

COUNCIL PRESIDENT

Attest:

Carole M. Stevens
RECORDER

