

ORDINANCE NO. 4432

An Ordinance rezoning certain property from a County EF-40 (Exclusive Farm Use--40 acre minimum) zone to a City R-3 PD (Two-family Residential Planned Development) zone on a parcel of land approximately 23.3 acres in size located west of Cypress Street.

RECITALS:

The Planning Commission received an application from Les Toth for a zone change (ZC 3-88) dated June 9, 1988, for the property described as Tax Lot 100, Section 30, T. 4 S., R. 4 W., W.M.; and

A public hearing was held on June 9, 1988, at 7:30 p.m. before the Planning Commission after due notice had been given in the local newspaper on June 3, 1988, 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 said change conformed to the review criteria listed in Section 17.72.035 of Ordinance No. 3380, 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 Les Toth.

Section 2. That the property described in Exhibit "A", which is attached hereto and incorporated herein by this reference, is hereby rezoned from a County EF-40 (Exclusive Farm Use--40 acre minimum) zone to an R-3 PD (Two-family Residential Planned Development) zone, subject to the following condition:

(a) That the density of the proposed mobile home park not exceed six units per acre.

Passed by the Council this 12th day of July, 1988, by the following votes:

Ayes: B. Hansen, Johnstone, Wertz, Wilson, C. Hanson

Nays: _____

Approved this 12th day of July, 1988.

Edward H. Stanley
MAYOR

Attest:

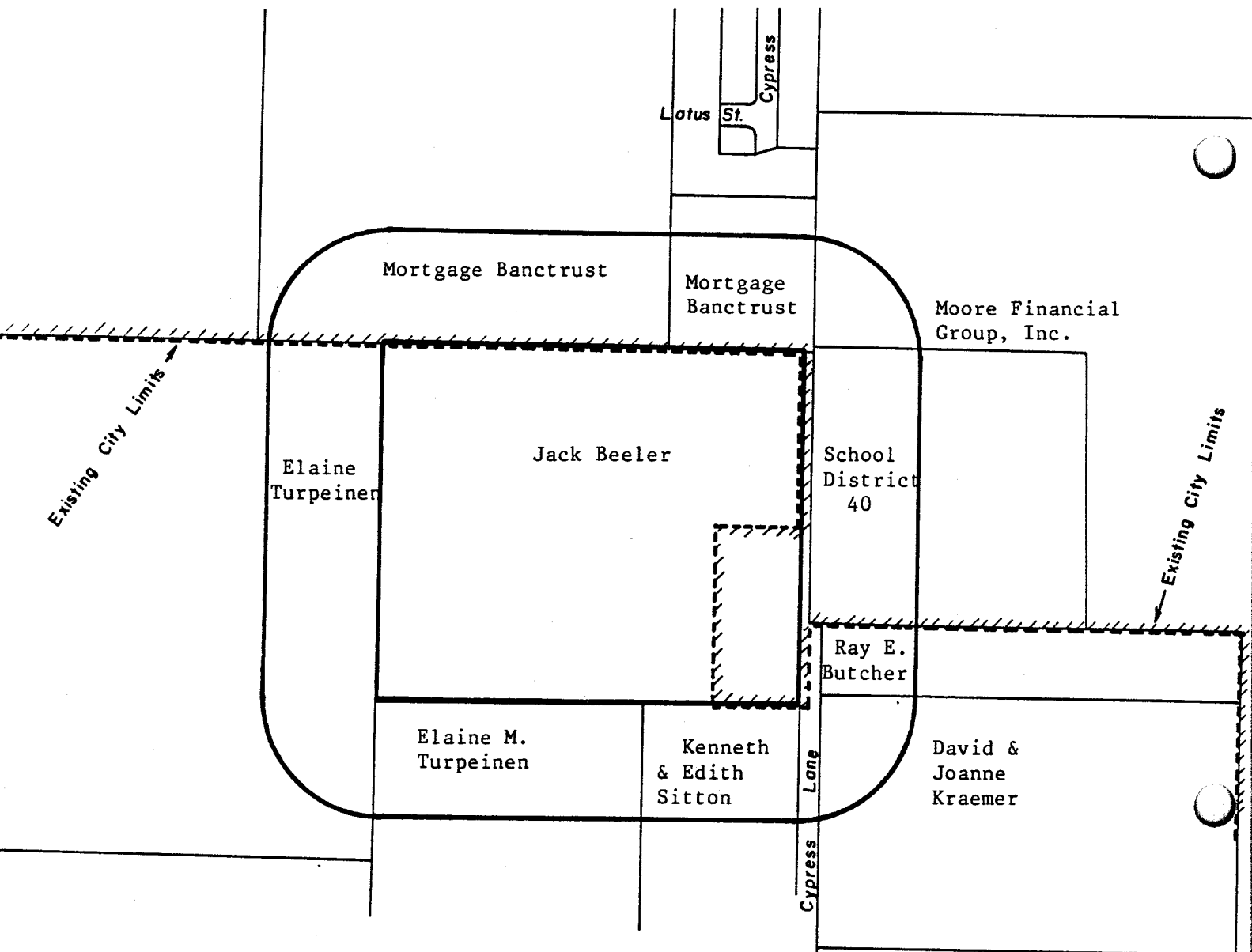
Carole M. Stevens
RECORDER

EXHIBIT "A"

ZC 3-88

A tract of land in the G.W. Roberts Claim, Certificate No. 2338 in the NorthEast 1/4 of Section 30, Township 4 South, Range 4 West, Willamette Meridian, Yamhill County, Oregon, and being more particularly described as follows:

Beginning at a 5/8-inch iron rod set in County Survey C.S.P-9094, Volume W, Page 424, Yamhill County Surveyor Records, which is 20.00 feet North $89^{\circ}35'51''$ West and 1,522.09 feet North $00^{\circ}16'16''$ East of a Brass cap marking the Southwest corner of the S.F. Stagg Donation Land Claim No. 55; thence North $00^{\circ}16'16''$ East, parallel with and 20.00 feet from the West line of said S.F. Stagg Donation Land Claim, along the West line of those certain road right of ways described and recorded in Deeds, Film Volume 125, Page 1470 and Film Volume 57, Page 175, Yamhill County Deed Records, 926.19 feet to a 5/8-inch iron rod, as set in C.S.P-8193, Volume V, Page 523, Yamhill County Surveyor Records; thence leaving said West line of said road right of way deeds, North $89^{\circ}33'42''$ West, a distance of 1,121.54 feet to a 5/8-inch iron rod, (C.S.P-9094); thence South $00^{\circ}17'39''$ East, a distance of 926.88 feet to a 1-inch iron pipe (C.S. 160, Volume E, Page 134 1/2); thence South $89^{\circ}35'51''$ East, a distance of 1,121.91 feet to a 5/8-inch iron rod on the West line of said road right of way deed, Film Volume 125, Page 1470 and the Point of Beginning of this description.



- ANNEXATION REQUEST -
ANNX 2-88

ZONE CHANGE REQUEST

Change from a county zone
of EF-40 to a city zone
of R-4 P-D.

ZC 3-88

Prepared by: City of McMinnville
Engineering Dept.

Recorded Owner: Jack Beeler
650 E 15th
McMinnville, Or 97128

Approved by: Planning Commission
Date:

Approved by: City Council
Date:
Ord. No: 4437

Scale: 1"=400'
Date: June, 1988

Attested to by: _____