

ORDINANCE NO. 4453

An Ordinance rezoning certain property from a County EF-40 (Exclusive Farm Use--40 acre minimum) zone to a City M-1 PD (Light Industrial Planned Development) zone on a parcel of land located north of Riverside Drive.

RECITALS:

The Planning Commission received an application from Howard Nice for Ellen Miller for a zone change (ZC 2-89) dated May 12, 1989, for the property described as Tax Lot 2403, Section 15, T. 4 S., R. 4 W., W.M.; and

A public hearing was held on June 8, 1989, at 7:30 p.m. before the Planning Commission after due notice had been given in the local newspaper on May 29, 1989, 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 Howard Nice for Ellen Miller.

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 a City M-1 PD (Light Industrial Planned Development) zone, subject to the following conditions:

(a) That the zone change does not take effect until the property is legally annexed to the City of McMinnville.

(b) That development plans for any use or any portion of the site not covered by the plot plan submitted with the ZC 2-89 application must be submitted to and approved by the Planning Commission.

(c) Before any building permit is issued for the proposed project, a drainage plan addressing the subject site shall be submitted to and approved by the City Engineer.

(d) That landscape plans must be submitted to and approved by the Landscape Review Committee.

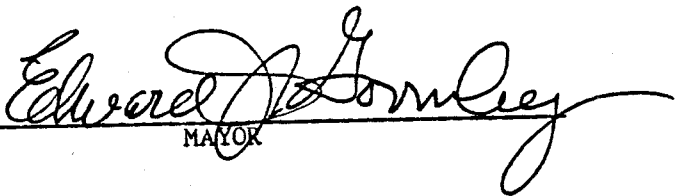
(e) That a strip of land 10 feet in width be deeded to the City for right-of-way purposes where the site borders Riverside Drive.

Passed by the Council this 27th day of June, 1989, by the following votes:

Ayes: B. Hansen, Johnstone, Brecht, Wilson

Nays: _____

Approved this 27th day of June, 1989.



MAYOR

Attest:



RECORDER