

ORDINANCE NO. 4006

An Ordinance rezoning certain property from County AF-20 (Agricultural Forestry 20-acre minimum) zone to a City of McMinnville C-3 PD (General Commercial planned development) zone on a parcel of land approximately 8.77 acres in size located north of U. S. Highway 99W near its intersection with Lafayette Avenue.

WHEREAS, the Planning Commission received an application for a zone change (ZC 4-79) dated February 16, 1979 on the property described as Tax Lot 1700, Section 10, T. 4 S., R. 4 W., Willamette Meridian; and

WHEREAS, a public hearing was held on March 12, 1979 at 7:00 p.m. before the Planning Commission, the original meeting scheduled for March 8 having been cancelled because of lack of a quorum. Due notice had been given in the local newspaper on February 26, 1979 and written notice had been mailed to property owners within 300 feet of the affected property; and

WHEREAS, at said public hearing the testimony of the applicants and surrounding property owners was received and a staff report was presented; and

WHEREAS, the Planning Commission being fully informed about said zone change, and based on the observations and the findings of fact has approved said zone change and has recommended said change to the 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 Donald J. Mero on behalf of Farmers Co-operative Oil of Yamhill County.

Section 2. That the property described in Exhibit "A," which is attached hereto and by this reference incorporated herein, shall be rezoned from existing Yamhill County AF-20 (Agricultural Forestry 20-acre minimum) zone to a City of McMinnville zone of C-3 PD (General Commercial), subject to the following conditions:

- (a) The owner or developer is responsible for requesting permission of the Planning Commission for any major change of the details contained in the plot plan. Any request of this type will be handled by the Planning Commission as a zone change request.
- (b) Minor changes to the details of the 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 of the Commissioners.

Section 3. That this ordinance shall be subject to the terms and conditions of Ordinance 3823, entitled "Initiative and Referendum," for a period of thirty days.

Passed by the Council this 3 day of April, 1979, by the following votes:

Ayes: Porter, Willoughby, Hamby, Wilson, Springer, and Lewis

Nays: _____

Approved by the Mayor this 3 day of April, 1979.


MAYOR

Attest:


RECORDER