

ORDINANCE NO. 4380

An Ordinance rezoning certain property from an AH (Agricultural Holding) zone to an M-2 PD (General Industrial Planned Development) zone on a parcel of land approximately 7.21 acres in size located on Three Mile Lane.

RECITALS:

The Planning Commission received an application for a zone change (ZC 7-86) dated June 24, 1986, for the property described as Tax Lot 204, Section 26, T. 4 S., R. 4 W., W.M.

A public hearing was held on July 24, 1986, at 5:30 p.m. before the Planning Commission after due notice had been given in the local newspaper on July 16, 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 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 Delford Smith and Evergreen Aviation Ground Logistics Enterprises.

Section 2. That the property described in Exhibit "A", which is attached hereto and incorporated herein by this reference, is hereby rezoned from an existing AH (Agricultural Holding) zone to an M-2 PD (General Industrial Planned Development) zone, subject to the following conditions:

1. That a detailed site plan and a set of elevations must be submitted to and approved by the Planning Director and shall then 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. That a storm drainage plan must be submitted to and approved by the City.

3. That no direct vehicular access is allowed from the subject site onto Three Mile Lane (Highway 18).
4. That a transportation plan which provides a frontage road or similar interior circulation pattern which will connect the subject property with the properties located to the west be submitted to and approved by the City. The owners shall be required to implement such plan at such time as the Planning Director determines that it is necessary to service properties located to the west of the subject site.

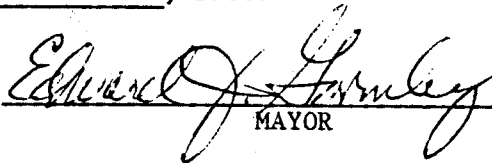
Passed by the Council this 7th day of August, 1986, by the following votes:

Ayes: Bernt Hansen, Johnstone, Wertz, Wilson, Carole Hanson

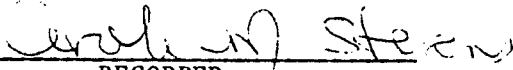
Nays: _____

Approved this 7th day of August, 1986.

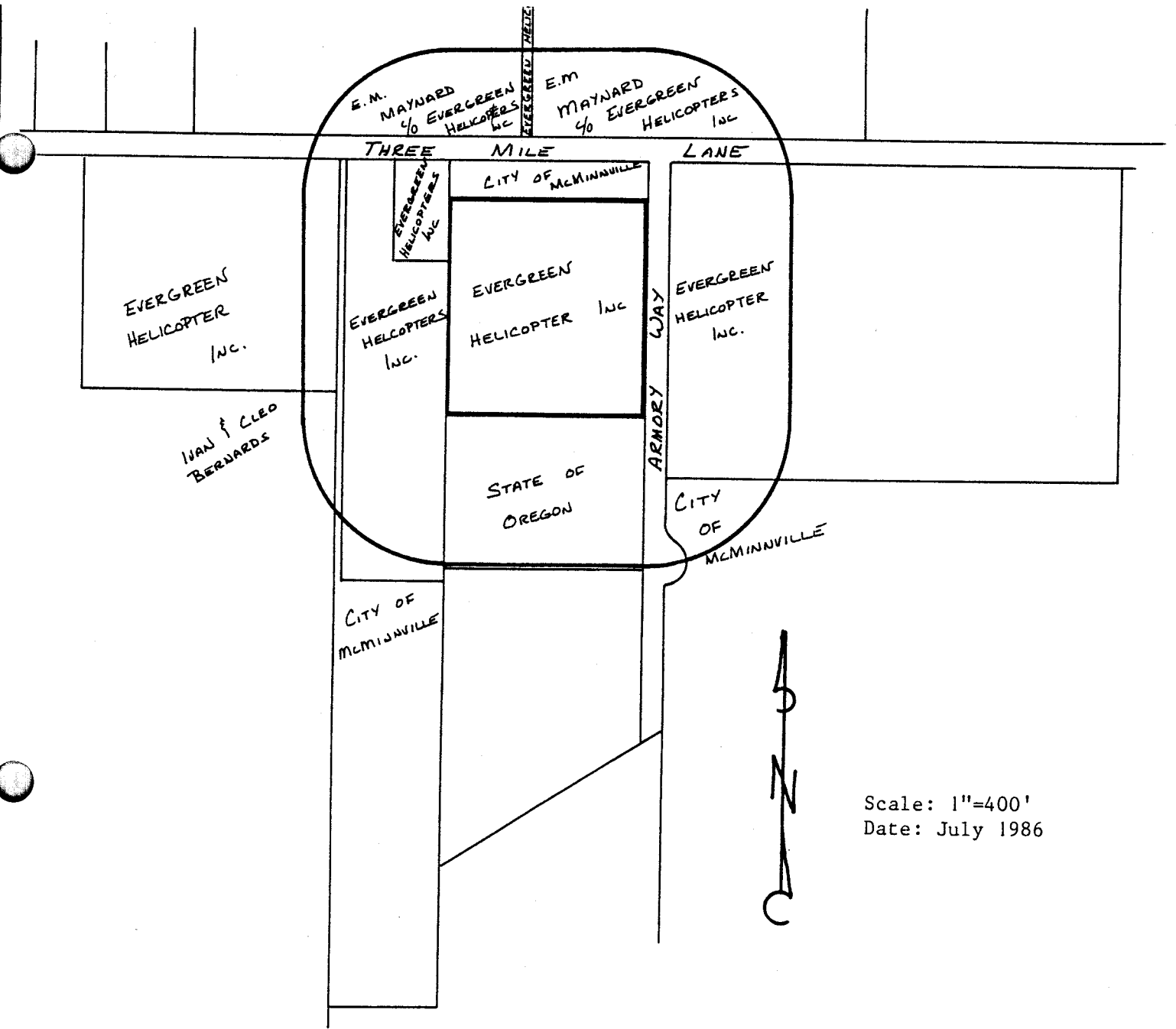
Attest:



MAYOR



RECORDER



Scale: 1"=400'
 Date: July 1986

ZONE CHANGE REQUEST

Change from existing
 Ag Holding to a M2-PD
 ZC 7-86

Recorded Owner: Evergreen Helicopters Inc
 3850 Three Mile Lane
 McMinnville, Or
 97128

Prepared by: City of McMinnville
 Engineering Dept

Approved By: Planning Commission
 Date: July 24, 1986, subject to
 conditions

Attested to by:

[Handwritten signature]

Approved by: City Council
 Date: 8-7-86
 Ord No: 4380