

ORDINANCE NO. 4402

An Ordinance amending Ordinance No. 4030 (Arrowood Planned Development) by adopting a new site plan and by replacing all non-mobile home lots in the development with mobile home lots only.

RECITALS:

The Planning Commission received an application for a zone change (ZC 1-87) dated February 11, 1987, for the property described as portions of Blocks 5 and 6, Arrowood P.D.

A public hearing was held on March 12, 1987, at 7:30 p.m. before the Planning Commission after due notice had been given in the local newspaper on March 2, 1987, 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 Yacosco, Inc.

Section 2. That Ordinance No. 4030 (as amended), Section 2(d) be amended to read as follows:

That the replat of a part of Blocks 5 and 6 of Arrowood Tentative Plan be placed on file with the Planning Department and that it become a part of the zone and binding on the owner and developer for that portion of the planned development affected by the replat.

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 Planning Commission. Review of the Planning Director's decision by the Planning Commission may be initiated at the request of any one of the Commissioners.

Passed by the Council this 14th day of April, 1987, by the following votes:

Aye: B. Hansen, Johnstone, Wertz, Blanchard, Wilson, C. Hanson

Nay: _____

Approved this 14th day of April, 1987.

Attest:

Edward Armley
MAYOR

Carole M. Stevens
RECORDER

EXHIBIT "A"

ZC 1-87

Being a part of Block 5 and 6 of Arrowood P.D., a duly recorded Subdivision in the Yamhill County Record of Town Plats, Cabinet A, Slot 195, Yamhill County Clerk's office and being more particularly described as follows:

Beginning at the Southwest corner of Lot 25, Block 5, Arrowood P.D., said Beginning point being on the West boundary of said Subdivision and being 1,409.51 feet North 00°01'00" East of the Initial Point of said Subdivision; thence continuing along the West boundary of said Subdivision North 00°01'00" East, a distance of 580.67 feet to the Northwest corner of said Subdivision; thence along North boundary of said Subdivision South 63°53'00" East, a distance of 142.16 feet; North 00°09'00" East, a distance of 3.30 feet; South 64°16'53" East, a distance of 1,081.60 feet to the Northeast corner of said Subdivision; thence continuing along the boundary of said Subdivision South 00°27'06" East, a distance of 89.10 feet; thence South 89°41'17" West, a distance of 693.82 feet; thence South 01°01'12" East, a distance of 5.39 feet to an iron rod set in County Survey C.S.P-8244, Volume V, Page 574, Yamhill County Surveyor Records; thence North 79°18'48" West, a distance of 92.24 feet to an iron rod set at the Northwest corner of Lot 5, Block 6, Arrowood P.D.; thence Northwesterly to an iron rod set in County Survey C.S.P-8247, Volume V, Page 577, Yamhill County Surveyor Records; thence North 74°00'00" West, a distance of 83.01 feet to another iron set by same survey; thence South 01°01'12" East, a distance of 7.00 feet to an iron rod set at the Northwest corner of Lot 12, Block 5, Arrowood P.D.; thence continuing along lot lines of said Subdivision North 74°00'00" West, a distance of 25.38 feet; thence South 72°47'39" West, a distance of 39.00 feet; thence South 88°58'48" West, a distance of 120.37 feet to the Point of Beginning of this description and containing 7.5 acres, more or less.