

ORDINANCE NO. 4463

An Ordinance rezoning certain property from an R-1 (Single-family Residential) zone to an R-2 (Single-family Residential) zone on a parcel of land approximately 4.4 acres in size located at the southwest corner of Fleishauer Lane and Wright Street.

RECITALS:

The Planning Commission received an application from Joseph Hanauer for a zone change (ZC 2-87) dated February 7, 1987, for the property described as Tax Lot 300, Section 20 CC, T. 4 S., R. 4 W., W.M.

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 Joseph Hanauer.

Section 2. That the property described in Exhibit "A", which is attached hereto and incorporated herein by this reference, is hereby rezoned from an R-1 (Single-family Residential) zone to an R-2 (Single-family Residential) zone.

Passed by the Council this 28th day of April, 1987, by the following votes:

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

Nay: \_\_\_\_\_

Approved this 28th day of April, 1987.

Edward G. Smiley  
MAYOR

Attest:  
Carole M. Steves  
RECORDER

EXHIBIT "A"

ZC 2-87

Being a part of the North 5 acres of Lot 11, Fair-Lawn Subdivision, a duly recorded subdivision filed on October 31, 1889 in Deed Book 1, Page 22, Yamhill County, Oregon, and said North 5 acres being described in Film Volume 25, Page 39, Deed Records of Yamhill County, Oregon, SAVE AND EXCEPT those tracts conveyed in Film Volume 206, Page 1115, and Film Volume 206, Page 1559, Deed Records of Yamhill County, Oregon, and any portion lying within the platted streets, said part of the North 5 acres of Lot 11 being more particularly described as follows:

Beginning at the Northwest corner of Lot 11, Fair-Lawn Subdivision, said corner being the intersection of the right-of-way lines of Goucher and Wright (formerly B Street) Streets; thence South  $00^{\circ}15'51''$  West, along the East line of Goucher Street, a distance of 305.16 feet to the Southwest corner of said 5 Acres and also being the North line of Dorothy Addition, a duly recorded Subdivision in the Yamhill County Record of Town Plats in Cabinet A, Slot 170, Yamhill County Clerk's Office; thence East, along the North boundary of Dorothy Addition, a distance of 500.29 feet to the West line of that certain tract conveyed in Film Volume 206, Page 1559, Deed Records of Yamhill County, Oregon; thence North  $00^{\circ}15'40''$  East, parallel with Fleishauer Lane, a distance of 86.21 feet; thence East, a distance of 104.40 feet to the West line of Fleishauer Lane, as established by deed recorded in Film Volume 206, Page 1115, Deed Records of Yamhill County, Oregon; thence North  $00^{\circ}15'40''$  East, along the West line of Fleishauer Lane as established, a distance of 218.95 feet to the South line of Wright Street (platted as "B" Street); thence West, along the South line of Wright Street, a distance of 604.69 feet to the Beginning point of this description.