

ORDINANCE NO. 4411

An Ordinance amending planned development Ordinance No. 4079 so that mini-storage units may be constructed on approximately 1.1 acres of land located on Lafayette Avenue.

RECITALS:

The Planning Commission received an application from Dean Klaus for a zone change (ZC 6-87) dated June 19, 1987, for the property described as Tax Lot 1500, Section 15, T. 4 S. R. 4 W., W.M.

A public hearing was held on July 9, 1987, at 7:30 p.m. before the Planning Commission after due notice had been given in the local newspaper on June 29, 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 Dean Klaus.

Section 2. That Section 2 of Ordinance No. 4079 be amended by supplanting the provisions of subsections (a), (b), (c), and (d) with the following:

- (a) That warehousing or wholesale uses that require warehousing shall be allowed in the project.
- (b) That no manufacturing that creates noise that would carry beyond the property lines of the subject site shall be allowed.
- (c) That an arborvitae hedge, subject to the approval of the Landscape Review Committee, shall be planted and maintained on the west and south property lines within the prescribed planting buffer. The subject hedge shall be established with three-foot (3') planting centers and with plants that have obtained a minimum four-foot (4') height.
- (d) That the proposed mini-warehouse units shall be constructed without any doors or windows facing Wortman Park.

- (e) That the proposed mini-warehouse units and the fencing system shall be constructed with earth tone colors as approved by the Planning Director.
- (f) That a revised site plan be submitted to the Planning Director indicating the location of all trees on the subject parcel. The applicant shall make an effort to save the four existing evergreen trees and several of the existing mature oak trees. Building lines and/or driveway aisle widths may be altered to achieve this objective.
- (g) That a revised site plan and a drainage plan be submitted to the City Engineer showing sewer and storm drainage proposals. Any storm drainage construction proposal affecting Wortman Park shall be limited to the calendar period between September 15 to April 15.
- (h) That the revised site plan shall be placed on file with the Planning Department and shall 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.

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

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

Nay: _____

Approved this 28th day of July, 1987.

Attest:



 MAYOR

 RECORDER