

ORDINANCE NO. 4439

An Ordinance rezoning certain property from a County EF-40 (Exclusive Farm Use--40-acre minimum) zone to a City AH (Agricultural Holding) zone to allow the construction of a pole building at 1024 S. Hill Road.

RECITALS:

The Planning Commission received an application from Ronald E. Turley for a zone change (ZC 8-88) dated September 24, 1988, for the property described as Tax Lot 1601, Section 30, T. 4 S., R. 4 W., W.M.; and

A public hearing was held on November 10, 1988, at 7:30 p.m. before the Planning Commission after due notice had been given in the local newspaper on October 31, 1988, 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 Ronald E. Turley.

Section 2. That the property described in Exhibit "A", which is attached hereto and incorporated herein by this reference, is hereby rezoned from a County EF-40 (Exclusive Farm Use--40-acre minimum) zone to a City AH (Agricultural Holding) zone.

Passed by the Council this 13th day of December, 1988, by the following votes:

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

Nays: \_\_\_\_\_

Approved this 13th day of December, 1988.

Edward J. Turley  
MAYOR

Attest:  
Carole M. Stevens

EXHIBIT "A"

A tract of land in Section 30, Township 4 South, Range 4 West of the Willamette Meridian, Yamhill County, Oregon, being part of that certain tract conveyed from George and Gladys Fisher to Walter and Katherine Peavey on October 14, 1958 and recorded in Film Volume 1, Page 690, Yamhill County Deed and Mortgage Records, and being described as follows:

Beginning at a stone in the center of Hill Road at the Northwest corner of said Peavey tract; thence South  $89^{\circ}30'$  East, 40 feet along the North line of said Peavey tract to the true point of beginning; thence South 170.0 feet, parallel with the center line of Hill Road; thence South  $89^{\circ}30'$  East, 390.0 feet; thence North 170.0 feet, parallel with the centerline of Hill Road to the North line of said Peavey tract; thence North  $89^{\circ}30'$  West, 390.0 feet along said North line to the true point of beginning.