

ORDINANCE NO. 4461

An Ordinance rezoning certain property from a County AF-20 (Agricultural Forestry--20 acre minimum) zone to a City M-2 PD (General Industrial Planned Development) zone on a parcel of land located south of Three Mile Lane.

RECITALS:

The Planning Commission received an application from Evergreen Aviation Ground Logistics Enterprises for a zone change (ZC 5-89) dated September 15, 1989, for the property described as Tax Lot 600, Section 26, T. 4 S., R. 4 W., W.M.; and

A public hearing was held on October 12, 1989, at 7:30 p.m. before the Planning Commission after due notice had been given in the local newspaper on October 2, 1989, 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 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 a County AF-20 (Agricultural Forestry--20 acre minimum) zone to a City M-2 PD (General Industrial Planned Development) zone, subject to the following conditions:

(a) That the zone change does not take effect until the property is legally annexed to the City of McMinnville.

(b) That development plans for any use other than for an office building or a warehouse must be submitted to and approved by the Planning Commission.

(c) That a storm drainage plan must be submitted to and approved by the City.

(d) That no direct vehicular access is allowed from the subject site onto Three Mile Lane (Highway 18).

(e) That a transportation plan which provides a frontage road or similar interior circulation pattern which will connect the properties adjoining the subject site on the east and west be submitted to and approved by the City. A letter of commitment shall be drawn up by the City Attorney and signed by the applicant describing the timing, dedication of right-of-way, and construction of said frontage road.

Passed by the Council this 14th day of November, 1989, by the following votes:

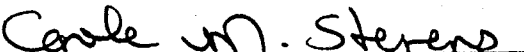
Ayes: Hansen, Johnstone, Brecht, Blanchard, Wilson, Whitehead

Nays: _____

Approved this 14th day of November, 1989.


MAYOR

Attest:


RECORDER