

ORDINANCE NO. 4478

An Ordinance rezoning certain property from an R-3 (Two-family Residential) zone to an R-3 PD (Two-family Residential Planned Development) zone on Blocks 1, 2, 3, and 4 of the Mobil West Subdivision.

RECITALS:

The Planning Commission received an application from Jack E. Squires; Robert V. Squires, trustee of the Robert V. Squires Trust; and U.S. Bank, trustee of the Estate of Redmond Faye for a zone change (ZC 4-90) dated July 3, 1990, for property located on both sides of Hickory Street and including properties located on 3rd, 4th, 5th, and 6th Streets, 6th Court, and 6th Place, and described as Blocks 1, 2, 3, and 4 of the Mobil West Subdivision.

A public hearing was held on September 13, 1990, at 7:30 p.m. before the Planning Commission after due notice had been given in the local newspaper on September 4, 1990, 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 Chapter 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 Jack E. Squires; Robert V. Squires, trustee of the Robert V. Squires Trust; and U.S. Bank, trustee of the Estate of Redmond Faye.

Section 2. That the property described as all of Mobil West Subdivision, a duly recorded plan in the Yamhill County Clerk's Office, recorded on July 6, 1965, in Book 7, Page 7, Record of Town Plats, is hereby rezoned from an R-3 (Two-family Residential) zone to an R-3 PD (Two-family Residential Planned Development) zone, subject to the following conditions:

(a) Setback requirements shall be as follows:

<u>Interior Lots</u>	15' front (20' to carports or garages)
	5' side
	5' rear
	10' adjacent to east & west boundaries of sub division

Corner Lots

15' front (20' to carports or garages)  
10' side (adjacent to street)  
5' rear  
10' adjacent to east & west boundaries of  
subdivision

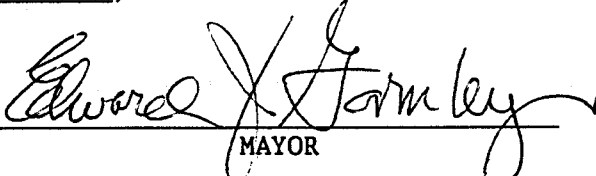
- (b) Building separation for each mobile home and its accessory structures shall comply with the provisions of OAR (Oregon Administrative Rule) 814-28.

Passed by the Council this 9th day of October, 1990, by the following votes:

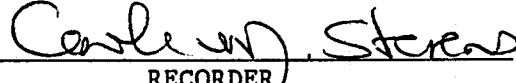
Ayes: Hansen, Johnstone, Windle, Blanchard, Wilson

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

Approved this 9th day of October, 1990.

  
\_\_\_\_\_  
MAYOR

Attest:

  
\_\_\_\_\_  
RECORDER