

ORDINANCE NO. 4540

An Ordinance rezoning certain property from a County EF-40 (Exclusive Farm Use--40 acre minimum) zone to a City R-1 (Single-Family Residential) zone on one acre of land located at 3200 N. Hembree Street.

RECITALS:

The Planning Commission received an application from Jeffrey and Alene Jacobs for a zone change (ZC 4-93), dated March 22, 1993, for the property described as Tax Lot 300, Section 9 CD, T. 4 S., R. 4 W., W.M.

A public hearing was held on May 13, 1993, at 7:30 p.m. before the Planning Commission after due notice had been given in the local newspaper on May 5, 1993, 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 Jeffrey and Alene Jacobs.

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 R-1 (Single-family Residential) zone.

Passed by the Council this 8th day of June, 1993, by the following votes:

Ayes: Aleman, Payne, Massey, Kirchner, Windle

Nays: _____

Approved this 8th day of June, 1993.

~~MAYOR~~
Council President

Attest:

Carl W. Reditt
RECORDER

EXHIBIT "A"

Being a part of the James T. Hembree Donation Land Claim No. 46, Southwest 1/4 of Section 9, Township 4 South, Range 4 West, Willamette Meridian, Yamhill County, Oregon and being more particularly described as follows:

Beginning at a point on the East line of the County Road No. 318 (N. Hembree St.) 103.98 feet East and 624.55 feet North of the Northeast corner of the John G. Baker Donation Land Claim No. 48 of said Township and Range; thence East, a distance of 369.35 feet; thence South, a distance of 117.12 feet; thence West, a distance of 369.35 feet to a point on the East line of said County Road No. 318 (N. Hembree St.); thence North along the East line of said County Road No. 318 (N. Hembree St.), a distance of 117.12 feet to the place of beginning.