

ORDINANCE NO. 4574-A

An Ordinance amending Planned Development Ordinance 4040 by adopting a new master plan which would replace the conceptual master plan adopted in 1979.

RECITALS

The Planning Commission received an application from Ray Kauer for an amendment to the Westvale Planned Development Ordinance which would replace the conceptual master plan adopted in 1979 with a new plan which would change the street and lotting patterns and the street improvement specifications for that portion of Westvale which is presently unplatted. The subject site is located east of Hill road and south of Tamarack Street.

A public hearing was held on November 10, 1994, at 7:30 p.m. before the McMinnville Planning Commission after due notice had been given in the local newspaper on November 5, 1994, 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 planned development review criteria listed in Chapter 17.51 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 planned development amendment is consistent with the Comprehensive Plan; and

The Planning Commission approved said planned development amendment 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 Ray Kauer.

Section 2. That Ordinance No. 4040, Section 2(b), be amended to read as follows:

(b) That a revised Tentative Plan be placed on file with the Planning Department and that it become a part of the zone and binding on the property owner and developer and that Ordinance 4040 be amended to reflect the adoption of the new plan.

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 13th day of December 1994, by the following votes:

Ayes: Kirchner, Massey, Olson, Payne, Tomcho, Windle

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

  
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MAYOR

Attest:

  
\_\_\_\_\_  
RECORDER