

ORDINANCE NO. 4666

An Ordinance rezoning approximately 33.3 acres of land from an existing County EF-80 (Exclusive Farm Use - 80-acre minimum) zone to a city R-2 PD (Single-Family Residential Planned Development) zone. The site is located east of McDonald Lane and north of NE 30th Street, and is more specifically described as Tax Lots 2500, 2900, 3000, 3200, 3300, 3500, and 3600, Section 9, T. 4 S., R. 4 W., W.M.

RECITALS

The Planning Commission received an application (ZC 4-98) from McMinnville School District No. 40, dated February 20, 1998, for some 33.3 acres of land located east of McDonald Lane and north of NE 30th Street, and is more specifically described as Tax Lots 2500, 2900, 3000, 3200, 3300, 3500, and 3600, Section 9, T. 4 S., R. 4 W., W.M.

A public hearing was held on March 19, 1998, at 7:30 p.m. before the McMinnville Planning Commission after due notice had been given in the local newspaper on March 14, 1998, 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 zone change review criteria listed in Chapter 17.72.035 of Ordinance No. 3380 based on the material submitted by the applicant and findings of fact and 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 McMinnville School District No. 40.

Section 2. That the property described in Exhibit "A", which is attached hereto and incorporated herein by this reference is hereby rezoned from an existing County EF-80 (Exclusive Farm Use - 80-acre minimum) zone to an R-2 PD (Single-Family Residential Planned Development) zone subject to the following conditions:

1. That the approved Grandhaven subdivision 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.

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 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.

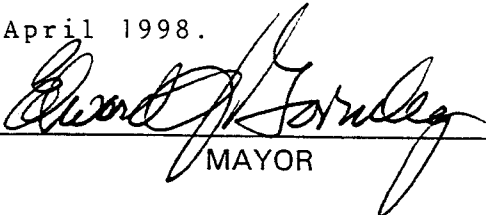
2. That lots within the area proposed for single-family development (Lots 1 - 20) shall average a minimum of 7,000 square feet.

Passed by the Council this 28th day of April 1998 by the following votes:

Ayes: HUGHES, KIRCHNER, MASSEY, PAYNE, WINDLE

Nays: _____

Approved this 28th day of April 1998.



MAYOR

Attest:



RECORDER