

ORDINANCE NO. 4789

An Ordinance rezoning certain property from a County EF – 80 (Exclusive Farm Use – 80-acre minimum) zone to an R-2 PD (Single Family Residential Planned Development) zone on 14.8 acres of land located east of Hill Road, and north of Wallace Road and the Park Meadows subdivision.

RECITALS

The Planning Commission received an application (ZC 3-03) from Alan Ruden, dated May 23, 2003, for a zone change from a County EF – 80 (Exclusive Farm Use – 80-acre minimum) zone to an R-2 PD (Single Family Residential Planned Development) zone on 14.8 acres of land located east of Hill Road, and north of Wallace Road and the Park Meadows subdivision. The property is more specifically described as a portion of Tax Lot 302, Section 18, T. 4 S., R. 4 W., W.M.

A public hearing was held on June 26, 2003, at 7:30 p.m. before the McMinnville Planning Commission after due notice had been given in the local newspaper on June 12, 2003, 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 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 the Council; and 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 Alan Ruden.

Section 2. That the property described in Exhibit "A", is hereby rezoned from a County EF – 80 (Exclusive Farm Use – 80-acre minimum) zone to a City R-2 PD (Single Family Residential Planned Development) zone subject to the following conditions:

1. That the Park Meadows Third Addition subdivision plan (as revised by conditions for approval of this development) 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 approval 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.

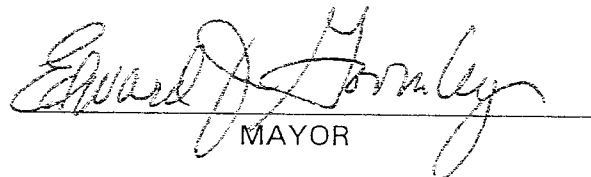
2. That the average lot size within the Park Meadows Third Addition subdivision shall be a minimum of 7,000 square feet.

Passed by the Council this 8th day of July, 2003, by the following votes:

Ayes: Aleman, Hansen, Olson, Payne, Springer, Windle

Nays: _____

Approved this 8th day of July 2003.


MAYOR

Attest:

RECORDER

Approved as to form:



CITY ATTORNEY