

ORDINANCE NO. 4864

An Ordinance approving an amendment to the master plan approved under Planned Development Ordinance No. 3807 to allow a reconfiguring of the overall site design.

RECITALS

The Planning Commission received an application (ZC 14-06) from Kurt Ferro, dated August 7, 2006, seeking approval to amend the master plan approved under Planned Development Ordinance No. 3807 to allow a reconfiguring of the overall site design on a parcel zoned M-1 PD (Light Industrial Planned Development). The subject property is located south of Stratus Avenue, immediately west of the Evergreen Mobile Home Park, and is more specifically described as Tax Lot 602, Section 27, T. 4 S., R. 4 W., W.M. (See Exhibit "A".)

A public hearing was held on September 21, 2006, at 6:30 p.m. before the McMinnville Planning Commission after due notice had been given in the local newspaper on September 14, 2006, and written notice had been mailed to property owners within 300 feet of the affected property; and

At said public hearing, testimony was received, and 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 and 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 amendment is consistent with the Comprehensive Plan; and

The Planning Commission approved said amendment and recommended said change to the Council; and

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 Kurt Ferro.

Section 2. That McMinnville Planned Development Ordinance No. 3807 be amended, subject to the following conditions:

A. That the original master plan approved via Ordinance 3807 is amended as submitted by the applicant and conditioned by this approval. A revised master plan consistent with the conditions of this approval shall be prepared by the applicant and submitted to the McMinnville Planning Department for final review and approval.

B. That Condition 1(b) of Ordinance 4123 be modified as follows [added text is in **BOLD**]:

1(b) That the uses to be placed in the structures marked "Future Construction" on the ZC 18-80 site plan must first be approved at a public meeting by the Planning Commission. Notification will be mailed to all property owners within 300 feet of the site informing them as to the date the Planning Commission will be meeting on the proposed site use. The applicants shall supply the following information to the Planning Commission 21 days prior to the scheduled meeting at which the application will be considered:

- (1) A statement enumerating the type of use proposed, the number of employees expected, the expected working hours, any machinery expected to be used, and the expected traffic generation of the proposed use. If outside storage is expected, the types of materials to be stored will be listed.

It will be the Planning Commission's responsibility to determine that the proposed use will be compatible with existing uses on site and with surrounding uses, or if **additional setbacks are appropriate**. Uses involving heavy traffic generation may be excluded by the Commission.

- C. That prior to issuance of further building permits, revised plans shall be submitted to the Planning Department and shall illustrate compliance with the following:
1. The perimeter treatment standards of Section 17.39.040.C, including a 15-foot buffer yard between the west edge of the Evergreen Estates mobile home park and any site development (including buildings, parking, and drive aisles), and an eight-foot buffer yard along the site's northerly property line.
 2. Off-street parking design requirements of Sections 17.60.080.C and D.
- D. That all other conditions of Ordinances 3807, 4123, 4131, and 4572 shall continue to apply.

Passed by the Council this 14th day of November 2006, by the following votes:

Ayes: Hansen, Hill, Menke, Yoder

Nays: _____

Approved this 14th day of November 2006.



MAYOR

Attest:



CITY RECORDER

Approved as to form:

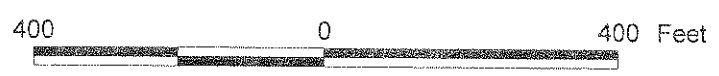


CITY ATTORNEY

Exhibit "A"

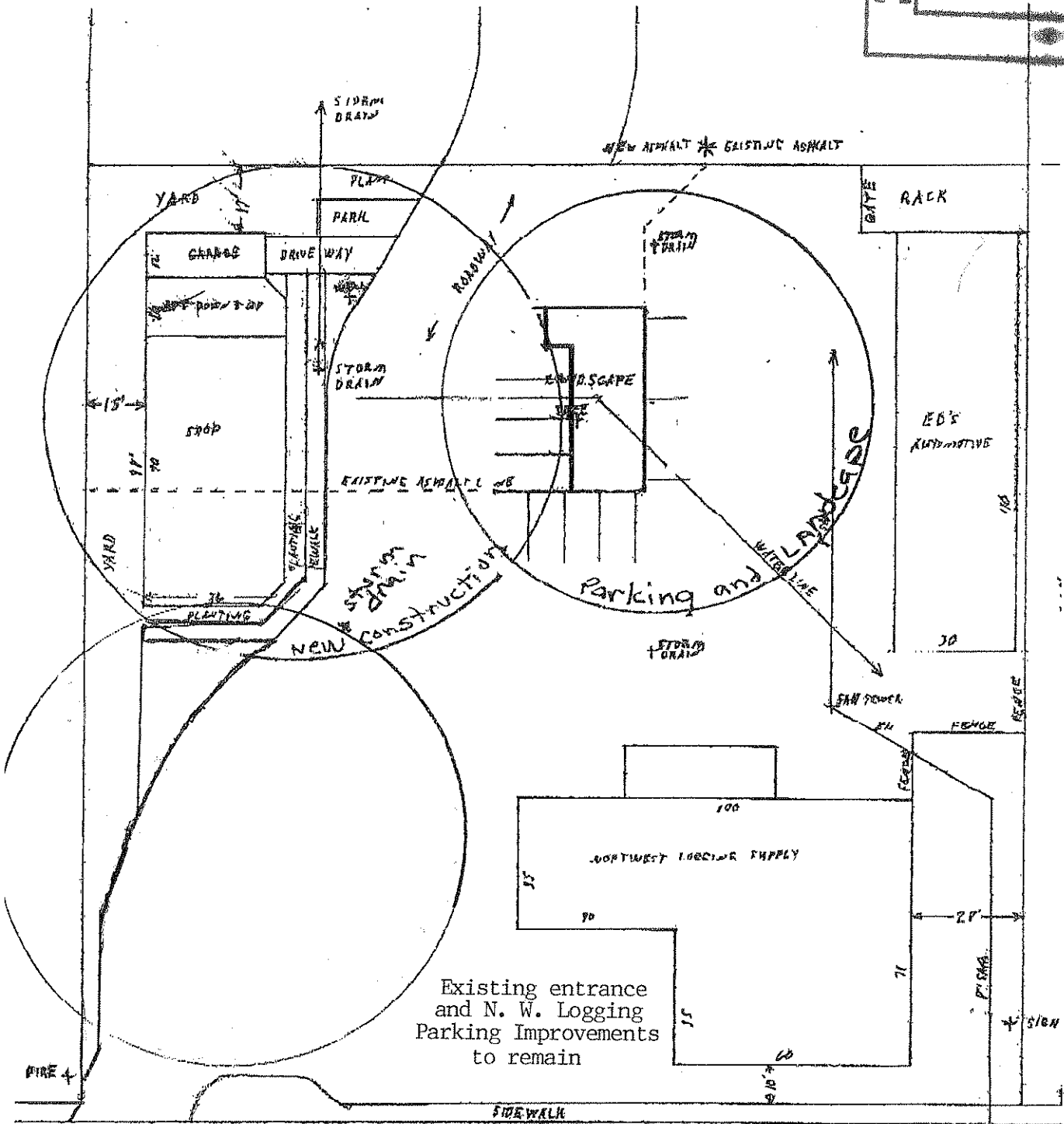
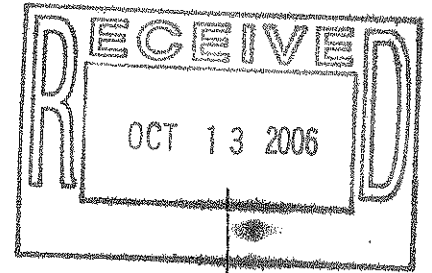


Geographic Information System



City of McMinnville
Planning Department
230 NE Second St
McMinnville, OR 97128
(503) 434-7312

REVISED SITE PLAN (10-9-2006)



PRELIMINARY PLOT PLAN
 2330 SW STRATHS AVE. (NORTHWEST LOGGING)
 SCALE 1"=20'

APPROVED
 CITY OF McMINNVILLE
 PLANNING DIRECTOR
[Signature]
 11/7/06