



ORDINANCE NO. 155

AN ORDINANCE AMENDING ORDINANCE NO. 86 AND
ENACTING ZONE CHANGES FOR THE CITY OF DUNDEE,
OREGON, AND DECLARING AN EMERGENCY.

WHEREAS, amendments to Ordinance No. 86 and the zoning map of the City of Dundee, Oregon have been duly initiated for the following described tracts, and the City Planning Commission has duly and regularly held a public hearing on each said proposed amendment, after due notice thereof, and within 40 days thereafter did approve and recommend that each said proposed amendment be granted, and

WHEREAS, the council of the City of Dundee did thereafter duly and regularly hold a public hearing on each said proposed amendment, after due notice thereof as required by Ordinance No. 86, now, therefore,

THE CITY OF DUNDEE, OREGON, DOES ORDAIN AS FOLLOWS:

Section 1. Ordinance No. 86 and the zoning map of the City of Dundee, Oregon, are hereby amended to change the following described property from Zone R-1 (low density residential) to Zone C-1 (Limited commercial):

All of Lot 9 and that portions of Lots 4, 5, 7 and 8 Lying Southwesterly of Southern Pacific Railway spur line right-of-way, Block 26, City of Dundee, Yamhill County, Oregon.

Section 2. Ordinance No. 86 and the zoning map of the City of Dundee, Oregon, are hereby amended to change the following described property from R-1 (low density residential) to Zone M-L (Limited industrial):

Beginning at the Northwest corner of Tract No. 72 of Dundee, Orchard Homes No. 1 and running thence Southeasterly along the Northeast line of said Tract No. 72, 241.5 feet; thence Southwesterly at a right angle from the Northeast line of the said Tract, 115 feet; thence with a right angle at this point Northwesterly parallel with the Northeast line of the said Tract, 169 feet to the platted Street, thence North along the West line of the said Tract 134.8 feet to the place of beginning and being those portions deeded to Dundee Nut Growers Association, a Corporation, as in deeds recorded August 17, 1945, in Book 130, Page 245 and recorded October 14, 1946 in Book 138, Page 237, Deed and Mortgage Records.

Section 3. Ordinance No. 86 and the zoning map of the City of Dundee, Oregon are hereby amended to change the property described on Exhibit "a" attached hereto and by these reference made a part hereof from Zone R-1 (low density residential) to Zone C-1 (Limited commercial).

Section 4. The council desires and deems it necessary for the preservation of the health, peace and safety of the City of Dundee that this ordinance take effect at once, and therefore an emergency is hereby declared to exist and this ordinance shall be in full force and effect from and after its passage and approval.

Passed by the council this 7th day of May, 1973.

AYES: Scott, Lowe, Crabtree NAYS: Jones
Billick abstained

Submitted to and approved by the Mayor on the ___ day of May, 1973.

Jack R. Sutter
Mayor

ATTEST:

Margaret Miller
Recorder

Exhibit "A"

Part of Lot 8 of the Daniel Hess Claim, Certificate #3980, Section 35, Township 3 South, Range 3 West of the Willamette Meridian in Yamhill County, Oregon, which Lot was set off to John F. Hess in that certain Circuit Court Suit for said County, wherein Samuel S. Hess was Plaintiff and John F. Hess et al. were defendants, said part being described as follows:

Beginning at a point on the East line of State Highway No. 99W that is North $89^{\circ} 50'$ East 47.65 feet and North $32^{\circ} 45'$ East 1260 feet from the Southwest corner of said Lot No. 8, being the Northwest corner of a tract conveyed by George E. R. Miller and wife to George F. Thompson and wife by deed recorded August 20, 1952 in Book 166, Page 653, Deed Records; and thence North $32^{\circ} 45'$ East along the Easterly line of said Highway to the North line of said Lot No. 8; thence South $89^{\circ} 45'$ East along the North line of said Lot No. 8 to the Westerly boundary of the Southern Pacific Railroad right of way; thence South $30^{\circ} 30'$ West along the Westerly margin of said right of way to the Northeast corner of said Thompson tract; thence North $57^{\circ} 15'$ West to the place of beginning.

Also, beginning at the Northwest corner of the above described tract, being the Northwest corner of a tract conveyed by George E. R. Miller and wife to George F. Thompson and wife by deed recorded August 20, 1952, in Book 166, Page 653, Deed Records, and running Northerly along the East line of state highway No. 99W to present city limits of the City of Dundee, Oregon; thence Easterly along said city limits to the Westerly boundary of the Southern Pacific Railroad Right of Way; thence Southerly along said right of way to the North line of Lot No. 8 of the Daniel Hess claim, Certificate No. 3980, Section 35, Township 3 South, Range 3 West of the Willamette Meridian in Yamhill County, Oregon; thence Westerly along the North line of said Lot no. 8 to place of beginning.