

ORDINANCE NO. 309

AN ORDINANCE ALLOWING A ZONE CHANGE AND AMENDING THE COMPREHENSIVE PLAN MAP OF THE CITY OF DUNDEE, OREGON.

WHEREAS, an application for a zone change and an amendment to the comprehensive zoning plan map has been duly initiated for the following described tract, requesting that the zone for said tract be changed from Industrial (M) to Single Family Residential (R-2) and changing the official Dundee comprehensive zoning map as shown on the sketch map attached hereto as Exhibit "A", and by this reference made a part hereof:

Yamhill County Tax Lot No. R3325BC 04100, consisting of an approximately 1.66 acre tract located at 226 S.E. Edwards, Dundee, Oregon, more particularly described as follows:

A parcel of land situate, lying and being in the West Half of Section 25, Township 3 South, Range 3 West of the Willamette Meridian, Town of Dundee, County of Yamhill, State of Oregon, being a portion of Blocks 37 and 38, Town of Dundee, as shown and designated on the duly recorded maps and plats thereof, and a portion of 3rd Street (vacated) in said Town, and more particularly described as follows:

Being at the most northerly corner of Block 36 in said Town of Dundee, said corner being 30 feet Southeasterly, measured at right angles from the originally located center line of the main tract of the Southern Pacific Company; thence North 30 degrees 30' East along a line parallel with and 30 feet Southeasterly, at right angles from said center line of main tract, said parallel line being the Northwesterly line of Blocks 37 and 38 and the extension thereof, a distance of 210 feet to a point which is the Northwesterly most corner of a tract of land conveyed by S. E. Hunt and Gertie R. Hunt to Lee Allen Simpson and Ella Simpson by Deed recorded January 25, 1957 in Book 183, Page 219, Yamhill County Deed Records which point is the true place of beginning of the real property to be described; thence North 30 degrees 30' East along the Northwesterly line of said Blocks 37 and 38, 531.32 feet to the Northerly corner of said Block 38, thence South along the East line of said Block 38 and the Southerly extension thereof, 394.06 feet to a point in the Northwesterly line of Maple Street; thence South 30 degrees 30' West along said line of Maple Street, also

the Southeasterly line of Block 37, and the extension thereof, 95.78 feet to a point, which point is the most Easterly corner of the aforementioned Simpson tract; thence North 85 degrees 08' West, 221.85 feet along the Northerly line of the said Simpson tract to the true place of beginning.

Together with that portion of vacated Maple Street adjoining that would attach thereto by Ordinance No. 156, recorded in Film Volume 95, Page 184 Yamhill County Deed Records.

WHEREAS prior to the referral of said application to the City Planning Commission, the recorder referred the application for review, investigation and comment to all citizens, counties, special districts, state or federal agencies, citizen advisory committees and other persons deemed to have an interest in or be affected by said application, and allowed not less than ten days for a reply from the date of mailing of such referrals before said application was heard and considered by City Planning Commission, and

WHEREAS, the Recorder caused Notice of Hearing on said application to be published in a newspaper of general circulation in the city on the 16th and 23rd days of June, 1993, and the 26th day of June, 1993, and

WHEREAS, the Recorder thereafter provided for the coordination, review, and filing of all responses to said application and prepared and submitted a report thereon to the City Planning Commission prior to the hearing in consideration of the application by the commission, and

WHEREAS, the City Planning Commission held a hearing on said application on the 18th day of May, 1993, pursuant to the Rules of Procedure for the conduct of hearings relating to land use matters

and thereafter forwarded its approved minutes to the City Council and recommended that the Council approve said application based on the commission's Findings and Conclusions marked Exhibit "B", attached hereto and by this reference made a part hereof, and

WHEREAS, the City Council did on the 5th day of July, 1993, hold a hearing upon said application and there being no objections, the matter was considered by the council on the record of the Planning Commission herein, including its findings, and

WHEREAS, the Council does hereby adopt the Findings of Fact and Conclusions set forth in Exhibit "B", and does make additional Findings marked Exhibit "C", attached hereto and by this reference made a part hereof, now, therefore,

THE CITY OF DUNDEE, OREGON DOES ORDAIN AS FOLLOWS:

The zone for the above described property and the zoning map of the City of Dundee, for the above described property are hereby amended to change the above described property from Industrial (M) to Single Family Residential (R-2).

Passed by the Council this 13th day of September, 1993.

Ayes

Miller, Hanson, Riley

~~Nays~~

Submitted to and approved by the mayor on this 13th day of September, 1993.


Neil R. Cohen, Mayor

ATTEST.


M. J. Strand, Recorder



SEE MAP 3 3 25CB

2701

3rd

106

2nd

66

SOUTHERN RAILROAD

PACIFIC

JONDA HWY

EDWARDS DR.

ST.

37

38

4100

3900

4000

3800

3900

4000

4100

4200

4300

4400

4500

4600

4700

4800

4900

5000

3000

3100

3200

3300

3400

3500

3600

3700

3800

3900

4000

4100

4200

4300

4400

4500

4600

4700

4800

4900

5000