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TITLE: ZONE CHANGE AMENDMENT NO. 138, UNDER ORDINANCE NO. 2916 REZONING  
PROPERTY LOCATED EAST OF FERRY STREET AND NORTH OF 30TH AVENUE FROM R-A(2)  
MULTIPLE FAMILY TO M-1 LIGHT INDUSTRIAL.

WHEREAS, the Planning and Zoning Commission of the City of Albany has held such hearings as are required by the law and the Ordinances of this city and has made findings concerning the appropriate zone for the property being considered, said findings being based upon evidence produced at hearings, and

WHEREAS, the Council of the City of Albany has duly advertised and caused notices to be given as required by law and has had a public hearing concerning the zoning of the property above described and evidence having been introduced and the same being fully considered, the City Council does hereby find as follows:

see Attachment A

and,

WHEREAS, it is further determined that the rezoning hereinafter made should be subject to certain conditions, the said conditions being as follows:

See Attachment B

now, therefore,

THE PEOPLE OF THE CITY OF ALBANY DO ORDAIN AS FOLLOWS:

Section 1: ZONE CHANGE AMENDMENT NO. 138

An area described as follows:

Assessor's Parcel Map 11-3W-18BD, Tax Lot 400  
(see attached legal description)

is hereby rezoned as M-1 Light Indust. and this amendment shall be known as  
zone change amendment number 138 .

Section 2: COPY FILED

A copy of this zone change amendment shall be filed in the office of the City Recorder of the City of Albany and the number noted on the official zoning map of the City of Albany.

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Section 3: CERTIFICATE OF COMPLIANCE

This zone change amendment shall be effective upon filing of a certificate of compliance with the conditions above enumerated by the Planning Director of the City of Albany.

Passed by the Council: April 13, 1977

Approved by the Mayor: April 13, 1977

Effective Date: April 13, 1977



\_\_\_\_\_  
Mayor

ATTEST:

*[Handwritten Signature]*  
City Recorder

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ATTACHMENT A  
FINDINGS OF FACT

1. The request conforms to the Comprehensive Land Use Plan and General Goal Statements.
2. The proposed M-1 zone and future industrial development is located adjacent to a major industrial arterial street (Ferry Street) which was designed and improved to handle increased industrial traffic loads.
3. The surrounding area is presently and predominantly established for future growth with the exception of the residential street of lands adjacent to Marion Street.
4. The storm drainage and sanitary sewer systems for the area have been designed and improved for future industrial development.
5. A precedent of need has been established by prior Planning Commission action in rezoning properties to the south from R-1(6) Single Family Residential to M-1 Light Industrial

ATTACHMENT B

CONDITIONS

1. All future development plans for the property regardless of ownership shall be submitted for Hearings Board approval prior to the City issuing any building permits.
2. Any minor or major subdivision of the land regardless of ownership shall require Hearings Board and/or Planning Commission approval prior to any building permits being issued.

OFFICE OF SURVEYOR

LINN COUNTY -- ALBANY, OREGON

PHONE 926-5641

February 15, 1977

With C. S. 9145

L. Fairchild

Beginning at a U-Bar which is  $N.1^{\circ}14'W.$ , parallel to Marion Street, 1190.68 feet from a point on the South line of and  $N.88^{\circ}56'E.$  685.73 feet from the Southwest corner of the Hiram N. Smead D. L. C. No. 53 in T. 11 S., R. 3 W. of the Will. Mer., Linn County, Oregon, said beginning point being the Southwest corner of that parcel conveyed to Peter J. Ryan, et ux, by deed recorded in Book 349, page 108, Deed Records; and running thence  $N.1^{\circ}14'W.$ , parallel to said Marion Street, 668.33 feet to a 1/2" iron rod at the Northwest corner of said Ryan parcel; thence  $N.88^{\circ}56'E.$ , parallel to the South line of said D. L. C. No. 53, a distance of 192.0 feet; thence  $S.1^{\circ}14'E.$ , parallel to said Marion Street, 668.33 feet to the South line of said Ryan parcel; thence  $S.88^{\circ}56'W.$  192.0 feet to the point of beginning, and containing 2.946 acres, more or less.