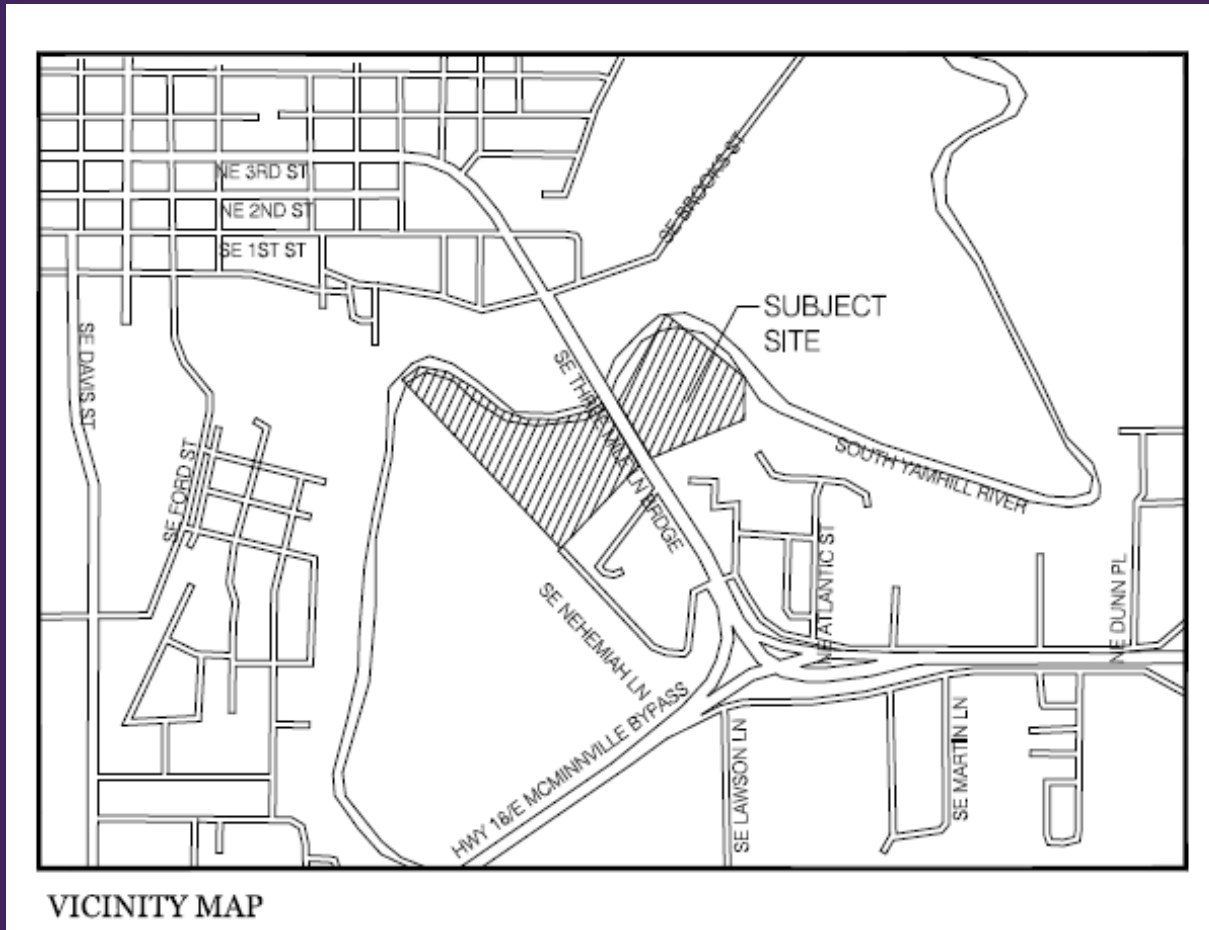
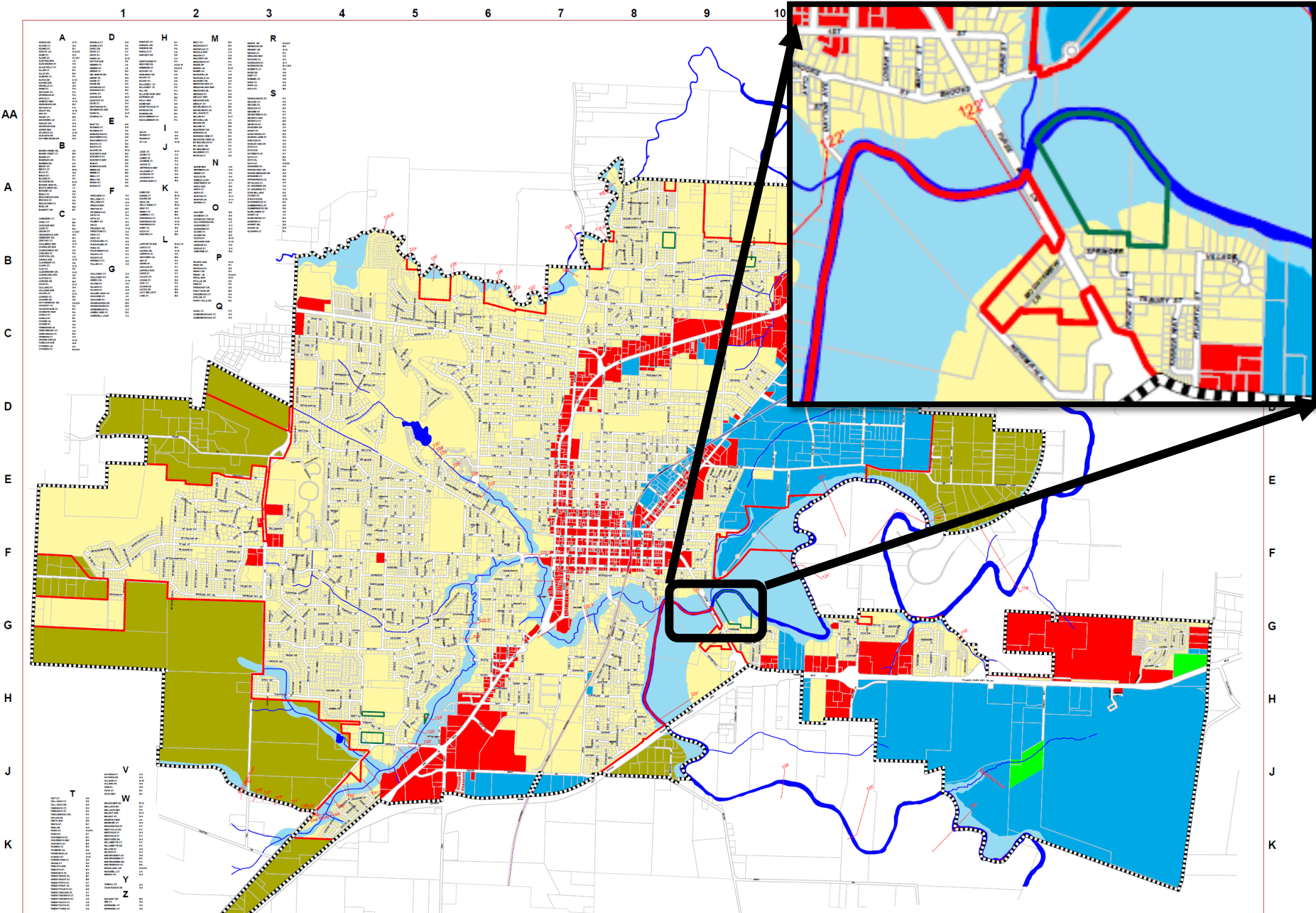


Resolution No. 2023-09

Annexation Agreement with Anders Johansen to Annex
Tax Lots R 4421 00900 and 01200 into the city limits.

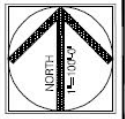


City of McMinnville Comprehensive Plan



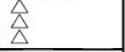


Cascadia
 Planning & Development Services
 PO Box 1500
 Silverton, Oregon 97381
 503-834-1700
 steve@cascadiaplanning.com
 www.cascadiaplanning.com

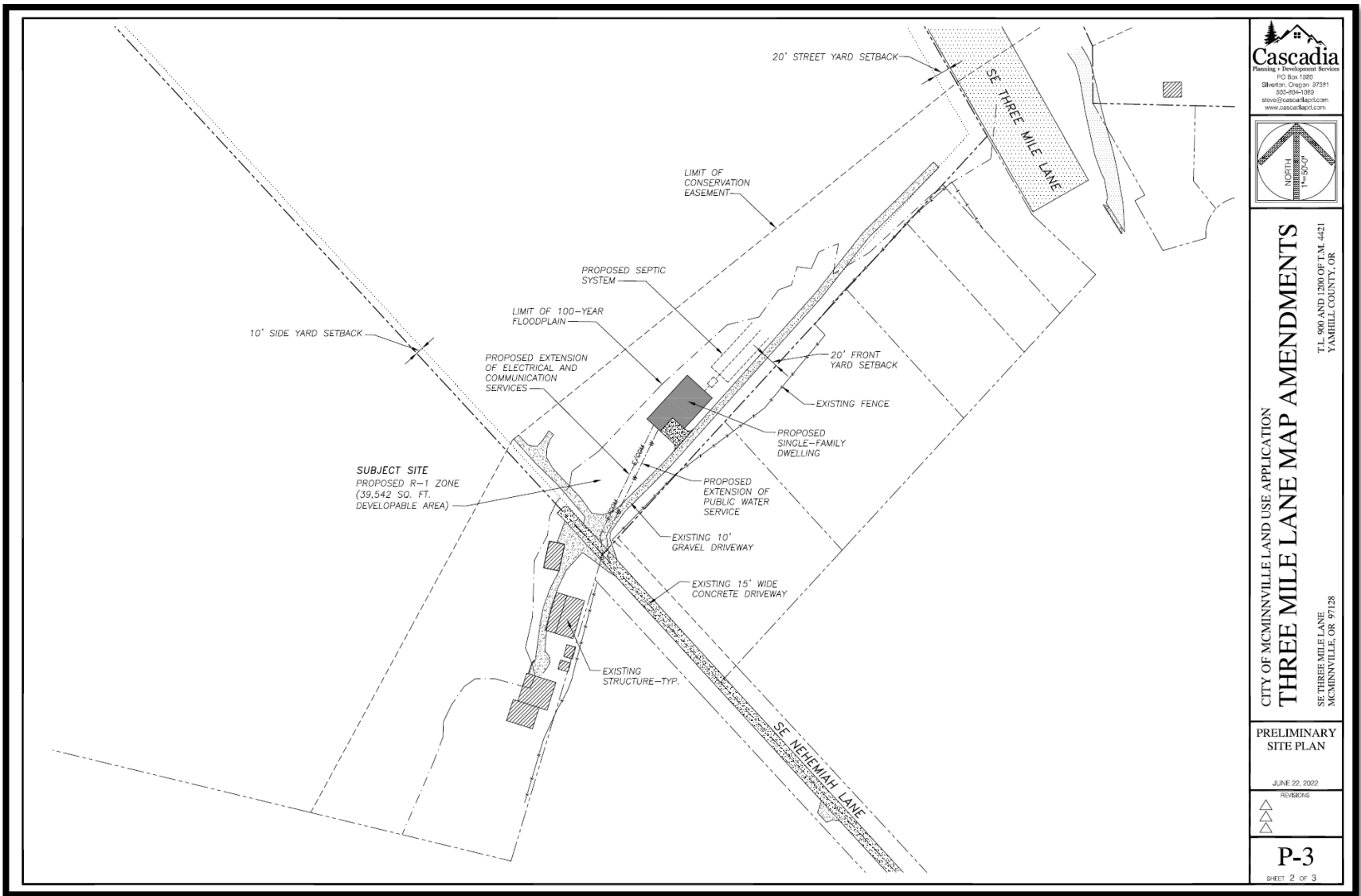


CITY OF McMINNVILLE LAND USE APPLICATION
THREE MILE LANE MAP AMENDMENTS
 T.L. 900 AND 1200 OF T.M. 4421
 YAMHILL COUNTY, OR
 SE THREE MILE LANE
 McMINNVILLE, OR 97128

EXISTING
 GENERAL
 LAND USE
 PLAN
 JUNE 22, 2022



P-2
 SHEET 2 OF 3



Cascadia
 Planning + Development Services
 PO Box 1000
 Silverton Oregon 97581
 503-874-1919
 steele@cascadiaplanning.com
 www.cascadiaplanning.com



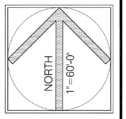
CITY OF MCMINNVILLE LAND USE APPLICATION
THREE MILE LANE MAP AMENDMENTS
 SE THREE MILE LANE
 MCMINNVILLE, OR 97128
 T.L. 900 AND 1200 OF T.M. 4421
 YAMHILL COUNTY, OR

PRELIMINARY
 SITE PLAN

JUNE 22, 2022
 REVISIONS



P-3
 SHEET 2 OF 3



CITY OF McMINNVILLE LAND USE APPLICATION
THREE MILE LANE MAP AMENDMENTS
 T.L. 900 AND 1200 OF T.M. 4421
 YAMHILL COUNTY, OR

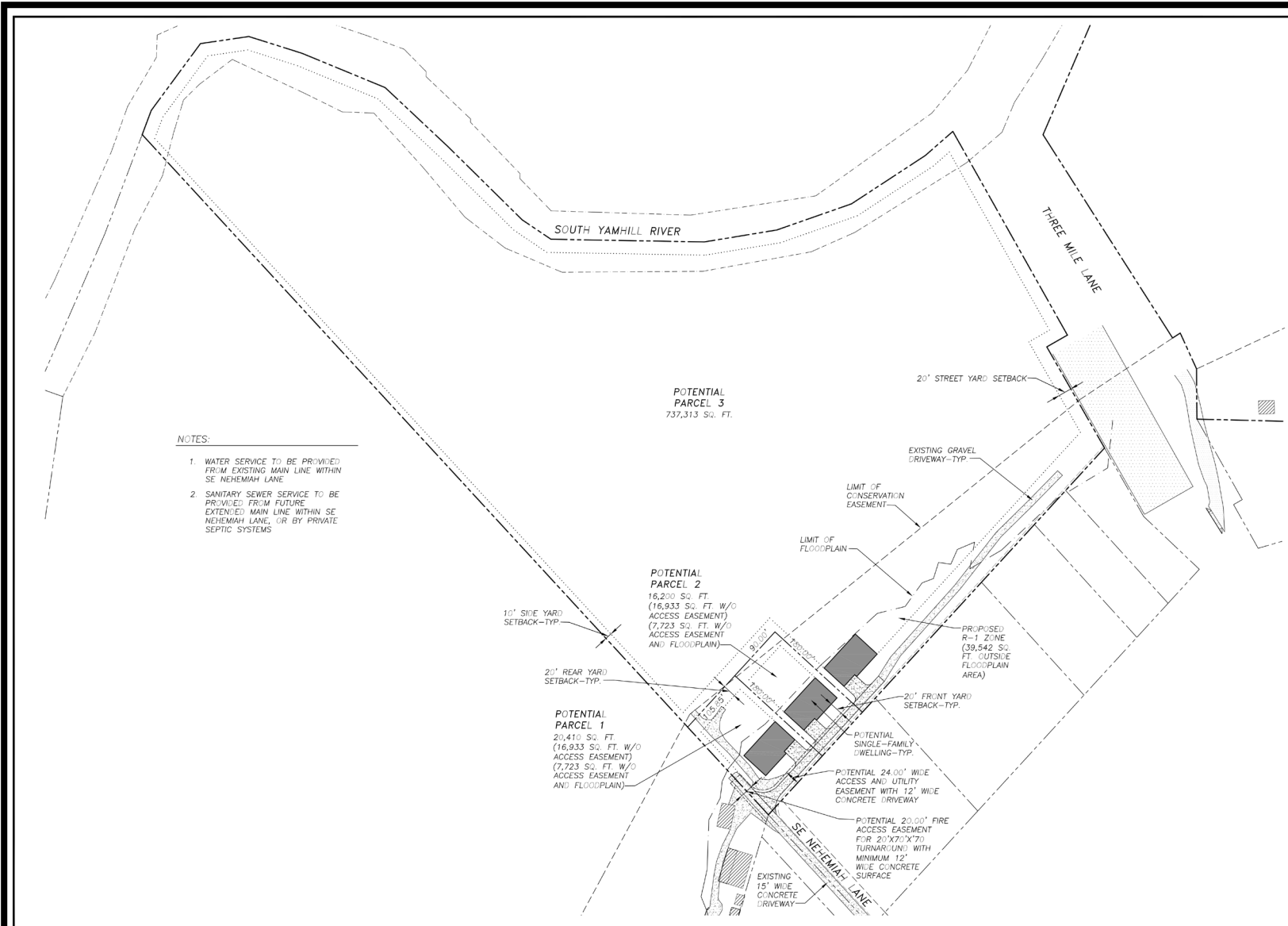
TAX LOT 1200
 CONCEPTUAL
 SHADOW PLAT

OCTOBER 26, 2022
 REVISIONS



P-4

SHEET 4 OF 4



NOTES:

1. WATER SERVICE TO BE PROVIDED FROM EXISTING MAIN LINE WITHIN SE NEHEMIAH LANE
2. SANITARY SEWER SERVICE TO BE PROVIDED FROM FUTURE EXTENDED MAIN LINE WITHIN SE NEHEMIAH LANE, OR BY PRIVATE SEPTIC SYSTEMS

Proposed Process Identifying New Steps

Component of Process	PREVIOUS PROCESS	PROPOSED PROCESS	
Comprehensive Area Plan		Area Plan , adopted as a supplemental document to the Comprehensive Plan	<u>Legislative Land-Use Decision</u>
Application	Annexation Application – Findings for services identified in Ordinance 4636 and compliance with comp plan.	Annexation Application – Findings for services identified in Chapter 16, and conceptual master plan (draft)	
Agreement with City Council for Annexation		Annexation Agreement	Action of City Council – not a land-use decision
Compliance with Comprehensive Plan	Review development plan submitted with annexation application as a <u>quasi-judicial land-use decision</u> , public hearing with Planning Commission and CC decision	Master Plan – development plan that meets the annexation agreement requirements and compliance with the comprehensive plan and zoning ordinance.	Separate application required as a condition of the Annexation Agreement as a <u>quasi-judicial land-use decision</u> , public hearing with Planning Commission and CC decision.
Annexation Action	Vote of the Electorate	Annexation Ordinance	Action of City Council

ANNEXATION APPLICATION

- ❖ Processed outlined in Title 16, 16.20. Captures all of the elements required in ORS 222 and Ordinance No. 4636 that are not clear and objective land-use elements.
- ❖ If applicable, includes a Concept Master Plan. Concept Master Plan is not a land-use application but is an advisory document for the annexation agreement. (Proposed amendments to MMC 17.10.065).

ANNEXATION AGREEMENT

- ❖ Title 16 Proposed Amendments, Section 16,30.030 and Section 16.40.020
- ❖ All properties that want to annex into the City will need a City Council approved Annexation Agreement.
- ❖ Written agreement between the City and owners of land requesting annexation that states the terms, conditions and obligations of the parties for the annexation to be approved, including but not limited to provisions for:
 - Public facilities and public services to mitigate public facility and public service impacts to the City associated with the annexation and future development of the property.
 - Process for ensuring that the annexation is consistent with the McMinnville Comprehensive Plan
 - And any other provisions that the City deems necessary for the annexation to meet the city's ordinances and the community's identified needs.

What is in an Annexation Agreement?

- ❑ **Annexation Agreements are negotiated on a case-by-case basis and are considered a contract between the property owners and the City. Some cities call them development agreements as well.**
- ❑ **The Annexation Agreement is developed after the Annexation Application and is a condition of annexation.**
- ❑ **A draft Concept Master Plan is required with the Annexation Application and then that is used as the basis for the negotiations in review with the Area Plan and community needs at the time.**
- ❑ **The Concept Master Plan is not a land-use decision as it is a draft plan that shows what the property owner wants to do and sets the stage for the Annexation Agreement.**

What is in an Annexation Agreement? (Public Facilities)

Ability to negotiate the dedication and build-out of public facilities / amenities:

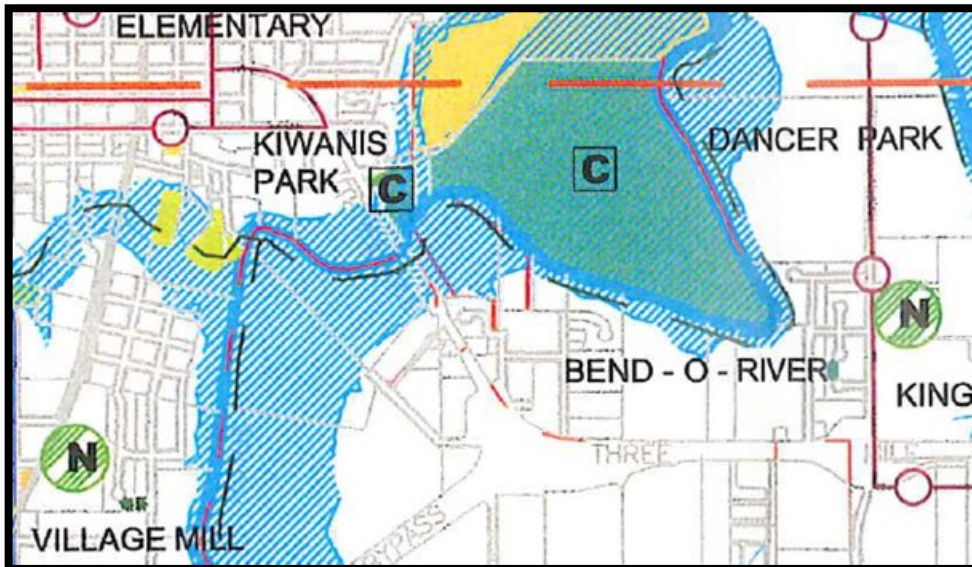
- Public Right-of-Way: Owner will dedicate all appropriate public right-of-way and easements for public infrastructure identified in the Area Plan and public facility plans for the property.**

- Parks: Owner will dedicate the necessary land and develop any park amenities identified in the Parks and Recreation Master Plan or Area Plan for the property, including**

- Owner agrees to not remonstrate against the formation of a local improvement district or reimbursement district created for the purpose of funding public improvements that serve the Property.**

Yamhill River Multi-Purpose Trail

The City's Parks, Recreation, and Open Space Master Plan identifies a future multi-purpose trail along the Yamhill River. When the City is ready to move forward with the construction of the trail, the property owner will dedicate the land for the trail for free, and the dedication will be from the center of the river to the outside edge of the trail section furthest from the river, based on the city's specifications for a multi-purpose trail along the river.



Annexation Process

Summary Graphic of UGB Expansion Planning Process:

