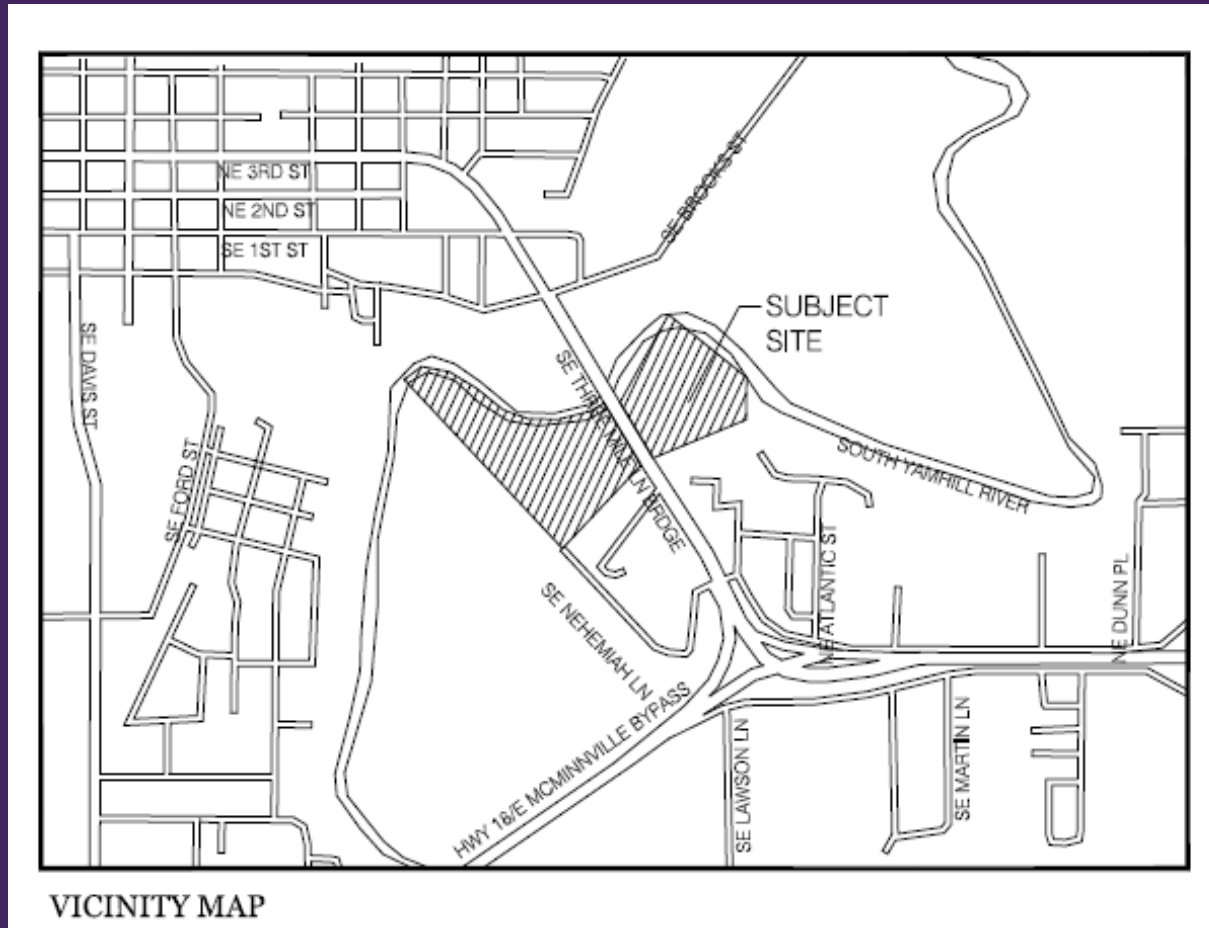


Ordinance No. 5132 and 5133

Zone Map Amendment for Tax Lots R 4421 00900 and 01200 upon annexation into the city limits, and Annexation



ORDINANCES:

Ordinance No. 5132

Approves Zone Map Amendment and Decision Document with Findings and Conditions of Approval

Ordinance No. 5133

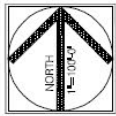
Annexation of two tax lots



Tax Lot 01200

Tax Lot 00900

Cascadia
 Planning & Development Services
 PO Box 1800
 Silverton, Oregon 97381
 503-838-1700
 steve@cascadiapds.com
 www.cascadiapds.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
 10/18/2016

P-2
 SHEET 2 OF 3

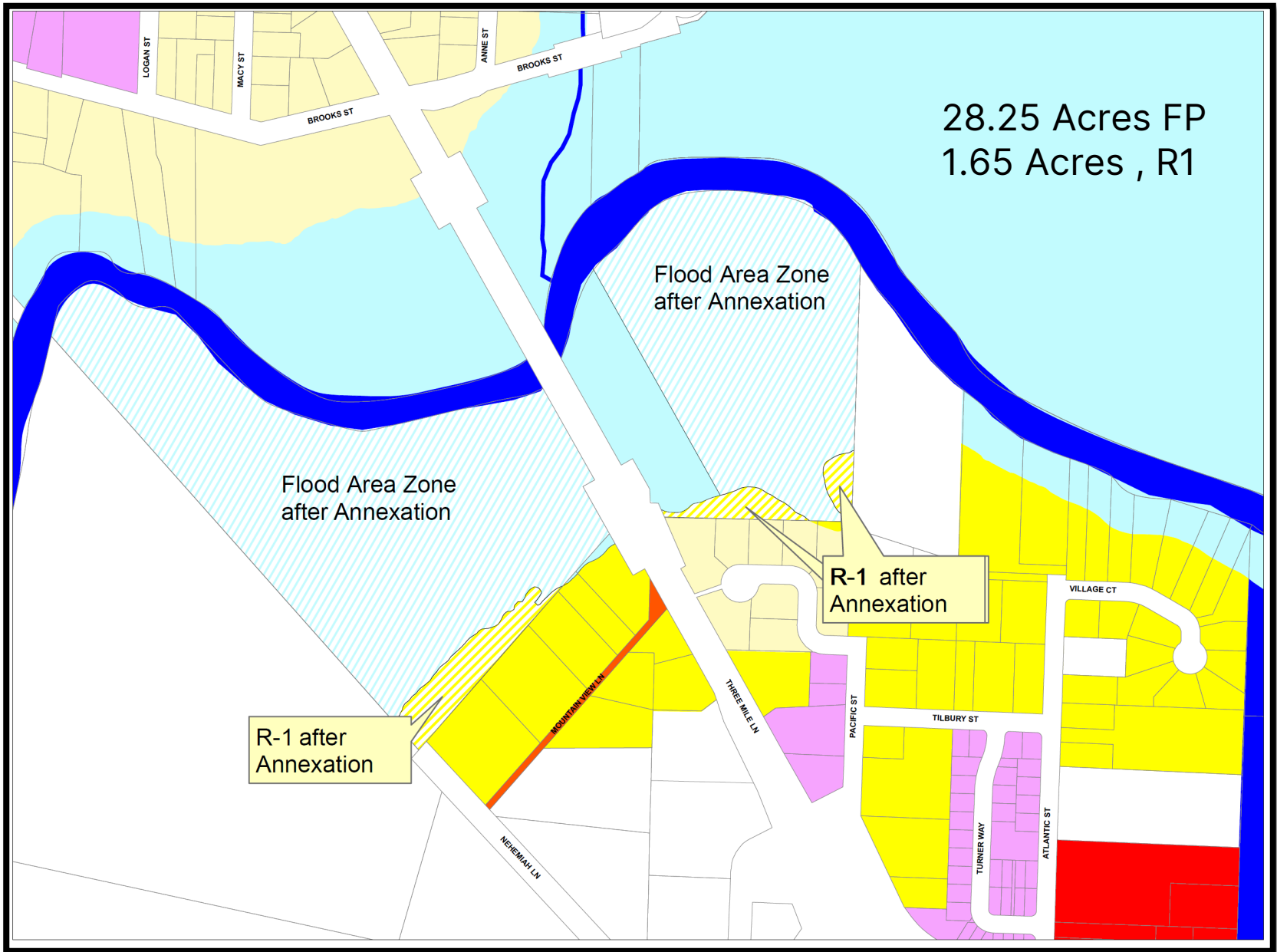
28.25 Acres FP
1.65 Acres , R1

Flood Area Zone
after Annexation

Flood Area Zone
after Annexation

R-1 after
Annexation

R-1 after
Annexation

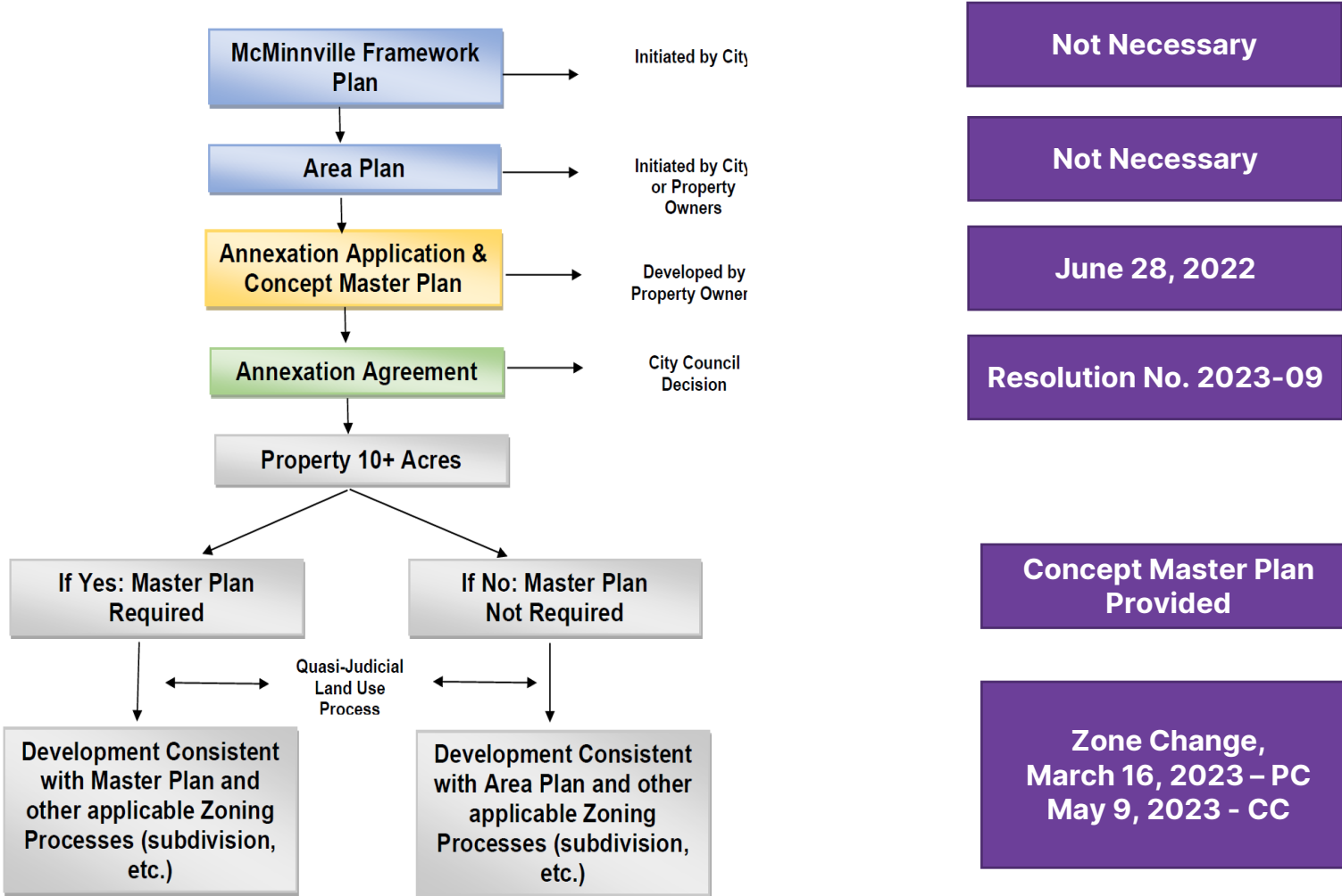


ANNEXATION PROCESS

Component of Process	PREVIOUS PROCESS	NEW 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 Process

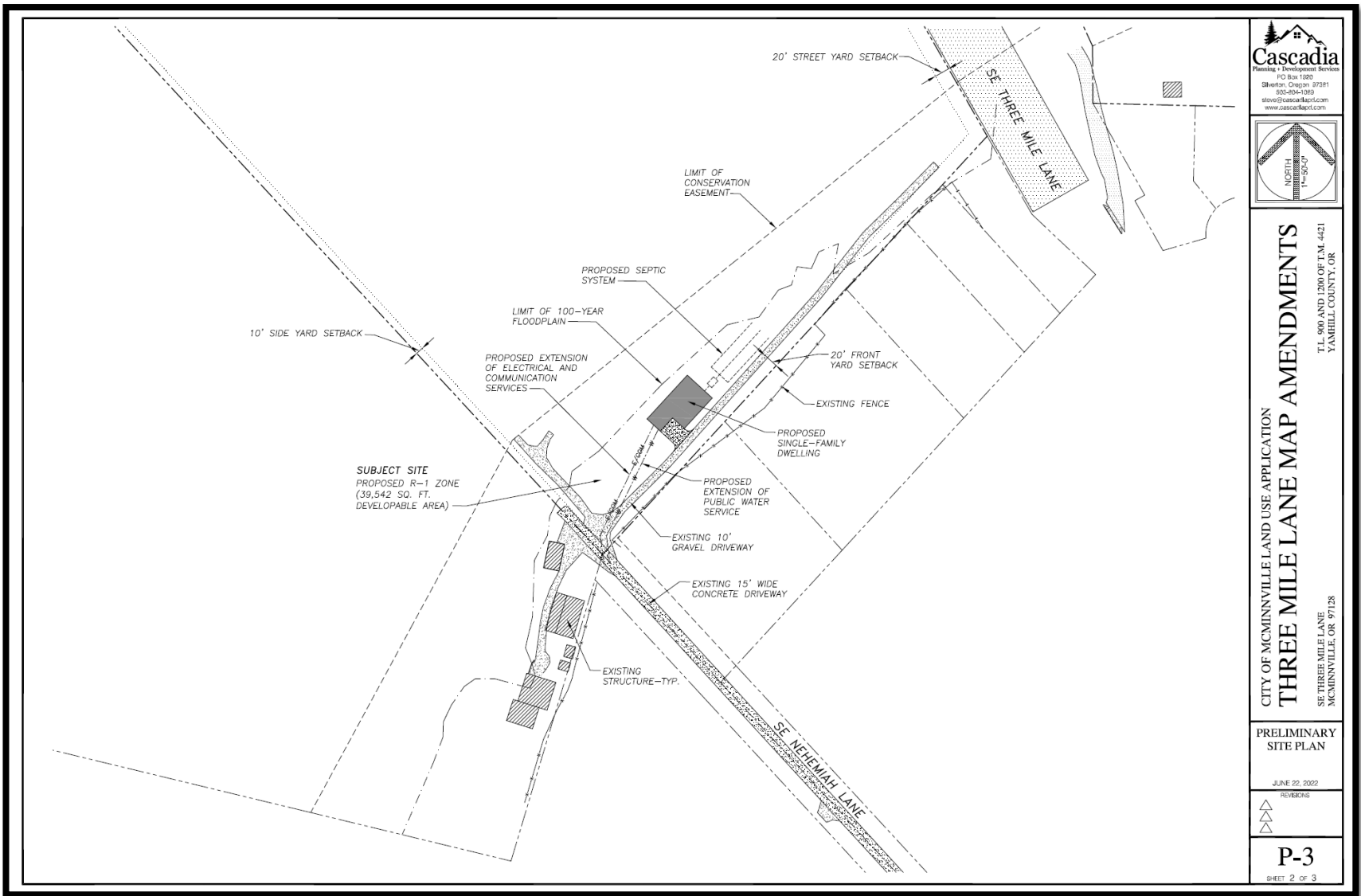
Summary Graphic of UGB Expansion Planning Process:



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.**

**Approved by City Council on February 14, 2023,
Resolution No. 2023-09**



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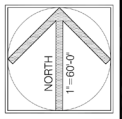


CITY OF MCMINNVILLE LAND USE APPLICATION
THREE MILE LANE MAP AMENDMENTS
 SE THREE MILE LANE
 MCMINNVILLE, OR 97128
 T.L. 900 AND 1200 OF T.M. 4421
 YAMHILL COUNTY, OR

PRELIMINARY
 SITE PLAN

JUNE 22, 2022
 REVISIONS
 ▲
 ▲
 ▲

P-3
 SHEET 2 OF 3



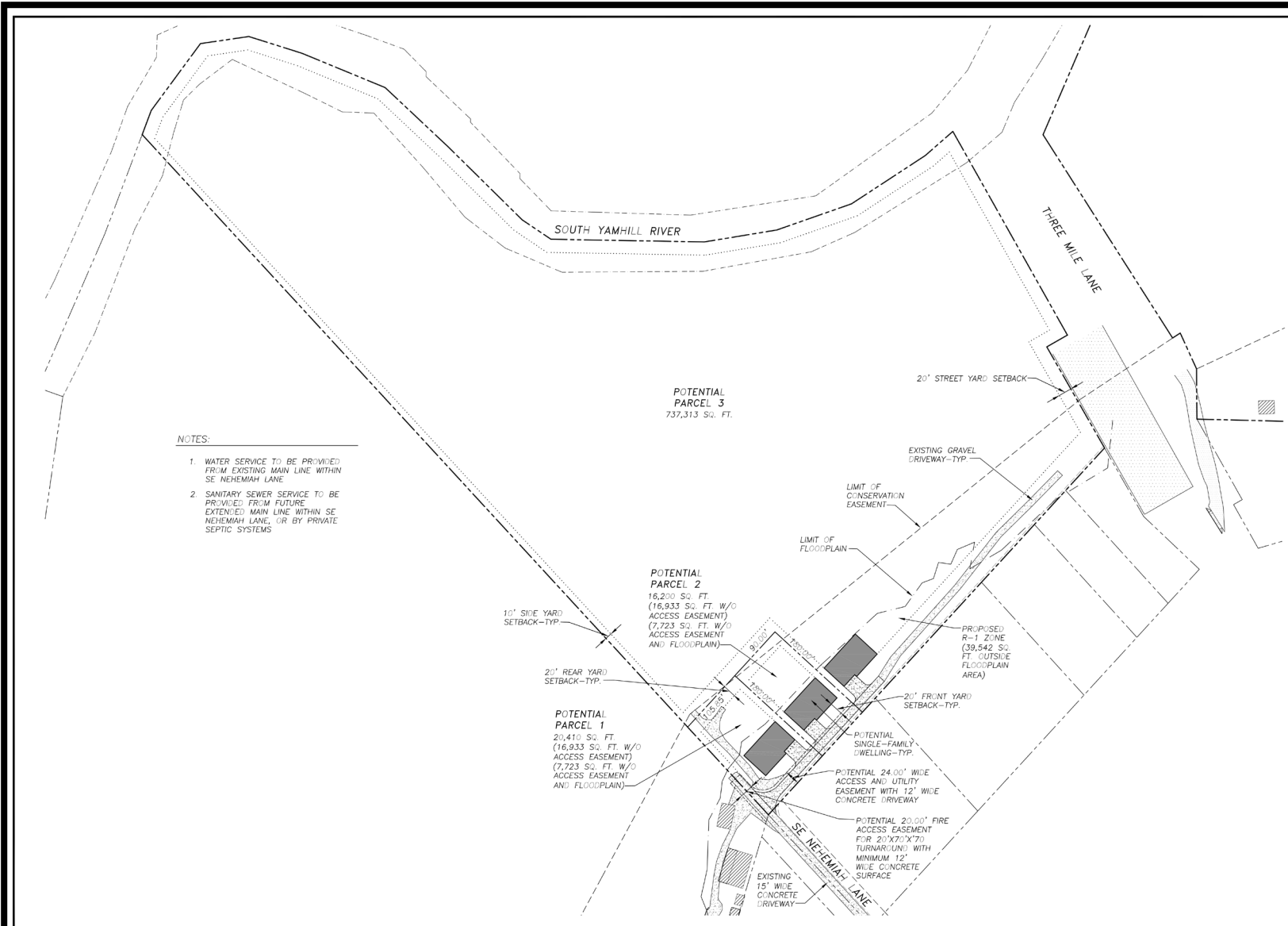
CITY OF McMINNVILLE LAND USE APPLICATION
THREE MILE LANE MAP AMENDMENTS
 T.L. 900 AND 1200 OF T.M. 4421
 YAMHILL COUNTY, OR

TAX LOT 1200
 CONCEPTUAL
 SHADOW PLAT

OCTOBER 26, 2022
 REVISIONS

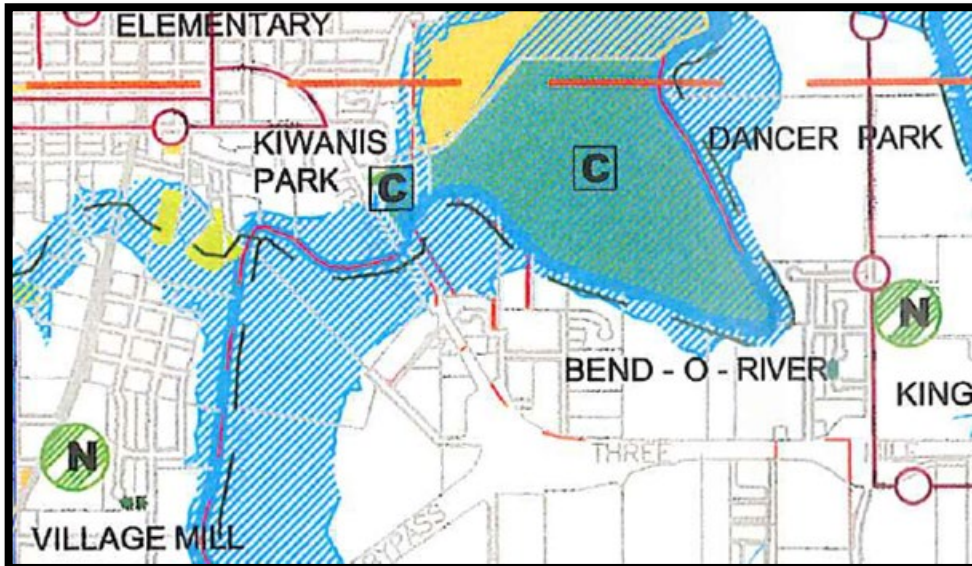


P-4
 SHEET 4 OF 4



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.



ZONE MAP AMENDMENT: CRITERIA FOR REVIEW

- ❖ Oregon Land Use Goals
- ❖ McMinnville Comprehensive Plan
- ❖ McMinnville Municipal Code, Section 17.74.020

CONDITIONS

This land-use approval will not be in effect until the subject site is annexed into the McMinnville city limits, at which time, these zones will be applied to the site.

PC PUBLIC TESTIMONY

Fair Housing Council and Housing Land Advocates, 03.13.23



March 13, 2023

City of McMinnville Planning Commission
200 NE Second St
McMinnville, OR 97128

RE: Proposed rezoning of two tax lots within the UGB, totaling 30.00 acres, from County zoning to City zoning upon annexation, with 28.35 acres to be in the FP (Floodplain) zone and 1.65 acres in the R-1 (9000 Minimum Lot Size Residential) zone. (ZC 3-22)

Dear Commissioners:

This letter is submitted jointly by Housing Land Advocates (HLA) and the Fair Housing Council of Oregon (FHCO). Both HLA and FHCO are non-profit organizations that advocate for land use policies and practices that ensure an adequate and appropriate supply of affordable housing for all Oregonians.

Both HLA and FHCO commend staff on their thoughtful Goal 10 findings, which clearly outlines how the proposed amendment fits into the City's housing needs. However, we also strongly encourage the City to adopt its most recent Housing Needs Analysis (HNA) as quickly as possible. Having a current HNA ensures confidence in the factual basis of land use decisions.

Thank you for your consideration of our comments.

Sincerely,

A handwritten signature in black ink that reads "Allan Lazo".

Allan Lazo
Executive Director
Fair Housing Council of Oregon

1221 SW Yamhill Street, Portland, Oregon 97205

PC RECOMMENDATION

March 16, 2023

“Based on the findings of fact, the conclusionary findings for approval, the materials submitted by the applicant, and evidence in the record, I move that the planning commission recommend APPROVAL WITH CONDITIONS of the zone map amendment, ZC 3-22.”

ORDINANCES:

Ordinance No. 5132

Approves Zone Map Amendment and Decision Document with Findings and Conditions of Approval

Ordinance No. 5133

Annexation of two tax lots

Ordinance No. 5132 and 5133

Zone Map Amendmment for Tax Lots R 4421 00900 and 01200 upon annexation into the city limits, and Annexation

