



Planning Department
231 NE Fifth Street ◦ McMinnville, OR 97128
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Comprehensive Plan Map Amendment/ Zone Change Application

Applicant Information

Applicant is: Property Owner Contract Buyer Option Holder Agent Other Representative

Applicant Name Hillary Harris, AICP Phone 503-211-1131

Contact Name _____ Phone _____
(If different than above)

Address 205 SE Spokane Street, Suite 200

City, State, Zip Portland, OR 97202

Contact Email hillaryh@hpr.com

Property Owner Information

Property Owner Name TerraCalc LLC Phone Representative
(If different than above)

Contact Name Kenneth Pannell, Member Phone 503-857-0935

Address 1615 NE Miller Street

City, State, Zip McMinnville, OR 97128

Contact Email kjp@terra-calc.com

Site Location and Description

(If metes and bounds description, indicate on separate sheet)

Property Address 2125 NW 2nd Street

Assessor Map No. R4 44 -19AC - 00300 Total Site Area 1 acre

Subdivision _____ Block _____ Lot _____

Comprehensive Plan Designation Residential Zoning Designation ~~R-4~~ R-1

This request is for a:

Comprehensive Plan Amendment

Zone Change

1. What, in detail, are you asking for? State the reason(s) for the request and the intended use(s) of the property.

The property owner is proposing to rezone the property from R-1 Low Density Residential to R-4 Medium-High Density Residential.

2. Show in detail, by citing specific goals and policies, how your request is consistent with applicable goals and policies of the McMinnville Comprehensive Plan (Vol. 2).

See attached narrative for details (Section 17.74.020).

3. If your request is subject to the provisions of a planned development overlay, show, in detail, how the request conforms to the requirements of the overlay.

The site does not have a planned development overlay on it.

4. If you are requesting a Planned Development, state how the proposal deviates from the requirements of the Zoning Ordinance and give justification for such deviation. _____

A Planned Development is not proposed.

5. Considering the pattern of development in the area and surrounding land uses, show, in detail, how the proposed amendment is orderly and timely. _____

The existing properties located on the north side of West 2nd Street have been subdivided or consolidated and developed with a broad mix of commercial, institutional, and both single-family and multi-family residential development. The subject site was previously developed as a single-family residence on an acre lot and the proposed upzoning of the site is orderly and consistent with the general development pattern of the area

6. Describe any changes in the neighborhood or surrounding area which might support or warrant the request. _____

The entire project site is surrounded by high density residential zoning, specifically R-4 and R-2 (although the R-2 zoning directly adjacent to the site is a non-residential use). Hillside, a retirement community of both apartments and single-story active living homes on approximately 57 acres, is directly to the north and east of the site. The general development patterns largely include housing types allowed outright in the R-4 zoning district.

7. Document how the site can be efficiently provided with public utilities, including water, sewer, electricity, and natural gas, if needed, and that there is sufficient capacity to serve the proposed use.

The site is located within the City limits and surrounded by urban development and public services are already provided. The property has been previously served with electric, water, and sewer by McMinnville Water and Light, but was disconnected in July 2021. All services are still available to serve the site from 2nd Street where a sanitary sewer main and stormwater main are located. See below for a map of each utility.

8. Describe, in detail, how the proposed use will affect traffic in the area. What is the expected trip generation?

In addition to this completed application, the applicant must provide the following:

- *A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), indicating existing and proposed features within and adjacent to the subject site, such as: access; lot and street lines with dimensions; distances from property lines to structures; improvements; and significant features (slope, vegetation, adjacent development, drainage, etc.). If of a larger size, provide five (5) copies in addition to **an electronic copy** with the submittal.*
- *A legal description of the parcel(s), preferably taken from the deed.*
- *Compliance of Neighborhood Meeting Requirements.*
- *Payment of the applicable review fee, which can be found on the Planning Department web page.*

I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.

Hillary Harris, AICP (HHPR, Inc.)
Applicant's Signature

March 4, 2024
Date

Kenneth J Pannell , Member
Property Owner's Signature

03/04/2024
Date

**2125 NW 2nd Street Rezone
Land Use Application Narrative & Findings Document
Zoning Map Amendment**

Owner: Jay Pannell
TerraCalc LLC.
1615 NE Miller Street
McMinnville, OR 97128

Planner: Hillary Harris, AICP
Harper Houf Peterson Righellis Inc.
205 SE Spokane Street, Suite 200
Portland, OR 97202
hillaryh@hhpr.com
(503) 221-1131

Site Address: 2125 NW 2nd Street (4419AC TL 300)

Parcel Size: 1 acre

Zoning Designation: R-4

Summary of Request: The property owner proposes to re-zone the site from R-1 to R-4.

Date: March 4, 2024



TABLE OF CONTENTS

| | |
|--|----------|
| I. Project Overview | 3 |
| <i>Existing Conditions</i> | 3 |
| <i>Zoning Map</i> | 3 |
| <i>Vicinity Map</i> | 4 |
| <i>Proposal</i> | 4 |
| II. Response to Applicable Development and Code Standards | 5 |
| <i>Chapter 17.21: R-4 Medium, High-Density, 5000 SF Lot Residential Zone</i> | 5 |
| <i>Chapter 17.74: Review Criteria</i> | 5 |
| III. Conclusion | 8 |

I. PROJECT OVERVIEW

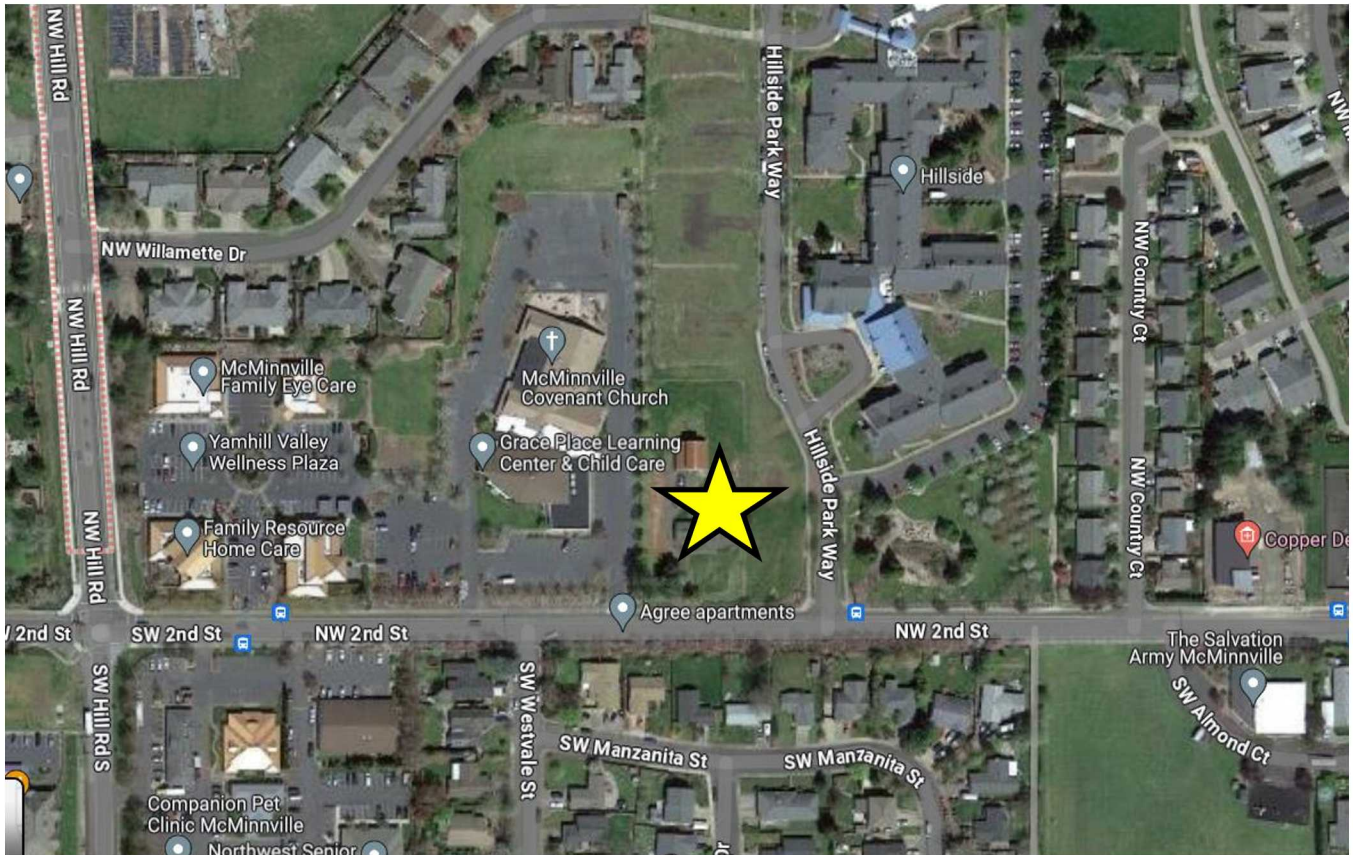
EXISTING CONDITIONS

The property is generally located north of West 2nd Street and east of NW Hill Road. The property is bordered on the north and east by R-4 zoned land that is developed as the Hillside Community, a retirement community of both apartments and single-story active living homes on approximately 57 acres. The site was previously occupied by a single-family residence and associated outbuildings. The property immediately west is zoned R-2 and developed with the McMinnville Covenant Church. Property south of the subject site is separated from this site by the West 2nd Street right-of-way and is also zoned R-2 and developed with single-family homes that back up to the street. Sewer and stormwater are provided by the City of McMinnville and is located along the south property line within the right-of-way. Electricity and water are provided by McMinnville Water and Light. There are overhead powerlines along the site’s frontage with West 2nd Street that currently serve the adjacent properties. The site is currently vacant and generally flat with slopes between 1 and 3%. There is one tree located on the property near the driveway. The property is located within the City of McMinnville and already served by all public services the community offers.

ZONING MAP



VICINITY MAP



PROPOSAL

The property owner is proposing to rezone the property from R-1 Low Density Residential to R-4 Medium-High Density Residential.

In the existing zoning district (R-1), single detached dwellings, tiny homes, mobile homes, are allowed with some specifications, and middle housing (including duplexes, triplexes, quadplexes, cottage clusters, and townhomes) are all permitted outright within the zone. Comparably, in the proposed zoning district (R-4), tiny homes and single detached homes are allowed outright, as well as middle housing (including duplexes, triplexes, quadplexes, cottage clusters, and townhomes), apartments, ADU's, and condominiums.

II. RESPONSE TO APPLICABLE DEVELOPMENT AND CODE STANDARDS

Note: Responses to all applicable development standards are included below. Sections that are not applicable or do not require a response may be omitted from the narrative text.

CHAPTER 17.21: R-4 MEDIUM, HIGH-DENSITY, 5000 SF LOT RESIDENTIAL ZONE

Response: This application is only for the change in zoning of the property; there is no development proposed at this time. Any future residential development on the project site will be able to satisfy all dimensional requirements of the R-4 zoning district as required in Chapter 17.21 of the McMinnville Development Code.

CHAPTER 17.74: REVIEW CRITERIA

SECTION 17.74.020: COMPREHENSIVE PLAN MAP AMENDMENT AND ZONE CHANGE – REVIEW CRITERIA

An amendment to the official zoning map may be authorized, provided that the proposal satisfies all relevant requirements of this ordinance, and also provided that the applicant demonstrates the following:

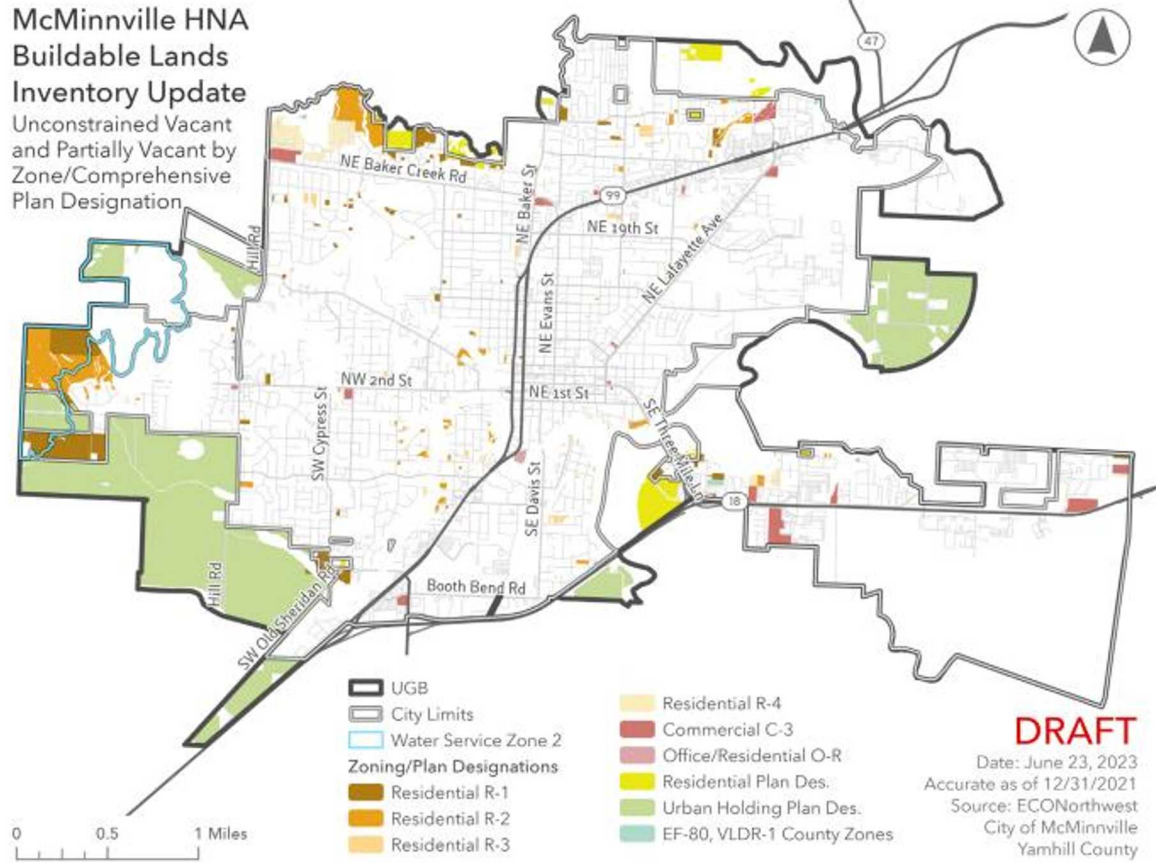
- A. *The proposed amendment is consistent with the goals and policies of the Comprehensive Plan;*

Response: Chapter V of the McMinnville Comprehensive Plan focuses on housing and residential development in the City. Goal V 1 this chapter is “to promote the development of affordable, quality housing for all city residents”. Included in this goal are policies focused on providing a variety of housing types and densities (Policy 58.00), as well as opportunities for multiple-family developments to encourage lower-cost renter and owner-occupied housing (Policy 59.00). The upzoning of the subject site from R-1 to R-4 will allow for a wider range of permitted residential development to support Goal V 1 of the Comprehensive Plan.

Goal V 2 of the Comprehensive Plan is “to promote a residential development pattern that is land intensive and energy-efficient, that provides for all urban level of public and private services, and that allows unique and innovative development techniques to be employed in residential design”. Included in this goal are policies that encourage the rezoning of properties to achieve a continuous five-year supply of buildable lands and zoned for all needed housing types (Policy 71.05). The City of McMinnville’s most recent Draft Housing Needs Analysis (HNA) estimates that the City will need to add 4,657 dwelling units by 2041 to accommodate its projected growth in population, with 33% of these new units being for multi-family development. Based on these estimates, the HNA projects that the City of McMinnville does not have enough land to accommodate the needed housing, with a deficit of 1,101 dwelling units. Approving the upzoning of the subject site from R-1 to R-4 will allow for additional density on site that is already served with utilities and urban services and will help accommodate the needed housing in McMinnville.

Exhibit 1 in the Housing Needs Analysis (Draft) shows the City of McMinnville’s buildable lands inventory, including unconstrained vacant land. The project site is highlighted on this map with potential for development that is both within the City limits and urban growth boundary. See below for Exhibit 1.

Exhibit 1: Buildable Acres (Unconstrained Portions of Vacant and Partially Vacant Parcels with Development Capacity by zone), McMinnville UGB, 2023



B. The proposed amendment is orderly and timely, considering the pattern of development in the area, surrounding land uses, and any changes which may have occurred in the neighborhood or community to warrant the proposed amendment.

Response: When the proposed amendment concerns needed housing (as defined in the McMinnville Comprehensive Plan and state statute), criterion "B" shall not apply to the rezoning of land designated for residential use on the plan map. However, the existing properties located on the north side of West 2nd Street have been subdivided or consolidated and developed with a broad mix of commercial, institutional, and both single-family and multi-family residential development. The subject site was previously developed as a single-family residence on an acre lot and the proposed upzoning of the site is orderly and consistent with the general development pattern of the area.

C. Utilities and services can be efficiently provided to serve the proposed uses or other potential uses in the proposed zoning district.

Response: The site is located within the City limits and surrounded by urban development and public services are already provided. The property has been previously served with electric, water, and sewer by McMinnville

Water and Light, but was disconnected in July 2021. All services are still available to serve the site from 2nd Street where a sanitary sewer main and stormwater main are located. See below for a map of each utility.

Sanitary Sewer:



Legend

— Sanitary Force Mains

• Sanitary Manholes

— Sanitary Mainlines

□ Tax Lots

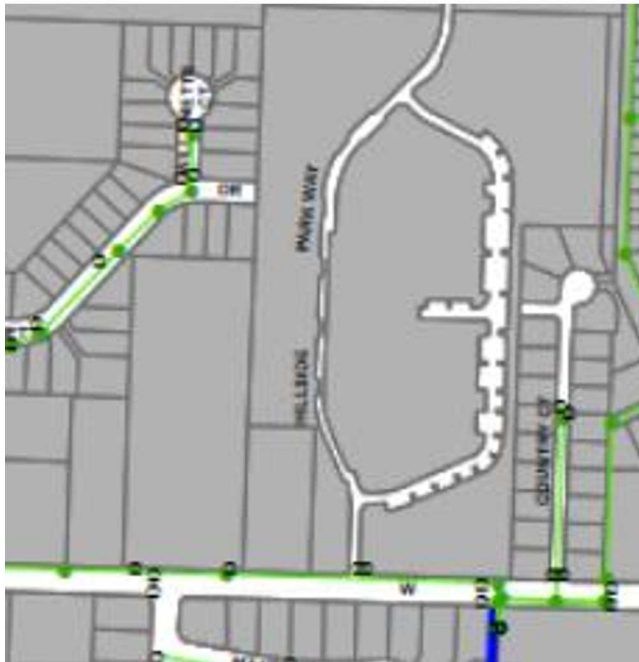
City Limits

Municipality

■ City

□ County

Sanitary Stormwater:



Legend

• Storm Manholes

— Storm Mains

Inlet/Outlet

Type

• Inlet

• Outfall

• Catch Basins

□ Tax Lots

City Limits

Municipality

■ City

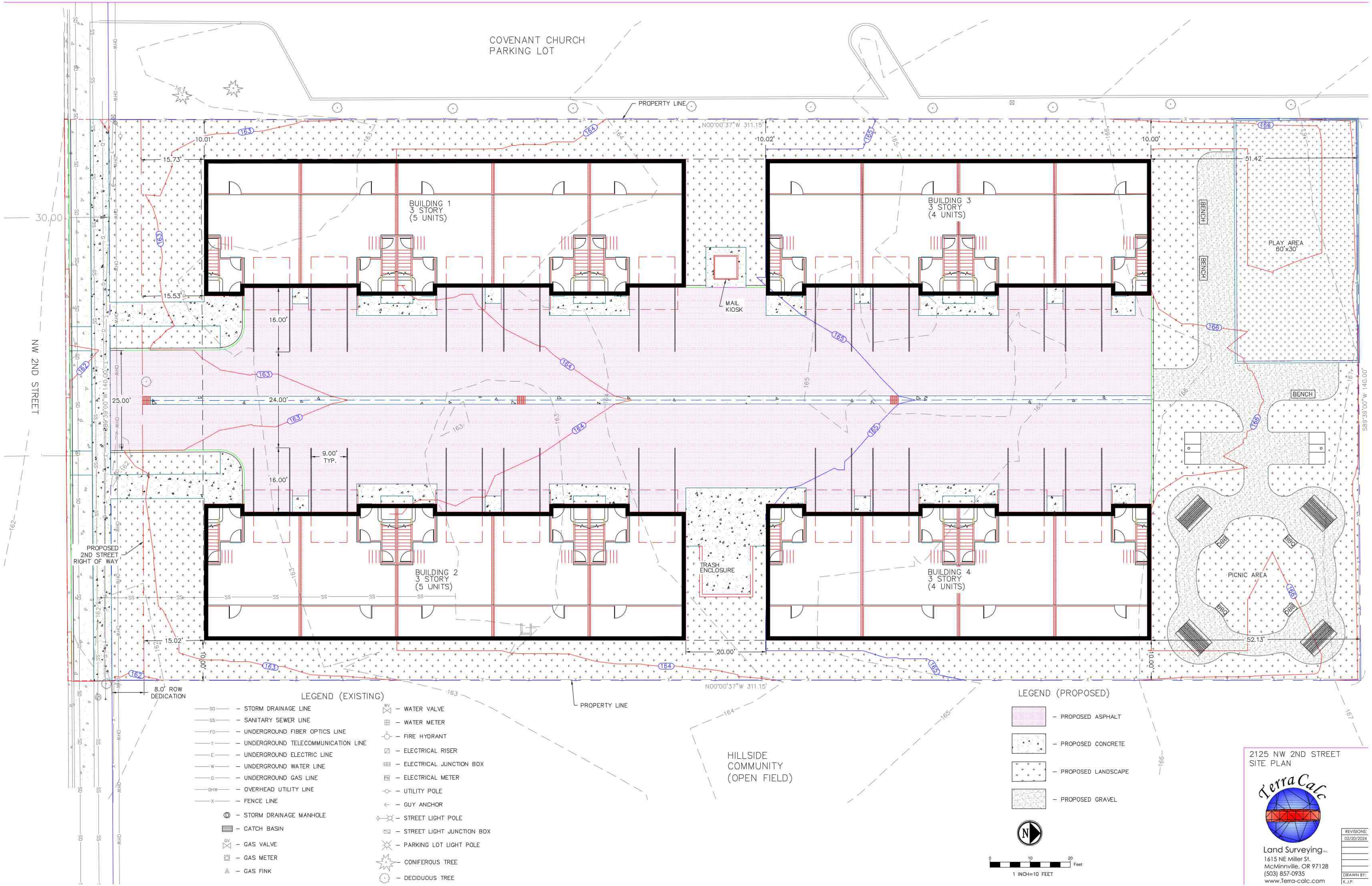
□ County



III. CONCLUSION

This written statement and the accompanying supporting documents demonstrate compliance with the applicable approval criteria for a Zoning Map Amendment in the City of McMinnville. Therefore, the applicant respectfully requests that the County approve the application.





COVENANT CHURCH
PARKING LOT

PROPERTY LINE

BUILDING 1
3 STORY
(5 UNITS)

BUILDING 3
3 STORY
(4 UNITS)

BUILDING 2
3 STORY
(5 UNITS)

BUILDING 4
3 STORY
(4 UNITS)

MAIL KIOSK

TRASH ENCLOSURE

PLAY AREA
60'x30'

PICNIC AREA

NW 2ND STREET

PROPOSED
2ND STREET
RIGHT OF WAY

HILLSIDE COMMUNITY
(OPEN FIELD)

LEGEND (EXISTING)

- | | | | |
|----|------------------------------------|---|---------------------------|
| SD | STORM DRAINAGE LINE | ⊗ | WATER VALVE |
| SS | SANITARY SEWER LINE | ⊞ | WATER METER |
| FO | UNDERGROUND FIBER OPTICS LINE | ⊙ | FIRE HYDRANT |
| T | UNDERGROUND TELECOMMUNICATION LINE | ⊞ | ELECTRICAL RISER |
| E | UNDERGROUND ELECTRIC LINE | ⊞ | ELECTRICAL JUNCTION BOX |
| W | UNDERGROUND WATER LINE | ⊞ | ELECTRICAL METER |
| G | UNDERGROUND GAS LINE | ⊙ | UTILITY POLE |
| OH | OVERHEAD UTILITY LINE | ⊙ | GUY ANCHOR |
| X | FENCE LINE | ⊙ | STREET LIGHT POLE |
| ⊙ | STORM DRAINAGE MANHOLE | ⊞ | STREET LIGHT JUNCTION BOX |
| ⊞ | CATCH BASIN | ⊙ | PARKING LOT LIGHT POLE |
| ⊞ | GAS VALVE | ⊙ | CONIFEROUS TREE |
| ⊞ | GAS METER | ⊙ | DECIDUOUS TREE |
| ⊞ | GAS FINK | | |

LEGEND (PROPOSED)

- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE
- PROPOSED GRAVEL



0 10 20 Feet
1 INCH=10 FEET

2125 NW 2ND STREET
SITE PLAN



Land Surveying
1615 NE Miller St.
McMinnville, OR 97128
(503) 857-0935
www.Terra-calc.com

| |
|---------------------|
| REVISIONS: |
| 09/20/2024 |
| |
| |
| |
| DRAWN BY: K.J.P. |

EXHIBIT A

LEGAL DESCRIPTION:

REAL PROPERTY IN THE COUNTY OF YAMHILL, STATE OF OREGON, DESCRIBED AS FOLLOWS:

PARCEL 2 OF PARTITION PLAT 90-14, RECORDED MAY 29, 1990 IN VOLUME 3, PAGE 4, PLAT RECORDS OF YAMHILL COUNTY, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE SOLOMON BEERY DONATION LAND CLAIM NO. 54 IN SECTION 19, TOWNSHIP 4 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN IN YAMHILL COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2"X36" GALVANIZED IRON PIPE SET 6 INCHES BELOW GROUND AT THE INTERSECTION OF THE NORTH LINE MARGIN OF SECOND STREET AND THE WEST LINE OF THE SQUIRES TRACT, AS DESCRIBED IN FILM VOLUME 223, PAGE 2224, DEED AND MORTGAGE RECORDS, SAID BEGINNING POINT ALSO BEING 2025.62 FEET SOUTH 89°39' WEST AND NORTH 00°00'37" WEST, 30 FEET FROM THE NORTHWEST CORNER OF THE S. F. STAGG DONATION LAND CLAIM NO. 55 IN SAID TOWNSHIP AND RANGE; THENCE NORTH 00°00'37" WEST 311.15 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°39' EAST, 140.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 00°00'37" EAST, 311.15 FEET TO A 5/8" IRON ROD SET ON THE NORTH MARGIN OF WEST SECOND STREET; THENCE SOUTH 89°39' WEST ALONG THE NORTH MARGIN OF WEST SECOND STREET TO THE POINT OF BEGINNING.



MEMORANDUM

DATE: February 14, 2024
TO: Jay Pannell | TerraCalc LLC
FROM: Jenna Bogert, P.E. | DKS Associates
SUBJECT: McMinnville 2125 NW 2nd Street Rezone
Transportation Planning Rule Analysis



Project #P24677-000

This memorandum presents the findings of an evaluation of potential traffic impacts associated with a proposed comprehensive plan amendment and zone change at 2125 NW 2nd Street (4419AC TL 300) in McMinnville, Oregon. The owner desires to rezone the 1-acre property from Single-Family Residential (R-1) to Multiple-Family Residential (R-4).

The subject property is currently vacant. The zone change will allow the property owner to construct multifamily townhome units, which are permitted under R-4 zoning but not under R-1 zoning.

The proposed zone change must be in accordance with Oregon Administrative Rule (OAR) 660-012-0060, the Transportation Planning Rule (TPR). The intent of the TPR (OAR 660-12-0060) is to ensure that future land use and traffic growth is consistent with transportation system planning and does not create a significant effect on the surrounding transportation system beyond currently allowed uses. The definition of a significant effect can vary by jurisdiction and no such definition is provided in the McMinnville code. According to the Oregon Highway Plan (OHP)¹, a net increase of 400 daily trips qualifies as a significant effect on a state highway facility. This definition is also commonly applied to local roadways when the governing local agency does not provide an alternate definition.

This memorandum documents the expected trip generation of the reasonable worst-case development potential under the existing and proposed zoning, and whether the proposed zone change will create a significant effect on the transportation system.

¹ Action 1F.5, Oregon Highway Plan, Oregon Department of Transportation, Updated May 2015.

EXISTING ZONING (R-1) TRIP GENERATION

Under the existing Single-Family Residential (R-1) zoning, there is a limited number of permitted land uses,² including the ones listed below:

- Single family homes
- Duplexes
- Child Care Center
- Public Park

Listed in Table 1 are the permitted land uses that could reasonably be developed on the 1-acre parcel under the R-1 zoning. The trip generation rates shown are the average rates from ITE Trip Generation Manual, 11th Edition.³

TABLE 1: TRIP GENERATION RATES FOR PERMITTED LAND USES UNDER R-1 ZONING

| LAND USE (ITE CODE) | UNITS | WEEKDAY TRIP GENERATION RATES | | |
|--|------------------|-------------------------------|--------------|--------------|
| | | DAILY | AM PEAK HOUR | PM PEAK HOUR |
| SINGLE FAMILY DETACHED HOME (210) | Dwelling Units | 9.43 | 0.70 | 0.94 |
| SINGLE FAMILY ATTACHED HOME - DUPLEX (212) | Dwelling Units | 7.20 | 0.48 | 0.57 |
| DAYCARE (565) | KSF ^a | 47.62 | 11.00 | 11.12 |

^a KSF = Thousand Square Feet

The reasonable worst-case development under R-1 zoning is a child daycare center. As shown in Table 2, a child daycare center could generate up to 238 daily trips, 55 AM peak hour trips, and 56 PM peak hour trips.

TABLE 2: REASONABLE WORST-CASE TRIP GENERATION FOR EXISTING R-1 ZONING

| LAND USE (ITE CODE) | SIZE | TRIP GENERATION | | |
|---------------------|-------|-----------------|--------------|--------------|
| | | DAILY | AM PEAK HOUR | PM PEAK HOUR |
| DAYCARE (565) | 3 KSF | 143 | 33 | 33 |

^a KSF = Thousand Square Feet

² <https://mcminnville.municipal.codes/MMC/17.12.010>

³ Trip Generation Manual, 11th Edition, Institute of Transportation of Engineers, 2021.

PROPOSED ZONING (R-4) TRIP GENERATION

Under the proposed Multiple-Family Residential (R-4) zoning, a variety of permitted land uses could be developed on the 1-acre property.⁴ For the purposes of identifying the reasonable worst case trip generation for the proposed R-4 zoning, only the highest trip generation land uses that can be built on a 1-acre parcel were considered. This includes:

- Single family housing
- Duplexes
- Multifamily housing
- Child care center
- Public park

A summary of the trip generation rates for different land uses permitted under the proposed R-4 zoning are presented in Table 3.

TABLE 3: TRIP GENERATION RATES FOR PERMITTED LAND USES UNDER R-4 ZONING

| LAND USE (ITE CODE) | UNITS | TRIP GENERATION RATES | | |
|---|------------------|-----------------------|--------------|--------------|
| | | DAILY | AM PEAK HOUR | PM PEAK HOUR |
| SINGLE FAMILY DETACHED HOME (210) | Dwelling Units | 9.43 | 0.70 | 0.94 |
| SINGLE FAMILY ATTACHED HOME - DUPLEX (215) | Dwelling Units | 7.20 | 0.48 | 0.57 |
| MULTIFAMILY HOUSING (220) | Dwelling Units | 6.74 | 0.40 | 0.51 |
| DAYCARE (565) | KSF ^a | 47.62 | 11.00 | 11.12 |

^a KSF = 1,000 square-feet

Of the land uses listed above, the reasonable worst-case development potential for the 1-acre subject property would be 29 multifamily units based on the maximum density permitted in the City code.⁵ As shown in Table 4, this could generate up to 195 daily trips, 12 AM peak hour trips, and 15 PM peak hour trips.

⁴ <https://mcminnville.municipal.codes/MMC/17.21>

⁵ Based on City code, the maximum density permitted is 1 family per 1,500 square feet for units with two-bedrooms or less.

TABLE 4: REASONABLE WORST-CASE TRIP GENERATION FOR PROPOSED R-4 ZONING

| LAND USE (ITE CODE) | SIZE | TRIP GENERATION | | |
|---------------------------|-------------------|-----------------|-----------------|-----------------|
| | | DAILY | AM PEAK HOUR | PM PEAK HOUR |
| MULTIFAMILY HOUSING (220) | 29 Dwelling Units | 195 | 12 | 15 |

Comparing the reasonable worst-case vehicle trip generation from Table 2 and Table 4 shows that there is a net **increase of 52 weekday trips** and net **decrease of 21 AM peak hour trips and 18 PM peak hour trips** that would result from rezoning the subject property from R-1 zoning to R-4 zoning.

TRANSPORTATION PLANNING RULE FINDINGS AND SUMMARY

The applicant is requesting a zone change for a 1-acre parcel located at 2125 NW 2nd Street (4419AC TL 300) in McMinnville, Oregon. The owner desires to rezone the property from Low-Density Residential (R-1) to Medium/High-Density Residential (R-4). The proposed zone change would result in a net increase of 52 weekday trips and net decrease of 21 AM peak hour trips and 18 PM peak hour trips based on reasonable worst-case development scenarios.

The requirements of Oregon Administrative Rule (OAR) 660-012-0060, the Transportation Planning Rule (TPR), must be met for proposed changes in land use zoning. The intent of the TPR (OAR 660-12-0060) is to ensure that future land use and traffic growth is consistent with transportation system planning and does not create a significant effect on the surrounding transportation system beyond currently allowed uses.

Based on the reasonable worst-case trip generation evaluation, the proposed zone change would result in a net increase of less than 400 daily trips. This daily trip threshold is not an adopted threshold by the City of McMinnville, but is the threshold for defining a significant effect on a state highway facility. It is reasonable to apply this threshold to local streets where adopted thresholds do not exist, which is the case for the City of McMinnville. Based on this, it can be concluded that the proposed zone change will not have a significant impact and would cause “no further degradation” to the surrounding transportation system. Therefore, this request complies with TPR requirements.

Please let me know if you have any questions or comments.

Neighborhood Meeting for the Rezoning of 2125 NW 2nd Street
Meeting Minutes
February 28, 2024

Summary

The meeting began several minutes after 6pm with approximately 20 people in attendance. Hillary Harris (planner from HHPR) began the meeting with a short introduction of herself and the project, with emphasis that this application is specifically for the rezoning of the property from R1 to R4 and there was no development at this time. When development was proposed, the property owner will go through all of the applicable permitting and noticing requirements for a site plan/design review.

The beginning of the meeting was focused on questions regarding the differences allowed between the R-1 and the R-4 zoning district. Hillary explained the differences in permitted uses, density, allowed building height, and setbacks based on Chapters 17.12 and 17.21 of the McMinnville Zoning Ordinance. Some of the biggest questions were why the zone change was needed; Hillary explained that it provided more flexibility and options for what the property owner could development the site with.

A majority of the meeting was spent addressing questions on the hypothetical future development and what requirements would be applicable to the site. Many questions and concerns revolved around how many units would be placed on the site, what kind of construction it would be, articulation/design elements of the future building, building height, setbacks towards Hillside, any fencing and landscaping that would be required between the property and Hillside, off-street parking requirements, and if a traffic study would be conducted. As most of these are unknown at the time of the rezoning request, they were answered by referencing what was allowed in the R-4 zone and how the site would be required to go through City review when development was proposed.

The meeting ended with Hillary providing her contact information to the meeting attendees and having sign-in sheets available for follow up questions or comments (see attached sheet).

Common Concerns and Comments

- Type of housing that will be provided.
- Future density of the site and how many new dwellings will be added to the neighborhood.
- Landscaping and buffering requirements and visual impact from existing homes within Hillside.
- Height of future development.
- Off-street parking and traffic impacts in the future.

To: Property Owner and/or Current Resident

Subject: Upcoming Neighborhood Meeting



Harper
Houf Peterson
Righellis Inc.

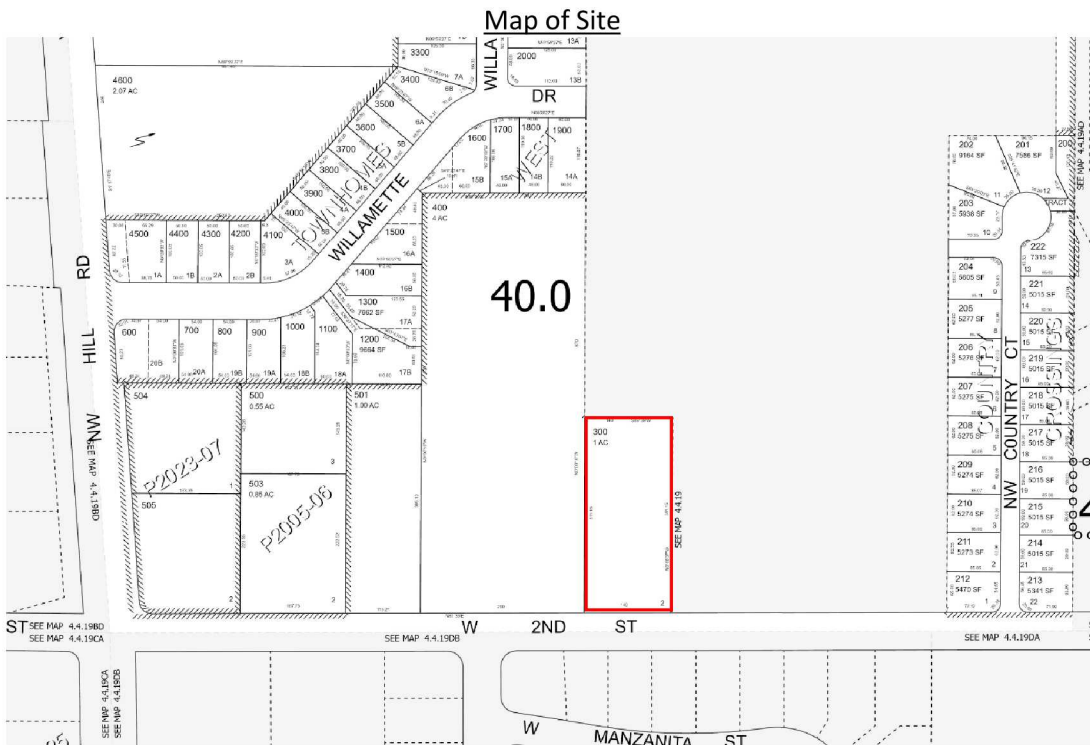
ENGINEERS ♦ PLANNERS
LANDSCAPE ARCHITECTS ♦ SURVEYORS
205 SE Spokane Street, Suite 200, Portland, OR 97202
PHONE: 503.221.1131 www.hhpr.com FAX: 503.221.1171

You are receiving this letter because you live within 100 feet of the property located at 2125 NW 2nd Street. The property owner, along with Harper Houf Peterson Righellis, is proposing to re-zone the site from R-1 to R-4. To further discuss this proposal, a neighborhood meeting will be held open to the surrounding property owners. Please see the below information about the meeting and site location.

Date: February 28, 2024

Time: 6pm to 7pm

Location: McMinnville Covenant Church (2155 NW 2nd Street)



Hillary Harris

Hillary Harris, AICP
Harper Houf Peterson Righellis, Inc.
(503) 523-8939

McMinnville Covenant Church
2155 NW 2nd Street
McMinnville, OR 97128

Tomas Castaneda and
Evangelina Gaspar
2041 SW Manzanita Street
McMinnville, OR 97128

Arcelia Zavala and
Roberto Gonzalez
2255 Taylor Avenue
Santa Rosa, CA 95404

Davies Family Trust
1600 NE 9th Street
McMinnville, OR 97128

Shanya Luther
1979 SW Manzanita Street
McMinnville, OR 97128

Specialized Housing Inc.
4140 SW 109th Avenue
Beaverton, OR 97005

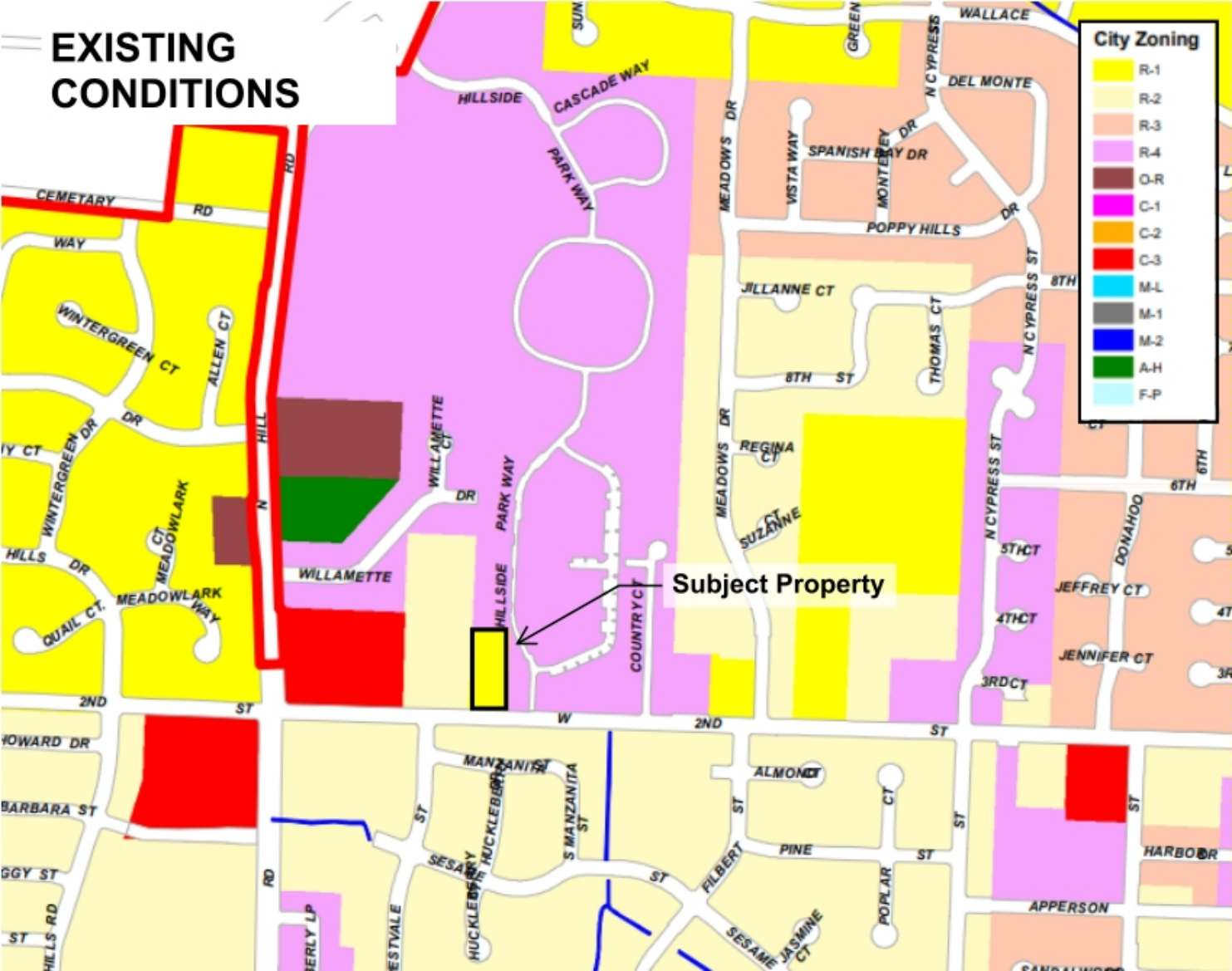
HG Hillside, LLC
c/o Humangood, Bethany Ghassemi
1900 Huntington Drive
Duarte, CA 91010

City of McMinnville Planning
231 NE 5th Street
McMinnville, OR 97128



| Name | Phone Number / Email | Question/Comment |
|----------------|--|--|
| TERRY OLSON | 503 472-5994 | CITY APPROVALS, MTGS |
| Trisha House | 503 437-1822 | amount of parking (why R4) |
| Barry House | 971 241 0098 | Parking? |
| Chris Heinrich | 503-459-2300 | Follow-up & keep me in the loop of what are. next steps |
| Barry Brown | 971-678-5765 | Cov. Church |
| Rick Jordan | 971-312-1797 richard.jordan@human gold.org | Keep updated on future meetings |
| Denise Murphy | 503-474-9745 2emba1@mac.com | request mitigation on east side (Hillside) in terms of landscaping/architectural design. |
| Jim Givens | 818-425-0056 jimgivens5@gmail.com | |
| | | |
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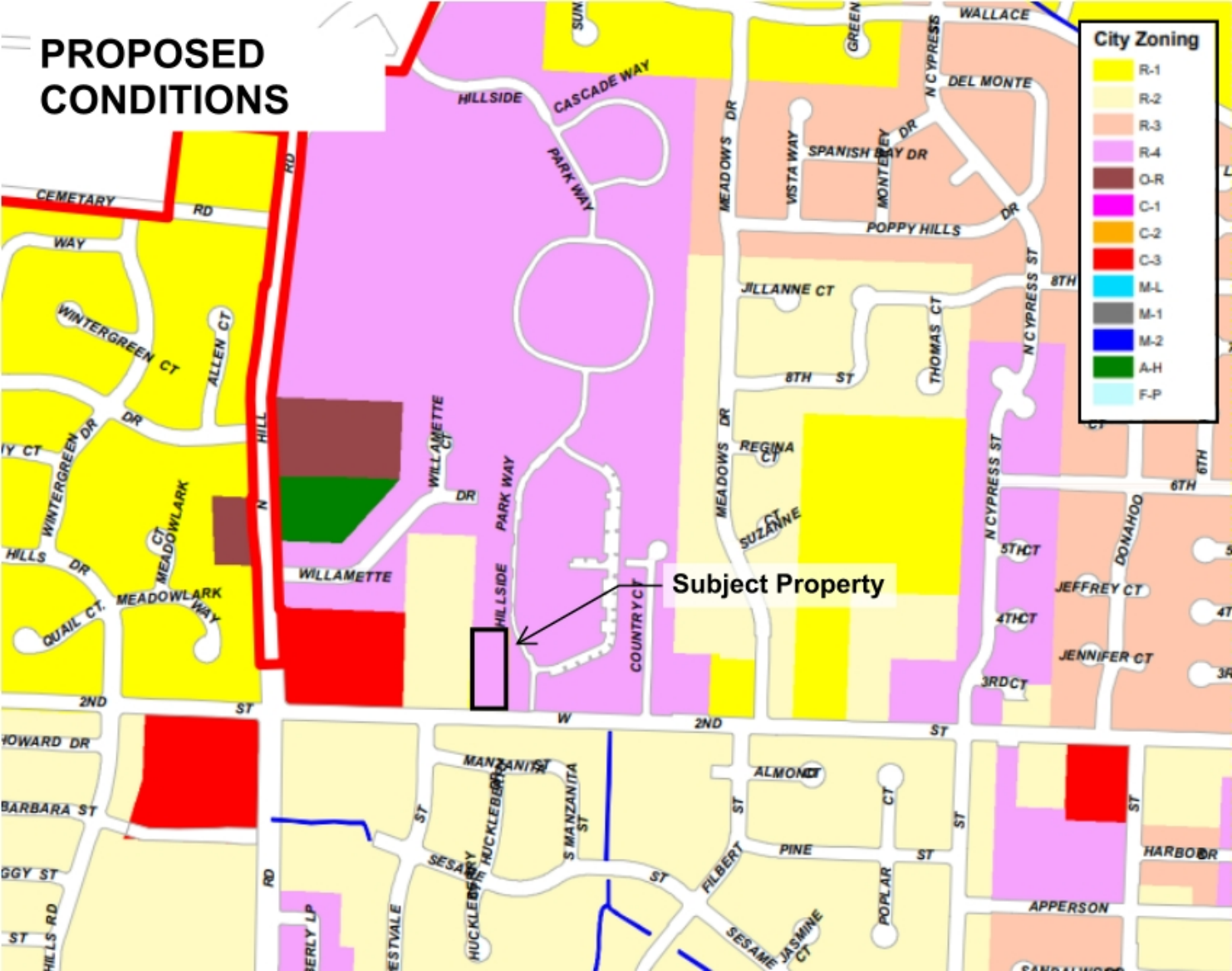
EXISTING CONDITIONS



| City Zoning | |
|--------------|-----|
| Yellow | R-1 |
| Light Yellow | R-2 |
| Light Orange | R-3 |
| Light Purple | R-4 |
| Brown | O-R |
| Magenta | C-1 |
| Orange | C-2 |
| Red | C-3 |
| Cyan | M-L |
| Grey | M-1 |
| Blue | M-2 |
| Green | A-H |
| Light Blue | F-P |

Subject Property

PROPOSED CONDITIONS



| City Zoning | |
|--------------|-----|
| Yellow | R-1 |
| Light Yellow | R-2 |
| Light Orange | R-3 |
| Pink | R-4 |
| Brown | O-R |
| Magenta | C-1 |
| Orange | C-2 |
| Red | C-3 |
| Cyan | M-L |
| Grey | M-1 |
| Blue | M-2 |
| Green | A-H |
| Light Blue | F-P |

Subject Property

Neighborhood Meeting for the Rezoning of 2125 NW 2nd Street
Meeting Minutes
February 28, 2024

Summary

The meeting began several minutes after 6pm with approximately 20 people in attendance. Hillary Harris (planner from HHPR) began the meeting with a short introduction of herself and the project, with emphasis that this application is specifically for the rezoning of the property from R1 to R4 and there was no development at this time. When development was proposed, the property owner will go through all of the applicable permitting and noticing requirements for a site plan/design review.

The beginning of the meeting was focused on questions regarding the differences allowed between the R-1 and the R-4 zoning district. Hillary explained the differences in permitted uses, density, allowed building height, and setbacks based on Chapters 17.12 and 17.21 of the McMinnville Zoning Ordinance. Some of the biggest questions were why the zone change was needed; Hillary explained that it provided more flexibility and options for what the property owner could development the site with.

A majority of the meeting was spent addressing questions on the hypothetical future development and what requirements would be applicable to the site. Many questions and concerns revolved around how many units would be placed on the site, what kind of construction it would be, articulation/design elements of the future building, building height, setbacks towards Hillside, any fencing and landscaping that would be required between the property and Hillside, off-street parking requirements, and if a traffic study would be conducted. As most of these are unknown at the time of the rezoning request, they were answered by referencing what was allowed in the R-4 zone and how the site would be required to go through City review when development was proposed.

The meeting ended with Hillary providing her contact information to the meeting attendees and having sign-in sheets available for follow up questions or comments (see attached sheet). At this time there were no changes made to the proposed zone change, but many of the comments will be taken into account when the property owner submits a development permit since that would be the appropriate place to address attendees questions and concerns.

Common Concerns and Comments

- Type of housing that will be provided.
- Future density of the site and how many new dwellings will be added to the neighborhood.

- Landscaping and buffering requirements and visual impact from existing homes within Hillside.
- Height of future development.
- Off-street parking and traffic impacts in the future.