

RESOLUTION NO. 2025 - 51

A Resolution authorizing the Interim City Manager to sign an Annexation Agreement with Yamhill Soil and Water Conservation District (property owner) and MAC Multi LLC (buyer), for the future annexation of Tax Lot R4409CD00100.

RECITALS:

WHEREAS, on December 8, 2020, the McMinnville City Council adopted Ordinance No. 5098 adopting the *McMinnville Growth Management and Urbanization Plan*; and

WHEREAS, on July 21, 2021, city staff hosted a work session with the McMinnville City Council to review draft amendments to the McMinnville City Code to bring the City's governing codes in compliance with state laws and the *McMinnville Growth Management and Urbanization Plan* relative to annexations; and

WHEREAS, on September 16, 2021, the Planning Commission held a duly noticed public hearing to consider the proposed amendments and the Planning Commission recommended approval of the proposed amendments; and

WHEREAS, on October 26, 2021, the City Council, being fully informed about said request, found that the requested amendments conformed to the applicable Comprehensive Plan goals and policies, as well as the McMinnville Municipal Code based on the material submitted by the Planning Department and the findings of fact and conclusionary findings for approval, adopting Ordinance No. 5106; and

WHEREAS, on March 4, 2025, Yamhill Soil and Water Conservation District and MAC Multi LLC applied for the annexation of their property (Tax Lot R4409CD00100) to be annexed into the City of McMinnville; and

WHEREAS, the City leadership team comprised of staff members from Planning, Engineering, Parks and Recreation, and the City Attorney, as well as staff members from McMinnville Water and Light and the McMinnville Fire District reviewed the annexation application and drafted an annexation agreement for the McMinnville City Council and the property owners.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MCMINNVILLE, OREGON as follows:

1. That the City Council would like to enter into an agreement with Yamhill Soil and Water Conservation District and MAC Multi LLC for the annexation of their property into the City of McMinnville (Tax Lot R4409CD00100).
2. That the City Manager is authorized to sign the attached Annexation Agreement (**Exhibit A**) on behalf of the City of McMinnville.
3. This Resolution will take effect immediately upon passage.

Adopted by the Common Council of the City of McMinnville at a regular meeting held the 14th day of October, 2025 by the following votes:

Ayes: _____ Chenoweth, Payne, Geary, Cunningham, Tucholsky, Peralta _____

Nays: _____

Approved this 14th day of October 2025.



MAYOR

Approved as to form:

Tyler C. Geoman-Millette
Acting City Attorney

Attest:

Claudia Cisneros
City Recorder

EXHIBITS:

- A. Annexation Agreement with Yamhill Soil and Water Conservation District and MAC Multi LLC for Tax Lot R4409CD00100.

After Recording Return To:

City of McMinnville
220 NE Second Street
McMinnville, OR 97128

ANNEXATION AGREEMENT

This Annexation Agreement is made and entered into this ____ day of _____, _____, by and between the City of McMinnville, Oregon, an Oregon municipal corporation (hereinafter “City”) and Yamhill Soil and Water Conservation District (hereinafter “Owner”), and Cory Redding, MAC Multi LLC (hereinafter “Buyer”).

W I T N E S S E T H

WHEREAS, Owner is the record owner of the property legally described on Exhibit 1 attached hereto and incorporated herein (hereinafter referred to as the “Property”); and

WHEREAS, Buyer has the property under contract to purchase to develop a multi-dwelling development; and

WHEREAS, the Property is within the City’s urban growth boundary, contiguous to the currently existing City limits, and is proposed to be annexed to the City; and

WHEREAS, Owner desires to have the Property annexed to the City; and

WHEREAS, Owner will submit a petition for annexation and provide the City with all required consents for annexation; and

WHEREAS, the City is willing to consider annexation of the Property on the terms and conditions, and subject to the provisions, of this Agreement; and

WHEREAS, the City will apply urban zoning upon the successful completion and approval of a land use application for a Zone Map Amendment; and

WHEREAS, the City and Owner desire to enter into this Agreement to regulate the annexation, zoning, use and development of the Property; and

WHEREAS, should a property owner who chooses not to execute the Annexation Agreement, refuses to grant a right-of-way and/or easement across his or her property in accordance with the City's Public Facilities Plans, the City may institute condemnation proceedings to effectuate such right-of-way and/or easement, or modify the Public Facilities Plans to bypass the property, in order to accommodate the orderly construction of the public infrastructure; and

WHEREAS, Council will consider this annexation agreement on October 14, 2025.

NOW, THEREFORE, in consideration of the representations, promises and mutual covenants contained herein, the City and Owner agree as follows:

1. **RECITALS:** The foregoing recitals are incorporated herein as is fully set forth in this Section.
2. **ANNEXATION**
 - a. City agrees that it will initiate an ordinance annexing the Property into the City once the following conditions are met:
 1. All required consents have been received by the City. (See McMinnville Municipal Code (MMC) 16.20.020 for a list of required consents.)
 2. A signed Annexation Agreement has been received by the City.
 3. The Owner has received a final unappealed land-use approval for city zoning on the property.
 - b. This agreement is void if the Property is not annexed to the City of McMinnville within five years after the effective date of this Agreement and after the City's receipt of all required consents.
 - c. Owner may terminate this Agreement by serving written notice to the City no less than 60 days prior to the effective date of the termination. The notice must be received by the City at least 60 days prior to the public hearings for council consideration of the annexation. If the City receives such notice, this Agreement terminates as of the effective date of the notice. After the annexation ordinance is adopted by the City, this Agreement may only be terminated or amended by written consent of the Owner and City. Pursuant to this Agreement, the City agrees that an annexation ordinance will be considered by the McMinnville City Council; however, the City cannot guarantee that the annexation ordinance will be adopted by the City Council.
3. **COMPREHENSIVE PLAN/ZONING:** Prior to the development and annexation of the property, the Owner is required to complete a land-use application for a zoning map amendment for the property in compliance with the McMinnville Comprehensive Plan and McMinnville Zoning Ordinance. Upon successful annexation and a Zone Map Amendment adoption, the City will apply the Zoning designation identified in the land-use application to the property.
4. **DEVELOPMENT:** Owner agrees as follows:
 - a. Owner shall waive and shall not assert any claim against the City that may now exist or that may accrue through the date of annexation of the Property that it may claim due to its ownership of the Property. This includes any claim arising out of any land use regulation or under Measure 37 (ORS 197.352), Measure 49, and Measure 56 (ORS 227.186).

- b. Owner agrees that any development of the property will comply with the City's Zoning Ordinance as it exists now or is later amended. In addition, the development of the Property shall comply with the applicable approved land-use decisions for the property and will incorporate and follow the City's Great Neighborhood Principles as found in the McMinnville Comprehensive Plan and McMinnville Zoning Ordinance as applicable. The Community Development Director or Hearings Body shall determine the applicability of the Great Neighborhood Principles to the subject property as necessary. All development must also comply with federal, state and city regulations.
- c. Owner agrees that it will, without any cost to the City, dedicate the necessary rights-of-way or easements for all Planned Improvements identified in the City's Public Facilities Plan and that will be necessary for the development of the property. The Public Facilities Plan includes the Wastewater Conveyance Plan, Water Master Plan, Transportation System Plan, and Parks and Recreation Plan.

All public rights-of-way to be dedicated shall be free and clear of all encumbrances or other restrictions that may interfere with their intended public use.

- d. Required frontage improvements will include up to a half street improvement and restriping along NE McDonald Lane and minor improvements to permanently terminate NE Maloney Drive. Right-of-way dedication, any necessary easement vacations, and frontage improvements are subject to review and approval by the City Engineer.
- e. Owner agrees to construct a pedestrian mid-block crossing on NE McDonald Lane between NE Grandhaven Street and NE Samson Street. Design and location to be reviewed and approved by the City Engineer and will need to include the installation or replacement of the receiving ramp on the east side of NE McDonald Lane.
- f. Owner/Buyer agrees to provide connectivity from the pedestrian crossing at NE McDonald Lane with the stubbed out path on the south end of Chegwyn Park by dedicating a twenty (20) foot public utility easement (PUE) to the City and constructing a ten (10) foot concrete path within the PUE. The path should avoid vehicular/parking lot crossings and conflicts, and the two remaining five (5) feet of buffer on either side of the concrete path within the PUE shall be planted, irrigated and maintained.

This pedestrian path should also provide connectivity to the existing sidewalks along NE Maloney Drive and a connection to the mid-block crossing on NE McDonald Drive required in Section 4(d) of this Agreement.

Path will be subject to design review and approval of the City Engineer.

Owner/Buyer agrees to construct a four to six (6) foot tall fence on the subject site between the Chegwyn Park and the development, with the only opening being twenty (20) feet wide at the path entrance. The fence must be constructed in a way that provides a physical barrier but allows clear visibility through the fence,

such as a vertical bar fence. This will be subject to the approval of the Parks and Recreation Director.

- g. Owner shall remove all water rights from Property, unless partial use is otherwise approved by the McMinnville City Council.
 - h. 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 will serve the Property. This waiver applies to the Property until all utility service and all required infrastructure that will service or benefit the Property is completed and accepted by City. When all of the necessary improvements are completed and accepted by the City, the remonstrance for the local improvement district is terminated.
5. **AMENDMENT:** This Agreement and any exhibits attached hereto may be amended only by the mutual written consent of both parties.
6. **SEVERABILITY:** If any provision, covenant or portion of this Agreement or its application to any person, entity, property or portion of property is held invalid, or if any ordinance or resolution adopted pursuant to this Agreement or its application to any person, entity, property or portion of property is held invalid, such invalidity shall not affect the application or validity of any other provisions, covenants or portions of this Agreement or other ordinances or resolutions passed pursuant hereto, and to that end, all provisions, covenants, and portions of this Agreement and of the ordinances and resolutions adopted pursuant hereto are declared to be severable.
7. **NO WAIVER OF RIGHT TO ENFORCE AGREEMENT:** Failure of any party to this Agreement to insist upon the strict and prompt performance of the terms, covenants, agreements and conditions herein contained, or any of them, upon any other party imposed, shall not constitute or be construed as a waiver or relinquishment of any party's right thereafter to enforce any such term, covenant, agreement or condition, but the same shall continue in full force and effect.
8. **ENTIRE AGREEMENT:** This Agreement supersedes all prior agreements, negotiations and exhibits and is a full integration of the entire agreement of the parties relating to the subject matter hereof. The parties shall have no obligations other than specifically stated in this Agreement except those of general applicability.
9. **SURVIVAL:** The provisions contained in this Agreement shall survive the annexation of the property and shall not be merged or expunged by the annexation of the property or any part thereof to the City.
10. **SUCCESSORS AND ASSIGNS:** This Agreement shall run with the land described on Exhibit B and inure to the benefit of, and be binding upon, the successors in title of the Owners and their respective successors, grantees, lessees, and assigns, and upon successor corporate authorities of the City and successor municipalities.

11. **TERM OF AGREEMENT:** This Agreement shall be binding upon the parties and their respective successors and assigns for the full statutory term of twenty (20) years, commencing as of the date of this Agreement unless superseded by Section 2.b of this Agreement.
12. **ENFORCEMENT:** Owner agrees that if it fails to perform as required under this Agreement, the City Council may, at the City Council's option, refuse to process any development application submitted for the Property or include as conditions of approval any requirement of this Agreement. Owner hereby waives any claim regarding such conditions of approval, whether to LUBA or to any state or federal court.
13. **ATTORNEY FEES:** In any proceeding to enforce, apply or interpret this Agreement, each party shall bear its own attorneys' fees and costs.

IN WITNESS WHEREOF the parties hereto have executed this Agreement on the date first above written.

CITY

OWNER

Adam Garvin, Interim City Manager
City of McMinnville

Barbara Boyer, Chair of YSWCD
Yamhill Soil and Water Conservation District

BUYER

Cory Redding, MAC Multi LLC

Claudia Cisneros, City Recorder

STATE OF OREGON)

) ss.

County of Yamhill)

This instrument was acknowledged before me this ____ day of _____, _____ by Adam Garvin, Interim City Manager, on behalf of the City of McMinnville, who acknowledged that he had authority to sign on behalf of the City of McMinnville and this instrument to be the City's voluntary act and deed.

Notary Public for Oregon

STATE OF OREGON)

) ss.

County of Yamhill)

This instrument was acknowledged before me this ____ day of _____, _____ by Barbara Boyer, owner of the property at R4409CD00100, who acknowledged this instrument to be his/her voluntary act and deed.

Notary Public for Oregon

EXHIBIT 1:

Legal Description of the Property to Be Annexed:

A tract of land situated in the southwest one-quarter of Section 9, Township 4 South, Range 4 West of the Willamette Meridian, Yamhill County, Oregon, more particularly described as follows:

Beginning at a point on the north line of that property described in Instrument No. 200807718, Yamhill County Deed Records, said point bears South 89°52'36" East 410.55 feet from the northwest corner of said property; and running thence:
South 89°52'36" East 325.49 feet along the north line of said property to the northeast corner thereof, said point being on the centerline of McDonald Lane;
thence South 00°00'41" West 424.32 feet along said centerline to the southeast corner of said property;
thence leaving said centerline, North 89°53'13" West 326.29 feet along the south line of said property;
thence leaving said south line, North 00°07'11" East 424.38 feet to the Point of Beginning, containing 3.17 acres of land, more or less.

Bearings are based on the Oregon Coordinate Reference System (OCRS) Salem Zone, referenced to NAD83 (2011), Epoch 2010.00.

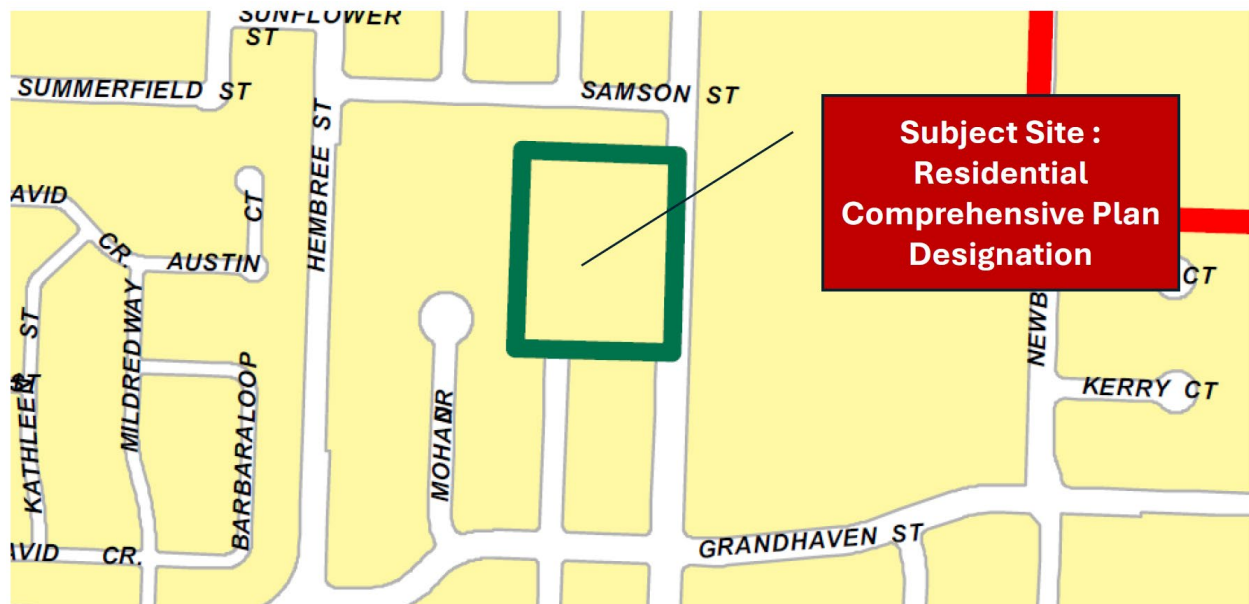
EXHIBIT 2:

Maps of Subject Site:

Aerial of Subject Site:



Comprehensive Plan Designation of Subject Site:

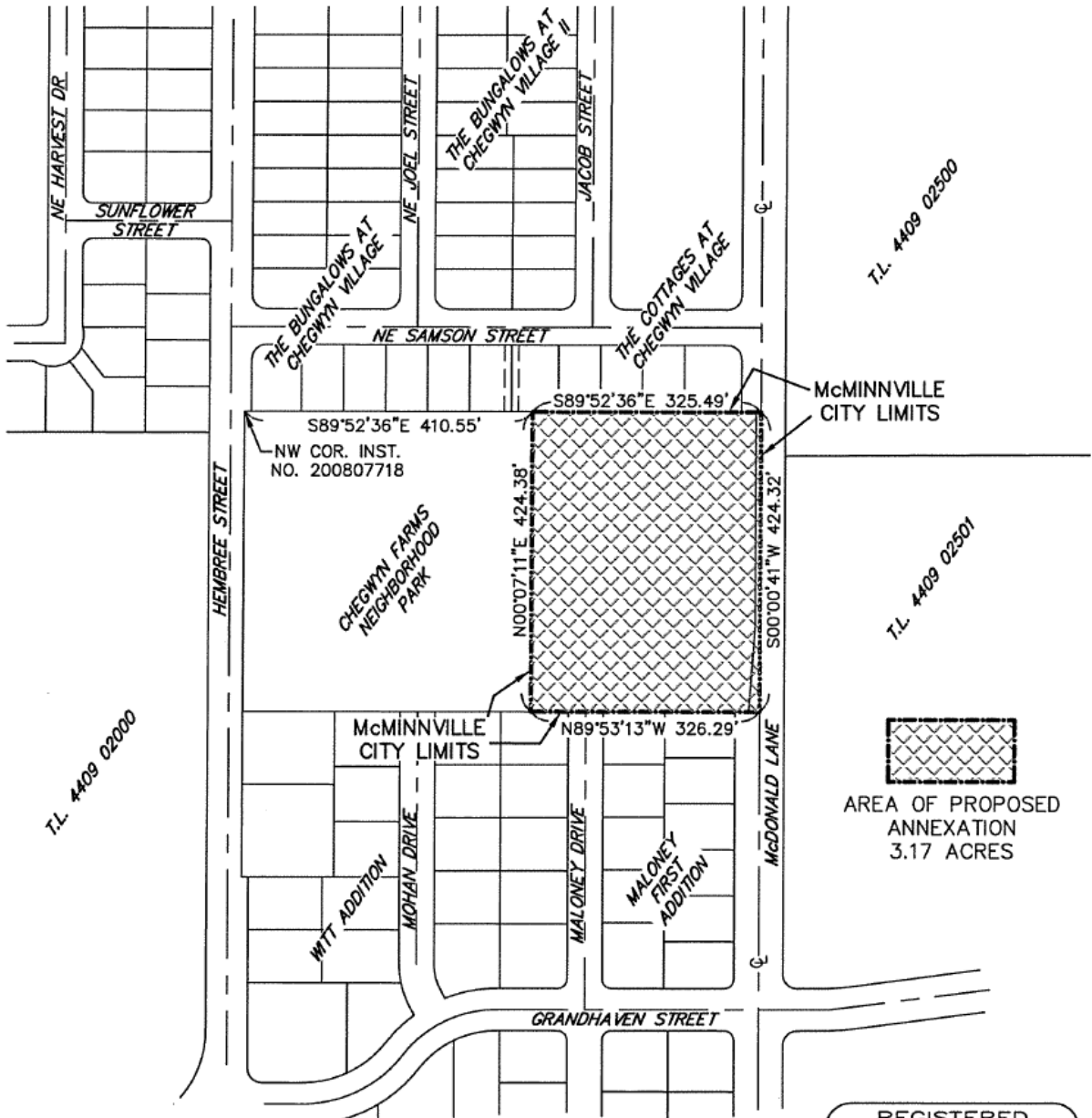


Vicinity Map:



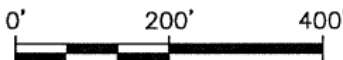
MAP OF PROPOSED ANNEXATION

LOCATED IN THE SW 1/4 OF SECTION 9, T. 4 S., R. 4 W., W. M.,
YAMHILL COUNTY, OREGON



**BARKER
SURVEYING**

3657 KASHMIR WAY SE
SALEM, OREGON 97317
PHONE (503) 588-8800
FAX (503) 363-2469
EMAIL: GREG@BARKERWILSON.COM



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gregory L. Wilson

OREGON
JULY 19, 1994
GREGORY L. WILSON
2687

EXPIRES: 6/30/2026

EXHIBIT 3:

Proposed Development Plan of Subject Site:

