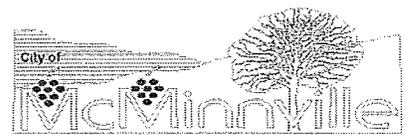


Appendix "F"

Proposed Comprehensive Plan Map Amendments and Zone Changes
May, 2003



City of McMinnville Planning Department

PROPOSED COMPREHENSIVE PLAN MAP AMENDMENTS AND ZONE CHANGES

Background:

As a means of minimizing the amount of land needed to accommodate future land needs, State statute requires that lands planned for non-residential use (i.e., industrial, commercial) be examined for their potential to be redesignated for residential purposes¹. Consistent with this directive, McMinnville has conducted an exhaustive review of its industrial planned and mixed use planned areas to determine if such opportunities exist². The results of that analysis are summarized in the following paragraphs.

Industrial Lands –

Staff analyzed each of the 67 vacant and partially vacant industrial parcels identified in its recently completed buildable lands inventory³. In assessing a parcel's suitability for redesignation to residential use, staff examined a number of factors, including the type and amount of development that might exist within the parcel, adjacent land use and zoning patterns, and parcel configuration and size. From this analysis, seven parcels were found to be suitable for redesignation. Of those, five are proposed for redesignation to residential use, and the remaining two for commercial use.

Mixed Use Lands –

Staff reviewed each of the nine parcels designated "Mixed Use" on the McMinnville comprehensive plan map (all of which are located in the Three Mile Lane area and are zoned AH (Agricultural Holding) as to their size, ownership, location, surrounding land use, existing development, and other relevant factors. On the basis of this review, four of these parcels are recommended for residential use, four for commercial use, and one for industrial use. With the redesignation of these properties, there would be no property in McMinnville designated as "Mixed Use" on the Comprehensive Plan map. As such, it is further recommended that this plan designation be deleted.

¹ ORS 197.296(9)(i) states that: "In establishing that actions and measures adopted under subsections (6) or (7) of this section demonstrably increase the likelihood of higher density residential development, the local government shall at a minimum ensure that land zoned for needed housing is in locations appropriate for the housing types identified under subsection (3) of this section and is zoned at density ranges that are likely to be achieved by the housing market using the analysis in subsection (3) of this section. Actions or measures, or both, may include but are not limited to: [. . .] (i) Rezoning or redesignation of nonresidential land."

² Because there exists an identified shortage of commercial lands needed to accommodate future growth, they were not included in this analysis.

³ A listing of each industrial parcel, factors considered relative to its zoning, and recommendation, is found in the appendix to this document.

As part of this review process, the City identified a few isolated properties that appear to be inappropriately designated. Although not directly related to the task at hand, they are nevertheless recommended for correction as part of this legislative rezoning process.

In summary, these proposed redesignations would affect the existing buildable lands inventory as follows:

- Acres of gross vacant buildable residential land increases by 16.18 acres.
- Acres of gross vacant buildable commercial land increases by 0.49 acres.
- Acres of gross vacant buildable industrial land decreases by 13.82 acres.

Spreadsheets that summarize the results of this inventory process are attached to this document (see Figures 1 - 7).

Property / Amendment Descriptions -

A description of each of these proposed plan and zone map amendments is provided in the following paragraphs. The number preceding the description can be used to locate its position on the attached maps (see Attachment 3). This number is also keyed to the spreadsheet, above.

Map ID Nos. 1 and 2

Address: 900 North Highway 99W
Parcel ID: R4416BD -01700; R4416BD-01400
Plan Map: Industrial to Commercial
Zone Map: ML (Light Industrial) to C-3 (General Commercial)

These properties comprise the site of the former McMinnville Concrete commercial business located on the south side of Highway 99W, immediately east of Larson Motors. Property to the east and west of this parcel are zoned C-3 (General Commercial). The property identified as Map ID No. 1 is developed; the existing building is vacant, however. The other parcel (Map ID No. 2) is currently vacant and borders residentially developed land to the south and east; to the north and west are commercially developed lands. Access to this parcel is available only through the other McMinnville Concrete property.

Map ID No. 3

Address: 1000 SE Hembree
Parcel ID: R4421CD-07700
Plan Map: Industrial to Residential
Zone Map: M-2 (General Industrial) to R-3 (Two-Family Residential)

This parcel is developed with a single-family residence. Lands to the north, west, and east are zoned for residential use. The properties to the south (former "brickyard"), although currently planned "Industrial" are recommended to be redesignated for residential use (see discussion of Map ID Nos. 4, 5, and 6).

Map ID Nos. 4, 5, and 6

Address: 1150 SE Ford; 1180 SE Ford; and 500 SE Chandler
Parcel ID: R4421CD-07900; R4421CD-08000; and R4428BA-00200
Plan Map: Industrial to Residential
Zone Map: M-2 PD (General Industrial Planned Development) to R-4 PD (Multi-Family Residential Planned Development)

These properties, which total approximately 11.25 acres, are currently occupied by a storage facility (owned by Linfield College for use by their Grounds Maintenance Department), a municipal sanitary sewer pump station, and auto wrecking yard (McMinnville Towing). Surrounding these properties are single-family and two-family residential development. The Willamette and Pacific rail line forms the western edge of this site. Farther to the west, across Davis Street, is Linfield College.

Access to these properties is currently provided by private drives that cross the Willamette and Pacific rail at Chandler Avenue and Ford Street. Additional access is provided from an unimproved right-of-way that extends west from the Naomi Way and Rummel Street intersection. The Oregon Department of Transportation has advised the City that development of this property to residential use will cause the closure of the two private drives that now serve the property. Development would, therefore, be limited to a single point of access. Although recommending higher density development within this property, having but one access is inconsistent with providing for such density (emergency service needs, unable to disperse trips directed through single-family neighborhoods). As such, it is recommended that a planned development be applied to these properties that would link available access to allowed residential density (with current access, density would be limited to no more than single or two-family development; additional access, such as connecting to the south to Cleveland Avenue, may permit multi-family development). In addition, setbacks and buffering from the adjacent rail would be addressed.

Map ID No. 7

Address: 103 SE Booth Bend Road
Parcel ID: R4429AD-07100
Plan Map: Industrial to Residential
Zone Map: M-2 (General Industrial) to R-4 PD (Multi-Family Residential Planned Development)

This triangular shaped property has a history of industrial use and is now occupied by the remains of the former Martin and Wright asphalt batch plant. It sits on the north side of Booth Bend Road, and is bordered to the west and east by property owned by Linfield College and zoned R-4 PD. Across the street, to the south, are Purina Mills and other industrial properties.

Map ID No. 8

Address: 375 SE Armory Way
Parcel ID: R4426-00201
Plan Map: Mixed Use to Industrial
Zone Map: AH (Agriculture Holding) to M-2 PD (General Industrial Planned Development)

This property is owned by the City of McMinnville and is occupied by Airport Park. Surrounding lands are zoned M-2 PD.

Map ID No. 9

Address: 2355 NE Cumulus Avenue
Parcel ID: R4422CC00100(a)
Plan Map: Mixed Use to Residential
Zone Map: AH (Agriculture Holding) to R-4 PD (Multi-Family Residential Planned Development)

This property is currently vacant and is situated adjacent to the South Yamhill River on the north. To the south is vacant land zoned for commercial use; to the west is land planned for industrial use; and, to the east is other residential planned land.

Map ID No. 10

Address: 10635 NE Loop Road
Parcel ID: R4424C-00100
Plan Map: Mixed Use to Residential
Zone Map: AH (Agriculture Holding) to R-1 PD (Single-Family Residential Planned Development)

The eastern half of this property is currently developed with a single-family home, barn, and other storage buildings. To the west is the Olde Stone Village manufactured home park, and to the east, across Loop Road, is rural residential development. Farmland adjoins the property on the north, and a commercially zoned property being used as a contractor's office and storage facility is to the south. This property is situated under the McMinnville Airport Overlay Zone, which is intended to limit or prevent the establishment of airspace obstructions and operations.

Map ID Nos. 11 and 12

Address: 10605 NE Loop Road
Parcel ID: R4424C-00900 and R4424C-01000
Plan Map: Mixed Use to Commercial
Zone Map: AH (Agriculture Holding) to C-3 (General Commercial)

These properties are owned by Evergreen Doe and are the site of their animal shelter facility. The properties are immediately south of MTS storage and west of the Olde Stone Village manufactured home park. Loop Road forms the eastern edge of these properties. Similar to the above-described property, these parcels lay within the McMinnville Airport Overlay Zone.

Map ID No. 13

Address: 10000 NE Loop Road
Parcel ID: R4424C-00800
Plan Map: Mixed Use to Commercial
Zone Map: AH (Agriculture Holding) to C-3 (General Commercial)

This property is owned by the City of McMinnville and is being held in its vacant state to protect the adjacent municipal airport from incompatible development.

Map ID No. 14

Address: 10655 NE Loop Road
Parcel ID: R4424C-00800
Plan Map: Mixed Use to Commercial
Zone Map: AH (Agriculture Holding) to C-3 (General Commercial)

This property is developed and is the site of MTS storage, a commercial mini-warehouse facility. This property is also located within the McMinnville Airport Overlay Zone.

Map ID Nos. 15 and 16

Address: 3400 NE Cumulus Avenue; 3600 NE Cumulus Avenue
Parcel ID: R4423-00600 and R4423-00800
Plan Map: Mixed Use to Commercial
Zone Map: Retain AH (Agriculture Holding) zoning

These properties are narrow strips of land that border the north side of Oregon Highway 18 and were annexed several decades ago in order to make contiguous to

the city limits the Airport Rendezvous development. Portions of these properties now accommodate the recently completed northern frontage road.

Map ID No. 17

Address: 331 NE Macy Street
Parcel ID: R4421AC-03200
Plan Map: Residential to Commercial
Zone Map: R-4 (Multi-Family Residential) to C-3 (General Commercial)

This property has recently been purchased by Jim Doran who has since razed the single-family home that occupied the property. The intent of this action is to make it available for expansion of his automobile sales and service business located on the adjoining property.

Map ID No. 18

Address: 1180 SE Davis Street
Parcel ID: R4428BA-00290
Plan Map: Industrial to Residential
Zone Map: M-2 (General Industrial) to R-4 PD (Multi-Family Residential Planned Development)

This one-half acre, unimproved parcel is owned by Linfield College. In recent years, it has been used for the storage of earth removed as part of their steam heating and piping improvement project, and for off-street parking. It is a triangular shaped parcel bordered to the north by Chandler Avenue, to the east by the Willamette Pacific rail line, and to the west by Davis Street. Its shape, and location adjacent to a major collector street (Davis Street) and the rail, will limit its use for residential purposes. It is expected that, if Linfield retains ownership of this property, that it will be used for off-street parking purposes.

Map ID Nos. 19 and 20

Address: 736 NE 8th Avenue; 756 NE 8th Avenue
Parcel ID: R4421BA-07700; and R4421BA-07600
Plan Map: Industrial to Residential
Zone Map: M-2 (General Industrial) to R-4 (Multi-Family Residential)

These parcels are each developed with a single-family residence. Lands to the north and west are planned and zoned for residential use.

Attachment 1
(Page 1 of 3)

INDUSTRIAL LANDS ANALYSIS					
Properties Proposed For Rezoning					
Map & Tax Lot Number	Gross Area (Acres)	Gross Vacant Buildable Land	Owner	Rezoning Factors	Rezoning Recommendations
R4411 02600	8.12	2.22	ROYAL PACIFIC PARTNERS	Other industry to the south, east, and west; Yamhill River to north; part of Royal Pacific's current operation	
R4414 00700	1.00	1.00	HUSTON LIVING TRUST	Annexed to City in July 2000; rezoned to M-1PD; rail to the north, other industry to the north, west and south	
R4414 01100	1.54	1.04	CASCADE STEEL	Part of Cascade Steels current operation	
R4415 02400	22.50	22.50	KLAUS DEAN C & DEBRA A	Other industry to the north and east; warehouse storage use to the west, res and industry to the south; BPA line bisects property	
R4415 02411	2.85	2.85	RYAN MATSON INC	Surrounded by other industrial uses	
R4415 02413	1.52	1.52	LARSON STEVEN B	Surrounded by other industrial uses	
R4415 02414	1.52	1.52	LARSON STEVEN B	Surrounded by other industrial uses	
R4415 02501	1.23	0.00	KPP PROPERTIES LLC	Surrounded by other industrial uses	
R4415 02503	1.23	1.23	KPP PROPERTIES LLC	Surrounded by other industrial uses	
R4415 02504	1.23	1.23	KPP PROPERTIES LLC	Surrounded by other industrial uses	
R4415 02506	1.26	1.26	KPP PROPERTIES LLC	Surrounded by other industrial uses	
R4415 02507	1.75	1.75	KPP PROPERTIES LLC	Surrounded by other industrial uses	
R4415 02508	1.00	1.00	KPP PROPERTIES LLC	Surrounded by other industrial uses	
R4415 02509	1.00	1.00	KPP PROPERTIES LLC	Surrounded by other industrial uses	
R4415 02510	1.00	1.00	KPP PROPERTIES LLC	Surrounded by other industrial uses	
R4415 02511	1.00	1.00	KPP PROPERTIES LLC	Surrounded by other industrial uses	
R4415 02512	1.63	1.63	KPP PROPERTIES LLC	Surrounded by other industrial uses	
R4415 02513	1.64	1.64	KPP PROPERTIES LLC	Surrounded by other industrial uses	
R4415 02514	1.64	1.64	KPP PROPERTIES LLC	Surrounded by other industrial uses	
R4415 02515	1.64	1.64	KPP PROPERTIES LLC	Surrounded by other industrial uses	
R4415 02516	1.64	1.64	KPP PROPERTIES LLC	Surrounded by other industrial uses	
R4415 02518	1.12	1.12	H & R BURCH PARTNERSHIP	Surrounded by other industrial uses	

Attachment 1
(Page 2 of 3)

INDUSTRIAL LANDS ANALYSIS					
<i>Properties Proposed For Rezoning</i>					
Map & Tax Lot Number	Gross Area (Acres)	Gross Vacant Buildable Land	Owner	Rezoning Factors	Rezoning Recommendations
R4415 02519	1.31	1.31	H & R BURCH PARTNERSHIP	Surrounded by other industrial uses	
R4415 02520	3.12	3.12	KPP PROPERTIES LLC	Surrounded by other industrial uses	
R4415 02521	2.28	2.28	KPP PROPERTIES LLC	Surrounded by other industrial uses	
R4415 02523	11.18	11.18	HURL DOUGLAS M & JAYNE E	Surrounded by other industrial uses; BPA line bisects property	
R4415 03100	26.05	21.05	COMMODORE CORP	Surrounded by other industrial uses	
R4415 03300	1.56	0.75	SADLER RICHARD & LYNNE W	Developed (Branded Fruit Company)	
R4415 03303	15.07	13.67	STOECK MICHAEL T &	Surrounded by other industrial uses; rail along north property line	
R4415 03305	1.00	0.65	KOHNE PERRY B & DEBRA A	Surrounded by other industrial uses; part of current operation	
R4415 03306	28.34	28.34	HOMETTE CORP	Adjacent to other industrial uses (north and west); res to east and south	
R4415 03312	0.91	0.91	FARMERS COOP CREAMERY	Surrounded by other industrial uses; WRF to the east	
R4415 03313	1.50	1.50	FARMERS COOP CREAMERY	Surrounded by other industrial uses; WRF to the east	
R4415 03314	2.00	2.00	FARMERS COOP CREAMERY	Surrounded by other industrial uses; WRF to the east	
R4415 03315	2.54	2.54	FARMERS COOP CREAMERY	Surrounded by other industrial uses; WRF to the east	
R4415 03318	1.30	1.30	MOMTAZI FAMILY LLC	Surrounded by other industrial uses	
R4415 03319	1.01	1.01	MOMTAZI FAMILY LLC	Surrounded by other industrial uses	
R4415 03320	1.01	1.01	MOMTAZI FAMILY LLC	Surrounded by other industrial uses	
R4415 03321	1.13	1.13	ZUMWALT JEFFREY A & LORI L	Surrounded by other industrial uses	
R4415 03322	0.99	0.99	MIP INC	Surrounded by other industrial uses	
R4415 03323	0.99	0.99	COLHOSE PNEUMATICS INC	Developed	
R4415 03324	0.99	0.99	COLHOSE PNEUMATICS INC	Surrounded by other industrial uses	
R4415 03325	1.00	1.00	COLHOSE PNEUMATICS INC	Surrounded by other industrial uses	
R4415 03333	1.00	1.00	MIP INC	Surrounded by other industrial uses	
R4415 03400	18.95	18.95	PETSHOW PARTNERSHIP 1/2	Partially developed (Summit Foods); surrounded by industrial uses	

Attachment 1
(Page 3 of 3)

INDUSTRIAL LANDS ANALYSIS

Properties Proposed For Rezoning

Map & Tax Lot Number	Gross Area (Acres)	Gross Vacant Buildable Land	Owner	Rezoning Factors	Rezoning Recommendations
R4416AC01400	5.55	5.55	UNITED STATES BAKERY	Site improved with cul-de-sac; adjacent to other commercial and industrial uses; part of Archway operation	
R4416DB07100	1.00	1.00	WICKERSHAM IVAN O & BEVERLY	Adjacent to industrial (east and south) and residential uses (west and north); current use as storage yard.	
R4416DC01400	0.92	0.61	H &	Adjacent to rail (east) and industrial uses (north and east)	
R4421AB03600	0.79	0.79	USA	Developed (part of substation property)	
R4421BA03901	0.17	0.17	LEGARD GERALD & MARGARET	Adjacent to other industrial uses	
R4421BA04702	0.03	0.03	MCDANIEL GRAIN CO	Surrounded by other industrial uses	
R4421BA04800	0.37	0.37	MCDANIEL GRAIN CO	Surrounded by other industrial uses	
R4421BA05400	0.43	0.43	REED CHRISTINA K	Rail along east property line; current use as storage yard	
R4421BD02600	0.21	0.21	TRANSPORTATION CO	Surrounded by other industrial uses	
R4421CD07900	4.51	0.00	LINFIELD COLLEGE	Former "brickyard" property	
R4422 02200	27.40	18.30	MCMINNVILLE CITY OF	McMinnville Water and Light ownership	Maintain industrial plan designation; count as part of available park land
R4426 00600	8.06	6.06	CITY OF MCMINNVILLE	Surrounded by other industrial uses	
R4427 00700	90.45	90.45	BERNARDS FAMILY PARTNER	Surrounded by other industrial uses	
R4427 00100	28.64	28.64	EVERGREEN HOLDINGS INC	Surrounded by other industrial uses	
R4427 00200	71.21	71.21	EVERGREEN HOLDINGS INC	Surrounded by other industrial uses	
R4427 00302	0.62	0.62	ODOI	Existing public street right-of-way	
R4427 00600	3.93	3.93	FEERO KURT R & RHONDA A	Adjacent to existing industrial uses	
R4427 00603	0.10	0.00	PARNELL MARVIN & CYNTHIA	Developed	
R4428BA00200	6.71	6.71	BDB INC	Existing wrecking yard	Rezoning from M-2 to R-4PD
R4428BA00290	0.66	0.66	LINFIELD COLLEGE	Current use for temporary parking	Rezoning from M-2 to R-4PD
R4429 01602	5.00	4.15	YAMHILL ESD	Recently developed for semi-public use	Rezoning from M-1PD to C-3PD
R4429AD07100	1.55	1.55	MARTIN &	Former asphalt batch plant site	Rezoning from M-2 to R-4PD

Attachment 2

PROPERTIES PROPOSED FOR REZONING

Map ID	Tax Lot No.	Gross Acres	Existing Dev	Gross Vacant Buildable Acres	Current Plan Des	Current Zone	Proposed Plan Des	Proposed Zone	Notes	Property Owner	Property Address
1	R4416BD01100	0.88	0.88	0.00	IND	M-1	COM	C-3	Developed	McMinville Concrete	900 NE Hwy 99W
2	R4416BD01700	0.49	0.00	0.49	IND	M-1	COM	C-3	Limited access	McMinville Concrete	900 NE Hwy 99W
3	R4421CD00700	0.32	0.32	0.00	IND	M-1PD	RES	R-3	Single-family residence	Rich Bauder	1000 SE Hembree
4	R4421CD007900	4.51	0.00	4.51	IND	M-1PD	RES	R-4PD	Limited access	Linfield College	1150 SE Ford
5	R4421CD08000	0.03	0.03	0.00	IND	M-1PD	RES	R-4PD	Pump station	City of McMinville	1180 SE Ford
6	R4426BA00200	6.71	0.00	6.71	IND	M-1PD	RES	R-4PD	Limited access	BDB, Inc	500 SE Chandler
7	R4429AD007100	1.55	0.00	1.55	IND	M-2	RES	R-4PD	Former asphalt batch plant	Martin & Wright	103 SE Booth Bend
8	R442600201	65.79	65.79	0.00	MU	AH	IND	M-2PD	Airport Park property	City of McMinville	375 SE Army Way
9	R4422CC00100	2.87	0.00	1.75	MU	AH	RES	R-4PD	Vacant	H&R Burch	2355 NE Cumulus
10	R4424C 00100	2.01	0.91	1.10	MU	AH	RES	R-1PD	Within airport hazard overlay	Mark McBride	10635 NE Loop Rd
11	R4424C 00900	0.8	0.80	0.00	MU	AH	COM	C-3	Within airport hazard overlay	Evergreen Doe	10605 NE Loop Rd
13	R4424C 00800	16.8	16.80	0.00	MU	AH	COM	C-3PD	Within airport hazard overlay	City of McMinville	10000 NE Loop Rd
12	R4424C 01000	1.12	1.12	0.00	MU	AH	COM	C-3PD	Within airport hazard overlay	Yamhill County	10605 NE Loop Rd
14	R4424C 01100	1.88	1.88	0.00	MU	AH	COM	C-3	Within airport hazard overlay	MTS Storage	10655 NE Loop Rd
15	R4423 00800	5.33	5.33	0.00	MU	AH	RES	AH	Frontage road right-of-way	Evergreen Helicopters	3400 NE Cumulus
16	R4423 00600	2.3	2.30	0.00	MU	AH	RES	AH	Frontage road right-of-way	Evergreen Vintage	3600 NE Cumulus
17	R4421AC03200	0.19	0.19	0.00	RES	R-4	COM	C-3PD	Auto sales lot	Jim Doran	331 NE Macy
18	R4428BA00290	0.56	0.00	0.56	IND	M-2	RES	R-4PD	Gravel lot	Linfield College	1180 SE Davis
19	R4421BA 7700	0.11	0.11	0.00	IND	M-2	RES	R-4	Single-family residence		736 NE 8th
20	R4421BA 7600	0.12	0.12	0.00	IND	M-2	RES	R-4	Single-family residence		756 NE 8th
TOTALS:		114.25	96.46	16.67							
Adjustment to Commercial Buildable Land Supply:						0.49					
Adjustment to Industrial Buildable Land Supply:						(13.82)					
Adjustment to Residential Buildable Land Supply:						16.18					

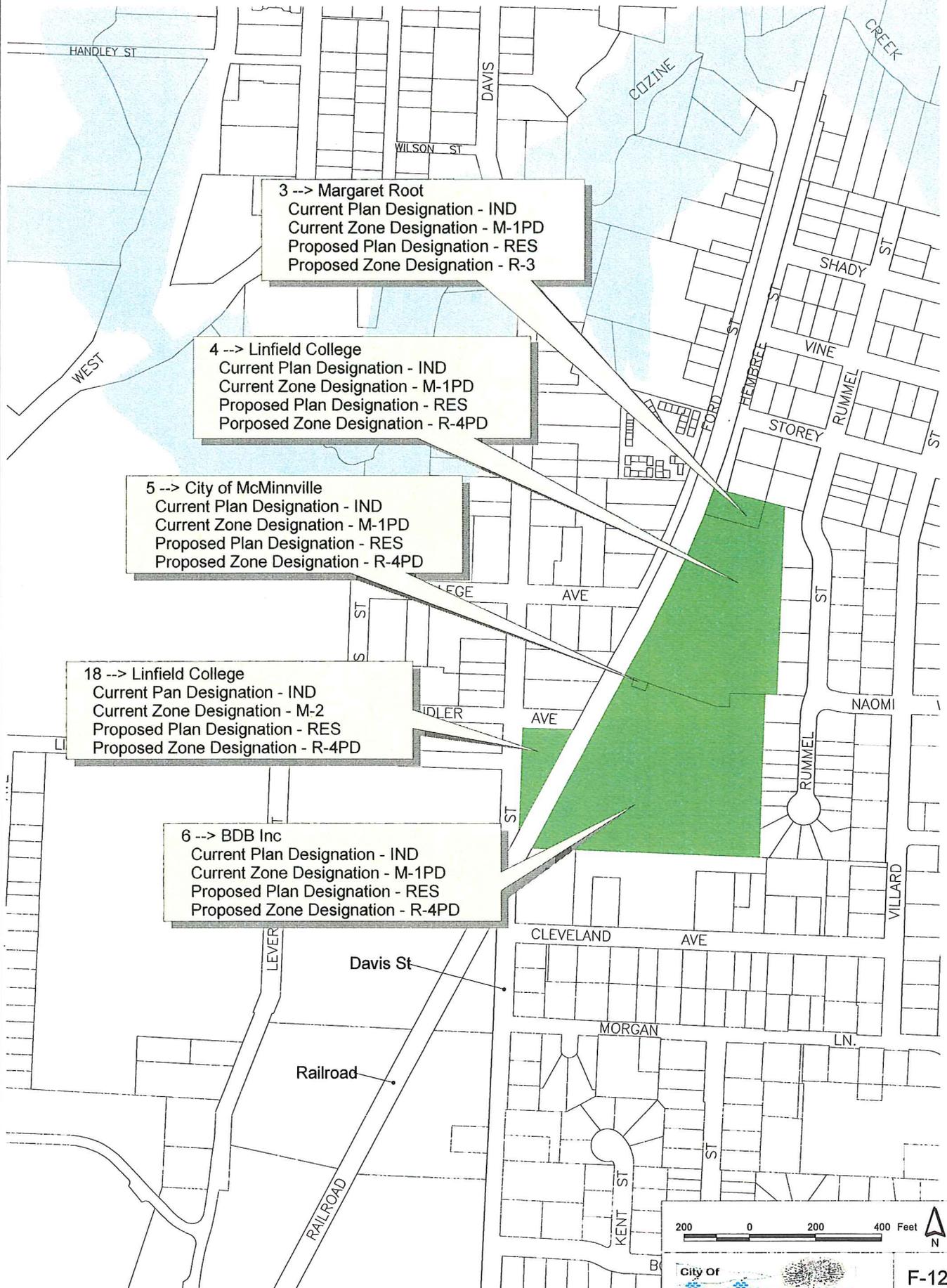
Resozoned by
Separate
Site Action

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File 5 Item 5

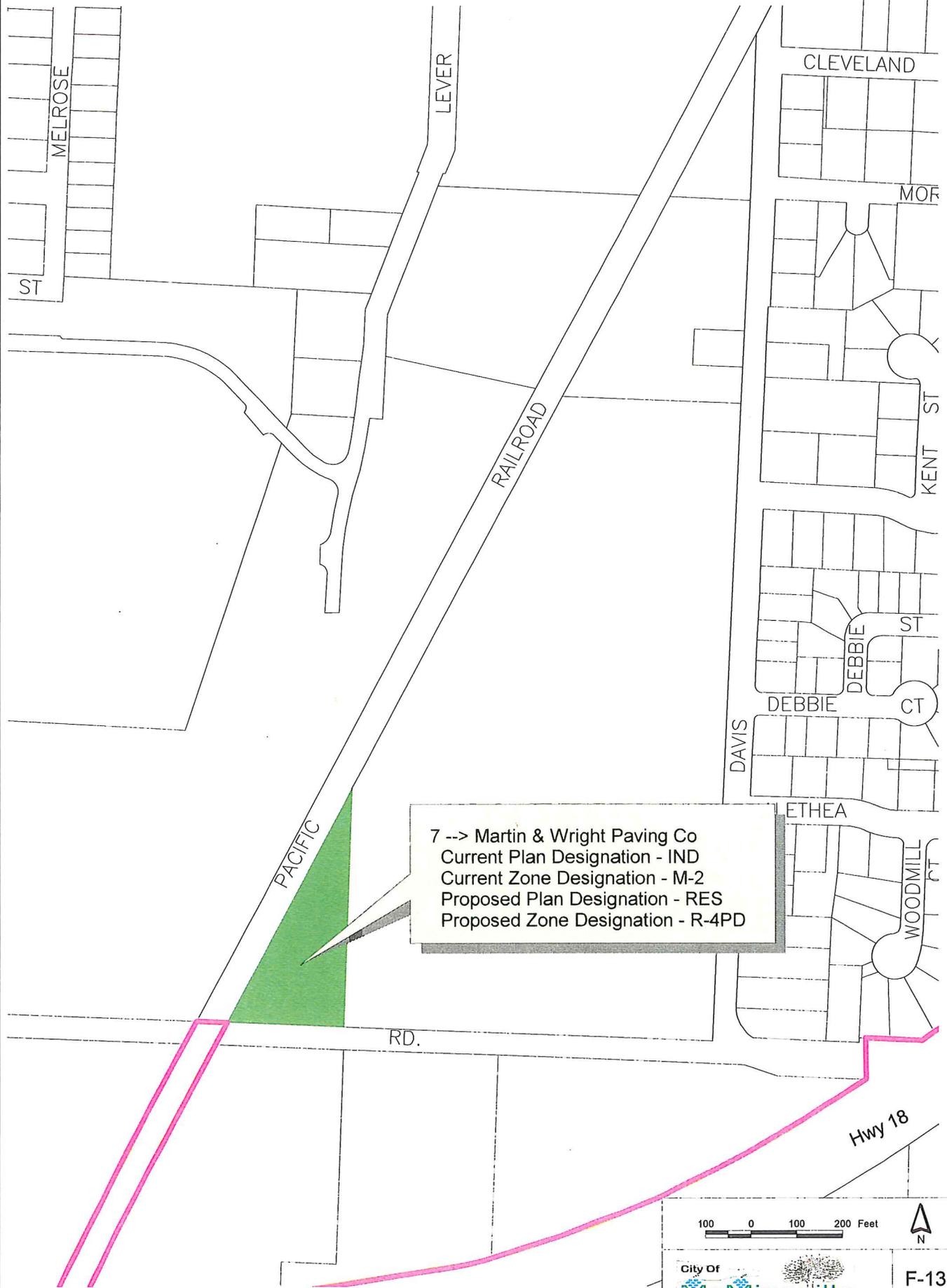
PROPOSED REDESIGNATIONS - FIG. 1



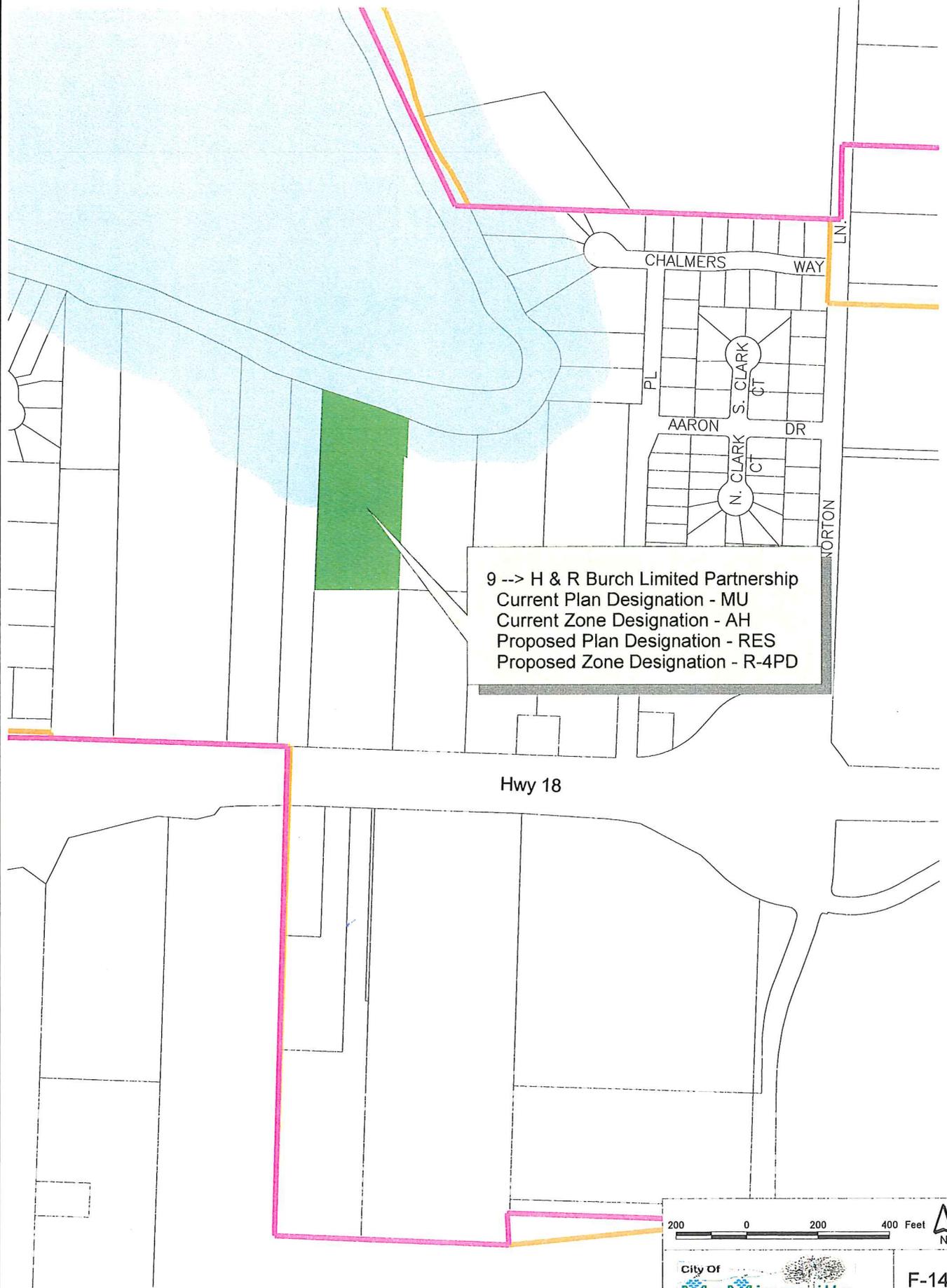
PROPOSED REDESIGNATIONS - FIG. 2



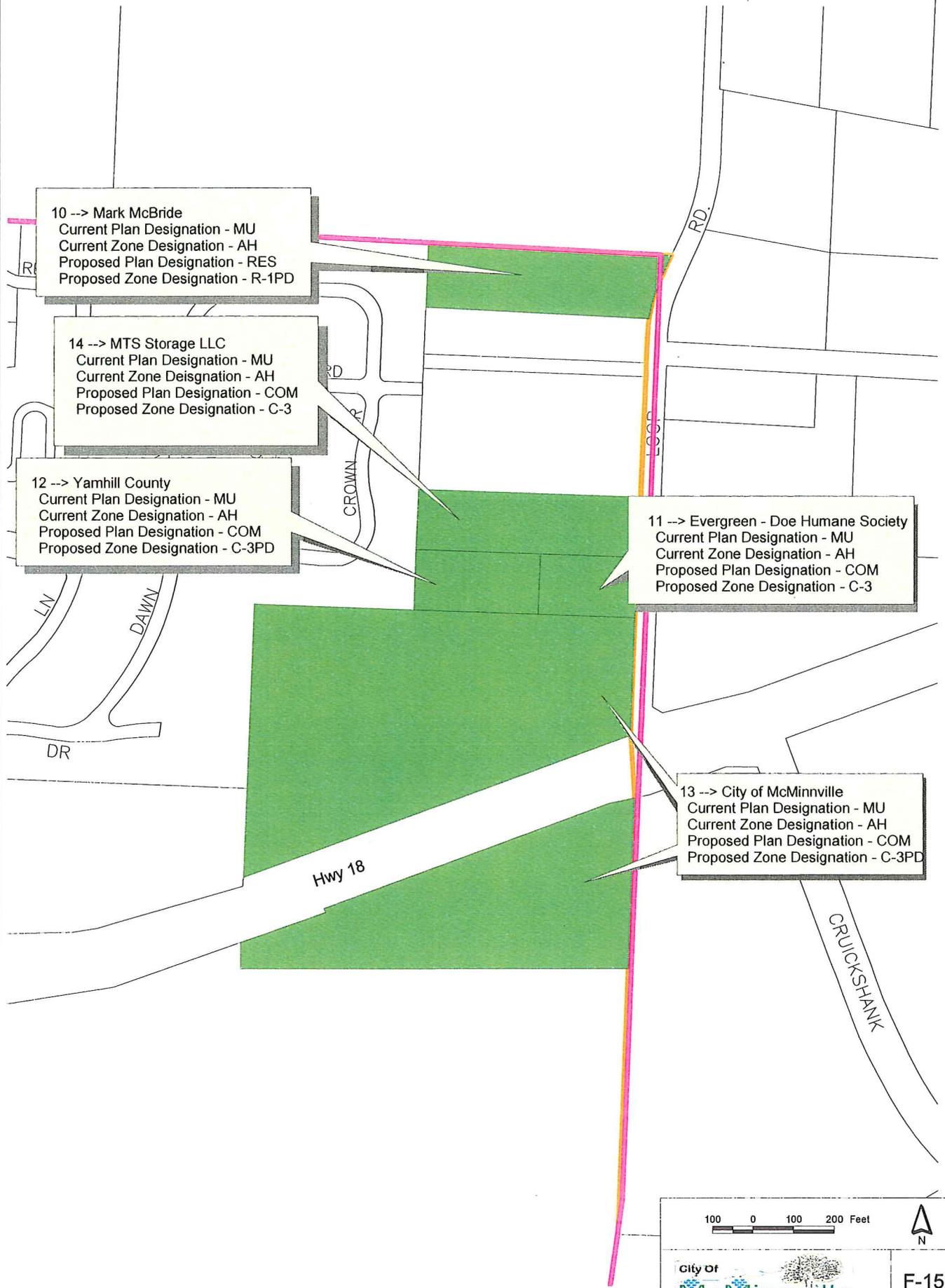
PROPOSED REDESIGNATIONS - FIG. 3



PROPOSED REDESIGNATIONS - FIG. 4



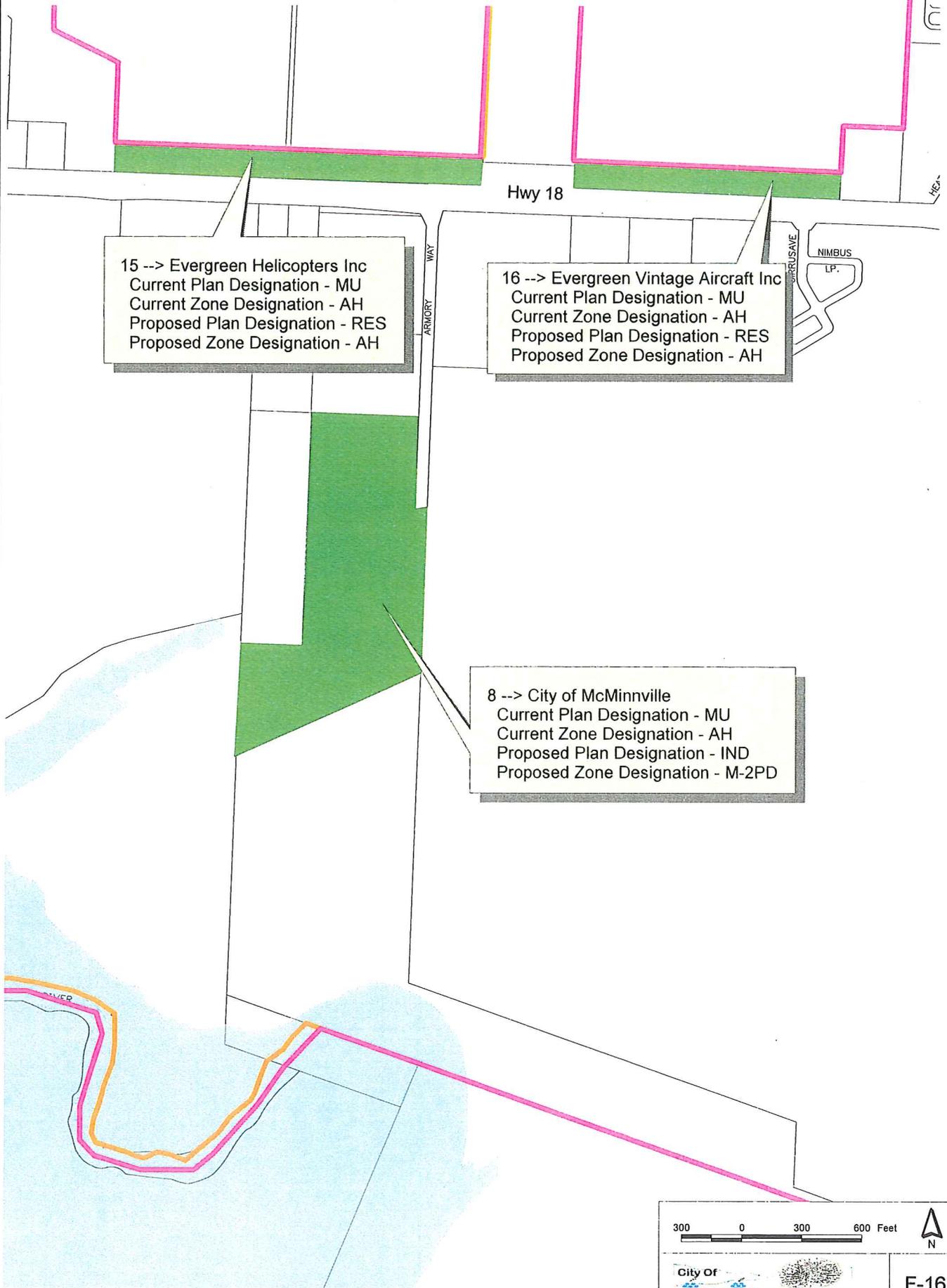
PROPOSED REDESIGNATIONS - FIG. 5



100 0 100 200 Feet



PROPOSED REDESIGNATIONS - FIG. 6



PROPOSED REDESIGNATIONS - FIG. 7

