

December 2, 2020

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VIA EMAIL

Mayor Scott Hill
City of McMinnville
230 NE 2nd Street
McMinnville, Oregon 97128

Re: Ordinance No. 5098 - McMinnville Growth Management and Urbanization Plan/2020 UGB Update

Dear Mayor Hill and fellow councilors:

This office represents McMinnville Properties, LLC (“McMinnville Properties”) regarding matters relating to land use and development entitlements. McMinnville Properties is the owner and operator of the majority of the real property comprising the Evergreen Aviation and Space Museum and adjacent lands utilized for agricultural production. While the developed Museum facilities are within both the City and the current urban growth boundary (“UGB”), a portion of the site comprising approximately 27 acres and lying between the eastern Museum hall and Highway 18 is proposed for inclusion within the amended UGB under review and application of the City’s Commercial comprehensive plan map designation. This portion of the site currently carries the County Exclusive Farm Use zone map designation and is in agricultural production.

The purpose of this letter is to request confirmation of our understanding that (1) the adoption and implementation of Ordinance #5098 as proposed will not result in either the annexation of the subject property to the City or the application of a City commercial zone map designation and (2) the current County Exclusive Farm Use zone map designation will continue to apply to the property until an application for both annexation and City zoning is submitted by McMinnville Properties or a successor in interest. This understanding is based, in large part, upon the following narrative contained in the Notice of Public Hearing dated November 10, 2020 and upon similar language set forth in Appendix G relating to Area Planning protocols (see pages G-5 and G-6):

“Your current permissible uses allowed with the county zoning will remain as current permissible uses until such time that you want to annex your property into the City of McMinnville, at which time you can rezone your property into a McMinnville zone and redevelop it to serve the city’s growing population.”

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Rest assured, McMinnville Properties is not suggesting that such applications may not be forthcoming in time, but we are opposed to any modification of its current EFU zoning and unincorporated status except as may be initiated by McMinnville Properties in its sole discretion. If our understanding of the land use entitlement implications for the subject property under the immediate UGB amendment proposal can be confirmed as accurate, McMinnville Properties has no objection to the adoption of Ordinance 5098 as currently proposed.

Thank you for your consideration of these comments and we look forward to the response.

Very truly yours,



Steven L. Pfeiffer

SLP:rsr

cc: McMinnville Properties, LLC
Heather Richards
Spencer Parsons