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March 11, 2021

Alexander Taam
Freiheit Architecture
929 108th Avenue NE
Bellevue, WA 98004
ataam@freiheitarch.com

RE: Zoning Text Amendment (Ordinance 4572) Application and Three Mile Lane Development Review (225 NE Norton Lane) Approvals
ZC 2-20 (Ordinance No. 5101) & TML 2-20 (Ordinance No. 5102)

Dear Mr. Taam:

This is to advise you that, at a meeting of the McMinnville City Council on Tuesday, March 9, 2021, your applications for a Zoning Text Amendment (ZC 2-20) and Three Mile Lane Development Review (TML 2-20) were presented and considered. The TML 2-20 subject property is located at 225 NE Norton Lane, and is more specifically described as Tax Lot 1602, Section 22CD, T. 4 S., R. 4 W., W.M.

Based on the material submitted, testimony received, and the applicable review criteria, the City Council voted to take the following actions on your applications:

1. **APPROVE** the Zoning Text Amendment request (ZC 2-20).
2. **APPROVE** the Three Mile Lane Development Review request (TML 2-20), **subject to conditions.**

Enclosed for your records are copies of Ordinance No. 5101 (ZC 2-20) and Ordinance No. 5102 (TML 2-20), which were adopted by the City Council on March 9, 2021, and include your land use decisions with the Findings of Fact and Conclusionary Findings for approval. The approval of the Three Mile Lane Development Review (TML 2-20) included conditions of approval, which are included in Ordinance No. 5102 and your land use decision documents. We have also provided the conditions of approval below.

Three Mile Lane Development Review request (TML 2-20) Conditions of Approval:

1. That the decision for approval of Three Mile Lane Development Review (TML 2-20) is not rendered, and does not take effect, until and unless the Zoning Text Amendment request (ZC 2-20) is approved by the City Council.

2. That the two (2) Digital Pre-Browse Boards shall not exceed five (5) feet in height.

The City Council's decisions may be appealed to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date written notice of the City Council's decision is mailed to parties who participated in the local proceedings and are entitled to notice as provided in ORS 197.620 and ORS 197.830 and Section 17.72.190 of the McMinnville Municipal Code. If no appeal is filed with LUBA on or before April 1, 2021, the decision of the City Council will be final.

Ordinance Nos. 5101 and 5102 will go into effect 30 days after enactment by City Council, Thursday, April 8, 2021.

If you have any questions regarding this matter, please feel free to contact me at (503) 474-4153.

Sincerely,



Jamie Fleckenstein, PLA
Associate Planner

JF:sjs

- c: Heather Richards, Planning Director
Albert Palacios, McDonald's Corporation, 2999 Oak Road Suite 900, Walnut Creek, CA 98004,
albert.palacios@us.mcd.com
Dorothy McQueen, 2532 NE Norton Court, McMinnville, OR 97128
Mark Davis, 652 SE Washington Street, McMinnville, OR 97128

Enclosures (*on file with the Planning Department*):

Ordinance No. 5101

Decision, Conditions, Findings of Fact, and Conclusionary Findings for the Approval of a Zoning Text Amendment to the Three Mile Lane Planned Development Overlay Ordinance (Ordinance No. 4131 as Amended by Ordinance No. 4572) to Allow Additional Freestanding Signs for Businesses That Employ Drive-Up Service Within Zone 2 of the Overlay District (Docket ZC 2-20)

Ordinance No. 5102

Decision, Conditions, Findings of Fact, and Conclusionary Findings for the Approval of Three Mile Lane Development Review for the Addition of a Second Drive-Thru Service Lane and Associated Signage at 225 NE Norton Lane. (Docket TML 2-20)