

ORDINANCE NO. 5146

AN ORDINANCE APPROVING A ZONE CHANGE FROM R-1 (LOW-DENSITY, 9000 SF LOT RESIDENTIAL ZONE) TO R-4 (MEDIUM, HIGH DENSITY, 5000 SF LOT RESIDENTIAL ZONE) FOR PROPERTY OF APPROXIMATELY 1 ACRE LOCATED AT 2125 NW 2ND STREET (TAX LOT R4419AC00300), DOCKET ZC 1- 24.

RECITALS:

WHEREAS, the Planning Department received a land-use application (Docket ZC 1-24) from applicant, Hillary Harris on behalf of TerraCalc LLC, requesting approval of a Zone Map amendment of a property from R-1 (Low-Density, 9000 SF Lot Residential Zone) to R-4 (Medium, High-Density, 5000 SF Lot Residential Zone). for the subject property; and

WHEREAS, the subject property is approximately 1 acre, located at 2125 NW 2nd Street, Tax Lot R4419AC00300; and

WHEREAS, a duly noticed public hearing before the McMinnville Planning Commission was held on May 16, 2024 after due notice had been provided in the local newspaper on May 10, 2024 and written notice had been mailed to property owners within 300 feet of the affected property on April 18, 2024; and

WHEREAS, at said public hearing, the application materials and a staff report were presented, and applicant and public testimony was received.

WHEREAS, the Planning Commission, being fully informed about said request, found that the requested Zone Map Amendment conformed to the applicable McMinnville Comprehensive Plan goals and policies and review criteria based on the material submitted by the applicant and the findings of fact and conclusionary findings for approval contained in Exhibit A; and

WHEREAS, the Planning Commission, by a vote of 7-0, recommended approval of said Zone Change; and

WHEREAS, the City Council having received the Planning Commission recommendation and staff report, and having deliberated;

NOW, THEREFORE, THE COMMON COUNCIL FOR THE CITY OF MCMINNVILLE ORDAINS AS FOLLOWS:

1. That the Council adopts the Decision, Conditions, Findings of Fact and Conclusionary Findings as documented in Exhibit A, approving the Zone Change (ZC 1-24); and
2. That this Ordinance shall take effect 30 days after its passage by the City Council.

Passed by the McMinnville City Council this 11th day of June, 2024 by the following votes:

Ayes: Chenoweth, Geary, Garvin, Menke, Payne

Nays: _____

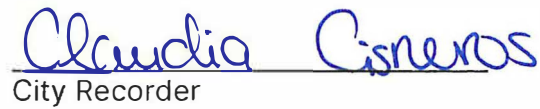


MAYOR

Approved as to form:

Attest:



City Attorney

City Recorder

EXHIBITS:

- A. Decision Document for Docket ZC 1-24



City of McMinnville
Community Development
231 NE Fifth Street
McMinnville, OR 97128
(503) 434-7311

www.mcminnvilleoregon.gov

DECISION, CONDITIONS, FINDINGS OF FACT AND CONCLUSIONARY FINDINGS FOR THE APPLICATION FOR A ZONE CHANGE FROM R-1 (LOW DENSITY RESIDENTIAL) TO R-4 (MEDIUM, HIGH DENSITY RESIDENTIAL) FOR A PROPERTY OF APPROXIMATELY 1 ACRE, LOCATED AT 2125 NW 2ND STREET, TAX LOT R4419AC00300.

- DOCKET:** Zone Change (ZC) 1-24
- REQUEST:** An application for a Zone Change from R-1 (Low-Density, 9000 SF Lot Residential Zone) to R-4 (Medium, High-Density, 5000 SF Lot Residential Zone) for a property of approximately 1 acre.
- LOCATION:** Site Address: 2125 NW 2nd Street
Map and Tax Lot: R4419AC00300
- CURRENT ZONING:** R-1 (Low-Density, 9000 SF Lot Residential Zone)
- APPLICANT:** Harper Houf Peterson Righellis Inc. c/o Hillary Harris
- PROPERTY OWNER:** TerraCalc LLC c/o Kenneth Pannell
- STAFF:** Evan Hietpas, Associate Housing Planner
- DATE DEEMED COMPLETE:** March 18, 2024
- HEARINGS BODY & ACTION:** The McMinnville Planning Commission makes a recommendation to the City Council. A Planning Commission recommendation of approval is transmitted to the City Council for a decision. A Planning Commission recommendation/decision of denial becomes the final decision unless that decision is appealed to the City Council.
- PLANNING COMMISSION HEARING DATE & LOCATION:** May 16, 2024 at 6:30 P.M., Kent Taylor Civic Hall, 200 NE 2nd Street, McMinnville, OR 97128
Zoom Meeting ID: 893 6863 4307; Passcode: 989853


COMMENTS:

This matter was referred to the following public agencies for comment: McMinnville Fire Department, Police Department, Engineering Department, Building Department, Parks Department, Public Works Department, Waste Water Services, City Manager, and City Attorney; McMinnville Water and Light; McMinnville School District No. 40; Yamhill County Planning Department; Ziplly Fiber (formerly Frontier Communications); Comcast; Recology; Northwest Natural Gas; Oregon Department of State Lands; and Oregon Department of Transportation. Their comments are provided in Section IV of this document.

II. DECISION

Based on the findings and conclusions, the McMinnville City Council finds the applicable criteria are satisfied and **APPROVES** the Zone Change (ZC 1-24).

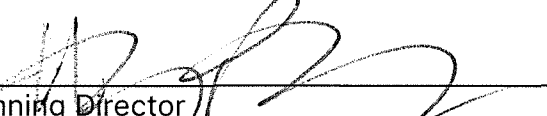
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DECISION: APPROVAL
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City Council: 
Remy Drabkin, Interim Mayor of McMinnville

Date: 06/11/2024

Planning Commission: 
Sidonie Winfield, Chair of the McMinnville Planning Commission

Date: 6/12/2024

Planning Department: 
Heather Richards, Planning Director

Date: 6/12/2024

III. APPLICATION SUMMARY

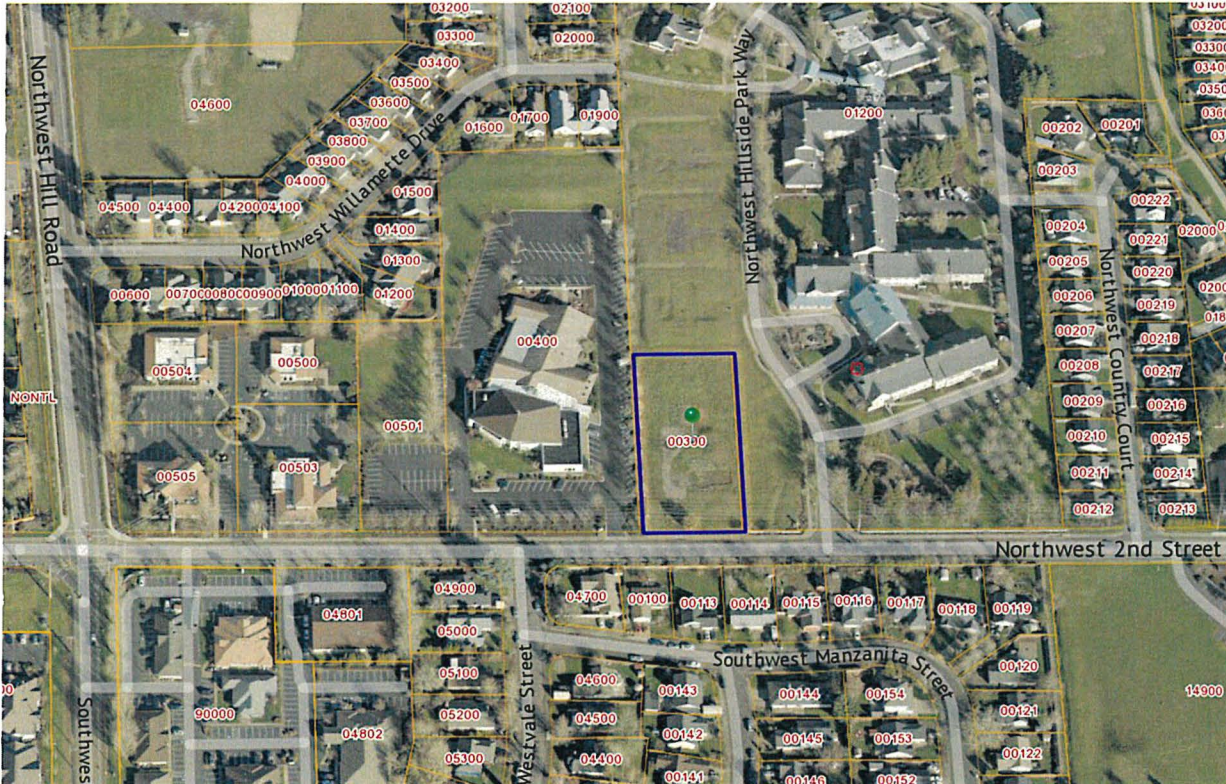
Subject Property & Request

The applicant requests an amendment to the Zoning Map from R-1 (Low-Density, 9000 SF Lot Residential Zone) to R-4 (Medium, High-Density, 5000 SF Lot Residential Zone), for a property of approximately 1 acre, located at 2125 NW 2ND ST (Tax Lot R4419AC00300). **See Vicinity Map (Figure 1) and Zoning Map (Figure 2a).**

The subject property is zoned R-1. The owner is seeking the R-4 designation to allow the property to be used for uses and densities which are permitted in the R-4 zone.

The R-1 zone allows a wide range of residential uses and requires a minimum lot size of 9,000 square feet. The R-4 zone allows similar uses to R-1, but also allows apartments and large SRO developments, and requires a minimum lot size of 5,000 square feet. However, as a reminder, the application is for a zone change, not an approval for a specific use. The proposed map amendment would not limit which R-4 permitted uses would be authorized on the subject property.

FIGURE 1. VICINITY MAP



IV. CONDITIONS

None.

V. ATTACHMENTS

1. ZC 1-24 Application and Attachments (on file with the Planning Division)

VI. COMMENTS

Agency Comments

This matter was referred to the following public agencies for comment: McMinnville Fire Department, Police Department, Engineering Department, Building Department, Parks Department, Public Works Department, Waste Water Services, City Manager, and City Attorney; McMinnville Water and Light; McMinnville School District No. 40; Yamhill County Planning Department; Ziplly Fiber (formerly Frontier Communications); Comcast; Recology; Northwest Natural Gas; Oregon Department of Transportation; and Oregon Department of State Lands.

Responses were received from the following agencies, provided below:

- McMinnville Engineering Division
- McMinnville Building Division
- McMinnville Water & Light
- McMinnville Fire Department
- McMinnville Airport Administrator
- Comcast

- McMinnville Engineering Division
The sewer capacity models R-4 zones as having a nominal density of 9 EDU/acre, and a maximum density of 30 EDU/acre. The adjustment to R4 zoning would result in a nominal capacity increase but because it's such a small footprint (1 acre) the development would likely not reach a point where sewer capacity improvements were warranted. Conclusion: I believe the existing sanitary utility can adequately serve the site with the proposed zone change.

- McMinnville Building Division
No building code concerns related to a zone change for this property.

- McMinnville Water & Light
McMinnville Water & Light has power and water facilities along NW 2nd St. No comments from MW&L on the zone change. If development application is submitted, MW&L will require a design application, fees and extension agreement. Contact McMinnville Water and Light for details.

- McMinnville Fire Department
No comment from MFD on this application.

- McMinnville Airport Administrator

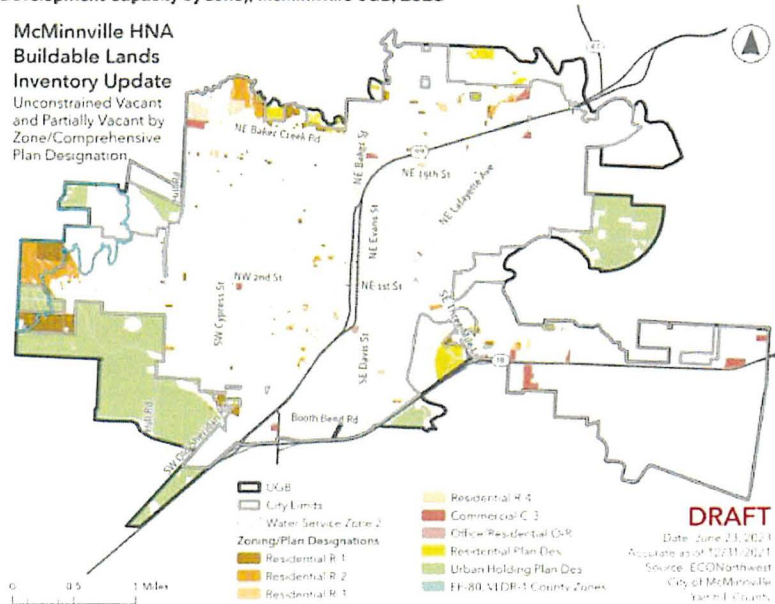
VIII. GENERAL FINDINGS OF FACT

1. **Location:**
 - o **Site Address:** 2125 NW 2nd Street
 - o **Map & Tax Lot:** R4419AC00300
2. **Size:** 1 acre
3. **Comprehensive Plan Map Designation:** Residential
4. **Current Zoning:**
 - a. **Subject Property:** R-1 (Low-Density, 9000 SF Lot Residential Zone)
 - b. **Surrounding Properties:**
 - i. **North:** R-4 (Medium, High-Density, 5000 SF Lot Residential Zone)
 - ii. **West:** R-2 (Low-Density, 7000 SF Lot Residential Zone)
 - iii. **South:** R-2 (Low-Density, 7000 SF Lot Residential Zone)
 - iv. **East:** R-4 (Medium, High-Density, 5000 SF Lot Residential Zone)
5. **Overlay Zones/Special Districts:** None
6. **Current Development:** The property does not currently have any structures on the property. There is one driveway access point onto the property that remains from when there was a detached dwelling unit on the property, that has been demolished.
7. **Inventoried Significant Resources:** None
8. **Other Features:**
 - a. **Slopes:** The property is generally flat.
 - b. **Easements:** No City easements identified on the property.
 - c. **Trees:** There is one tree that is located along the front of the property.
9. **Utilities:**
 - a. **Water:** McMinnville Water & Light has water facilities along NW 2nd St.
 - b. **Sewer:** The development will not likely reach a point where sewer capacity improvements are warranted. If sewer capacity increases are required, the City may require improvements through applicable standards at the time of development.
 - c. **Stormwater:** Adequate stormwater infrastructure will be required by the City's Engineering Division at the time of development. No concerns regarding stormwater facilities have been raised at this time.
 - d. **Power:** McMinnville Water & Light has power facilities along NW 2nd St.
10. **Transportation and Access:** The property has direct access from the property frontage along 2nd Street. 2nd Street is a minor arterial.

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



FINDING: SATISFIED. The applicant responded to all applicable Comprehensive Plan Goals and Policies in the following section of this decision letter. Staff found that the application and all applicant responses satisfied the goals and policies. The three (3) most relevant goals were Housing and Residential Development Goal 2 and Urbanization Goals 1 and 2.

- 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;**

APPLICANT'S 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.

special conditions to be attached which would have the effect of discouraging needed housing through unreasonable cost or delay.

FINDING: The applicant has indicated that residential development will be proposed at the subject property in the future. However, there is no development proposal submitted at this time, so it cannot be confirmed that the proposed zone change will address needed housing. For this reason, staff responded to criterion “B”, and found that the proposed zone change was satisfactory.

Comprehensive Plan Volume II

The following Goals, Policies, and Proposals from Volume II of the Comprehensive Plan provide criteria applicable to this request:

The implementation of many of the goals, policies, and proposals as they apply to quasi-judicial land use applications are accomplished through the provisions, procedures, and standards in the city codes and master plans, which are sufficient to adequately address applicable goals, policies, and proposals as they apply certain applications, and are not addressed below.

The following findings are made relating to applicable Goals and Policies:

CHAPTER II. NATURAL RESOURCES

GOAL II 1: TO PRESERVE THE QUALITY OF THE AIR, WATER, AND LAND RESOURCES WITHIN THE PLANNING AREA.

APPLICANT’S RESPONSE: The proposed zone change will have no anticipated impact to the air, water, and land resources in and around the subject property. When development is proposed on the project site, it will be with a permitted use in the R-4 zone and will comply with all applicable standards to optimize preservation of the air, water, and land resources in the area.

FINDING: The proposed zone change from R-1 to R-4 should not have significant impacts to the quality of air, water, and land resources. R-4 zoning allows higher densities of development in comparison to R-1, however, any potential impacts will be mitigated or prevented through the enforcement of applicable standards at the time of development.

GOAL: SATISFIED.

CHAPTER V. HOUSING AND RESIDENTIAL DEVELOPMENT

GOAL V 1: TO PROMOTE DEVELOPMENT OF AFFORDABLE, QUALITY HOUSING FOR ALL CITY RESIDENTS

58.00 City land development ordinances shall provide opportunities for development of a variety of housing types and densities.

3. Areas with mapped development limitations such as steep slopes, floodplains, stream corridors, natural drainageways, and wetlands; and
4. Areas with limited capacity for development identified in approved facility master plans, including sanitary sewer, water, drainage, and transportation facilities, unless such plans specify funded and scheduled improvements which will alleviate the problem and which can be provided concurrent with adequate capacity for the use.

71.07 The R-1 zoning designation shall be applied to limited areas within the McMinnville urban growth boundary. These include:

1. The steeply sloped portions of the West Hills;
2. Neighborhoods and properties within the current urban growth boundary that are developed or have been approved for such densities (Michelbook, for example);
3. Fox Ridge Road area;
4. Redmond Hill Road area;
5. Residential lands adjacent to existing or planned industrial areas.

71.09 Medium and Medium-High Density Residential (R-3 and R-4) - The majority of residential lands in McMinnville are planned to develop at medium density range (4 – 8 dwelling units per net acre). Medium density residential development uses include small lot single dwelling detached uses, single dwelling attached units, duplexes, triplexes, quadplexes, townhouses, and cottage clusters. High density residential development (8 – 30 dwelling units per net acre) uses typically include townhouses, condominiums, and apartments:

1. Areas that are not committed to low density development;
2. Areas that have direct access from collector or arterial streets; or a local collector street within 600' of a collector or arterial street;
3. Areas that are not subject to development limitations such as topography, flooding, or poor drainage;
4. Areas where the existing facilities have the capacity for additional development;
5. Areas within one-quarter mile of existing or planned public transportation.

71.10 The following factors should be used to define appropriate density ranges allowed through zoning in the medium density residential areas:

1. The density of development in areas historically zoned for medium and high density development;
2. The topography and natural features of the area and the degree of possible buffering from established low density residential areas;
3. The capacity of the services;
4. The distance to existing or planned public transit;
5. The distance to neighborhood or general commercial centers; and
6. The distance from public open space.

APPLICANT'S RESPONSE: Low Density Residential zones (including R-1, the current zoning district for the property) should be limited to properties that only have access to low classified streets, have steep slopes or other topographical constraints, or have limited service availability. Alternatively, Medium and Medium-High Density Residential (including R-4, the zoning district for the property) should be a majority of the residential lands in the City to allow for higher density, including those properties with direct access from an arterial, with no topographical constraints, and with existing service capacity.

90.00 Greater residential densities shall be encouraged to locate along major and minor arterials, within one-quarter mile from neighborhood and general commercial shopping centers or within neighborhood activity centers, and within a one-half mile wide corridor centered on existing or planned public transit routes.

91.00 Multiple dwelling housing developments, including condominiums, but excluding campus living quarters, shall be required to access off of arterials or collectors or streets determined by the City to have sufficient traffic carrying capacities to accommodate the proposed development.

92.00 High-density housing developments shall be encouraged to locate along existing or potential public transit routes.

92.02 High-density housing developments shall, as far as possible, locate within reasonable walking distance to shopping, schools, and parks, or have access, if possible, to public transportation.

APPLICANT'S RESPONSE: The subject site is located off NW 2nd Street, a classified minor arterial in the McMinnville TSP with an existing public transit line. This location is ideal for higher density, multi-dwelling developments due to the existing public infrastructure, services, and access. The property is currently vacant with minimal development and topographical limitations, making it ideal for the proposed rezoning to R-4, encouraging a variety of densities and housing types in the greater McMinnville community. Existing services and utilities, including water and sewer, are available to the site with capacity to serve future development.

FINDING: The property is located on a minor arterial, is within walking distance to Yamhill County Transit Bus Route 4, has sidewalks constructed along the property's frontage, and is within walking distance to shopping, greenways, parks and trails. The property is less than one-quarter mile from Commercial (C-3) zoned properties on the corners of 2nd Street and Hill Road that provides commercial amenities. The property is also less than one-quarter mile from Quarry Park. Lastly, the properties directly located to the North and East are currently zoned R-4.

GOAL: SATISFIED.

POLICIES: SATISFIED.

CHAPTER VI TRANSPORTATION SYSTEM

GOAL VI 1: TO ENCOURAGE DEVELOPMENT OF A TRANSPORTATION SYSTEM THAT PROVIDES FOR THE COORDINATED MOVEMENT OF PEOPLE AND FREIGHT IN A SAFE AND EFFICIENT MANNER.

132.27.00 The provision of transportation facilities and services shall reflect and support the land use designations and development patterns identified in the McMinnville Comprehensive Plan. The design and implementation of transportation facilities and services shall be based on serving current and future travel demand—both short-term and long-term planned uses.

138.00 The City of McMinnville shall develop, or require development of, sewer system facilities capable of servicing the maximum levels of development envisioned in the McMinnville Comprehensive Plan.

139.00 The City of McMinnville shall extend or allow extension of sanitary sewage collection lines within the framework outlined below:

- 1. Sufficient municipal treatment plant capacities exist to handle maximum flows of effluents.*
- 2. Sufficient trunk and main line capacities remain to serve undeveloped land within the projected service areas of those lines.*
- 3. Public water service is extended or planned for extension to service the area at the proposed development densities by such time that sanitary sewer services are to be utilized.*
- 4. Extensions will implement applicable goals and policies of the comprehensive plan.*

APPLICANT'S RESPONSE: The subject property is located within the City limits and surrounded by urban development and public services. 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 NW 2nd Street where a sanitary sewer main and stormwater main are located. When development is proposed in the future, the applicant will ensure all utilities are sufficiently supported and connected to serve the residential development.

FINDING: The subject property has access to all necessary public services, at a level needed for urban development. When given the opportunity to provide comments on the proposed zone change, McMinnville Water and Light did not identify any concerns for utility services. The City's Engineering Division uses a sanitary sewer capacity model that projects anticipated densities based on zoning designations. The sanitary sewer service is anticipated to meet the necessary levels of service for the R-4 zone. If sewer capacity increases are required, the City may require improvements through applicable standards at the time of development.

GOAL: SATISFIED.

POLICIES: SATISFIED.

CHAPTER VIII. ENERGY

GOAL VIII 2: TO CONSERVE ALL FORMS OF ENERGY THROUGH UTILIZATION OF LAND USE PLANNING TOOLS.

178.00 The City of McMinnville shall encourage a compact urban development pattern to provide for conservation of all forms of energy.

179.00 The City of McMinnville shall amend pertinent ordinances to allow for design techniques which increase the efficient utilization of land and energy. Areas to examine shall include, but not be limited to:

zoning (R-1/R-2) to moderate and high density residential zoning (R-4/R-5) is one approach to reaching housing targets. Considering that this subject property is currently vacant, it provides a good opportunity to develop at a higher-density, compared to properties with existing structures that may have infill development limitations.

GOAL: SATISFIED.

GOAL IX 2: TO ESTABLISH A LAND USE PLANNING FRAMEWORK FOR APPLICATION OF THE GOALS, POLICIES, AND PROPOSALS OF THE McMINNVILLE COMPREHENSIVE PLAN.

GREAT NEIGHBORHOOD PRINCIPLES

187.10 The City of McMinnville shall establish Great Neighborhood Principles to guide the land use patterns, design, and development of the places that McMinnville citizens live, work, and play. The Great Neighborhood Principles will ensure that all developed places include characteristics and elements that create a livable, egalitarian, healthy, social, inclusive, safe, and vibrant neighborhood with enduring value, whether that place is a completely new development or a redevelopment or infill project within an existing built area.

187.20 The Great Neighborhood Principles shall encompass a wide range of characteristics and elements, but those characteristics and elements will not function independently. The Great Neighborhood Principles shall be applied together as an integrated and assembled approach to neighborhood design and development to create a livable, egalitarian, healthy, social, inclusive, safe, and vibrant neighborhood, and to create a neighborhood that supports today's technology and infrastructure, and can accommodate future technology and infrastructure.

187.30 The Great Neighborhood Principles shall be applied in all areas of the city to ensure equitable access to a livable, egalitarian, healthy, social, inclusive, safe, and vibrant neighborhood for all McMinnville citizens.

187.40 The Great Neighborhood Principles shall guide long range planning efforts including, but not limited to, master plans, small area plans, and annexation requests. The Great Neighborhood Principles shall also guide applicable current land use and development applications.

187.50 The McMinnville Great Neighborhood Principles are provided below. Each Great Neighborhood Principle is identified by number below (numbers 1 – 13), and is followed by more specific direction on how to achieve each individual principle.

- 1. Natural Feature Preservation. Great Neighborhoods are sensitive to the natural conditions and features of the land.
 - a. Neighborhoods shall be designed to preserve significant natural features including, but not limited to, watercourses, sensitive lands, steep slopes, wetlands, wooded areas, and landmark trees.**
- 2. Scenic Views. Great Neighborhoods preserve scenic views in areas that everyone can access.*

8. *Human Scale Design. Great Neighborhoods have buildings and spaces that are designed to be comfortable at a human scale and that foster human interaction within the built environment.*
 - a. *The size, form, and proportionality of development is designed to function and be balanced with the existing built environment.*
 - b. *Buildings include design elements that promote inclusion and interaction with the right-of-way and public spaces, including, but not limited to, building orientation towards the street or a public space and placement of vehicle-oriented uses in less prominent locations.*
 - c. *Public spaces include design elements that promote comfortability and ease of use at a human scale, including, but not limited to, street trees, landscaping, lighted public areas, and principles of Crime Prevention through Environmental Design (CPTED).*
9. *Mix of Activities. Great Neighborhoods provide easy and convenient access to many of the destinations, activities, and local services that residents use on a daily basis.*
 - a. *Neighborhood destinations including, but not limited to, neighborhood-serving commercial uses, schools, parks, and other community services, shall be provided in locations that are easily accessible to surrounding residential uses.*
 - b. *Neighborhood-serving commercial uses are integrated into the built environment at a scale that is appropriate with the surrounding area.*
 - c. *Neighborhoods are designed such that owning a vehicle can be optional.*
10. *Urban-Rural Interface. Great Neighborhoods complement adjacent rural areas and transition between urban and rural uses.*
 - a. *Buffers or transitions in the scale of uses, buildings, or lots shall be provided on urban lands adjacent to rural lands to ensure compatibility.*
11. *Housing for Diverse Incomes and Generations. Great Neighborhoods provide housing opportunities for people and families with a wide range of incomes, and for people and families in all stages of life.*
 - a. *A range of housing forms and types shall be provided and integrated into neighborhoods to provide for housing choice at different income levels and for different generations.*
12. *Housing Variety. Great Neighborhoods have a variety of building forms and architectural variety to avoid monoculture design.*
 - a. *Neighborhoods shall have several different housing types.*
 - b. *Similar housing types, when immediately adjacent to one another, shall provide variety in building form and design.*
13. *Unique and Integrated Design Elements. Great Neighborhoods have unique features, designs, and focal points to create neighborhood character and identity. Neighborhoods shall be encouraged to have:*
 - a. *Environmentally friendly construction techniques, green infrastructure systems, and energy efficiency incorporated into the built environment.*
 - b. *Opportunities for public art provided in private and public spaces.*

- and densities allowed. This promotes increased housing variety.
13. Unique and Integrated Design Elements. At the time of development, the subject property may include unique and integrated design elements.

GOAL: SATISFIED.

POLICIES: SATISFIED.

CHAPTER X. CITIZEN INVOLVEMENT AND PLAN AMENDMENT

GOAL X 1: TO PROVIDE OPPORTUNITIES FOR CITIZEN INVOLVEMENT IN THE LAND USE DECISION MAKING PROCESS ESTABLISHED BY THE CITY OF McMinnville.

GOAL X 2: TO MAKE EVERY EFFORT TO ENGAGE AND INCLUDE A BROAD CROSS SECTION OF THE COMMUNITY BY MAINTAINING AN ACTIVE AND OPEN CITIZEN INVOLVEMENT PROGRAM THAT IS ACCESSIBLE TO ALL MEMBERS OF THE COMMUNITY AND ENGAGES THE COMMUNITY DURING DEVELOPMENT AND IMPLEMENTATION OF LAND USE POLICIES AND CODES.

GOAL X 3: TO PERIODICALLY REVIEW AND AMEND THE McMinnville Comprehensive Plan to reflect changes in community circumstances, in citizen desires, and in the statewide goals.

188.00 The City of McMinnville shall continue to provide opportunities for citizen involvement in all phases of the planning process. The opportunities will allow for review and comment by community residents and will be supplemented by the availability of information on planning requests and the provision of feedback mechanisms to evaluate decisions and keep citizens informed.

189.00 The City of McMinnville shall establish procedures for amending the Comprehensive Plan, Volumes I and II, and the implementation ordinances and measures in Volume III, which allow for citizen review and comment.

APPLICANT'S RESPONSE: As part of the land use process, the applicant held a neighborhood meeting to discuss the proposed re-zoning of the site from R-1 to R-4 and public hearings will also be held. All citizen involvement requirements were met with this application.

FINDING: The applicant held a neighborhood meeting before submitting this zone change application. Properties within three hundred (300) feet of the subject property received notice of the application and the Planning Commission public hearing. Notice of the application and the Planning Commission public hearing was published in the News Register. The Planning Commission held a public hearing on May 16, 2024.

GOALS: SATISFIED.

POLICIES: SATISFIED.