



Oregon
Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

01/16/2013

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: City of McMinnville Plan Amendment
DLCD File Number 001-12

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Wednesday, January 30, 2013

This amendment was submitted to DLCD for review prior to adoption pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE:** The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Jennifer Lynagh, City of McMinnville
Gordon Howard, DLCD Urban Planning Specialist
Angela Lazarean, DLCD Regional Representative
Gary Fish, DLCD Transportation Planner

<paa> Y

FORM 2

DLCD NOTICE OF ADOPTION

DEPT OF

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 – Division 18

(See reverse side for submittal requirements)

JAN 11 2013
LAND CONSERVATION
AND DEVELOPMENT

Jurisdiction: City of McMinnville

Local File No.: CPA 1-12/ZC 4-12/CU 6-12

(If no number, use none)

Date of Adoption: September 25, 2012

(Must be filled in)

Date Mailed: January 9, 2013

(Date mailed or sent to DLCD)

Date the Notice of Proposed Amendment was mailed to DLCD: July 9, 2012

☐ Comprehensive Plan Text Amendment ☒ Comprehensive Plan Map Amendment

☐ Land Use Regulation Amendment ☒ Zoning Map Amendment

☐ New Land Use Regulation

☐ Other: _____

(Please Specify Type of Action)

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached."

The City of McMinnville has approved an application to amend the Comprehensive Plan Map for an approximately 3.39 acre property from Residential to Commercial and also rezone the same property from R-4 PD (Multi-Family Residential, Planned Development) to O-R (Office-Residential) to allow the applicant to move forward with their plans to use an existing building on this site (former Chemeketa Community College campus) for church and office related uses.

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "Same." If you did not give notice for the proposed amendment, write "N/A."

Same

Plan Map Changed from: Residential to Commercial

Zone Map Changed from: R-4 PD (Multi-Family Residential, Planned Development)

To: O-R (Office-Residential)

Location: 500 NW Hill Road

Acres Involved: 3.39

Specify Density: Previous: _____

New: _____

Applicable Statewide Planning Goals: 1, 9, and 10

Was an Exception Adopted? Yes: _____ No: X

DLCD File No.: 001-12 (19414) [17312]

ORDINANCE NO. 4957

An Ordinance amending the Comprehensive Plan Map designation from Residential to Commercial on an approximately 3.39-acre parcel of land and rezoning said property from an R-4 PD (Multi-Family, Planned Development) zone to an O-R PD (Office-Residential, Planned Development) zone.

RECITALS

The Planning Department received an application (CPA 1-12 / ZC 4-12 / CU 6-12) from First Church of the Nazarene (Church on the Hill) dated July 6, 2012, requesting approval of a Comprehensive Plan Map amendment from Residential to Commercial, and a zone change from an R-4 PD (Multi-Family Residential, Planned Development) zone to an O-R PD (Office-Residential, Planned Development) zone. Approval of these requests would allow for limited commercial use within the upper floors of two existing buildings located on an approximately 3.39-acre parcel of land. Concurrent with these requests, the applicant sought approval of a conditional use permit to allow for an expansion of their current church related outreach services to be conducted within the lower floors of these same two existing buildings. The subject site is located at 500 NW Hill Road, the former site for Chemeketa Community College, and more specifically described as Tax Lot 4700, Section 19AC, T. 4 S., R. 4 W., W.M.

A public hearing was held on August 16, 2012, at 6:30 p.m. before the McMinnville Planning Commission after due notice had been given in the local newspaper on August 8, 2012, and written notice had been mailed to property owners within 300 feet of the affected property; and

At said public hearing, testimony was received, the application materials and a staff report were presented; and

The Planning Commission, being fully informed about said requests, found that said changes conformed to the comprehensive plan amendment and zone change review criteria listed in Chapter 17.74.020 of Ordinance No. 3380 based on the material submitted by the applicant and findings of fact and the conclusionary findings for approval contained in the staff report, all of which are on file in the Planning Department, and that the plan amendment and zone change are consistent with the Comprehensive Plan; and

The Planning Commission approved said plan amendment and zone change and has recommended said change to the Council; and now, therefore,

THE CITY OF McMINNVILLE ORDAINS AS FOLLOWS:

Section 1. That the Council adopts the findings and conclusions of the Planning Commission, staff report on file in the Planning Department, and the application filed by the First Church of the Nazarene (Church on the Hill).

Section 2. That the comprehensive plan map designation for the property described in Exhibit "A" is hereby amended from Residential to Commercial.

Section 3. That the property described in Exhibit "A" is hereby rezoned from an R-4 PD (Multi-Family Residential, Planned Development) zone to an O-R PD (Office-Residential, Planned Development) zone subject to the following conditions:

1. That the zone change request (Docket ZC 4-12) shall not take effect until and unless the comprehensive plan amendment (Docket CPA 1-12) is approved by the City Council.
2. That all applicable requirements of McMinnville Planned Development Ordinance 4082 shall remain in effect.
3. That use of the property shall comply with the applicable requirements set forth in Section 17.24.040 of the Zoning Ordinance and that prior to the site's use for O-R (Office-Residential) use, a six-foot (6) sight-obscuring fence shall be placed along the eastern property line where the subject site abuts residentially zoned properties.

Passed by the Council this 25th day of September 2012, by the following votes:

Ayes: Hill, Jeffries, Menke, Ruden, Yoder

Nays: _____

Approved this 25th day of September 2012.



MAYOR

Attest:



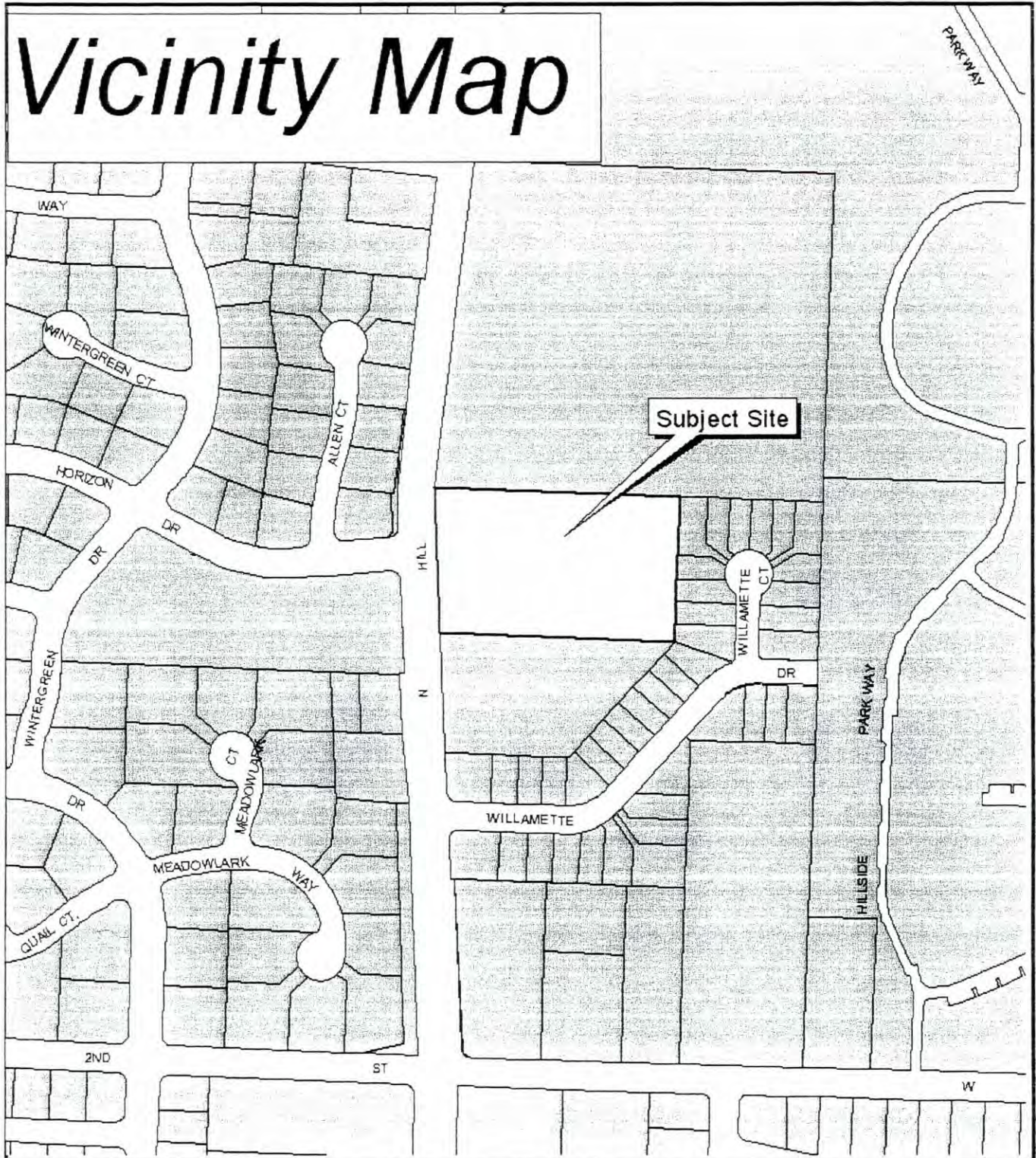
CITY RECORDER

Approved as to form:

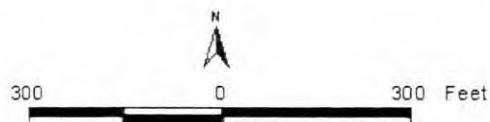


CITY ATTORNEY

Vicinity Map



Graphic by: LINDA BROWN, 5/10/00



CITY OF McMINNVILLE
Planning Department
231 NE First St
McMinnville, OR 97128
(503) 434-7311

ORDINANCE NO. 4957

An Ordinance amending the Comprehensive Plan Map designation from Residential to Commercial on an approximately 3.39-acre parcel of land and rezoning said property from an R-4 PD (Multi-Family, Planned Development) zone to an O-R PD (Office-Residential, Planned Development) zone.

RECITALS

The Planning Department received an application (CPA 1-12 / ZC 4-12 / CU 6-12) from First Church of the Nazarene (Church on the Hill) dated July 6, 2012, requesting approval of a Comprehensive Plan Map amendment from Residential to Commercial, and a zone change from an R-4 PD (Multi-Family Residential, Planned Development) zone to an O-R PD (Office-Residential, Planned Development) zone. Approval of these requests would allow for limited commercial use within the upper floors of two existing buildings located on an approximately 3.39-acre parcel of land. Concurrent with these requests, the applicant sought approval of a conditional use permit to allow for an expansion of their current church related outreach services to be conducted within the lower floors of these same two existing buildings. The subject site is located at 500 NW Hill Road, the former site for Chemeketa Community College, and more specifically described as Tax Lot 4700, Section 19AC, T. 4 S., R. 4 W., W.M.

A public hearing was held on August 16, 2012, at 6:30 p.m. before the McMinnville Planning Commission after due notice had been given in the local newspaper on August 8, 2012, and written notice had been mailed to property owners within 300 feet of the affected property; and

At said public hearing, testimony was received, the application materials and a staff report were presented; and

The Planning Commission, being fully informed about said requests, found that said changes conformed to the comprehensive plan amendment and zone change review criteria listed in Chapter 17.74.020 of Ordinance No. 3380 based on the material submitted by the applicant and findings of fact and the conclusionary findings for approval contained in the staff report, all of which are on file in the Planning Department, and that the plan amendment and zone change are consistent with the Comprehensive Plan; and

The Planning Commission approved said plan amendment and zone change and has recommended said change to the Council; and now, therefore,

THE CITY OF McMINNVILLE ORDAINS AS FOLLOWS:

Section 1. That the Council adopts the findings and conclusions of the Planning Commission, staff report on file in the Planning Department, and the application filed by the First Church of the Nazarene (Church on the Hill).

Section 2. That the comprehensive plan map designation for the property described in Exhibit "A" is hereby amended from Residential to Commercial.

Section 3. That the property described in Exhibit "A" is hereby rezoned from an R-4 PD (Multi-Family Residential, Planned Development) zone to an O-R PD (Office-Residential, Planned Development) zone subject to the following conditions:

1. That the zone change request (Docket ZC 4-12) shall not take effect until and unless the comprehensive plan amendment (Docket CPA 1-12) is approved by the City Council.
2. That all applicable requirements of McMinnville Planned Development Ordinance 4082 shall remain in effect.
3. That use of the property shall comply with the applicable requirements set forth in Section 17.24.040 of the Zoning Ordinance and that prior to the site's use for O-R (Office-Residential) use, a six-foot (6) sight-obscuring fence shall be placed along the eastern property line where the subject site abuts residentially zoned properties.

Passed by the Council this 25th day of September 2012, by the following votes:

Ayes: Hill, Jeffries, Menke, Ruden, Yoder

Nays: _____

Approved this 25th day of September 2012.



MAYOR

Attest:



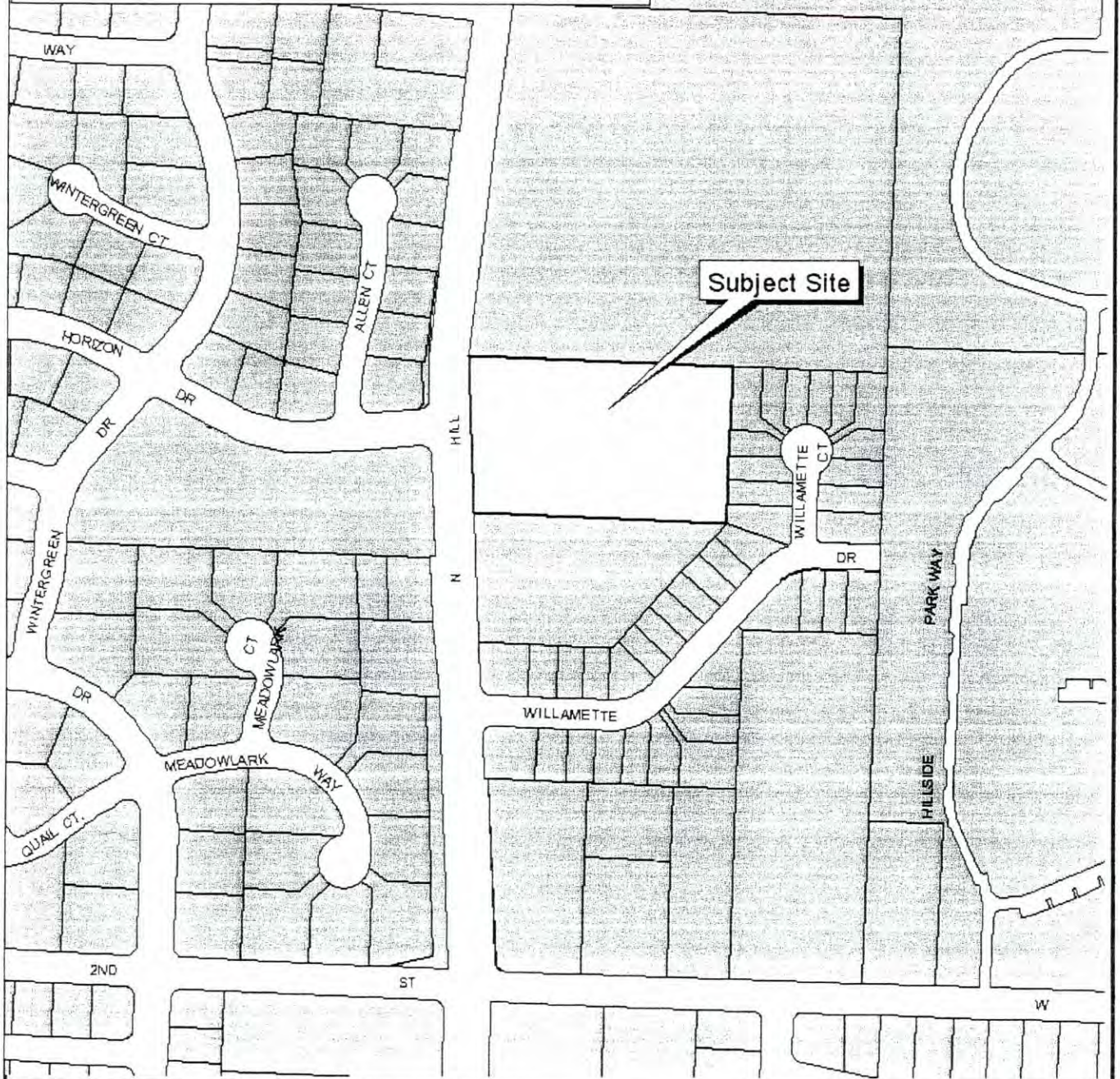
CITY RECORDER

Approved as to form:



CITY ATTORNEY

Vicinity Map



Geographic Information System



City of McMinnville
Planning Department
231 NE First St
McMinnville, O.R. 97128
503.434-7311



230 NE Second Street, McMinnville, Oregon 97128



DEPT OF

JAN 11 2013

ATTN: Plan Amendment Specialist
Dept. of Land Conservation & Development
635 Capitol Street NE, Suite 150
Salem, OR 97301-2540

LAND CONSERVATION
AND DEVELOPMENT

97301254099

