



Final Decision

Planning Commission

File number(s): MOC 25-02 (Associated with DR 25-02, PAR 24-03, VAR 25-03)

Project name: MCHA Farmdale Apartments

Date of decision: December 11, 2025

Date of mailing: _____

Applicant: Jason Icenbice, MCHA

Landowner: Marion County Housing Authority

Project location: 1219 & 1233 W Lincoln Street (Tax Lot 051W07CB09300)

Staff Reviewer: Heidi Hinshaw, AICP, Associate Planner

Decision: **Partial Approval**

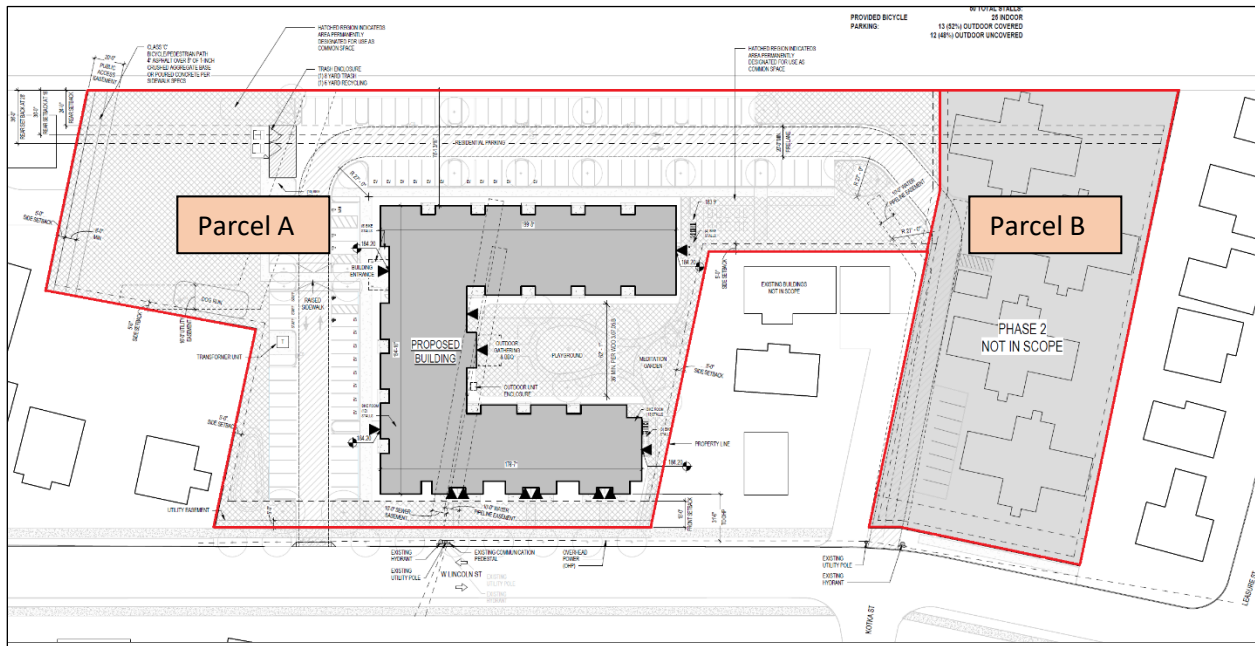
Item before the Planning Commission

Applicant requested to modify Conditions of Approval in Design Review 25-02 originally approved by Planning Commission (PC) on June 26, 2025.

Executive Summary

The subject property is 1219 & 1233 W Lincoln Street, a 3.88-acre site in the Medium Density Residential (RM) zoning district. The property is developed with the Farmdale Apartments, a multi-family residential apartment complex that includes 44 dwelling units across 11 buildings. It is owned and operated by Marion County Housing Authority. The initial Design Review application package included a Partition request to divide the existing property into 2 parcels, as shown in Figure A. below:

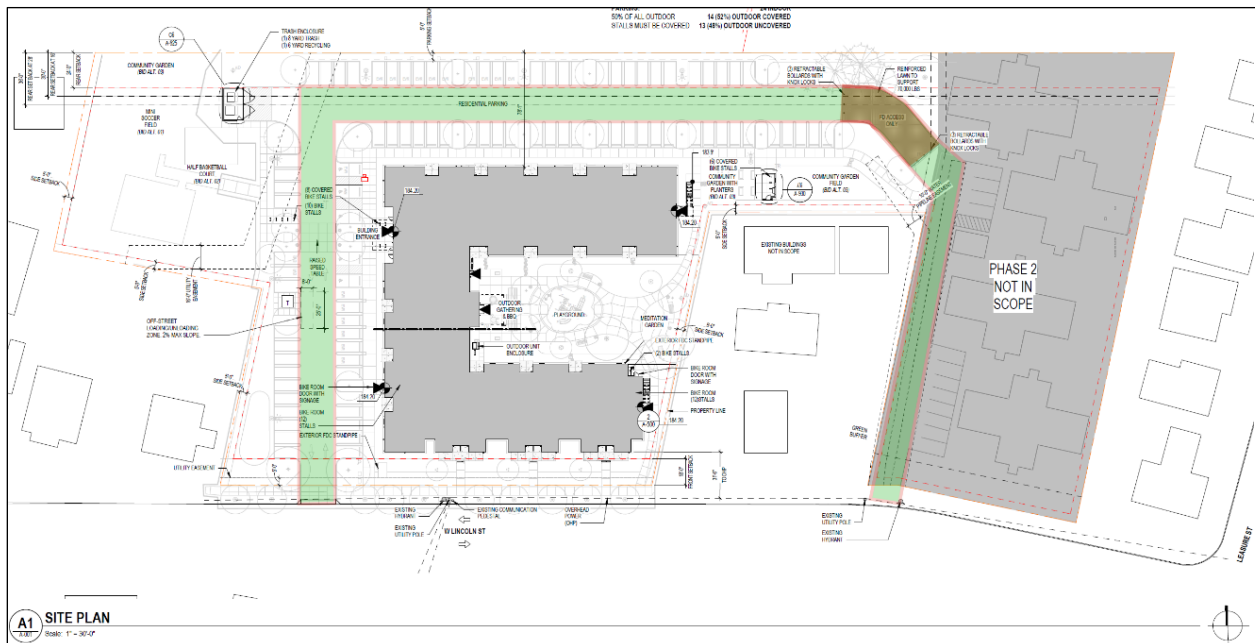
Figure A.



Approved Partition site plan (parcel boundaries outlined in red).

The MOC sought to change the vehicular access between the new parcels to emergency and maintenance vehicles only, as shown in Figure B below:

Figure B.



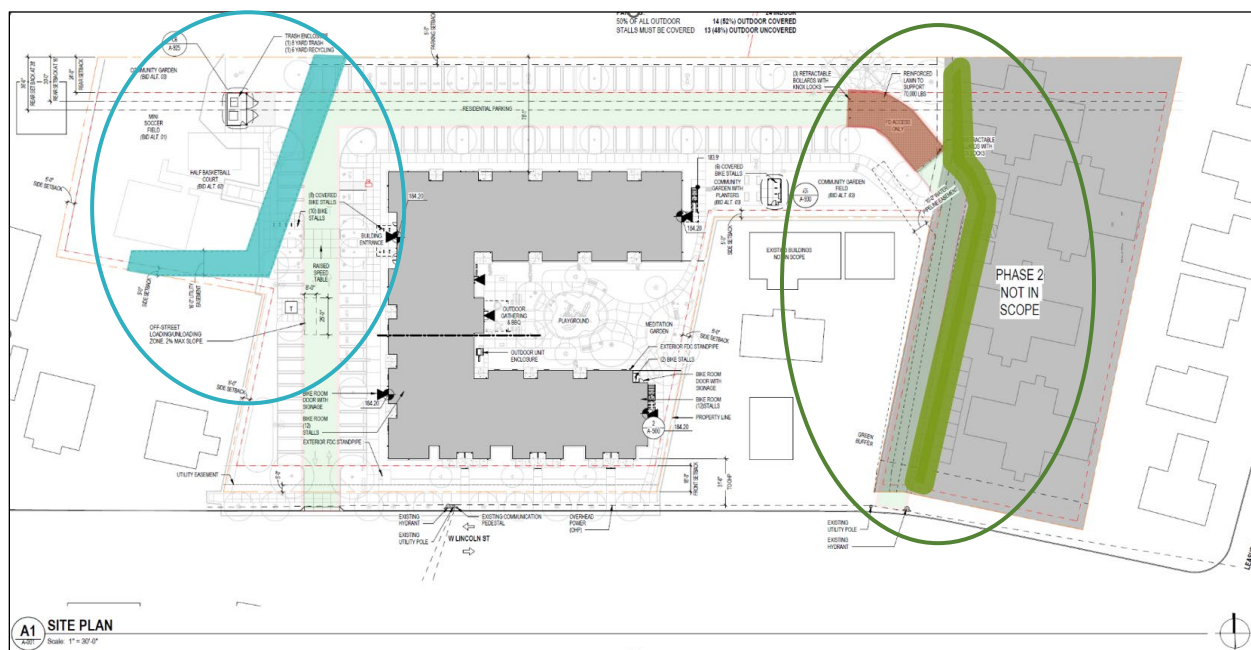
Green area shows previous looped vehicular driveway and access easement.

Red area shows where vehicular access will now be limited to emergency & maintenance vehicles only.

An additional Variance application, as part of the MOC, sought to remove the Conditioned requirement for a public Mid-Block Pedestrian Corridor.

Staff did not support removing the requirement entirely and instead recommended a compromise that would relocate the corridor from Parcel A to Parcel B, which is intended to be developed at a later date, as shown in Figure C below. The applicant agreed to the compromise.

Figure C.



Teal circle indicates original location of Mid-Block Corridor; Green circle indicates an example of a possible new location.

Public Hearing Summary

On December 11, 2025, the Planning Commission held a public hearing for this Type III application. Testimony was received by the applicant and their consultants, and no testimony was received from the public. After closure of the record, the Commission deliberated, discussed the Modification of Condition and Variance requests, and ultimately voted unanimously to approve the Modification of Condition, deny the Variance, and **approve the new Condition** which addressed the Variance application by **relocating the public Mid-Block Pedestrian Corridor from Parcel A to Parcel B**, as recommended by staff in the staff report.

This MOC final decision document leaves unaltered all other conditions and attachments from the DR 25-02 final decision document of June 26, 2025.

Appeals

Per WDO 4.01.11E, the decision is final unless appealed pursuant to Oregon Revised Statutes (ORS), state administrative rules, and WDO 4.02.01. The appeal to City Council due date is twelve (12) days from the mailing date of this final decision notice per 4.02.01B1. A valid appeal must meet the requirements of 4.02.01. A copy of the decision is available for inspection at no cost, and the City would provide a copy at reasonable cost at the Community Development Department, City Hall, 270 Montgomery Street, Woodburn, OR 97071. For questions or additional information, contact the Planning Division at (503) 982-5246 or planning@ci.woodburn.or.us.

Testifiers:

Name	Address	Planning Commission	
		Written	Verbal
n/a*			

*Other than members of the applicant's team, no one testified.

Sincerely,


Heidi Hinshaw, AICP, Associate Planner

1/2/2026
Date

Affirmed,


Lisa Ellsworth, Chair, Planning Commission

1/2/2026
Date

Attachments:

1. Conditions of Approval (Staff Report Attachment 101B)

Modified Conditions of Approval Recommended by Staff

Staff recommends the Planning Commission approve the following ~~striketrough~~ and underline modifications to the conditions of approval for DR 25-02, PAR 24-03 and VAR 25-03. Section references are to the [Woodburn Development Ordinance \(WDO\)](#).

Strike Conditions 7 and 8c and Replace with New Condition:

Concurrent with recordation of the partition plat, an affirmative covenant shall be recorded on Parcel 2 providing for a public mid-block bicycle/pedestrian access easement. A bicycle/pedestrian corridor path within said easement shall be required as part of the future redevelopment of Parcel 2. The easement shall be a minimum width of 8 feet and shall connect the W Lincoln Street right-of-way to Tax Lot 051W07CB07600 to the north. The bicycle/pedestrian corridor path shall be paved at least 6 feet wide within the access easement.

Revise Condition 8b: Pursuant to 3.04.01A.2. and 3.04.03C.4.a., the developer shall grant an easement to provide private access for emergency responders and maintenance staff ~~a private access easement~~ over the proposed vehicular drive aisle on Parcel 1 and the existing drive aisle on Parcel 2. The easement shall be at least 20 feet wide and benefit both Parcels. The cross access between parcels shall meet the Woodburn Fire Marshal's requirements. This easement shall be recorded via the Partition Plat, or per direction from the Marion County Surveyor's office.