



**City of McMinnville**  
**Planning Department**  
 231 NE Fifth Street  
 McMinnville, OR 97128  
 (503) 434-7311

[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

**Planning Commission**  
**McMinnville Civic Hall, 200 NE 2<sup>nd</sup> Street**  
**December 15, 2016**  
**6:30 p.m.**

Commission Members	Agenda Items
Wendy Stassens Chair	1. <b>Call to Order</b>
John Tidge Vice-Chair	2. <b>Citizen Comments</b>
Martin Chroust-Masin	3. <b>Approval of Minutes:</b> November 17, 2016 (Exhibit 1)
Zack Geary	4. <b>Public Hearing (Quasi Judicial)</b>
Roger Hall	A. <u>Conditional Use &amp; Variance (CU 8-16 &amp; VR 2-16)</u> (Exhibit 2) <b>Continued from the November 17, 2016 Planning Commission Meeting</b>
Charles Hillistad	Request: McMinnville School District is requesting approval of a conditional use permit to allow for a change in the use of the existing McMinnville High School site to accommodate a new vocational technical school, expanded athletic facilities, field improvements, and new parking areas. The applicant is also requesting approval of a variance to allow for a portion of the building to be constructed at 53 ½ feet in height, which is greater than the maximum height of 35 feet that is allowed in the zoning district.
Jack Morgan	Location: 615 NE 15 <sup>th</sup> Street and is more specifically described as Tax Lots 2600 & 3000, Section 16CA, T. 4 S., R. 4 W., W.M, and Tax Lot 1590, Section 16CC, T. 4 S., R. 4 W., W.M.
Nanette Pirisky	Applicant: McMinnville School District #40
Erica Thomas	B. <u>Zone Change, Planned Development Amendment, &amp; Subdivision (ZC 1-16, ZC 2-16 &amp; S 3-16)</u> (Exhibit 3) <b>Continued from the November 17, 2016 Planning Commission Meeting</b>
	Request: Approval of a zone change from EF- 80 (Exclusive Farm Use – 80-Acre Minimum) to R-1 PD (Single-Family Residential Planned Development) on approximately 13.6 acres of land, a zone change from R-1 to R-1 PD on approximately 17.23 acres of land, and to amend Planned Development Ordinance No. 4626 to encompass an additional 30.83 acres of land and to allow variation in lot

The meeting site is accessible to handicapped individuals. Assistance with communications (visual, hearing) must be requested 24 hours in advance by contacting the City Manager (503) 434-7405 – 1-800-735-1232 for voice, or TDY 1-800-735-2900.

\*Please note that these documents are also on the City's website, [www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov). You may also request a copy from the Planning Department.

sizes and setback requirements to include: a reduction in the front yard setback for certain lots from 20 to 15 feet; a reduction in the side yard setback for certain lots from 10 feet to either 5 feet or 3 feet; and, a reduction in the exterior side yard setback for certain lots from 20 feet to 15 feet. Concurrently, the applicant is requesting approval of a tentative residential subdivision plan on approximately 40.55 acres of land that, if approved, would provide for the construction of 213 single-family homes and the construction of 65 multiple-family dwellings on one lot.

Location: South of Baker Creek Road and east of Hill Road and is more specifically described as Tax Lots 200, 203, and 205, Section 18, T. 4 S., R. 4 W., W.M.

Applicant: Baker Creek Development, LLC

- 5. Old/New Business**
- 6. Commissioner/Committee Member Comments**
- 7. Staff Comments**
- 8. Adjournment**

City of McMinnville  
Planning Commission  
Regular Meeting

November 17, 2016  
6:30 p.m., McMinnville Civic Hall  
McMinnville, Oregon

MINUTES

Members Present: Chair Wendy Stassens, Vice Chair John Tidge, Commissioners Martin Chroust-Masin, Zack Geary, Roger Hall, Charles Hillestad, Nanette Pirisky, and Erica Thomas

Members Absent: Commissioner Jack Morgan

Staff Present: Chuck Darnell – Associate Planner, David Koch, - City Attorney, Heather Richards – Planning Director, and Sarah Sullivan – Permit Technician.

**1. Call to Order**

Chair Stassens called the meeting to order at 6:31 p.m. and called for any citizen comments. There were none.

**2. Citizen Comments**

None

**3. Approval of Minutes: October 20, 2016**

Chair Stassens called for action on the Planning Commission minutes from the October 20, 2016 meeting. Commissioner Chroust-Masin MOVED to APPROVE the minutes as presented; SECONDED by Commissioner Geary. Motion PASSED with one abstention.

**4. Public Hearing (Quasi Judicial): Zone Change, Planned Development Amendment, & Subdivision (ZC 1-16, ZC 2-16 & S 3-16) - Continuance Requested**

Request: Approval of a zone change from EF- 80 (Exclusive Farm Use – 80-Acre Minimum) to R-1 PD (Single-Family Residential Planned Development) on approximately 13.6 acres of land, a zone change from R-1 to R-1 PD on approximately 9.4 acres of land, and to amend Planned Development Ordinance No. 4626 to encompass an additional 23 acres of land and to allow variation in lot sizes and setback requirements to include: a reduction in the front yard setback for certain lots from 20 to 15 feet; a reduction in the side yard setback for certain lots from 10 feet to either 5 feet or 3 feet; and, a reduction in the exterior side yard setback for certain lots from 20 feet to 15 feet. Concurrently, the applicant is requesting approval of a tentative phased subdivision plan on approximately 40 acres of land that, if approved, would provide for the construction of 213 single-family homes and one multiple-family development.

Location: South of Baker Creek Road and east of Hill Road and is more specifically described as Tax Lots 200, 203, and 205, Section 18, T. 4 S., R. 4 W., W.M.

Applicant: Baker Creek Development, LLC

Chair Stassens opened the public hearing at 6:38 p.m and explained that the applicant requested an extension of the public hearing until the December 15, 2016 meeting. Chair Stassens also stated that the applicant waived the 120-day review requirement.

Commissioner Geary MOVED to continue the public hearing to the Planning Commission's December 15, 2016 hearing at 6:30 p.m. in the Civic Hall hearing room.

SECONDED by Commissioner Hillestad. The motion PASSED unanimously.

##### **5. Public Hearing (Quasi Judicial): Conditional Use & Variance (CU 8-16 & VR 2-16)**

Request: McMinnville School District is requesting approval of a conditional use permit to allow for a change in the use of the existing McMinnville High School site to accommodate a new vocational technical school, expanded athletic facilities, field improvements, and new parking areas. The applicant is also requesting approval of a variance to allow for a portion of the building to be constructed at 53 ½ feet in height, which is greater than the maximum height of 35 feet that is allowed in the zoning district.

Location: 615 NE 15<sup>th</sup> Street and is more specifically described as Tax Lots 2600 & 3000, Section 16CA, T. 4 S., R. 4 W., W.M, and Tax Lot 1590, Section 16CC, T. 4 S., R. 4 W., W.M.

Applicant: McMinnville School District #40

Chair Stassens explained the requirements of any public hearing being published prior to the hearing date, and that due to a system glitch, the notice for the November public hearing was not published. She stated that tonight's hearing would be opened and testimony would be received, but the hearing would remain open until the December 15<sup>th</sup> meeting. Chair Stassens said that at the December 15<sup>th</sup> hearing additional testimony would be received.

Chair Stassens opened the public hearing at 6:41 p.m. She called for abstentions, objection to jurisdiction, and disclosures. There were none. She also asked how many commissioners had visited the site. All commissioners present said they did.

Chair Stassens asked for the staff report and recommendations.

Associate Planner Chuck Darnell, provided a powerpoint for the Commissioners and explained the two application requests: 1) Conditional Use permit application to expand the current High School use; and 2) Variance request to allow for a variance to the maximum height allowance in an R-2 zone.

Mr. Darnell gave a brief history of the high school site, the original construction, and modifications and expansions that have occurred over the years. The most recent expansion in 2007, Phase 1 of the current expansion request, was also a voter approved bond measure. He also stated the existing conditions of the current site, such as: use; zoning of surrounding properties; and access.

Mr. Darnell expanded on the conditional use application, specific to; the review process, citing the criteria for review, the proposed site expansion, specific to the new technology center, expanding the athletic facility, modifications to the field house, improvements to

Baker Field, and the expansion of the parking lot. He also explained the traffic analysis that was conducted and the changes to the circulation pattern for the bus drop off/pick up area.

Mr. Darnell stated that the School District has developed some mitigation efforts to help with the project's impact on the surrounding neighborhoods. One of those improvements includes putting the stadium lights as well as the lights at Baker Field on a shut-off timer. He described other efforts that the School District incorporated into the project to mitigate impacts, including providing additional parking on-site, removing nonconforming structures, improving circulation within the site, and buffering newly developed portions of the site from surrounding properties. He also stated that the school has held a number of community meetings and established student outreach clean-up efforts, such as leaf pick up and trash removal.

Next Mr. Darnell spoke about the Variance request to allow for the highest point of the athletic facility to be constructed at 53 feet, which in an R-2 (Single-Family Residential) zone is 35 feet. Mr. Darnell explained that for every foot above the maximum height, there had to be a rear yard setback reduction of 1 foot. Mr. Darnell stated that based on the existing footprint of the campus and the location of the athletic facility, there would be no option to increase the setback because the existing footprint is nonconforming and was constructed prior to the adoption of the zoning ordinance. He also noted that the athletic facility would be setback 79 feet, which meets the intent of the ordinance.

Mr. Darnell stated that staff recommends approval of both the conditional use and variance requests with the conditions of approval noted in the staff report.

Chair Stassens asked if there were any questions for staff.

Commissioner Tiedge stated that he just wanted clarification regarding the setbacks, asking if the setback was required for any portion of the building exceeding the maximum height allowance.

Mr. Darnell said yes.

Commissioner Chroust-Masin asked if there was a task force created to support a second high school and what the population would need to be in order for a second high school to be built.

Mr. Darnell said that he was unable to answer that questions and maybe the applicant could address it.

Chair Stassens asked if there were any other questions.

There were none.

Chair Stassens asked the applicant to present their request.

Peter Keenan, Facilities Manager McMinnville School District introduced himself. Mr. Keenan explained the approval of the bond measure by the voters for improvements to the schools within the district. He explained that the high school expansion was Phase II of the expansion started in 2007. Mr. Keenan gave a brief history of the high school building and campus. He then introduced Ben Schonberger, with Winterbrook Planning.

Mr. Schonberger expressed that his team is excited to be working on the High School expansion project. Mr. Schonberger explained the design process for the project and what was changing, expanding, or improved. For example the VoTech building would be a new facility, which would require expanding the parking area.

Mr. Schonberger stated that with the school district there were two (2) open houses, with approximately 80 citizens attending. He said they also received design input from students.

Mr. Schonberger noted the review criteria for the expansion and stated that the project is compatible with the requirements and the surrounding areas. He stated the key elements for the project, which included the VoTech building, the main and auxiliary gym expansion, the Baker Field improvements, the field house building for storage of athletic equipment, and upgrading the lighting at the stadium. Mr. Schonberger also noted the buffering of the parking areas with landscaping.

Mr. Schonberger explained that a traffic study was conducted at the intersections surrounding the school, and found that the additional traffic will not have significant impact on the intersections or the surrounding areas.

Mr. Schonberger gave an explanation for the height variance request for the gym and the reasoning behind the design. He noted that the portion of the gym over the maximum height allowance is setback approximately 79 feet from the property line.

Mr. Schonberger concluded his presentation and asked the Commissioner's if they had any questions for him.

Commissioner Chroust-Masin asked what would trigger a second high school to be built.

Mr. Keenan answered by stating at this time with the enrollment numbers and cost to operate a second high school it was determined to continue with the expansion of the existing campus. He stated that were a lot of factors to take into consideration before the construction, one of which would be the increase of enrollment (around 3000), cost to add additional staff, and the daily operation of the facility. Mr. Keenan explained that asking the voter for a new bond to build a new high school is tougher than asking to expand the current campus.

Commissioner Geary asked why the gym needed to be so tall.

Mr. Schonberger explained that different sports require different height clearances, for example volleyball requires 25 feet of clearance and basketball requires 23 feet of clearance.

Chair Stassens asked if there were any other questions for the applicant.

There were none.

Chair Stassens asked if any member audience wanted to speak in favor opposition of the application request.

There were none.

Chair Stassens asked if there were any other questions regarding the application.

There were none.

Commissioner Hall MOVED to continue the public hearing until 6:30 p.m. on December 15, 2016.

SECONDED by Commissioner Chroust-Masin. The motion PASSED unanimously.

#### **6. Old/New Business**

None

#### **7. Commissioner Comments**

None

#### **8. Staff Comments**

None

#### **9. Adjournment**

Commissioner Hillestad MOVED to adjourn the meeting; SECONDED by Commissioner Hall. Motion PASSED unanimously and Chair Stassens adjourned the meeting at 7:23 p.m.

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Heather Richards  
Secretary



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## **EXHIBIT 2 - STAFF REPORT**

**DATE:** December 15, 2016  
**TO:** Planning Commissioners  
**FROM:** Chuck Darnell, Associate Planner  
**SUBJECT:** Public Hearing: CU 8-16/VR 2-16 – McMinnville High School Expansion

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### **Report in Brief:**

This is a public hearing to consider the McMinnville School District's application requesting approval of a conditional use permit to expand McMinnville High School on its current site to add a new vocational technical school with four additional classrooms, incorporate additional athletic facilities including an auxiliary gym, weight training facilities, and locker rooms, upgrading of Baker Field to synthetic turf, addition of walking paths and timer controlled lighting around Baker Field, and new parking areas with 46 additional parking spaces (CU 8-16). The applicant is also requesting approval of a variance to allow for a portion of the building to be constructed at 53 ½ feet in height, which is greater than the maximum height of 35 feet that is allowed in the zoning district (VR 2-16).

The property in question is 615 NE 15<sup>th</sup> Street and is more specifically described as Tax Lots 2600 & 3000, Section 16CA, T. 4 S., R. 4 W., W.M, and Tax Lot 1590, Section 16CC, T. 4 S., R. 4 W., W.M. The applicant is McMinnville School District represented by Ben Schonberger, Winterbrook Planning.

These applications were presented at the November 17, 2016 Planning Commission meeting. Planning Commission opened the public hearing. Staff provided their report and recommendations on the applications, and the applicant provided a presentation as well. The Planning Commission Chair asked for public testimony either in support of or in opposition to the applications, and no public testimony was given. Due to some electronic issues associated with the public noticing for this application it was not published in the local newspaper as required. The public hearing was continued to the December 15, 2016 Planning Commission meeting to allow for the required public notice to be published in the local newspaper. The City did receive one letter from a nearby resident, which has been added to Exhibit A as an attachment. To ensure transparency and equity in terms of information for the public hearing and testimony, the same staff report and applicant report will be provided at the continued December 15, 2016 continued public hearing.

The information in this staff report is the same information that was included in the November 17, 2016 Planning Commission packet, and the same information that was presented at the November 17, 2016 Planning Commission meeting. The only change is the addition of the one letter received from a resident, which has been added to Exhibit A as an attachment.

Exhibit A to this staff report contains the Findings of Fact, Decision, Conditions of Approval, Comments, Attachments and Conclusionary Findings.

### **Background:**

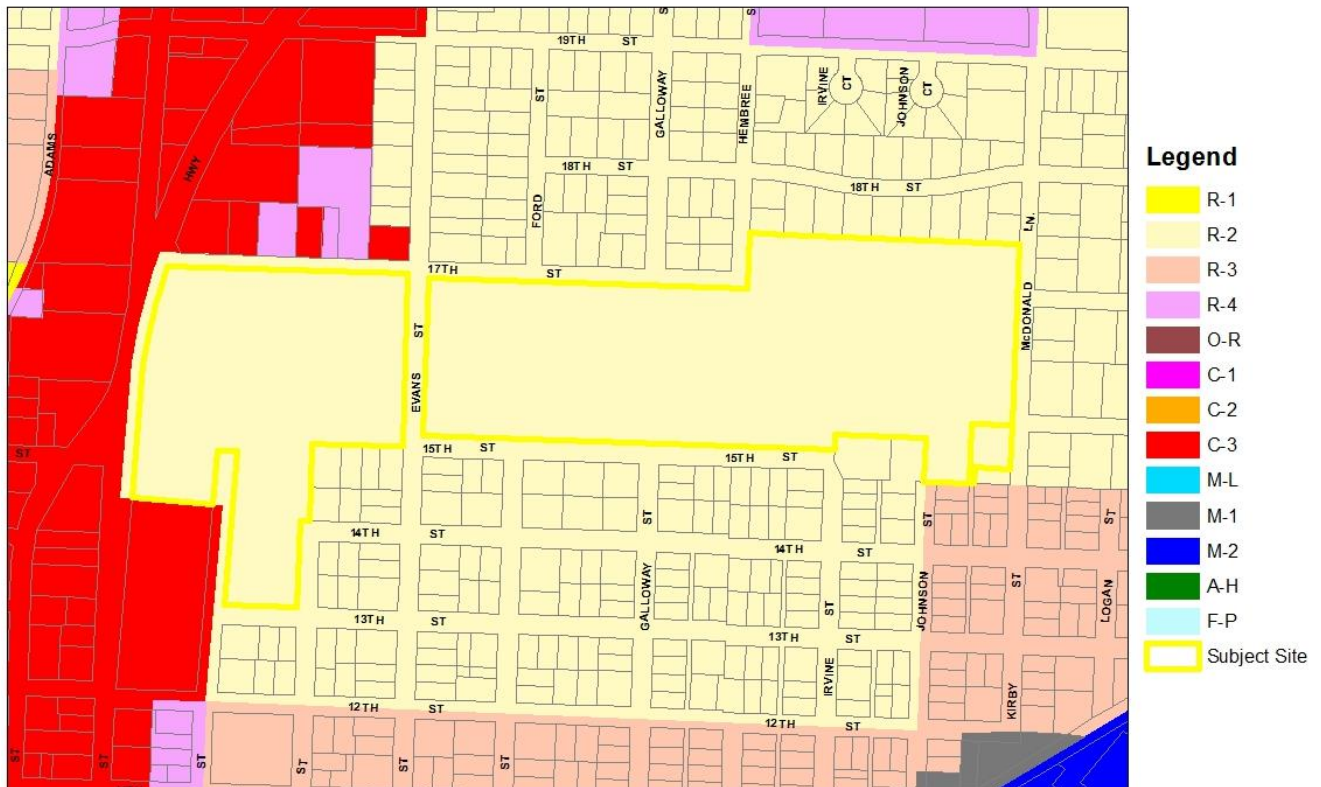
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*Attachments: List in Order*

*CU 8-16/VR 2-16 – McMinnville High School Expansion Exhibit A*



The subject site is located on multiple parcels, and is generally located east of NE Baker Street (Highway 99W), south of NE 17<sup>th</sup> Street, west of NE McDonald Lane, and north of NE 15<sup>th</sup> Street. The combined area of the parcels is approximately 38.42 acres, and all parcels are zoned R-2 (Single-Family Residential) and designated as Residential on the City’s Comprehensive Plan Map. Properties adjacent to the subject site are mainly zoned R-2 (Single-Family Residential), with some properties north and west of the subject site zoned R-4 (Multiple-Family Residential) and C-3 (General Commercial). These multiple family and commercially zoned properties are located west of NE Baker Street (Highway 99W) and north of NE 17<sup>th</sup> Street. A visual of the subject site and a reference map showing the zoning of surrounding properties are provided below:



The site is currently developed and used as the McMinnville High School campus. Specifically, the high school building, parking lots, and football stadium are located on the parcel between NE Evans Street and NE McDonald Lane. The parcel between NE Baker Street and NE Evans Street contains other athletic fields, and the smallest parcel that fronts NE McDonald Lane near NE 16<sup>th</sup> Street currently contains a school district maintenance building.

The site is provided access by main entrances from NE 15<sup>th</sup> Street on the south side, between NE Galloway Street and NE Irvine Street, and from NE 17<sup>th</sup> Street on the north side, near NE Hembree Street.

The McMinnville High School building was originally constructed in the 1950s, and has been expanded multiple times since the original construction. The most recent expansion occurred in 2007 when a conditional use permit was granted by the Planning Commission to allow for the addition of 63,000 square feet to the existing high school to accommodate additional students. On May 27, 2016, an \$89.4 million bond measure was passed by McMinnville voters to authorize funds for capital improvements at McMinnville School District facilities. A portion of those funds are being used to expand the high school property as proposed in this request.

### **Discussion:**

This land use review includes requests for both a conditional use permit and a variance. To move forward with this project, a conditional use permit is required because the proposed improvements would be an expansion of the existing use of the site as the McMinnville High School (MHS) campus beyond that which is currently allowed through an existing conditional use permit. A variance is required because one portion of the proposed building would be constructed at 53 ½ feet in height, which is greater than the maximum height of 35 feet that is allowed in the R-2 (Single-Family Residential) zoning district.

The Planning Commission's responsibility regarding these types of land use requests is to conduct a public hearing and, at its conclusion, render a decision to approve, approve with conditions, or deny the conditional use and variance requests.

### **Conditional Use Review:**

In reviewing a conditional use request, the Planning Commission must weigh the proposed uses appropriateness and desirability or the public convenience or necessity to be served against any adverse conditions that would result from authorizing the particular development at the location proposed.

The improvements to the MHS site are being proposed to improve high school facilities and programs on the existing high school site, rather than building a second high school facility or expanding facilities off-site. The proposed improvements include:

- New vocational/technical building (Technology Center) to be located west of the existing stadium.
- Centralized athletic complex that will replace the main gymnasium, auxiliary gym, locker rooms, and yoga/dance facilities.
- Replacement classrooms in the central high school building.
- New field house to be located southeast of the existing stadium.
- Improvements to Baker Field, located between NE Evans Street and NE Baker Street, including installation of field turf, timer controlled lighting, restrooms, and new pathways.
- Expanded parking lot west of the stadium and north of the Technology Center to accommodate more parking and improve bus and vehicular flow through the site.

The plan to expand the current MHS site came out of the School District's Long Range Facilities Task Force, which had determined that there is not a sufficient student population to justify two separate high schools and had recommended these improvements to the MHS site instead. The expansion of the existing MHS site is also being proposed because the current high school is centrally located and easily accessible for students throughout the school district.

The School District has conducted a public outreach process to make property owners in the immediate vicinity of the high school aware of potential activities that could be occurring on the existing MHS site. The School District has maintained a mailing list of about 300 property owners, all of whom were invited to open public meetings in September 2016. The purpose of these open public meetings was to discuss the proposed improvements included in this conditional use and variance request, and a total of 47 people attended two separate meetings. Some key land use-related issues that were raised by attendees of those meetings included construction phasing, parking supply, vehicular circulation and bus access, and building aesthetics.

*Evaluation of Review Criteria:*

The potential impacts of a proposed conditional use on the abutting properties and surrounding neighborhood should be minimized through the design, location, and operating characteristics of the proposed development. In order to ensure that the proposed use and development is appropriate and has minimal impacts on the surrounding neighborhood, the Planning Commission must find that the following criteria are being met:

- A. The proposal will be consistent with the Comprehensive Plan and the objectives of the zoning ordinance and other applicable policies of the City;

*Comprehensive Plan Policies:* A number of Comprehensive Plan goals and policies relate to the proposed development. In particular, Comprehensive Plan Chapter III (Cultural, Historical, and Education Resources) includes goals and policies applicable to this request. Those goals and policies, which are identified and explained in detail in the Findings of Fact in Exhibit A, state that the City of McMinnville shall allow future community center type facilities to locate in appropriate areas, and that the City of McMinnville shall cooperate and coordinate with the McMinnville School District in planning for school facilities.

*Zoning District Requirements:* The property in question is located in the R-2 (Single-Family Residential) zone, and the proposed use, a school, is allowed as a conditional use in the R-2 zone (Section 17.15.020).

The lot size is greater than the minimum lot size in the R-2 zone and the existing buildings comply with all applicable setbacks with one exception. One portion of the main building does encroach into the required 20 foot rear yard setback in the R-2 zone (Section 17.15.040). The north side of the building is setback only 17 feet from the north property line, and this area is treated as the rear yard. However, because the building was constructed prior to adoption of the current setback requirements of R-2 zone, this portion of the building would be considered legally nonconforming. There are two additional structures on the north side of the property, between NE Galloway Street and NE Hembree Street, which are also nonconforming because they do not meet the required 20 foot rear yard setback. These structures include a greenhouse and storage shed, but they will be removed during the proposed expansion. The greenhouse will be relocated to an area east of the site of the proposed Technology Center. These modifications will ultimately decrease the number of nonconforming structures on the site. All new buildings being proposed will be built to meet required setbacks or within existing building envelopes. The buildings being removed or relocated are shown below, with existing conditions on the left and the same area after the proposed improvements are completed on the right:



The new athletic facility that will replace the existing gymnasium, auxiliary gym, locker rooms, and yoga/dance facilities is proposed to be constructed at a maximum height of 53 ½ feet. The maximum building height in the R-2 zone is 35 feet (Section 17.15.050), so the proposed athletic facility portion of the MHS site would require approval of a variance request which is part of the application currently before the Commission and will be discussed in greater detail below.

*Parking Requirements:* Parking on the site is proposed to be increased to better accommodate parking for high school activities to be conducted on the site. The school currently has 421 parking spaces, which is 41 more than the minimum required to meet parking standards for the existing high school building on the MHS site. The following tables describe the parking that will be required for the proposed expansion and the total amount of parking being proposed by the applicant:

	Quantity	Spaces Required*
New Classrooms	4	4
New Administrative Employees	0	0
New Students	100	17
<b>New Spaces Required</b>		<b>21</b>

	Quantity
Spaces Required Before Expansion	380
Existing Spaces	421
Spaces Required After Expansion	401
Additional Spaces Proposed	46
<b>Total Proposed Spaces</b>	<b>467</b>

\*Section 17.60.060 (B)(10) requires that a senior high school provide one space per classroom plus one space per administrative employee plus one space per each six students

All other design and access requirements of the McMinnville Zoning Ordinance are being met with the proposed parking area design (Section 17.60.080 (A) – (C)). The parking areas are being reconfigured to allow for the additional spaces and the construction of the new Technology Center building, which is being constructed in an area that is currently occupied by a parking lot. To accommodate the new building and the additional parking spaces, parking lots will be reconstructed north of the Technology

Center building in an area that is currently used as open practice fields. The new parking areas can be seen below, with existing conditions on the left and the same area after the proposed improvements are completed on the right:



While the parking areas are being located closer to property lines and therefore closer to adjacent properties, the School District is proposing to design the parking areas in such a way as to minimize potential impacts to surrounding properties and uses. The parking area on the north side of the site, between NE Hembree Street and the existing stadium, will be set back 32 feet from the property line. Extensive landscaping will be installed in that setback area to provide screening between the parking area and the surrounding uses. This landscaping, as proposed, will include 10 Tupelo trees, 38 Shore Pine trees, 81 Viburnum, as well as a continuous five foot tall evergreen hedge. The parking area on the south side of the site, between the Technology Center and NE 15<sup>th</sup> Street, will remain as it is currently being used today and as approved in the conditional use permit from 2007, which is separated from the property line with an existing landscaped setback area 17-feet in width.

- B. That the location, size, design, and operating characteristics of the proposed development are such that it can be made reasonably compatible with and have minimal impact on the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of public facilities and utilities; to the generation of traffic and the capacity of surrounding streets; and to any other relative impact of the development;

*Harmony in Scale, Bulk, Coverage, and Density:* The existing McMinnville High School site is quite large, at approximately 38.42 acres. The proposed improvements would, for the most part, be constructed within portions of the site that are already developed and used for school activities. The amount of open space and greenspace on the site is generally consistent with the development pattern and building coverage of the surrounding residential development, but at a larger scale because of the size of the site. The one area of proposed improvements that would not be constructed within existing developed portions of the site is the new parking area that would be constructed north of the Technology Center. This will be replacing existing open space and practice fields, but is being designed in such a way as to reduce the aesthetic impacts to abutting properties. A large buffer area is being provided between the parking area and the property line, with extensive landscaping to provide screening. The interior and other edges of the parking area are also being landscaped to provide additional screening and buffering.

The School District is also proposing some changes to the site that would reduce impacts to abutting properties and the surrounding neighborhood. As mentioned previously, two structures on the north side of the property, between NE Galloway Street and NE Hembree Street, are legally nonconforming because they do not meet the required 20 foot rear yard setback. These structures include a greenhouse and storage shed, but they will be removed during the proposed expansion, therefore reducing the impacts and encroachments into areas near abutting properties. On the southeast corner of the site, the School District will be removing an existing maintenance facility and replacing it with a field house. The removal of the existing maintenance facility is possible because the school district is in the process of acquiring property in a more industrial area to centralize their maintenance activities; the Commission may recall their recent review of CU 7-16 in August, 2016, approving this use for property located on NE Lafayette Avenue. The new field house will be constructed to meet all required setbacks, and this use will be less impactful on abutting properties and the surrounding neighborhood. The field house should not have as much traffic and noise as the existing maintenance facility, as it will be used mainly for school athletic programs and athletic equipment storage.

The main expansion components of the proposed improvements that will impact scale and bulk include the Technology Center and the replacement athletic facility, which is the proposed 53 ½ foot tall portion of the building. The Technology Center will be constructed on an inner portion of the overall MHS site, which results in the new building incorporating and blending into the existing development of the site. It will be centrally located and easily accessible from both parking areas and the central high school building. The replacement athletic facility will be constructed within the existing central high school building envelope. It is proposed to be constructed to a maximum of 53 ½ feet in height, which is about 22 feet taller than the tallest point of the existing building. However, the athletic facility will have a shed roof, with only the northern portion of the building being 53 ½ feet in height, and the remainder of the building transitioning back down to the existing building height. The height of the proposed replacement athletic facility will require a variance, so the building height will be discussed in more detail below.

*Availability of Public Facilities and Utilities:* Adequate public facilities serve the existing site, including water, sewer, and streets. The Engineering Department has reviewed the plans and has no concerns with the proposed utilities on the site associated with the expansion.

*Traffic, Circulation, and Parking:* The School District did complete a transportation analysis to account for the additional 100 students that could be accommodated on the site after the expansion. The analysis showed that the existing street network could easily accommodate the anticipated traffic from the proposed expansion. The site will still be accessed from the same primary locations, from NE 15<sup>th</sup> Street on the south side, between NE Galloway Street and NE Irvine Street, and from NE 17<sup>th</sup> Street on the north side, near NE Hembree Street. However, internal circulation within the site will be improved. A dedicated bus lane will be provided through the new parking areas on the north side of the site, keeping bus traffic and vehicle traffic separated.

The parking areas on the site were described in detail above, and actually exceed the minimum requirements of the McMinnville Zoning Ordinance. The School District will be providing 46 new parking spaces as part of the proposed expansion. The total number of parking spaces required after the completion of the proposed expansion is 401 spaces, and after incorporating the additional 46 spaces, the School District will be providing 467 parking spaces throughout the site. While it may not alleviate the entire issue, the 46 new parking spaces being provided on the site should reduce on-street parking in the areas surrounding the high school.

- C. That the development will cause no significant adverse impact on the livability, value, or appropriate development of abutting properties of the surrounding area when compared to the impact of permitted development that is not classified as conditional;

The McMinnville High School campus has existed in its current location since the 1950s and is established in its current location and within the existing neighborhood. There have been multiple successful expansions and modifications completed in the past. With this currently proposal the School District has provided evidence of a substantial effort being placed on mitigating potential issues between the school and the surrounding neighborhood, which the District remains committed to continue into the future.

The main impacts of the school on the surrounding area, as evident in the types of questions that arose at the September 2016 public meetings, are construction impacts, impacts from sporting events, and on-street parking on the surrounding public streets during school operations. The School District is proposing to complete the proposed improvements over a 2 ½ year period beginning in February 2017. The construction activities will be coordinated to occur, as much as possible, during the summer months when the use of the school is much lower than the school year. Some construction will need to take place during the school year, but by completing much of the construction during the summer, impacts to the surrounding neighborhood should be minimized.

The School District has provided evidence of their efforts in mitigating other impacts from sporting events and on-street parking on surrounding public streets. The stadium lights have been improved with timers that shut lights off at consistent times in the night. All lighting associated with the proposed improvements will be designed to be directed away from surrounding residential uses, and will be hooded to focus and direct light to the athletic fields and parking areas.

The School District, as described above, has kept in contact with a list of about 300 property owners in the surrounding neighborhoods. Various high school student groups have also begun to work on community outreach. A yard trash removal program has been initiated by the high school, with multiple student groups policing and picking up trash around the school property. The Associated Student Body Leadership Group, which consists of about 40 students, has also started to provide outreach to the community, including a neighborhood leaf raking program, door-to-door communication of high school activities, and communication of future heavy parking events that will occur at the school. City staff acknowledge that the School District has taken the initiative to address the major impacts that the neighborhood has brought forward in the past.

- D. The location and design of the site and structures for the proposal will be as attractive as the nature of the use and its setting warrants;

The site and the proposed buildings have been designed in such a way as to blend in with the existing development of the site and the existing structures. The School District is also proposing to make improvements to the site where possible. As described in more detail above, nonconforming structures are being removed, heavier uses (maintenance facility) are being relocated off-site, and buffering and landscaping are being incorporated into the site to provide space and screening between the high school and the surrounding neighborhood. The new buildings associated with this expansion will be constructed to blend in with the existing buildings on the site. The Technology Center will include a brick veneer along the south elevation that will be most visible from off-site, but will also incorporate more modern building materials such as anodized aluminum windows and metal wall panels. The replacement athletic facility will be constructed of materials consistent with other portions of the central high school building.

- E. The proposal will preserve environmental assets of particular interest to the community;

There are no city-inventoried environmental assets within the site. In past conditional uses analyses, this criteria was deemed to not be applicable.

- F. The applicant has a bona fide intent and capability to develop and use the land as proposed and has no inappropriate purpose for submitting the proposal, such as to artificially alter property values for speculative purposes.

The School District has intent and capability to develop the land as proposed. The district is committed to completing the proposed improvements in a timely manner, and given the passage of the 2016 bond measure, has the financial capacity to complete the proposed improvements.

### **Variance Review:**

One of the main improvements being proposed is the replacement of existing athletic facilities in the central campus building with a new athletic facility. The School District is attempting to use space within the existing MHS site as efficiently as possible. The incorporation of all of the athletic facilities on the site in one updated athletic facility allows the high school to retain all of the athletic facilities on one campus, while still providing space for other necessary activities, such as the new Technology Center, improved athletic fields, and additional parking spaces.

The School District is also attempting to expand the school within the existing building envelope as much as possible, so as not to expand outward and closer to abutting properties. The proposed replacement athletic facility would be constructed in the location of existing athletic facilities in the central high school building, near the north side of the site. In order to accommodate all of the required athletic facilities, including indoor basketball courts, training areas, locker rooms, and weight training facilities, in one central location, the School District is proposing to construct a building that is taller than the maximum allowable height in the R-2 zone.

The maximum height allowed in the R-2 zone is 35 feet (Section 17.15.050). The replacement athletic facility is proposed to be constructed at 53 ½ feet. However, a special exception to building height is permitted for public buildings, which includes educational institutions and schools. Under this exception, a school may be erected to a height not exceeding 60 feet, provided that required yards are increased one foot for each one foot of additional building height above the height regulations for the zone (Section 17.54.040(A)). Under this exception, the proposed 53 ½ foot building would be permitted if the required yard could be increased by 18 ½ feet. The rear yard setback in the R-2 zone is 20 feet (Section 17.15.040), and would need to be increased by 18 ½ feet to 38 ½ feet to allow for the proposed 53 ½ foot tall building.

The existing central high school building currently does not meet the required 20 foot rear yard setback because it was constructed prior to the adoption of the current setback requirements for the R-2 zone. Therefore, the School District does not have the ability to increase the yard setback to provide for the taller building. This situation has led to the request for the variance, which is to allow for the construction of the 53 ½ foot building without increasing the required rear yard setback to 38 ½ feet.

### *Evaluation of Review Criteria:*

In reviewing variance requests, the Planning Commission must determine whether, owing to special and unusual circumstances related to a specific piece of property, strict application of the McMinnville Zoning Ordinance would cause an undue or unnecessary hardship. In order to grant a variance, the Planning Commission must show that the following circumstances substantially exist:

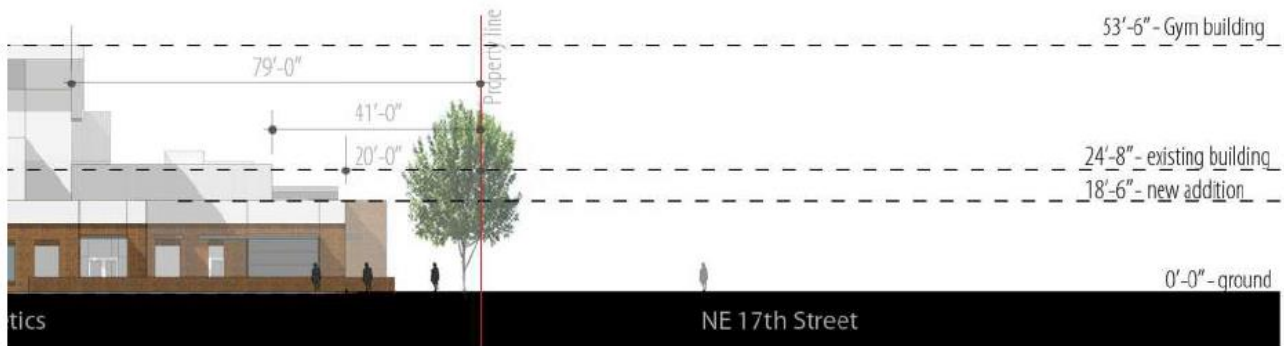


- A. Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity, and result from lot size or shape legally existing prior to the date of the ordinance codified in this title, topography, or other circumstance over which the applicant has no control;

McMinnville High School is the only high school site in the City of McMinnville and is fully established in its current location. The high school was also originally constructed prior to the adoption of the McMinnville Zoning Ordinance, and therefore was not constructed with any knowledge of what the required setbacks would be in the zoning district. These characteristics represent extraordinary circumstances that do not generally apply to other properties in the vicinity.

The construction of the building prior to the adoption of the McMinnville Zoning Ordinance also creates a situation in which the required yard cannot be increased to allow for the taller building that is being proposed. The norther portion of the building, which is existing single story classroom space, is currently setback only 17 feet from the rear property line. In order to create the 38 ½ foot yard setback that would be required to construct a 53 ½ foot tall building, the existing single story building would need to be removed. This is not possible because the space is needed to meet the high school’s programmatic needs.

Also, an exceptional circumstance exists in that the portion of the building that is being proposed to be constructed at 53 ½ feet in height is actually setback a greater distance from the property line and would meet the required yard setback if constructed on its own. The wall of the proposed taller portion of the building is actually set back 79 feet from the rear property line. This is more than double the yard setback that would be required to allow the 53 ½ foot tall building on its own. As described above, the existence of the existing single story building, which was constructed before the McMinnville Zoning Ordinance was adopted, is located in the area that would be used for the increased yard setback and is not able to be removed. A visual of the proposed 53 ½ foot tall building and the setbacks is provided below:



- B. The variance is necessary for the preservation of a property right of the applicant substantially the same as owners of other property in the same zone or vicinity possess;

The existing use of the property as a high school is allowed under previous conditional use permits that have been granted to the School District. The McMinnville Zoning Ordinance states that a conditional use shall become a property right (Section 17.74.060(A)). The School District, in planning for growth and incorporation of additional school activities, had a reasonable expectation that they could continue to use the existing MHS site based on the property right granted to them in the form of the previous conditional use permits. In order to preserve that property right, the School District is arguing that the height variance will be necessary and will allow them to provide necessary facilities at a location in which significant investment and planning has occurred.

- C. The variance would not be materially detrimental to the purposes of this title, or to property in the zone or vicinity in which the property is located, or otherwise conflict with the objectives of any city plan or policy;

The purpose of the McMinnville Zoning Ordinance, in general, is to encourage appropriate and orderly physical development in the city and to promote public health, safety, and general welfare. The School District has provided many arguments for how the proposed development is appropriate and orderly, as described in more detail in the conditional use review above. Staff believes that the proposed 53 ½ foot tall portion of the building has been designed in such a way as to be incorporated effectively into the existing site, therefore not conflicting with public health, safety, or welfare.

The replacement athletic facility is proposed to be located centrally within the site and within the envelope of the existing central high school building. The portion of the building that will be constructed at 53 ½ feet in height will be setback 79 feet from the property line. This will provide for adequate space, light, and air between the taller building and any other building located on abutting property, and will not create an environment in which the tall building is encroaching on abutting properties. The building will also be constructed with a stepped design that would transition from the tallest portion of the building down towards the property line. This will assist in relieving any potential aesthetic impact of the taller portion of the building. The School District has provided visual examples to better reflect the impact of this stepped design, and a rendering showing the proposed 53 ½ foot tall building from NE 17<sup>th</sup> Street is provided below:



- D. The variance requested is the minimum variance which would alleviate the hardship.

The School District has provided details on the proposed construction of the replacement athletic facility. The building has been designed to be only as tall as necessary to accommodate the activities that will need to occur within the building. The building will include indoor basketball courts, training areas, locker rooms, and weight training facilities. A certain roof height is required for each type of facility within the building. However, in order to minimize the overall height of the building, the facilities within the building have been organized so that the 53 ½ foot tall roof is not required over the entire building. This results in a building with a shed roof. The shed roof at its tallest point is 53 ½ feet tall where roof heights must be provided for locker rooms and the indoor basketball courts, but the roof

height transitions down to the west to better blend in to the existing structure and minimize the variance being requested.

Based on the observations and arguments described above, and the findings of fact and conclusionary findings attached as Exhibit A, staff is recommending that the conditional use permit and variance be approved with the following conditions:

1. That prior to the release of building permits for the proposed development, the School District shall submit for review and approval by the McMinnville Landscape Review Committee, a plan proposing landscaping for the areas affected by the proposed expansion. All landscaping, as approved by the Landscape Review Committee, shall be installed prior to occupancy of the newly constructed expansion. Alternatively, a landscape bond for 120-percent of the landscaping cost of the uninstalled portion shall be placed on deposit with the City prior to occupancy.
2. That any outside lighting shall have hoods or shoebox-type fixtures to direct light both downward and away from the nearby residences and any public right-of-way.
3. That the School District shall coordinate with McMinnville Water and Light on electric and water service to the property. If the proposed expansion requires the addition/extension/relocation of any water main, water meters, fire lines, or fire hydrants an Extension Agreement and engineered drawings will be required between McMinnville Water and Light and the School District. All costs will be at the School District's expense.
4. That this conditional use permit approval shall be terminated if the proposed improvements do not commence within one year of the effective date of this approval, or if the use once commenced lapses for any single period of time that exceeds one year in duration.

**Fiscal Impact:**

None.

**Recommendation/Suggested Motion:**

Based on the observations and arguments described above, and the findings of fact, conditions of approval and conclusionary findings attached as Exhibit A, staff is recommending that the conditional use permit and variance be approved.

***Suggested Motion:*** “I move to approve the McMinnville School District’s application for a conditional use permit (CU 8-16) and variance request (VR 2-16) per the Findings of Fact, Decision, Conditions of Approval, and Conclusionary Findings in Exhibit A.”

CD:sjs

## EXHIBIT A

### FINDINGS OF THE MCMINNVILLE PLANNING COMMISSION FOR MCMINNVILLE HIGH SCHOOL FOR APPROVAL OF A CONDITIONAL USE PERMIT AND VARIANCE REQUEST

- DOCKET:** CU 8-16 & VR 2-16
- REQUEST:** The applicant is requesting approval of a conditional use permit to allow for a change in the use of the existing McMinnville High School site to add a new vocational technical school with four additional classrooms, incorporate additional athletic facilities including an auxiliary gym, weight training facilities, and locker rooms, upgrading of Baker Field to synthetic turf, addition of walking paths and timer controlled lighting around Baker Field, and new parking areas with 46 additional parking spaces. The applicant is also requesting approval of a variance to allow for a portion of the building to be constructed at 53 ½ feet in height, which is greater than the maximum height of 35 feet that is allowed in the zoning district.
- LOCATION:** The property in question is located at 615 NE 15<sup>th</sup> Street and is more specifically described as Tax Lots 2600 & 3000, Section 16CA, T. 4 S., R. 4 W., W.M, and Tax Lot 1590, Section 16CC, T. 4 S., R. 4 W., W.M.
- ZONING:** The subject site is designated as Residential on the McMinnville Comprehensive Plan Map, and is zoned R-2 Single Family Residential.
- APPLICANT:** McMinnville School District
- STAFF:** Chuck Darnell, Associate Planner
- HEARINGS BODY:** McMinnville Planning Commission
- DATE & TIME:** November 17, 2016. Meeting held at the Civic Hall, 220 NE 2<sup>nd</sup> Street, McMinnville Oregon
- COMMENTS:** This matter was referred to the following public agencies for comment: McMinnville Fire Department, Police Department, Engineering Department, Building Department, Parks Department, City Manager, and City Attorney; McMinnville Water and Light; McMinnville School District No. 40; Yamhill County Public Works; Yamhill County Planning Department; Frontier Communications; Comcast; and Northwest Natural Gas. As of the date of completion of this report, no comments in opposition to this application had been received from these agencies.

### **DECISION AND CONDITIONS OF APPROVAL**

#### **DECISION**

Based on the findings and conclusions, the Planning Commission recommends **APPROVAL** of the Conditional Use Permit (CU 8-16) and Variance Request (VR 2-16) for the McMinnville High School **subject to the conditions of approval below.**

#### **CONDITIONS OF APPROVAL**

The following conditions of approval shall be required:

1. That prior to the release of building permits for the proposed development, the School District shall submit for review and approval by the McMinnville Landscape Review Committee, a plan proposing landscaping for the areas affected by the proposed expansion. All landscaping, as approved by the Landscape Review Committee, shall be installed prior to occupancy of the newly constructed expansion. Alternatively, a landscape bond for 120-percent of the landscaping cost of the uninstalled portion shall be placed on deposit with the City prior to occupancy.
2. That any outside lighting shall direct light both downward and away from the nearby residences and any public right-of-way.
3. That the School District shall coordinate with McMinnville Water and Light on electric and water service to the property. If the proposed expansion requires the addition/extension/relocation of any water main, water meters, fire lines, or fire hydrants an Extension Agreement and engineered drawings will be required between McMinnville Water and Light and the School District. All costs will be at the School District’s expense.
4. That this conditional use permit approval shall be terminated if the proposed improvements do not commence within one year of the effective date of this approval, or if the use once commenced lapses for any single period of time that exceeds one year in duration.

## **COMMENTS**

Copies of the application and requests for comment were forwarded to all necessary public agencies and other city departments. The City Engineer and Community Development Department responded and did not have any comments or suggested conditions of approval for either the conditional use or variance request. McMinnville Water and Light provided the following comments:

- Applicant should contact McMinnville Water and Light to discuss electric service to new buildings and upgrades to existing electric services if necessary.
- Applicant should contact McMinnville Water and Light for exact water main sizes around the McMinnville High School, as well as all the different water meters and fire lines serving all of the facilities. If this project requires the addition/extension/relocation of any water main, water meters, fire lines, or fire hydrants an Extension Agreement and engineered drawings will be required between McMinnville Water and Light and the owner. All costs will be at the owner’s expense.

McMinnville Water and Light also provided some comments related to the proposed landscaping that may be in conflict with water and electric utilities. They have stated that some of the species of trees being proposed may cause problems with overhead power lines at full maturity. Staff is suggesting that the landscape plan be reviewed in detail by the Landscape Review Committee, and the species of trees could be modified if necessary to allow for planting of species that would not conflict with utilities at full maturity.

Notice of the conditional use and variance request was also mailed to property owners within 1,000 feet of the subject site. As of the date this report was written, no written comments had been received by the Planning Department.

## **ATTACHMENTS:**

1. Applications for Conditional Use and Variance
2. Applicant Narrative, including:
  - a. Lighting Specifications
  - b. Transportation Impact Study

3. Project Drawings, including:
  - a. Existing High School Context Site Plan
  - b. Proposed Circulation Plan
  - c. Proposed Building Expansion Plan (Schematic)
  - d. Proposed Building Elevations (Schematic)
  - e. Proposed Building Elevations
  - f. Proposed Building Elevations
  - g. SE Axonometric View (Schematic)
  - h. SW Axonometric View (Schematic)
  - i. Landscape Plan (West)
  - j. Landscape Plan (East)
  - k. Existing Conditions (West)
  - l. Existing Conditions (East)
  - m. Site Plan West (detailed)
  - n. Site Plan East (detailed)
  - o. Proposed Parking and Circulation Plan (detailed)
  - p. Existing Utility & Easements
  - q. Proposed Utility & Easements
  - r. Partial Site Plan Photometric Calculations
  - s. Partial Site Plan Electrical
4. List of Property Owners to Whom Notice Was Sent
5. Vicinity Map
6. Affidavit of Publication
7. Letter Submitted by Mr. David Vicksta, Dated November 7, 2016

### **FINDINGS OF FACT**

Goals and Policies from the McMinnville Comprehensive Plan which are applicable to the request are as follows:

#### CHAPTER III CULTURAL, HISTORICAL, AND EDUCATIONAL RESOURCES

GOAL III 1: TO PROVIDE CULTURAL AND SOCIAL SERVICES AND FACILITIES COMMENSURATE WITH THE NEEDS OF OUR EXPANDING POPULATION, PROPERLY LOCATED TO SERVICE THE COMMUNITY AND TO PROVIDE POSITIVE IMPACTS ON SURROUNDING AREAS.

Policies:

13.00 The City of McMinnville shall allow future community center type facilities, both public and private, to locate in appropriate areas based on impacts on the surrounding land uses and the community as a whole, and the functions, land needs, and service area of the proposed facility.

GOAL III 3: TO PROVIDE FOR THE EDUCATIONAL NEEDS OF McMINNVILLE THROUGH THE PROPER PLANNING, LOCATION, AND ACQUISITION OF SCHOOL SITES AND FACILITIES.

Policies:

18.00 The City of McMinnville shall cooperate with the McMinnville School District in the planning for future schools.

#### 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.

Parking Policies:

126.00 The City of McMinnville shall continue to require adequate off-street parking and loading facilities for future developments and land use changes.

127.00 The City of McMinnville shall encourage the provision of off-street parking where possible, to better utilize existing and future roadways and rights-of-way as transportation routes.

CHAPTER VII COMMUNITY FACILITIES AND SERVICES

GOAL VII 1: TO PROVIDE NECESSARY PUBLIC AND PRIVATE FACILITIES AND UTILITIES AT LEVELS COMMENSURATE WITH URBAN DEVELOPMENT, EXTENDED IN A PHASED MANNER, AND PLANNED AND PROVIDED IN ADVANCE OF OR CONCURRENT WITH DEVELOPMENT, IN ORDER TO PROMOTE THE ORDERLY CONVERSION OF URBANIZABLE AND FUTURE URBANIZABLE LANDS TO URBAN LANDS WITHIN THE McMINNVILLE URBAN GROWTH BOUNDARY.

Sanitary Sewer System Policies:

136.00 The City of McMinnville shall insure that urban developments are connected to the municipal sewage system pursuant to applicable city, state, and federal regulations.

Storm Drainage Policies:

142.00 The City of McMinnville shall insure that adequate storm water drainage is provided in urban developments through review and approval of storm drainage systems, and through requirements for connection to the municipal storm drainage system, or to natural drainage ways, where required.

Water System Policies:

144.00 The City of McMinnville, through McMinnville Water and Light, shall provide water services for development at urban densities within the McMinnville Urban Growth Boundary.

147.00 The City of McMinnville shall continue to support coordination between city departments, other public and private agencies and utilities, and McMinnville Water and Light to insure the coordinated provision of utilities to developing areas. The City shall also continue to coordinate with McMinnville Water and Light in making land use decisions.

CHAPTER VIII ENERGY

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

Energy Conservation Policies:

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

1. The following sections of the McMinnville Zoning Ordinance are applicable to this request:

## 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.

## Policies:

- 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.

## GENERAL PROVISIONS

17.03.020 Purpose. The purpose of the ordinance codified in Chapters 17.03 (General Provisions) through 17.74 (Review Criteria) of this title is to encourage appropriate and orderly physical development in the city through standards designed to protect residential, commercial, industrial, and civic areas from the intrusions of incompatible uses; to provide opportunities for establishments to concentrate for efficient operation in mutually beneficial relationship to each other and to shared services; to provide adequate open space, desired levels of population densities, workable relationships between land uses and the transportation system, adequate community facilities; and to provide assurance of opportunities for effective utilization of the land resources; and to promote in other ways public health, safety, convenience, and general welfare.

## ZONING

17.15.020 Conditional uses. In an R-2 zone, the following uses and their accessory uses may be permitted subject to the provisions of Chapters 17.72 and 17.74:

J. Public or private school;

17.15.040 Yard requirements. In an R-2 zone, each lot shall have yards of the following size unless otherwise provided for in Section 17.54.050:

- A. A front yard shall not be less than twenty feet;
- B. A rear yard shall not be less than twenty feet;
- C. A side yard shall not be less than seven and one-half feet, except an exterior side yard on the street side of a corner lot shall be not less than twenty feet.

17.15.050 Building height. In an R-2 zone, a building shall not exceed a height of thirty-five feet.

## PARKING

17.60.060 Spaces—Number required.

B. Institutional land use category:

10. Senior high school: One space per classroom plus one space per administrative employee plus one space per each six students or one space per four seats or eight feet of bench length in the main auditorium or gymnasium, whichever is greater.



## GENERAL REGULATIONS

17.54.040 Exceptions to Building Height. The following exceptions to building height are permitted.

- A. Public Buildings. Public, quasi-public or public-service buildings, hospitals, educational institutions or schools may be erected to a height not exceeding 60 feet, and churches and temples may be erected to a height not exceeding 75 feet, when permitted in a zone with lower height regulations, provided that required yards are increased one foot for each foot of additional building height above the height regulations for the zone.

## CONDITIONAL USE

17.74.030 Authorization to Grant or Deny Conditional Use. A conditional use listed in this ordinance shall be permitted, altered or denied in accordance with the standards and procedures of this chapter. In the case of a use existing prior to the effective date of this ordinance and classified in this ordinance as a conditional use, a change in the use or in lot area, or an alteration of any structure shall conform to the requirements for conditional uses. In judging whether or not a conditional use proposal shall be approved or denied, the Planning Commission shall weigh its appropriateness and desirability or the public convenience or necessity to be served against any adverse conditions that would result from authorizing the particular development at the location proposed and, to approve such use, shall find that the following criteria are either met, can be met by observance of conditions, or are not applicable:

- A. The proposal will be consistent with the Comprehensive Plan and the objectives of the zoning ordinance and other applicable policies of the City;
- B. That the location, size, design, and operating characteristics of the proposed development are such that it can be made reasonably compatible with and have minimal impact on the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of public facilities and utilities; to the generation of traffic and the capacity of surrounding streets; and to any other relative impact of the development;
- C. That the development will cause no significant adverse impact on the livability, value, or appropriate development of abutting properties of the surrounding area when compared to the impact of permitted development that is not classified as conditional;
- D. The location and design of the site and structures for the proposal will be as attractive as the nature of the use and its setting warrants;
- E. The proposal will preserve environmental assets of particular interest to the community;
- F. The applicant has a bona fide intent and capability to develop and use the land as proposed and has no inappropriate purpose for submitting the proposal, such as to artificially alter property values for speculative purposes.

17.74.040 Placing Conditions on a Conditional Use Permit. In permitting a new conditional use or the alteration of an existing conditional use, the Planning Commission may impose, in addition to those standards and requirements expressly specified by this ordinance, additional conditions which it finds necessary to avoid a detrimental environmental impact and to otherwise protect the best interest of the surrounding area or the community as a whole. These conditions may include, but need not be limited to, the following:

- A. Limiting the manner in which the use is conducted including restrictions on the time a certain activity may take place and restraints to minimize such environmental effects as noise, vibration, air pollution, glare, and odor;
- B. Establishing a special yard or other open space, lot area, or dimension;

- C. Limiting the height, size, or location of a building or other structure;
- D. Designating the size, number, location and nature of vehicle access points;
- E. Increasing the amount of street dedication, roadway width, or improvements within the street right-of-way;
- F. Designating the size, location, screening, drainage, surfacing, or other improvement of a parking area or truck loading area;
- G. Limiting or otherwise designating the number, size, location, height and lighting of signs;
- H. Limiting the location and intensity of outdoor lighting and requiring its shielding;
- I. Requiring diking, screening, landscaping, or another facility to protect adjacent or nearby property and designating standards for its installation and maintenance;
- J. Designating the size, height, location, and materials for a fence;
- K. Protecting and preserving existing trees, vegetation, water resource, wildlife habitat, or other significant natural resource;
- L. Such other conditions as will make possible the development of the City in an orderly and efficient manner in conformity with the intent and purposes set forth in this ordinance.

## VARIANCE

17.74.100 Variance-Planning Commission Authority. The Planning Commission may authorize variances from the requirements of this title where it can be shown that, owing to special and unusual circumstances related to a specific piece of property, strict application of this title would cause an undue or unnecessary hardship, except that no variance shall be granted to allow the use of property for a purpose not authorized within the zone in which the proposed use would be located. In granting a variance, the Planning Commission may attach conditions which it finds necessary to protect the best interests of the surrounding property or neighborhood and otherwise achieve the purposes of this title.

17.74.110 Conditions for Granting Variance. A variance may be granted only in the event that the following circumstances substantially exist:

- A. Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity, and result from lot size or shape legally existing prior to the date of the ordinance codified in this title, topography, or other circumstance over which the applicant has no control;
- B. The variance is necessary for the preservation of a property right of the applicant substantially the same as owners of other property in the same zone or vicinity possess;
- C. The variance would not be materially detrimental to the purposes of this title, or to property in the zone or vicinity in which the property is located, or otherwise conflict with the objectives of any city plan or policy;
- D. The variance requested is the minimum variance which would alleviate the hardship.

## CONCLUSIONARY FINDINGS OF APPROVAL

The subject requests comply with the applicable McMinnville Comprehensive Plan Goals and Policies, as well as with the applicable McMinnville Zoning Ordinance regulations. The applicant has submitted a detailed set of findings relative to this request, and staff has completed a thorough review of the proposal in relation to the review criteria established in the McMinnville Zoning Ordinance for conditional uses and variances. Staff supports approval of the conditional use and variance requests, based on the analyses and findings described in the staff report, and the conclusionary findings as follows:

1. The requests satisfy the applicable McMinnville Comprehensive Plan Goals and Policies as follows:

- a. Goal III 1 and Plan Policy 13.00 are satisfied in that the proposed expansion of the existing school will allow for the enhancement of the existing facility in an appropriate area and will mitigate any potential impacts on surrounding land uses through the design of the site and efficient integration of additional school activities on the existing site.
  - b. Goal III 3 and Plan Policy 18.00 is satisfied in that the McMinnville School District has coordinated with the City of McMinnville and is proposing to expand the existing high school to accommodate additional education needs of the students in the City of McMinnville and the McMinnville School District. The site has been designed to integrate into the existing buildings and site, and will provide additional facilities to more efficiently handle school activities on the existing site.
  - c. Goal VI 1 and Plan Policies 126.00 and 127.00 are satisfied in that the School District will be providing parking spaces in excess of the minimum number required by the McMinnville Zoning Ordinance, which should reduce the amount of on-street parking in the areas surrounding the high school.
  - d. Goal VII 1 and Plan Policies 136.00, 142.00, 144.00, and 147.00 are satisfied in that the existing high school site is adequately served by public and private utilities, and the proposed expansion can either be accommodated by the utilities that currently serve the site or, if necessary, it is possible to upgrade utilities to accommodate the expansion.
  - e. Goal VIII 2 and Plan Policy 178.00 is satisfied in that the School District will be expanding the existing high school facilities in their current location and therefore be developing in a compact urban development pattern to provide for conservation of all forms of energy.
2. The requests satisfy the applicable McMinnville Zoning Ordinance regulations as follows:
- a. Section 17.03.020 is satisfied for the reasons described in conclusionary finding number 1 related to the applicable Comprehensive Plan Goals and Policies.
  - b. Section 17.15.020 is satisfied because the proposed and existing use is permitted as a conditional use in the R-2 Single Family Residential zone, subject to receiving approval of the conditional use permit request.
  - c. Section 17.15.040 is satisfied in that all new buildings will be constructed within existing building envelopes on the site or will meet required yard setbacks. Two nonconforming structures that currently do not meet required setbacks will be either relocated or removed as part of the expansion improvements.
  - d. Section 17.15.050 will be satisfied, subject to receiving approval of the variance request to allow for the taller building within a portion of the existing central high school building on the site.
  - e. Section 17.60.060 will be satisfied in that the School District is providing 46 additional parking spaces on the site, which exceeds the minimum of 21 spaces that would be required for the expansion improvements. The total number of parking spaces required after the expansion is 401 and the School District will be providing 467 spaces, which shows a significant effort to provide for additional parking to reduce on-street parking in the surrounding neighborhood.
  - f. Section 17.54.040 will be satisfied, subject to the approval of the variance, in that the portion of the building that is being constructed at 53 ½ feet in height will be located within the existing building envelope and the wall of the taller building will be 79 feet from the property line, which is more than double the required setback of a 53 ½ foot tall educational building under the building height exception requirements.
  - g. Section 17.74.030 will be satisfied in that the proposed expansion of the existing high school site will be consistent with Comprehensive Plan policies, particularly because the additional educational facilities will be in an existing school site which is an appropriate area for such facilities to be located. The design of the proposed expansion improvements will mitigate any potential impacts on the abutting properties and surrounding neighborhood through building design, building within existing building envelopes where possible, constructing new buildings to meet setback requirements, providing landscaping and buffering spaces, and improving vehicular and pedestrian circulation within the site. The proposed improvements will be attractive and will be incorporated into the existing site and will complement the existing

buildings on the site. The applicant also has a bona fide intent to develop and use the land as proposed, as the bond measure provided the funding necessary to complete the proposed expansion improvements.

- h. Section 17.74.040 is satisfied in that the conditions recommended by staff will ensure that the site is developed as proposed, and the conditions will also protect the best interest of the surrounding area and the community as a whole.
- i. Sections 17.74.100 and 17.74.110 are satisfied in that the applicant has demonstrated that special and unusual circumstances related to the specific property in question result in a hardship and the need for a variance. The subject site is the only established high school in the City of McMinnville, and the original building was constructed prior to the adoption of the current R-2 requirements of the McMinnville Zoning Ordinance. This creates a difficulty in providing all necessary educational activities within the existing building envelope and still meet all zoning regulations. The variance would preserve a property right that the School District has to continue to operate the site as a high school, as was previously allowed with prior conditional use permits. The taller building that is being proposed will be incorporated into the existing building envelope of the central high school building, and the wall of the tallest portion of the building will actually be constructed 79 feet from the property line. This taller building would greatly exceed the required yard setback if the older portion of the building did not exist, and the overall building will be designed to step down toward the property line to still provide adequate air, space, and light between buildings on abutting properties. The taller portion of the building has also been designed as a shed roof to only be as tall as necessary to accommodate the required activities within the building, therefore creating a situation in which the minimum variance is being requested.

CD:sjs

McMinnville Planning Dept.

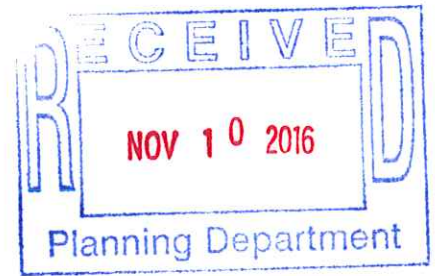
231 NE 5<sup>th</sup> St.

McMinnville, OR 97128

Attn. Heather Richards

Re: MSD Expansion Project Hearing on Nov. 17, 2016

Dear Ms. Richards:



My family owns the property at 247 NW 12<sup>th</sup> St. After reading the Application Narrative, I am concerned that not enough consideration was given to the impact on surrounding, not adjacent, neighborhoods.

Of the five listed neighborhood concerns, only two, stadium lights and trash, have been addressed. Specifically, I am concerned about student driving speed and carelessness and the safety impact an increase of student traffic on NW 12<sup>th</sup> St would bring to our neighborhood. Neighbors have complained to the police about the student road rally down 12<sup>th</sup> St. when school or events let out and nothing is done about it, even though there is an elementary school just around the corner. It is no secret to anyone who walks downtown or has tried to do 30 mph down Baker St or Adams St., that the Mc Minnville Police Dept. has little appetite for enforcing speed limits or vehicle noise control laws. It's simply not a priority and McMinnville is not a quiet town any more.

Therefore, my support for this project is contingent on some plan to also control student driving behavior on the area streets, like 12<sup>th</sup> St., omitted from the Application Narrative. Such a plan must include a written commitment from the Police Dept. to enforce speed limits and vehicle noise control laws in a broader area around the proposed project. Physical measures for 12<sup>th</sup> St and others like speed bumps, more stop signs, or lowering the speed limit from 25 to 20mph or less during certain hours would also be appropriate. In any case, a commitment to enforce these laws is absolutely imperative. Thank you.

David J. Vicksta

*David J. Vicksta*  
11-7-2016



CITY OF MCMINNVILLE  
PLANNING DEPARTMENT  
231 NE FIFTH STREET  
MCMINNVILLE, OR 97128

503-434-7311

[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

## EXHIBIT 3 - STAFF REPORT

**DATE:** December 15, 2016  
**TO:** Planning Commission Members  
**FROM:** Ron Pomeroy, Principal Planner  
**SUBJECT:** Baker Creek Development ZC 1-16/ZC 2-16/S 3-16

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### Report in Brief:

This is a public hearing to consider Baker Creek Development, LLC's application requesting approval for a zone change, a planned development amendment and a tentative subdivision approval as part of the existing Shadden Claim residential master plan located south of Baker Creek Road and east of Hill Road.

More specifically, Baker Creek Development, LLC, is requesting approval of a zone change from EF-80 (Exclusive Farm Use – 80-Acre Minimum) to R-1 PD (Single-Family Residential Planned Development) on approximately 13.61 acres of land, a zone change from R-1 to R-1 PD on approximately 17.23 acres of land, and to amend Planned Development Ordinance No. 4626 to encompass an additional 30.83 acres of land and to allow variation in lot sizes and setback requirements to include: a reduction in the front yard setback for certain lots from 20 to 15 feet; a reduction in the side yard setback for certain lots from 10 feet to either 5 feet or 3 feet; and, a reduction in the exterior side yard setback for certain lots from 20 feet to 15 feet. A table provided below summarizes the requested setback adjustments. Concurrently, the applicant is requesting approval of a tentative phased residential subdivision plan on approximately 40.55 acres of land that, if approved, would provide for the construction of 213 single-family homes and the construction of 65 multiple-family dwellings on one lot.

The subject site is located south of Baker Creek Road and east of Hill Road and is more specifically described as Tax Lots 200, 203, and 205, Section 18, T. 4 S., R. 4 W., W.M.

Exhibit A to this staff report contains the Findings of Fact, Decision, Conditions of Approval, Comments, Attachments and Conclusionary Findings.

**Requested Setback Adjustments**

Lot Type	Setbacks	Minimum Building Envelope Width	Number of Lots	Percent of Total Lots
R-1 Lots	Front - 20 feet Rear - 20 feet Interior Side - 10 feet Exterior Side Yard - 20 feet	50 feet	19	8.2%
R-2 Adjusted	Front - 20 feet Rear - 20 feet Interior Side - 7.5 feet Exterior Side Yard - 20 feet	50 feet	29	13.6%
R-3 Adjusted	Front - 20 feet Rear - 20 feet Interior Side - 5 feet Exterior Side Yard - 20 feet	50 feet	35	16.4%
R-3 Modified	Front - 15 feet Rear - 20 feet Interior Side - 5 feet Exterior Side Yard - 15 feet	30 feet	75	35.2%
R-4 Modified	Front - 15 feet Rear - 20 feet Interior Side - 3 feet Exterior Side Yard - 15 feet	26 feet	55	25.8%

**Subject Site:**

The subject site is located in northwest McMinnville and, generally, south of NW Baker Creek Road and west of NW Hill Road. The site includes two distinct areas that are proposed to be added to an existing Planned Development (Ord. No. 4626). The applicant has also proposed a tentative subdivision plan for the two undeveloped areas of the potentially expanded Planned Development. To aid the Commission in reviewing this proposal, the applicant has separately identified the two distinct areas proposed for development as follows.

The western portion (referred to by the applicant as Baker Creek West) is approximately 17.29-acres in size and is adjacent to both NW Baker Creek Road and NW Hill Road. This land is located west and southwest of the Shadden Claim 2<sup>nd</sup> Addition residential subdivision. South of this portion of the applicant's site is land owned by the McMinnville School District for potential future school development. The eastern portion of the site (referred to by the applicant as Baker Creek East) is approximately 23-acres in size and is located south of and adjacent to the Shadden Claim and Shadden Claim 1<sup>st</sup> Addition residential subdivisions and west of a portion of the Michelbook Golf Course. A north-south oriented Bonneville Power Administration (BPA) easement, including a portion of the Northwest Linear Park, in addition to other undeveloped land currently separate the east and west portions of the subject site. The site has historically been farmed and there are no structures or other improvements presently located on it.

**Background:**

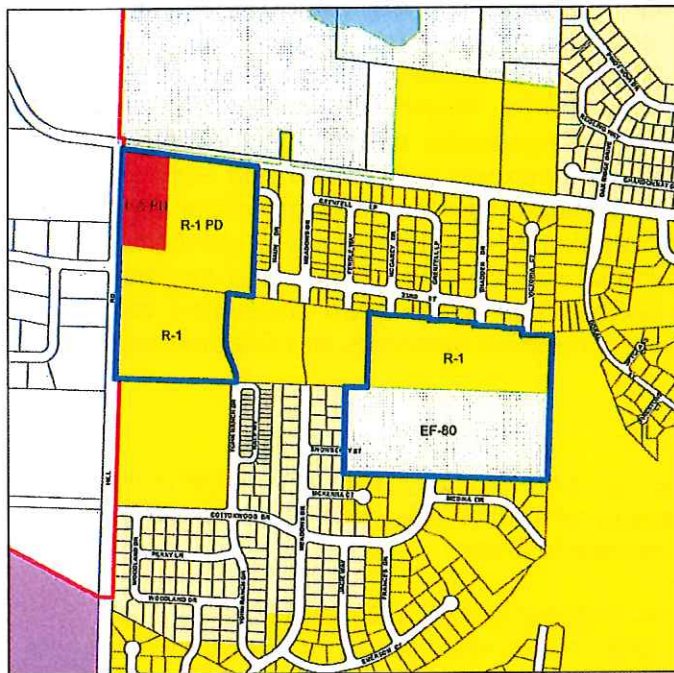
The subject site was originally part of a larger property owned by Michelbook Farms II. This property consisted of some 230 acres stretching southward from Baker Creek to the Starr Mill Race (the north edge of the Park Meadows 5<sup>th</sup> Addition subdivision) and from NW Hill Road eastward to the western edge of the Michelbook golf course and the Michelbook 4th Addition subdivision. In 1995, the City approved the original Shadden Claim residential subdivision tentative plan on 18.3 acres of land. The following year, in 1996, the City approved subdivision and zone change applications on 26.8-acres of land for development of a phased single-family residential subdivision including a 3.8-acre multiple-family site. Portions of that plan were subsequently constructed and platted as the Shadden Claim 1<sup>st</sup> and 2<sup>nd</sup> Addition residential subdivisions. Other land located in the southern part of the original Michelbook Farms II holding has since been developed as the Michelbook Meadows residential subdivision and phases of the Park Meadows and Cottonwoods residential subdivisions.

**Description of Request:**

- The applicant has submitted a proposal comprised of three land use requests: a zone change request, a planned development amendment request, and a tentative residential subdivision plan. A brief description of each request follows:
  1. Zone Change - R-1 to R-1PD and EF-80 to R-1PD (ZC 1-16):  
The applicant is proposing a zone change comprised of two elements, one of which would rezone approximately 17.23 acres of land from R-1 (Single-Family Residential) to R-1 PD (Single-Family Residential Planned Development). The remaining portion of the zone change request would rezone approximately 13.6 acres of land from EF-80 (Exclusive Farm Land – 80-Acre Minimum) to R-1 PD. These zone changes are proposed, essentially, to apply a common zone to the area proposed for single-family residential development.



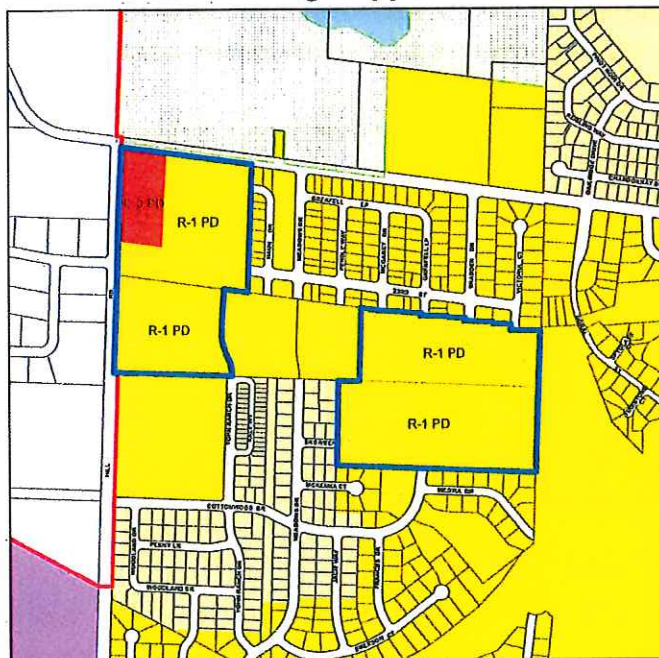
**Current Zoning**



**Existing Zoning**



**Future Zoning if approved**



**Future Zoning if Approved**

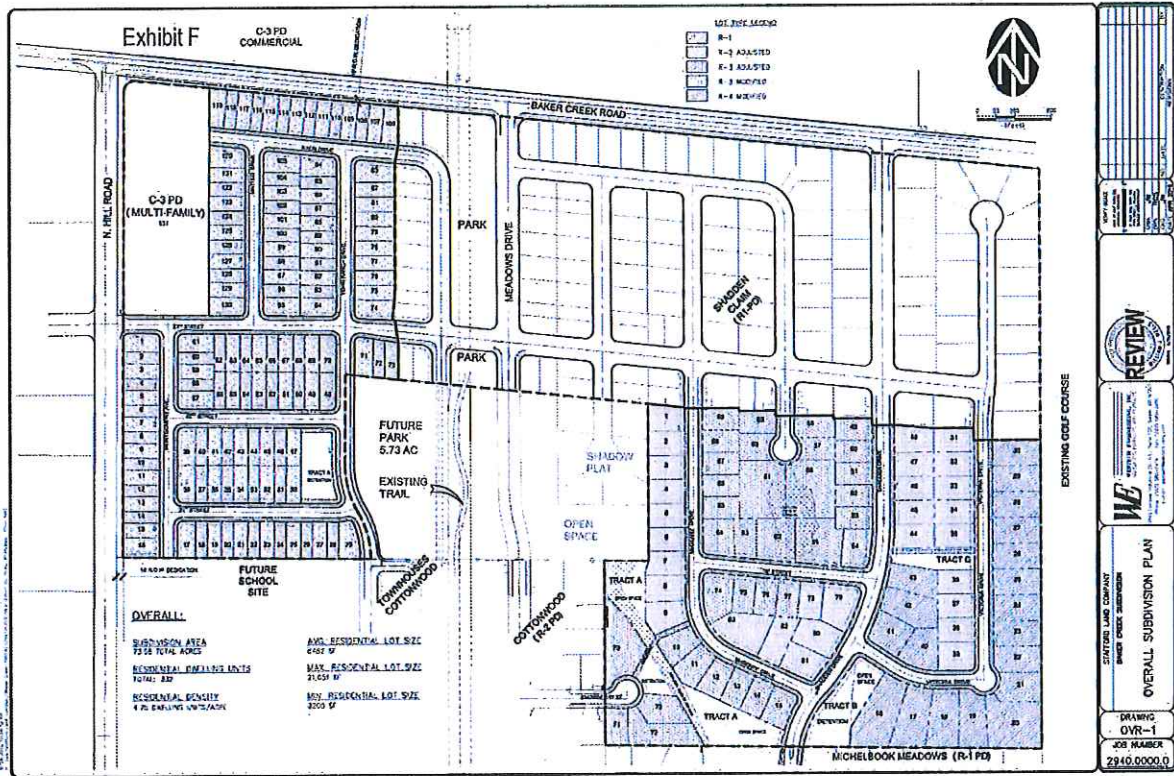


2. Planned Development Amendment – Amendment of Ord. No. 4626 (ZC 2-16):  
 The applicant is proposing to amend the existing planned development ordinance that currently governs a portion of the area proposed for residential development in a number of ways including: 1) Expansion of the boundary of the existing planned development to include the approximately 30.83 acres that are the subject of the zone change requests noted above; 2) lot size averaging over the area proposed to be governed by Ord. No. 4626; 3) a reduction in the front yard setback for certain lots from 20 to 15 feet; 4) a reduction in

the side yard setback for certain lots from 10 feet to either 5 feet or 3 feet; and, 5) a reduction in the exterior side yard setback for certain lots from 20 feet to 15 feet.

3. Tentative Subdivision (S 3-16):

The applicant is requesting approval of a tentative phased subdivision plan on approximately 40.55 acres of land that, if approved, would provide for the construction of 213 single-family homes on lots ranging in size from 3,200 to 21,051 square feet in size and one multiple-family lot approximately 3.8 acres in size to accommodate 65 multiple-family dwellings. In addition, four open space tracts are proposed as well as three storm water detention sites.



- If approved, the subject site would be developed in two phases. The development plan for phase one would include all elements of the residential subdivision plan except for development of the multiple-family site. Phase two is proposed to be the development of the multiple-family site located at the south-east quadrant of the intersection of NW Hill Road and NW Baker Creek Road. The submitted tentative subdivision application states that the applicant proposes to complete subdivision platting during the fall season of 2017.

It is instructive to note that in response to Question 2 (“Briefly describe the proposed subdivision”) on page 2 of their submitted subdivision application the applicant describes the project as “214 lots in two phases, one of which is for future multi-family, the other 213 are single-family detached lots on small and large lots.” In Exhibit 3(c) the applicant provides an overview of the proposal and states, in part, that they are applying for a phased subdivision approval. However, the applicant alternatively responds to Question 17 (“If applicable, explain how the subdivision will be phased?”) on page 3 of the application which asks how the subdivision will be phased by answering “None at this time.” In communication with the applicant, and given the balance of application materials, staff understands that this proposal will be constructed in two phases and this staff report reflects that understanding.

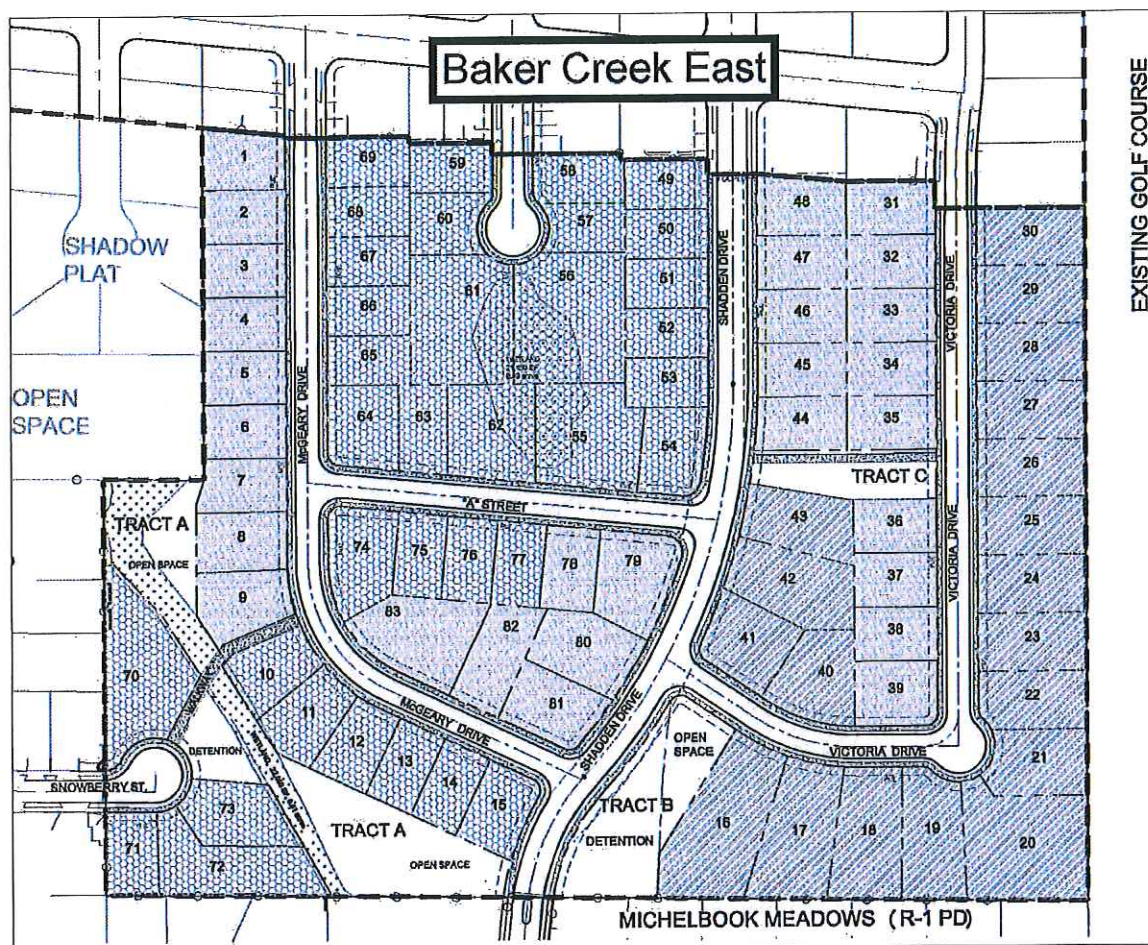
- While rationale was not provided, the applicant’s narrative puts forward a number of new terms not commonly found in McMinnville’s land use parlance. For the Commission’s benefit, those terms most frequently referenced by the applicant and their practical definitions are provided below:
  - BCE – Baker Creek East
  - BCW – Baker Creek West
  - Adjusted Lots – Lots with reduced side yard setbacks; either 3-feet or 5-feet in width
  - Modified Lots – Lots proposed to be either 32-feet wide or 40-feet wide

#### **Discussion – Observations:**

The applicant has provided a detailed narrative and numerous exhibits to support the submitted land use requests. To aid the Commission in review of this material, it is beneficial to initially consider the Baker Creek East (BCE) and Baker Creek West (BCW) portions of this proposal separately. This will allow staff to discuss the design of these two distinct portions of the proposal independently in order to provide additional clarity to the various elements of the proposal. Following this, the discussion of the residential density and Planned Development aspects of the proposal will address the project in total.

#### **Baker Creek East (BCE)**

- The applicant proposes the platting of 83 single-family residential lots ranging from 5,536 square feet to 21,051 square feet in size on 23-acres of land yielding an average lot size of approximately 8,567 square feet.



- The 83 single-family lots are proposed to be one of three styles and are referenced by the applicant as R-1, R-2 Adjusted, and R-3 Adjusted. As noted above and on page 28 of Exhibit 3(c), the R-1 lots would meet all minimum requirements of the R-1 zone. Of the 83 proposed single-family lots in BCE, 19 are identified by the applicant as R-1 (23% of the proposed lots in BCE). The applicant states that the proposed R-1 lots would provide a minimum building envelope width of 50 feet. The average lot size of the R-1 lots is approximately 10,927 square feet in size. For comparison, this average lot size exceeds the minimum 9,000 square foot lot size required in the R-1 (Single-Family Residential) zone.

The applicant's submittal also provides that the R-2 Adjusted lots are those lots proposed to be at least 6,463 square feet in size with 7.5-foot side yard setbacks and a minimum lot width of 65 feet. Of the 83 proposed single-family lots in BCE, 29 are identified by the applicant as R-2 Adjusted (35% of the proposed lots in BCE). The applicant states that the proposed R-2 Adjusted lots would provide a minimum building envelope width of 50 feet. The average lot size of the R-2 Adjusted lots is approximately 7,445 square feet in size. For comparison, this average lot size more closely compares to, and is some 445 square feet larger than, the 7,000 square foot minimum lot size required in the R-2 (Single-Family Residential) zone.

On page 28 of Exhibit 3(c) the applicant also states that the R-3 Adjusted lots are those lots proposed to be at least 5,536 square feet in size with 5-foot side yard setbacks and having a minimum lot width of 60 feet. Staff notes that the R-3 Adjusted lots having a larger average lot size than that of the R-2 Adjusted lots is mostly due to four of the R-3 Adjusted lots containing a sizable amount of undevelopable wetland area within their boundaries; see lots 55, 56, 61 and 62 on Exhibit 3(g) in addition to the uniquely configured lots 70 and 72. Of the 83 proposed single-family lots in BCE, 35 are identified by the applicant as R-3 Adjusted (42% of the proposed lots in

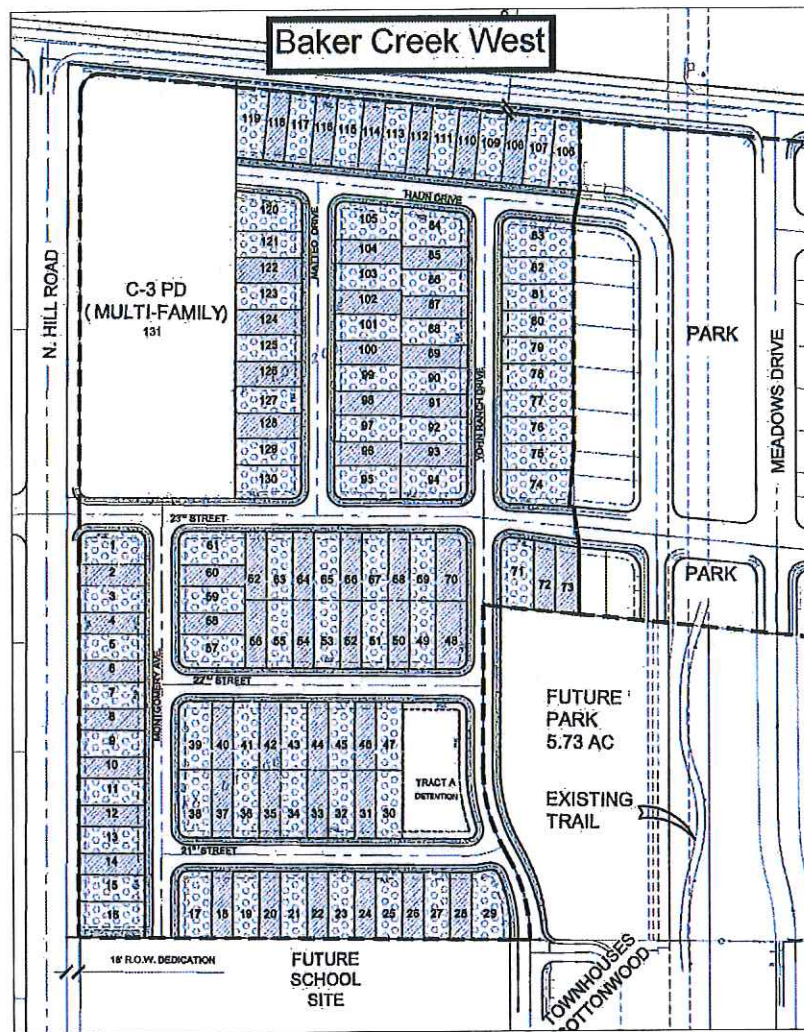
BCE). The applicant's narrative also states that the proposed R-3 Adjusted lots would provide a minimum building envelope width of 50 feet. The average lot size of the R-3 Adjusted lots is approximately 8,215 square feet in size. For comparison, this average lot size is between the minimum required lot sizes of standard R-1 and R-2 zoned lots.

The average lot size of all residential lots in BCE, combined, is approximately 8,567 square feet in size; about 785 square feet smaller than a minimum sized standard R-1 zoned lot. Due to open space, on-site storm water detention tracts and identified wetland areas, the average residential density 3.61 dwelling units per net acre which is less than the 4.8 dwelling units per net acre that is the maximum residential dwelling unit density for R-1 zoned land; a net acre of land consists of 43,560 square feet of residentially designated buildable land after excluding future rights-of-way for streets.

Access to BCE is proposed to be provided by the southerly extensions of NW Victoria Drive, Shadden Drive, McGeary Drive and Mahala Way, the easterly extension of Snowberry Street and the creation of a new east-west local street proposed to connect McGeary Drive to Shadden Drive and is identified as "A" Street in the applicant's submittal. Mahala Way and Snowberry Street are proposed to terminate with cul-de-sacs within this portion of the development. All streets would be public streets within BCE and are proposed to be constructed to local residential street standards (28-foot wide paved section within a 50-foot right-of-way to include five-foot wide sidewalks and five-foot wide curbside planter strips) with the exception of Shadden Drive which will be developed with a 36-foot wide paved section within a 60-foot right-of-way. In addition, the applicant also proposes three open space tracts and two on-site storm water detention areas. A 15-foot wide pedestrian walkway is proposed to cross near the midsection of the Tract A open space area providing a pedestrian connection between the Snowberry Court cul-de-sac and McGeary Drive; Tract A also includes a linear wetland area along its western edge. Similarly, Tract C also provides a 15-foot wide pedestrian path along its northern edge to connect NW Shadden Drive with NW Victoria Drive. Please refer to Exhibits 3(q)-(t) for additional detail.

### **Baker Creek West (BCW)**

- The applicant proposes the platting of 130 single-family residential lots ranging from 3,200 square feet to 6,009 square feet in size with an average lot size of approximately 3,952 square feet; about 1,048 square feet (or 21%) smaller than a minimum sized R-4 single family lot which is 5,000 square feet. Also proposed is a future multiple-family development on a 3.8-acre lot (Lot number 131).



The 130 single-family lots are proposed to be one of two styles referenced by the applicant as R-3 Modified and R-4 Modified. As noted above and on page 29 of Exhibit 3(c), the R-3 Modified lots are those lots proposed to be at least 4,000 square feet in size with 5-foot side yard setbacks and a minimum lot width of 40-feet. Of the 130 proposed single-family lots in BCW, 75 are identified by the applicant as R-3 Modified (58% of the proposed lots in BCW). The applicant states that the proposed R-3 Modified lots would provide a minimum building envelope width of 30 feet. The average lot size of the R-3 Modified lots is approximately 4,358 square feet in size. For comparison, this average lot size is about 1,642 square feet smaller than the 6,000 square foot minimum lot size for a standard single-family lot in the R-3 (medium density) zone and 624 square feet smaller than the 5,000 square foot minimum lot size for a standard single-family lot in the R-4 (Multiple-Family Residential) zone.

On page 29 of Exhibit 3(c) the applicant also states that the R-4 Modified lots are those lots proposed to be at least 3,200 square feet in size with 3-foot side yard setbacks and having a minimum lot width of 32-feet. Of the 130 proposed single-family lots in BCW, 55 are identified by the applicant as R-4 Modified (42% of the proposed lots in BCW). The applicant's narrative also states that the proposed R-4 Modified lots would provide a minimum building envelope width of 26 feet. The average lot size of the R-4 Modified lots is approximately 3,398 square feet in size. For comparison, this average lot size is about 1,602 square feet smaller than the 5,000 square foot minimum lot size for a standard single-family lot in the R-4 (Multiple-Family Residential) zone; or approximately 68% of the size of a 5,000 square foot lot.

Access to BCW would be provided by the westerly extensions of NW Haun Drive and NW 23 Street and the northerly extension NW Yohn Ranch Drive. New north-south oriented local streets identified by the applicant as Matteo Drive and Montgomery Avenue as well as the creation of new east-west oriented local streets identified by the applicant as NW 21<sup>st</sup> and NW 22<sup>nd</sup> Streets are also proposed. NW Haun Drive is proposed to provide access to the northeastern portion of the multiple-family site while NW Montgomery Drive is proposed to provide future access to the northwest portion of the future school site located south of the proposed subdivision. All streets within BCW are proposed to be public streets are constructed to local residential street standards (28-foot wide paved section within a 50-foot right-of-way to include five-foot wide sidewalks and five-foot wide curbside planter strips). The applicant also proposes one on-site storm water detention area to be located west of NW Yohn Ranch Drive. Please refer to Exhibits 3(h)-(p) for additional detail.

Also included in the BCW portion of the site is a 3.8-acre lot identified by the applicant as Phase II of this proposal and shown on Exhibit 3(g). This site is zoned C-3 PD (General Commercial, Planned Development) and currently designated for multiple-family development by ORD No. 4626. It is instructive to note that a companion subdivision tentative plan was also approved by the Commission in 1996 as part of the land use proposal that resulted in the adoption of ORD No. 4626. That subdivision approval (S 2-96) limited the multiple-family site to a maximum residential density of 20 units per acre. A portion of this subdivision plan was constructed as Shadden Claim 1<sup>st</sup> and 2<sup>nd</sup> Additions, but the balance of the tentative plan approval has long since expired. This is relevant context in that the condition of approval of S 2-96 (Subdivision proposal for VJ2 Development approved by the Planning Commission on May 9, 1996) wherein condition of approval number 19 limiting density on the multiple-family site to a maximum density of 20-units per acre has also expired. Although, while that previous condition would have allowed construction of 76 residential units on that site, the applicant proposes construction of only 65 multiple-family units in this current proposal; a reduction of 11 proposed units from the previous approval limit.

### **General Discussion of Overall Development Proposal**

- Essentially, the applicant is requesting approval to modify a twenty-year old partially developed Planned Development tentative subdivision plan with a new tentative subdivision plan on a larger geographic footprint. The following observations are grouped into distinct topics to aid the Commission in its review.

#### **PRELIMINARY NOTES**

- Section 17.53.105(A) of the McMinnville Zoning Ordinance states that “the depth of lot shall not ordinarily exceed two times the average width.” Of the 130 proposed lots in BCW, all except for perhaps 14 of the lots exceed this standard. While the operative phrase in this standard is “shall not *ordinarily* exceed,” staff would contend that, with some 116 of the lots (89% of BCW and 50% of the total development site) exceeding this standard it is, in fact, ordinarily exceeded in the western portion of this proposal. That said, the applicant is proposing an expansion and modification of the existing Planned Development and through this process it is possible for the City to support accommodation of this lot design should the overall development concept successfully meet or exceed the applicable land use policies and approval criteria of a planned development.
- The lots identified as R-1 by the applicant and proposed for BCE meet all applicable minimum requirements for standard R-1 zoned lots with one exception; Lot 22 is shown to be 8,944 square feet in size whereas the minimum lot size for a standard R-1 zoned lot is 9,000 square feet. Staff understands that this was an oversight by the applicant and, in the context of the full application, is inconsequential as the entire development site is proposed for lot size averaging as part of the Planned Development Amendment application.

- The applicant identifies a total of 58 lots (residences) for the combined Shadden Claim 1<sup>st</sup> and 2<sup>nd</sup> Addition subdivisions. While 58 lots were platted, the McMinnville Building Department has accepted a covenant agreement (CA 1-02) for lots identified as 97A and 97B on the recorded 2<sup>nd</sup> Addition plat and located at the southwest quadrant of the intersection of NW 23<sup>rd</sup> Street and NW Haun Drive. This agreement essentially holds the two lots together as one and allowed development of the lots with one single-family residence without regard to the common lot line shared by Lots 97A and 97B. The result of the action is that while 58 lots were legally platted by these two subdivisions, only 57 single-family residences were constructed. The effect of this is that, while the applicant's supplemental narrative dated November 4, 2016, notes a total of 336 total residential dwelling units for the expanded planned development area, the number of dwelling units is slightly less at 335 units.
- It was previously stated that wetlands are preliminarily noted on lots 55, 56, 61 and 62 (Exhibit 3(g)) of BCE. Prior to platting, a wetland quality assessment will be required to determine if preservation of this area is necessary. If so, a wetland delineation may be required prior to platting to ensure protection and that a usable building footprint remains on each of the affected lots as addressed in recommended condition of approval number 26.

## RESIDENTIAL DENSITY

- Due to concerns related to sanitary sewer drainage basin flow capacities, the City Council acted in 1979 to limit the average residential density of McMinnville's west side (west of Hwy 99W, Adams Street, and South Baker Street) to a maximum of six dwelling units per net acre. This residential density limitation remains relevant and in force. Residential densities exceeding the six dwelling units per acre maximum were typically reviewed and approved as part of larger development proposals with overall densities averaging six dwelling units or less over the project site. This west side density limitation is also memorialized in Comprehensive Plan Policy 71.01.

In this current application, the applicant is proposing the platting of 213 single-family residential lots and one 3.8-acre multiple-family residential lot to contain 65 dwelling units on a combined area total of approximately 44.35 acres of land. It is important to note however, that while the applicant has identified the multiple-family site as Lot 131 and Phase 2 of the proposed subdivision tentative plan, the residential density of this site is considered separately from Phase I of the proposed subdivision for the following reasons.

In 1991, the McMinnville City Council voted to legislatively change the comprehensive plan designation of this site, which was five-acres in size at the time, from Residential to Commercial and to change the site's zoning designation from R-1 (Single-Family Residential) to C-3 PD (General Commercial Planned Development (Ord. No. 4506)). Subsequently, the 1996 Council approval of Ord. No. 4626 reduced the size of this C-3 PD designated site from five-acres to 3.8 acres. This ordinance also identified these 3.8 acres as a multiple-family phase of the subdivision (S 2-96) that was approved by the Planning Commission the prior month. The tentative phased subdivision plan that was reviewed and approved by the Planning Commission, and subsequently provided to the Council prior to the approval of the companion ordinance (Ord. No. 4626), addresses the density of the single-family portion of the tentative plan separately from the multiple-family site. Similarly, the staff report makes no attempt to address residential dwelling unit density as a calculation relative to the overall development site inclusive of the multiple-family component. Additionally, the associated public meeting minutes do not demonstrate an interest, intent or action to consider the single-family and multiple-family portions of the proposal together as one combined residential density calculation. The land use review history regarding residential density calculations did not, and did not intend to, include the multiple-family component of this development area. Further, the Council's 1991 designation of five-acres at this location as C-3 PD allowed for multiple-family development with no unique limitation relative to residential density. Also, as previously indicated the 20-unit per acre residential limitation noted in the S 2-96 approval



expired in 1997 as no approval extensions were subsequently requested by the applicant or granted by the City.

- The applicant is now requesting approval to modify Ord. No. 4626 by increasing the size of the planned development area and receive approval for a new tentative residential subdivision plan for the currently undeveloped portion of that site (see Exhibit 3(g)). A key factor in considering this request is the resulting residential density.

Material provided by the applicant, dated November 4, 2016 (see Exhibit 4), provides a table showing a residential density calculation for the entire expanded ORD No. 4626 area including the subject site (both single-family and multiple-family areas) and the Shadden Claim, and Shadden Claim 1<sup>st</sup> and 2<sup>nd</sup> Addition residential subdivisions. This table indicates that the total area referenced in the residential density calculation is 57.48 acres. The proposed number of dwelling units plus the existing dwelling units in this area is reported as 336 units. This yields an overall residential density of 5.85 dwelling units per acre which is slightly less than the maximum allowable residential density of 6 dwelling units per acre for McMinnville’s west side. While this calculation is part of the required density analysis, it is not the whole story. The other important and necessary question regarding density is how the proposed residential density complies with the density allowance of the underlying zones of the proposal (R-1 and C-3).

- As previously noted, Comprehensive Plan Policy 71.01 limits residential density on the west side of McMinnville to an average of six dwelling units per acre. The proposal requests approval of a residential density of 6.38 dwelling units per acre for the single-family portion of the development. Inclusion of the multiple-family portion of the site yields an overall net density of 7.39 dwelling units per acre. The ability to exceed the average of six dwelling units per acre is provided by Policy 79.00 which states in part “The density allowed for residential developments shall be contingent on the zoning classification, the topographical features of the property, and the capacities and availability of public services including but not limited to sewer and water. [...] Densities greater than those allowed by the zoning classification may be allowed through the planned development process or where specifically provided in the zoning ordinance or by plan policy.”

**OPEN SPACE**

- As part of the subdivision application form, the applicant indicates that 115,000 square feet (2.64 acres) of park(s)/open space will be provided to serve this development. For clarity, the open spaces the applicant proposes to provide are as follows:
  - Tract “A” - BCW – 22,192 square feet – Storm Water Detention – Exhibits 3(i) and (j)
  - Tract “A” - BCE – 58,365 square feet – Open Space (an undetermined portion is identified as Wetlands) – Exhibit 3(q)
  - Tract “B” - BCE – 25,193 square feet – Storm Water Detention (an undefined portion of which is identified as Open Space) – Exhibits 3(q) and (r)
  - Unlabeled Detention Area - BCE – Square footage not provided – Exhibit 3(q)
  - Tract “C” - BCE – 12,130 square feet – Open Space – Exhibit 3(r)

Together, these spaces yield somewhere between approximately 12,130 and 74,500 square feet (between 0.28 and 1.7 acres) of open space depending on how much of the areas noted above are identified as either wetlands or storm water detention areas. The resulting balance of the proposed tracts are either wetland or storm water detention areas with the majority being utilized for storm water detention purposes. Additionally, staff observes that the open space portion of Tract A within BCE does not abut a public sidewalk and is separated from other access by an area the applicant identifies as wetland.

It is instructive to note that there is no open space proposed in the BCW portion of the proposal. Rather there is one storm water detention area proposed to be located across Yohn Ranch Drive

from the planned public park. In the BCE portion of the proposal it appears that four open space areas are proposed as noted above. The size of three of those spaces however is quite small (estimated to be around 6,500 square feet on average) with one of them being located next to a storm water detention area and the other abutting an established and fence wetland area that is part of the planned Michelbook Meadows residential subdivision.

The applicant's November 4, 2016, supplemental narrative indicates that, in the expanded Planned Development area (BCW, BCE and Shadden Claim 1<sup>st</sup> and 2<sup>nd</sup> Additions) there would be a combined 3.69 acres of open space provided for the entire 57.63 acre site; or about 6.4 percent of the total site. However, if the wetland/storm water detention areas are removed from this acreage figure, between 2.25 and 3.23 open space acres, depending on the actual size of the storm water detention facilities, would be provided for the total 57.63 acre site. It is also interesting to note that the 1.98 acres of open space provided as part of the Shadden Claim 2<sup>nd</sup> Addition subdivision was dedicated to the City in lieu of park System Development Charges (SDCs) and today exists under public ownership as part of the Westside Bicycle and Pedestrian Linear Path. If we were to remove this publically dedicated open space from the total, there remains an allocation of between 0.28 and 1.7 acres of open space for this development proposal.

- The Planning Commission is well aware of the benefits of McMinnville's Westside Linear Park that provide a bicycle and pedestrian system to serve the west side of McMinnville. The northern segment of this greenway continues generally from West 2<sup>nd</sup> Street northward to Baker Creek Road within, or adjacent to, an existing Bonneville Power Administration (BPA) easement and extends between the BCE and BCW portions of this proposed development. The City recently purchased approximately five-acres of land for development of a future barrier-free neighborhood park located adjacent to the planned extension of Yohn Ranch Drive which forms the west boundary of the park (a distance of about 510 feet). Staff understands that the McMinnville Parks and Recreation Department has been involved in continuing discussions with the applicant to work in a mutually supportive way to coordinate the proposed neighborhood streetscape and elevations with the City's desired parkscape to enable both projects to successfully advance along that street interface. The general location of this developing city park can be seen on Exhibit 3(g).

While this planned city park will provide additional needed recreational opportunities and active open space for the public in this part of town, it is important for the Commission to remember that this park is not, and cannot be, relied upon by the applicant in helping to meet their obligation to provide active open spaces for the proposed development as will be addressed further in the Findings portion of this report; this is in similar fashion to vehicle parking stalls located in public parking lots not being relied upon to meet private parking requirements.

## STORM WATER DETENTION AREAS

- In comments provided below by the McMinnville Engineering Department, the proposed plans indicate that site storm drainage will be collected and conveyed to several storm detention facilities. Of particular note, it appears that the detention and wetland areas identified as Tract A of BCE would likely follow the area topography and drain toward the wetland area identified as Tract A of the Michelbook Meadows subdivision adjacent to and south of BCE. In this case, additional flow would be directed through that system. The proposed storm water facilities shall be sized in accordance with the City's Storm Drainage Master Plan, and maintenance of the vegetation and landscaping within the detention areas shall be the responsibility of the Home Owner's Association (HOA). The developer shall submit a maintenance plan for the detention areas to the City for review and approval prior to the recording of the subdivision plat. Conditions of approval are provided by the Engineering department relative to storm water systems and requirements to ensure adequate flow conveyance through the subject site and into surrounding systems.

## PEDESTRIAN CONNECTIONS

- Pedestrian connections in the form of public sidewalks are required as part of public street design standards adopted in the McMinnville Transportation System Plan (TSP, 2010). As noted below, public sidewalks will be required along both sides of all public streets should the proposed tentative subdivision plan be approved. This is an appropriate requirement for much of the development that occurs locally. However when a planned development is proposed an additional level of importance is placed on pedestrian connections.

To point, Comprehensive Plan Policy 77.00 states “the internal traffic system in planned developments shall be designed to promote safe and efficient traffic flow and give full consideration to providing pedestrian and bicycle pathways.” The pedestrian pathways mentioned here are in addition the public sidewalks mentioned above. Toward this, the applicant notes that 15-foot wide paved pedestrian pathways providing mid-block connections are proposed at Tracts “A” and “C” in BCE (connecting Snowberry Court and McGeary Drive, and Shadden Drive and Victoria Drive, respectively). A similar pathway is also shown within a private easement to be recorded along the southern edge of lot 16 in BCW (see Exhibits 3(g), 3(j), 3(s) and 3(t)). The applicant also points out in their November 4, 2016, supplemental narrative that an additional pedestrian connection not shown on the earlier submittal is proposed within and along the eastern edge of the multiple-family lot, adjacent to lot 119 of BCW. This additional pedestrian walkway would connect Haun Drive to Baker Creek Road.

It is clear to staff that the main function of these proposed pedestrian walkways is to provide mid-block connections and thereby enhance pedestrian circulation throughout the neighborhood. The intended purpose of providing these connections within planned development areas however is to tie destination points together. In staff’s opinion, this is not occurring within or adjacent to this proposed development. That is not to say that these connections are being avoided by the applicant, rather that neighborhood destination points are just not part of this proposal. Consequently, the only feature to connect to is actually the next street one block away. Another view of this topic is that within the proposed 40.55-acre tentative subdivision plan, there are four proposed pedestrian walkways and they all connect street to street. The only exception to this is found in Tract C in BCE that proposes to provide accessible active open space adjacent to the private walkway for a distance of approximately 218 feet and a width of about 45-feet at the east end narrowing to approximately 25 at the western edge; about 7,630 square feet or approximately 0.18 acres. While the pedestrian connections shown in the proposal are appreciated and will provide some benefit to future residents, staff notes that had active usable neighborhood amenities been provided as part of this proposal (i.e., tot lots, covered picnic spaces, etc.), these connections would provide meaningful walkable access to more than just the next street over.

## STREETSCAPE

### Architectural Street Appeal

- The examples of proposed types of residential front facades provided by the applicant reflect a general garage dominance in the design. These residential examples (Exhibit 3(y)) show a general design approach where the garage dominates the front of the house or protrudes forward of the front door which then deemphasizes the importance of the front door and relegates it, at best, to a secondary priority.

It is important to recall that this subdivision review is occurring within the context of a planned development review. While development and density flexibility is potentially achievable through this process, additional amenities or features of the development are necessary components of the proposal to justify approval of the request. In this instance, staff does not find evidence in the applicant’s submittal that would result in variation in the housing style to create an aesthetically pleasing residential community. Rather, given the examples provided, staff is concerned that the

resulting housing design would be garage dominant and lack architectural interest sufficient to achieve designs primarily related to the pedestrian experience. To achieve residential façade designs sufficient to aid in justifying the requested planned development request, staff has drafted a condition of approval requiring that the applicant provide a pattern book of development styles and features to enhance the curb appeal and reduce the potential adjacent duplication of styles to aid in achieving variety and pedestrian orientation to the planned residences.

### On-Street Parking

- A typical residential streetscape in McMinnville provides opportunity for on-street parking for additional neighborhood vehicles as well as those of visitors. On average, single-family residential development in McMinnville typically results in a linear distance of around 40-feet between driveway aprons allowing for adequate on-street parking opportunities. Driveway locations often alternate between the right and left sides of residential lots allowing for driveways to be “paired” providing an alternating streetscape throughout the block. At the practical level however, on-street parking opportunities remain a function of lot width; the narrower the lot, the higher percentage of its street frontage will be utilized for the property’s driveway apron leaving less street frontage for vehicle parking.

There are local examples of single-family residential development in McMinnville with reduced on-street parking. For example: the Townhomes residential development located along the west side of NW Cypress Street in the Cypress Hills subdivision; and, the Townhomes residential development located along the west side of NW Meadows Drive in the Barclay Heights First Addition subdivision. While on-street parking opportunities are greatly reduced along the street frontage of these lots, ample on-street parking opportunities exist directly across the street from most of these residences due to nearby residences gaining access from other adjacent streets.

The majority of lot widths proposed for the BCW portion of the applicant’s submittal generally range from 32 to 40 feet in width. Assuming a one-car garage and single-wide driveway for each of these lots allows, at best, the ability to park one on-street vehicle in front of each residence. The color examples of similar style development for 26 and 30-foot wide dwellings provided by the applicant (Exhibit 3(y)) demonstrate the limited on-street parking opportunities for neighborhoods such as the proposed BCW. While the applicant’s obligation in this regard is to provide two off-street paved parking spaces for each single-family residence, the City’s street standards provide widths to accommodate additional on-street parking for the balance of uses within a typical neighborhood. While the private residential parking standard can be met by the proposal, it is important to note that the proposed design of BCW will eliminate much of the public on-street parking opportunity typically provided by City street design standards. Toward a partial remedy, a condition of approval has been provided to require the adjacent pairing of driveways to create on-street parking opportunities of increased lengths to provide for increase parking opportunities.

### Street Trees

- The McMinnville Zoning Ordinance requires that a street trees planting plan be submitted to and reviewed by the Landscape Review Committee as a condition of approval for residential subdivision development. The standards require street tree spacing of between 20 and 40 feet apart dependant on the mature branching width of the approved tree(s). Given the limited street tree planting opportunities provided by the lotting pattern proposed in BCW, the City’s opportunity of effect the desired tree cover and tree-lined streets will be less than optimal. It is understood that this may be some of the “give and take” mechanism of the Planned Development process, but staff is not clearly seeing an added aesthetic benefit to balance the likely reduction in street tree planting opportunities. That said, the pairing of driveways would provide the opportunity for better space for street trees, which would greatly improve the aesthetic quality of the neighborhood.

## REFERRALS

This matter was referred to the following public agencies for comment: McMinnville Fire Department, Police Department, Engineering and Building Departments, City Manager, and City Attorney, McMinnville School District No. 40, McMinnville Water and Light, Yamhill County Public Works, Yamhill County Planning Department, Frontier Communications, Comcast, Northwest Natural Gas, Oregon Department of Transportation, Oregon Division of State Lands, and Oregon Department of Fish and Wildlife. As of the date this report was written, the following comments had been received:

### McMinnville Engineering Department

#### STREETS

The McMinnville Engineering Department has provided comments relative to the applicant's proposed transportation and street design as follows:

- The western portion of the proposed subdivision is located adjacent to and south of NE Baker Creek Road, adjacent to the Shadden Claim Second Addition subdivision. Baker Creek Road is classified as a minor arterial in the City's adopted Transportation System Plan (TSP). Per the City's adopted Land Division Ordinance, the cross-section for a minor arterial street includes a total of 46' of pavement (curb to curb width), with two travel lanes, a center turn lane, on-street bicycle lanes, planter strips and sidewalks, within a total of 96' of right-of-way.
- Baker Creek Road adjacent to the proposed subdivision is currently improved with a total of 25' of pavement south of centerline, a planter strip with street trees, and a sidewalk. Thus, no additional improvements to Baker Creek Road will be necessary as part of the subdivision.
- The right-of-way width for Baker Creek Road adjacent to the subdivision is only 30' south of centerline. Thus, the developer shall dedicate an additional 18' of right-of-way for Baker Creek Road along the subdivision's frontage so that the right-of-way totals 48' south of centerline.
- The western portion of the proposed subdivision is also located adjacent to and east of NE Hill Road. Hill Road is classified as a minor arterial in the City's adopted Transportation System Plan (TSP). As noted above, as per the City's adopted Land Division Ordinance, the cross-section for a minor arterial street includes a total of 46' of pavement (curb to curb width), with two travel lanes, a center turn lane, on-street bicycle lanes, planter strips and sidewalks, within a total of 96' of right-of-way.
- Hill Road adjacent to the proposed subdivision will be improved by the City as part of the voter approved 2014 Transportation Bond. Thus, no additional improvements to Hill Road will be necessary as part of the subdivision.
- The right-of-way width for Hill Road adjacent to the subdivision is only 30' east of centerline. Thus, the developer shall dedicate an additional 18' of right-of-way for Hill Road along the subdivision's frontage so that the right-of-way totals 48' east of centerline.
- No direct access from the proposed subdivision lots will be allowed to Hill Road or to Baker Creek Road.
- As proposed, all of the interior streets, except Shadden Drive, in the subdivision will be constructed to the Local Residential street standard included in the City's Land Division Ordinance, including a 28-foot-wide paved section with curb and gutter, five-foot-wide curbside park strips, and five-foot-wide sidewalks placed one foot from the property line within a 50-foot right-of-way.

- The proposed cul-de-sacs at the east end of Snowberry Street and the south end of Mahala Way shall be constructed to meet the requirements of the McMinnville Fire Department.
- As proposed, Shadden Drive will be extended to the south to connect to Cottonwood Drive. The proposed improvements will match the existing width of Shadden Drive, including a 36-foot-wide paved section with curb and gutter, planter strips, and sidewalks within a 60-foot right-of-way.
- Street profiles were not included with the subdivision application materials. Staff would note that the street grades and profiles shall be designed to meet the adopted Land Division Ordinance standards and the requirements contained in the Public Right-of-Way Accessibility Guidelines (PROWAG). Additionally, corner curb ramps shall be designed to meet PROWAG requirements (diagonal ramps are not allowed). Additionally, parking will be restricted at all street intersections, in conformance with the Land Division Ordinance standards.

### SANITARY SEWER

The McMinnville Engineering Department has provided comments related to the sanitary sewer system as follows:

- The proposed plans indicate that existing sanitary mainlines will be extended throughout the proposed development to serve all proposed lots. The sanitary sewer mainlines shall be designed to facilitate the extension of service to adjacent properties within the City's Urban Growth Boundary, as appropriate.

### STORM DRAINAGE

The McMinnville Engineering Department has provided comments related to the storm drainage system as follows:

- The existing topography of the site is such that most of the site area naturally drains to the east or to the southeast.
- The proposed plans indicate that site storm drainage will be collected and conveyed to several storm detention facilities. The facilities shall be sized in accordance with the City's Storm Drainage Master Plan, and maintenance of the vegetation and landscaping within the detention areas shall be the responsibility of the Home Owner's Association (HOA). The developer shall submit a maintenance plan for the detention areas to the City for review and approval prior to the recording of the subdivision plat.
- The City will maintain all public storm facilities within the proposed detention tracts. The final subdivision plans shall incorporate access for maintenance to all public storm facilities, including any proposed overflow weirs.

### McMinnville Water & Light

- An extension agreement is required for provision of water and electric services to the site which shall include: Development fees, engineered/approved drawings, etc. Contact McMinnville Water & Light for details.
- The Findings of Fact and Conclusionary Findings for ZC 1-16/ZC 2-16/S 3-16 are attached as Exhibit "A" to this report and are by this reference herein incorporated.

**Additional Testimony**

- Notice of this request was mailed to property owners located within 1,000 feet of the subject site. As of the date this report was written, three letters and an email have been received (Exhibits 7, 8, 9 and 10).
- The letter (Exhibit 7) dated November 5, 2016, and received by the Planning Department on November 8, 2016, was signed by Sandra Ferguson.

While the full text of this letter is provided as an attachment to this report, the general concerns are summarized below in order for staff to provide written response:

1. It is important for the Planning Commission to carefully consider the long term effects of the proposed type of growth brought to the community and its impact on surrounding property owners.

Staff response:

Staff concurs with Ms. Ferguson in that the merits of this proposal must be carefully considered and weighed against the requirements of the governing ordinances that are represented in this report and attached Findings document.

2. Of significant concern are the proposed reductions in setback sizes from front and side yards and potential reductions in lot sizes.

Staff response:

The requested reductions in setbacks and lot sizes for the majority of the proposed lots is directly related to the adopted policies of increased residential density in locations zoned for residential use and that are located within ¼ mile of identified transit routes; in this instance, NW Hill Road and NW Baker Creek Road. While these requested reductions in lot size and setback result in development that would be different from that currently found in the three existing phases of the Shadden Claim development, neighborhood development designs of this nature are what is envisioned by the City through adoption of policies supportive of increased residential densities.

3. Once a community like this is established, the effect of cars in the street and anything else left outside adds to an atmosphere of outdoor clutter.

Staff response:

Local residential streets, such as those proposed to serve this development, are intentionally designed to accommodate vehicles parked along of the public street. Matters related to the storing of material outside in residential areas can be directed to the McMinnville Police Department and addressed under current nuisance regulations.

- The letter (Exhibit 8) dated November 8, 2016, and received by the Planning Department on November 10, 2016, was signed by Ronald and Sally Hyde.

While the full text of this letter is provided as an attachment to this report, the general concerns are summarized below in order for staff to provide written response:

1. Some home purchasers in the existing phases of the Shadden Claim neighborhood were informed by agents of the original developer that the remaining vacant “Shadden Claim” land would develop similarly to the existing neighborhoods. This intent was “fortified” by the City

when the Shadden Claim right-of-way improvements (i.e., fencing and landscaping) were extended along Baker Creek Road to its intersection with Hill Road.

Staff response:

The improvements put in place along NW Baker Creek Road by the original developer were installed in the mid 1990s according to plans approved at that time. Since then, the tentative subdivision approval applicable to the remaining portion of the original plan has since expired and land ownership has changed hands. Since that time the City has also adopted new housing and land development policies that encourage the types of density proposed by this current application. This plan is fairly different from that originally approved but future development of this area cannot, and should not, be legally held to standards that are now contrary to more current land development policies adopted by the City.

2. The authors describe concerns related to multi-story apartments in the middle of more expensive homes without adequate infrastructure or commercial support, street sizes and ability to accommodate traffic. That author also provides that the current proposal does not fit a logical growth pattern. The authors encourage denial of the request.

Staff response:

With respect to the concerns shared and the effort invested in providing this testimony staff offers that this current proposal is supported by the McMinnville Comprehensive Plan and Zoning Map and is further emblematic of the type of development envisioned for locations such as this by the City's adoption of the standards and policies addressed in this report and Findings document.

- The email (Exhibit 9) dated December 7, 2016, was submitted John Hutt.

While the full text of this email is provided as an attachment to this report, the general concerns are summarized below in order for staff to provide written response:

1. With some 500 new residential units proposed by the development, there will be a need for increased city services. Current city staffing and budget shortages are a concern as well as are any potential increase in taxes to fund additional personnel. It would be fair to demand that those who will make vast sums of money from these developments invest in those services which will continue to make our community a desirable place to reside.

Staff response:

This project proposes the construction of 278 residences, inclusive of the multiple-family site. Funds to support city services are derived in two ways from new developments: 1) additional annual tax revenue paid in property taxes from each individual lot that helps to pay for public safety and general city services; and 2) system development charges which are paid for each residential building built in the City of McMinnville at the time of construction to help pay for the impacts a project will have on the City's infrastructure (e.g., sanitary sewer, streets, parks).

- The letter (Exhibit 10) dated December 8, 2016, and received by the Planning Department on December 8, 2016, was signed by David StLouis.

While the full text of this letter is provided as an attachment to this report, the general concerns are summarized below in order for staff to provide written response:

1. The proposed setback adjustments are extreme compared to standard R-1 setbacks.



Staff response:

The setbacks proposed for most of the lots in this development vary in numerous ways from standard setbacks commonly found in adjacent neighborhoods. Nineteen (19) of the lots in BCE are proposed to meet the standard setbacks of the R-1 zone.

2. Numerous questions were raised relative to the capacity of the sanitary sewer basin to accommodate expected flows resulting from this proposed development.

Staff response:

The Engineering Department has considered the sanitary sewer service question relative to affected basin and trunk line adequacy and capacity and finds no conflict or service constraint. Please refer to comments provided by the Engineering Department above.

3. Lot sizes (as small as 3,200 square feet) are proposed for many of the lots are far below the minimum lot sizes of the R-1 zone.

Staff response:

This is correct and yields a residential density higher than that of the R-1 zone. The comprehensive plan policies and findings noted in the Findings portion of this report (Exhibit A) address the varied lots sizes and proposed density.

4. Is such a large high-density development justified and in the best interest of the community?

Staff response:

The density proposed is supported by McMinnville's Comprehensive Plan in a variety of ways as described in the Findings of Fact.

**RECOMMENDATION**

Due to the long land use history, this site is one of the more difficult and challenging for large-scale residential development that McMinnville has seen. Yet, the applicants have crafted a subdivision plan that meets all applicable requirements, as conditioned, while also providing for a range of housing types at varying price points to aid in meeting the residential needs of this growing community. Staff supports the general concept proposed for this site, including the location of the multi-family development, and the provision of higher density single-family residential development to be located within ¼ mile of minor arterial streets and public transit routes. The applicant proposes a development plan in which single-family lot sizes are arranged to provide a transition from the adjacent moderately sized lots of the Shadden Claim subdivision to the development multiple-family dwellings located at the intersection of Hill Road and Baker Creek Road. We also support the desire to increase the overall density of the site above that which would typically occur under this site's long-standing R-1 zoning designation as allowed through the Planned Development review process.

Therefore, based on the materials submitted by the applicant, the findings of fact, and the conclusionary findings for approval, staff recommends that ZC 1-16 be **approved**, and ZC 2-16 be **approved** subject to the following conditions:

1. That the Baker Creek tentative subdivision plan, as approved by the Planning Commission, shall be placed on file with the Planning Department and become a part of the zone and binding on the owner and developer.

The developer will be responsible for requesting approval of the Planning Commission for any major change in the details of the adopted site plan. Minor changes to the details of the adopted plan may be approved by the City Planning Director. It shall be the Planning Director's decision as to what constitutes a major or minor change. An appeal from a ruling by him may be made only to the Commission. Review of the Planning Director's decision by the Planning Commission may be initiated at the request of any one of the commissioners

2. That site plans and building elevations for the proposed multi-family units must be submitted to and approved by the Planning Director prior to the issuance of any building permits for said units. The approximately 3.8-acres multiple-family site shall be limited to no more than 65 dwelling units. The multiple-family buildings shall be no more than 65 feet in height and must be nonlinear in design and parking lots must be broken up by landscaping. Prior to the release of building permits, a landscape plan for a minimum of 25 percent of the multiple-family site shall be provided to the Landscape Review Committee for review and approval. In addition, useable open space and a paved pedestrian connection to Baker Creek Road located near the east edge of this site shall be provided within the development, and streetside landscaping shall be emphasized.
3. That the minimum lot sizes, widths, building envelope widths and yard setbacks for single-family residential lots shall be as follows according to the following lot types identified by the applicant on the Overall Subdivision Plan:

a. R-1 Lots

9,000 square foot minimum lot size  
 Minimum Lot Width of 70 feet  
 Minimum Building Envelope Width of 50 feet

Setbacks:

Front Yard – 20 feet  
 Distance to Garage Front – 20 feet  
 Rear Yard – 20 feet  
 Interior Side Yard – 10 feet  
 Exterior Side Yard – 20 feet

b. R-2 Adjusted Lots

6,463 square foot minimum lot size  
 Minimum Lot Width of 65 feet  
 Minimum Building Envelope Width of 50 feet

Setbacks:

Front Yard – 20 feet  
 Distance to Garage Front – 20 feet  
 Rear Yard – 20 feet  
 Interior Side Yard – 7.5 feet  
 Exterior Side Yard – 20 feet

c. R-3 Adjusted Lots

5,536 square foot minimum lot size  
 Minimum Lot Width of 60 feet  
 Minimum Building Envelope Width of 50 feet

Setbacks:

Front Yard – 20 feet

Distance to Garage Front – 20 feet  
 Rear Yard – 20 feet  
 Interior Side Yard – 5 feet  
 Exterior Side Yard – 20 feet

d. R-3 Modified – Permitted Exclusively in BCW

4,000 square foot minimum lot size  
 Minimum Lot Width of 40 feet  
 Minimum Building Envelope Width of 30 feet

Setbacks:

Front Yard – 15 feet  
 Distance to Garage Front – 20 feet  
 Rear Yard – 20 feet  
 Interior Side Yard – 5 feet  
 Exterior Side Yard – 15 feet

e. R-4 Modified – Permitted Exclusively in BCW

3,200 square foot minimum lot size .  
 Minimum Lot Width of 32 feet  
 Minimum Building Envelope Width of 26 feet

Setbacks:

Front Yard – 15 feet  
 Distance to Garage Front – 20 feet  
 Rear Yard – 20 feet  
 Interior Side Yard – 3 feet  
 Exterior Side Yard – 15 feet

4. That one private Mini-Park/Playlot be provided in BCW to serve this portion of the proposed neighborhood. This Mini-Park/Playlot shall be a minimum of 6,000 square feet in size and maintained by the Homeowners Association.
5. That, prior to issuance of residential building permits, the applicant shall submit a residential Architectural Pattern Book to the Planning Director for review and approval. The purpose of the Architectural Pattern Book is to provide an illustrative guide for residential design in the Baker Creek development. This book will contain architectural elevations, details, materials and colors of each building type. The dominant building style for residences in the area identified in the Baker Creek subdivision tentative plan can be best described as Northwest Craftsman or English Cottage style dwelling. In order to protect property values, front entries will need to be clearly defined, garages will need to either be on the same plane as the front entry or recessed from the front entry, at least three material types will need to be used on the front elevations, driveways should be adjacent to each other to enhance opportunities for front yards and landscaping, and a variety of color schemes should be used throughout the development that are distinctly different from each other but enhance each other.

At a minimum, the Architectural Pattern Book shall contain sections addressing:

- a) Style and Massing
- b) Quality and Type of Exterior Materials
- c) Front Porches / Entry Areas
- d) Roof Design and Materials
- e) Exterior Doors and Windows

- f) Garage Door Types
  - g) Exterior Lighting
  - h) Sample Exterior Colors
6. In order to eliminate a cookie-cutter stylization of the neighborhood, no same home design shall be built in adjacency to another, including both sides of the street.
7. That, as the Shadden Claim 1<sup>st</sup> and 2<sup>nd</sup> Addition residential subdivisions were constructed according to the conditions stipulated in ORD No. 4626, those same conditions are incorporated in this approval and remain in full force and effect for those two completed subdivision phases:
- a) That the conceptual plan for that portion of the subject site not included in the tentative subdivision plan shall not be binding on the City.
  - b) That the minimum interior side yard setback shall be 7.5 feet.
  - c) That duplexes shall be allowed on corner lots 134, 136, and 140 with a minimum lot size of 8,000 square feet.
  - d) That the exterior side yard setback for lots 68, 69, 96, 108, 109, 120, 134, 136, and 140 shall be a minimum of 15 feet.
  - e) That VJ-2 Company dedicate to the City of McMinnville the parkland as designated on the tentative plan for Shadden Claim, First Addition. VJ-2 Company shall submit to the City for review and approval a detailed design plan for the development of the proposed parkland. At a minimum the park design plan shall include grading, drainage, lighting and irrigation system information, proposed landscaping, and path location and construction details. The improvement and maintenance of the parkland shall be the responsibility of VJ-2 Company and their successors in interest in the Shadden Claim development. VJ-2 Company shall enter into an agreement with the City of McMinnville setting out the terms and provisions of the improvement and maintenance responsibilities for the parkland. Said agreement shall be prepared by the City Attorney. The City shall also be authorized to improve and maintain the parkland if VJ-2 Company or its successors in interest fail to do so and to levy a lien against each and every lot within this subdivision for said costs and to record these liens in the City's Docket of Liens.
8. That Planned Development Ordinance No. 4626 is repealed in its entirety.

Based on the materials submitted by the applicant, the findings of fact, and the conclusionary findings for approval, that S 3-16 be **approved** subject to the following conditions:

9. That the subdivision approval does not take effect until and unless the companion zone change requests (ZC 1-16 and ZC 2-16) are approved by the City Council.
10. The final plat shall include the dedication of additional right-of-way, totaling 48' east of centerline, along the subdivision's Hill Road frontage.
11. The final plat shall include the dedication of additional right-of-way, totaling 48' south of centerline, along the subdivision's Baker Creek Road frontage.
12. The final plat shall include prohibitions against direct access to Hill Road and to Baker Creek Road for any individual lot.
13. With the exception of Shadden Drive, the interior streets shall be improved with a 28-foot wide paved section, 5-foot wide curbside planting strips, and five-foot-wide sidewalks placed one foot

from the property line within a 50-foot right-of-way, as required by the McMinnville Land Division Ordinance for local residential streets.

14. Shadden Drive shall be constructed to a 36-foot-wide paved section with curb and gutter, planter strips, and sidewalks within a 60-foot right-of-way.
15. Street grades and profiles shall be designed and constructed to meet the adopted Land Division Ordinance standards and the requirements contained in the Public Right-of-Way Accessibility Guidelines (PROWAG). Additionally, corner curb ramps shall be constructed to meet PROWAG requirements.
16. The applicant shall coordinate the location of clustered mailboxes with the Postmaster, and the location of any clustered mailboxes shall meet the accessibility requirements of PROWAG and the State of Oregon Structural Specialty Code.
17. The applicant shall install a barricade at the southern terminus of proposed Montgomery Avenue consistent with City standards. The barricades shall include signage with text stating: "This Street is planned for extension to serve future development."
18. On-street parking will be restricted at all street intersections, in conformance with the requirements of the City's Land Development Ordinance.
19. The City Public Works Department will install, at the applicant's expense, the necessary street signage (including stop signs, no parking signage, and street name signage), curb painting, and striping (including stop bars) associated with the development. The applicant shall reimburse the City for the signage and markings prior to the City's approval of the final plat.
20. The applicant shall submit cross sections for the public street system to be constructed. Cross sections shall depict utility location, street improvement elevation and grade, park strips, sidewalk location, and sidewalk elevation and grade. Said cross sections shall be submitted to the City Engineer for review and approval prior to submittal of the final plat. All such submittals must comply with the requirements of 13A of the Land Division Ordinance and must meet with the approval of the City Engineer.
21. A detailed, engineered sanitary sewage collection plan, which incorporates the requirements of the City's adopted Conveyance System Master Plan, must be submitted to and approved by the City Engineering Department. Any utility easements needed to comply with the approved sanitary sewage plan must be reflected on the final plat.
22. A detailed, engineered storm drainage plan, which satisfies the requirements of the City's Storm Drainage Master Plan must be submitted to and approved by the City Engineering Department. Any utility easements needed to comply with the approved plan must be reflected on the final plat.
23. If the final storm drainage plan incorporates the use of backyard collection systems and easements, such systems must be private rather than public, and private maintenance agreements for them must be approved by the City prior to the City's approval of the final plat. The maintenance agreements shall include requirements that drainage channels / facilities within the storm drainage easements shall be kept in their designed condition, and that no fill or other construction activities (including the construction of fences) will be allowed within those areas.
24. Prior to the construction of any private storm facilities, the applicant shall obtain the necessary permits from the City's Building Division.
25. The proposed detention facility tracts shall be private rather than public, and private maintenance agreements for them must be approved by the City prior to the City's approval of the final plat. The maintenance agreements shall include requirements that drainage channels / facilities within

the detention facilities shall be kept in their designed condition, and that no fill or other construction activities (including the construction of fences) will be allowed within those areas.

26. That the applicant shall provide information detailing the number of lots that will be made available for individual sale to builders for review and approval by the Planning Director prior to recording of the final plat. Upon approval, the referenced lots will be made available for sale to the general public for a minimum of one hundred twenty (120) days prior to building permit issuance for said lots.
27. Prior to recording the subdivision plat, that applicant shall provide to the Planning Director a wetland quality assessment for the areas identified as wetlands on the tentative subdivision plan. The applicant shall either protect or mitigate the wetland(s) as necessary. If wetlands are identified and required to be protected on tentative lots 55, 56, 61 and/or 62 of BCE, the applicant shall provide verification that a reasonable building envelope remains on each affected lot.
28. The final subdivision plans shall incorporate access provisions, and corresponding easements, for the maintenance by the City of all public storm facilities, including any proposed overflow weirs.
29. The final plat shall include 10-foot utility easements along both sides of all public rights-of-way for the placement and maintenance of required utilities.
30. The final plat shall include use, ownership, and maintenance rights and responsibilities for all easements and tracts.
31. The applicant shall secure from the Oregon Department of Environmental Quality (DEQ) any applicable storm runoff and site development permits prior to construction of the required site improvements. Evidence of such permits shall be submitted to the City Engineer.
32. The applicant shall secure all required state and federal permits, including, if applicable, those related to wetland fill and impacts, the federal Endangered Species Act, Federal Emergency Management Act, and those required by the Oregon Division of State Lands, and U.S. Army Corps of Engineers. Copies of the approved permits shall be submitted to the City.
33. The applicant shall submit evidence that all fill placed in the areas where building sites are expected is engineered. Evidence shall meet with the approval of the City Building Division and the City Engineering Department.
34. The required public improvements shall be installed to the satisfaction of the responsible agency prior to the City's approval of the final plat. Prior to the construction of the required public improvements, the applicant shall enter into a Construction Permit Agreement with the City Engineering Department, and pay the associated fees.
35. The applicant shall submit a draft copy of the subdivision plat to the City Engineer for review and comment which shall include any necessary cross easements for access to serve all the proposed parcels, and cross easements for utilities which are not contained within the lot they are serving, including those for water, sanitary sewer, storm sewer, electric, natural gas, cable, and telephone. A current title report for the subject property shall be submitted with the draft plat. Two copies of the final subdivision plat mylars shall be submitted to the City Engineer for the appropriate City signatures. The signed plat mylars will be released to the applicant for delivery to McMinnville Water and Light and the County for appropriate signatures and for recording.
36. Park fees shall be paid for each housing unit at the time of building permit application as required by McMinnville Ordinance 4282, as amended.
37. The applicant shall submit copies of the proposed restrictive covenants prepared for the development. The covenants shall define a standard fence design for those properties which back onto Hill Road, onto Baker Creek Road, onto the opens space / detention tracts, and onto the pedestrian accessway facilities between Snowberry Street/McGarey Drive and between Shadden

Drive/Victoria Drive. The fence design shall be of a style which provides visual relief and interest; and landscaping adjacent to the fence is encouraged. In addition, the covenants shall require that the area within the wetland easements shall be kept in natural condition, to the extent practicable.

38. That documents creating a homeowner's association for the subdivision and assigning to it maintenance responsibilities of any common ownership features must be submitted to and approved by the Planning Director.
39. The applicant shall submit Plans for the pedestrian accessways between Snowberry Street/McGarey Drive and between Shadden Drive/Victoria Drive. The accessways shall be improved by the applicant with a minimum 10-foot wide concrete surface. Plans shall also depict landscaping and underground irrigation along both sides of the pathways. Improvement plans shall be forwarded for review and approval by the McMinnville Landscape Review Committee prior to commencing improvements of the accessway. All required improvements to the pedestrian accessways shall be completed by the applicant prior to filing of the final plat.
40. That adjacent pairing of driveways shall be required to create on-street parking opportunities of increased lengths to provide for increase parking opportunities.
41. That the applicant plant street trees within curbside planting strips in accordance with a street tree plan to be prepared by the applicant and submitted to the Landscape Review Committee for their review and approval. All street trees shall have a two-inch minimum caliper, exhibit size and growing characteristics appropriate for the particular planting strip, and be spaced as appropriate for the selected species and as may be required for the location of above ground utility vaults, transformers, light poles, and hydrants. All street trees shall be of good quality and shall conform to American Standard for Nursery Stock (ANSI Z60.1). The Planning Director reserves the right to reject any plant material which does not meet this standard.
  - a) Trees shall be provided with root barrier protection in order to minimize infrastructure and tree root conflicts. The barrier shall be placed on the building side of the tree and the curb side of the tree. The root barrier protection shall be placed in 10-foot lengths, centered on the tree, and to a depth of eighteen (18) inches. In addition, all trees shall be provided with deep watering tubes to promote deep root growth.
  - b) Each year the applicant shall install street trees, from November 1 to March 1, adjacent to those properties on which a structure has been constructed and received final occupancy. This planting schedule shall continue until all platted lots have been planted with street trees. This provision does not apply to the multi-family lot.
  - c) It shall be the applicant's responsibility to relocate trees as may be necessary to accommodate individual building plans. The applicant shall also be responsible for the maintenance of the street trees, and for the replacement of any trees which may die due to neglect or vandalism, for one year from the date of planting
42. That, if the property owner wishes a one-year extension of the Commission approval of this tentative plan under the provisions of Section 16 of Ordinance No. 3702, a request for such extension must be filed in writing with the Planning Department a minimum of 30 days prior to the expiration date of this approval.
43. That plat phasing, described as the single-family residential development as Phase I and the multiple-family development as Phase II, is approved.
44. That street names shall be submitted to the Planning Director for review and approval prior to submittal of the final plat.

**Fiscal Impact:**

None.

**Recommendation/Suggested Motion:**

Based on the observations and arguments described above, and the findings of fact, conditions of approval and conclusionary findings attached as Exhibit A, staff is recommending that the zone changes and tentative subdivision plan be approved.

The Planning Department recommends the Commission make the following motion recommending approval of ZC 1-16 and ZC 2-16 to the City Council:

**THAT BASED ON THE FINDINGS OF FACT, THE CONCLUSIONARY FINDINGS FOR APPROVAL, AND THE MATERIALS SUBMITTED BY THE APPLICANT, THE PLANNING COMMISSION RECOMMENDS THAT THE CITY COUNCI APPROVE ZC 1-16 AND ZC 2-16 SUBJECT TO THE STAFF RECOMMENDED CONDITIONS OF APPROVAL.**

The Planning Department recommends the Commission make the following motion for approval of S 3-16:

**THAT BASED ON THE FINDINGS OF FACT, THE CONCLUSIONARY FINDINGS FOR APPROVAL, AND THE MATERIALS SUBMITTED BY THE APPLICANT, THE PLANNING COMMISSION APPROVES S 3-16 SUBJECT TO THE STAFF RECOMMENDED CONDITIONS OF APPROVAL.**

RP:sjs



## EXHIBIT A

### DECISION, FINDINGS OF FACT AND CONCLUSIONARY FINDINGS

**DOCKET:** ZC 1-16, ZC 2-16 & S 3-16

**REQUEST:** The applicant has submitted a proposal comprised of three land use requests: a zone change request, a planned development amendment request, and a tentative residential subdivision plan. A brief description of each request follows:

1. Zone Change - R-1 to R-1PD and EF-80 to R-1PD (ZC 1-16):  
The applicant is proposing a zone change comprised of two elements, one of which would rezone approximately 17.23 acres of land from R-1 (Single-Family Residential) to R-1 PD (Single-Family Residential Planned Development). The remaining portion of the zone change request would rezone approximately 13.6 acres of land from EF-80 (Exclusive Farm Land – 80-Acre Minimum) to R-1 PD. These zone changes are proposed, essentially, to apply a common zone to the area proposed for single-family residential development.
2. Planned Development Amendment – Amendment of ORD No. 4626 (ZC 2-16):  
The applicant is proposing to amend the existing planned development ordinance that currently governs a portion of the area proposed for residential development in a number of ways including: 1) Expansion of the boundary of the existing planned development to include the approximately 30.83 acres that are the subject of the zone change requests noted above; 2) lot size averaging over the area proposed to be governed by ORD No. 4626; 3) a reduction in the front yard setback for certain lots from 20 to 15 feet; 4) a reduction in the side yard setback for certain lots from 10 feet to either 5 feet or 3 feet; and, 5) a reduction in the exterior side yard setback for certain lots from 20 feet to 15 feet.
3. Tentative Subdivision (S 3-16):  
The applicant is requesting approval of a tentative phased subdivision plan on approximately 40.55 acres of land that, if approved, would provide for the construction of 213 single-family homes on lots ranging in size from 3,200 to 21,051 square feet in size and one multiple-family lot approximately 3.8 acres in size to accommodate 65 multiple-family dwellings. In addition, four open space tracts are proposed as well as three storm water detention sites.

**LOCATION:** The subject site is located south of Baker Creek Road and east of Hill Road and is more specifically described as Tax Lots 200, 203, and 205, Section 18, T. 4 S., R. 4 W., W.M.

**ZONING:** The subject site's current zoning is C-3 PD, R-1, R-1 PD, EF-80.

**APPLICANT:** Baker Creek Development, LLC

**STAFF:** Ron Pomeroy, Principal Planner

**HEARINGS BODY:** McMinnville Planning Commission

**DATE & TIME:** November 17, 2016 and December 15, 2016. Meetings held at the Civic Hall, 220 NE 2<sup>nd</sup> Street, McMinnville Oregon

**COMMENTS:** This matter was referred to the following public agencies for comment: McMinnville Fire Department, Police Department, Engineering Department, Building Department, Parks Department, City Manager, and City Attorney; McMinnville Water and Light; McMinnville School District No. 40; Yamhill County Public Works; Yamhill County Planning Department; Frontier Communications; Comcast; and Northwest Natural Gas. Their comments are provided in this exhibit.

## **DECISION AND CONDITIONS OF APPROVAL**

### **DECISION**

Based on the findings and conclusions, the Planning Commission recommends **APPROVAL** of the Zone Changes (ZC 1-16, ZC 2-16) and approves the Tentative Subdivision Plan (S 3-16) for Baker Creek Development **subject to the conditions of approval below.**

### **CONDITIONS OF APPROVAL**

The following conditions of approval shall be required:

ZC 1-16 and ZC 2-16 are **approved** subject to the following conditions:

1. That the Baker Creek tentative subdivision plan, as approved by the Planning Commission, shall be placed on file with the Planning Department and become a part of the zone and binding on the owner and developer.

The developer will be responsible for requesting approval of the Planning Commission for any major change in the details of the adopted site plan. Minor changes to the details of the adopted plan may be approved by the City Planning Director. It shall be the Planning Director's decision as to what constitutes a major or minor change. An appeal from a ruling by him may be made only to the Commission. Review of the Planning Director's decision by the Planning Commission may be initiated at the request of any one of the commissioners

2. That site plans and building elevations for the proposed multi-family units must be submitted to and approved by the Planning Director prior to the issuance of any building permits for said units. The approximately 3.8-acres multiple-family site shall be limited to no more than 65 dwelling units. The multiple-family buildings shall be no more than 65 feet in height and must be nonlinear in design and parking lots must be broken up by landscaping. Prior to the release of building permits, a landscape plan for a minimum of 25 percent of the multiple-family site shall be provided to the Landscape Review Committee for review and approval. In addition, useable open space and a paved pedestrian connection to Baker Creek Road located near the east edge of this site shall be provided within the development, and streetside landscaping shall be emphasized.
3. That the minimum lot sizes, widths, building envelope widths and yard setbacks for single-family residential lots shall be as follows according to the following lot types identified by the applicant on the Overall Subdivision Plan:

- a. R-1 Lots

9,000 square foot minimum lot size  
Minimum Lot Width of 70 feet

Minimum Building Envelope Width of 50 feet

Setbacks:

- Front Yard – 20 feet
- Distance to Garage Front – 20 feet
- Rear Yard – 20 feet
- Interior Side Yard – 10 feet
- Exterior Side Yard – 20 feet

b. R-2 Adjusted Lots

- 6,463 square foot minimum lot size
- Minimum Lot Width of 65 feet
- Minimum Building Envelope Width of 50 feet

Setbacks:

- Front Yard – 20 feet
- Distance to Garage Front – 20 feet
- Rear Yard – 20 feet
- Interior Side Yard – 7.5 feet
- Exterior Side Yard – 20 feet

c. R-3 Adjusted Lots

- 5,536 square foot minimum lot size
- Minimum Lot Width of 60 feet
- Minimum Building Envelope Width of 50 feet

Setbacks:

- Front Yard – 20 feet
- Distance to Garage Front – 20 feet
- Rear Yard – 20 feet
- Interior Side Yard – 5 feet
- Exterior Side Yard – 20 feet

d. R-3 Modified – Permitted Exclusively in BCW

- 4,000 square foot minimum lot size
- Minimum Lot Width of 40 feet
- Minimum Building Envelope Width of 30 feet

Setbacks:

- Front Yard – 15 feet
- Distance to Garage Front – 20 feet
- Rear Yard – 20 feet
- Interior Side Yard – 5 feet
- Exterior Side Yard – 15 feet

e. R-4 Modified – Permitted Exclusively in BCW

- 3,200 square foot minimum lot size
- Minimum Lot Width of 32 feet
- Minimum Building Envelope Width of 26 feet

Setbacks:

- Front Yard – 15 feet
- Distance to Garage Front – 20 feet
- Rear Yard – 20 feet
- Interior Side Yard – 3 feet
- Exterior Side Yard – 15 feet

4. That one private Mini-Park/Playlot be provided in BCW to serve this portion of the proposed neighborhood. This Mini-Park/Playlot shall be a minimum of 6,000 square feet in size and maintained by the Homeowners Association.
5. That, prior to issuance of residential building permits, the applicant shall submit a residential Architectural Pattern Book to the Planning Director for review and approval. The purpose of the Architectural Pattern Book is to provide an illustrative guide for residential design in the Baker Creek development. This book will contain architectural elevations, details, materials and colors of each building type. The dominant building style for residences in the area identified in the Baker Creek subdivision tentative plan can be best described as Northwest Craftsman or English Cottage style dwelling. In order to protect property values, front entries will need to be clearly defined, garages will need to either be on the same plane as the front entry or recessed from the front entry, at least three material types will need to be used on the front elevations, driveways should be adjacent to each other to enhance opportunities for front yards and landscaping, and a variety of color schemes should be used throughout the development that are distinctly different from each other but enhance each other.

At a minimum, the Architectural Pattern Book shall contain sections addressing:

- a) Style and Massing
  - b) Quality and Type of Exterior Materials
  - c) Front Porches / Entry Areas
  - d) Roof Design and Materials
  - e) Exterior Doors and Windows
  - f) Garage Door Types
  - g) Exterior Lighting
  - h) Sample Exterior Colors
6. In order to eliminate a cookie-cutter stylization of the neighborhood, no same home design shall be built in adjacency to another, including both sides of the street.
  7. That, as the Shadden Claim 1<sup>st</sup> and 2<sup>nd</sup> Addition residential subdivisions were constructed according to the conditions stipulated in ORD No. 4626, those same conditions are incorporated in this approval and remain in full force and effect for those two completed subdivision phases:
    - a) That the conceptual plan for that portion of the subject site not included in the tentative subdivision plan shall not be binding on the City.
    - b) That the minimum interior side yard setback shall be 7.5 feet.
    - c) That duplexes shall be allowed on corner lots 134, 136, and 140 with a minimum lot size of 8,000 square feet.
    - d) That the exterior side yard setback for lots 68, 69, 96, 108, 109, 120, 134, 136, and 140 shall be a minimum of 15 feet.

- e) That VJ-2 Company dedicate to the City of McMinnville the parkland as designated on the tentative plan for Shadden Claim, First Addition. VJ-2 Company shall submit to the City for review and approval a detailed design plan for the development of the proposed parkland. At a minimum the park design plan shall include grading, drainage, lighting and irrigation system information, proposed landscaping, and path location and construction details. The improvement and maintenance of the parkland shall be the responsibility of VJ-2 Company and their successors in interest in the Shadden Claim development. VJ-2 Company shall enter into an agreement with the City of McMinnville setting out the terms and provisions of the improvement and maintenance responsibilities for the parkland. Said agreement shall be prepared by the City Attorney. The City shall also be authorized to improve and maintain the parkland if VJ-2 Company or its successors in interest fail to do so and to levy a lien against each and every lot within this subdivision for said costs and to record these liens in the City's Docket of Liens.

8. That Planned Development Ordinance No. 4626 is repealed in its entirety.

Based on the materials submitted by the applicant, the findings of fact, and the conclusionary findings for approval, S 3-16 is **approved** subject to the following conditions:

9. That the subdivision approval does not take effect until and unless the companion zone change requests (ZC 1-16 and ZC 2-16) are approved by the City Council.
10. The final plat shall include the dedication of additional right-of-way, totaling 48' east of centerline, along the subdivision's Hill Road frontage.
11. The final plat shall include the dedication of additional right-of-way, totaling 48' south of centerline, along the subdivision's Baker Creek Road frontage.
12. The final plat shall include prohibitions against direct access to Hill Road and to Baker Creek Road for any individual lot.
13. With the exception of Shadden Drive, the interior streets shall be improved with a 28-foot wide paved section, 5-foot wide curbside planting strips, and five-foot-wide sidewalks placed one foot from the property line within a 50-foot right-of-way, as required by the McMinnville Land Division Ordinance for local residential streets.
14. Shadden Drive shall be constructed to a 36-foot-wide paved section with curb and gutter, planter strips, and sidewalks within a 60-foot right-of-way.
15. Street grades and profiles shall be designed and constructed to meet the adopted Land Division Ordinance standards and the requirements contained in the Public Right-of-Way Accessibility Guidelines (PROWAG). Additionally, corner curb ramps shall be constructed to meet PROWAG requirements.
16. The applicant shall coordinate the location of clustered mailboxes with the Postmaster, and the location of any clustered mailboxes shall meet the accessibility requirements of PROWAG and the State of Oregon Structural Specialty Code.
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18. On-street parking will be restricted at all street intersections, in conformance with the requirements of the City's Land Development Ordinance.

19. The City Public Works Department will install, at the applicant's expense, the necessary street signage (including stop signs, no parking signage, and street name signage), curb painting, and striping (including stop bars) associated with the development. The applicant shall reimburse the City for the signage and markings prior to the City's approval of the final plat.
20. The applicant shall submit cross sections for the public street system to be constructed. Cross sections shall depict utility location, street improvement elevation and grade, park strips, sidewalk location, and sidewalk elevation and grade. Said cross sections shall be submitted to the City Engineer for review and approval prior to submittal of the final plat. All such submittals must comply with the requirements of 13A of the Land Division Ordinance and must meet with the approval of the City Engineer.
21. A detailed, engineered sanitary sewage collection plan, which incorporates the requirements of the City's adopted Conveyance System Master Plan, must be submitted to and approved by the City Engineering Department. Any utility easements needed to comply with the approved sanitary sewage plan must be reflected on the final plat.
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25. The proposed detention facility tracts shall be private rather than public, and private maintenance agreements for them must be approved by the City prior to the City's approval of the final plat. The maintenance agreements shall include requirements that drainage channels / facilities within the detention facilities shall be kept in their designed condition, and that no fill or other construction activities (including the construction of fences) will be allowed within those areas.
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42. That, if the property owner wishes a one-year extension of the Commission approval of this tentative plan under the provisions of Section 16 of Ordinance No. 3702, a request for such extension must be filed in writing with the Planning Department a minimum of 30 days prior to the expiration date of this approval.
43. That plat phasing, described as the single-family residential development as Phase I and the multiple-family development as Phase II, is approved.
44. That street names shall be submitted to the Planning Director for review and approval prior to submittal of the final plat.

#### **ATTACHMENTS:**

1. McMinnville Staff Report – December 15, 2016
2. ZC 1-16/ZC 2-16/S 3-16 Applications and Fact Sheets
3. Applicant's Narrative including:
  - a. Exhibit A – Title Report including Legal Descriptions
  - b. Exhibit B – Yamhill County Tax Map
  - c. Exhibit C – Zone Change, Planned Development and Subdivision Overview & Findings
  - d. Exhibit D – Existing Zoning Map
  - e. Exhibit D-1 – Aerial Map
  - f. Exhibit E – Existing Conditions – Topographical Survey
  - g. Exhibit F – Drawing OVR-1 – Overall Subdivision Plan
  - h. Exhibit G – Drawing PL-1 – Preliminary Plat – West
  - i. Exhibit G – Drawing PL-2 – Preliminary Plat – West
  - j. Exhibit G – Drawing PL-3 – Preliminary Plat – West
  - k. Exhibit G-1 – Drawing SP-1 – Site Plan - West
  - l. Exhibit G-1 – Drawing SP-2 – Site Plan - West



- m. Exhibit G-1 – Drawing SP-3 – Site Plan - West
- n. Exhibit G-2 – Drawing C-1 - Utility & Drainage Plan - West
- o. Exhibit G-2 – Drawing C-2 - Utility & Drainage Plan - West
- p. Exhibit G-2 – Drawing C-3 - Utility & Drainage Plan - West
- q. Exhibit H – Drawing PL-4 - Preliminary Plat - East
- r. Exhibit H – Drawing PL-5 - Preliminary Plat - East
- s. Exhibit H-1 – Drawing C-4 – Utility & Drainage Plan - East
- t. Exhibit H-1 – Drawing C-5 – Utility & Drainage Plan - East
- u. Exhibit I – Nash & Associates Architects – Cypress – Building Elevations
- v. Exhibit J – Davis Construction, Inc., – Building Elevations
- w. Exhibit K – Front Façade Elevation
- x. Exhibit L – Sample Photo Elevations for 50-Foot Wide Dwellings
- y. Exhibit M – Sample Photo Elevations for 26-Foot and 30-Foot Dwellings (11 pages)
- z. Exhibit N – Gales Creek Terrace Preliminary Plat East & West (two pages)
- aa. Exhibit O – Phase II & III Tentative Plan
- bb. Exhibit P – NW Neighborhood Park Master Plan
- cc. Bear Creek PUD – Site Plan
- dd. South Fork – Preliminary Plat
- 4. Memo from Baker Creek Development, LLC to Ron Pomeroy received 9-30-2016
- 5. McMinnville Ord. No. 4626
- 6. November 4, 2016 Memo from Morgan Will received November 4, 2016
- 7. November 5, 2016 Letter from Sandra Ferguson received November 8, 2016
- 8. November 8, 2016 Letter from Ronald and Sally Hyde received November 10, 2016
- 9. December 7, 2016 Email from John Hutt
- 10. December 8, 2016 Letter from David StLouis received December 8, 2016
- 11. McMinnville Staff Report – November 17, 2016
- 12. Vicinity Sketch
- 13. Affidavit of Publication
- 14. Notification Map
- 15. List of property owners to whom notice was sent
- 16. Referrals

## **COMMENTS**

This matter was referred to the following public agencies for comment: McMinnville Fire Department, Police Department, Engineering and Building Departments, City Manager, and City Attorney, McMinnville School District No. 40, McMinnville Water and Light, Yamhill County Public Works, Yamhill County Planning Department, Frontier Communications, Comcast, Northwest Natural Gas. As of the date this report was written, the following comments had been received:

### **McMinnville Engineering Department**

#### **STREETS**

The McMinnville Engineering Department has provided comments relative to the applicant's proposed transportation and street design as follows:

- The western portion of the proposed subdivision is located adjacent to and south of NE Baker Creek Road, adjacent to the Shadden Claim Second Addition subdivision. Baker Creek Road is classified as a minor arterial in the City's adopted Transportation System Plan (TSP). Per the City's adopted Land Division Ordinance, the cross-section for a minor arterial street includes a total of 46' of pavement (curb to curb width), with two travel lanes, a center turn lane, on-street bicycle lanes, planter strips and sidewalks, within a total of 96' of right-of-way.

- Baker Creek Road adjacent to the proposed subdivision is currently improved with a total of 25' of pavement south of centerline, a planter strip with street trees, and a sidewalk. Thus, no additional improvements to Baker Creek Road will be necessary as part of the subdivision.
- The right-of-way width for Baker Creek Road adjacent to the subdivision is only 30' south of centerline. Thus, the developer shall dedicate an additional 18' of right-of-way for Baker Creek Road along the subdivision's frontage so that the right-of-way totals 48' south of centerline.
- The western portion of the proposed subdivision is also located adjacent to and east of NE Hill Road. Hill Road is classified as a minor arterial in the City's adopted Transportation System Plan (TSP). As noted above, as per the City's adopted Land Division Ordinance, the cross-section for a minor arterial street includes a total of 46' of pavement (curb to curb width), with two travel lanes, a center turn lane, on-street bicycle lanes, planter strips and sidewalks, within a total of 96' of right-of-way.
- Hill Road adjacent to the proposed subdivision will be improved by the City as part of the voter approved 2014 Transportation Bond. Thus, no additional improvements to Hill Road will be necessary as part of the subdivision.
- The right-of-way width for Hill Road adjacent to the subdivision is only 30' east of centerline. Thus, the developer shall dedicate an additional 18' of right-of-way for Hill Road along the subdivision's frontage so that the right-of-way totals 48' east of centerline.
- No direct access from the proposed subdivision lots will be allowed to Hill Road or to Baker Creek Road.
- As proposed, all of the interior streets, except Shadden Drive, in the subdivision will be constructed to the Local Residential street standard included in the City's Land Division Ordinance, including a 28-foot-wide paved section with curb and gutter, five-foot-wide curbside park strips, and five-foot-wide sidewalks placed one foot from the property line within a 50-foot right-of-way.
- The proposed cul-de-sacs at the east end of Snowberry Street and the south end of Mahala Way shall be constructed to meet the requirements of the McMinnville Fire Department.
- As proposed, Shadden Drive will be extended to the south to connect to Cottonwood Drive. The proposed improvements will match the existing width of Shadden Drive, including a 36-foot-wide paved section with curb and gutter, planter strips, and sidewalks within a 60-foot right-of-way.
- Street profiles were not included with the subdivision application materials. Staff would note that the street grades and profiles shall be designed to meet the adopted Land Division Ordinance standards and the requirements contained in the Public Right-of-Way Accessibility Guidelines (PROWAG). Additionally, corner curb ramps shall be designed to meet PROWAG requirements (diagonal ramps are not allowed). Additionally, parking will be restricted at all street intersections, in conformance with the Land Division Ordinance standards.

## SANITARY SEWER

The McMinnville Engineering Department has provided comments related to the sanitary sewer system as follows:

- The proposed plans indicate that existing sanitary mainlines will be extended throughout the proposed development to serve all proposed lots. The sanitary sewer mainlines shall be designed

to facilitate the extension of service to adjacent properties within the City's Urban Growth Boundary, as appropriate.

## STORM DRAINAGE

The McMinnville Engineering Department has provided comments related to the storm drainage system as follows:

- The existing topography of the site is such that most of the site area naturally drains to the east or to the southeast.
- The proposed plans indicate that site storm drainage will be collected and conveyed to several storm detention facilities. The facilities shall be sized in accordance with the City's Storm Drainage Master Plan, and maintenance of the vegetation and landscaping within the detention areas shall be the responsibility of the Home Owner's Association (HOA). The developer shall submit a maintenance plan for the detention areas to the City for review and approval prior to the recording of the subdivision plat.
- The City will maintain all public storm facilities within the proposed detention tracts. The final subdivision plans shall incorporate access for maintenance to all public storm facilities, including any proposed overflow weirs.

## McMinnville Water & Light

- An extension agreement is required for provision of water and electric services to the site which shall include: Development fees, engineered/approved drawings, etc. Contact McMinnville Water & Light for details.

## Additional Testimony

- Notice of this request was mailed to property owners located within 1,000 feet of the subject site. As of the date this report was written, three letters and an email have been received (Exhibits 7, 8, 9 and 10).
- The letter (Exhibit 7) dated November 5, 2016, and received by the Planning Department on November 8, 2016, was signed by Sandra Ferguson.
- The letter (Exhibit 8) dated November 8, 2016, and received by the Planning Department on November 10, 2016, was signed by Ronald and Sally Hyde.
- The email (Exhibit 9) dated December 7, 2016, was submitted John Hutt.
- The letter (Exhibit 10) dated December 8, 2016, and received by the Planning Department on December 8, 2016, was signed by David StLouis.

## FINDINGS OF FACT

1. Baker Creek Development, LLC, is requesting approval of a zone change from EF-80 (Exclusive Farm Use – 80-Acre Minimum) to R-1 PD (Single-Family Residential Planned Development) on approximately 13.61 acres of land, a zone change from R-1 to R-1 PD on approximately 17.23 acres of land, and to amend Planned Development Ordinance No. 4626

to encompass an additional 30.83 acres of land and to allow variation in lot sizes and setback requirements to include: a reduction in the front yard setback for certain lots from 20 to 15 feet; a reduction in the side yard setback for certain lots from 10 feet to either 5 feet or 3 feet; and, a reduction in the exterior side yard setback for certain lots from 20 feet to 15 feet. Concurrently, the applicant is requesting approval of a tentative phased residential subdivision plan on approximately 40.55 acres of land that, if approved, would provide for the construction of 213 single-family homes and the construction of 65 multiple-family dwellings on one lot. The subject site is located south of Baker Creek Road and east of Hill Road and is more specifically described as Tax Lots 200, 203, and 205, Section 18, T. 4 S., R. 4 W., W.M.

2. The site is currently zoned R-1 (Single-Family Residential), R-1 PD (Single-Family Residential, Planned Development), EF-80 (Exclusive Farm Use – 80-Acre Minimum) and C-3 PD (General Commercial Planned Development) and is designated as residential and commercial on the McMinnville Comprehensive Plan Map, 1980.
3. Sanitary sewer and municipal water and power can serve the site. The municipal water reclamation facility has sufficient capacity to accommodate expected waste flows resulting from development of the property.
4. This matter was referred to the following public agencies for comment: McMinnville Fire Department, Police Department, Engineering and Building Departments, City Manager, and City Attorney, McMinnville School District No. 40, McMinnville Water and Light, Yamhill County Public Works, Yamhill County Planning Department, Frontier Communications, Comcast, Northwest Natural Gas, Oregon Department of Transportation, Oregon Division of State Lands, and Oregon Department of Fish and Wildlife. As of the date this report was written, no comments in opposition have been provided.
5. The applicant has submitted substantial findings (Exhibit 3 c) in support of this application. Those findings are herein incorporated.
6. The following sections of Volume I (Background Element) of the McMinnville Comprehensive Plan are applicable to the request:

Chapter V. Housing and Residential Development – Land Use Controls – Planned Developments:

“The planned development (PD) is a method by which creative, large-scale development of land is encouraged for the collective benefit of the area’s future residents. [...] As written, the planned development provisions are intended to provide specific benefits to a development (e.g., developed parks, retention of unique natural areas, etc.) [...] It is important that the City continue to scrutinize planned development designs to insure that amenities are being provided in excess of what is normally required.

4. Future planned developments should be carefully scrutinized to insure that there are trade-offs favorable to the community when zoning ordinance requirements are varied. Those trade-offs should not just include a mixture of housing types.

Pedestrian paths (sidewalks) are required by ordinance to be constructed in all new residential developments. Bike paths, however, have only been constructed in a few selected areas. The City should encourage the development of bike paths and foot paths to activity areas, such as parks, schools, and recreation facilities, in all development designs.

2. Open space is required in all residential developments in several ways. Traditional zoning setbacks reserve a large portion of each individual lot for potential open space.

Planned developments can preserve large open areas for open space by clustering development in smaller areas. [..]

6. The City should encourage the provision of bike and foot paths within residential developments to connect to public and/or private parks, or recreation facilities and to connect to any paths which currently abut the land.”

Finding: Based on materials submitted by the applicant and staff’s discussion provided above in the Observations portion of this report, this proposal does not meet the intent of this portion of Volume I of the Comprehensive Plan relative to park space, open space or the provision of bike paths. However, Mini-Parks/Playlots range from 2,500 square feet to one acre in size (based on Table 1 of the McMinnville Parks, Recreation, and Open Space Master Plan) and are provided at a ratio of one such park per 1,000 anticipated residents (based on Table 2 of that same plan). Based on information provided in response to question number eight (8) on the submitted subdivision application form, the applicant anticipates adding 596 residents to the single-family portion of the proposal. Adding to this the number of residents projected to reside in the 65 future multiple-family units brings the total number of residents anticipated by this proposal to 800 persons. Applying the Mini-Parks/Playlots allocation standard noted above results in a need to provide one such lot to serve the proposed development. As the proposal already provides some, albeit less than abundant, open space opportunities within BCE, the one required Mini-Park/Playlot should be provided in BCW to serve this portion of the proposed neighborhood. A condition of approval to achieve this adjustment to the proposal has been drafted for approval. Additionally, as the proposed open spaces are adjacent to public sidewalks, no bike paths are required to provide that access. On this basis, the requirements of this portion of the Comprehensive Plan, Volume I have been met.

7. The following Goals and policies from Volume II of the McMinnville Comprehensive Plan of 1981 are applicable to this request:

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

General Housing Policies:

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

59.00 Opportunities for multiple-family and mobile home developments shall be provided in McMinnville to encourage lower-cost renter and owner-occupied housing. Such housing shall be located and developed according to the residential policies in this plan and the land development regulations of the City.

Finding: Goal V 1 and Policies 58.00 and 59.00 are met by this proposal in that a range of residential lot sizes are proposed that, in addition to the intent to construct multiple-family apartments, will provide opportunity for development of a variety of housing types and densities. The eastern portion of the development proposes lot sizes commensurate with those of adjacent existing development. The single-family residential lots proposed for the western portion of the development provides for smaller lot sizes adjacent to Hill Road (a Minor Arterial) and property owned by the McMinnville School District identified for future school development.

**GOAL V 2: TO PROMOTE A RESIDENTIAL DEVELOPMENT PATTERN THAT IS LAND-INTENSIVE AND ENERGY-EFFICIENT, THAT PROVIDES FOR AN URBAN LEVEL OF PUBLIC AND PRIVATE SERVICES, AND THAT ALLOWS UNIQUE AND**

INNOVATIVE DEVELOPMENT TECHNIQUES TO BE EMPLOYED IN RESIDENTIAL DESIGNS.

- 68.00 The City of McMinnville shall encourage a compact form of urban development by directing residential growth close to the city center and to those areas where urban services are already available before committing alternate areas to residential use.
- 71.01 The City shall plan for development of the property located on the west side of the city that is outside of planned or existing transit corridors (1/4 mile either side of the route) to be limited to a density of six units per acre. It is recognized that it is an objective of the City to disperse multiple family units throughout the community. In order to provide higher density housing on the west side, sewer density allowances of trade-offs shall be allowed and encouraged.
- 71.09 Medium and 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 units per net acre). Medium density residential development uses include small lot single-family detached uses, single family attached units, duplexes and triplexes, and townhouses. High density residential development (8 – 30 dwelling units per net acre) uses typically include townhouses, condominiums, and apartments. The City of McMinnville shall encourage a compact form of urban development by directing residential growth close to the city center and to those areas where urban services are already available before committing alternate areas to residential use.
1. Areas that are not committed to low density development;
  2. Areas that have direct access from collector or arterial streets;
  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; and,
  6. Areas that can be buffered from lot density residential areas in order to maximize the privacy of established low density residential areas.
- 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.

- 71.13 The following factors should serve as criteria in determining areas appropriate for high-density residential development:
1. Areas which are not committed to low or medium density development;
  2. Areas which can be buffered by topography, landscaping, collector or arterial streets, or intervening land uses from low density residential areas in order to maximize the privacy of established low density residential areas;
  3. Areas which have direct access from a major collector or arterial street;
  4. Areas which are not subject to development limitations;
  5. Areas where the existing facilities have the capacity for additional development;
  6. Areas within a one-half mile wide corridor centered on existing or planned public transit routes;
  7. Areas within one-quarter mile from neighborhood and general commercial shopping centers; and
  8. Areas adjacent to either private or public permanent open space.

Finding: Goal V 2 and Policies 71.01, 71.09, 71.10 and 71.13 are met by this proposal in that the proposal provides a range of residential single-family lot sizes in addition to multiple-family development thereby promoting an energy-efficient and land intensive development pattern. The portion of the proposal that exceeds a residential density of six units per acre, identified by the applicant as BCW, is entirely located within ¼ mile of and has direct access to Hill Road which is identified in the McMinnville Transportation System Plan as a minor collector street and a public transit route. This proposal is not subject to topographical or other geographical limitations. Transitional and/or alternating lot sizes are proposed where adjacent to existing abutting development to provide privacy from those established neighborhoods while also creating a transition to the lot designs proposed for the balance of the proposal. Additionally, private open spaces are proposed within the tentative subdivision plan in addition to the planned development of an adjacent 5.7 acre public park to serve as an extension of the Westside Bicycle and Pedestrian Path located between the proposed BCW and BCE portions of the tentative plan.

Planned Development Policies:

- 72.00 Planned unit developments shall be encouraged as a favored form of residential development as long as social, economic, and environmental savings will accrue to the residents of the development and the city.
- 73.00 Planned residential developments which offer a variety and mix of housing types and prices shall be encouraged.
- 74.00 Distinctive natural, topographic, and aesthetic features within planned developments shall be retained in all development designs.
- 75.00 Common open space in residential planned developments shall be designed to directly benefit the future residents of the developments. When the open space is not dedicated to or accepted by the City, a mechanism such as a homeowners association, assessment district, or escrow fund will be required to maintain the common area.

- 76.00 Parks, recreation facilities, and community centers within planned developments shall be located in areas readily accessible to all occupants.
- 77.00 The internal traffic system in planned developments shall be designed to promote safe and efficient traffic flow and give full consideration to providing pedestrian and bicycle pathways.
- 78.00 Traffic systems within planned developments shall be designed to be compatible with the circulation patterns of adjoining properties.

Finding: Policies 72.00, 73.00, 74.00, 75.00, 76.00, 77.00 and 78.00 are met by this proposal in that, in addition to the findings provided by the applicant, the proposal encourages a social and environmental benefits by locating the higher density portion of the proposal within walking distance to the nearby commercial site (located across NW Baker Creek Road to the north), the developing public park adjacent to the subdivision along NW Yohn Ranch Drive, and adjacent the property located to the south owned by the McMinnville School District and identified for future school development. In addition to the multiple-family residences, a range of lot sizes is proposed allowing for variety in residential dwelling type, ownership and price points. Retention of natural drainage swales are proposed to be accommodated as much as practicable. In addition, small open spaces are proposed, and conditioned, to provide benefit the residents of this development. Creation of a homeowner’s association to administer neighborhood covenants, codes and restrictions (CC&Rs) shall also be a condition of approval of this proposal. The proposed street design complies with current adopted City public street standards.

Residential Design Policies:

- 79.00 The density allowed for residential developments shall be contingent on the zoning classification, the topographical features of the property, and the capacities and availability of public services including but not limited to sewer and water. Where densities are determined to be less than that allowed under the zoning classification, the allowed density shall be set through adopted clear and objective code standards enumerating the reason for the limitations, or shall be applied to the specific area through a planned development overlay. Densities greater than those allowed by the zoning classification may be allowed through the planned development process or where specifically provided in the zoning ordinance or by plan policy.
- 80.00 In proposed residential developments, distinctive or unique natural features such as wooded areas, isolated preservable trees, and drainage swales shall be preserved wherever feasible.
- 81.00 Residential designs which incorporate pedestrian and bikeway paths to connect with activity areas such as schools, commercial facilities, parks, and other residential areas, shall be encouraged.
- 82.00 The layout of streets in residential areas shall be designed in a manner that preserves the development potential of adjacent properties if such properties are recognized for development on the McMinnville Comprehensive Plan Map.
- 83.00 The City of McMinnville shall review the design of residential developments to insure site orientation that preserves the potential for future utilization of solar energy.

Finding: Policies 79.00, 80.00, 81.00, 82.00 and 83.00 are met by this proposal in that the overall residential density, while greater than the underlying R-1 zone, can be allowed through the review and approval of the requested planned development zoning designation.



As part of this development, the natural drainage and wetland features are proposed to be preserved wherever feasible. The street layout proposes to connect with the existing street network of adjacent development and preserves the development potential of other adjacent land; i.e., the adjacent school site and land located between the BCE and BCW portions of the development. The proposed street system would provide public connections to adjacent neighborhoods and future school and park sites. Other areas within the development are proposed to be connected by pedestrian pathways increasing opportunities for pedestrian mobility. In addition, given the physical dimensions of the site, streets have been oriented to create opportunities for solar access as practicable.

Multiple-family Development Policies:

- 86.00 Dispersal of new multiple-family housing development will be encouraged throughout the residentially designated areas in the City to avoid a concentration of people, traffic congestion, and noise. The dispersal policy will not apply to areas on the fringes of the downtown "core," and surrounding Linfield College where multiple-family developments shall still be allowed in properly designated areas.
- 89.00 Zoning standards shall require that all multiple-family housing developments provide landscaped grounds.
- 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, and within a one-half mile wide corridor centered on existing or planned public transit routes. (Ord. 4840, January 11, 2006; Ord. 4796, October 14, 2003)
- 91.00 Multiple-family housing developments, including condominiums, boarding houses, lodging houses, rooming houses 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. (Ord. 4573, November 8, 1994)
- 92.00 High-density housing developments shall be encouraged to locate along existing or potential public transit routes.
- 92.01 High-density housing shall not be located in undesirable places such as near railroad lines, heavy industrial uses, or other potential nuisance areas unless design factors are included to buffer the development from the incompatible use. (Ord. 4796, October 14, 2003)
- 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. (Ord. 4796, October 14, 2003)

Finding: Policy 86.00, 89.00, 90.00, 92.00, 92.01 and 92.02 are satisfied by this proposal in that the multiple-family portion of the proposed development is located on land already identified by the City as suitable for such development. Landscaping shall be required as a condition of approval for the multiple-family development. Additionally, this multiple-family site is located along NW Hill Road and NW Baker Creek Road which are both identified in the McMinnville Transportation System Plan (TSP) as minor arterials. Further, this site is not located adjacent to or near other multiple-family development thereby implementing the City policy of dispersal of multiple-family developments. An approximately twelve-acre site located to the north and across Baker Creek Road is identified for future commercial development (ORD No. 4633) and the afore mentioned property owned by the McMinnville School District is located to the south, both of which are within a 700-foot walking distance of the multiple-family site.

Urban Policies:

- 99.00 An adequate level of urban services shall be provided prior to or concurrent with all proposed residential development, as specified in the acknowledged Public Facilities Plan. Services shall include, but not be limited to:
1. Sanitary sewer collection and disposal lines. Adequate municipal waste treatment plant capacities must be available.
  2. Storm sewer and drainage facilities (as required).
  3. Streets within the development and providing access to the development, improved to city standards (as required).
  4. Municipal water distribution facilities and adequate water supplies (as determined by City Water and Light). (as amended by Ord. 4796, October 14, 2003)
  5. Deleted as per Ord. 4796, October 14, 2003.

Finding: Policy 99.00 is satisfied by this proposal as adequate levels sanitary sewer collection, storm sewer and drainage facilities, and municipal water distribution systems and supply either presently serve or can be made available to adequately serve the site. Additionally, the Water Reclamation Facility has the capacity to accommodate flow resulting from development of this site.

Lot Sales Policy:

- 99.10 The City of McMinnville recognizes the value to the City of encouraging the sale of lots to persons who desire to build their own homes. Therefore, the City Planning staff shall develop a formula to be applied to medium and large size subdivisions that will require a reasonable proportion of lots be set aside for owner-developer purchase for a reasonable amount of time which shall be made a part of the subdivision ordinance.

Finding: Policy 99.10 shall be satisfied in that, while the City has not developed this formula, it shall be a condition of approval of this request that the applicant shall provide information detailing how this policy is met by the minimum number of lots they proposed to be offered for individual sale. This information shall be provided to the Planning Director for review and approval prior to issuance of building permits for said lots. The referenced lots will be made available for sale to the general public for a minimum of ninety (90) days prior to building permit issuance for said lots.

**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.**

Streets:

- 117.00 The City of McMinnville shall endeavor to insure that the roadway network provides safe and easy access to every parcel.
- 118.00 The City of McMinnville shall encourage development of roads that include the following design factors:

1. Minimal adverse effects on, and advantageous utilization of, natural features of the land.
2. Reduction in the amount of land necessary for streets with continuance of safety, maintenance, and convenience standards.
3. Emphasis placed on existing and future needs of the area to be serviced. The function of the street and expected traffic volumes are important factors.
4. Consideration given to Complete Streets, in consideration of all modes of transportation (public transit, private vehicle, bike, and foot paths). (Ord.4922, February 23, 2010)
5. Connectivity of local residential streets shall be encouraged. Residential cul-de-sac streets shall be discouraged where opportunities for through streets exist

119.00 The City of McMinnville shall encourage utilization of existing transportation corridors, wherever possible, before committing new lands.

120.00 The City of McMinnville may require limited and/or shared access points along major and minor arterials, in order to facilitate safe access flows.

Finding: Goal VI 1 and Policies 117.00, 118.00, 119.00 and 120.00 are satisfied by this proposal in that the each of the proposed lots will abut public streets developed to City standards with adequate capacity to safely accommodate the expected trip generation from this development. Further, direct parcel access will not be permitted to either Hill Road or Baker Creek Road. Rather, access to those streets will be directed through NW 23<sup>rd</sup> Street and Meadows Drive. Local residential streets proposed within the development will connect at intersections except for the proposal of two cul-de-sac streets due to the presence of wetlands. The proposed street design will have minimal adverse effects on the natural features of the land.

Parking:

126.00 The City of McMinnville shall continue to require adequate off-street parking and loading facilities for future developments and land use changes.

127.00 The City of McMinnville shall encourage the provision of off-street parking where possible, to better utilize existing and future roadways and right-of-ways as transportation routes.

Finding: Policies 126.00 and 127.00 are satisfied by this proposal in that off-street parking will be required for the multiple-family development and single-family residences as specified by the McMinnville Zoning Ordinance.

Bike Paths:

130.00 The City of McMinnville shall encourage implementation of the Bicycle System Plan that connect residential areas to activity areas such as the downtown core, areas of work, schools, community facilities, and recreation facilities.

132.00 The City of McMinnville shall encourage development of subdivision designs that include bike and foot paths that interconnect neighborhoods and lead to schools, parks, and other activity areas.

- 132.15 The City of McMinnville shall require that all new residential developments such as subdivisions, planned developments, apartments, and condominium complexes provide pedestrian connections with adjacent neighborhoods.

Finding: Policies 130.00, 132.00 and 132.15 are satisfied by this proposal in that the City has constructed the Westside Bicycle and Pedestrian system serving McMinnville’s west side and, of particular importance to this proposal, extends between the BCE and BCE portions of this development plan. This public amenity provides the opportunity for future residents of this subdivision to connect to other activity areas, schools and community facilities. The applicant proposes additional pedestrian pathways providing mid-block connections within the subdivision in situations where there are no amenities to connect. The public sidewalks that will be constructed as part of the required street improvements will add to the pedestrian connections within and beyond this subdivision.

Supportive of General Land Use Plan Designations and Development Patterns:

- 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.

Finding: Policy 132.27.00 is satisfied by this proposal in that the proposed street design reflects and supports the land use designation of the site and urban development patterns within the surrounding area.

Circulation

- 132.41.00 Residential Street Network – A safe and convenient network of residential streets should serve neighborhoods. When assessing the adequacy of local traffic circulation, the following considerations are of high priority:

1. Pedestrian circulation,
2. Enhancement of emergency vehicle access,
3. Reduction of emergency vehicle response times,
4. Reduction of speeds in neighborhoods, and
5. Mitigation of other neighborhood concerns such as safety, noise, and aesthetics. (Ord. 4922, February 23, 2010)

- 132.41.05 Cul-de-sac streets in new development should only be allowed when connecting neighborhood streets are not feasible due to existing land uses, topography, or other natural and physical constraints. (Ord. 4922, February 23, 2010)

- 132.41.20 Modal Balance – The improvement of roadway circulation must not impair the safe and efficient movement of pedestrians and bicycle traffic. (Ord. 4922, February 23, 2010)

- 132.41.25 Consolidate Access – Efforts should be made to consolidate access points to properties along major arterial, minor arterial, and collector roadways. (Ord. 4922, February 23, 2010)

- 132.41.30 Promote Street Connectivity – The City shall require street systems in subdivisions and development that promote street connectivity between neighborhoods. (Ord. 4922, February 23, 2010)

Finding: Policies 132.41.00, 132.41.05, 132.41.20, 132.41.25 and 132.41.30 are satisfied by this proposal in that the proposed street pattern provides a safe and efficient network of residential streets to serve the proposed and adjacent existing residential neighborhoods. The two cul-de-sac streets are proposed in response to the noted existence of two wetland areas. The proposed system is also designed to promote a balance of safe and efficient movement of vehicles, pedestrians and bicycles as required by the requirements of the McMinnville TSP and provision of additional private pedestrian pathways. Vehicular access points to the adjacent minor arterial streets comply with this policy and promote safe street connectivity to the surrounding transportation network.

- GOAL VII 1: TO PROVIDE NECESSARY PUBLIC AND PRIVATE FACILITIES AND UTILITIES AT LEVELS COMMENSURATE WITH URBAN DEVELOPMENT, EXTENDED IN A PHASED MANNER, AND PLANNED AND PROVIDED IN ADVANCE OF OR CONCURRENT WITH DEVELOPMENT, IN ORDER TO PROMOTE THE ORDERLY CONVERSION OF URBANIZABLE AND FUTURE URBANIZABLE LANDS TO URBAN LANDS WITHIN THE McMINNVILLE URBAN GROWTH BOUNDARY.

Sanitary Sewer System:

- 136.00 The City of McMinnville shall insure that urban developments are connected to the municipal sewage system pursuant to applicable city, state, and federal regulations.

Storm Drainage:

- 142.00 The City of McMinnville shall insure that adequate storm water drainage is provided in urban developments through review and approval of storm drainage systems, and through requirements for connection to the municipal storm drainage system, or to natural drainage ways, where required.
- 143.00 The City of McMinnville shall encourage the retention of natural drainage ways for storm water drainage.

Water System:

- 144.00 The City of McMinnville, through McMinnville Water and Light, shall provide water services for development at urban densities within the McMinnville Urban Growth Boundary.
- 147.00 The City of McMinnville shall continue to support coordination between city departments, other public and private agencies and utilities, and McMinnville Water and Light to insure the coordinated provision of utilities to developing areas. The City shall also continue to coordinate with McMinnville Water and Light in making land use decisions.

Water and Sewer – Land Development Criteria

- 151.00 The City of McMinnville shall evaluate major land use decisions, including but not limited to urban growth boundary, comprehensive plan amendment, zone changes, and subdivisions using the criteria outlined below:

1. Sufficient municipal water system supply, storage and distribution facilities, as determined by McMinnville Water and Light, are available or can be made available, to fulfill peak demands and insure fire flow requirements and to meet emergency situation needs.
2. Sufficient municipal sewage system facilities, as determined by the City Public Works Department, are available, or can be made available, to collect, treat, and dispose of maximum flows of effluents.
3. Sufficient water and sewer system personnel and resources, as determined by McMinnville Water and Light and the City, respectively, are available, or can be made available, for the maintenance and operation of the water and sewer systems.
4. Federal, state, and local water and waste water quality standards can be adhered to.
5. Applicable policies of McMinnville Water and Light and the City relating to water and sewer systems, respectively, are adhered to.

Finding: Goal VII 1 and Policies 136.00, 142.00, 143.00.20, 144.00, 147.00 and 151 (1)-(5) are satisfied by the request as adequate levels of sanitary sewer collection, storm sewer and drainage facilities, municipal water distribution systems and supply, and energy distribution facilities, either presently serve or can be made available to serve the site. Additionally, the Water Reclamation Facility has the capacity to accommodate flow resulting from development of this site. Administration of all municipal water and sanitary sewer systems guarantee adherence to federal, state, and local quality standards. The City of McMinnville shall continue to support coordination between city departments, other public and private agencies and utilities, and McMinnville Water and Light to insure the coordinated provision of utilities to developing areas and in making land-use decisions.

#### Police and Fire Protection

- 155.00 The ability of existing police and fire facilities and services to meet the needs of new service areas and populations shall be a criterion used in evaluating annexations, subdivision proposals, and other major land use decisions.

Finding: Policy 155.00 is satisfied in that emergency services departments have reviewed this request and raise no concerns with providing police and fire protection to the subject area.

#### GOAL VII 3: TO PROVIDE PARKS AND RECREATION FACILITIES, OPEN SPACES, AND SCENIC AREAS FOR THE USE AND ENJOUMENT OF ALL CITIZENS OF THE COMMUNITY.

- 163.00 The City of McMinnville shall continue to require land, or money in lieu of land, from new residential developments for the acquisition and/or development of parklands, natural areas, and open spaces.

Finding: Goal VII 3 and Policy 163.00 are satisfied in that park fees shall be paid for each housing unit at the time of building permit application as required by McMinnville Ordinance 4282, as amended.

- 169.00 Drainage ways in the City shall be preserved, where possible, for natural areas and open spaces and to provide natural storm run-offs.

Finding: Policy 169.00 is satisfied in that the applicant proposes to provide detention areas to accommodate natural storm run-off. These areas shall be designed and maintained in compliance with City requirements.

170.05 For purposes of projecting future park and open space needs, the standards as contained in the adopted McMinnville Parks, Recreation, and Open Space Master Plan shall be used.

Finding: Policy 170.05 is satisfied in that the McMinnville Parks, Recreation, and Open Space Master Plan was relied upon for calculation of the additional open space area to be required in the BCW portion of the development plan as provided in the attached conditions of approval.

GOAL VII 3: TO PROVIDE OPPORTUNITIES FOR CITIZEN INVOLVEMENT IN THE LAND USE DECISION MAKING PROCESS ESTABLISHED BY THE CITY OF McMINNVILLE.

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.

Finding: Goal VII 3 and Policy 188.00 are satisfied in that McMinnville continues to provide opportunities for the public to review and obtain copies of the application materials and completed staff report prior to the McMinnville Planning Commission and/or McMinnville City Council review of the request and recommendation at an advertized public hearing. All members of the public have access to provide testimony and ask questions during the public review and hearing process.

8. The following Sections of the McMinnville Zoning Ordinance (Ord. No. 3380) are applicable to the request:

General Provisions:

17.03.020 Purpose. The purpose of this ordinance is to encourage appropriate and orderly physical development in the City through standards designed to protect residential, commercial, industrial, and civic areas from the intrusions of incompatible uses; to provide opportunities for establishments to concentrate for efficient operation in mutually beneficial relationship to each other and to shared services; to provide adequate open space, desired levels of population densities, workable relationships between land uses and the transportation system, and adequate community facilities; to provide assurance of opportunities for effective utilization of the land resource; and to promote in other ways public health, safety, convenience, and general welfare.

R-1 Single-Family Residential Zone:

17.12.010 Permitted Uses. In an R-1 zone, the following uses and their accessory uses are permitted:

A. Site built single-family dwelling [...]

17.12.030 Lot Size. In an R-1 zone, the lot area shall not be less than nine thousand square feet [...]

17.12.040 Yard Requirements. In an R-1 zone each lot shall have yards of the following size unless otherwise provided for in Section 17.54.050:

A. A front yard shall not be less than twenty feet;

- B. A rear yard shall not be less than twenty feet;
- C. A side yard shall not be less than ten feet, except an exterior side yard shall not be less than twenty feet.

17.12.050 Building Height. In an R-1 zone, a building shall not exceed a height of thirty-five feet.

17.12.060 Density Requirements. In an R-1 zone, the lot area per family shall not be less than nine thousand square feet [..].

C-3 General Commercial Zone:

17.33.010 Permitted Uses. In a C-3 zone, the following uses and their accessory uses are permitted:

- 3. Multiple-family dwelling subject to the provisions of the R-4 zone.

R-4 Multiple-Family Residential Zone:

17.21.010 Permitted Uses. In an R-4 zone, the following uses and their accessory uses are permitted:

- C. Multiple-family dwelling

17.21.040 Yard requirements. In an R-4 zone, each lot shall have yards of the following size unless otherwise provided for in Section 17.54.050:

- A. A front yard shall not be less than fifteen feet;
- B. A side yard shall not be less than six feet, except an exterior side yard shall not be less than fifteen feet;
- C. A rear yard shall not be less than twenty feet;
- D. Whether attached to a residence or as a separate building, a covered storage facility for a vehicle on which the main opening is toward a street shall be located not less than twenty feet to the property line bordering the street;
- E. All yards shall be increased, over the requirements of this section, one foot for each two feet of building height over thirty-five feet.

17.21.050 Building height. In an R-4 zone, a building shall not exceed sixty feet in height.

17.21.060 Density requirements. In an R-4 zone, the lot area per family shall not be less than fifteen hundred square feet for each unit with two bedrooms or less, and not less than seventeen hundred fifty square feet for each unit with three bedrooms, and an additional five hundred square feet for each additional bedroom in excess of three in any one unit. The above requirements may be waived if the provisions of Section 17.21.020(M) are utilized.

Off-Street Parking and Loading:

17.60.060 Spaces – Number required.

- A. Residential land use category
  - 4. Multiple-family dwelling. One and one-half spaces per dwelling with less than three bedrooms, two spaces per dwelling unit with three or more bedrooms, and one space per dwelling unit which is expressly reserved for senior or handicapped persons.
  - 5. Single-family and two-family dwelling. Two spaces per dwelling with four or fewer bedrooms [..].



Finding: Section 17.03.020 is satisfied by the request for the reasons enumerated in Conclusionary Finding for Approval No. 1.

Finding: Sections 17.12.010(A), 17.12.030, 17.12.040(A-C), 17.12.050, 17.12.060, 17.21.010(C), 17.21.040(A-E), 17.21.050, 17.21.060, 17.33.010(3) and 17.60.060(A)(4-5) are satisfied by this request in that site built single family residences are proposed for the lots to be created by the proposal with the exception of the multiple-family component which is a permitted use within the C-3 zoning designation of proposed Lot 131 subject to the provisions of the R-4 zone. While projected building heights and numbers of bedrooms per dwelling unit are not provided as part of this submittal, the building height limitations of the R-1 and R-4 zones and parking requirements of Chapter 17.60 will be satisfied as part of the building permit review process for each dwelling unit prior to permit issuance. Lot sizes as proposed do not generally meet the minimums required of single-family residential lots as set forth by R-1 standards. The modification of lot sizes, as well as setbacks, below that typically required is an allowance that can be granted by Planning Commission recommendation and City Council approval through the Planned Development zone change application process requested by the applicant; this is discussed further below. Regarding multiple-family density, the applicant proposes to construct 65 residential units on the 3.8-acre C-3 PD zoned site (approximately 17 dwelling units per gross acre) while Planned Development related policies speak to encouraging such development at a much higher density.

#### Planned Developments:

17.51.010 Purpose. The purpose of a planned development is to provide greater flexibility and greater freedom of design in the development of land than may be possible under strict interpretation of the provisions of the zoning ordinance. Further, the purpose of a planned development is to encourage a variety in the development pattern of the community; encourage mixed uses in a planned area; encourage developers to use a creative approach and apply new technology in land development; preserve significant man-made and natural features; facilitate a desirable aesthetic and efficient use of open space; and create public and private common open spaces. A planned development is not intended to be simply a guise to circumvent the intent of the zoning ordinance.

Finding: Section 17.51.010 is satisfied by the request in that the applicant proposes a development plan to provide for range of single-family residential density in addition to providing for 65 multiple-family residences. While the proposed residential density is greater than that provided for by the underlying zone, City policies noted above specifically direct higher densities and multiple-family development for locations such as the subject site. This balance or "trade-off" of purposes is allowed and supported through application of the Planned Development application process and goes toward meeting the City's goals of multiple-family dispersal, increased opportunities for choice in the residential marketplace and location of higher residential densities located along arterials and transit corridors. Common open spaces, while not abundant, are provided in this proposal as are utilization of storm water detention areas to take advantage of natural slope within the site. Beyond the provision of public sidewalks as part of the public street improvements for the area, private mid-block pedestrian pathways are also provide to aid in enhancing pedestrian mobility within the area.

Additionally, staff specifically notes that a portion of the Planned Development purpose statement provides "A planned development is not intended to be simply a guise to circumvent the intent of the zoning ordinance" and staff encourages the Commission to consider this in light of the streetscape discussion provided earlier in this report. In brief, the proposed lots in BCW typically range from 32 to 40 feet in width. This, along with the photographic examples of a typical streetscape view provided by the applicant, is a good indication of the type of single-family residential design that may likely result should this request be approved. As the

applicant did not provide any design elements for the single-family residences as part of this proposal, staff suggests that some design direction be provided to the applicant in the form of a condition of approval in addition to a requirement that the applicant provide a "Pattern Book" of specific design elements to be used in the construction of the residences for BCW and BCE. This requirement will result in a more pedestrian friendly streetscape for the proposed development to help mitigate the auto-oriented effect of the narrow lots as well as to help visually blend these residences in with those of the adjacent established neighborhoods. The Commission has the ability to require such design considerations through the Planned Development process and in doing so could find that this development would fully satisfy the admonition that planned development approvals are not intended to be simply a guise to circumvent the intent of the zoning ordinance. Conditions of approval to enact this finding have been provided.

17.51.020 Standards and requirements. The following standards and requirements shall govern the application of a planned development in a zone in which it is permitted:

- A. The principal use of land in a planned development shall reflect the type of use indicated on the comprehensive plan or zoning map for the area. Accessory uses within the development may include uses permitted in any zone, except uses permitted only in the M-2 zone are excluded from all other zones. Accessory uses shall not occupy more than twenty-five percent of the lot area of the principal use;
- B. Density for residential planned development shall be determined by the underlying zone designations. (Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).

Finding: Section 17.51.020 (A-B) are satisfied by the request in that the applicant proposes a development type (single-family and multiple-family residential) consistent with the residential and commercial zoning indicated on the comprehensive plan and zoning map; again, the density of the plan is addressed through discussion and findings noted above. While Sub B of this standard states that the density of the residential planned development shall be determined by the underlying zone designations, this standard was supplanted by Policy 79.00. Specifically, Policy 79, as noted above, states that "densities greater than those allowed by the zoning classification may be allowed through the planned development process or where specifically provided in the zoning ordinance or by plan policy" and was adopted in 2003 (ORD No. 4796). Adoption of this policy was borne out of City efforts to increase land use efficiencies. The subsection of this standard currently under discussion was first adopted in 1968 and later modified in 1981. This standard was to be amended to reflect the more recent 2003 adoption of the Comprehensive Plan Policy 79.00 which unfortunately still reflects the 1981 policy preventing greater residential land use efficiencies. Therefore, the matter of amending Section 17.51.020(B) remains one of a number of zoning ordinance "housekeeping" tasks, it does not override or take precedence above the clear policy direction of Policy 79.00 which is utilized by this proposal and supported by staff.

17.51.030 Procedure. The following procedures shall be observed when a planned development proposal is submitted for consideration:

- C. The Commission shall consider the preliminary development plan at a meeting at which time the findings of persons reviewing the proposal shall also be considered. In reviewing the plan, the Commission shall need to determine that:
  - (1) There are special physical conditions or objectives of a development which the proposal will satisfy to warrant a departure from the standard regulation requirements;
  - (2) Resulting development will not be inconsistent with the comprehensive plan objectives of the area;

- (3) The development shall be designed so as to provide for adequate access to and efficient provision of services to adjoining parcels (as amended by Ordinance No. 4242, April 5, 1983);
- (4) The plan can be completed within a reasonable period of time;
- (5) The streets are adequate to support the anticipated traffic, and the development will not overload the streets outside the planned area;
- (6) Proposed utility and drainage facilities are adequate for the population densities and type of development proposed;
- (7) The noise, air, and water pollutants caused by the development do not have an adverse effect upon surrounding areas, public utilities, or the City as a whole.

Finding: Section 17.51.030 is satisfied by the request in that the design objective of this proposal is to fulfill the City's policy direction to achieve higher residential densities for developable residential land within ¼ mile of identified transit corridors and to continue the City's dispersal policy regarding multiple-family residential development. This proposal helps to enact the intended residential density of the comprehensive plan objectives for this area and, as noted by the applicant, can be completed in a reasonable period of time; targeted buildout in 2017. The proposed street network is adequate to support anticipated traffic which can also be supported by the surrounding existing street network. Public facilities have the capacity to adequately serve the proposed development and there are no indications that the proposal will have an adverse effect due to pollutants or noise on surrounding areas or the City as a whole.

Review Criteria:

17.74.020 Review Criteria. An amendment to the official zoning map may be authorized, provided that the proposal satisfies all relevant requirements of this ordinance, and also provided that the applicant demonstrates the following:

- A. The proposed amendment is consistent with the goals and policies of the comprehensive plan;
- 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;
- C. Utilities and services can be efficiently provided to service the proposed uses or other potential uses in the proposed zoning district.

When the proposed amendment concerns needed housing (as defined in the McMinnville Comprehensive Plan and state statutes), criterion "B" shall not apply to the rezoning of land designated for residential use on the plan map.

In addition, the housing policies of the McMinnville Comprehensive Plan shall be given added emphasis and the other policies contained in the plan shall not be used to: (1) exclude needed housing; (2) unnecessarily decrease densities; or (3) allow special conditions to be attached which would have the effect of discouraging needed housing through unreasonable cost or delay.

Finding: Section 17.74.020 is satisfied in that the proposal, as conditioned, is consistent with the goals and policies of the McMinnville Comprehensive Plan, is orderly and timely considering the existing nearby residential development and proximity to land owned by the McMinnville School

District and planned for future school development, and the proposal can be adequately served by required utilities and services. In addition, there are no policies contained in the Comprehensive Plan that are being utilized to unnecessarily decrease densities or discourage any form of housing.

17.74.070 Planned Development Amendment - Review Criteria. An amendment to an existing planned development may be either major or minor. Minor changes to an adopted site plan may be approved by the Planning Director. Major changes to an adopted site plan shall be processed in accordance with Section 17.72.120, and include the following:

- An increase in the amount of land within the subject site;
- An increase in density including the number of housing units;
- A reduction in the amount of open space; or
- Changes to the vehicular system which results in a significant change to the location of streets, shared driveways, parking areas and access.

An amendment to an existing planned development may be authorized, provided that the proposal satisfies all relevant requirements of this ordinance, and also provided that the applicant demonstrates the following:

- A. There are special physical conditions or objectives of a development which the proposal will satisfy to warrant a departure from the standard regulation requirements;
- B. Resulting development will not be inconsistent with the Comprehensive Plan objectives of the area;
- C. The development shall be designed so as to provide for adequate access to and efficient provision of services to adjoining parcels;
- D. The plan can be completed within a reasonable period of time;
- E. The streets are adequate to support the anticipated traffic, and the development will not overload the streets outside the planned area;
- F. Proposed utility and drainage facilities are adequate for the population densities and type of development proposed;
- G. The noise, air, and water pollutants caused by the development do not have an adverse effect upon surrounding areas, public utilities, or the city as a whole.

Finding: The requirements of Section 17.74.070 are met by this major modification to an existing planned development for the reasons enumerated in the finding provided for the Section 17.51.030(C) requirements provided above.

9. Ordinance No. 4626 is applicable to this request and is noted in Exhibit 5 of this staff report.

Finding: The subject request complies with the requirements of Ordinance No. 4626 as the proposal seeks to add land to the original site addressed by that ordinance approval and proposes a new development plan for the newly added area and the undeveloped portions of land covered by Ordinance No. 4626. The applicant does not request to modify any adopted element governing the developed portions of that original site; specifically, Shadden Claim 1<sup>st</sup> and 2<sup>nd</sup> Additions residential subdivisions. As the prior tentative subdivision plan approval associated with this ordinance has long since expired, the applicant is however requesting approval of a new plan for the undeveloped land that more closely embodies the residential development policies addressed elsewhere in this report and findings document. To enable this action, a new ordinance approval is being requested that would incorporate and safeguard the existing development and enable the new. This intent and action is in compliance with the currently realized portions of Ordinance No. 4626.



Planning Department  
 231 NE Fifth Street • McMinnville, OR 97128  
 (503) 434-7311 Office • (503) 474-4955 Fax  
[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

Office Use Only:	
File No.	ZC1-16(22-16/53-16)
Date Received	8-29-16
Fee	6000. <sup>00</sup>
Receipt No.	1160159
Received by	<i>[Signature]</i>

## Comprehensive Plan Map Amendment/ Zone Change Application

### Applicant Information

Applicant is:  Property Owner    Contract Buyer    Option Holder    Agent    Other \_\_\_\_\_

Applicant Name Baker Creek Development LLC Phone ~~503-302-3000~~  
 Contact Name Morgan Will Phone 503-305-7647  
*(If different than above)* ext-3  
 Address 485 South State  
 City, State, Zip Lake Oswego, OR 97304  
 Contact Email morgan@staffordlandcompany.com

### Property Owner Information

Property Owner Name \_\_\_\_\_ Phone \_\_\_\_\_  
*(If different than above)*  
 Contact Name \_\_\_\_\_ Phone \_\_\_\_\_  
 Address \_\_\_\_\_  
 City, State, Zip \_\_\_\_\_  
 Contact Email \_\_\_\_\_

### Site Location and Description

*(If metes and bounds description, indicate on separate sheet)*

Property Address See Planned Development Amendment  
 Assessor Map No. R44-18 - TL 205, 200, 203 Total Site Area 40.3 Ac  
 Subdivision \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_  
 Comprehensive Plan Designation Residential / commercial Zoning Designation R1-PD R-1 EF-80  
& C-3PD (split zone lot)

This request is for a:

**Comprehensive Plan Amendment**

**Zone Change**

1. What, in detail, are you asking for? State the reason(s) for the request and the intended use(s) of the property.

Zone Change of south part of tax lot 205 from remnant county zoning to urban zoning. ~~R-1~~ EF80 to R-1. then all lots to R-1-PD.

SEE ATTACHED FINDINGS DOCUMENT

2. Show in detail, by citing specific goals and policies, how your request is consistent with applicable goals and policies of the McMinnville Comprehensive Plan (Vol. 2).

All the land around it is developed to urban levels.

SEE ATTACHED FINDINGS DOCUMENT

3. If your request is subject to the provisions of a planned development overlay, show, in detail, how the request conforms to the requirements of the overlay.

The plan is to apply an R-1 PD overlay to all new lots on tax lots 205, 200, & 203, except proposed lot 131.

SEE ATTACHED FINDINGS DOCUMENT

Proposed lot 131 will retain the existing C-3 PD overlay.

4. If you are requesting a Planned Development, state how the proposal deviates from the requirements of the Zoning Ordinance and give justification for such deviation.

Allows a mix of small, medium, and large lots of various lot areas less than and more than 9000 sqft.  
SEE ATTACHED FINDINGS DOCUMENT - for more details.

Allows for various interior side setbacks.  
Provides a mix of housing sizes and lots types to meet market needs for housing variety. Places density of residential lots near amenities like park, school, commercial development and future transit routes. Protects open space and resource areas.

5. Considering the pattern of development in the area and surrounding land uses, show, in detail, how the proposed amendment is orderly and timely. Streets have been stubbed for future development of these properties. The are extended logically.  
SEE ATTACHED FINDINGS DOCUMENT

6. Describe any changes in the neighborhood or surrounding area which might support or warrant the request. Adjacent properties were developed with R-1 PD as well as R-2 PD density with some parts of R-4 density. Hill Rd is to be improved. A future school site and park site is adjacent.  
SEE ATTACHED FINDINGS DOCUMENT

7. Document how the site can be efficiently provided with public utilities, including water, sewer, electricity, and natural gas, if needed, and that there is sufficient capacity to serve the proposed use.

The applicant will extend existing utilities that are currently stubbed to the site.

SEE ATTACHED FINDINGS DOCUMENT & Exhibits

8. Describe, in detail, how the proposed use will affect traffic in the area. What is the expected trip generation?

Traffic in the area will be improved by the extension and connection of existing street stubs.

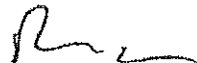
SEE ATTACHED FINDINGS DOCUMENT

0.52 Daily Trips/DU X 213 DU = 2027 new trips

In addition to this completed application, the applicant must provide the following:

- A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), indicating existing and proposed features within and adjacent to the subject site, such as: access; lot and street lines with dimensions; distances from property lines to structures; improvements; and significant features (slope, vegetation, adjacent development, drainage, etc.). If of a larger size, provide five (5) copies in addition to an **electronic copy** with the submittal.
- A legal description of the parcel(s), preferably taken from the deed.
- Payment of the applicable review fee, which can be found on the Planning Department web page.

I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.

  
Applicant's Signature

7/25/16  
Date

  
Property Owner's Signature

7/25/16  
Date





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Office Use Only:	
File No.	<u>ZC2-16 (ZC1-16/S3-16)</u>
Date Received	<u>8-29-16</u>
Fee	<u>6022.50</u>
Receipt No.	<u>1600159</u>
Received by	<u>gn</u>

## Planned Development Amendment Application

### Applicant Information

Applicant is:  Property Owner    Contract Buyer    Option Holder    Agent    Other \_\_\_\_\_

Applicant Name Baker Creek Development, LLC Phone 503-305-7647

Contact Name Morgan Will Phone ex 63  
 (if different than above)

Address 485 S. State St.

City, State, Zip Lake Oswego, OR 97034

Contact Email morgan@staffordlandcompany.com

### Property Owner Information

Property Owner Name \_\_\_\_\_ Phone \_\_\_\_\_  
 (if different than above)

Contact Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Contact Email \_\_\_\_\_

### Site Location and Description

(if metes and bounds description, indicate on separate sheet)

Property Address none

Assessor Map No. R4-418 -TL 205, 200, 203 Total Site Area 410.3 Ac

Subdivision \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Comprehensive Plan Designation Res/Comm Zoning Designation R-1 PD, R-1, EF-80

C-3 PD (split zone lot)

1. Show in detail how your request seeks to amend the existing planned development overlay. State the reason(s) for the request and the intended use(s) of the property:

Replace approved Shadden Claim Phase ~~III~~ site plan with the proposed plan which adds area, phases, more open space, various housing types and lot sized, setbacks, and layout.

SEE ATTACHED FINDINGS DOCUMENT - for more details. Proposal is for

1 Multi-Family lot ~~on~~ land currently designate C-3PD in proposed lot 131 and 213 detached single family dwellings on small, medium and large lots.

will provide community with a variety of housing to meet market need and preserve open space while placing residential density near future school

future park, future commercial future multi-family, existing greenhouse development and Hill Rd & Baker Creek Road, future transit route.

2. Show in detail, by citing specific goals and policies, how your request is consistent with applicable goals and policies of the McMinnville Comprehensive Plan (Volume II):

Develop to urban densities. Each policy is addressed in detail in the narrative, Exhibit C.

SEE ATTACHED FINDINGS DOCUMENT

3. Considering the pattern of development in the area and surrounding land uses, show, in detail, how the proposed amendment is orderly and timely:

Extend streets with site development.

SEE ATTACHED FINDINGS DOCUMENT

4. Describe any changes in the neighborhood or surrounding area which might support or warrant the request: School planned, park planned, townhouses built recently after existing approval of Shadden Claim Phase III site plan.

SEE ATTACHED FINDINGS DOCUMENT

5. Document how the site can be efficiently provided with public utilities, including water, sewer, electricity, and natural gas, if needed, and that there is sufficient capacity to serve the proposed use: Applicant will extend utilities with streets.

SEE ATTACHED FINDINGS DOCUMENT

6. Describe, in detail, how the proposed use will affect traffic in the area. What is the expected trip generation? Traffic will be improved by connecting missing gaps in the existing street grid. Hill Rd is also being improved.

SEE ATTACHED FINDINGS DOCUMENT

9.52 Daily Trips/Day X 213 DU = 2027 new trips

In addition to this completed application, the applicant must provide the following:

- A site plan (drawn to scale, legible, and of a reproducible size). The site plan should show existing and proposed features such as: access; lot and street lines with dimensions in feet; distances from property lines; improvements; north direction arrow, and significant features (slope, vegetation, adjacent development, drainage, etc.).
- A copy of the current planned development overlay ordinance.
- A legal description of the subject site, preferably taken from the deed.
- Payment of the applicable review fee, which can be found on the Planning Department web page.

I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.

[Signature]  
Applicant's Signature

7/25/16  
Date

[Signature]  
Property Owner's Signature

7/25/16  
Date



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<b>Office Use Only:</b>	
File No.	S3-16(21-16/212-16)
Date Received	8-29-16
Fee	6000.00
Receipt No.	16M059
Received by	gao

## Tentative Subdivision Application

### Applicant Information

Applicant is:  Property Owner    Contract Buyer    Option Holder    Agent    Other \_\_\_\_\_

Applicant Name Baker Creek Development LLC Phone ~~503-305-2888~~

Contact Name Morgan Will Phone 503-305-7647  
*(if different than above)*

Address 485 South State ext. 3

City, State, Zip Lake Oswego, OR 97304w

Contact Email morgan@staffordlandcompany.com

### Property Owner Information

Property Owner Name \_\_\_\_\_ Phone \_\_\_\_\_  
*(if different than above)*

Contact Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Contact Email \_\_\_\_\_

### Site Location and Description

*(If metes and bounds description, indicate on separate sheet)*

Property Address See Planned Development Amendment

Assessor Map No. R4 - 4-18 TL 205, 200, 203 Total Site Area 40.3 Acres

Subdivision \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Comprehensive Plan Designation Residential (Commercial) Zoning Designation C-3 PD, R-1 PD, R-1, EF-80

**Subdivision Information**

1. What is this application for?

- Subdivision (10 (ten) or fewer lots)
- Subdivision (more than 10 (ten) lots)

2. Briefly describe the project: SEE ATTACHED FINDINGS DOCUMENT

2,114 new lots in two phases, one of which is for future multi-family, the other 212 are single family detached homes on small and large lots.

3. Name of proposed subdivision: Baker Creek East = BCE, Baker Creek West = BCW

4. Size of proposed subdivision in acres or square feet: BCE = 23.0 Acres, BCW = 21.31 Acres

5. Number of lots: BCE = 83, BCW = 130 Minimum lot size: \_\_\_\_\_

6. Number and type of Residential Units: SEE ATTACHED FINDINGS DOCUMENT

213 detached single family  
1 future multifamily lot - max 76 DU

7. Average lot size: 6482 SF Gross density per acre of entire subdivision: 4.75 DU/acre

8. Total anticipated population: a@2.8/UNIT = BCE = 232, BCW = 364

9. Size of park(s)/open space in acres or square feet: SEE ATTACHED FINDINGS DOCUMENT > 115,000 sqft.

10. General description of the subject site and current land use: SEE ATTACHED FINDINGS DOCUMENT

Open farm land surrounded by existing subdivisions. Adjacent to future school site, existing town homes (TH) future apartment multi-family, future commercial project, Hill Road

11. Describe existing uses and zoning of surrounding properties:

Baker Creek Rd.

	<u>Zoning</u>	<u>Current Use</u>
North	<u>C-3 PD</u>	<u>Farming</u>
South	<u>School, R-2 VD (TH), R1 PD</u>	<u>Farming Vacant / R1-PD Residential</u>
East	<u>R-1 PD</u>	<u>SEE ATTACHED FINDINGS DOCUMENT Residential</u>
West	<u>Rural Residential FEU</u>	<u>Rural Residential, farming</u>

12. Describe the topography of the subject site: Flat

SEE ATTACHED FINDINGS DOCUMENT

13. Does the site contain any existing structures, wells, septic tanks? Explain NO

14. How will the proposed subdivision be served by utilities? Note the location and size of all service lines (water, sanitary sewer, storm sewer, natural gas, electricity).

SEE ATTACHED FINDINGS DOCUMENT

15. What is the anticipated date construction will begin? Late Fall 2016 or spring 2017

16. What is the anticipated date of completion? Winter 2016 of Fall 2017

17. If applicable, explain how the subdivision will be phased? None at this time

18. Does your tentative subdivision plan delineate the general location of all previously recorded easements and encumbrances presently binding upon the subdivision site? (A current title report or subdivision guarantee for the site would disclose such easements or encumbrances).

Yes  No  N/A

19. Does your tentative subdivision plan delineate necessary access and utility easements?

Yes  No  N/A

In addition to this completed application, the applicant must provide the following:

A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), tentative subdivision plan, and supplementary data. Tentative plans should be accompanied by improvement plans so that the general programs and objectives are clear to the reviewer. The information to be included in the tentative subdivision plan as listed in the information sheet and in Section 17.53.070 (Submission of Tentative Subdivision Plan) of the Zoning Ordinance. If of a larger size, provide five (5) copies in addition to an **electronic copy** with the submittal.

Payment of the applicable review fee, which can be found on the Planning Department web page.

I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.

[Signature]  
Applicant's Signature

7/25/16  
Date

[Signature]  
Property Owner's Signature

7/25/16  
Date

# Exhibit A Property Descriptions

## Yamhill County Parcel Information



**First American Title**

### Parcel Information

**Parcel #:** R441800200  
**Account:** 145239  
**Related:**  
**Site Address:**  
 McMinnville, OR 97128  
**Owner:** Baker Creek Development LLC  
**Owner2:**  
**Owner Address:** 485 S State St  
 Lake Oswego, OR 97034  
**Phone:**  
**TwN/Range/Section:** T: 04S R: 04W S: 18 Q:  
**Parcel Size:** 7.82 Acres (340,639 SF)  
**Plat/Subdivision:**  
**Lot:**  
**Block:**  
**Map Page/Grid:** 770-E3  
**Census Tract/Block:** 030701/2003  
**Waterfront:**

### Assessment Information

**Market Value Land:** \$616,607  
**Market Value Impr:** \$0  
**Market Value Total:** \$616,607  
**Assessed Value:** \$7,054

### Tax Information

**Levy Code Area:** 40.0  
**Levy Rate:** 17.0105  
**Tax Year:** 2015  
**Annual Tax:** \$120.00

### Exemption Description:

### Legal

POTENTIAL ADDITIONAL TAX LIABILITY 7.82 ACRES IN SEC 18 T4S R4W

### Land

**Cnty Land Use:** 540 - Farm - Unzoned farm land - Vacant  
**Land Use Std:** VAGR - VACANT AGRICULTURE/RURAL  
**Neighborhood:** D005  
**Watershed:** Yamhill River

**Cnty Bldg Use:** -  
**Zoning:** R-1 - Single Family Residential  
**Recreation:** -  
**School District:** 40

### Improvement

<b>Year Built:</b> 0	<b>Attic Fin/Unfin:</b> 0 / 0 SF	<b>Foundation:</b>
<b>Bedrooms:</b> 0	<b>Bathrooms:</b> 0.00	<b>Roof Covering:</b>
<b>Bldg Fin:</b> 0 SF	<b>Bsmt Fin/Unfin:</b> 0 / 0 SF	<b>Garage:</b> 0 SF
<b>1st Floor:</b> 0 SF	<b>2nd Floor:</b> 0 SF	<b>Ext Walls:</b>
<b>A/C:</b> No	<b>FirePlace:</b> 0	<b>Heat Type:</b>

### Transfer Information

<b>Rec. Date:</b> 1/15/2016	<b>Sale Price:</b> \$5,800,000.00	<b>Doc Num:</b> 2016/557	<b>Doc Type:</b> BS
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**Yamhill County Parcel Information**



**First American Title**

**Parcel Information**

**Parcel #:** R441800203  
**Account:** 532606  
**Related:**  
**Site Address:** McMinnville, OR 97128  
**Owner:** Baker Creek Development LLC  
**Owner2:**  
**Owner Address:** 485 S State St  
 Lake Oswego, OR 97034  
**Phone:**  
**Twn/Range/Section:** T: 04S R: 04W S: 18 Q:  
**Parcel Size:** 13.49 Acres (587,624 SF)  
**Plat/Subdivision:**  
**Lot:**  
**Block:**  
**Map Page/Grid:** 770-E3  
**Census Tract/Block:** 030701/2003  
**Waterfront:**

**Assessment Information**

**Market Value Land:** \$850,211  
**Market Value Impr:** \$0  
**Market Value Total:** \$850,211  
**Assessed Value:** \$11,885

**Tax Information**

**Levy Code Area:** 40.0  
**Levy Rate:** 17.0105  
**Tax Year:** 2015  
**Annual Tax:** \$202.16

**Exemption Description:**

**Legal**

POTENTIAL ADDITIONAL TAX LIABILITY 13.49 ACRES IN SEC 18 T4S R4W

**Land**

**Cnty Land Use:** 540 - Farm - Unzoned farm land - Vacant  
**Land Use Std:** VAGR - VACANT AGRICULTURE/RURAL  
**Neighborhood:** I005  
**Watershed:** Yamhill River  
**Cnty Bldg Use:** -  
**Zoning:** R-1 - Single Family Residential  
**Recreation:** -  
**School District:** 40

**Improvement**

**Year Built:** 0  
**Bedrooms:** 0  
**Bldg Fin:** 0 SF  
**1st Floor:** 0 SF  
**A/C:** No  
**Attic Fin/Unfin:** 0 / 0 SF  
**Bathrooms:** 0.00  
**Bsmt Fin/Unfin:** 0 / 0 SF  
**2nd Floor:** 0 SF  
**FirePlace:** 0  
**Foundation:**  
**Roof Covering:**  
**Garage:** 0 SF  
**Ext Walls:**  
**Heat Type:**

**Transfer Information**

<b>Rec. Date:</b>	01/15/16	<b>Sale Price:</b>	\$5,800,000	<b>Doc Num:</b>	2016/557	<b>Doc Type:</b>	
<b>Orig Loan Amt:</b>							
<b>Loan Type:</b>		<b>Finance Type:</b>		<b>Lender:</b>			

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

**Yamhill County Parcel Information**



**First American Title**

**Parcel Information**

**Parcel #:** R441800205  
**Account:** 545578  
**Related:**  
**Site Address:**  
 McMinnville, OR 97128  
**Owner:** Baker Creek Development LLC  
**Owner2:**  
**Owner Address:** 485 S State St  
 Lake Oswego, OR 97034  
**Phone:**  
**TwN/Range/Section:** T: 04S R: 04W S: 18 Q:  
**Parcel Size:** 23.00 Acres (1,001,880 SF)  
**Plat/Subdivision:**  
**Lot:**  
**Block:**  
**Map Page/Grid:** 770-F3  
**Census Tract/Block:** 030701/2003  
**Waterfront:**

**Assessment Information**

**Market Value Land:** \$1,813,550  
**Market Value Impr:** \$0  
**Market Value Total:** \$1,813,550  
**Assessed Value:** \$20,263

**Tax Information**

**Levy Code Area:** 40.0  
**Levy Rate:** 17.0105  
**Tax Year:** 2015  
**Annual Tax:** \$344.70

**Exemption Description:**

**Legal**

POTENTIAL ADDITIONAL TAX LIABILITY 23.00 ACRES IN SEC 18 T4S R4W

**Land**

**Cnty Land Use:** 500 - Farm - Vacant  
**Land Use Std:** VAGR - VACANT AGRICULTURE/RURAL  
**Neighborhood:** I005  
**Watershed:** Yamhill River

**Cnty Bldg Use:** -  
**Zoning:** EF-80 - Exclusive Farm Use Dist. 80Ac Min  
**Recreation:** -  
**School District:** 40

**Improvement**

<b>Year Built:</b> 0	<b>Attic Fin/Unfin:</b> 0 / 0 SF	<b>Foundation:</b>
<b>Bedrooms:</b> 0	<b>Bathrooms:</b> 0.00	<b>Roof Covering:</b>
<b>Bldg Fin:</b> 0 SF	<b>Bsmt Fin/Unfin:</b> 0 / 0 SF	<b>Garage:</b> 0 SF
<b>1st Floor:</b> 0 SF	<b>2nd Floor:</b> 0 SF	<b>Ext Walls:</b>
<b>A/C:</b> No	<b>FirePlace:</b> 0	<b>Heat Type:</b>

**Transfer Information**

<b>Rec. Date:</b> 1/15/2016	<b>Sale Price:</b> \$5,800,000.00	<b>Doc Num:</b> 2016/557	<b>Doc Type:</b> BS
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Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



After recording return to:  
Baker Creek Development LLC  
485 S. State St  
Lake Oswego, OR 97034

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Baker Creek Development LLC  
485 S. State St  
Lake Oswego, OR 97034

File No.: 1031-2452031 (JLW)  
Date: January 05, 2016

THIS SPACE RESERVED FOR RECORDER'S USE

Yamhill County Official Records **201600557**  
DMR-DDMR **01/15/2016 11:38:19 AM**  
Stn=12 CONFIRM  
10Pgs \$50.00 \$11.00 \$5.00 \$20.00 **\$86.00**

I, Brian Van Bergen, County Clerk for Yamhill County, Oregon, certify  
that the instrument identified herein was recorded in the Clerk  
records.

Brian Van Bergen - County Clerk

1002547  
FIRST AMERICAN TITLE 2452031

### STATUTORY BARGAIN AND SALE DEED

**Bankruptcy Estate of Berjac of Oregon, acting by and through Thomas A. Huntsberger, Chapter 7 Bankruptcy Trustee, Oregon bankruptcy case number 12-63884-tmr7, Grantor, conveys to Baker Creek Development LLC, an Oregon limited liability company, Grantee, the following described real property:**

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to: See Exhibit B attached hereto and by this reference incorporated herein.

The true consideration for this conveyance is **\$5,800,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

APN: 124109

Bargain and Sale Deed  
- continued

File No.: 1031-2452031 (JLW)  
Date: 01/05/2016

Dated this 8th day of JANUARY, 2016.

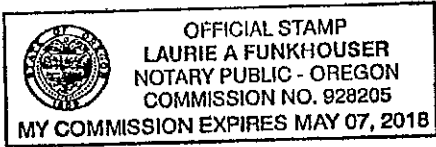
Chapter 7 Bankruptcy Trustee for Berjac of  
Oregon, an Oregon general partnership

By: Thomas A. Huntsberger, Trustee  
Name: Thomas A. Huntsberger  
Title: Trustee

STATE OF Oregon )  
)ss.  
County of Lane )

This instrument was acknowledged before me on this 8th day of JANUARY, 2016  
by Thomas A. Huntsberger as Trustee of Chapter 7 Bankruptcy Trustee for Berjac of Oregon, on behalf of  
the general partnership.

Laurie A Funkhouser



Notary Public for Oregon  
My commission expires: 5-7-2018

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Yamhill, State of Oregon, described as follows:

**PARCEL 1:**

**A tract of land in Section 7, Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon, described as follows:**

**Beginning at the Southwest corner of the James O. Henderson Donation Land Claim in said Township and Range; thence South 89°37' East 1752.73 feet along the South line of said Henderson Donation Land Claim to the Southeast corner of that tract of land conveyed from Manning to McDaniel by deed recorded in Film Volume 51, Page 573, Deed and Mortgage Records; thence North 00°24'50" East 470 feet, more or less, along the East line of said McDaniel tract to the centerline of Baker Creek; thence Southwesterly 1650 feet, more or less, along said centerline to a point that bears North 89°21' East from an iron rod set in CSP-8883; thence leaving said centerline South 89°21' West 70 feet, more or less, to said iron rod; thence South 89°21' West 386.43 feet to an iron rod; thence South 89°21' West 29.90 feet to the West line of said Henderson Donation Land Claim; thence South 00°25'30" West 206.71 feet to the point of beginning.**

**PARCEL 2:****Tract 1**

**All that portion of the following described tract lying North of Baker Creek Road: Commencing at the Northeast corner of Section 18, Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon, which place of beginning is also the Northeast corner of the T.J. Shadden Donation Land Claim; thence South 39.30 chains; thence West 38.16 chains to the center of the County Road; thence North 39.31 chains to the Northwest corner of the lands formerly owned by William L. Toney as described in deed recorded in Volume "W", Page 20, Yamhill County Deed Records, said corner being also on the North line of Section 18; thence East 38.16 chains to the place of beginning.**

**EXCEPTING THEREFROM that portion conveyed to the City of McMinnville, a municipal corporation of the State of Oregon, acting by and through its Water and Light Commission by deed recorded March 31, 1977 in Film Volume 119, Page 241, and by deed recorded May 1, 2002 in Instrument No. 200208810, Deed and Mortgage Records of Yamhill County, Oregon.**

**ALSO EXCEPTING a parcel of land located in the T.J. Shadden Certificate Claim No. 18 in the Northeast Quarter of Section 18, in Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon that is more particularly described as follows:**

**Beginning at a 5/8 inch iron rod on the East section line of Section 18, said iron rod being South 00°08'00" East 716.65 feet from the Northeast corner of Section 18, Township 4**

South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon; thence South 89°52'00" West 323.00 feet to a 5/8 inch iron rod; thence South 00°08'00" East 725.16 feet, more or less, to the North line of Baker Creek Road; thence South 84°16'23" East along said North line 324.69 feet, more or less, to the East line of Section 18; thence North 00°08'00" West along said East line 758.31 feet, more or less, to the place of beginning.

**FURTHER EXCEPTING** those parcels conveyed to VJ-2 Development, Inc., in the following: deed recorded January 28, 1997 as Instrument No. 199701382; deed recorded January 26, 1998 as Instrument No. 199801435; and deed recorded February 5, 1999 as Instrument No. 199902487, Deed and Mortgage Records.

**Tract 2**

Beginning at a point on the South line of and 17.32 chains West of the Southeast corner of the James O. Henderson Donation Land Claim in Yamhill County, Oregon, Notification No. 1217, Claim No. 86 in Section 7, Township 4 South, Range 4 West of the Willamette Meridian in said County and State, said beginning point being also the Southeast corner of County Survey No. 2111; thence North 00°55' West following the East line of said County Survey No. 2111, 31.877 chains to stake set on the South line of a certain 30 foot roadway, which roadway is described in deed recorded in Film Volume 108, Page 507 of Deed Records in said County; thence South 84°16' West along the South line of said roadway, 7.5777 chains to an angle in said roadway; thence South 54°11' West along the South line of said roadway, 8.90 chains; thence South 25.734 chains to the South line of said James O. Henderson Donation Land Claim; thence South 89°21' East, 15.267 chains to the place of beginning.

**EXCEPT THEREFROM** that tract of land conveyed to Willard L. Cushing and Malcolm F. Marsh, trustee, by deed recorded July 5, 1973 in Film Volume 95, Page 232, Deed and Mortgage Records.

**PARCEL 3:**

**Tract 1**

Beginning at a point on the West line of that tract of land described in Volume 186, Page 137, Deed Records for Yamhill County, Oregon, which bears South 00°08'00" East 691.80 feet and South 89°52'00" West 323.00 feet and South 00°08'00" East 104.35 feet from the brass cap at the Northeast corner of the T.J. Shadden Donation Land Claim, said Donation Land Claim corner is also the Northeast corner of Section 18, Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon; thence North 84°07'51" West parallel to Baker Creek Road a distance of 142.88 feet to the TRUE POINT OF BEGINNING; thence continuing North 84°07'51" West 634.42 feet; thence North 00°08'00" West parallel to the East line of said Section 18 a distance of 730.86 feet to the North line of said Section 18; thence South 89°17'50" East along said North line a distance of 631.01 feet to a point which bears North 89°17'50" West 465.15 feet from the said Northeast corner of Section 18; thence South 00°08'00" East parallel to the said East line of said Section 18 a distance of 788.00 feet to the true point of beginning.

**Tract 2:**

Beginning at a point on the West line of that tract of land described in Volume 186, Page 137, Deed Records, which bears South 00°08'00" East 691.80 feet and South 89°52'00" West 323.00 feet and South 00°08'00" East 104.35 feet from the brass cap at the Northeast corner of the T.J. Shadden Donation Land Claim, said Donation Land Claim corner is also the Northeast corner of Section 18, Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon; thence North 84°07'51" West parallel to Baker Creek Road a distance of 777.31 feet to the TRUE POINT OF BEGINNING; thence continuing North 84°07'51" West 197.85 feet; thence North 00°08'00" West 713.04 feet to a point on the North line of said Section 18; thence South 89°17'50" East along said North line a distance of 196.79 feet to a point which bears North 89°17'50" West 1096.16 feet from said Northeast corner of Section 18; thence South 00°08'00" East 730.86 feet to the true point of beginning.

**PARCEL 4:**

Beginning at a brass cap at the Northeast corner of T.J. Shadden Donation Land Claim, said Donation Land Claim corner is also the Northeast corner of Section 18, Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon; thence South 00°08'00" East 691.80 feet along the East line of said Section 18 to the Northeast corner of that tract of land described in Volume 186, Page 137, Deed Records; thence South 89°52'00" West along the North line of said tract of land 323.00 feet to the Northwest corner thereof; thence South 00°08'00" East along the West line of said tract 104.35 feet; thence North 84°07'51" West parallel to Baker Creek Road a distance of 142.88 feet; thence North 00°08'00" West parallel to said East line of said Section 18, a distance of 788.00 feet to a point on the North line of said Section 18; thence South 89°17'50" East along said North line a distance of 465.15 feet to the point of beginning.

**PARCEL 5:**

Beginning at a point on the West line of that tract of land described in Volume 186, Page 137, Deed Records of Yamhill County, Oregon which bears South 00°08'00" East 691.80 feet and South 89°52'00" West 323.00 feet and South 00°08'00" East 104.35 feet from the brass cap at the Northeast corner of the T.J. Shadden Donation Land Claim, said Donation Land Claim corner is also the Northeast corner of Section 18, Township 4 South, Range 4 West of the Willamette Meridian in said Yamhill County; thence South 00°08'00" East along the said West line of said Volume and Page a distance of 619.84 feet to a point on the North right-of-way of Baker Creek Road, said point being 30.00 feet Northerly of the centerline of the road when measured at right angles; thence North 84°07'51" West along said North right-of-way a distance of 777.31 feet; thence North 00°08'00" West parallel with said West line of said Volume 186, Page 137 a distance of 619.84 feet; thence South 84°07'51" East parallel with said Baker Creek Road a distance of 777.31 feet to the point of beginning.

**PARCEL 6:**

A tract of land in Section 18, Township 4 South, Range 4 West, Yamhill County, Oregon, being Parcel 1 of that tract land described in deed from Frances J. Collier to VJ-2 Development, Inc. and recorded in Instrument No. 199806909, Yamhill County Deed

Records, and a portion of that tract of land described in deed from Emmerson J. Collier and Frances J. Collier to VJ-2 Development, Inc. and recorded in Instrument No. 199620926, Yamhill County Deed Records, and being more particularly described as follows:

Beginning on the South line of said VJ-2 Development, Inc. tract at the Southwest corner of Lot 97B of SHADDEN CLAIM SECOND ADDITION; thence North 84°07'51" West 774.08 feet along the South line of said tract to the East margin of Hill Road (30' from centerline); thence North 00°18'08" East 752.42 feet along said East margin to the Southerly margin of Baker Creek Road; thence South 84°07'51" East 771.93 feet to the Northwest corner of SHADDEN CLAIM SECOND ADDITION; thence South 00°02'49" West 116.05 feet along the West line of SHADDEN CLAIM SECOND ADDITION; thence South 10°35'05" West 50.17 feet along said West line; thence South 00°02'49" West 342.17 feet along said West line to the Northwest corner of Lot 98B of SHADDEN CLAIM SECOND ADDITION; thence South 04°49'35" West 83.58 feet to an iron rod; thence South 84°07'51" East 7.00 feet to the Southwest corner of Lot 98A of SHADDEN CLAIM SECOND ADDITION; thence South 07°22'19" East 61.63 feet along the West line of SHADDEN CLAIM SECOND ADDITION; thence South 00°02'49" West 99.97 feet along said West line to the point of beginning.

**PARCEL 7:**

A tract of land situated in Section 18, Township 4 South, Range 4 West of the Willamette Meridian, Yamhill County, Oregon, more particularly described as follows:

Beginning at the northwest corner of Parcel 1, Partition Plat 2010-07, as platted and recorded in the Yamhill County Book of Partition Plats, said point also being the northeast corner of that property described in that instrument recorded in Instrument No. 1999-24729, Yamhill County Deed Records; thence North 84°07'51" West 66.93 feet along the north line of said property to the TRUE POINT OF BEGINNING of this description; and running thence: South 0°19'40" West 244.41 feet to a point of curvature; thence Southeasterly along the arc of a 250.00-foot radius curve to the left (the chord of which bears South 15°04'49" East 132.85 feet) 134.46 feet to a point of reverse curve; thence Southeasterly along the arc of a 250.00-foot radius curve to the right (the chord of which bears South 15°04'36" East 132.88 feet) 134.49 feet to the southeast corner of last mentioned property; thence North 89°17'50" West 697.85 feet along the south line of said property to a point on the east right of way line of North Hill Road at a perpendicular distance of 30.00 feet from the centerline of said road; thence North 0°18'50" East 556.89 feet along said east right of way line to the northwest corner of said property; thence South 84°07'51" East 630.33 feet along the north line of said property to the TRUE POINT OF BEGINNING.

Subject to and together with the rights and responsibilities set forth in that certain unrecorded Modification Agreement between the City of McMinnville and Grantor executed on November 7, 2014, and relating to street improvements along the easterly line of the subject parcel."

**PARCEL 8:**



**A tract of land situated in Section 18, Township 4 South, Range 4 West of the Willamette Meridian, Yamhill County, Oregon, more particularly described as follows:**

**Beginning at the Southerly-most southwest corner of Parcel 3, Partition Plat 2010-07, as platted and recorded in the Yamhill County Book of Partition Plats; and running thence: North 0°08'00" West 500.05 feet along the west line of said Parcel 3 to an angle corner in said west line; thence South 89°17'50" East 122.06 feet; thence North 0°08'00" West 426.00 feet to a point on the north line of said Parcel 3, said point being the southeast corner of Lot 94B, SHADDEN CLAIM SECOND ADDITION, as platted and recorded in Volume 12, Page 10, Book of Town Plats for Yamhill County, Oregon; thence along the boundary of said Parcel 3 as follows: South 84°07'51" East 100.00 feet; thence South 0°08'00" East 2.78 feet; thence North 89°52'00" East 150.00 feet; thence South 0°08'00" East 8.00 feet; thence North 89°52'00" East 100.00 feet; thence South 0°08'00" East 13.81 feet; thence North 89°52'00" East 155.00 feet; thence South 0°08'00" East 8.00 feet; thence North 89°52'00" East 105.00 Feet; thence South 0°08'00" East 18.60 feet; thence North 89°52'00" East 60.00 feet; thence South 84°47'39" East 107.47 feet; thence North 89°52'00" East 107.00 feet; thence South 0°08'00" East 33.29 feet; thence North 89°52'00" East 180.00 feet; thence South 0°08'00" East 836.55 feet; thence North 89°17'50" West 1185.55 feet to the Point of Beginning.**

**EXHIBIT B**

**AFFECTING PARCEL 1**

1. Non-delinquent Taxes, if any.
2. The assessment roll and the tax roll disclose that the within described premises were specially zoned or classified for Farm use. If the land has become or becomes disqualified for such use under the statute, an additional tax or penalty may be imposed. Any assessment of past or future property taxes associated with farm deferral or loss of farm deferral, which are the responsibility of Grantee
3. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
4. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Baker Creek.
5. Governmental rights in connection with flood control and propagation of anadromous fish and public rights of fishing and recreational navigation in and to the water, bed and shoreline of the Baker Creek.
6. Any adverse claim based upon the assertion that some portion of said land has been removed from or brought within the boundaries thereof by an avulsive movement of the Baker Creek or has been formed by the process of accretion or reliction or has been created by artificial means or has accreted to such portion so created.
7. Right to enter and erect, operate, maintain, repair, rebuild and patrol one or more electric power transmission lines and appurtenant signal lines, wires, cables and appliances necessary in connection therewith; together with right to clear said parcel and keep same clear of all brush, timber, structures and fire hazards; right to top, limb, fell and remove all growing trees, dead trees and snags (collectively called 'Danger Trees') which could fall on said line.

Recorded: September 14, 1964  
Recording Information: Film Volume 40, Page 138  
Grantee: The United States of America

**AFFECTING PARCEL 2**

8. Non-delinquent Taxes, if any.
9. The assessment roll and the tax roll disclose that the within described premises were specially zoned or classified for Farm use. If the land has become or becomes disqualified for such use under the statute, an additional tax or penalty may be imposed. Any assessment of past or future property taxes associated with farm deferral or loss of farm deferral, which are the responsibility of Grantee
10. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
11. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Baker Creek.

**12. Governmental rights in connection with flood control and propagation of anadromous fish and public rights of fishing and recreational navigation in and to the water, bed and shoreline of the Baker Creek.**

**13. Any adverse claim based upon the assertion that some portion of said land has been removed from or brought within the boundaries thereof by an avulsive movement of the Baker Creek or has been formed by the process of accretion or reliction or has been created by artificial means or has accreted to such portion so created.**

**14. Right to enter and erect, operate, maintain, repair, rebuild and patrol one or more electric power transmission lines and appurtenant signal lines, wires, cables and appliances necessary in connection therewith; together with right to clear said parcel and keep same clear of all brush, timber, structures and fire hazards; right to top, limb, fell and remove all growing trees, dead trees and snags (collectively called 'Danger Trees') which could fall on said line.**

**Recorded: August 12, 1964  
Recording Information: Film Volume 39, Page 462  
Grantee: The United States of America**

**15. Right to enter and erect, operate, maintain, repair, rebuild and patrol one or more electric power transmission lines and appurtenant signal lines, wires, cables and appliances necessary in connection therewith; together with right to clear said parcel and keep same clear of all brush, timber, structures and fire hazards; right to top, limb, fell and remove all growing trees, dead trees and snags (collectively called 'Danger Trees') which could fall on said line.**

**Recorded: October 14, 1964  
Recording Information: Film Volume 40, Page 851  
Grantee: The United States of America**

**AFFECTING PARCELS 3 and 4**

**16. Non-delinquent Taxes, if any.**

**17. The assessment roll and the tax roll disclose that the within described premises were specially zoned or classified for Farm use. If the land has become or becomes disqualified for such use under the statute, an additional tax or penalty may be imposed. Any assessment of past or future property taxes associated with farm deferral or loss of farm deferral, which are the responsibility of Grantee**

**AFFECTING PARCELS 5 AND 6**

**18. Non-delinquent Taxes, if any.**

**19. The assessment roll and the tax roll disclose that the within described premises were specially zoned or classified for Farm use. If the land has become or becomes disqualified for such use under the statute, an additional tax or penalty may be imposed. Any assessment of past or future property taxes associated with farm deferral or loss of farm deferral, which are the responsibility of Grantee**

**20. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.**

**AFFECTING PARCEL 7**

**21. Non-delinquent Taxes, if any.**

**22. The assessment roll and the tax roll disclose that the within described premises were specially zoned or classified for Farm use. If the land has become or becomes disqualified for such use under the statute, an additional tax or penalty may be imposed. Any assessment of past or future property taxes associated with farm deferral or loss of farm deferral, which are the responsibility of Grantee**

**23. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.**

**24. Easement in deed, including terms and provisions contained therein: Recording Information: November 17, 2014 as Instrument No. 201414419**

**For: Roadway**

**And Re-Recorded: May 7, 2015 as Instrument No. 201506187**

**25. Subject to and together with the rights and responsibilities set forth in that certain unrecorded Modification Agreement between the City of McMinnville and Grantor executed on November 7, 2014, and relating to street improvements along the easterly line of the subject parcel.**

**AFFECTS PARCEL 8**

**26. Non-delinquent Taxes, if any.**

**27. The assessment roll and the tax roll disclose that the within described premises were specially zoned or classified for Farm use. If the land has become or becomes disqualified for such use under the statute, an additional tax or penalty may be imposed. Any assessment of past or future property taxes associated with farm deferral or loss of farm deferral, which are the responsibility of Grantee.**

**28. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.**

**29. Easement, including terms and provisions contained therein:**

**Recording Information: July 23, 1981 in Film Volume 162, Page 1837 In Favor of: City of McMinnville**

**For: Public utility**

Tax Lot R4418-203

**PARCEL 6:**

A tract of land in Section 18, Township 4 South, Range 4 West, Yamhill County, Oregon, being Parcel 1 of that tract land described in deed from Frances J. Collier to VJ-2 Development, Inc. and recorded in Instrument No. 199806909, Yamhill County Deed Records, and a portion of that tract of land described in deed from Emmerson J. Collier and Frances J. Collier to VJ-2 Development, Inc. and recorded in Instrument No. 199620926, Yamhill County Deed Records, and being more particularly described as follows:

Beginning on the South line of said VJ-2 Development, Inc. tract at the Southwest corner of Lot 97B of SHADDEN CLAIM SECOND ADDITION; thence North  $84^{\circ}07'51''$  West 774.08 feet along the South line of said tract to the East margin of Hill Road (30' from centerline); thence North  $00^{\circ}18'08''$  East 752.42 feet along said East margin to the Southerly margin of Baker Creek Road; thence South  $84^{\circ}07'51''$  East 771.93 feet to the Northwest corner of SHADDEN CLAIM SECOND ADDITION; thence South  $00^{\circ}02'49''$  West 116.05 feet along the West line of SHADDEN CLAIM SECOND ADDITION; thence South  $10^{\circ}35'05''$  West 50.17 feet along said West line; thence South  $00^{\circ}02'49''$  West 342.17 feet along said West line to the Northwest corner of Lot 98B of SHADDEN CLAIM SECOND ADDITION; thence South  $04^{\circ}49'35''$  West 83.58 feet to an iron rod; thence South  $84^{\circ}07'51''$  East 7.00 feet to the Southwest corner of Lot 98A of SHADDEN CLAIM SECOND ADDITION; thence South  $07^{\circ}22'19''$  East 61.63 feet along the West line of SHADDEN CLAIM SECOND ADDITION; thence South  $00^{\circ}02'49''$  West 99.97 feet along said West line to the point of beginning.

Tax Lot R4418-200

**PARCEL 7:**

A tract of land situated in Section 18, Township 4 South, Range 4 West of the Willamette Meridian, Yamhill County, Oregon, more particularly described as follows:

Beginning at the northwest corner of Parcel 1, Partition Plat 2010-07, as platted and recorded in the Yamhill County Book of Partition Plats, said point also being the northeast corner of that property described in that instrument recorded in Instrument No. 1999-24729, Yamhill County Deed Records; thence North  $84^{\circ}07'51''$  West 66.93 feet along the north line of said property to the TRUE POINT OF BEGINNING of this description; and running thence: South  $0^{\circ}19'40''$  West 244.41 feet to a point of curvature; thence Southeasterly along the arc of a 250.00-foot radius curve to the left (the chord of which bears South  $15^{\circ}04'49''$  East 132.85 feet) 134.46 feet to a point of reverse curve; thence Southeasterly along the arc of a 250.00-foot radius curve to the right (the chord of which bears South  $15^{\circ}04'36''$  East 132.88 feet) 134.49 feet to the southeast corner of last mentioned property; thence North  $89^{\circ}17'50''$  West 697.85 feet along the south line of said property to a point on the east right of way line of North Hill Road at a perpendicular distance of 30.00 feet from the centerline of said road; thence North  $0^{\circ}18'50''$  East 556.89 feet along said east right of way line to the northwest corner of said property; thence South  $84^{\circ}07'51''$  East 630.33 feet along the north line of said property to the TRUE POINT OF BEGINNING.

Tax Lot R4418-205

**PARCEL 8:**

A tract of land situated in Section 18, Township 4 South, Range 4 West of the Willamette Meridian, Yamhill County, Oregon, more particularly described as follows:

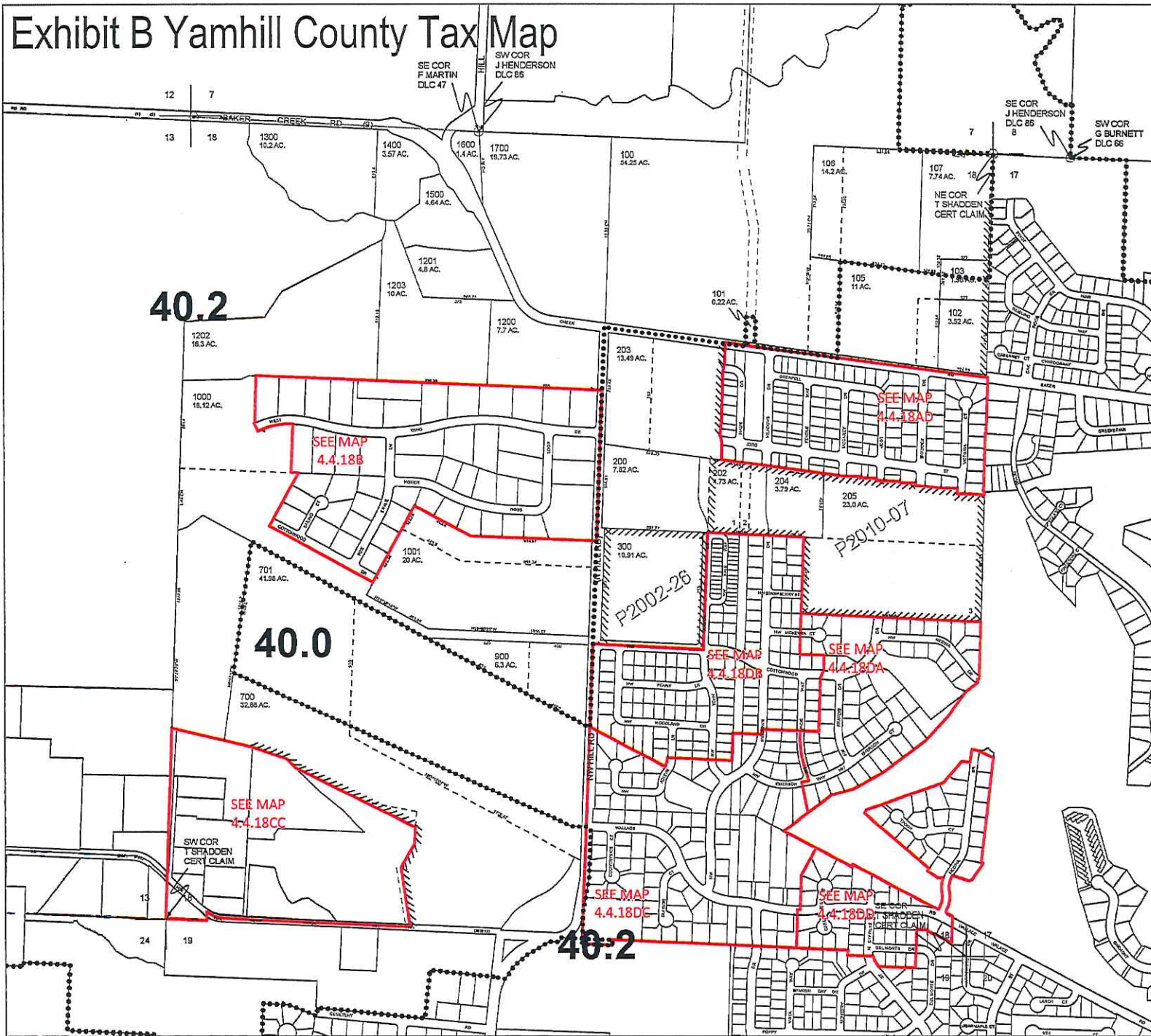
Beginning at the Southerly-most southwest corner of Parcel 3, Partition Plat 2010-07, as platted and recorded in the Yamhill County Book of Partition Plats; and running thence: North 0°08'00" West 500.05 feet along the west line of said Parcel 3 to an angle corner in said west line; thence South 89°17'50" East 122.06 feet; thence North 0°08'00" West 426.00 feet to a point on the north line of said Parcel 3, said point being the southeast corner of Lot 94B, SHADDEN CLAIM SECOND ADDITION, as platted and recorded in Volume 12, Page 10, Book of Town Plats for Yamhill County, Oregon; thence along the boundary of said Parcel 3 as follows: South 84°07'51" East 100.00 feet; thence South 0°08'00" East 2.78 feet; thence North 89°52'00" East 150.00 feet; thence South 0°08'00" East 8.00 feet; thence North 89°52'00" East 100.00 feet; thence South 0°08'00" East 13.81 feet; thence North 89°52'00" East 155.00 feet; thence South 0°08'00" East 8.00 feet; thence North 89°52'00" East 105.00 Feet; thence South 0°08'00" East 18.60 feet; thence North 89°52'00" East 60.00 feet; thence South 84°47'39" East 107.47 feet; thence North 89°52'00" East 107.00 feet; thence South 0°08'00" East 33.29 feet; thence North 89°52'00" East 180.00 feet; thence South 0°08'00" East 836.55 feet; thence North 89°17'50" West 1185.55 feet to the Point of Beginning.



ASSESSMENT & TAX  
CARTOGRAPHY

SECTION 18 T.4S. R.4W. W.M.  
YAMHILL COUNTY OREGON  
1" = 400'

# Exhibit B Yamhill County Tax Map



- CANCELLED TAXLOTS:
- 1100
  - 800
  - 600
  - 501
  - 500
  - 401
  - 400
  - 308
  - 305
  - 304
  - 303
  - 302
  - 301
  - 201
  - 104
  - 2404

DATE PRINTED: 6/9/2015

This product is for Assessment and Taxation (A&T) purposes only and has not been prepared or is suitable for legal, engineering, surveying or any purposes other than assessment and taxation.



*Concurrent Applications for Zone Change, Major Amendment to a Planned Development Overlay and Subdivision Approval for properties located Southeast of the intersection of Hill Road and Baker Creek Road, East of the Michelbook Country Club, north of Cottonwood and Michelbook Meadows subdivisions.*

*Exhibit 'C'*

**ZONE CHANGE, PLANNED DEVELOPMENT AND SUBDIVISION  
OVERVIEW & FINDINGS DOCUMENT**

**OVERVIEW:**

**Request.** The Applicant is Baker Creek Development, LLC, successor in interest to property known as Phase III of Shadden Claim subdivision (see attached Exhibit 'O') and adjacent property that is part of the conceptual plan described in Ordinance No. 4626 which was approved by McMinnville City Council on July 9<sup>th</sup>, 1996. The approval was for an R-1 PD overlay and phased subdivision. The Applicant is requesting review of concurrent applications for (1) Zone Change on a small portion of the subject property that is already annexed into the City, but has not yet received urban zoning to R-1 (Single-Family Residential), southern half of Tax Lot 205, the East phase (see Exhibit 'B' and 'D'), (2) Major Amendment to the existing Planned Development Overlay allowing the proposed major changes to the adopted site plan for Shadden Claim Phase III, which includes increasing its land area, the density and number of housing units, an increase in open space and no significant change to vehicular system; and (3) Phased Subdivision approval for the division of three tax lots, a 13.49-acre parcel, a 7.82-acre parcel, and a 23.0-acre parcel into a variety of sized single-family detached residential lots with varied lot area, side and front setbacks, as well as several common space tracts for storm water detention and open space, and one commercial lot for future multi-family per current zoning.

**Submitted Attachments.**

Exhibit 'A'	Property Descriptions
Exhibit 'B'	Yamhill County Tax Map
Exhibit 'C'	Zone Change and Planned Development/Subdivision Overview
Exhibit 'C-1'	Zone Change Findings Document
Exhibit 'C-2'	Planned Development Findings Document
Exhibit 'C-3'	Subdivision Findings Document
Exhibit 'D'	Existing Zoning Map
Exhibit 'D-1'	Aerial Map
Exhibit 'E'	Existing Conditions Map – Sheet P
Exhibit 'F'	Proposed Overall Planned Development/Subdivision Plan – Sheet P-1
Exhibit 'G'	Proposed Tentative Subdivision Plat - West – Sheets PL-1, PL-2, PL-3
Exhibit 'G-1'	Proposed Tentative Site Plan – West – Sheets SP – 1, SP-2, SP-3
Exhibit 'G-2'	Proposed Tentative Utility Plan – West – Sheets C-1, C-2, C-3
Exhibit 'H'	Proposed Tentative Subdivision Plat – East – Sheet PL-4. PL-5
Exhibit 'H-1'	Proposed Tentative Utility Plan – East – Sheets C-4, C-5
Exhibit 'I'	Elevations, 'A' Units
Exhibit 'J'	Elevations, 'B' Units

- Exhibit 'K' Elevations, 'C' Units
- Exhibit 'L' Sample Photo Elevations for 50' Wide Dwellings
- Exhibit 'M' Sample Photo Elevations for 26' and 30' Wide Dwellings
- Exhibit 'N' Example Approved Tentative Plats
- Exhibit 'O' Shadden Claim Phase III adopted plan
- Exhibit 'P' Future Park Plan (Preliminary)

**Applicant/Agents.** Applicant/Owner: Baker Creek Development, LLC, Gordon C. Root and/or Rick L. Waible, Manager, and Morgan Will, Project Manager (Applicant/Owner's Representative); 485 South State Street, Lake Oswego OR 97034; Agent: W. Josh Wells P.E., Civil Engineer, Westech Engineering, 3841 Fairview Industrial Drive SE, Suite 100, Salem OR 97302.

**Subject Properties.** The proposed development includes unimproved Shadden Claim Phase III, which is Tax Lot 203, and both Tax Lot 200 and 205, which are adjacent lots part of the conceptual plan, all found on Yamhill County Assessor's Map No. 4-4-18 (see Exhibit 'B'). The combined property contains a total of approximately 44.01 acres. The subject properties are located to the south of Baker Creek Road, to the east of Hill Road and to the west of Michelbook Country Club, and north of Cottonwood and Michelbook Meadows subdivisions. The subject properties are currently vacant and being farmed or are fallow. The west portion of Tax Lot 203 is zoned C-3 PD. The east portion of Tax Lot 203 is zoned R-1 PD. Tax Lot 200 is zoned R-1. Tax Lot 205 is zoned R-1 on the northern portion and still retains the remnant County EF-80 zone on the southern portion.

**McMinnville Comprehensive Plan Designation.** The July 2015 McMinnville Comprehensive Plan Map designates the subject properties as "Residential" with the exception of the 3.8 acres located at the southeast corner of Hill Road and Baker Creek Road which is designated as "Commercial." The properties to the west, across North Hill Road are outside of the McMinnville Urban Growth Boundary and are designated as "Exclusive Farm Use" on the Yamhill County Comprehensive Plan. The properties to the north, across Baker Creek Road (owned by the Applicant) are within the Urban Growth Boundary of McMinnville and are designated as "Commercial" along Baker Creek Road and "Residential" behind. The other adjacent properties are within the City Limits of McMinnville and are designated as "Residential."

**Surrounding Zoning and Land Use.** The many properties east of Tax Lot 203 are developed as earlier phases of the Shadden Claim subdivision and have an R-1 PD overlay, with uses and lot sizes similar to an R-3 zone along the common property line and along 23<sup>rd</sup> Street, including duplex lots. The properties to the north, across Baker Creek Road (owned by the Applicant) are within the Urban Growth Boundary of McMinnville and annexed, but still are zoned EF-80 (Exclusive Farm Use – 80 Acres) and are currently being farmed while awaiting rezoning to urban designations. Uses north of Baker Creek Road will include commercial along the frontage and residential behind once rezoned. The properties directly to the west of Tax Lot 200 and 203, across Hill Road, are outside of the McMinnville Urban Growth Boundary and are zoned EF-80 (Exclusive Farm Use – 80 Acres), but the area includes a 54 lot Measure 37 subdivision. East of Tax Lot 200 is Tax Lot 202, 4.73 acres owned by the City, which is designated and under development by the City as a future park (see Exhibit P), and in the park is an existing trail that connects Baker Creek Road and SW 2<sup>nd</sup> Street to the south. Tax Lot 300, south of Tax Lot 200, is 10.91 acres, owned by the local school district and planned for a future school (see Exhibit 'B'). SE of Tax Lot 200 and SW of Tax Lot 205 is the Cottonwood development zoned R-2 PD, and a

portion of which, located adjacent and kitty corner to the SE of Tax Lot 200, is built to the R-4 density with townhomes. The undeveloped parcel west of Tax Lot 205 is zoned R-1 (Single Family Residential). The properties to the north of Tax Lot 205 are the earlier phases of the Shadden Claim development described above. The property to the east of Tax Lot 205 is the private golf course (Michelbook Country Club). The property to the south of Tax Lot 205 is zoned R-1 PD and developed as Michelbook Meadows. (See Exhibit 'D' and Exhibit 'D-1').

**Natural Features.** There are no existing floodplain or floodway boundaries located on the subject properties as designed on the Federal Emergency Management Agency's (FEMA) floodplain maps. Identified wetlands and significant vegetation on the site will be protected (see Exhibit 'F'). The subject property is relatively flat (1 – 2% slopes) and has no risk of landslide susceptibility (see Exhibit 'E').

**Site Development Concept.** The intent of the proposed Zone Change is to apply urban zoning, R-1 (Single Family Residential), to the southern portion of Tax Lot 205, not rezoned at time of annexation. The intent of the application for concurrent Planned Development Overlay and Subdivision applications is more fully explained in the response to the planned development criteria under Exhibit 'C-2' attached to this narrative (See page 27) and in response to the subdivision request found under Exhibit 'C-3' attached to this narrative (See page 32). In general, it is to provide for flexibility in lot area and front and side setback regulations to meet site development objectives that include, but are not limited to: (1) provide a variety of lot and dwelling sizes to meet market needs for single family dwellings, (2) provide appropriate transitions of housing density and dwelling scale across the subject site between future development, existing zones, and current development patterns for adopted plans, and (3) to meet physical site constraints and changing housing preferences and market conditions in the community and City. Expanding the range of housing mix is supported by various policies listed in the McMinnville Comprehensive Plan. It is the applicant's intent to provide an attractive mixed housing development to compliment surrounding uses while providing a sense of community for the residents and recognizing the necessary economic value of providing housing alternatives. It is also the intent to coordinate land use with transportation and transit, in a manner that places higher intensity land uses in proximity to schools, parks, commercial areas, transit corridors and major streets in order to more efficiently and effectively use those resources. Finally, the layout considers existing development patterns, the need to extend services and access, and protect natural resources.

**Access and Circulation.** Access to the proposed lots of the proposed Planned Development will be from Hill Road, 23<sup>rd</sup> Street, Yohn Ranch Drive and Haun Drive for the new West phase, and from stubbed streets to the new East phase at Snowberry Street, McGarey Drive, Mahala Way, Shadden Drive, Victoria Court and Cottonwood Drive. Access will be facilitated to both Hill Road and Baker Creek Road, both designated minor arterial streets.

*Exhibit 'C-1'*

**FINDINGS APPLYING TO THE APPLICABLE  
McMINNVILLE ZONING ORDINANCE CRITERIA  
FOR A ZONE CHANGE MAP AMENDMENT**

In this Findings Document, criteria for approval and elements of the Comprehensive Plan are written in ***Bold Italics***.

*The McMinnville Zoning Ordinance of 1981, Chapter 17.74, Section 17.74.020 provides the criteria for approval for Zone Map amendments.*

*An amendment to the official zoning map or comprehensive plan map may be authorized provided that the proposal satisfies all relevant requirements of this ordinance, and also provided that the applicant demonstrates the following:*

*Criterion A: The proposed amendment is consistent with the goals and policies of the Comprehensive Plan;*

*Response: See below this page*

*Criterion 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.*

*Response: See Page 26 below*

*Criterion C: Utilities and services can be efficiently provided to serve the proposed uses or other potential uses in the proposed zoning district.*

*Response: See Page 27 below*

**SUPPORTIVE FINDINGS:**

*Criterion A: Applicable Goals and Policies.*

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

*A. **Land Policies***

- 1. **Policy 1.00: Urbanizable lands outside the city limits but inside the Urban Growth Boundary, shall be retained, whenever possible, in agricultural use until such time as they are needed for urban development.***
- 2. **Policy 2.00: The City of McMinnville shall continue to enforce appropriate development controls on lands with identified building constraints, including, but not limited to, excessive slope, limiting soil characteristics, and natural hazards.***

3. *Policy 3.00: The City of McMinnville shall review any identified mineral and aggregate resource locations to determine the quality of the material, the likelihood that it will be extracted and the compatibility of the site with surrounding land uses. The City shall seek to resolve any conflicts between aggregate resource locations and surrounding land uses, and shall protect, whenever possible, mineral and aggregate resources from future encroachment by incompatible uses, especially residential uses.*
4. *Policy 4.00: The City of McMinnville, in cooperation with the Oregon Department of Geologic and Mineral Industries, shall insure that aggregate sites are reclaimed after their usefulness has expired.*

#### **B. Air Policies**

1. *Policy 5.00: The quality of the air resources in McMinnville shall be measured by the standards established by the Oregon Environmental Quality Commission and the Federal Environmental Protection Agency.*
2. *Policy 6.00: The City of McMinnville shall cooperate with the Oregon Department of Environmental Quality to insure that applications for air quality related permits are examined for compatibility with the City's comprehensive plan.*
3. *Policy 7.00: Land use decisions involving major emission sources or expansion of existing sources shall be reviewed for the effects the emission source will have on local and regional airshed. Maintenance of the quality of the air resources, within established federal and state standards, shall be a criterion for approval of these land use decisions.*

#### **C. Water Policies**

1. *Policy 8.00: The City of McMinnville shall continue to seek the retention of high water quality standards as defined by federal, state, and local water quality codes, for all the water resources within the planning area.*
2. *Policy 9.00: The City of McMinnville shall continue to designate appropriate lands within its corporate limits as "floodplain" to prevent flood induced property damages and to retain and protect natural drainage ways from encroachment by inappropriate uses.*
3. *Policy 10.00: The City of McMinnville shall cooperate with the Oregon Department of Environmental Quality, the Mid-Willamette Valley Council of Governments, and other appropriate agencies and interests to maintain water quality and to implement agreed upon programs for management of the water resources within the planning area.*
4. *Policy 11.00: The City of McMinnville shall cooperate with McMinnville Water and Light, the Bureau of Land Management, and Yamhill County to insure that the land use development actions allowed in and around the municipal watershed do not lessen the water quality of the municipal water system below acceptable federal, state, and local standards.*

#### **D. Noise Policies**

1. *Policy 12.00: The City of McMinnville shall insure that the noise compatibility between different land uses is considered in future land use decisions and that noise control measures are required and instituted where necessary.*

**SUPPORTIVE FINDINGS:**

1. Land: The subject properties are currently being farmed. They are inside City limits and are now needed for urban development. Building constraints (wetlands and significant trees) have been identified and addressed by this plan. (see Exhibit 'E', and Exhibit 'F').
2. Air: The proposed zone change will not facilitate any use generating major air emissions beyond what is expected for residential development.
3. Water: The subject properties are not located within a floodplain and are not located within the municipal water shed. Public storm water will be provided to all lots and all development will be required to connect to the public lines in compliance with the City's Construction Standards and Uniform Building Code regulations.
4. Noise: The proposed zone change will not create a land use that will cause noise incompatibility with surrounding uses.

**SUPPORTIVE CONCLUSION:** These Policies have no impact on the proposed Zone Change and can be met where applicable.

2. ***Goal III 1: TO PROVIDE CULTURAL AND SOCIAL SERVICES AND FACILITIES COMMENSURATE WITH THE NEEDS OF OUR EXPANDING POPULATION, PROPERLY LOCATED TO SERVICE THE COMMUNITY AND TO PROVIDE POSITIVE IMPACTS ON SURROUNDING AREAS.***

***A. Cultural Policies***

1. ***Policy 13.00: The City of McMinnville shall allow future community center type facilities, both public and private, to locate in appropriate areas based on impacts on the surrounding land uses and the community as a whole, and the functions, land needs, and service area of the proposed facility.***
2. ***Policy 14.00: The City of McMinnville shall strive to insure that future public community facilities, where possible and appropriate, are consolidated by locating the new structures in close proximity to other public buildings. This will be done in order to realize financial benefits, centralize services, and positively impact future urban development.***

**SUPPORTIVE FINDINGS AND CONCLUSION:** South of Tax Lot 200, the southernmost lot of the West phase, is a parcel owned by the McMinnville School District designated for a future school site and to the west of Tax Lot 200 is a future City of McMinnville park site. While these Policies are not directly applicable to the proposed Zone Change, they have been met by existing conditions.

3. ***Goal III 2: TO PROVIDE CULTURAL AND SOCIAL SERVICES AND FACILITIES COMMENSURATE WITH THE NEEDS OF OUR EXPANDING POPULATION, PROPERLY LOCATED TO SERVICE THE COMMUNITY AND TO PROVIDE POSITIVE IMPACTS ON SURROUNDING AREAS.***

## ***B. Historic Preservation Policies***

1. *Policy 15.00: The City of McMinnville shall establish a program for the identification and preservation of significant sites, structures, objects, and areas.*
2. *Policy 16.00: The City of McMinnville shall support special assessment programs as well as federal grants-in-aid programs and other similar legislation in an effort to preserve structures, sites, objects, or areas of significance to the City.*
3. *Policy 17.00: The City of McMinnville shall enact interim measures for protection of historic sites and structures. Those measures are identified in the McMinnville Comprehensive Plan, Volume I, Chapter III.*
4. *Policy 17.01: The City of McMinnville will, by the time of the first plan update (1985), conduct a thorough study (consistent with . . . which protects the structures and sites included on the list.*

**SUPPORTIVE FINDINGS AND CONCLUSION:** There are no significant sites, structures, or areas, other than the designated wetlands, that are located on the subject properties. Identified building constraints (wetlands and significant vegetation) have been identified (see Exhibit 'E' and Exhibit 'F'). The Policies that are applicable to the proposed Zone Change have been addressed.

4. ***Goal III 3: TO PROVIDE FOR THE EDUCATIONAL NEEDS OF McMINNVILLE THROUGH THE PROPER PLANNING, LOCATION, AND ACQUISITION OF SCHOOL SITES AND FACILITIES.***

## ***C. School Policies***

1. *Policy 18.00: The City of McMinnville shall cooperate with the McMinnville School District in the planning for future schools.*
2. *Policy 19.00: The location of future school sites shall be coordinated between the City and the McMinnville School District.*
3. *The City of McMinnville shall encourage the joint purchase, maintenance, and usage of recreational facilities with the McMinnville School district where acceptable to both parties.*

**SUPPORTIVE FINDINGS AND CONCLUSION:** An existing future school site is located to the immediate south of the western portions of the subject properties. A future City park site is located to the northeast of the school site accessible by Yohn Ranch Drive. These Policies have been met by existing conditions.

5. ***Goal IV 1: TO ENCOURAGE THE CONTINUED GROWTH AND DIVERSIFICATION OF McMINNVILLE'S ECONOMY IN ORDER TO ENHANCE THE GENERAL WELL-BEING OF THE COMMUNITY AND PROVIDE EMPLOYMENT OPPORTUNITIES FOR ITS CITIZENS.***
6. ***Goal IV 2: TO ENCOURAGE THE CONTINUED GROWTH OF McMINNVILLE AS THE COMMERCIAL CENTER OF YAMHILL COUNTY IN ORDER TO PROVIDE EMPLOYMENT OPPORTUNITIES, GOOD, AND SERVICES FOR THE CITY AND COUNTY RESIDENTS.***
7. ***Goal IV 3: TO ENSURE COMMERCIAL DEVELOPMENT THAT MAXIMIZES EFFICIENCY OF LAND USE THROUGH UTILIZATION OF EXISTING***

***COMMERCIALLY DESIGNATED LANDS, THROUGH APPROPRIATELY LOCATING FUTURE COMMERCIAL LANDS, AND DISCOURAGING STRIP DEVELOPMENT.***

**SUPPORTIVE FINDINGS AND CONCLUSION:** Most of the Commercial Policies Listed under Commercial Goals and Policies are not directly relevant to the proposal as that portion of the property currently designated as C-3 PD is not proposed to be changed. Yet diverse, vibrant and responsive housing market to meet needs of workers is a vital element to all commercial activities, so indirectly these goals are met by this proposal.

***2. Goal V 1: TO PROMOTE DEVELOPMENT OF AFFORDABLE, QUALITY HOUSING FOR ALL CITY RESIDENTS.***

***A. General Policies***

- 1. City land development ordinances shall provide opportunities for development of a variety of housing types and densities.***
- 2. Policy 60.00: Attached single-family dwellings and common property ownership arrangements (condominiums) shall be allowed in McMinnville to encourage land-intensive, cost-effective, owner-occupied dwellings.***

**SUPPORTIVE FINDINGS:**

- 1.** The proposal provides for a variety housing types and densities to serve the needs of the City of McMinnville. There will be two different housing forms on lots built at the scale of attached single family dwellings in the City's R-3 and R-4 zones, known in this application as small lot single-family detached dwellings, R-3 Modified and R-4 Modified, yet also housing forms on lots at a scale of single family detached dwellings found in the City's R-1, R-2, R-3 and R-4 zones (see Exhibit 'F', Exhibit 'G' and Exhibit 'H').
- 2.** The proposed small lot approach on the West phase reflects modern housing types where land intense, cost-effective, owner occupied dwellings, that could formerly only be built if attached, but can now be built detached. The plan mimics the attached dwelling standards of the zone, delivering a similar product, yet better detached product. (see Exhibit 'G-1').
- 3.** All of the West phase units will be situated on their own individual lots providing for cost-effective owner-occupied housing units. All lots of the East phase will also be for detached housing at a range of densities.

**SUPPORTIVE CONCLUSION:** The proposal provides for a development that will provide a variety of affordable housing types for residents within the City of McMinnville. These Goals are met.

- 3. Goal V 2: TO PROMOTE A RESIDENTIAL DEVELOPMENT PATTERN THAT IS LAND-INTENSIVE AND ENERGY-EFFICIENT THAT PROVIDES FOR AN URBAN LEVEL OF PUBLIC AND PRIVATE SERVICES, AND THAT ALLOWS***



**UNIQUE AND INNOVATIVE DEVELOPMENT TECHNIQUES TO BE EMPLOYED IN RESIDENTIAL DESIGNS.**

**A. Residential Development Pattern Policies**

- 1. Policy 71.00:** *The City shall designate specific lands inside the urban growth boundary as residential to meet future projected housing needs. Lands so designated may be developed for a variety of housing types. All residential zoning classifications shall be allowed in areas designated as residential on the Comprehensive Plan Map.*

**SUPPORTIVE FINDING AND CONCLUSION:** The proposal is allowed within the Residential designation on the Comprehensive Plan, and will provide for land intensive, energy efficient housing types (see Exhibit 'I', Exhibit 'J', and Exhibit 'K', Exhibit 'L', Exhibit 'M'. This Policy has been met.

**B. Westside Density Policies**

- 1. Policy 71.01** *The City shall plan for development of the property located on the west side of the city that is outside of planned or existing transit corridors (1/4 mile either side of the route) to be limited to a density of six units per acre. It is recognized that it is an objective of the City to disperse multiple family units throughout the community. In order to provide higher density housing on the west side, sewer density allowances or trade-offs shall be allowed and encouraged.*
  - a.** *It will be the obligation of the City Planning Director and the City Engineer to determine whether or not the density of each proposed development can exceed six units per acre. School property, floodplain and parklands will not be included in the density calculations.*
  - b.** *For those developments which have less than six units per acre, the differences between the actual density of the development and the allowed density (six units per acre) may be used as an additional density allowance by other property which is located in the same immediate sewer service area, providing that no peak loading effect would occur which would cause overloading of particular line design capacity, and provided that the zone change application is processed under the provisions of Chapter 17.51 of the zoning ordinance.*
  - c.** *The City will monitor development on the west side of McMinnville to determine which property is available for development at increased densities.*
  - d.** *In no case will a residential development of a higher density than six units per acre be approved if, by allowing the development, some other undeveloped property (which is not included in the application, but which is within the above-mentioned sewer service area) would be caused to develop at less than six units per acre because of lack of sewer capacity.*
  - e.** *Applications for multiple-family zone changes will be considered in relation to the above factor, e.g., sewer line capacity and dispersal of units. In addition, requests for zone changes to multiple-family shall*

*consider those factors set forth in Section 17.74.020 (Comprehensive Plan Map Amendment and Zone Change – Review Criteria) of the zoning ordinance.*

**SUPPORTIVE FACTS AND CONCLUSION:** The overall density is 4.75 units per acre, less than the maximum 6 units per acre, therefore these density policies have been met.

2. *Policy 71.09 Medium and 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-family detached uses, single family attached units, duplexes and triplexes, and townhouses. High density residential development (8-30 dwelling units per net acre) uses typically include townhouses, condominiums, and apartments:*
  - i. *Areas that are not committed to low density development;*
  - ii. *Areas that have direct access from collector or arterial streets;*
  - iii. *Areas that are not subject to development limitations such as topography, flooding, or poor drainage.*
  - iv. *Areas where the existing facilities have the capacity for additional development;*
  - v. *Areas within one-quarter mile of existing or planned public transportation; and*
  - vi. *Areas that can be buffered from low density residential areas in order to maximize the privacy of established low density residential areas.*
3. *Policy 71.10 The following factors should be used to define appropriate density ranges allowed through zoning in the medium density residential areas:*
  - i. *The density of development in areas historically zoned for medium and high density development;*
  - ii. *The topography and natural features of the area and the degree of possible buffering from established low density residential areas;*
  - iii. *The capacity of the services;*
  - iv. *The distance to existing or planned public transit;*
  - v. *The distance to neighborhood or general commercial centers; and*
  - vi. *The distance from public open space.*
4. *Policy 71.13 The following factors should serve as criteria in determining areas appropriate for high-density residential development:*
  - i. *Areas which are not committed to low or medium density development;*
  - ii. *Areas which can be buffered by topography, landscaping, collector or arterial streets, or inventing land uses from low density residential areas in order to maximize the privacy of established low density residential.*
  - iii. *Areas which have direct access from a major collector or arterial street;*

- iv. Areas which are not subject to development limitations;*
- v. Areas where the existing facilities have the capacity for additional development;*
- vi. Areas within a one-half mile wide corridor center on existing or planned public transit routes;*
- vii. Areas within one-quarter mile from neighborhood and general commercial shopping centers; and*
- viii. Areas adjacent to either private or public permanent open space.*

**SUPPORTIVE FACTS:**

1. The proposal will provide for overall density of 4.75 units per acre, in keeping with the plan for a medium density range for the majority of McMinnville. The density range is 4-8 units per acre, so the proposal is actually on the low end of that range at 4.75. The proposed Planned Development is to provide individual lots for single family detached dwelling units on lots ranging in size from 3,200 square feet to 21,051 square feet with an average lot size of 6,482 square feet.
2. The proposed Planned Development has direct access to Hill Road (designated minor arterial street) via 23<sup>rd</sup> Street, and to Baker Creek Road (designated minor arterial street) via Shadden Drive and via 23<sup>rd</sup> Street to Meadows Drive.
3. Other than designated wetlands, the area within the proposed Planned Development is not subject to development limitations. The topography is relatively flat (1 – 2% slopes) and has no risk of landslide susceptibility (see Exhibit ‘E’). There are no existing floodplain or floodway boundaries located on the subject properties as designed on the Federal Emergency Management Agency’s (FEMA) floodplain maps. Identified wetlands and significant vegetation on the site will be protected (see Exhibit ‘F’).
4. The existing facilities in the area have the capacity for Planned Development/Subdivision as the overall density (4.75 units per acre) is less than the 6 units per acre allowed.
5. The subject properties are not currently within one-quarter mile of an existing public transportation system as the nearest bus route is located on Baker Street approximately 3 miles away. As the population in the area of the proposed Planned Development and within the vacant undeveloped properties within the Urban Growth Boundary that are located to the north and west of the subject properties increases, the necessary demand will most likely occur to provide for future planned transit service on these two minor arterial streets (Baker Creek Road and North Hill Road) serving the area. This Policy can be potentially met in the future.

6. An existing future school site is located to the immediate south of the western portions of the subject properties on a 10.91-acre site located adjacent to North Hill Road on the west, NW Cottonwood Drive to the south, and NW Yohn Ranch Drive to the east. A 5.73-acre future park site is located to the northeast of the school site accessible by Yohn Ranch Drive. An existing golf course (Michelbook Country Club) is located to the east of the eastern portion of the proposed Planned Development.
7. None of the smaller lots within the proposed Planned Development/Subdivision abut low density residential areas. All of the lots on the East phase abutting existing low density parcels are large lots meeting the underlying low density subdivision setback requirements (see Exhibit 'H'). All of the proposed housing units throughout the proposed Planned Development will meet the minimum rear yard setback of 20 feet.

**SUPPORTIVE CONCLUSIONS:** The proposal will provide for a Planned Development with a wider range of single family detached housing types and lots than is found in a standard subdivision, while maintaining development at medium density range overall for the area and less than the maximum 4.84 dwelling units an acre allowed by the underlying R-1 zone (43,560 sf / 9,000 sf). This development pattern fits the area and the proposed density is appropriate. Amenities such a public park, a school, a neighborhood commercial center and a private golf club are within walking distance. These Policies have been met.

***C. Planned Development Policies:***

1. ***Policy 72.00: Planned unit developments shall be encouraged as a favored form of residential development as long as social, economic and environmental savings will accrue to the residents of the development and the city.***

**SUPPORTIVE FINDING:** The proposal is for the purpose of providing for cost effective and efficient single family detached units. The residents of the proposed Planned Development have ready access to a designated neighborhood commercial site, a school site, a park site, and an existing private golf course.

**SUPPORTIVE CONCLUSION:** The proposal will allow the construction of a Planned Development that will provide for a variety of detached single family homes with a variety of housing costs to the citizens of McMinnville. This Policy has been met.

2. ***Policy 73.00: Planned residential developments which offer a variety and mix of housing types and prices shall be encouraged.***

**SUPPORTIVE FINDINGS AND CONCLUSIONS:** The proposal will provide for single family residential homes on individual lots of various sizes, ranging from 3,200 SF to 21,051 SF. It will provide for homes that will be affordable to the residents of the City with moderate incomes. This Policy has been met.

3. *Policy 74.00: Distinctive natural, topographic, and aesthetic features within planned developments shall be retained in all development designs.*

**SUPPORTIVE FINDING AND CONCLUSION:** Identified wetlands and significant vegetation on the site will be protected (see Exhibit 'E' and Exhibit 'F'). This Policy has been met.

4. *Policy 75.00: Common open space in residential planned developments shall be designed to directly benefit the future residents of the developments. When the open space is not dedicated to or accepted by the City, a mechanism such as a homeowners association, assessment district, or escrow fund will be required to maintain the common area.*

**SUPPORTIVE FINDING AND CONCLUSION:** Land will be dedicated to common open space through the concurrent Planned Development Overlay and Subdivision applications. The common open space will serve the future residents by managing storm water from their lots and will include pedestrian paths to shorten walking distances, where possible. The maintenance of the common space will be provided for through a yet to be formed homeowner's association. This Policy has been met and can be ensured by conditions of approval for the Planned Development Overlay.

5. *Policy 76.00: Parks, recreation facilities, and community centers within planned developments shall be located in areas readily accessible to all occupants.*

**SUPPORTIVE FINDING AND CONCLUSION:** The existing and planned new community park is readily accessible to all occupants of the proposed Planned Development/Subdivision. The future school will serve as a recreation facility and community center. Public and private sidewalks will link all of the housing units to both the public and the private common open space areas. This Policy has been met.

6. *Policy 77.00: The internal traffic system in planned developments shall be designed to promote safe and efficient traffic flow and give full consideration to providing pedestrian and bicycle pathways.*

**SUPPORTIVE FINDING AND CONCLUSION:** The new street system proposed provides access points to the planned development while maintaining the most efficient use of the land for density and the provision of usable open space. For the safety of pedestrians and residents, the proposed street design seeks to reduce automobile speeds within the

development by way of a standard 28-foot wide paved street width with guest automobile parking on both sides and a 14-foot wide queued travel lane. The proposed paired driveways, will provide ample space for queuing of through traffic.

The pedestrian usability is provided within the proposed right-of-way with four-foot wide planter strips separating the paved street and the five-foot wide public sidewalk. Additional private paths and sidewalks are proposed throughout the development for pedestrian access at appropriate mid-block locations, where feasible.

This Policy has been met and can be ensured by conditions of approval for the concurrent Planned Development Overlay and Subdivision applications.

7. *Policy 78.00 Traffic systems within planned developments shall be designed to be compatible with the circulation patterns of adjoining properties.*

**SUPPORTIVE FINDING AND CONCLUSION:** The proposed new onsite streets will align with all existing street intersections and street stubs, and are therefore compatible with the circulation patterns of adjoining properties. This Policy has been met.

### C. Residential Design Policies

1. *Policy 79.00: The density allowed for residential developments shall be contingent on the zoning classification, the topographical features of the property, and the capacities and availability of public services including but not limited to sewer and water. Where densities are determined to be less than that allowed under the zoning classification, the allowed density shall be set through adopted policies enumerating the reason for the limitations, or shall be applied to the specific area through a planned development overlay. In no case shall densities greater than those allowed by the zoning classification be allowed, except where specifically provided in the zoning ordinance.*

**SUPPORTIVE FINDING AND CONCLUSION:** The proposal allows for an overall density of 4.75 units per acre. Lots range in size from 3,200 square feet to 21,051 square feet, and density is below the contingent R-1 zoning classification density of 4.84 units per acre. (see Exhibit 'F'). This Policy can be met and can be ensured by conditions of approval for the concurrent Planned Development Overlay and Subdivision applications.

2. *Policy 80.00: In proposed residential developments, distinctive or unique natural features such as wooded areas, isolated preservable trees, and drainage swales shall be preserved wherever possible.*

**SUPPORTIVE FINDING AND CONCLUSION:** Identified wetlands and significant vegetation on the site will be protected in separate open space tracts (see Exhibit 'F'). The subject property is relatively flat (with 1–2% slopes) and has no risk of landslide susceptibility (see Exhibit 'E'). This Policy has been met.

3. *Policy 81.00: Residential designs which incorporate pedestrian and bikeway paths to connect with activity areas such as schools, commercial facilities, parks, and other residential areas, shall be encouraged.*

**SUPPORTIVE FINDING AND CONCLUSION:** The concurrent proposed Planned Development/Subdivision will provide necessary street improvements including the provision of curbs, gutter, sidewalks and planter strips on all of the streets within the proposed development. The necessary linkage for pedestrians in this area to the school property, park, commercial area and the private open spaces has been met.

4. *Policy 82.00: The layout of streets in residential areas shall be designed in a manner that preserves the development potential of adjacent properties if such properties are recognized for development on the McMinnville Comprehensive Plan Map.*

**SUPPORTIVE FINDINGS AND CONCLUSION:** The subject properties are bounded on the north by Baker Creek Road and on the west by Hill Road, as well as stubbed streets from adjacent existing development. The development potential of adjacent properties is not affected by the proposal, all adjacent developable properties have public street access already and the connectivity of existing stubbed streets accomplished by the proposal will improve local traffic circulation patterns and enhance the potential for development of adjacent properties. This policy has been met.

5. *Policy 83.00: The City of McMinnville shall review the design of residential developments to insure site orientation that preserve the potential for future utilization of solar energy.*

**SUPPORTIVE FINDINGS AND CONCLUSION:** As a part of the concurrent Planned Development Overlay and Subdivision applications, the utilization of solar energy was taken into consideration. In consideration of the shape of the parcel, the unit types, their locations, orientation and designs, some of the units may be positioned for optimal solar access. All of the units have been designed to provide for passive solar gain and sunny interior spaces, which is facilitated by windows on all four sides allowed by the unique planned development approach to small lot development where dwellings are not attached and have windows on all four sides of the structure. Solar panel application on structures will be an option of future home owners, but is not included in this proposal. This policy has been met.

***D. Low-cost Housing Development Policies***

- 1. Policy 84.00: Multiple-family, low-cost housing (subsidized) shall be dispersed throughout the community by appropriate zoning to avoid inundating any one area with a concentration of this type of housing.***

**SUPPORTIVE FINDING AND CONCLUSION:** The retention of the existing C-3 PD zoned area designated for multi-family on the lot in the NW part of the West phase at the SE corner of the intersection of Hill Road and Baker Creek Road is intended to provide for lower cost housing. At 20 units per acre this area of the site could provide a maximum of 76 dwelling units, as the original approval called for, yet would likely result in less after improvements like parking and landscaping are designed for the site upon future development application of the C-3 PD zoned property. This policy is met by existing retained conditions.

***E. Multiple-family Development Policies***

- 1. Policy 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, and within a one-half mile wide corridor centered on existing or planned public transit routes.***

**SUPPORTIVE FINDING AND CONCLUSION:** Two of the subject properties, Tax Lot 200 and 203 (see Exhibit 'B'), are located adjacent to minor arterial streets (Hill Road and Baker Creek Road), and located within a one-quarter mile of a commercial site, located on the north side of Baker Creek Road across from the site. While there is no existing or planned public transit route to this area, being within a one-half mile corridor of two minor arterial streets provides for a high possibility that transit service could be available in the future. This Policy has been met to the extent possible at this time.

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

**SUPPORTIVE FINDING AND CONCLUSION:** See response above to Policy 90.00.

- 3. Policy 92.02: High Density housing developments shall, as far as possible, located within reasonable walking distance to shopping, schools, and parks, or have access, if possible, to public transportation.***

**SUPPORTIVE FINDING AND CONCLUSION:** There is property zoned for a commercial node located on the north side of Baker Creek Road across from the site, less than a ½ mile away. Higher density housing may influence the provision of transit service in the future.



The subject properties are also within a ½ mile of a future school site and a public park that the City is currently designing. This Policy has been met.

**F. Urban Policies**

1. **Policy 99.00:** *An adequate level of urban services shall be provided prior to or concurrent with all proposed residential development. Services shall include, but not be limited to:*
  - a. *Sanitary sewer collections and disposal lines. Adequate municipal waste treatment plant capacities must be available.*
  - b. *Storm sewer and drainage facilities (as required).*
  - c. *Streets within the development and providing access to the development, improved to city standards (as required).*
  - d. *Municipal water distribution facilities and adequate water supplies (as determined by City Water and Light).*

**SUPPORTIVE FINDING AND CONCLUSION:** All urban services (sanitary sewer, water, storm drainage) are available to serve the development of the subject properties. Upon development, all public services will be extended to the lots in conformance with City Standards. These Policies have been met and can be ensured by conditions of approval for the concurrent Planned Development Overlay and Subdivision applications.

**G. Lot Sales Policy**

1. **Policy 99.10:** *The City of McMinnville recognizes the value to the City of encouraging the sale of lots to persons who desire to build their own homes. Therefore, the city planning staff shall develop a formula to be applied to medium and large size subdivisions, that will require a reasonable proportion of lots be set aside for owner-developer purchase for a reasonable amount of time which shall be made a part of the subdivision ordinance.*

**SUPPORTIVE FINDING AND CONCLUSION:** This Policy will be met.

**SUPPORTIVE FINDING AND CONCLUSION:** This Goal and related Policies above will be met by the approval of the requested proposal.

4. **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.**

**A. Growth Management Policies, Streets**

1. **Policy 117.00:** *The City of McMinnville shall endeavor to insure that the roadway network provides safe and easy access to every parcel.*

**SUPPORTIVE FINDING AND CONCLUSION:** The concurrent Planned Development Overlay and Subdivision applications show that each proposed lot is easily accessible (see Exhibit 'F'). This Policy has been met.

2. *Policy 118.00: The City of McMinnville shall encourage development of roads that include the following design factors:*
  - a. *Minimal adverse effects on, and advantageous utilization of, natural features of the land.*
  - b. *Reduction in the amount of land necessary for streets with continuance of safety, maintenance, and convenience standards.*
  - c. *Emphasis placed on existing and future needs of the area to be serviced. The function of the street and expected traffic volumes are important factors.*
  - d. *Consideration given to Complete Streets, in consideration of all modes of transportation.*
  - e. *Connectivity of local residential streets shall be encouraged. Residential cul-de-sac streets shall be discouraged where opportunities for through street exist.*

**SUPPORTIVE FINDING AND CONCLUSION:**

All of the proposed streets within the proposed Planned Development will be constructed to City Standards (street improvement, curbs, gutters and sidewalks) within a right-of-way of 50 feet as part of the concurrent Subdivision application. The site is flat so there will be minimal cut and fill and natural features are preserved to the greatest extent possible with no streets crossing major wetland areas, which does result in some cul-de-sacs where necessary. Circulation will be improved by completing gaps in the existing street network. This Policy has been met.

3. *Policy 120.00: The City of McMinnville may require limited and/or shared access points along major and minor arterials, in order to facilitate safe access flows.*
4. *Policy 121.00: The City of McMinnville shall discourage the direct access of small-scale residential developments onto major or minor arterial streets and major collector streets.*
5. *Policy 122.00: The City of McMinnville shall encourage the following provisions for each of the three functional road classifications:*
  - a. *Major, minor arterials*
    - Access should be controlled, especially on heavy traffic-generating developments.*
    - Designs should minimize impacts on existing neighborhoods*
    - Sufficient street rights-of-way should be obtained prior to development of adjacent lands.*
    - On street parking should be limited wherever necessary.*
    - Landscaping should be required along public rights-of-way.*
  - b. *Major, minor collectors*
    - Designs should minimize impacts on existing neighborhoods.*
    - Sufficient street rights-of-way should be obtained prior to development of adjacent lands.*

*On-street parking should be limited wherever necessary.  
-Landscaping should be required along public rights-of-way.  
As far as is practical, residential collector streets should be no further than 1,800 feet apart in order to facilitate a grid pattern of collector streets in residential areas.*

*c. Local Streets*

*-Designs should minimize through-traffic and serve local areas only.  
-Street widths should be appropriate for the existing and future needs of the area.  
-Off-street parking should be encouraged wherever possible.  
Landscaping should be encouraged along public rights-of-way.*

**SUPPORTIVE FINDINGS AND CONCLUSIONS:**

Access to the minor arterial streets (Hill Road and Baker Creek Road) are provided at 23<sup>rd</sup> Street, an extension of an existing east-west street, and via existing intersections at Meadow Drive and Shadden Drive (see Exhibit 'F'). The proposed streets within the site are local streets designed to minimize through traffic and primarily to serve only the proposed development. The proposed streets within the concurrent Planned Development/Subdivision will be developed with curbs and gutters in accordance with City Standards. In addition, 18 ft. of ROW will be provided adjacent to Hill Road and additional 10 ft. of ROW will be provided adjacent to Baker Creek Road in accordance with the City minor arterial standards. The proposal meets the requirements of these Policies.

- 6. Policy 123.00: The City of McMinnville shall cooperate with other governmental agencies and private interests to insure the proper development and maintenance of the road network within the urban growth boundary.*

**SUPPORTIVE FINDINGS AND CONCLUSIONS:** As part of the development of the subject properties, the proposed streets within the proposed Planned Development/Subdivision will be developed to City Standards. This Policy can be met.

***B. Parking Policies***

- 1. Policy 126.00: The City of McMinnville shall continue to require adequate off-street parking and loading facilities for future development and land use changes.*

**SUPPORTIVE FINDING AND CONCLUSION:** In accordance with the McMinnville Zoning Ordinance, off-street parking will be provided. Off-street parking and loading will be provided for the commercial (multi-family) lot at the time of development of the commercial property. This Policy can be met at the time of development and can be ensured by a condition of approval. The proposal provides two points of access to the commercial lot to facilitate access to parking and loading facilities in the future.

2. *Policy 127.00: The City of McMinnville shall encourage the provision of off-street parking where possible, to better utilize existing and future roadways and rights-of-way as transportation routes.*

**SUPPORTIVE FINDING AND CONCLUSION:** At the time of development of the subject property, off-street parking will be provided as required by the McMinnville Zoning Ordinance. All lots in the proposal allow for two car garages and two off-street parking spaces in the garages, including proposed small lot and large lots, which will encourage and enable off-street parking meeting the intent of this Policy. This Policy can be met at the time of development of each lot.

**SUPPORTIVE FINDING AND CONCLUSION:** The development of the subject properties meets the Goal and pertaining Policies addressed above for the development of a transportation system that provides for the coordinated movement of people and freight in a safe and efficient manner.

5. ***Goal VII 1: TO PROVIDE NECESSARY PUBLIC AND PRIVATE FACILITIES AND UTILITIES AT LEVELS COMMENSURATE WITH URBAN DEVELOPMENT, EXTENDED IN A PHASED MANNER, AND PLANNED AND PROVIDED IN ADVANCE OF OR CONCURRENT WITH DEVELOPMENT, IN ORDER TO PROMOTE THE ORDERLY CONVERSION OF URBANIZABLE AND FUTURE URBANIZABLE LANDS TO URBAN LANDS WITHIN THE McMINNVILLE URBAN GROWTH BOUNDARY.***

***A. Sanitary Sewer System Policies***

1. *Policy 136.00: The City of McMinnville shall insure that urban developments are connected to the municipal sewage system pursuant to applicable city, state, and federal regulations.*

**SUPPORTIVE FINDING AND CONCLUSION:** At the time of development of the subject properties, public sanitary sewer will be provided to each of the created lots. This Policy can be met at the time of development.

2. *Policy 139.00: The City of McMinnville shall extend or allow extension of sanitary sewage collection lines within the framework outlined below:*
  - a. *Sufficient municipal treatment plant capacities exist to handle maximum flows of effluents.*
  - b. *Sufficient trunk and main line capacities remain to serve undeveloped land within the projected service areas of those lines.*
  - c. *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.*
  - d. *Extensions will implement applicable goals and policies of the comprehensive plan.*

**SUPPORTIVE FINDING AND CONCLUSION:** At the time of development of the subject properties, public sanitary sewer will be provided to each of the created lots. This Policy can be met at the time of development.

3. *Policy 141.00: The City of McMinnville shall insure that adequate storm water drainage is provided in urban developments through review and approval of storm drainage systems, and through requirements for connection to the municipal drainage system, or to natural drainage ways, where required.*

**SUPPORTIVE FINDING AND CONCLUSION:** The proposal will ensure that all development within the Planned Development/Subdivision is connected to separate storm and sanitary sewers at the time of development. This Policy can be met and ensured at the time of development

#### ***B. Storm Drainage Policies***

1. *Policy 142.00: The City of McMinnville shall insure that adequate storm water drainage is provided in urban developments through review and approval of storm drainage systems, and through requirements for connection to the municipal storm drainage system, or to natural drainage ways, where required.*

**SUPPORTIVE FINDINGS AND CONCLUSION:** Public storm drainage services will be provided to the subject properties with the construction of the new public streets and establishment of the private tracts. Construction of public stormwater systems, detention areas and connections to the existing storm drain facilities will occur at the time of development. Through the construction of and approved storm collection system constructed to City standards there will be no significant adverse impacts to the quality of water or land as a result of this proposal. This Policy can be met and ensured at the time of development.

#### ***C. Water Policies***

1. *Policy 144.00: The City of McMinnville, though the City Water and Light Department shall provide water services for development at urban densities within the McMinnville Urban Growth Boundary.*
2. *Policy 145.00: The City of McMinnville, recognizing the City Water and Light Department as the agency responsible for water services, shall extend water services within the framework below:*
  - a. *Facilities are placed in locations and in such a manner as to insure compatibility with surrounding land uses.*
  - b. *Extensions promote the development patterns and phasing envisioned in the McMinnville Comprehensive Plan.*
  - c. *For urban level developments within McMinnville, sanitary sewers are extended or planned for extension at the proposed development densities by such time as the water services are to be utilized.*

- d. Applicable policies for extending water services, as developed by the City Water and Light Department, are adhered to.*
- 3. Policy 147.00: The City of McMinnville shall continue to support coordination between city departments, other public and private agencies and utilities, and the City Water and Light Department to insure the coordinated provision of utilities to developing areas. The City shall also continue to coordinate with the City Water and Light Department in making land use decisions.*

**SUPPORTIVE FINDING AND CONCLUSION:** Public water facilities are currently available in existing city streets adjacent to the proposed Planned Development/Subdivision and are of sufficient size to be extended to serve the proposed development. All policies of the Water and Light Department for the coordinated provision of extension of existing public services will be followed. These Policies can be met and can be ensured with conditions of approval.

***D. Water and Sewer – Land Development Criteria Policy***

- 1. Policy 151.00: The City of McMinnville shall evaluate major land use decisions, including but not limited to urban growth boundary, comprehensive plan amendment, zone changes, and subdivisions using the criteria outlined below:*
  - a. Sufficient municipal water system supply, storage and distribution facilities, as determined by the City Water and Light Department, are available or can be made available, to fulfill peak demands and insure fire flow requirements and to meet emergency situation needs.*
  - b. Sufficient municipal sewage system facilities, as determined by the City Public Works Department, are available, or can be made available, to collect, treat, and dispose of maximum flows of effluents.*
  - c. Sufficient water and sewer system personnel and resources, as determined by the Water and Light Department and City, respectively, are available, or can be made available, for the maintenance and operation of the water and sewer systems.*
  - d. Federal, state, and local water and waste water quality standards can be adhered to.*
  - e. Applicable policies of the Water and Light Department and the City relating to water and sewer systems, respectively, are adhered to.*

**SUPPORTIVE FINDINGS AND CONCLUSIONS:** Though the City's own requirements of notification, all private utilities and City Departments will be notified of the proposed Zone Change with concurrent Planned Development Overlay and Subdivision applications. Public sewer and water are already provided to the subject properties in the adjacent existing streets. Extensions and connections to the sanitary sewer and water facilities will be required at the time of development of the subject properties. The City treats sewage to meet the applicable standards for environmental quality. Through the use of the public collection and treatment facilities there will be no

sewage discharges from the property directly to a water body or into the ground.

Based on these factors and considerations there will be no significant adverse impacts to the quantity or quality of water or sanitary sewer services to the area or to the city. This Policy has been met.

***E. Police and Fire Protection – Land Development Criteria Policy***

1. ***Policy 153.00: The City of McMinnville shall continue coordination between the planning and fire departments in evaluating major land use decisions.***
2. ***Policy 155.00: The ability of existing police and fire facilities and services to meet the needs of new service areas and populations shall be a criterion used in evaluating annexation, subdivision proposals, and other major land use decisions.***

**SUPPORTIVE FINDINGS AND CONCLUSIONS:** Though the City's own requirements of notification, the Fire and Police Departments will be notified of the proposal. Existing Police and Fire facilities are adequate to serve the proposed development. These Policies has been met.

6. ***Goal VII 3: TO PROVIDE PARKS AND RECREATION FACILITIES, OPEN SPACES, AND SCENIC AREAS FOR THE USE AND ENJOYMENT OF ALL CITIZENS OF THE COMMUNITY.***

***A. Parks and Recreation Policies***

1. ***Policy 165.00: The City of McMinnville shall recognize open space and natural areas, in addition to developed park sites, as necessary elements of the urban area.***
2. ***Policy 167.00: The City of McMinnville shall encourage the retention of open space and scenic areas throughout the community, especially at the entrances to the city.***
3. ***Policy 168.00: Distinctive natural features and areas shall be retained, wherever possible, in future urban developments.***
4. ***Policy 169.00: Drainage ways in the city shall be preserved, where possible, for natural areas and open spaces and to provide natural storm run-offs.***

**SUPPORTIVE FINDINGS AND CONCLUSIONS:** The proposal will provide for private open space that protects wetlands and significant vegetation, and provide for storm water detention areas (see Exhibit 'F'). The subject properties contain no scenic areas. The proposal supports the Goal to provide recreation facilities and open space for the enjoyment of the citizens of the community. This Policy has been met by the provision of private open space within the proposed development.

7. ***Goal VIII 1: TO PROVIDE ADEQUATE ENERGY SUPPLIES, AND THE SYSTEMS NECESSARY TO DISTRIBUTE THAT ENERGY, TO SERVICE THE COMMUNITY AS IT EXPANDS.***

**A. Energy Policies**

1. *Policy 171.00: The City shall continue to examine land use decisions in the light of present and projected supplies of electrical, fossil fuel, and other sources of energy.*
2. *Policy 173.00: The City of McMinnville shall coordinate with the City Water and Light Department and the various private suppliers of energy in this area in making future land use decisions.*
3. *Policy 177.00: The City of McMinnville shall coordinate with natural gas utilities for the extension of transmission lines and the supplying of this energy resource.*

**SUPPORTIVE FINDINGS AND CONCLUSION:** Through the City's own requirements of notification, the City Water and Light Department will be notified, so the City can coordinate with it and other providers. These Policies can be met.

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

**A. Energy Policies**

1. *Policy 178.00: The City of McMinnville shall encourage a compact urban development pattern to provide for conservation of all forms of energy.*
2. *Policy 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:*
3. *The zoning ordinance requirements, including density, lot areas, and setbacks to increase utilizable space in lots, while maintaining health and safety standards.*
  - a. *The geographic placement of various uses (commercial, industrial, residential) on the Comprehensive Plan Map to encourage energy-efficient locations.*
  - b. *The zoning ordinance and planned development provisions to allow for cluster developments, individually owned, common-wall dwellings, and other design techniques that increase utilizable space and offer energy savings.*
  - c. *The subdivision and zoning ordinances to encourage energy-efficient design such as proper landscaping for solar heating and cooling, solar orientation of dwellings and other site design considerations.*
  - d. *The building codes to encourage energy-efficient residential, commercial and industrial building design and construction techniques.*
4. *The City of McMinnville supports local sustainability and endorses the utilization of proven and innovative energy efficient design and construction technologies to reduce heat gain, lower energy consumption, and lessen pollutant output.*

**SUPPORTIVE FINDINGS AND CONCLUSIONS:**



The proposal will provide for a development that is intended to reduce urban sprawl by providing a higher density single family housing development (at the top end of the R-1 zone, 4.75 DU/AC is just under 4.84 DU/AC maximum) but of a high quality that will enhance the livability of the families living within each of the homes. The purpose of the Planned Development is to create an urban environment of single family residences that are not totally dependent upon the automobile but gives each residence private space while providing common open space and access to a neighborhood commercial facility, a school facility and a public park within easy walking distance. The detached single family housing units that will be constructed on the proposed residential lots will be designed to meet or exceed the building code requirements for energy efficiency currently in effect. The location of the site adjacent to two minor arterial routes (Hill Road and Baker Creek Road), and the possible future availability of public transit and bicycle transportation to the area, make the development highly accessible and serves to reduce the energy needed to reach the home sites within the development. These factors result in the future housing sites being consistent with the energy conservation requirements of this Goal and implementing Policies.

9. ***Goal IX 1: TO PROVIDE ADEQUATE LANDS TO SERVICE THE NEEDS OF THE PROJECTED POPULATION TO THE YEAR 2023, AND TO INSURE THE CONVERSION OF THESE LANDS IN AN ORDERLY, TIMELY MANNER TO URBAN USES.***

***A. Policies***

1. ***Policy 181.00: The City of McMinnville shall establish an urban growth boundary to separate rural lands from urbanizable and urban lands. Lands within the boundary shall be deemed necessary for urban development within the planning period, except where designated as reserve area.***

***B. General Development Policies***

1. ***Policy 183.00: The City of McMinnville with the cooperation of Yamhill County shall establish three categories of lands within the Urban Growth Boundary. Future urbanizable lands are those lands outside the city limits but inside the Urban Growth Boundary. These lands shall be retained in agricultural resource zones until converted to urbanizable lands by annexation to the City of McMinnville. Urbanizable lands are those within the City limits which are not yet developed at urban densities. Conversion of these lands to the urban classification shall involve fulfillment of the goals and policies of this plan, provision of urban services, and application of appropriate implementation ordinances and measures. Urban lands are those lands within the city limits developed at urban densities.***
2. ***Policy 184.00: The City of McMinnville shall establish a comprehensive plan map designating allowed uses within the McMinnville Urban Growth Boundary. Land uses allowed under the specific designations shall be set forth in Volume I of the McMinnville Comprehensive Plan, Chapter IX.***

**SUPPORTIVE FINDINGS AND CONCLUSION:** The subject properties lie within the urban growth boundary, and have not been designated as reserve area. The subject properties are within the city limits of McMinnville, are currently vacant and therefore are classified as “Urbanizable” land. The proposal will fulfill the Goals and Policies of the McMinnville Comprehensive Plan and will provide the mechanism for the development of the subject property to urban densities. The proposal is in conformance with these policies.

8. ***Goal X 1: TO PROVIDE OPPORTUNITIES FOR CITIZEN INVOLVEMENT IN THE LAND USE DECISION MAKING PROCESS ESTABLISHED BY THE CITY OF McMINNVILLE.***

***A. Policies***

1. ***Policy 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.***

**SUPPORTIVE FINDINGS AND CONCLUSIONS:** This policy is met by the zoning ordinance and is not affected by the proposal.

**SUPPORTIVE FINDING AND CONCLUSION:** The proposal will expand the degree of flexibility of the type of development that can occur on the subject properties. The proposal is consistent with the applicable Commercial, Residential, Transportation, Community Facilities and Services, Energy, Urbanization, and Citizen Involvement Goals and Policies listed in the Comprehensive Plan. For these reasons the proposal is consistent with the intent and methodology of the Plan and satisfies this Criterion A.

**Criterion B: Development Pattern:** *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.*

**SUPPORTIVE FINDINGS AND CONCLUSIONS:**

The subject properties are part of an existing developing and changing residential area. Public and private utilities are stubbed to the subject properties in anticipation of future development. Development of the subject properties as proposed would be orderly and timely. Adjacent properties are zoned for higher density residential uses than the current zone density anticipated. Thus the proposal for some portions of the planned development at higher density conforms to the existing pattern and trend in the area, and is appropriate. It is also timely as planned improvements to the adjacent park property and to Hill Road are under way with the City of McMinnville concurrent with review of this proposal. Its approval and the park and road construction could catalyze further multifamily and commercial property development in the nearby area as envisioned under current zoning.

The proposal will provide for affordable single family detached housing units on individual lots. A future neighborhood park and school site exist adjacent to the site, so the site's proximity to these public properties make a higher density residential development pattern in the West phase appropriate in order to maximize use of public investment in these properties. The entire development of the subject properties has been planned out, and the location and size of the proposed detached housing units, related parking and public utilities are shown on Exhibit 'F', Exhibit 'G', Exhibit 'G-1', Exhibit 'G-2', Exhibit 'H', Exhibit 'H-2'). The propose Zone Change to R-1 (Single Family Residential) for the southern portion of Tax Lot 205 still retaining the remnant County zoning of EF-80 following annexation into the City of McMinnville will be consistent with the existing and proposed character of the surrounding uses. This Criterion B is satisfied.

***Criterion C: Utilities and Services: Utilities and services can be efficiently provided to serve the proposed uses or other potential uses in the proposed zoning district.***

### **SUPPORTIVE FINDINGS AND CONCLUSIONS:**

1. The subject properties are currently served by, or have access to, all public utilities and services needed for the proposed zoning such as sanitary sewer, water, storm drainage, transportation, police and fire. Private utilities such as electrical, gas, telephone and cable are also available to the subject properties.
2. As part of the development of the proposed Planned Development/Subdivision, new streets will be constructed in conformance to City Standards. All utilities, public and private, will be extended to serve the newly created lots with construction of the streets.
3. This Criterion C can be met as all needed public and private facilities and services are already in place or will be extended to serve the proposed development.

**OVERALL SUPPORTIVE CONCLUSIONS:** Based upon the supportive findings and Conclusions presented in this narrative and supporting documents and exhibits, the proposal is consistent and in compliance with applicable Goals and Policies of the McMinnville Comprehensive Plan. The proposed zone change is appropriate for the subject property, and is consistent with the surrounding area and the current "Residential" Comprehensive Plan Map land use designations. The future development of the site will result in an efficient use of the property, and the available public utilities, while providing affordable housing alternatives to the citizens of McMinnville. The proposal satisfies all applicable criteria for a Zone Change and Planned Development.

### ***Exhibit 'C-2'***

## **FINDINGS APPLYING TO THE APPLICABLE McMINNVILLE ZONING ORDINANCE CRITERIA FOR PLANNED DEVELOPMENT APPROVAL**

In this Findings Document, criteria for approval are written in ***Bold Italics***.

*The McMinnville Zoning Ordinance of 1981, Chapter 17.74, Section 17.74.070 provides the criteria for approval for Planned Developments.*

*Criterion 1. There are special physical conditions or objectives of a development which the proposal will satisfy to warrant a departure from the standard regulation requirement.*

### **SUPPORTIVE FINDINGS AND CONCLUSIONS:**

There are many special objectives of the development of the subject properties the Applicant is attempting to achieve with the application for the proposed amendment to the planned development overlay. In summary they are: (1) Provide a diversity of lot sizes and housing sizes at various price points to meet today's market need of home consumers in McMinnville for quality, choice and affordability, (2) Provide an appropriate transition of housing density across the development between varying existing and future uses, and (3) Meet a desire to preserve natural amenities and address physical site conditions and constraints. The proposed development attempts to address each of these special objectives as it increases land within the PD, adjusts density distribution across the PD, and increases open space within the PD.

#### **(1) Housing Variety**

The proposal provides single family detached home lots at a density range within the R-1 zone, yet provides lot sizes and yard areas that vary to create different price points for buyers and deliver lots with both smaller yard areas and standard yard areas to meet varied consumer preferences for landscaped space on the lot. Equally important the proposal offers lots with a range of building envelopes to allow different dwelling sizes, creating the diversity and variety in the housing generated by the development.

This is achieved simply in the proposed planned development by creating lots on the East phase all have a minimum building envelope width of 50 feet, yet depth, and more importantly side yard setbacks vary. Some lots are at least 70 feet wide to allow standard ten feet (10') wide side yard setbacks and a 50' feet building envelop. These lots all meet or exceed the 9,000 square feet minimum lot area of the underlying zone, and are referred to as R-1 lots in this application. Other lots are 65 feet wide and the planned development would permit them to have seven and a half feet (7.5') wide side yard setbacks and a 50' building envelop, and are referred to as R-2 Adjusted type lots in this application. Lot depths would vary creating diversity in lot area and landscaped yard area. Still other lots would have a 60 feet typical width at the front building line to allow a 50' wide dwelling with five feet (5') wide side yard setbacks, referred to as R-3 Adjusted type lots in this applications. Again lot depth would vary creating variety in lot area and landscaped yard area. Obviously, not every dwelling built must be the maximum width, thus through the process of home construction a great diversity of building widths and side yard widths will exist, yet the minimum side yard setbacks described here and shown on the supporting site plan graphics specify which lots have a minimum interior side yard width of 10', 7.5', or 5'. These "Adjusted" lots, as they are described here and as represented on the graphic exhibits to this narrative, are intended to mimic the side yard setback requirements of the R-1, R-2, and R-3 zones, respectively, with the noted variation that the "R-3 Adjusted" lots have a smaller interior side setback of 5'. Site constraints and existing development patterns do not allow, consistent lot depth on all lots, and therefore lot area, varies across the site. As previously stated, this variety in lot area lends itself to meet the desired special objective for the site to create a variety of lot sizes.

On the West phase the approach is to offer small lot single-family detached housing. The target width for building envelop is 26' wide and 30' wide. The smaller 26' wide dwellings are proposed with interior side yard setbacks of 3', and are referred to as R-4 Modified lots in this application. Lots are 32' wide minimum and depth is consistently 100' or greater, allowing all lots to be no less than 3,200 square feet in area. Corner lots have a 15' street side setback and thus are larger. The larger 30' wide dwellings are proposed with interior side yard setbacks of 5', and are referred to as R-3 Modified lots in this application. Lots are 40' wide minimum and depth is also consistently 100' or greater, allowing all lots to be no less than 4,000 square feet in area. Corner lots again have a 15' street side setback and thus are larger. These R-3 Modified and R-4 Modified lots are placed together along each street frontage. With this lot pattern the community developed will offer a variety of housing on each block. (See Exhibit 'F').

This area of McMinnville currently has small townhouse and duplex lots as well as medium sized lots in Shadden Claim, just over 6,000 square feet in area. Approval of the proposed planned development will allow for a housing type not available in the market, small lot single-family detached homes on the West phase, and will include traditional medium and larger lots on the East phase, as well as multi-family on the existing area zoned C-3 PD. This development will truly provide housing variety to meet the needs of the consumer in the McMinnville market.

## (2) Housing Density Transition

The original Shadden Claim approval provided for transition in housing density across the phases of the site with an R-1 PD. Larger lots were to the east in Phase I, and the development pattern transitioned to smaller lots and more housing density to the west part of the site over Phase II and Phase III. The changes proposed with the addition of new land and modified development pattern also provides for transition in housing density from east to west.

The medium sized lots ranging up from 6,000 square feet, originally part of Phase III, are moved with this proposal to Tax Lot 205. They are located within Tax Lot 205 in the center and west part of that phase of the proposed development. Following the same pattern of original approval, lots are larger and density is lowest in the east and south part of Tax Lot 205 adjacent to the Golf Course and Michelbook Meadows subdivision, where lots are standard R-1 types. Proposed new lots on Tax Lot 205 west of Victoria Drive and west of Shadden Drive decrease in size until the phase meets the border of the existing Cottonwood subdivision, which was developed at a higher R-2 PD density. The flexibility requested with the PD application to allow for smaller side yard setbacks on the East phase (Tax Lot 205) allow for housing sizes from 50' wide dwelling units and narrower. The lot width and depths vary, and lot area too, creating the transition in density.

Tax Lots 203, which was the original Phase III, and Tax Lot 200, which is providing increased area to the PD, are proposed for small lot single-family detached development pattern. The smallest lots in the completed phases to the east are about 4,000 square feet, so as the density transitions west the proposed approach of slightly smaller lots for a slightly higher density is appropriate.

The transition continues the pattern of density transition from east to west toward a node of activity in the NW corner at the intersection of Baker Creek Road and Hill Road where property is currently designated by the zoning code for commercial use, including multi-family residential at 20 Dwelling Units per Acre on the SE corner of the intersection and neighborhood commercial on

the NE corner. This west portion of the site is also flanked by a future park and future school site, conditions that were not in place upon the original approval, and which make the area more suitable for the proposed development. On the other two flanks are minor arterial streets Baker Creek Road and Hill Road. The proposed small lot single-family detached pattern of development is appropriate for this area and helps meet the need for transition density through this area from existing phases of development to the multi-family portion of the site, and to the townhouses south of the site built with the Cottonwood subdivision at a density of 15 dwelling units per acre.

Another special objective for development of the West phases as a planned development is to maintain the single-family home character of the surrounding area to the greatest extent possible while providing the density transition. The applicants proven approach to small lot single-family detached residential development with modified side and front yard setbacks (see Exhibit 'N'), allows for higher densities to the west while maintaining the single-family home character of the surrounding area. It mimics the zoning code to produce a lot and dwelling type that is better than what would be built with townhomes in a standard R-4 zoned development, which is the housing type typically used to transition between detached housing and multi-family housing or commercial uses, as is the case with this site. Small lot single-family detached housing development is better for the consumer (future resident) because these lots are free from a burdensome common wall agreement required with attached townhouses. With small lot single-family detached developments, the resident has exterior access to both sides of the dwelling structure, access to the rear yard without going through the living room (as compared to interior townhouse units), windows on all sides, and has a lot area that is a minimum of 3,200 square feet, as opposed to 2,500 square feet in a typical R-4 townhouse development. That means for a standard 100 feet deep lot the planned development approach allows for a 26 feet wide dwelling, at the low end with the R-4 Modified type lots, as opposed to the 25 feet wide dwelling of the typical R-4 interior townhouse lot structure, and the proposal offers 30 feet wide dwellings at the high end with the R-3 Modified type lots. These homes on small lots will have two car garages and be at a scale that is more compatible with single-family detached dwellings in the area maintaining that character and value in the community.

Distributing the density across the site as proposed optimizes the number of dwelling units conveniently located within walking distance of the adjacent future school site, future city park site, and the future commercial development property located across Baker Creek Road. As well as concentrates them near Hill Road and Baker Creek Road to facilitate transit opportunities in the future on those streets.

### (3) Physical Site Conditions and Constraints

Another special objective for development is to preserve the onsite wetland areas and significant wetlands to the greatest extent possible. In this way, there are also special physical conditions the proposed planned development attempts to address with the proposed site plan and plat, which graphically represents the variations requested to the side yard setbacks and lot areas across the site to achieve development objectives yet avoid resources where possible. For example, the existing wetland at the proposed cul-de-sac terminus of Mahala Way and the existing wetland at the proposed cul-de-sac terminus of Snowberry Street will be preserved with the proposed planned development layout. The wetland south of Mahala Way will be protected in a conservation easement over the lots. The wetland east of Snowberry Street will be part of a common space tract and protected as open space easement over the parcels. In order to preserve these wetlands and

significant vegetation the site layout has irregular block sizes, which are mitigated where possible with private paths to allow effective pedestrian circulation. Rather than proposing standard lot sizes across the site, the proposal requests modified lot areas and setbacks to preserve these resource areas, and meet the other objectives listed here.

**Summary:**

With development of the site, proposed wetlands are preserved, a transition in density across the community is accomplished, and a range of lot sizes and need for housing diversity is thereby facilitated. The Applicant finds that the proposed planned development satisfies the special objectives and physical constraints of the site outlined here, therefore, Criterion 1 is met with an R-1 PD overlay.

**Criterion 2.** *Resulting development will not be inconsistent with the Comprehensive Plan objectives of the area;*

**SUPPORTIVE FINDINGS AND CONCLUSIONS:**

The Comprehensive Plan calls for commercial at the NE and SE intersection of Baker Creek Road and Hill Road with residential uses surrounding it. The proposed development conforms to that pattern. The pattern of approved and built existing residential development adjacent to the subject property shows lot types increasing in density from the east and south east to the north and north west. The proposed development will be consistent with that pattern. Based upon the Supportive Findings and Conclusions presented here, the proposed Planned Development is consistent and in compliance with applicable Goals and Policies of the McMinnville Comprehensive Plan (see Exhibit 'C-1'). This Criterion 2 is met.

**Criterion 3.** *The development shall be designed so as to provide for adequate access to, and efficient provision of, services to adjoining parcels;*

**SUPPORTIVE FINDINGS AND CONCLUSIONS:**

The proposed development has adequate access via the existing network of public streets and will efficiently extend streets and other services through the site to adjoining parcels, as demonstrated in the exhibits to this narrative. This Criterion 3 is met.

**Criterion 4.** *The plan can be completed within a reasonable period of time.*

**SUPPORTIVE FINDINGS AND CONCLUSIONS:**

The plan for development of the West and East phases includes site construction drawing preparation during the winter of 2016 and site construction to be initiated in 2017 or 2018 and finished in 2018 or 2019, pending availability of all permits. This period of time is typical in the development industry for phased developments. This Criterion 4 is met.

**Criterion 5.** *The streets are adequate to support the anticipated traffic, and the development will not overload the streets outside the planned area.*

**SUPPORTIVE FINDINGS AND CONCLUSIONS:** The proposed Planned Development abuts Hill Road on the west and will be connected to it via extension of 23<sup>rd</sup> Street west through the West

phase, and the East phase lies approximately 600 feet south of Baker Creek Road and west of Hill Road. It is connected to Baker Creek Road by Shadden Drive and Meadows Drive and to Hill Road by Cottonwood Drive and 23<sup>rd</sup> Street. Both Hill Road and Baker Creek Road are designated minor arterial streets. The existing and proposed street network is extensive and has capacity to serve the development. Hill Road, along with the intersection of it with Baker Creek Road, will undergo improvements under a currently funded public improvement project by the City of McMinnville, thus additional capacity is expected to be installed concurrent with the development. This Criterion 5 is met.

**Criterion 6.** *Proposed utility and drainage facilities are adequate for the population densities and type of development proposed.*

#### **SUPPORTIVE FINDINGS AND CONCLUSIONS:**

The subject properties are currently served by or have access to utilities and storm drainage facilities with adequate capacity. As part of the proposed planned development new streets will be constructed in conformance to City Standards. All utilities, public and private, will be extended to serve the newly created lots and storm drainage facilities. They will be developed accordingly per the attached Exhibits. This Criterion 7 is met.

**Criterion 7.** *The noise, air, and water pollutants caused by the development do not have an adverse effect upon surrounding areas, public utilities, or the city as a whole.*

#### **SUPPORTIVE FINDINGS AND CONCLUSIONS:**

The noise, air and water pollutants generated by the proposed development will not have adverse effects upon surrounding uses. Noise and air pollution of the proposed residential development will be similar to and compatible to the existing noise and air pollution created by the existing adjacent residential uses. Water pollutants will be similar to and compatible with adjacent uses, and will be managed by the development of sanitary and storm sewer infrastructure as proposed with the street construction described in the Exhibits attached to this narrative. This Criterion 7 is met.

### ***Exhibit 'C-3'***

## **FINDINGS APPLYING TO SUBDIVISION APPROVAL**

*The McMinnville Zoning Ordinance of 1981, Chapter 17.53, Section 17.53.070 provides the necessary information required for approval a Subdivision application.*

### **Comprehensive Plan Map Designation of the Proposed Subdivision**

**SUPPORTIVE FINDINGS AND CONCLUSIONS:** The Comprehensive Plan Map designates the subject properties as "Residential" and "Commercial". The proposed subdivision is in conformance with the Comprehensive Plan Map designations of "Residential" and "Commercial".

### **Zoning Classification of the Proposed Subdivision**



**SUPPORTIVE FINDINGS AND CONCLUSIONS:** With concurrent approval of the zone change to R-1 on the south half of Tax Lot 205, the existing underlying zoning for the development site is R-1 (Single Family Residential) for Tax Lots 200 and 205 on the tax map shown in Exhibit 'B'. Tax Lot 203, on the same tax map, has an R-1 PD overlay on the eastern side and C-3 PD for the western 3.8 acres. The existing C-3 PD zoning on Tax Lot 203 is not proposed to be changed by this application. An R-1 PD overlay is proposed to be amended over the eastern side Tax Lot 203 and applied to Tax Lot 200 and Tax Lot 205 area as well. Upon concurrent approval of the Zone Change and PD overlay application the proposed development will be in compliance with the zoning classifications.

**Conformance of Proposed Use to the Proposed Zoning Classification**

**SUPPORTIVE FINDINGS AND CONCLUSIONS:** The proposed development allows future development of the NW portion of Tax Lot 203 in conformance with the designated C-3 PD overlay zone. It facilitates such future C-3 PD development by improving a public street along its south side and stubbing a public street and utilities to its east side. The proposed zone change to R-1 (Single Family Residential) zoning classification for the southern part of Tax Lot 205 allows for residential development conforming to the R-1 zone with the PD overlay proposed.

**Requirements Specified within the Zoning District to which the Proposed Subdivision Would Not Comply**

**SUPPORTIVE FINDINGS AND CONCLUSIONS:**

Concurrent Zone Change and a Planned Development Overlay application are submitted with this application to facilitate:

Flexibility for lot area and side and front setbacks on some lots. The variety of lot sizes are shown for lots listed as R-1, R-2, and R-3 Adjusted as follows (Refer to Exhibit 'H' and Exhibit 'F'):

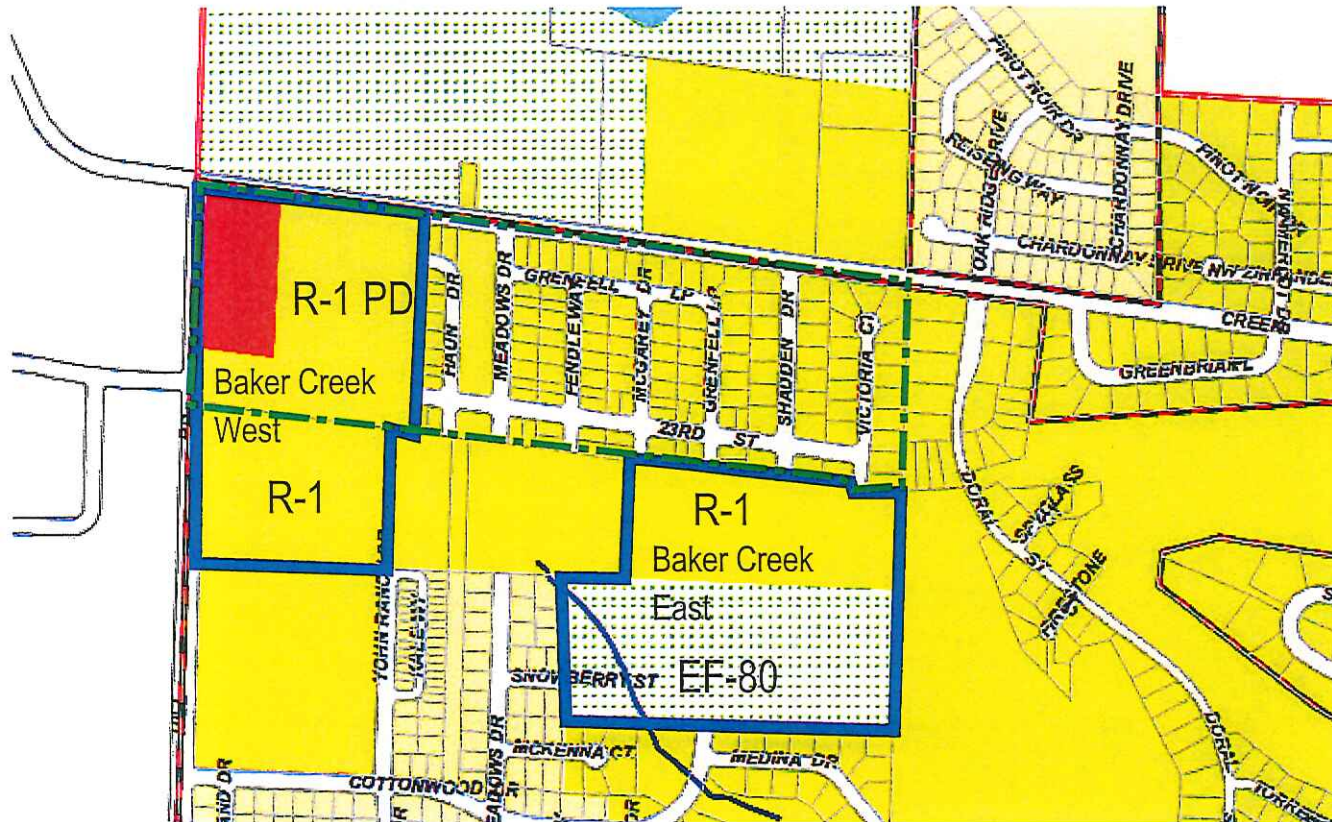
Section 17.12.030 Lot Size:

Allow single family detached residential dwellings on lots less than 9,000 square feet, except those on the east boundary of Tax Lot 205 which will be 9,000 square feet, as shown on the preliminary plat.

Section 17.12.040

- A. Front yard setbacks will meet R-1 Code, except those lots listed as R-3 Adjusted, R-3 Modified and R-4 Modified, which will have 15' front building setbacks like allowed by the R-3 code.
- B. All rear yard setbacks will meet R-1 code.
- C. Side yard setbacks will meet R-1 Code, except those lots listed as R-2 will meet R-2 side yard setbacks, those lots listed as R-3 Adjusted or R-3 Modified will have five feet side yard setbacks, and those listed as R-4 Modified will have 3' side yard setbacks. All exterior street side setbacks will be twenty feet, except those lots listed as R-3 Adjusted, R-3 Modified and R-4 Modified, which will have 15' exterior street side setbacks as required by the R-3 code.

Exhibit D Existing Zoning Map



Legend

<b>City Limits</b>	<b>County Zoning</b>	<b>City Zoning</b>
City	LDR9000	R-1
	VLDR-1	R-2
	AF-20	C-3
	EF-80	PD

# EXHIBIT D-1 Aerial Map



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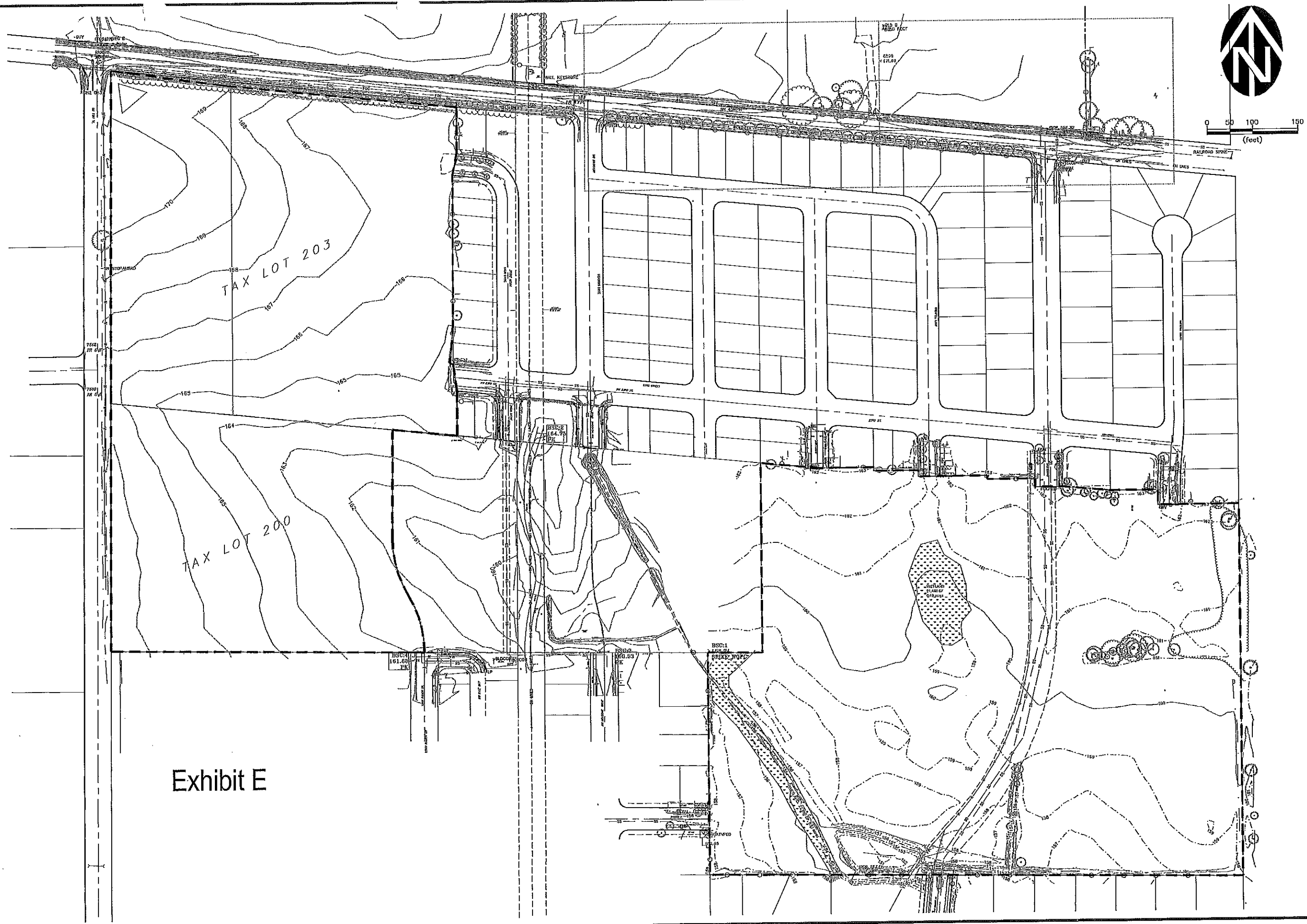







Exhibit E

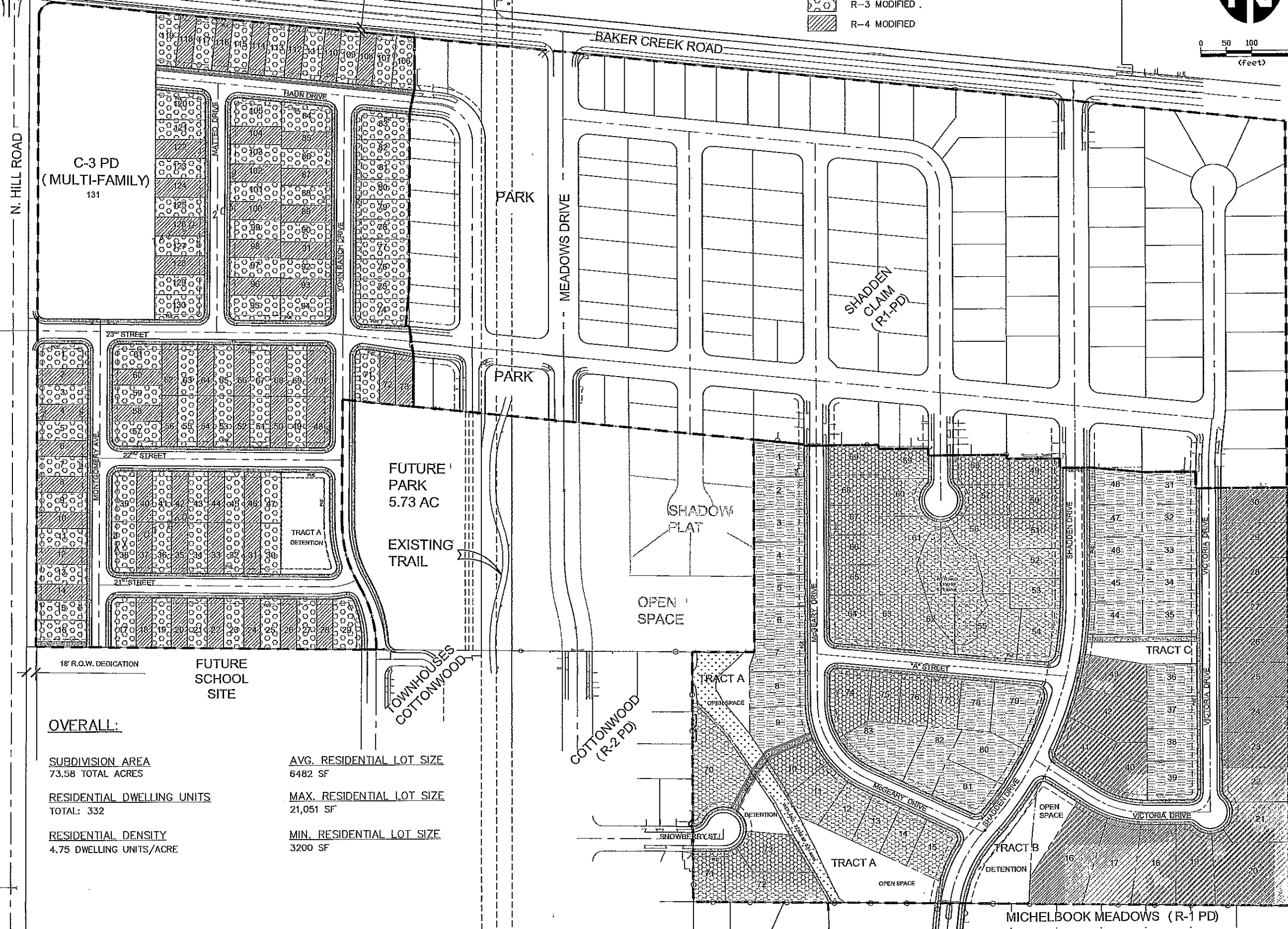
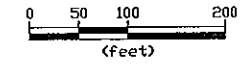
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WESTTECH ENGINEERING, INC. CONSULTING ENGINEERS AND PLANNERS 3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302 Phone: (503) 585-2474 Fax: (503) 585-3385 E-mail: westtech@westtech-eng.com				VERIFY SCALE DATE IS ONE HOUR ON THIS SHEET, ADJUST DATE INDICATED DSNL JW DRKL RGS CKD JW DATE: APR. 2016	
				DESCRIPTION	
				REVISIONS	
				BY	

# Exhibit F

C-3 PD  
COMMERCIAL

### LOT TYPE LEGEND

-  R-1
-  R-2 ADJUSTED
-  R-3 ADJUSTED
-  R-3 MODIFIED
-  R-4 MODIFIED



### OVERALL:

**SUBDIVISION AREA**  
73.58 TOTAL ACRES

**RESIDENTIAL DWELLING UNITS**  
TOTAL: 332

**RESIDENTIAL DENSITY**  
4.75 DWELLING UNITS/ACRE

**AVG. RESIDENTIAL LOT SIZE**  
6482 SF

**MAX. RESIDENTIAL LOT SIZE**  
21,051 SF

**MIN. RESIDENTIAL LOT SIZE**  
3200 SF

VERIFY SCALE  
ON ORIGINAL PLOT  
IF NOT USE INCL ON  
THIS SHEET ADJUST  
SCALES ACCORDINGLY

DATE: APR 2016

DESIGNER: J.W. RCS  
CHECKER: J.W. JWC  
DATE: APR 2016

REGISTERED PROFESSIONAL ENGINEER  
**REVIEW**  
WILLIAM J. STEIN  
NOV 13, 2008

**WE**  
WESTTECH ENGINEERING, INC.  
CONSULTING ENGINEERS AND PLANNERS

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302  
Phone: (503) 565-2474 Fax: (503) 565-9866  
E-mail: westtech@westtech-eng.com

STAFFORD LAND COMPANY  
BAKER CREEK SUBDIVISION

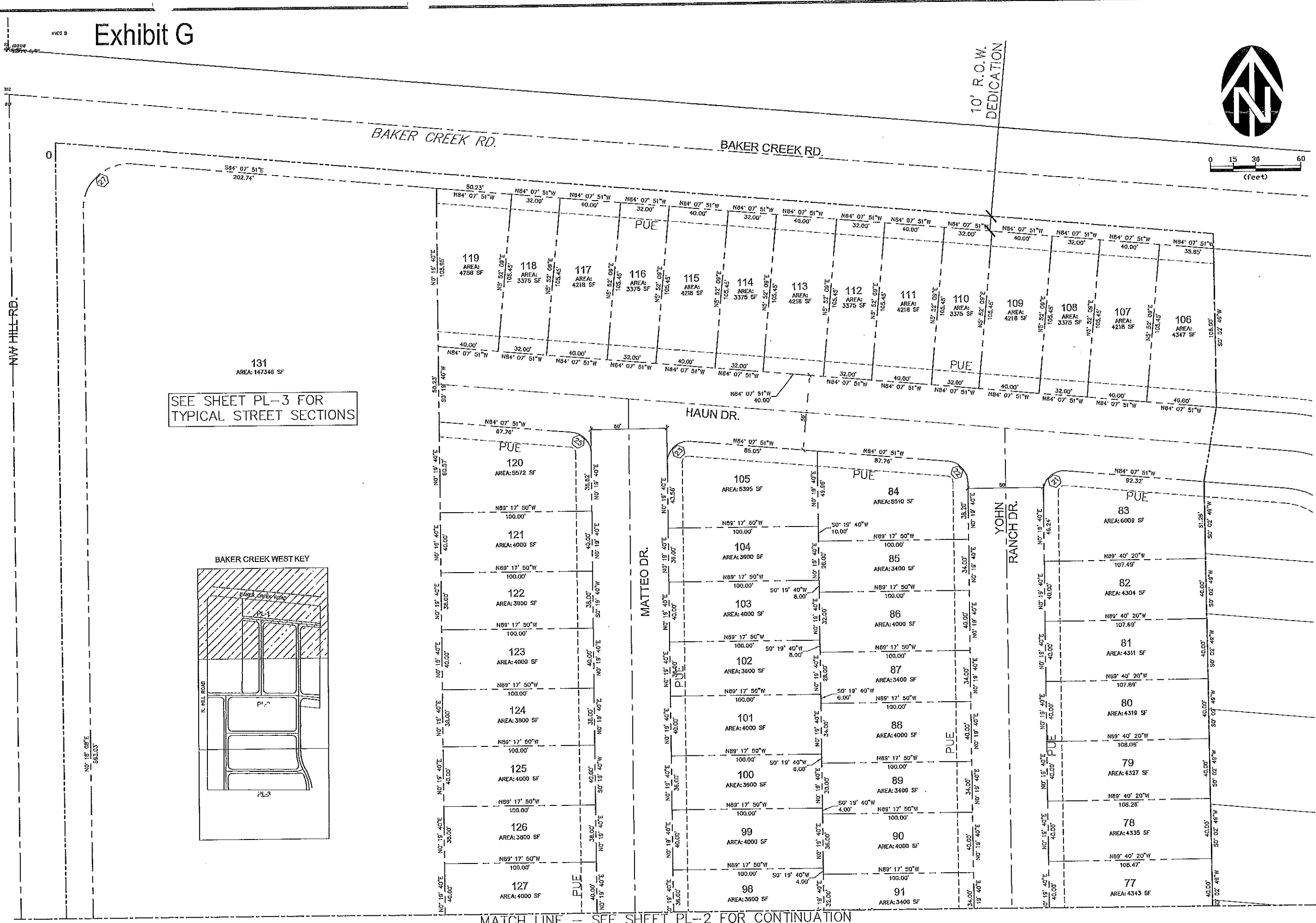
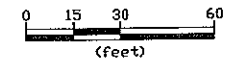
**OVERALL SUBDIVISION PLAN**

DRAWING  
**OVR-1**

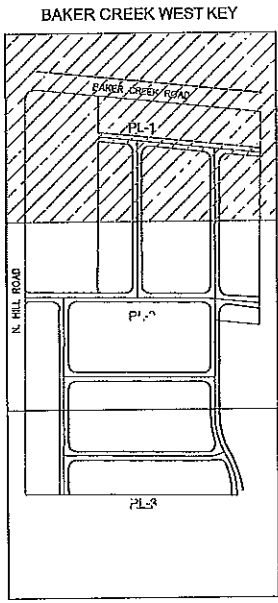
JOB NUMBER  
2940.0000.0

8/28/2016 10:59:10 AM  
R:\Dwg\Stafford Land Company\Baker Creek\PRELIM\CIVIL\PLOTS\NEW OVR-1 BC OVAL PLAN.dwg (P-1.tbl)

# Exhibit G



SEE SHEET PL-3 FOR TYPICAL STREET SECTIONS



MATCH LINE - SEE SHEET PL-2 FOR CONTINUATION

NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

VERIFY SCALE  
 BAR IS ONE INCH ON ORIGINAL DRAWING  
 THIS SCALE SHALL BE USED TO SCALE DRAWING ACCORDINGLY

DATE: APR 2018

DRN: J.W. RGS  
 CHK: J.W.  
 DATE: APR 2018

**REVIEW**

REGISTERED PROFESSIONAL ENGINEER  
 WILLIAM J. JONES  
 LICENSE NO. 12,000

**WESTTECH ENGINEERING, INC.**  
 CONSULTING ENGINEERS AND PLANNERS

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302  
 Phone: (503) 585-2474 Fax: (503) 585-3886  
 E-mail: westtech@westtech-eng.com

STAFFORD LAND COMPANY  
 BAKER CREEK SUBDIVISION

**PRELIMINARY PLAT - WEST**

DRAWING  
**PL-1**

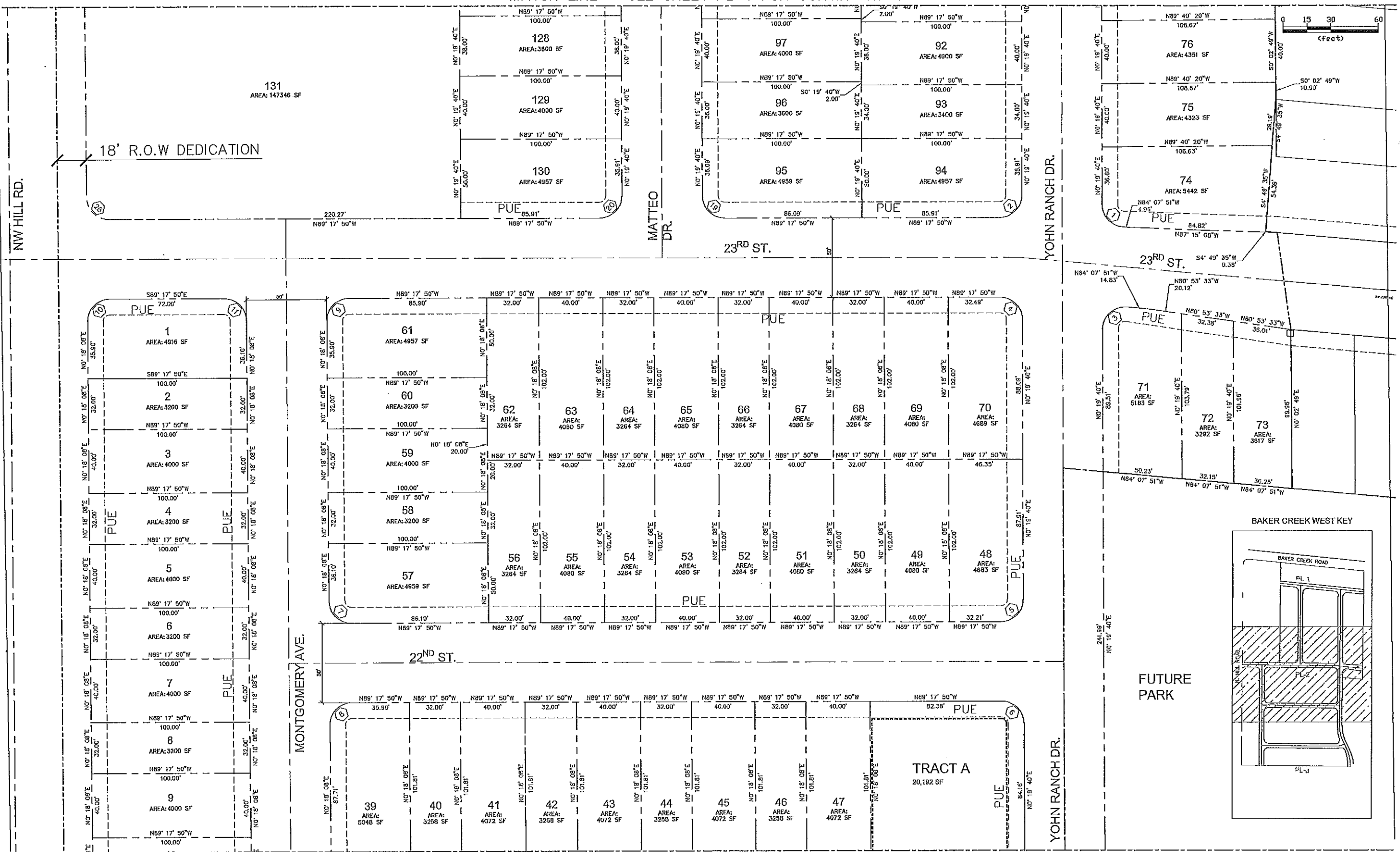
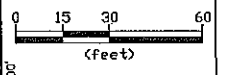
JOB NUMBER  
**2940.000.0**

8/4/2016 3:28:22 PM  
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SEE SHEET PL-3 FOR  
TYPICAL STREET SECTIONS

# Exhibit G

MATCH LINE - SEE SHEET PL-1 FOR CONTINUATION



MATCH LINE - SEE SHEET PL-3 FOR CONTINUATION

8/4/2016 3:36:28 PM R:\eng\Stafford Land Company\Baker Creek\PRELIM\DWG\PLATS\PL-2-EC-WEST PRELIM PLAT.dwg (MS-2.tbl)

VERIFY SCALE HAS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS DRAWING, SCALE ACCORDINGLY	DATE: APR. 2016
DSN: JW DRN: RGS CKD: JW	NO. 1 DATE
DESCRIPTION	REVISIONS
BY	

PROFESSIONAL REVIEW

WILLIAM J. STEWART, REGISTERED PROFESSIONAL ENGINEER, OREGON, LICENSE NO. 1215

**WESTFORCE ENGINEERING, INC.**  
CONSULTING ENGINEERS AND PLANNERS

3541 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302  
Phone: (503) 595-2474 Fax: (503) 595-3986  
E-mail: westforce@westforce-eng.com

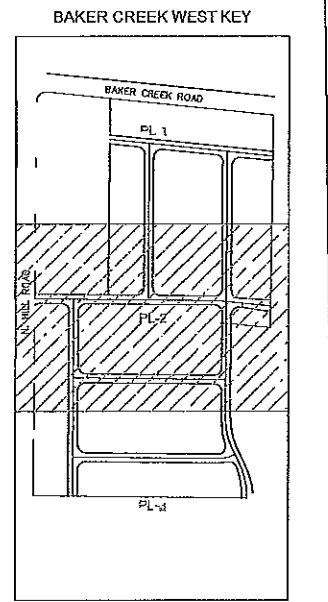
STAFFORD LAND COMPANY  
BAKER CREEK SUBDIVISION

**PRELIMINARY PLAT - WEST**

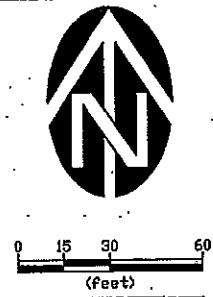
  

DRAWING  
**PL-2**

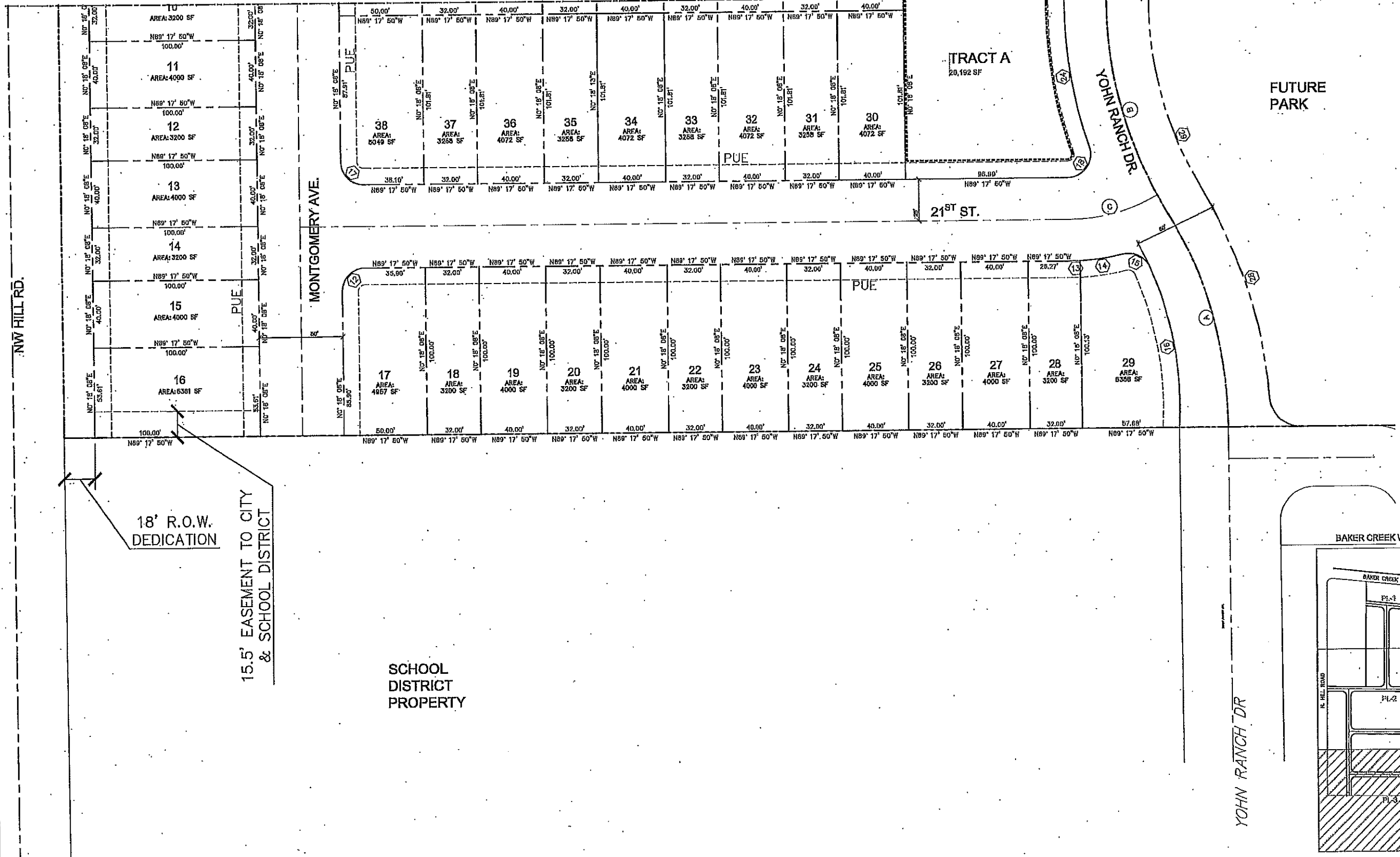
JOB NUMBER  
**2940.000.0**



# Exhibit G



MATCH LINE - SEE SHEET PL-2 FOR CONTINUATION



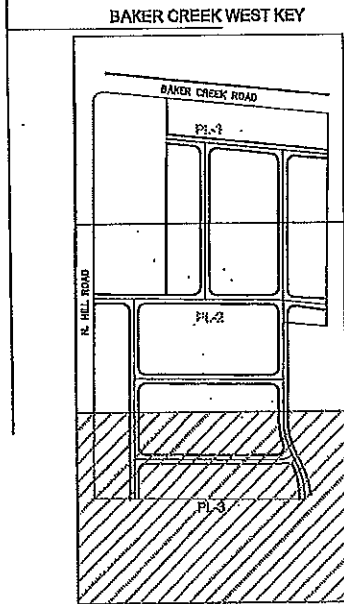
18' R.O.W. DEDICATION

15.5' EASEMENT TO CITY & SCHOOL DISTRICT

SCHOOL DISTRICT PROPERTY

TRACT A  
20,192 SF

FUTURE PARK

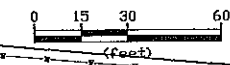


7/25/2018 8:45:15 AM C:\Users\jsteele\OneDrive\Documents\Projects\PL-3-BO-WEST PRELIM PLAT.dwg (15-3 tab)

STAFFORD LAND COMPANY	
BAKER CREEK SUBDIVISION	
<b>PRELIMINARY PLAT - WEST</b>	
DRAWING <b>PL-3</b> JOB NUMBER <b>2940.0000.0</b>	
<b>WESTBROOK ENGINEERING, INC.</b> CONSULTING ENGINEERS AND PLANNERS 3841 Parkway Industrial Dr. S.E., Suite 100, Salem, OR 97302 Phone: (503) 565-2974 Fax: (503) 565-3988 E-mail: westbrooke@westbrooke-inc.com	
VERIFY SCALE MAKE SURE THIS IS THE CORRECT SCALE FOR THE PROJECT. IF NOT, CHECK WITH THE CLIENT FOR THE CORRECT SCALE.	DATE: APR. 2018 NO. 1 DESCRIPTION: REVISIONS



# Exhibit G-1



10' R.O.W.  
DEDICATION

NW HILL RD.

BAKER CREEK RD.

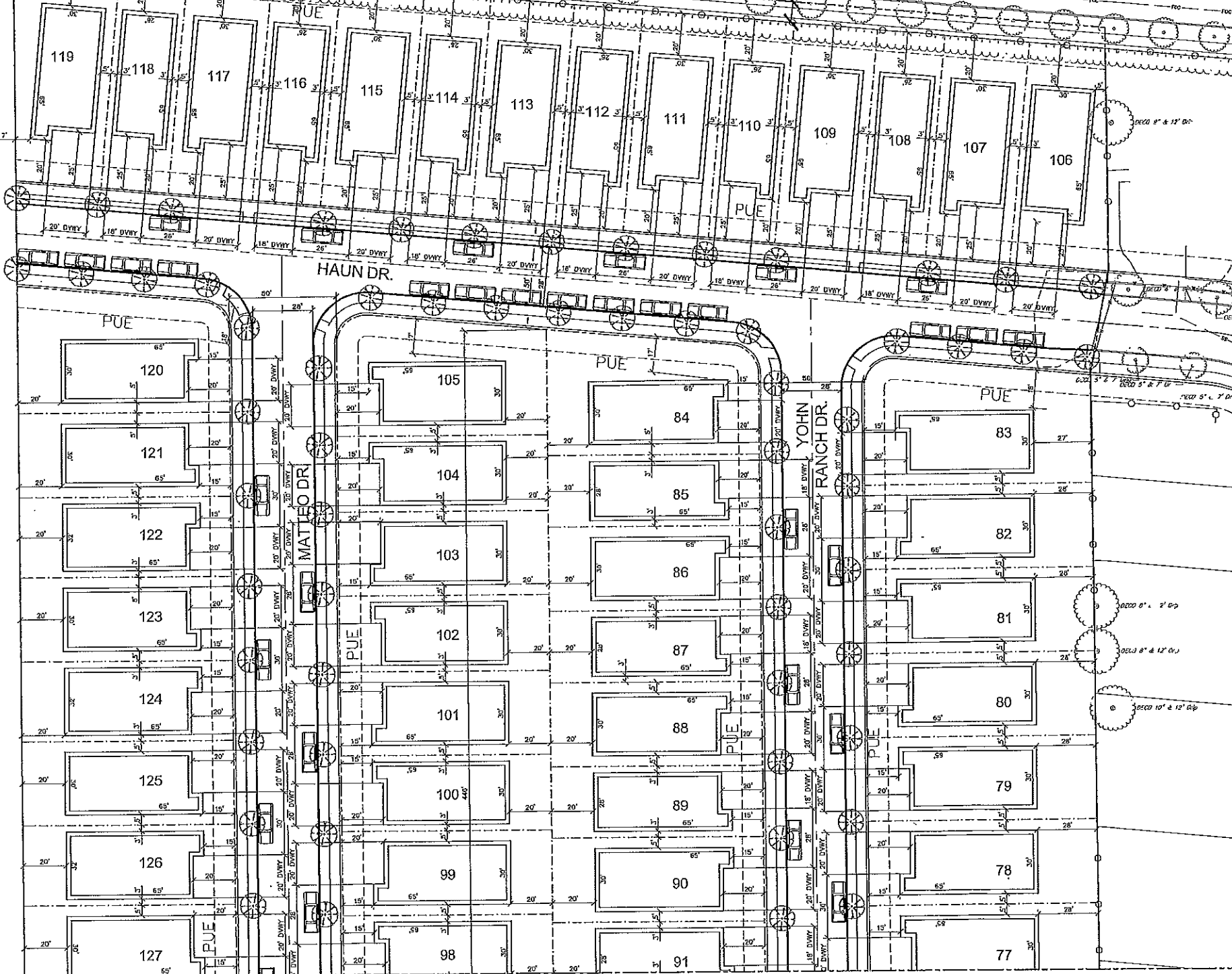
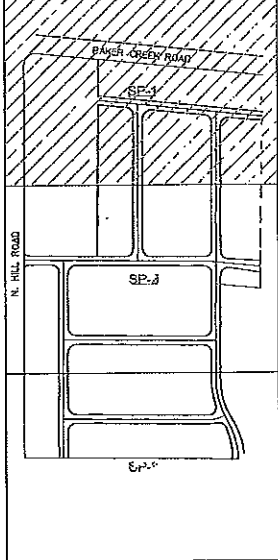
HAUN DR.

JOHN RANCH DR.

MATEO DR.

C-3 PD  
(MULTI-FAMILY)  
131

BAKER CREEK WEST KEY

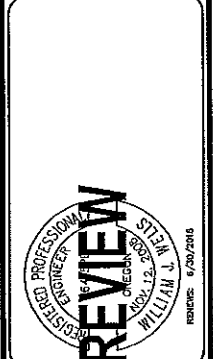


MATCH LINE - SEE SHEET SP-2 FOR CONTINUATION

B/A/2016 3:04:52 PM  
R:\proj\stl\land\company\Baker Creek\PRELIM\PL\SP-1\SP-1-SP3 BC-WEST SITE PLAN.dwg (RSP-1.tbl)

NO.	DATE	DESCRIPTION	BY

VERIFY SCALE  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
DATE: APR 2016



**WE**  
WESTBECK ENGINEERING, INC.  
CONSULTING ENGINEERS AND PLANNERS  
3841 Folsom Industrial Dr. S.E., Suite 100, Salem, OR 97302  
Phone: (503) 565-9174, Fax: (503) 565-3866  
E-mail: westbeck@westbeck-eng.com

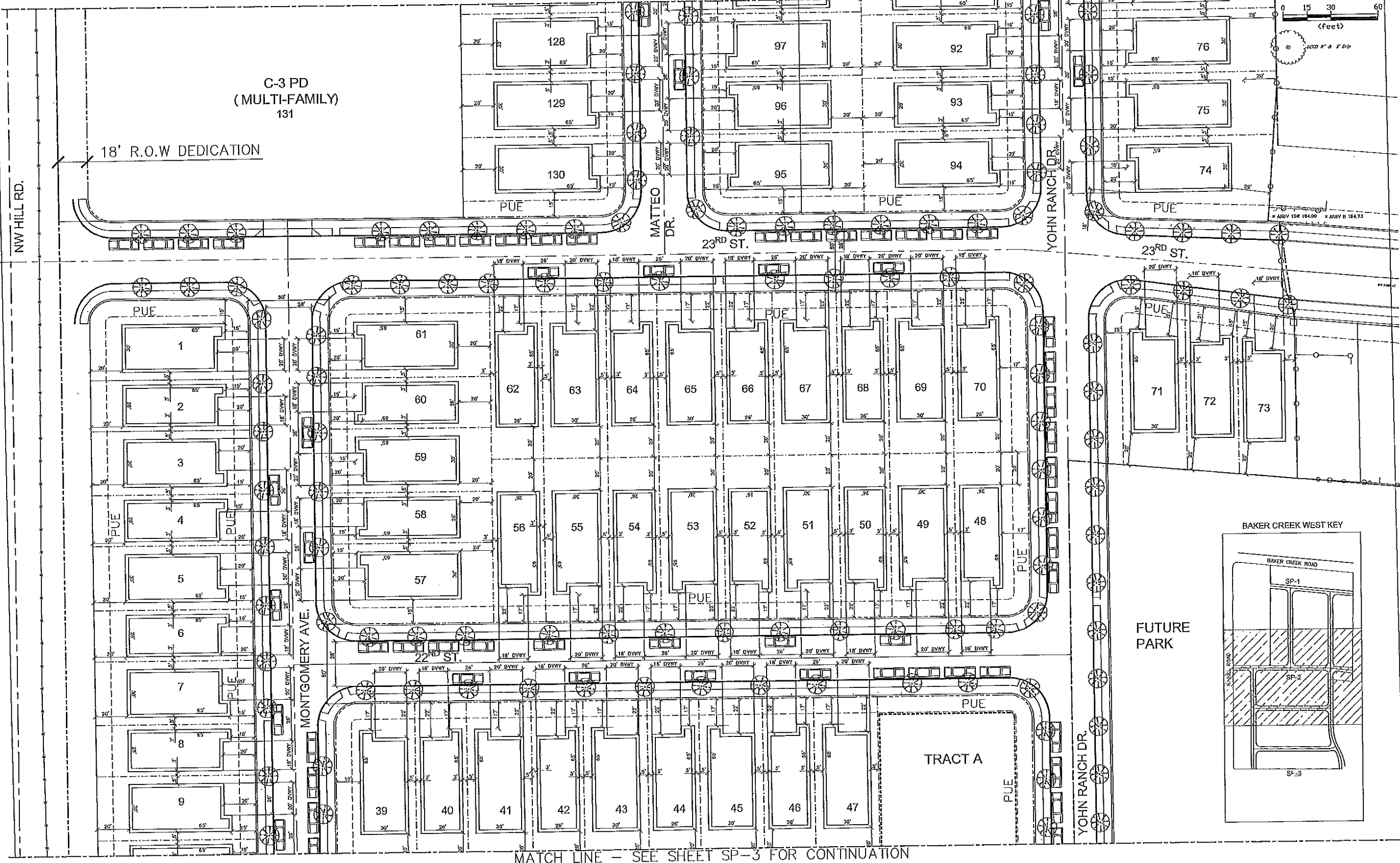
STAFFORD LAND COMPANY  
BAKER CREEK SUBDIVISION  
SITE PLAN - WEST

DRAWING  
SP-1  
JOB NUMBER  
2940.0000.0

# Exhibit G-1



MATCH LINE - SEE SHEET SP-1 FOR CONTINUATION



MATCH LINE - SEE SHEET SP-3 FOR CONTINUATION

NO.	DATE	DESCRIPTION	BY
1			

VERIFY SCALE  
 THIS IS THE CASE ON  
 ORIGINAL DRAWING  
 IF ANY ONE INCH OR  
 MORE IS TO BE USED  
 FOR THIS DRAWING

DATE: APR 2016

**REVIEW**

REGISTERED PROFESSIONAL ENGINEER  
 WILLIAM J. STEIN, III  
 License No. 12,380  
 State of Oregon

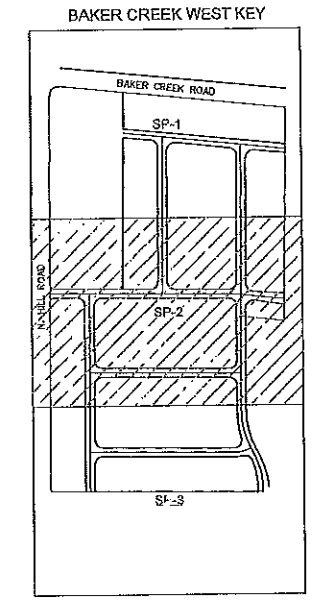
**WE**

WESTTECH ENGINEERING, INC.  
 CONSULTING ENGINEERS AND PLANNERS

3841 Fairview Industrial Dr. S.E. Suite 100, Salem, OR 97302  
 Phone: (503) 585-2474 Fax: (503) 585-3985  
 E-mail: westtech@westtech-eng.com

STAFFORD LAND COMPANY  
 BAKER CREEK SUBDIVISION  
 SITE PLAN - WEST

DRAWING  
 SP-2  
 JOB NUMBER  
 2940.0000.0

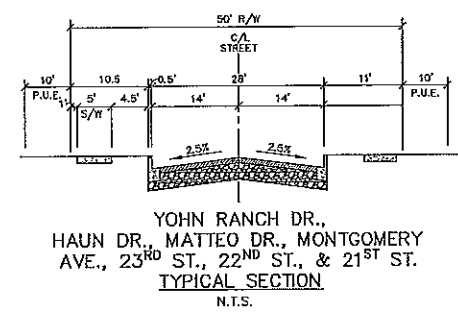
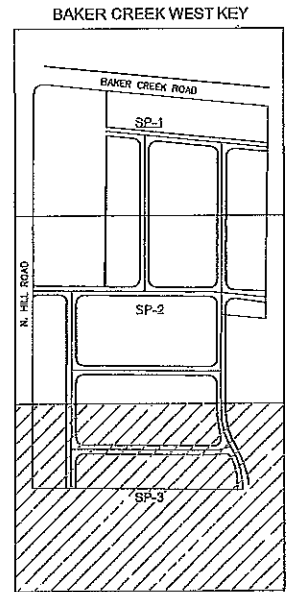
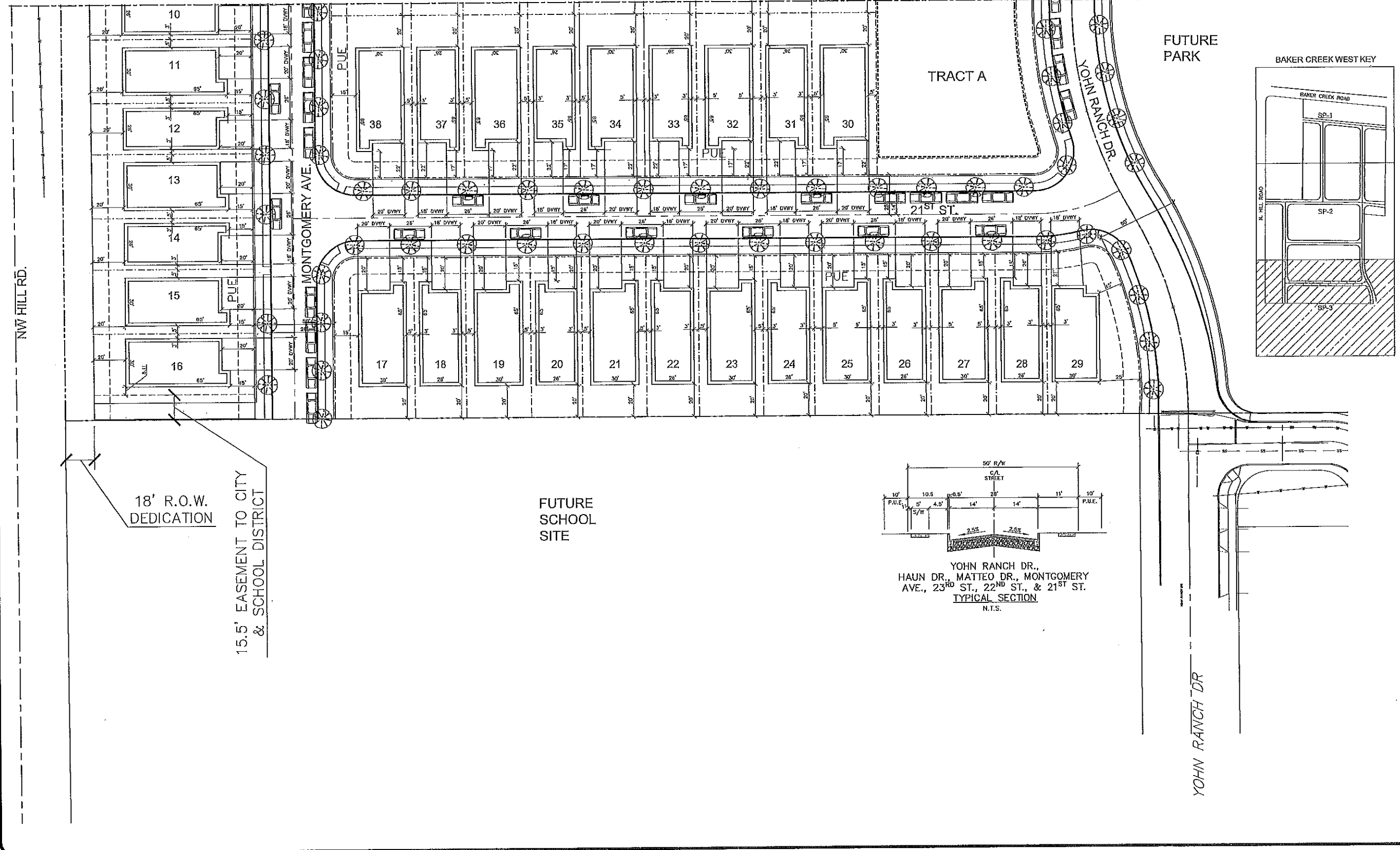


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# Exhibit G-1



MATCH LINE -- SEE SHEET SP-2 FOR CONTINUATION



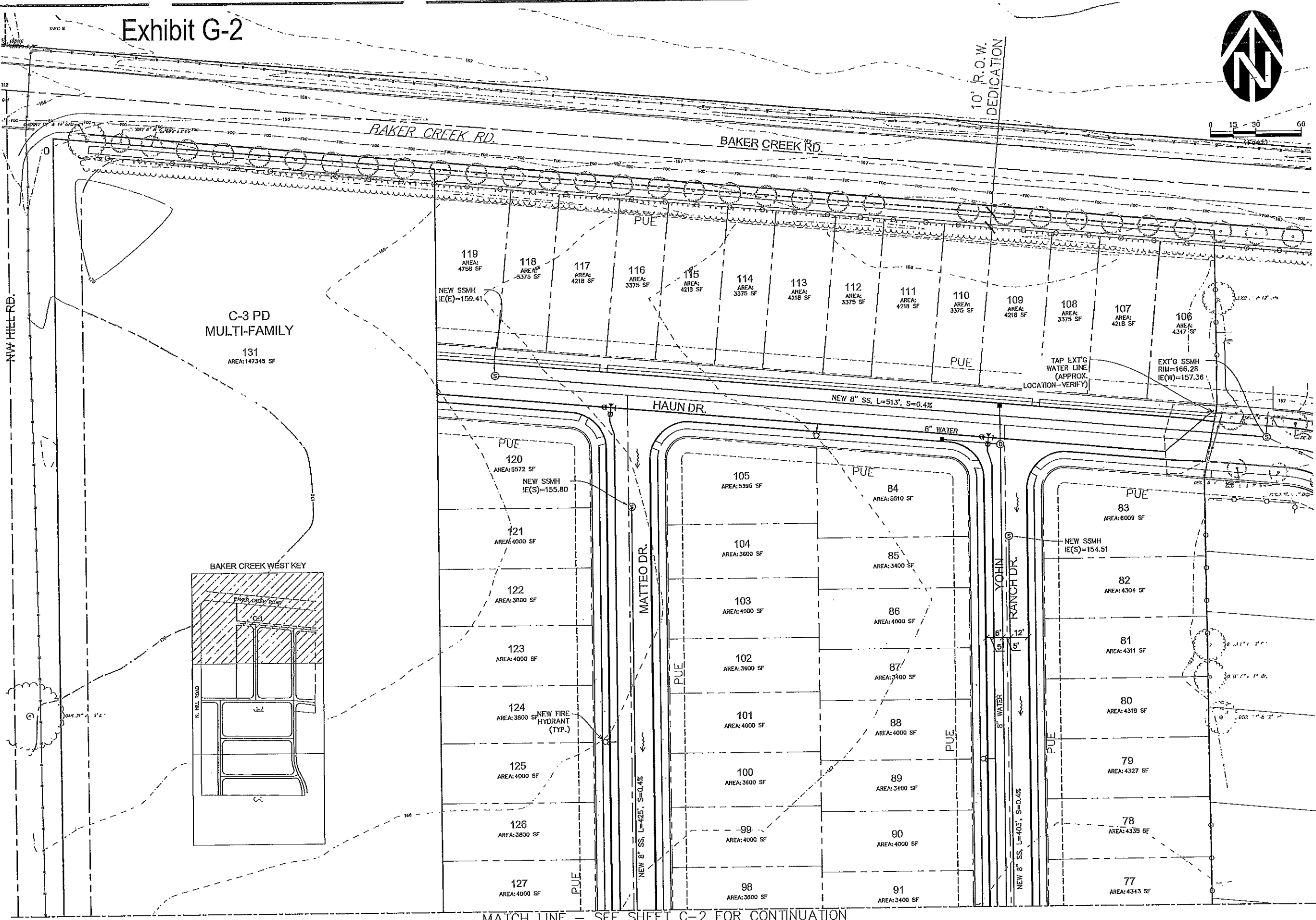
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STAFFORD LAND COMPANY		BAKER CREEK SUBDIVISION		SITE PLAN - WEST	
DRAWING		SP-3		JOB NUMBER	
2940.0000.0		DATE: APR. 2016		DESCRIPTION	
DRN. J.W.	DRN. R.G.S.	DRN. J.W.	DRN. J.W.	NO. 1	DATE
VERIFIED SCALE		DATE: APR. 2016		REVISIONS	
VERIFY SCALE BASED ON THE USE OF DIMENSIONS IN THIS DRAWING. IF NOT THE USE OF DIMENSIONS IN THIS DRAWING, THE SCALE SHALL BE AS SHOWN. 0		PROFESSIONAL ENGINEER REVIEW WILLIAM J. STANLEY LICENSE NO. 12 00000000 REISSUE 6/30/2016		WESTTECH ENGINEERING, INC. CONSULTING ENGINEERS AND PLANNERS 3844 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302 Phone: (503) 565-2474 Fax: (503) 565-3586 E-mail: westtech@westtech-eng.com	

# Exhibit G-2



0 15 30 60



MATCH LINE - SEE SHEET C-2 FOR CONTINUATION

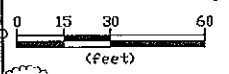
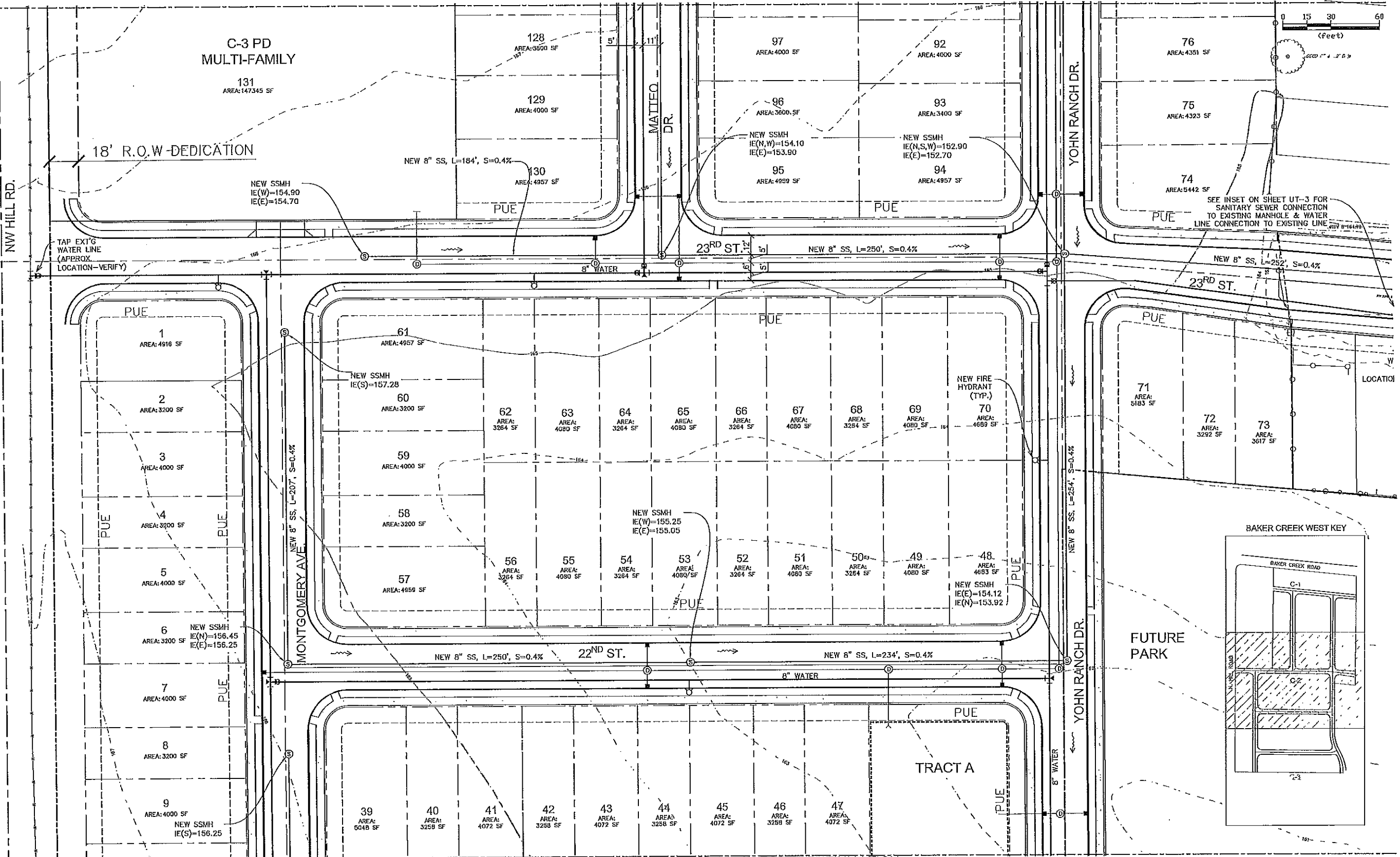
8/4/2016 3:37:37 PM  
R:\Draw\Stafford Land Company\Baker Creek\PIELMA CIVIL\PLOTS\01-C3-BC WEST UTIL & GD.dwg (UT-1 tab)

STAFFORD LAND COMPANY		BAKER CREEK SUBDIVISION		UTILITY & DRAINAGE PLAN - WEST	
DRAWING C-1		JOB NUMBER 2940.000.0		DATE: APR 2016	
<b>WE</b> WESTTECH ENGINEERING, INC. CONSULTING ENGINEERS AND PLANNERS 3841 Fairview Industrial Dr., S.E., Suite 100, Salem, OR 97302 Phone: (503) 585-2474 Fax: (503) 585-3886 E-mail: westech@westtech-eng.com		VERIFY SCALE ONE IS ONE INCH OR ORIGINAL DRAWING IF NOT ONE NOT BY THIS SCALE ACCORDING TO THE DRAWING		DSN. JW DRN. RGS CKD. JW DATE: APR 2016	
				REVISIONS NO. DATE DESCRIPTION BY	

# Exhibit G-2

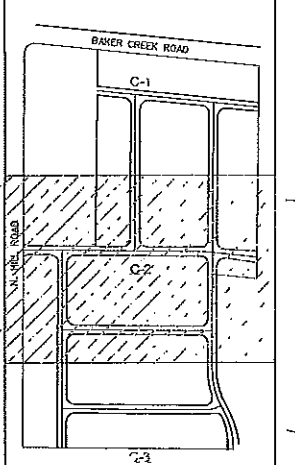


MATCH LINE - SEE SHEET C-1 FOR CONTINUATION



SEE INSET ON SHEET UT-3 FOR SANITARY SEWER CONNECTION TO EXISTING MANHOLE & WATER LINE CONNECTION TO EXISTING LINE

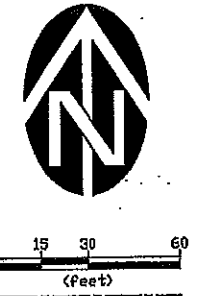
BAKER CREEK WEST KEY



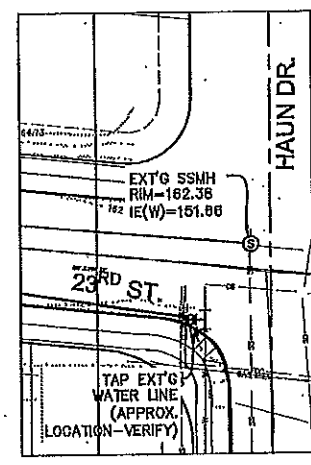
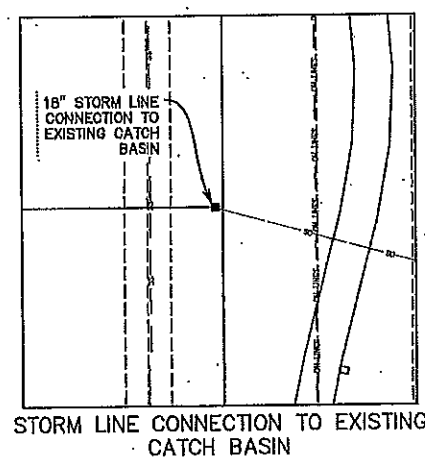
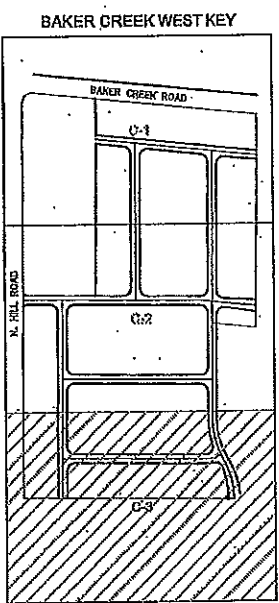
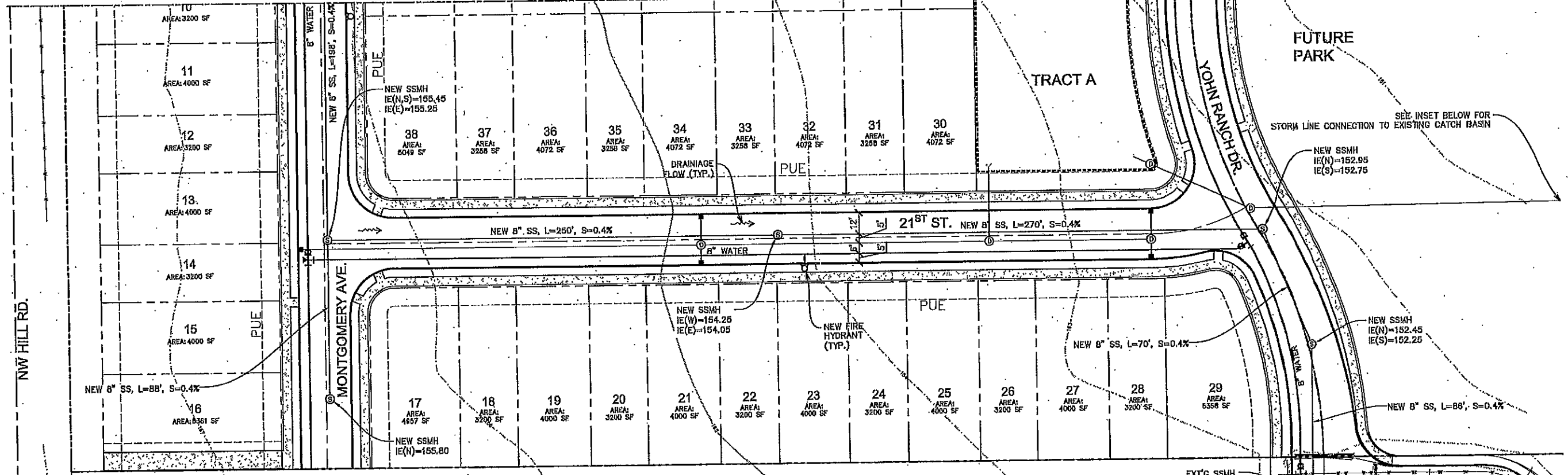
8/4/2016 3:38:05 PM  
 R:\Dwg\Stafford Land Company\Baker Creek\PRELIM\DWG\PLOTS\C1-C3-BC WEST UTIL & DD.dwg (UT-2 rev)

VERIFY SCALE BASED ON SCALE ON ORIGINAL DRAWING IF NOT ONE INCH OR SMALLER INDICATED	DATE: APR. 2016
DESIGN: J.W. DRAWN: R.G.S. CHECKED: J.W.	NO. DATE
DESCRIPTION	REVISIONS
WESTTECH ENGINEERING, INC. CONSULTING ENGINEERS AND PLANNERS 3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302 Phone: (503) 585-2474 Fax: (503) 585-3366 E-mail: westtech@westtech-eng.com	
STAFFORD LAND COMPANY BAKER CREEK SUBDIVISION UTILITY & DRAINAGE PLAN - WEST	
DRAWING C-2	
JOB NUMBER 2940.0000.0	

# Exhibit G-2



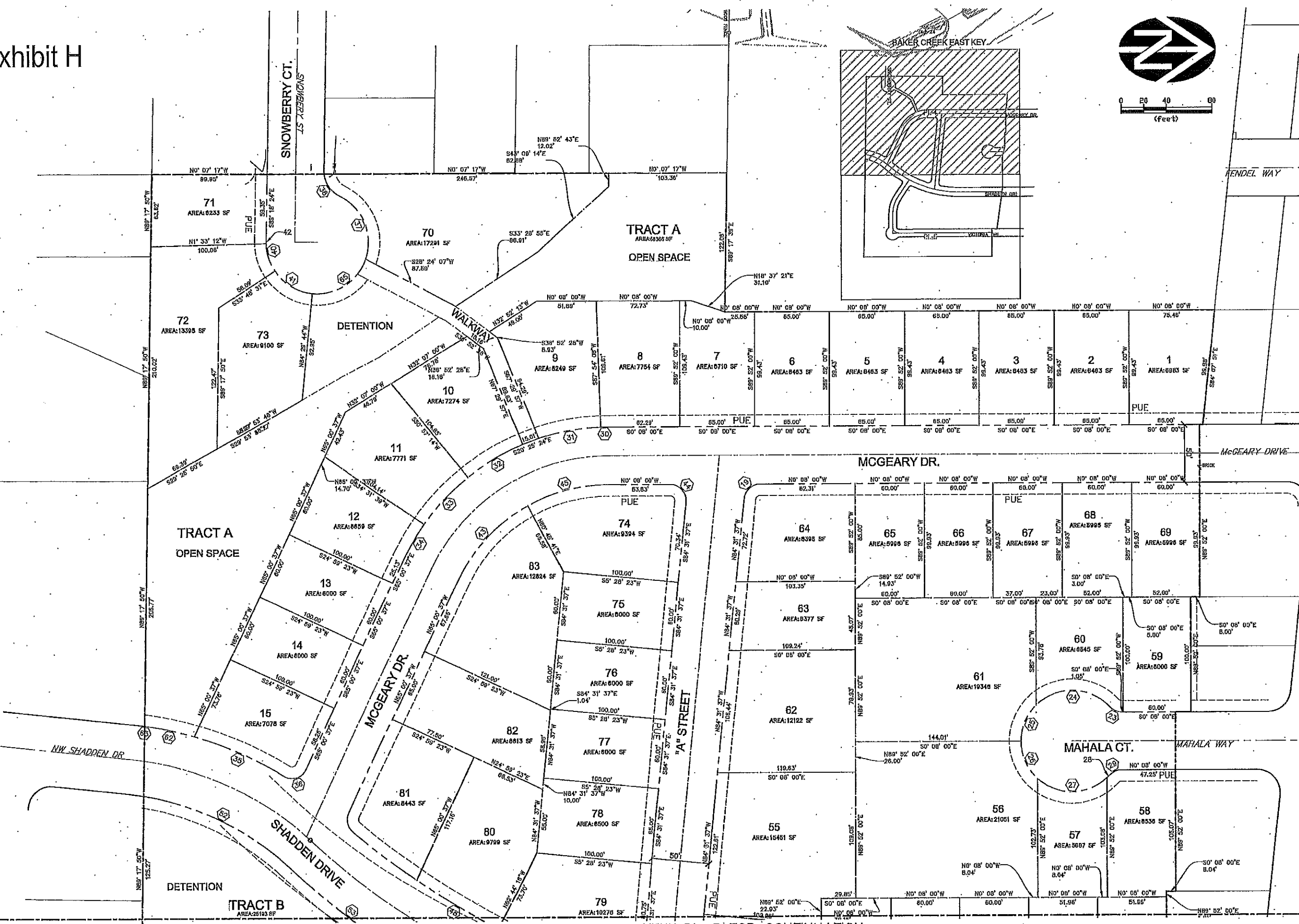
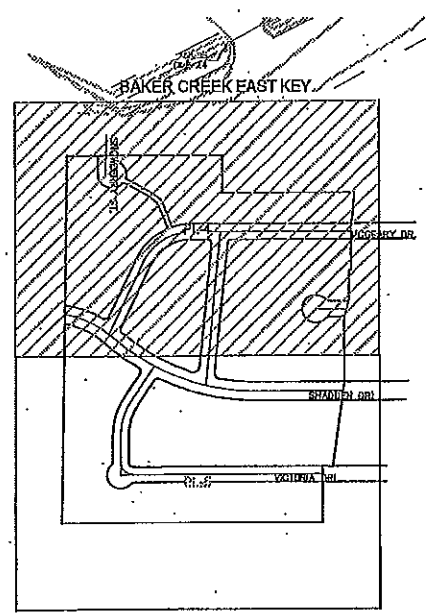
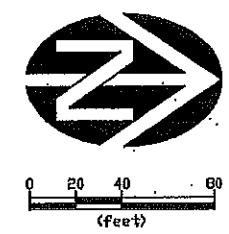
MATCH LINE -- SEE SHEET C-2 FOR CONTINUATION



VERIFY SCALE DATE: 07/25/2016 BY: [Signature]	DESCRIPTION 1 DATE: APR 2016
DESIGN: [Signature] DRAWN: [Signature] CHECKED: [Signature]	NO. 1 DATE: APR 2016
<b>REVIEW</b>	
WESTECHE ENGINEERING, INC. CONSULTING ENGINEERS AND PLANNERS 3841 Fochrow Industrial Dr. S.E. Suite 100, Salem, OR 97302 Phone: (503) 585-2474 Fax: (503) 585-3956 E-mail: westech@westech-inc.com	
STAFFORD LAND COMPANY BAKER CREEK SUBDIVISION <b>UTILITY &amp; DRAINAGE PLAN - WEST</b>	
<b>DRAWING C-3</b>	
<b>JOB NUMBER 2940.0000.0</b>	

7/25/2016 9:45:23 AM R:\Veg\Stafford Land Company\Baker Creek\PRELIM\GVAL\PLOTS\C1-C3-BC WEST UTIL & DR.DWG. (UT-3 tab)

# Exhibit H



7/25/2016 2:48:42 PM  
 R:\Dwg\Stafford Land Company\Baker Creek\PRELIM\PLATS\PL-4-PL-5-6C EAST PRELIM PLAT.dwg (PL-4.tbl)

	<b>REVIEW</b> <small>PROFESSIONAL ENGINEER</small>	<b>WE</b> <small>WESTCOAST ENGINEERING, INC.          CONSULTING ENGINEERS AND PLANNERS</small>	<b>STAFFORD LAND COMPANY</b> BAKER CREEK SUBDIVISION	<b>PERLIMINARY PLAT-EAST</b>	<b>DRAWING</b> <b>PL-4</b>	<b>JOB NUMBER</b> <b>2940.0000.0</b>
VERIFY SCALE DATE: APR. 2016	DATE: APR. 2016	3941 Fish-view Industrial Dr. S.E. Suite 100, Salem, OR 97302 Phone: (503) 585-2474 Fax: (503) 585-3886 E-mail: westcoast@we-inc.com	STAFFORD LAND COMPANY BAKER CREEK SUBDIVISION	<b>PERLIMINARY PLAT-EAST</b>	<b>DRAWING</b> <b>PL-4</b>	<b>JOB NUMBER</b> <b>2940.0000.0</b>

MATCH LINE - SEE SHEET PL-4 FOR CONTINUATION

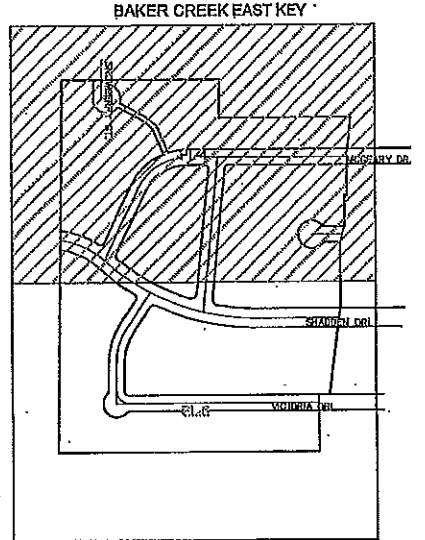
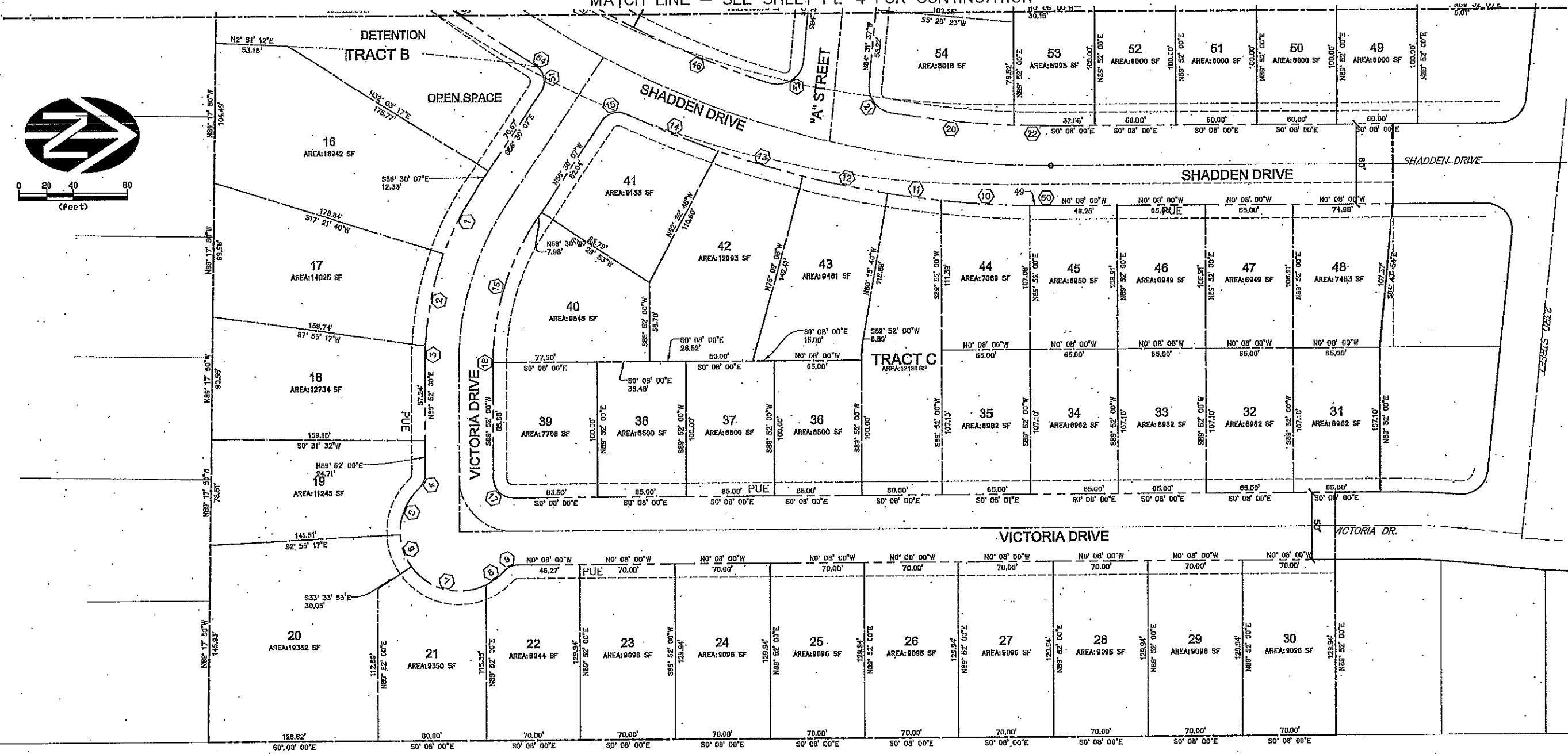
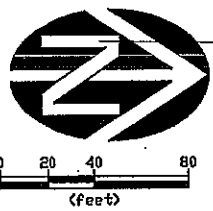


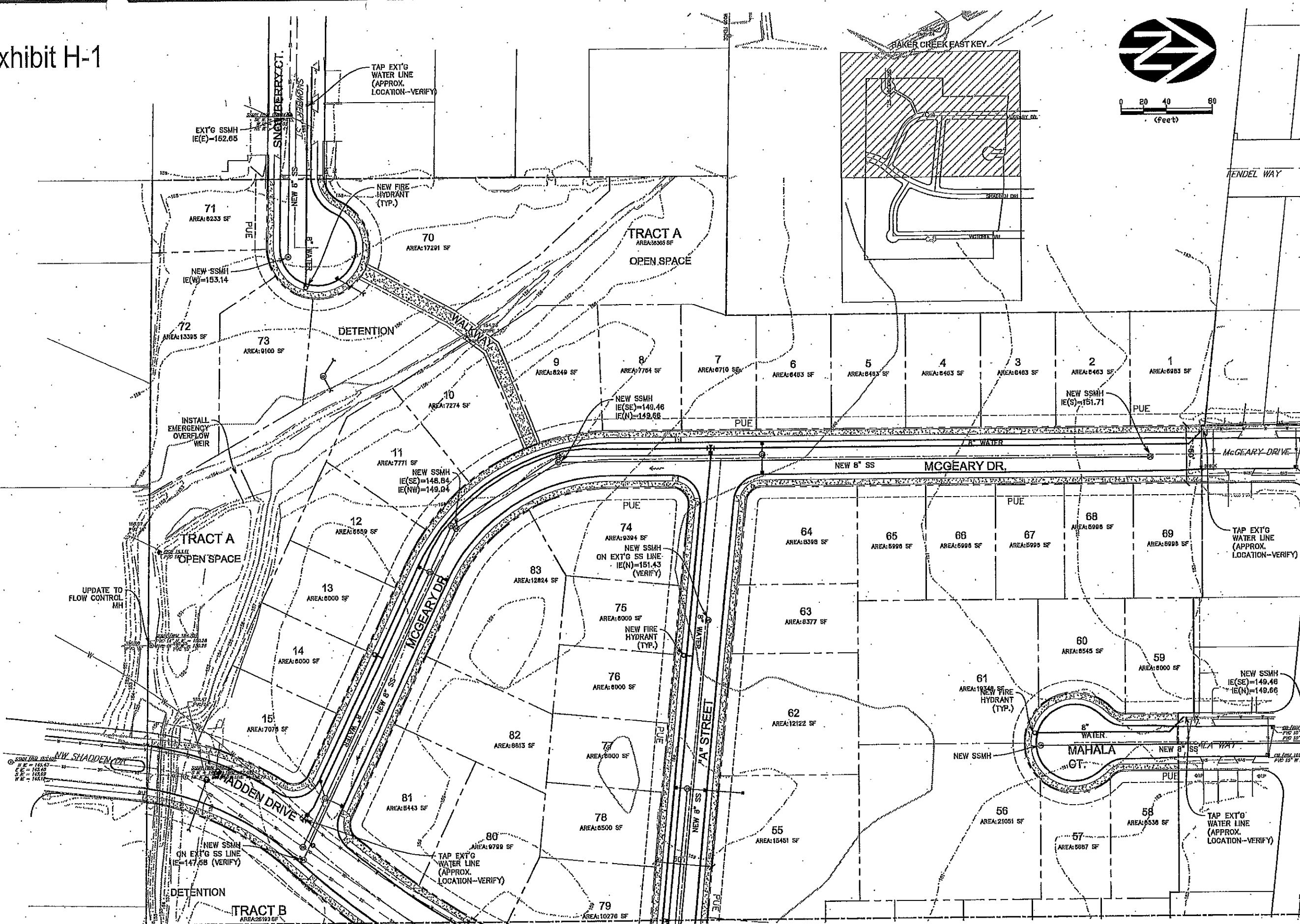
Exhibit H

7/05/2016 2:46:43 PM R:\Draw\Stafford Land Company\Baker Creek\PRELIM\GML\PL-5\PL-5-BC EAST PRELIM PLAT.dwg (PL-5 tab)

	<b>REVIEW</b> <small>WILLIAM T. STEARNS          PROFESSIONAL ENGINEER          No. 12345          State of Oregon</small>	<b>WE</b> <small>WESTVOCH ENGINEERING, INC.          CONSULTING ENGINEERS AND PLANNERS          3541 Fairview Industrial Dr., S.E., Suite 100, Salem, OR 97302          Phone: (503) 585-2474 Fax: (503) 585-3986          E-mail: westvoch@westvoch-engineer.com</small>	STAFFORD LAND COMPANY BAKER CREEK SUBDIVISION  <b>PERLIMINARY PLAT-EAST</b>	DRAWING <b>PL-5</b> JOB NUMBER <b>2940.0000.0</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>APR 2016</td> <td></td> <td></td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	BY	1	APR 2016		
NO.	DATE	DESCRIPTION	BY										
1	APR 2016												



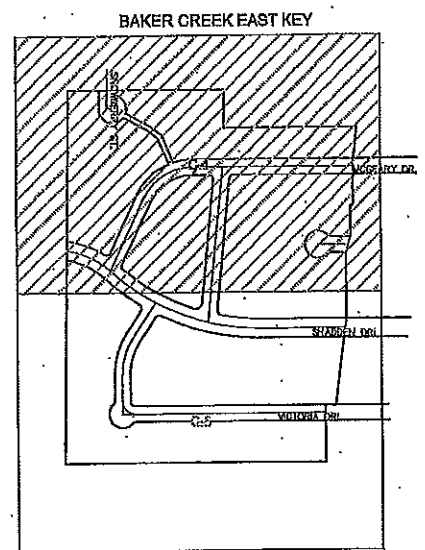
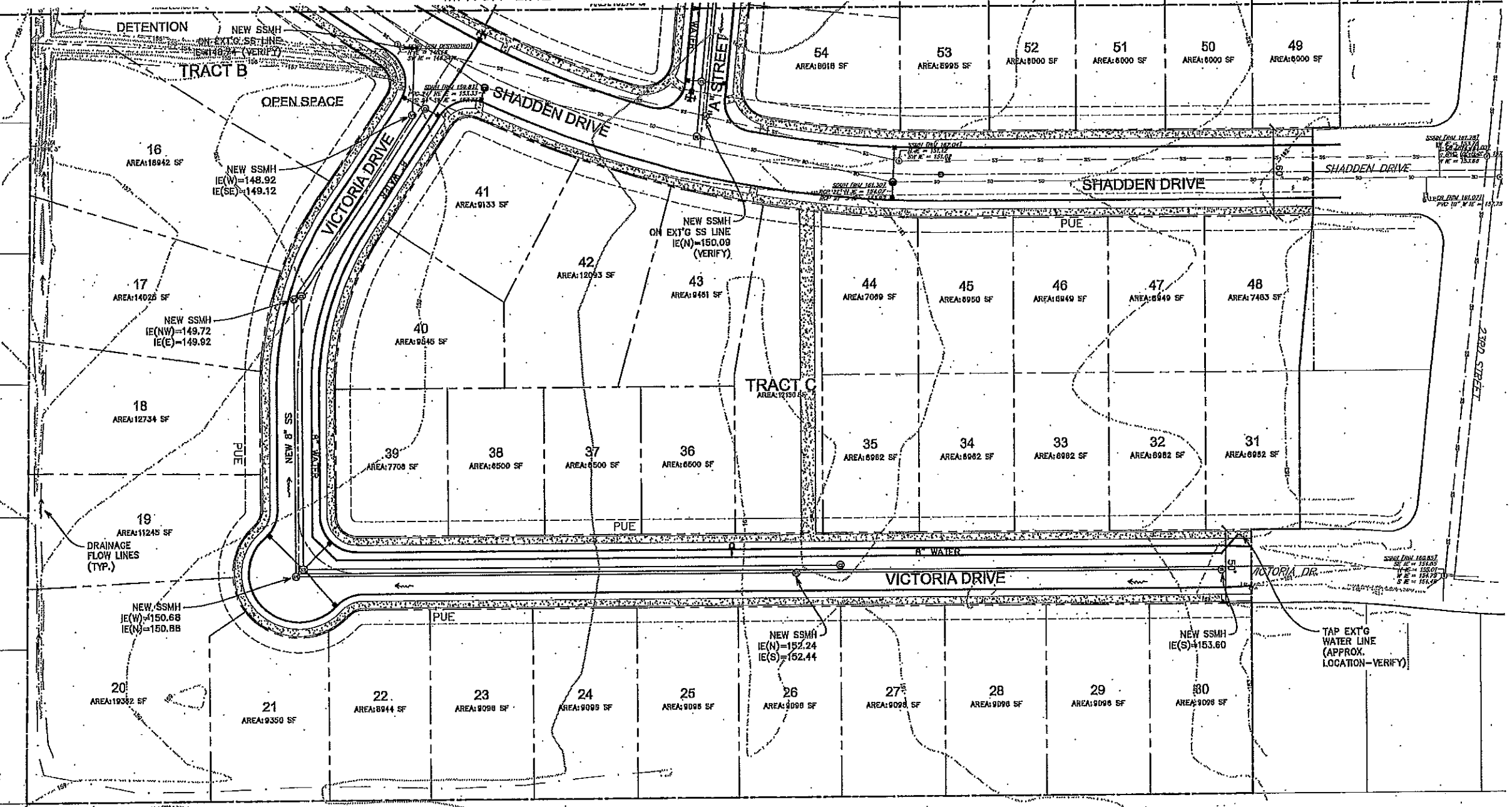
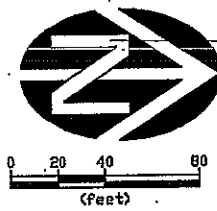
# Exhibit H-1



7/25/2018 3:06:18 PM  
 G:\Working\Stafford Land Company\Baker Creek\PRELIM\DWG\PLANS\C4-C5 - BC EAST UTIL & DRNG.dwg (P1-4.tbl)

STAFFORD LAND COMPANY		BAKER CREEK SUBDIVISION	
<b>UTILITY &amp; DRAINAGE PLAN-EAST</b>			
DRAWING C-4			
JOB NUMBER 2940.0000.0			
		<b>REVIEW</b> WILLIAM T. WILLIAMS REGISTERED PROFESSIONAL ENGINEER STATE OF OREGON NO. 12345	
WESTECH ENGINEERING, INC. CONSULTING ENGINEERS AND PLANNERS 3244 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302 Phone: (503) 586-3474 Fax: (503) 586-5966 E-mail: westech@westech-inc.com		VERIFY SCALE DATE: APR. 2018 NO. DATE DESCRIPTION REVISIONS BY	

MATCH LINE - SEE SHEET C-4 FOR CONTINUATION



VERIFY SCALE SCALE IS ONE INCH OR LARGER UNLESS NOTED OTHERWISE	DATE: APR 2018
DISN: JMW DRN: RGS CVD: JMW	NO. DATE 1
DESCRIPTION REVISIONS	BY

**REVIEW**

WILLIAM J. STEARNS  
PROFESSIONAL ENGINEER  
LICENSE NO. 14707  
STATE OF OREGON

WESTBROOK ENGINEERING, INC.  
CONSULTING ENGINEERS AND PLANNERS  
3541 Fairview Industrial Dr. SE., Suite 100, Salem, OR 97302  
Phone: (503) 585-2474 Fax: (503) 585-3898  
E-mail: westbrok@westec-inc.com

STAFFORD LAND COMPANY  
BAKER CREEK SUBDIVISION  
**UTILITY & DRAINAGE  
PLAN-EAST**

DRAWING  
**C-5**  
JOB NUMBER  
**2940.0000.0**

7/25/2016 3:04:37 PM R:\Draw\Stafford Land Company\Baker Creek\PRELIM CIVIL PLOTS\C4-C5 - BC, EAST UTIL. & DR.DWG. (PL-5.tbl)

Exhibit H-1

Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions, etc., pertaining to the work before proceeding. The Owner must be notified of any variations from the dimensions and/or conditions shown on these drawings. Any such variation shall be resolved by the Owner prior to proceeding with the work, or the Contractor shall accept full responsibility for the cost to rectify same.

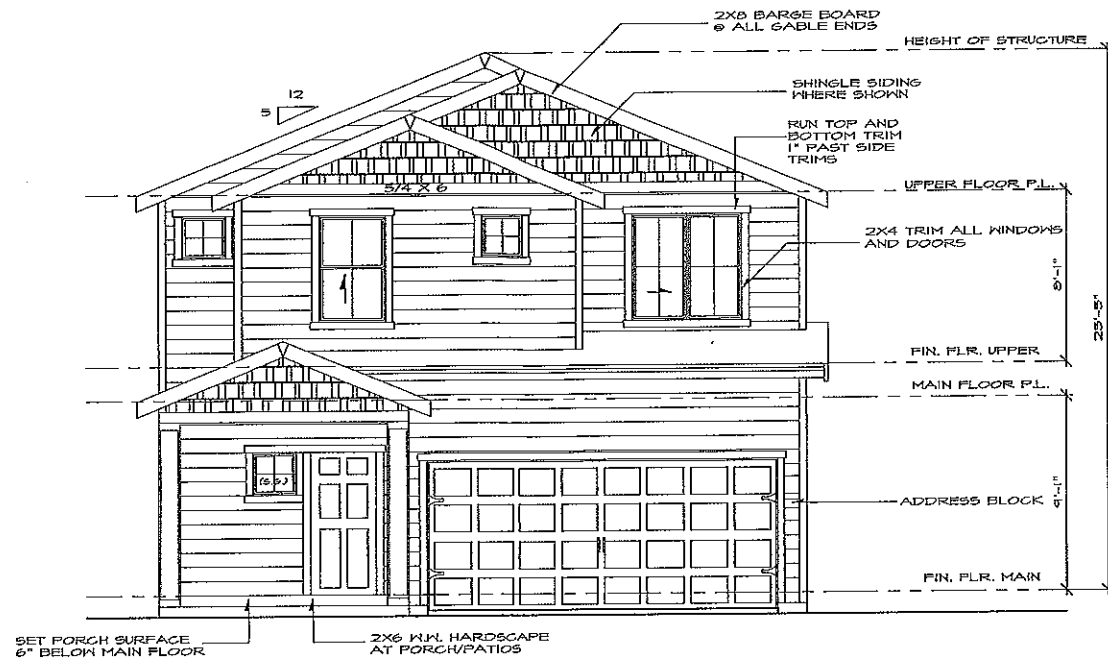
# Exhibit I

### NOTES:

1. ALL WOOD EXPOSED TO WEATHER SHALL BE PRESSURE TREATED, PAINTED OR CEDAR.
2. CAULK AND SEAL ALL WINDOW/DOOR AND EXTERIOR ENVELOPE PENETRATIONS.
3. GLAZING PER STATE ENERGY CODE.
4. SEPERATE PERMITS ARE REQUIRED FOR FENCES, PLUMBING, MECHANICAL, AND ELECTRICAL.
5. PROTECTION FROM DECAY IS REQUIRED FOR ALL WOOD SIDING AND WALL FRAMING LESS THAN 2' ABOVE CONCRETE STEPS, PORCH SLABS, PATIO SLABS, AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER.
6. REFER TO ALL ELEVATIONS FOR TYPICAL NOTES.
7. S.G. = SAFETY GLASS

### FLASHING NOTE

- APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE FASHION IN SUCH A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER INTO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION RESISTANT FLASHING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:
1. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE
  2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS
  3. UNDER AND AT THE ENDS OF MASONRY, WOOD, OR METAL COPINGS AND SILLS
  4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM
  5. WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION
  6. AT WALL AND ROOF INTERSECTIONS
  7. AT BUILT IN GUTTERS



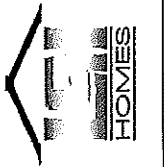
**FRONT ELEVATION "A"**  
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



**REAR ELEVATION "A"**  
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



**NASH & ASSOCIATES**  
**ARCHITECTS**  
6003 11TH AVE NE, SEASIDE, WA - 98053  
425-828-4417  
www.nash-architects.com



Project:  
**PLAN 1623**  
**ELEVATION A**  
**CYPRESS**

date: 05-07-16  
permit:  
revisions:

drawn by: MNJ  
checked by:

SHEET  
**A**  
OF  
**A8**

"Success is not measured by the position someone has reached in my life, but the obstacles he has overcome while trying to succeed."  
- Buckle E.

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall assume responsibility for all dimensions and conditions on the job. Samedy Kern, Designer must be notified and consent to any variation from dimensions set forth herein.

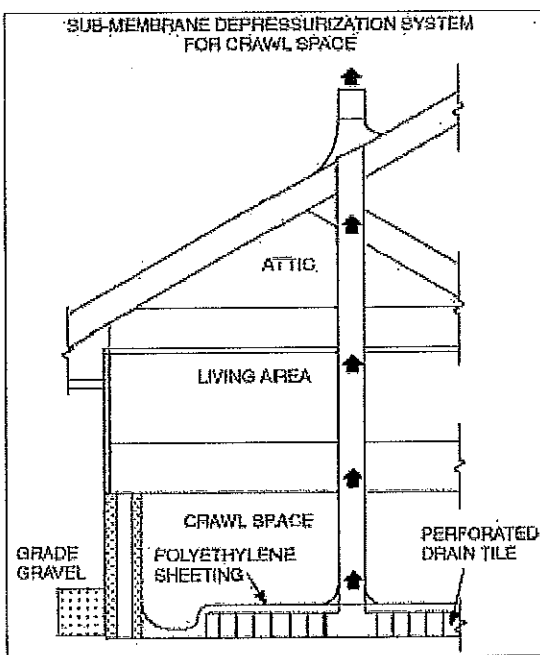
This document is the property of Samedy Kern, Designer. No reuse or reproduction is allowed without the written consent from Samedy Kern.

**Exhibit J**

• USING ADDITION MEASURES OPTION 2 WITH CONSERVATION MEASURE 'A' SEE PAGE 7 FOR ENERGY CODE

OREGON RESIDENTIAL ENERGY CODE	
BUILDING COMPONENTS	
MAXIMUM ALLOWABLE WINDOW AREA	NO LIMIT
WINDOW CLASS	U-0.30
DOOR, OTHER THAN MAIN ENTRY	U-0.30
MAIN ENTRY DOOR, MAXIMUM 24 SQ. FT.	U-0.54
WALL INSULATION	R-21
UNDERFLOOR INSULATION	R-30
FLAT CEILING	R-45
VARIABLE CEILING	R-35
SKYLIGHT CLASS	U-0.60
SKYLIGHT AREA	<2%
BASEMENT WALLS	R-21
SLAB FLOOR EDGE INSULATION	R-5
FORCED AIR DUCT INSULATION	R-8
FORCED AIR WALL HEATER	R-8

RADON CONTROL PER ORS C, APPENDIX F SECTION 4005. FOLLOW ALL REQUIREMENTS AS REQUIRED, NOTING DAMPPROOFING, SEALING AT ALL PENETRATIONS AT FLOOR LINE, INCLUDING DUCTING, HORIZONTAL AND VERTICAL VENT PIPING THROUGH ALL FLOORS TO EXIST ROOF AND ELECTRICAL BOX IN ATTIC FOR POSSIBLE FUTURE EXHAUST REQUIREMENTS.



**TABLE F101-103 ADDITIONAL MEASURES**

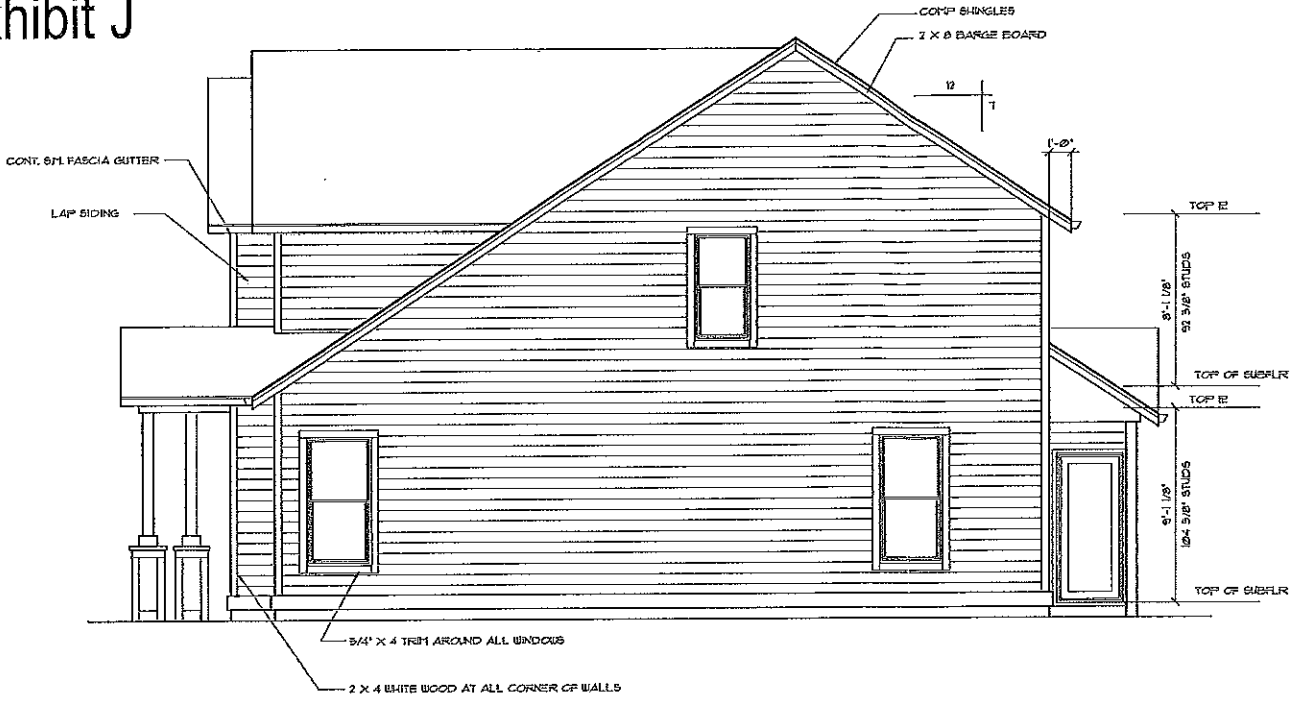
**Energy Performance Measure (Minimum One)**

- High efficiency water heater:
  - Energy Factor (EF) of 0.90 or greater for gas water heaters.
  - Energy Factor (EF) of 0.92 or greater for electric water heaters.
  - Energy Factor (EF) of 0.95 or greater for tankless water heaters.
- High efficiency air conditioning:
  - SEER of 13 or greater for air conditioning systems.
  - SEER of 14 or greater for air conditioning systems in homes with 1,500 sq. ft. or less of conditioned space.
  - SEER of 15 or greater for air conditioning systems in homes with more than 1,500 sq. ft. of conditioned space.
- High efficiency furnace:
  - AFUE of 80% or greater for gas furnaces.
  - AFUE of 82% or greater for gas furnaces in homes with 1,500 sq. ft. or less of conditioned space.
  - AFUE of 85% or greater for gas furnaces in homes with more than 1,500 sq. ft. of conditioned space.
- High efficiency boiler:
  - AFUE of 80% or greater for gas boilers.
  - AFUE of 82% or greater for gas boilers in homes with 1,500 sq. ft. or less of conditioned space.
  - AFUE of 85% or greater for gas boilers in homes with more than 1,500 sq. ft. of conditioned space.
- High efficiency heat pump:
  - SEER of 13 or greater for heat pumps.
  - SEER of 14 or greater for heat pumps in homes with 1,500 sq. ft. or less of conditioned space.
  - SEER of 15 or greater for heat pumps in homes with more than 1,500 sq. ft. of conditioned space.
- High efficiency electric resistance heating:
  - Energy Factor (EF) of 0.90 or greater for electric resistance heating systems.
- High efficiency electric water heater:
  - Energy Factor (EF) of 0.90 or greater for electric water heaters.

**Conservation Measure (Minimum One)**

- Energy Star certified:
  - Energy Star certified water heater.
  - Energy Star certified air conditioning system.
  - Energy Star certified furnace.
  - Energy Star certified boiler.
  - Energy Star certified heat pump.
  - Energy Star certified electric resistance heating system.
  - Energy Star certified electric water heater.

2011 OREGON RESIDENTIAL ENERGY CODE



**RIGHT ELEV.**  
SCALE: 1/8"=1'-0"



**FRONT ELEV.**  
SCALE: 1/8"=1'-0"

FINAL GRADING - SURFACE AFTER SHALL NOT DISPERSE ONTO ADJACENT PROPERTY

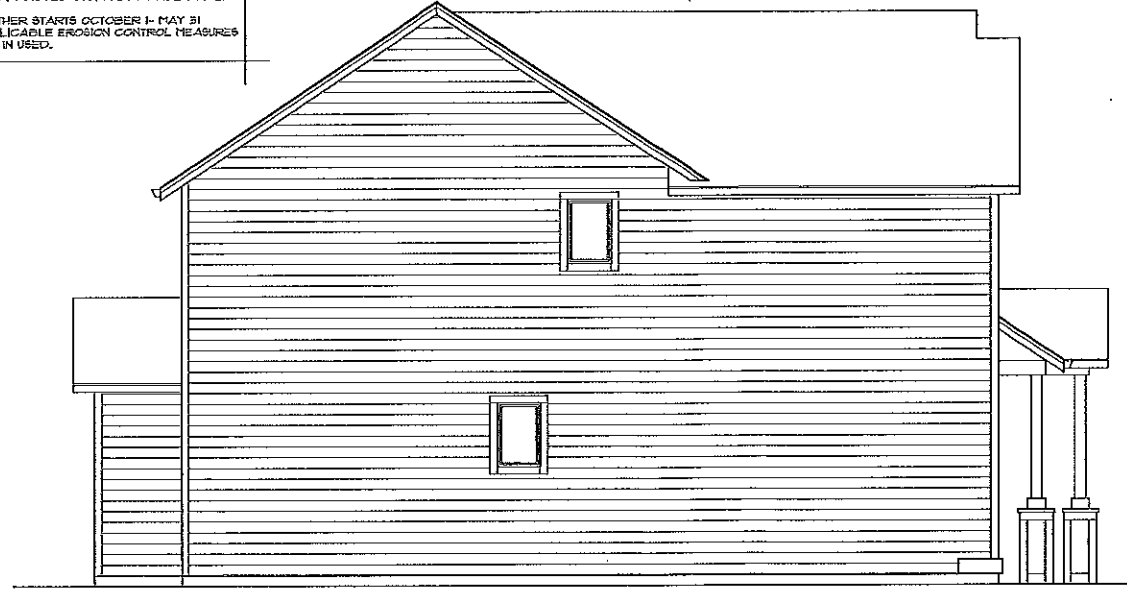
STORM WATER CONVEYED BY PIPING NOT TO DISPERSE ONTO ADJACENT PROPERTY

GUTTERS, DOWNSPOUTS, RAIN DRAIN PIPING IS REQUIRED. STORM WATER TO DISPERSE TO CITY APPROVED STORM DRAINAGE SYSTEM

WET WEATHER STARTS OCTOBER 1- MAY 31 ALL APPLICABLE EROSION CONTROL MEASURES MUST BE IN USE.



**REAR ELEV.**  
SCALE: 1/8"=1'-0"



**LEFT ELEV.**  
SCALE: 1/8"=1'-0"

Exhibit K



Exhibit L Sample Photo Elevations for 50' Wide Dwellings



# Exhibit M Sample Photo Elevations for 26' and 30' Wide Dwellings







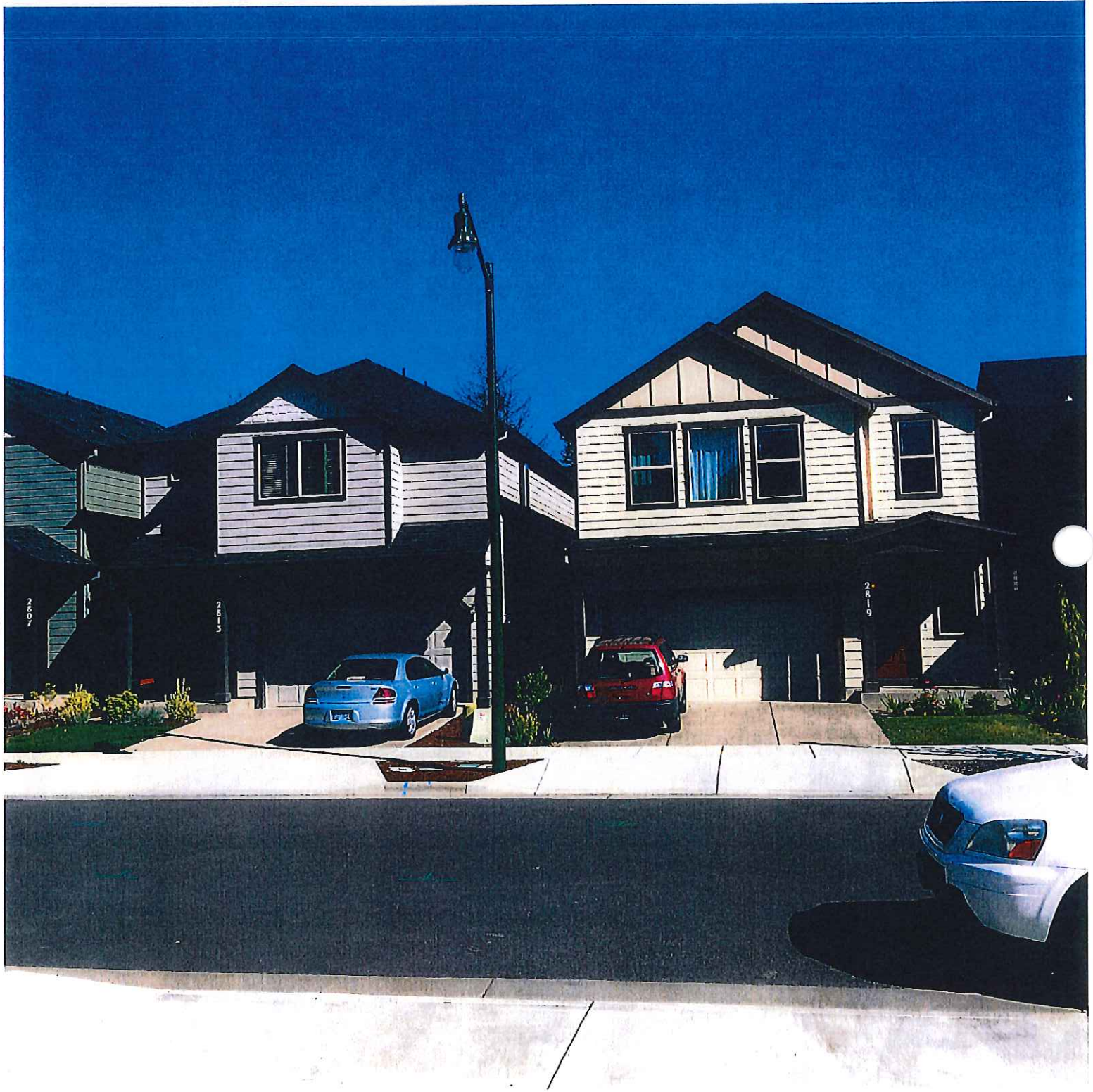




















# Exhibit N

PHASE 2  
6.55 ACRES

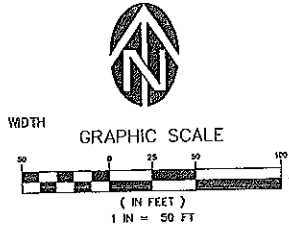
PHASE 1  
8.81 ACRES

## LOT LAYOUT (PRELIMINARY PLAT)

TOTAL AREA: PHASE 1: 6.65 ACRES  
PHASE 2: 4.99 ACRES

### MINIMUM SETBACKS:

- FRONT - 11'
- GARAGE - 20'
- SIDE - 5' TYP. (VARIES)
- SIDE (ADJACENT TO STREETS) - 1' MORE THAN P.U.E. WIDTH
- SIDE (ADJACENT TO PROJECT BOUNDARIES) - 5'
- REAR - 12' OR 15' ALONG GALES CREEK CORRIDOR



### PHASE 1 TRACT TABLE

Tract Letter	Description / Notes
A	Landscaping and Entrance Monument Sign
B	Neighborhood Mini-Park / Play Area
C	Not Used
D	Landscaping / Passive Open Space Use
E	20-foot Wide Pedestrian Trail Corridor, Typ., with: <ul style="list-style-type: none"> <li>• Public Sanitary Sewer Easement</li> <li>• Pedestrian Access Easement</li> <li>• Easement to allow HOA to construct &amp; maintain slop or retaining wall in northerly 5 feet of easement corridor</li> <li>• Utility Vehicle Access Easement</li> </ul>
F	Storm Water Quality Facility, including: <ul style="list-style-type: none"> <li>• Access easement for benefit of Tract G over vehicular access route</li> </ul>
G	Reserve Area to be Retained by Declarant
H	Gales Creek Vegetated Corridor NOT Adjacent to Urban Area, for potential future enhancement activities pursuant to CWS permitting
I	Gales Creek Vegetated Corridor Adjacent to Urban Area - for enhancement activities in conjunction with GCT Phase 1 development, pursuant to CWS permitting
J	Open Space (Semi and Passive Use)
K	Pedestrian Access between Tract E and 18th Avenue (may require stairs due to steep slope)

### LEGEND

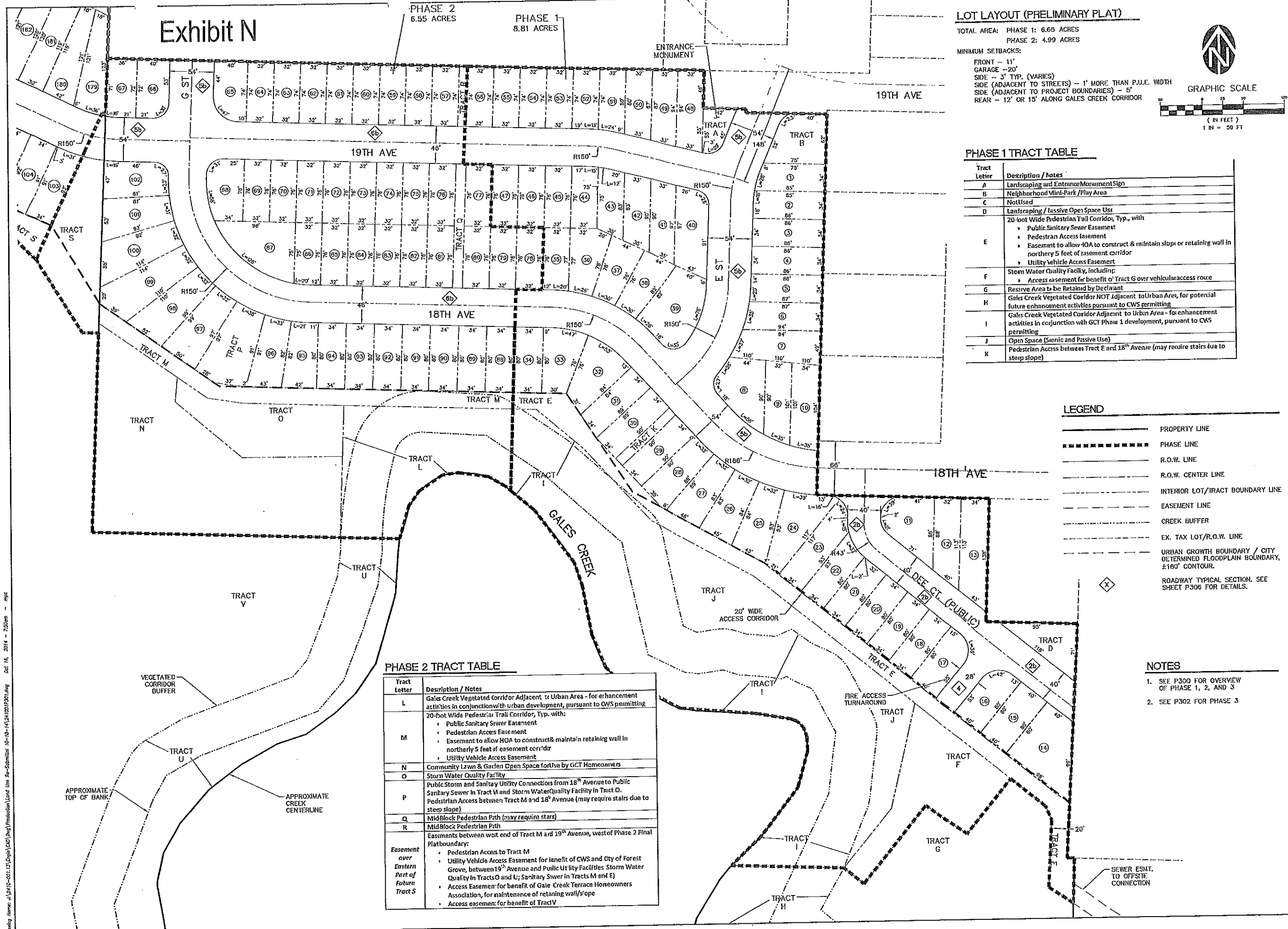
- PROPERTY LINE
- PHASE LINE
- R.O.W. LINE
- R.O.W. CENTER LINE
- INTERIOR LOT/TRACT BOUNDARY LINE
- EASEMENT LINE
- CREEK BUFFER
- EX. TAX LOT/R.O.W. LINE
- URBAN GROWTH BOUNDARY / CITY DETERMINED FLOODPLAIN BOUNDARY, ±100' CONTOUR.
- ROADWAY TYPICAL SECTION. SEE SHEET P306 FOR DETAILS.

### NOTES

1. SEE P300 FOR OVERVIEW OF PHASE 1, 2, AND 3
2. SEE P302 FOR PHASE 3

### PHASE 2 TRACT TABLE

Tract Letter	Description / Notes
L	Gales Creek Vegetated Corridor Adjacent to Urban Area - for enhancement activities in conjunction with urban development, pursuant to CWS permitting
M	20-foot Wide Pedestrian Trail Corridor, Typ. with: <ul style="list-style-type: none"> <li>• Public Sanitary Sewer Easement</li> <li>• Pedestrian Access Easement</li> <li>• Easement to allow HOA to construct &amp; maintain retaining wall in northerly 5 feet of easement corridor</li> <li>• Utility Vehicle Access Easement</li> </ul>
N	Community Lawn & Garden Open Space for Use by GCT Homeowners
O	Storm Water Quality Facility
P	Public Storm and Sanitary Utility Connections from 18th Avenue to Public Sanitary Sewer in Tract M and Storm Water Quality Facility in Tract D. Pedestrian Access between Tract M and 18th Avenue (may require stairs due to steep slope)
Q	Mid-Block Pedestrian Path (may require stairs)
R	Mid-Block Pedestrian Path
Easement over Eastern Part of Future Tract S	<ul style="list-style-type: none"> <li>• Easements between west end of Tract M and 19th Avenue, west of Phase 2 Final Plat boundary:</li> <li>• Pedestrian Access to Tract M</li> <li>• Utility Vehicle Access Easement for benefit of CWS and City of Forest Grove, between 19th Avenue and Public Utility Facilities Storm Water Quality in Tracts O and U; Sanitary Sewer in Tracts M and E</li> <li>• Access Easement for benefit of Gales Creek Terrace Homeowners Association, for maintenance of retaining wall/slope</li> <li>• Access easement for benefit of Tract V</li> </ul>



# GALES CREEK TERRACE

## FOREST GROVE, OR

### PRELIMINARY PLAT - EAST

**WESTLAKE CONSULTANTS INC.**  
 ENGINEERING • SURVEYING • PLANNING  
 1000 S. SEASIDE PARKWAY SUITE 150  
 TIGARD, OREGON 97224  
 (503) 684-2000  
 FAX (503) 684-2002

REVISIONS	DATE	DESCRIPTION

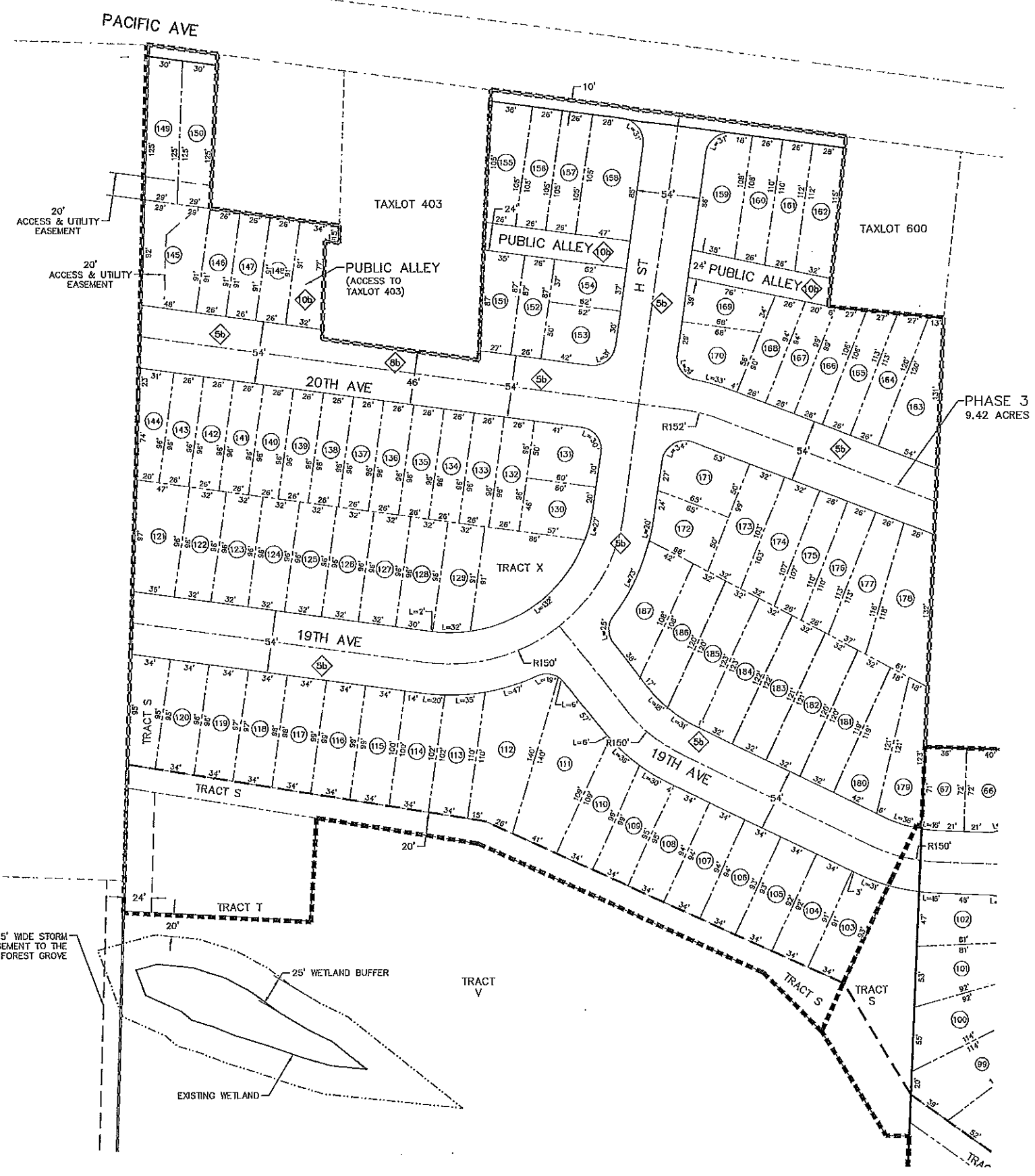
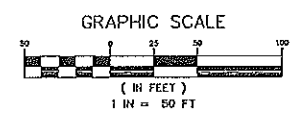
THESE DRAWINGS ARE THE PROPERTY OF WESTLAKE CONSULTANTS INC. (WCI) AND ARE NOT TO BE REPRODUCED IN ANY MANNER EXCEPT WITH THE WRITTEN PERMISSION OF WCI.

SHEET **P301**  
 JOB NO. 2410-01

Drawing Name: 2410-01.13 [English] [CAD] [DWG] [Preliminary Plat] - East - Submittal 10-16-14-141001P301.dwg Oct 16, 2014 - 7:56am - mps

10/16/2014 FOR PLANNING RE-SUBMITTAL

231204P300



**LOT LAYOUT (PRELIMINARY PLAT)**

TOTAL AREA: PHASE 3: 9.46 ACRES  
 MINIMUM SETBACKS:  
 FRONT - 11'  
 GARAGE - 20'  
 SIDE - 3' TYP. (VARIES)  
 SIDE (ADJACENT TO STREETS) - 1' MORE THAN P.U.E. WIDTH  
 SIDE (ADJACENT TO PROJECT BOUNDARIES) - 5'  
 REAR - 12' OR 15' ALONG GALES CREEK CORRIDOR

**LEGEND**

- PROPERTY LINE
- PHASE LINE
- R.O.W. LINE
- R.O.W. CENTER LINE
- INTERIOR LOT/TRACT BOUNDARY LINE
- EASEMENT LINE
- CREEK BUFFER
- EX. TAX LOT/R.O.W. LINE
- URBAN GROWTH BOUNDARY / CITY DETERMINED FLOODPLAIN BOUNDARY, ±180' CONTOUR.
- ◇ ROADWAY TYPICAL SECTION. SEE SHEET P306 FOR DETAILS.

**PHASE 3 TRACT TABLE**

Tract Letter	Description / Notes
S	20-foot Wide Pedestrian Trail Corridor, typ., extending north to intersect 19 <sup>th</sup> Avenue at both east and west ends, with: <ul style="list-style-type: none"> <li>• Pedestrian Access Easement</li> <li>• Utility Vehicle Access Easement for benefit of CVS and City of Forest Grove, between 19<sup>th</sup> Avenue and Public Utility Facilities (Storm Water Quality in Tracts O, T and U; Sanitary Sewer in Tracts M and E)</li> <li>• Access Easement for benefit of Gales Creek Terrace Homeowners Association, for maintenance of retaining wall/slope</li> <li>• Access easement for benefit of Tract V at both east &amp; west extensions to 19<sup>th</sup> Avenue</li> </ul>
T	Storm Water Quality Facility with: <ul style="list-style-type: none"> <li>• Access easement for benefit of Tract V over the westerly 24 feet</li> </ul>
U	Gales Creek Vegetated Corridor NOT Adjacent to Urban Area, for potential future enhancement activities pursuant to CVS permitting.
V	Reserve Area to be Retained by Declarant
W	Not Used
X	Neighborhood Mini-Park / Pay Area

**NOTES**

1. SEE P300 FOR OVERVIEW OF PHASE 1, 2, AND 3.
2. SEE P301 FOR PHASE 1 AND PHASE 2.

**WESTLAKE CONSULTANTS INC.**  
 ENGINEERING • SURVEYING • PLANNING  
 PACIFIC CORPORATE CENTER  
 1100 GALE'S CREEK BLVD  
 FOREST GROVE, OR 97123  
 (503) 884-0868  
 FAX (503) 884-0857

**GALES CREEK TERRACE**  
 FOREST GROVE, OR  
 PRELIMINARY PLAT - WEST

Drawing Name: u:\2410-001\_13\English\2014\Draw\PreSubmittal\Land Use Rev-Submittal 10-16-14\2410001P302.dwg Oct 16, 2014 - 1:46pm - mjc

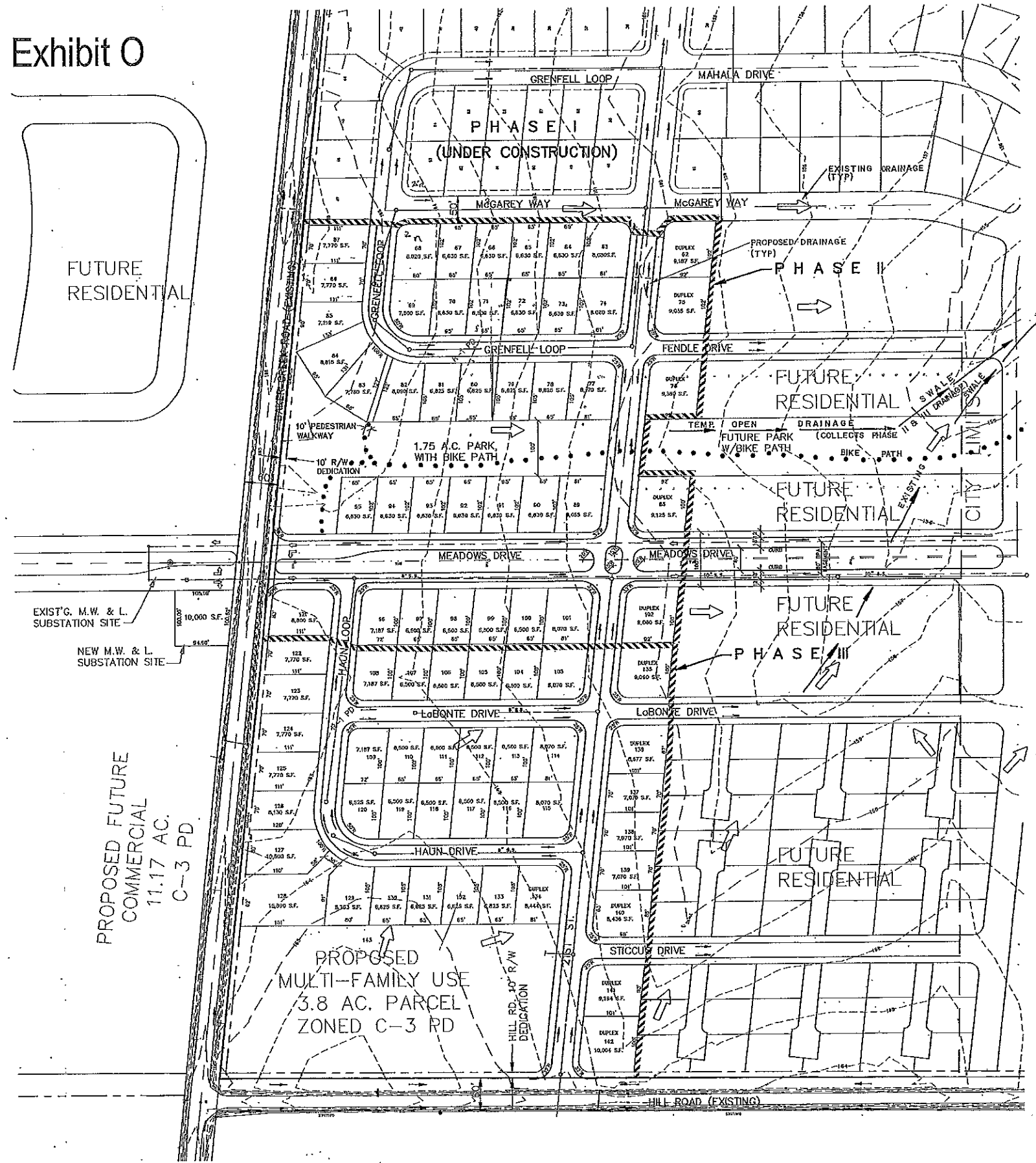
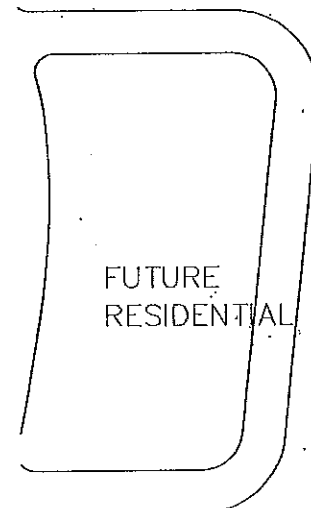
REVISIONS

NO.	DATE	DESCRIPTION	DESIGN	CHECKED	BY

SHEET **P302**  
 JOB NO. 2410-01  
 251204P302

10/16/2014 FOR PLANNING RE-SUBMITTAL

# Exhibit O



EXIST'G. M.W. & L. SUBSTATION SITE  
NEW M.W. & L. SUBSTATION SITE

PROPOSED FUTURE COMMERCIAL  
11.17 AC.  
C-3 PD

PROPOSED MULTI-FAMILY USE  
3.8 AC. PARCEL  
ZONED C-3 PD

### VARIANCE REQUEST

- 7.5 FT. INTERIOR SIDEYARD SETBACK FOR ALL LOTS IN PHASES II AND III.
- 15 FT. EXTERIOR SIDEYARD SETBACK FOR LOTS 68,69,96,108,109,120,134,136,140
- MINIMUM DUPLEX LOT SIZES OF 8,000 S.F. FOR LOTS 134, 136 AND 140.

### OWNER/DEVELOPER

VJ2 DEVELOPMENT CO.  
695 COMMERCIAL ST. S.E.  
SUITE 4  
SALEM, OREGON 97301  
PH: (503) 362-8232

### ENGINEER

WESTTECH ENGINEERING, INC.  
3421 25TH STREET S.E.  
SALEM, OREGON 97301  
PH: (503) 585-2474

### SURVEYOR

BARKER SURVEYING  
2035 25TH STREET S.E.  
SALEM, OREGON 97301  
PH: (503) 588-8800

### WATER & POWER

McMINNVILLE WATER & LIGHT

### STREETS/SEWER/STORM DRAIN

McMINNVILLE PUBLIC WORKS

### GAS

NW NATURAL GAS CO.

### ZONE

PH II - R-1 PD  
PH III - R-1 PD  
PH III - C-3 PD

### TAX LOT

TAX LOT 200  
MAP 4 4 18

### AREA

PH II = 13.4 AC.  
PH III = 13.4 AC.

### LOTS

PH II = 42  
PH III = 39

### TELEPHONE

G.T.E.

### MIN. LOT SIZE

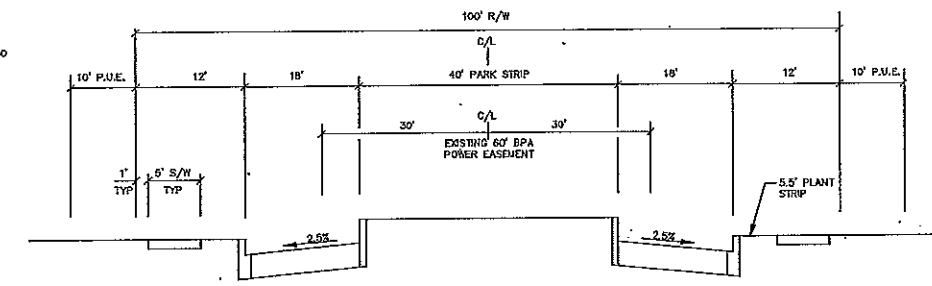
PH II = 6500 S.F.  
PH III = 6500 S.F.

### MAX. LOT SIZE

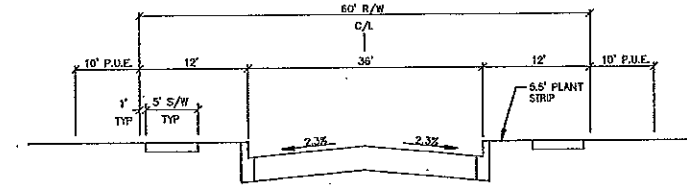
PH II = 9,380 S.F.  
PH III = 15,390 S.F.

### AVG. LOT SIZE

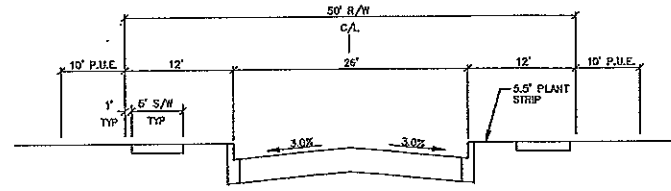
PH II = 7,413 S.F.  
PH III = 7,676 S.F.



MEADOWS DRIVE TYPICAL SECTION



21ST STREET TYPICAL SECTION



TYPICAL SECTION

- GRENFELL LOOP
- HAIN LOOP
- LOBONTE DRIVE
- FENDLE DRIVE
- STICCUS DRIVE

NO.	DATE	DESCRIPTION	BY

SCALE  
HORIZ: 1" = 100'  
VERT: 1" = 10'  
DSN. D.C.  
DRN. B.F.  
CHK. CUC.  
DATE: APR. 1998

WESTTECH ENGINEERING, INC.  
CONSULTING ENGINEERS AND PLANNERS  
**WE**  
3421 25TH ST. S.E., SALEM, OR. (503) 585-2474

VJ2 DEVELOPMENT CO.  
SHADDEN CLAIM SUBDIVISION  
McMINNVILLE, OREGON  
**PHASE II & III  
TENTATIVE PLAN**

# Exhibit P



## LEGEND

- 
**BERMS AND BUFFER PLANTINGS**  
 Areas that provide noise and visual buffer through the use of trees, plantings and topography. These areas also serve to define spaces and reinforce circulation routes.
- 
**OPEN LAWN AREAS**  
 Areas for both Passive and Active recreation such as sunbathing, napping, people watching, running, jumping, playing soccer, tossing a ball or simply socializing. This concept provides a single mid-sized open lawn area surrounded by other park amenities which creates a more intimate feeling space.
- 
**PICNIC AREAS**  
 Areas set off the beaten path and shaded by trees where people can share a meal, read a book, people watch, socialize or simply relax and take a breck. These areas are located around the perimeter of the park within more private nooks.
- 
**SPORT COURT AREAS**  
 Areas dedicated to court to both high intensity activities such as basketball and lower intensity activities such as bocce, tether ball, wall ball or horseshoes. The sports court area is located centrally along the east half of the park to increase the buffer distance between the activities and the adjacent properties.
- 
**FITNESS STATIONS**  
 Area containing outdoor exercise equipment adjacent to the trail system to promote health and fitness. This concept provides small fitness stations along the trail and is meant to serve as the beginning of a system to be expanded upon up and down the entire trail.
- 
**PEDESTRIAN CIRCULATION**  
 Consists of perimeter walkways, an existing trail that bisects the park and interior pathways interconnecting the various park amenities and providing various loops in the circulation system. The system will provide ADA accessibility to all features within the park.
- 
**INCLUSIVE / BARRIER FREE PLAYGROUND**  
 The playground will be designed to provide barrier free play opportunities for kids of all abilities in a sensory rich environment that will stimulate their physical, cognitive and sensory development while also engaging them socially within an inclusive environment. This playground layout consists of a series of play pods along a linear layout allowing for a variety of play experiences throughout the park. It also provides an opportunity grouping age appropriate users together. The spaces between and integrated into each of the pods also provides opportunities to incorporate trees and landscape plantings resulting in a more naturalized feel and experience.
- 
**NATURE THEMED PLAY**  
 Intended to provide non-prescribed imaginative play that may include opportunities such as sand and water play, building and exploration opportunities. This area is located to take advantage of the existing wetland area while providing some separation from more traditional play equipment and safety surfacing that does not hold up to the wear and tear that sand often creates.
- 
**RESTROOM**  
 The single occupancy gender neutral restroom that is ADA compliant and accommodates those who may require someone to assist them. The building will also serve as storage for park maintenance equipment. The restroom will be located in a safe and convenient location.
- 
**SEATING AND SITE FURNISHINGS**  
 Seating will be distributed throughout the park to provide areas to rest and relax and to take advantage of views. Additional furnishings will include trash receptacles, dog waste stations, picnic tables, game tables, drinking fountains and signage.
- 
**ROADWAY IMPROVEMENTS AND PARKING**  
 Both NW Meadows Drive and Yohn Ranch Drive will both be extended to fill the gaps between the existing north and south dead ends. Included in these improvements will be public sidewalks, utility extensions and street tree plantings. Parking is anticipated to be allowed along the curb line with dedicated ADA Accessible Parking.
- 
**GROUP SHELTER / GAZEBO**  
 A covered shelter located to serve as a hub within the inclusive / barrier free playground and to accommodate group gatherings such as family reunions and birthday parties. The shelter is located within close proximity of the playground, but has some separation and also serves the adjacent open lawn area.



## NW Neighborhood Park Master Plan

Preliminary Master Plan

April 23, 2015



MacKay + Sposito

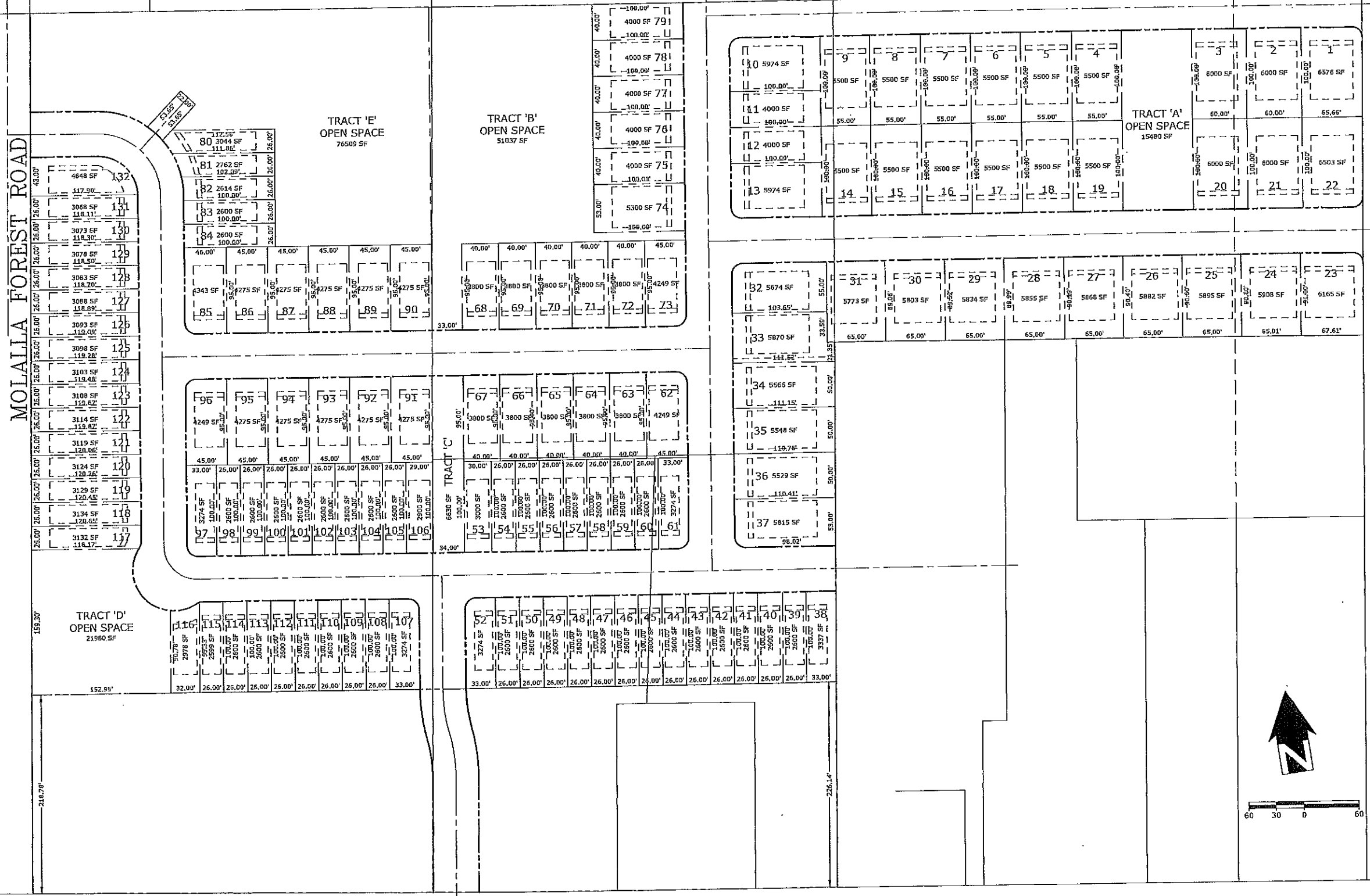
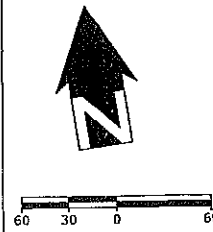
PLOTTED: 4/7/2016 12:42 PM

MOLALLA FOREST ROAD

HEZZIE ROAD

WEST LANE

OREGON STATE HIGHWAY NO. 211



BEAR CREEK PUD  
CASE FILE NO. P70-2015

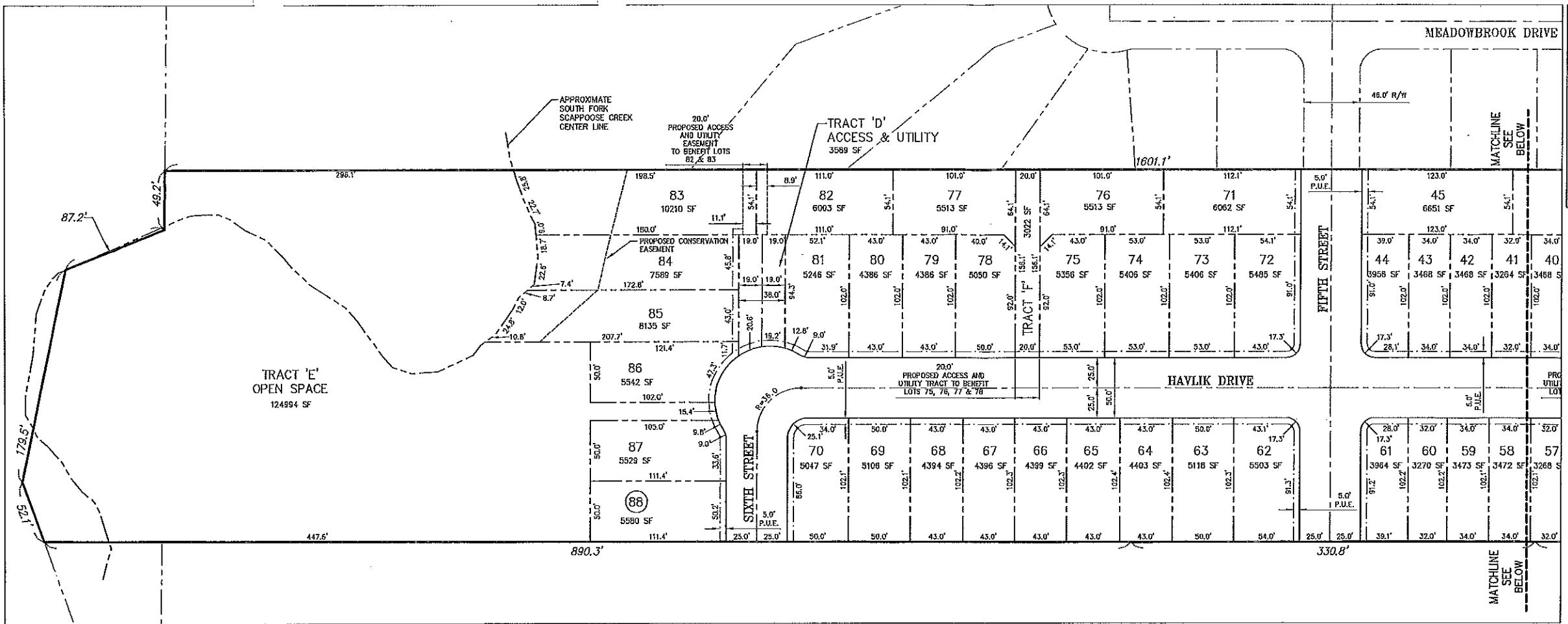
STAFFORD LAND COMPANY, INC.  
285 S STATE STREET  
LAKE OSWEGO, OR 97034  
503-305-7847

CES NW  
13150 SW 68th Parkway, Suite 150  
Tigard, Oregon 97223  
503.968.6655 www.cesnw.com

REVISIONS  
PROJECT NO. 3133 DATE: 02/17/15  
DESIGNED BY: JDO DRAWN BY: JDO

SITE PLAN

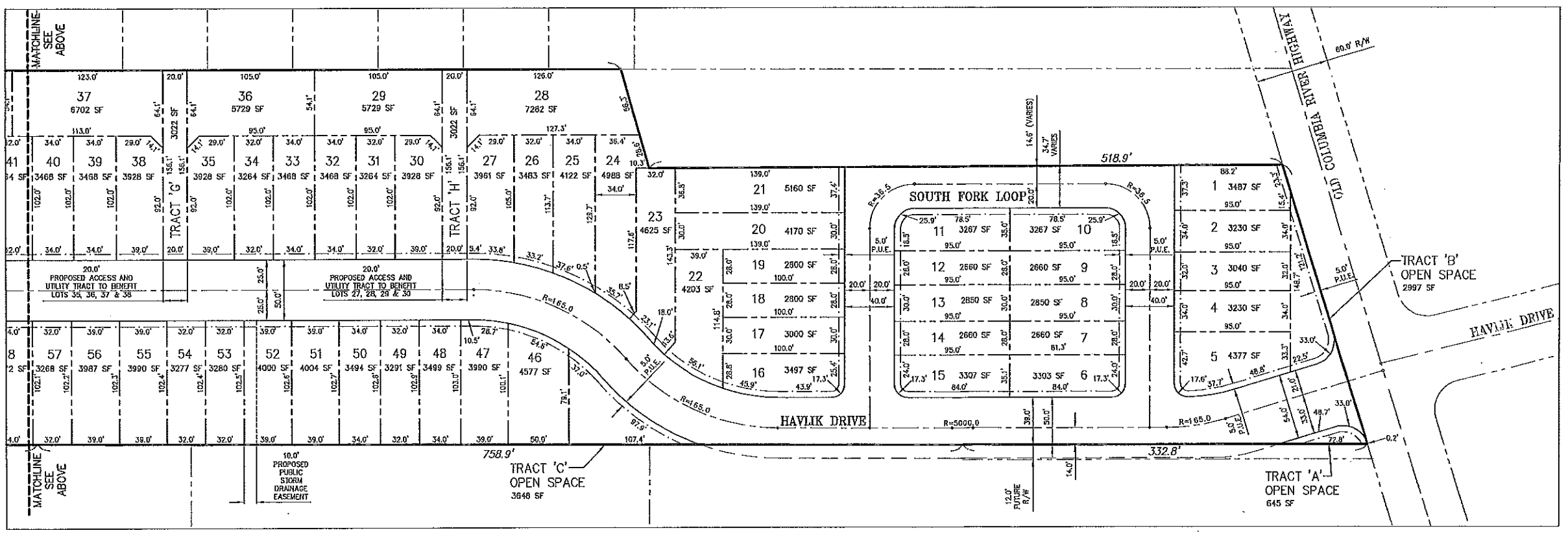
SHEET  
1  
OF  
XX



GROSS LOT AREA	= 650,982 SF (14.94 AC.)
STREET DEDICATION (INCLUDES TR. D, F, G & H)	= 138,518 SF (3.18 AC.)
OPEN SPACE: (TR. A+B+C+E)	= 132,284 SF (3.04 AC.)
NET LOT AREA	= 360,180 SF (8.73 AC.)
AVERAGE LOT SIZE	= 4,319 SF
PROPOSED MAXIMUM LOT SIZE	= 10,210 SF
PROPOSED MINIMUM LOT SIZE	= 2,660 SF

**NW ENGINEERS**  
 Engineering & Planning  
 2409 NW John Oliver Pkwy  
 Hillsboro, OR 97124  
 503.603.4402 • Fax 503.603.4401

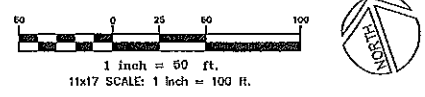
FOR: STAFFORD LAND COMPANY  
 485 SOUTH STATE STREET  
 LAKE OSWEGO, OR 97034  
 503-305-7647  
 SITE: TAX MAP 03 02 138  
 TAX LOT 2300  
 CITY OF SCAPPOOSE, OREGON



SOUTH FORK  
 N0318  
 PRELIMINARY PLAT

REVISION	BY	DATE
1		
2		
3		
4		
5		
6		
7		

DESIGNED	DRAWN	REVIEWED	SUBMITTAL



PPLT  
 4  
 of 12

Chrisb, Plotted: 4/14/15, 2015 - 4:46pm. P: W0318\Map\Plan\Plat\W0318-04-PPLT.dwg

RECEIVED

SEP 30 2016

COMMUNITY DEVELOPMENT  
CENTER

Memo:

Date: September 30, 2016

To: Ron Pomeroy, City of McMinnville

From: Baker Creek Development, LLC

Subject: Supplemental Narrative to ZC 1-16, ZC 2-16, S 3-16

The intent of concurrent approval of the proposed Planned Development is to place an amended R-1 PD Overlay on all of the proposed new development site area, thus extending it from existing Shadden Claim west and south over Tax Lot 203, Tax Lot 200, and Tax Lot 205, excluding proposed Lot 131 which will retain the C-3 PD overlay and is designated for a future multi-family residential development.

The proposed Zone Change to the south part of Tax Lot 205 would change its zoning to R-1 to conform with the current R-1 zoning on the north part of that existing parcel, and with concurrent approval of the proposed Planned Development the R-1 zoning on the entire parcel would simultaneously receive the R-1 PD overlay.

Below is a breakdown of how the overall density was calculate as shown on Exhibit F of the application and as described in the narrative.

Site Area:

Shadden Claim + Shadden Claim 1st Addition + Shadden Claim 2nd Addition =

16.29 Acres + 1.71 Acres + 11.57 Acres = 29.57 Acres

Baker Creek East + Baker Creek West =

23.01 Acres + 17.29 Acres\* = 40.3 Acres

Dwelling Units:

Shadden Claim + Shadden Claim 1st Addition + Shadden Claim 2nd Addition = 119 Dwelling Units

Baker Creek East + Baker Creek West\* = 213 Dwelling Units

OVERALL DENSITY:

$(119 \text{ DU} + 213 \text{ DU}) / (29.57 \text{ AC} + 40.3 \text{ AC}) = 332 \text{ DU} / 69.87 \text{ AC} = 4.75 \text{ DU} / \text{AC}$

4.75 DU/AC is less than 4.84 DU/AC, the maximum in the R-1 Zone (43,560/9,000=4.84).

\*Area calculation and dwelling unit totals do not include proposed Lot 131 on the west plat which will remain designated as C-3 PD for future multi-family development.

With approval of the amended Planned Development the Applicant finds the City may wish to specifically change some conditions listed in Ordinance No. 4626 on Page 2, which was the ordinance which approved Phase III of Shadden Claim: The proposed mix of interior side yard setbacks in the current application should replace Condition 3. Condition 4 is no longer applicable as those lots 134, 136 and 140 listed for duplexes in the approved Phase III of Shadden Claim no longer exist in the amended site plan. Likewise, Conditions 5 could be edited to remove reference to lots 108, 109, 120, 134, 136, and 140 as those lots in Phase III of Shadden Claim no longer exist with the amended site plan.



ORDINANCE NO. 4626

An Ordinance amending the City of McMinnville Comprehensive Plan Map from an existing commercial designation to a residential designation and rezoning certain property from a C-3 PD (General Commercial Planned Development) zone to an R-1 PD (Single-Family Residential Planned Development) zone on 1.2 acres of land, and a zone change from an R-1 (Single-Family Residential) zone to an R-1 PD (Single-Family Residential Planned Development) zone on approximately 21.8 acres of land located south of Baker Creek Road and east of Hill Road.

RECITALS:

The Planning Commission received an application from Don Jones for a comprehensive plan map amendment and zone change (CPA 1-96/ZC 1-96), dated April 9, 1996, for the property described as a portion of Tax Lot 200, Section 18, T. 4 S., R. 4 W., W.M.

A public hearing was held on May 9, 1996, at 7:30 p.m. before the Planning Commission after due notice had been given in the local newspaper on May 4, 1996, 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 review criteria listed in Chapter 17.72.035 of Ordinance No. 3380 based upon 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 plan map amendment and the zone change are consistent with the Comprehensive Plan; and

The Planning Commission approved said plan map amendment and zone change and has recommended said changes to Council;

The City Council called for a public hearing and set the hour of 7:30 p.m., July 9, 1996, to consider the application, and the matter came on for hearing as scheduled; and

New testimony was received as was the entire record of the previous Planning Commission hearing on the matter, and the Council found that based on the testimony received, the findings of fact, the conclusionary findings for approval, and the previous record received, the Planning Commission had made the correct decision and that that decision should be sustained; 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 Don Jones.

Section 2. That the Comprehensive Plan Map shall be amended from a commercial designation to a residential designation for the property described in Exhibit "A" which is attached hereto and by this reference incorporated herein.

Section 3. That the property described in Exhibit "B" is hereby rezoned from a C-3 PD (General Commercial Planned Development) zone to an R-1 PD (Single-Family Residential Planned Development) zone and the property described in Exhibit "C" is hereby zoned from an R-1 (Single-Family Residential) zone to an R-1 PD (Single-Family Residential Planned Development) zone, subject to the following conditions:

1. That the conceptual plan for that portion of the subject site not included in the tentative subdivision plan shall not be binding on the City.
2. That site plans and building elevations for the proposed multi-family units must be submitted to and approved by the Planning Director prior to the issuance of any building permits for said units. The multiple-family project(s) must be nonlinear in design and parking lots must be broken up by landscaping. In addition, useable open space shall be provided within the development, and streetside landscaping shall be emphasized.
3. That the minimum interior side yard setback shall be 7.5 feet.
4. That duplexes shall be allowed on corner lots 134, 136, and 140 with a minimum lot size of 8,000 square feet.
5. That the exterior side yard setback for lots 68, 69, 96, 108, 109, 120, 134, 136, and 140 shall be a minimum of 15 feet.
6. That VJ-2 Company dedicate to the City of McMinnville the parkland as designated on the tentative plan for Shadden Claim, First Addition. VJ-2 Company shall submit to the City for review and approval a detailed design plan for the development of the proposed parkland. At a minimum the park design plan shall include grading, drainage, lighting and irrigation system information, proposed landscaping, and path location and construction details. The improvement and maintenance of the parkland shall be the responsibility of VJ-2 Company and their successors in interest in the Shadden Claim development. VJ-2 Company shall enter into an agreement with the City of McMinnville setting out the terms and provisions of the improvement and maintenance responsibilities for the parkland. Said agreement shall be prepared by the City Attorney. The City shall

also be authorized to improve and maintain the parkland if VJ-2 Company or its successors in interest fail to do so and to levy a lien against each and every lot within this subdivision for said costs and to record these liens in the City's Docket of Liens.


7. That the applicant shall initiate with the City a process which will result in the designation of a minimum of a net 10 acres of land on the north side of Baker Creek Road in close proximity to its intersection with Hill Road for commercial purposes. The process shall include the application of a planned development overlay which restricts the property from use for residential purposes.

Read and passed by the Council this 9th day of July 1996 by the following votes:

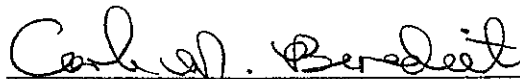
Ayes: Hughes, Kirchner, Massey, Payne, Tomcho, Windle

Nays: \_\_\_\_\_

Approved this 9th day of July 1996.

  
\_\_\_\_\_  
MAYOR

Attest:

  
\_\_\_\_\_  
RECORDER

Memo:

Date: November 4, 2016

To: Ron Pomeroy, City of McMinnville

Cc: Heather Richards, City of McMinnville

From: Baker Creek Development, LLC

Subject: Corrective Supplemental Narrative to ZC 1-16, ZC 2-16, S 3-16

It has come to the attention of the Applicant that the current narrative and supportive exhibits accidentally included additional area in the PD Amendment application's density calculations that was not part of Ordinance No. 4626 that approved the phased development. Please accept this memo, the attached Table 1, and Exhibit Q as supplemental material to the Application to correct this error.

As seen in Table 1 the proposed new density of the Amended PD is 336 Dwelling Units. This is the same as allowed by zoning and less than allowed under the compressive plan. We hope this reviewed to the City staff's satisfaction and the Application will receive the staff's recommendation for approval in the pending staff report.

There are 58 existing dwelling units built in the first two phases. Approval of the amendment will approve additional phases for 213 new single-family detached dwellings and 65 multi-family dwellings as shown on the current plans.

We also want to add a public pedestrian access easement and concrete sidewalk planned, but accidentally not shown on the current plan set. The easement would be approximately 20' wide on proposed Lot 131's east boundary with proposed Lot 119 from the terminus of the sidewalk on the north side of Haun Drive to the Baker Creek Road right-of-way and existing sidewalk. This access way will allow public pedestrian connectivity north for both single-family and multi-family dwelling residents of the development, and pedestrian traffic from surrounding neighborhoods, too. This easement will be shown on the recorded plat and the improvement made concurrent to extension of Haun Drive.

The Applicant would also like to point out a few details regarding the open space for the project. In the original plan for this planned development (Exhibit O), there was no additional open space planned in the third phase. The whole development was to have approximately 1.75 acres of open space installed in the second phase with construction of Meadows Drive, and that was accomplished. This planned open space was about 6.6% of the original PD's 26.65-acre site area. The master plan for adjacent properties, which was not binding on the project, but does show the intent of development to the south at the time, showed future park area (open space) to the south at a similar scale shown in the approved plan

This PD Amendment does propose additional open space with additional site area added to the project. For the east phase on Tax Lot 205 the proposed plan shows approximately 1.25 acres of additional open space. That is about 5.4% open space for the 23.01 acres added in that area. For the west phase on Tax Lot 200 the proposed plan shows approximately 0.46 acres of additional open space. That is about 5.9% open space for the 7.82 acres added. The actual amount of open space provided with construction of the second phase and shown on the recorded plat totaled about 1.98 acres, more than expected on the

tentative plan at approval. So, put all together, the amended PD will have a total of about 3.69 acres of open space, or about 6.4% of the 57.48-acre site will be in open space. This percentage is substantially conforming to the original approvals 6.6%.

In addition, since the approval the City Parks Department has acquired and improved 0.64 acres south of the existing open space in this development between Meadows Drive and Haun Drive with an extension of the power line trail to connect it to the Cottonwood development's segment of the trail. The City Parks Department has also acquired 4.09 additional acres on both sides of this new trail segment, and has current and active plans to develop a new City park on this property, which is immediately adjacent to the proposed planned development (see Exhibit P). This means the availability of public open space adjacent to the project has more than doubled what the project provides or was envisioned to be available for residents at the time of the original approval. It is also important to point out that the site is adjacent to a future school, so even more open space will exist in the future. Together the needs of the residents for open space is met by planned private and public open space.

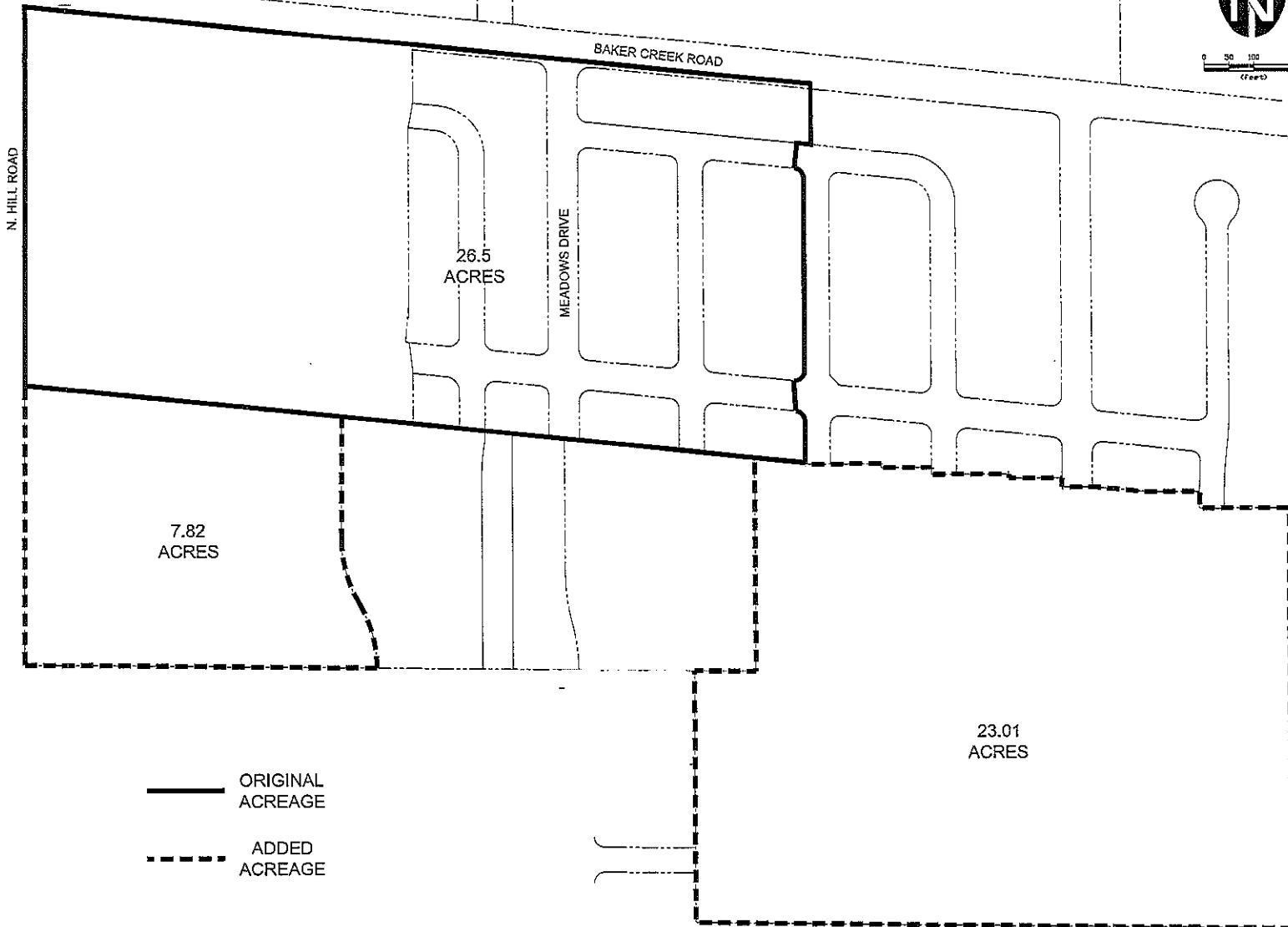
Please contact the Applicant via Project Manager, Morgan Will, 503-305-7647 if there are any other questions.

H:\WORK\24166.PK  
 R:\Utilities\Land\Compans\Baker Creek\SitePlan\Overall\Overall.dwg, (0=1:100)

# Exhibit Q



0 50 100 200  
 (Feet)



— ORIGINAL  
 ACREAGE

- - - ADDED  
 ACREAGE

NO.	DATE	BY	REVISIONS



**WE**  
 WESTON ENGINEERING, INC.  
 CONSULTING ENGINEER AND PLANNER  
 3601 PARKWAY SOUTHWEST, S.F., SUITE 100, SAN ANTONIO, TX 78205  
 PHONE (512) 555-3714 FAX (512) 555-3788  
 E-MAIL: weston@weston-inc.com

STAFFORD LAND COMPANY  
 BAKER CREEK SUBDIVISION  
**OVERALL SUBDIVISION PLAN**

DRAWING  
**OVR-2**

JOB NUMBER  
**2940.0000.0**

Baker Creek PD

Original Area of Shadden Claim 1st, 2nd, and 3rd Additions from Ordinance 4626

26.65 Acres (Per survey/CAD)

3.8 Acres Zoned C-3 PD  
 22.85 Acres Zoned R-1 PD

Comp Plan

6 Dwelling Units/Acre Maximum  
 26.65 Acres  
 6 DU/Acre  
 160 DU Max Density per Comp Plan

Zoning

C-3 PD 20 Dwelling Units/Acre Maximum  
 R-1 PD 4.84 Dwelling Units/Acre Maximum

Density Calculation by Zoning

C-3 PD 3.8 Acres  
 20 DU/Acre  
 76 DU Maximum  
 R-1 PD 22.85 Acres  
 4.84 DU/Acre  
 111 DU Maximum

Total 187 DU Max Density per Zoning

Original Approval

58 DU Built in 1st and 2nd Additions of Shadden Claim  
 102 DU Unbuilt Dwelling Units per Comp Plan  
 53 DU Unbuilt single-family and duplexes per Zoning  
 76 DU Unbuilt multi-family per Zoning

Table 1  
 Page 1 of 2

New Proposed Amended PD - Original PD approved by Ordinance No. 4626 plus adjacent Tax Lots 200 and 205

Table 1  
Page 2 of 2

Amended PD Area

Original	26.65 Acres	(Per survey/CAD)
Tax Lot 200	7.82 Acres	(Per survey/CAD)
Tax Lot 205	23.01 Acres	(Per survey/CAD)
Total	57.48 Acres	
	3.8 Acres	Area zoned C-3 PD
	53.68 Acres	Area zoned R-1 PD

Comp Plan

6 Dwelling Units/Acre Maximum		
	57.48 Acres	Total Area
	6 DU/Acre	
	<span style="border: 1px solid black; padding: 2px;">345</span> DU	Max Density per Comp Plan

Zoning

C-3 PD	20 Dwelling Units/Acre Maximum
R-1 PD	4.84 Dwelling Units/Acre Maximum

Density Calculation by Zoning

C-3 PD	3.8 Acres	
	20 DU/Acre	
	76 DU	Subtotal
R-1 PD	53.68 Acres	
	4.84 DU/Acre	
	260 DU	Subtotal
Total	<span style="border: 1px solid black; padding: 2px;">336</span> DU	Max. Density per Zoning

Proposed Ammended PD

Total	<span style="border: 1px solid black; padding: 2px;">336</span> DU	
		245 Single-Family Detached Dwellings (213 New)
		26 Common-Wall Dwellings (All Existing)
		65 Multi-Family Dwellings (All New)



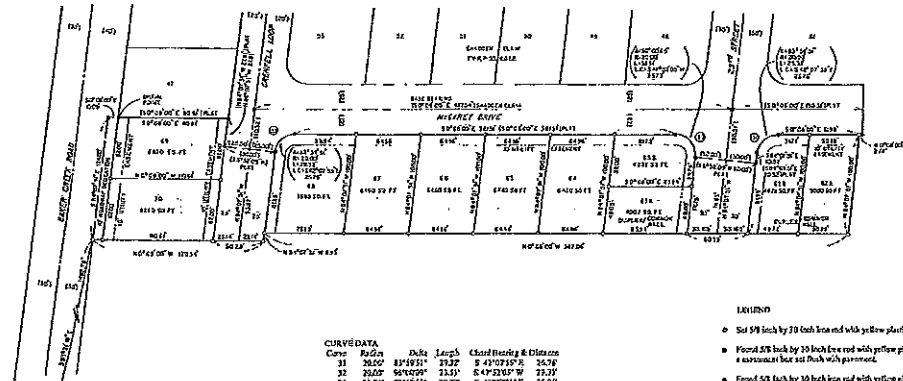
Vol. 11 Pg. 110

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Charles E. Baker*  
 O. E. L. E. W.  
 CLATSOP COUNTY, OREGON  
 OCCUPY 6/26/11-31-11

# SHADDEN CLAIM FIRST ADDITION

AN R-1 RD. SUBDIVISION, CITY OF McMinnville Ordinance No. 4593  
 IN THE N.E. 1/4 OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 4 WEST, W.M.  
 BY THE CITY OF McMinnville, YAMHILL COUNTY, OREGON

BAKER SURVEYING CO.  
 2005 20TH STREET S.E.  
 ALBANY, OREGON 97106  
 PHONE (503) 324-3600



CURVED DATA

Curve	Radius	Delta	Length	Chord Bearing & Distance
31	20.00'	117°58'31"	31.27'	S 47°07'15" W 26.29'
32	20.00'	94°02'09"	23.51'	S 47°23'45" W 23.27'
33	20.00'	89°55'41"	29.32'	S 47°07'51" E 25.74'

THIS PLAT IS A NEW SUBDIVISION MAP  
 UNDER TITLE 21 OF OREGON LAWS. IT IS  
 THE CITY OF McMinnville's PROPERTY.  
 THIS IS TO BE KEPT IN THE CITY'S  
 RECORDS AND TO BE OPEN TO THE PUBLIC  
 FOR INSPECTION AT ALL TIMES.

- MARKED
- Set 5/8 inch by 3/8 inch iron rod with yellow plastic cap stamped "Baker M.S. 616".
  - Found 5/8 inch by 3/8 inch iron rod with yellow plastic cap stamped "Baker PLS 616", in site of a easement but not back with pavement.
  - Found 5/8 inch by 3/8 inch iron rod with yellow plastic cap stamped "Baker PLS 616" set by plat of Shadden Claim.
  - 1 Doc of Record from plat of Shadden Claim.
- FA - Iron rod  
 S416 - Square Flag  
 PLS - Yellow Plastic  
 P - Flag  
 R.O.T.P. - Record of Town Plats

Note: Easement along Baker Creek Road has prohibited access to Baker Creek Road

NARRATIVE:  
 This plat is a subdivision of Baker Creek Road as per the plat of SHADDEN CLAIM and is located on the east side of Baker Creek Road. The purpose of this survey is to subdivide Baker Creek Road into a portion of a tract in Section 18 to be known as SHADDEN CLAIM FIRST ADDITION, as approved by the City of McMinnville Planning Commission. The number and size of the subdivisions was held as determined in C.S. 16076, Supplement issued: W.B.T. 160076A, 1900 Total Surface.

I hereby certify that this is an exact copy of the original plat.

*Charles E. Baker*  
 Charles E. Baker, PLS 616

7-26-11  
 Copy 1/2

SHEET 1 OF 2

Vol. 12 p. 10

# SHADDEN CLAIM SECOND ADDITION

AN R-100 SUBDIVISION, CITY OF MEDFORD, ORDINANCE NO. 4892 IN THE N.E. 1/4 OF SEC. 18, TOWNSHIP 4 SOUTH, RANGE 4 WEST, W.M. IN THE CITY OF MEDFORD, TARRANT COUNTY, OREGON.

REGISTERED PROFESSIONAL LAND SURVEYOR  
**Clarence H. Barker**  
 U.S.E.C. No. 141  
 CLARENCE H. BARKER  
 1911  
 EXPIRES 12-31-22

SCALE: 1" = 40' (APPROXIMATE 1,913)  
 I hereby certify that this is an exact copy of the original plat.  
**Clarence H. Barker**  
 Clarence H. Barker, P.L.S. #135

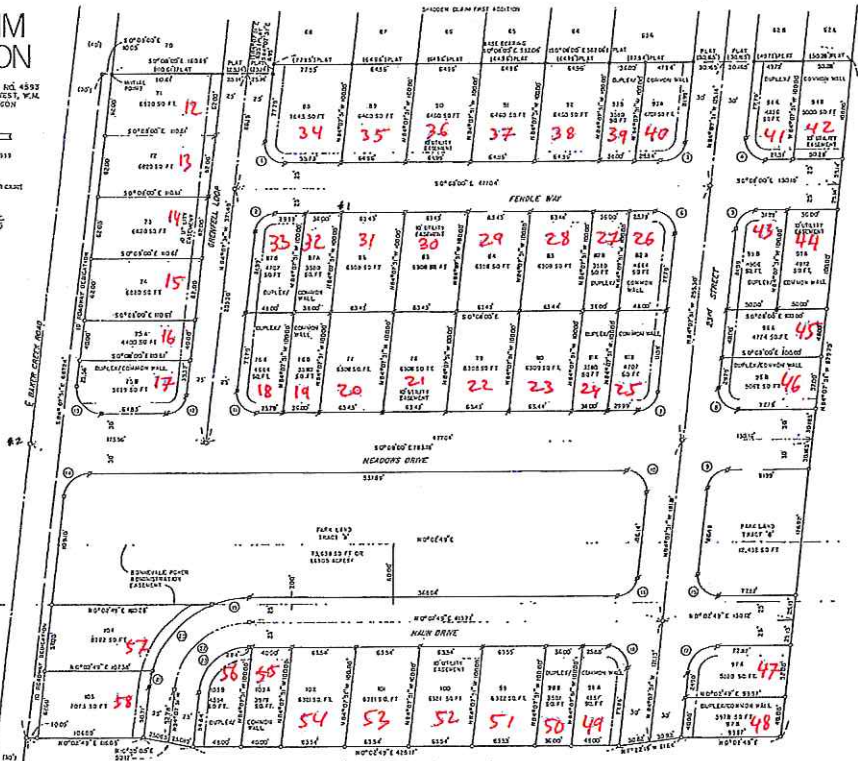
- LEGEND**
- 5/8" inch by 30 inch red with yellow plastic cap stamped "Barker PLS 630"
  - 5/8" inch by 30 inch red with yellow plastic cap stamped "Barker PLS 630" to be post monuments. Monuments in "C" shall be permanent.
  - 5/8" inch by 30 inch red with yellow plastic cap stamped "Barker PLS 630" to be set in a monument box set flush with pavement.
  - Found 5/8" inch by 30 inch iron rod with yellow plastic cap stamped "Barker PLS 630" set in place of Shadden Claim First Addition.
- I Data of Exact from plat of Shadden Claim First Addition.
- I.R. - Iron rod  
 Sq. Ft. - Square Foot  
 P.V. - Plot Volume  
 P. - Page  
 R.O.T.P. - Record of Town Plat

**NARRATIVE**

Being of Record in the westerly line of SHADDEN CLAIM FIRST ADDITION. The purpose of this survey is to subdivide into a portion of a tract of land in Section 18 to be known as SHADDEN CLAIM SECOND ADDITION, as approved by the City of Medford Planning Commission.

The westerly line of this subdivision was held as determined in C.S. 10616.  
 Equipment used: W.M. T-1600 D.L. 1009 Total Station.

**Note:** Lots showing Baker Creek Road are published access easement to Baker Creek Road.

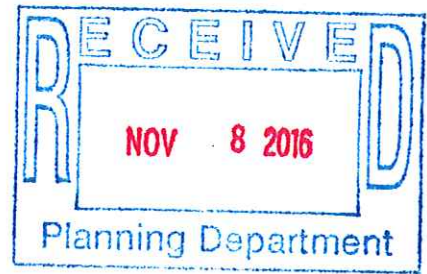


NOTE: #1: 50' SET BACK I.R. 4\"

TO LOTS 50-57 DUE TO FINISH JUNCTION BOX AT TRAIL CENTER AND 52' NO MORE SET DUE TO PAVING CONSIDERATIONS, SETBACK OF 2000' BEING PRESENT TO ILLINOIS ION. AFFIDAVIT FILED AS LISTED 2000 50' ON 2/1/00 IN THE CLERK'S OFFICE.

DATE: 7-27-2000  
 BY: [Signature]  
 SHEET 1 OF 2

November 5, 2016



City of McMinnville  
Planning Commission c/o Planning Department  
231 NE 5<sup>th</sup> Street  
McMinnville, OR 97128

Attn: McMinnville Planning Commission

**Re: Public Comment In Reference to November 17, 2016 Planning Commission Meeting of Proposed Development by Baker Creek Development**

This is in regard to Docket Numbers ZC 1-16/, ZC 2-16/ and S 3-16, and the proposed development by Baker Creek Development of the subject site located south of Baker Creek Road and east of Hill Road.

While I do not live in McMinnville, my mother owns a house immediately adjacent to the proposed development and is not able to write on her own behalf. I know the proposed development area and the City of McMinnville quite well.

As the Planning Commission considers McMinnville's growth and housing needs, it is important, as public servants entrusted to uphold the history, character and values of the community, to carefully consider the long term effects of the proposed type of growth brought to the community and its impact on surrounding property owners.

Of significant concern are the proposed reductions in setback sizes for front and side yards and potential reductions in lot sizes. It does not enhance quality of life to reduce the amount of green space surrounding a residence.

Attached are a few photos of Stafford Land Company's developments of Casey West and Casey Meadows in Forest Grove, which show the potential impact of reduced setback requirements. Stafford Land Company appears to have the same ownership as Baker Creek Development. The pictures speak for themselves. Once a community like this is established, the effect of cars in the street and anything else left outside add to an atmosphere of outdoor clutter.

Rather than just look at the proposed development on paper, I urge the Planning Commission and the public to visit similar already established and lived in developments to determine if this is what the future of McMinnville should be.

Sincerely,

Sandra Ferguson

Attachment



Google Earth





Google Earth





Google Earth

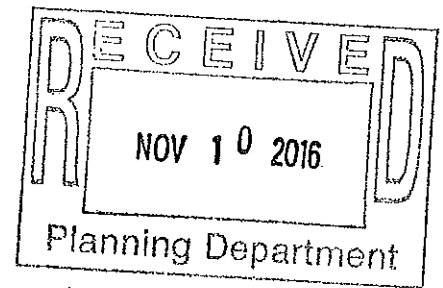




Google Earth



Ronald & Sally Hyde  
2388 NW Fendle Way  
McMinnville, OR 97128



November 8, 2016

City of McMinnville, Planning Department

231 NE Fifth Street

McMinnville, Or 97128

Re: Baker Creek Development LLC zone change proposal –Baker Creek Rd & Hill Rd

Gentlemen:

As residents of Shadden Claim Neighborhood we are opposed to the degrading zone changes that are being proposed. We feel that the intent of the City Fathers and the Developer, at the time Shadden was approved, was to combine in phases the Shadden concept. Some home purchases of that time were informed by agents of the Developer that vacant parcels would be a continuance of the present neighborhood as to density and construction requirements.

This intent was fortified by the City who permitted the Developer to complete improvements to the South side of Baker Creek Road to include paving, curbs, street planters with trees, sidewalks, fencing and arborvitae to merge from Hill Road along Baker Creek seamlessly with the same improvements that had been done to Shadden Claim.

Low cost housing with multi-story apartments in the middle of more expensive homes without proper infrastructure or commercial support, reduced street sizes, and increased traffic flow would cause economic stress to the present residents. I understood in planning to start with an industrial core, then layer out to commercial, multi-family apartments, hi-density, to urban. The current proposal does not fit a logical growth pattern. Across Hill Road from the proposed development are homes on one acre lots probably in the million dollar range. This could indicate that undeveloped property to the East of Hill Road could support more expensive homes on lower density lots.

We respectively encourage you to reject the proposed development.

Handwritten signatures of Ronald E. Hyde and Sally L. Hyde in cursive script.

Ronald E Hyde & Sally L Hyde



## Heather Richards

---

**From:** Mandjay Hutt <mandjhutt@gmail.com>  
**Sent:** Wednesday, December 7, 2016 5:24 PM  
**To:** Heather Richards  
**Cc:** Kevin Jeffries  
**Subject:** Baker Creek Development comments

My wife and I have lived on SW Peggy Street here in McMinnville since 2007 and we have observed the growth in new home construction recently. I don't know how many new single and multi family units have been built in the past couple of years, but there is certainly a lot of activity in our area.

With all of these new units and those being proposed, some 500 in the development as I understand, there will be a need for city services, particularly law enforcement and fire department and others. I believe there are staffing shortages presently within the departments, and lack of adequate funding may be a contributing factor. We know the costs to recruit and retain additional officers and other necessary employees will increase. We are retired teachers living on fixed incomes, and any increase in taxes to fund additional personnel could lead to financial hardship for us.

As the discussion about planning and development proceeds, I would like to see the developers contribute not only to the short-term development costs, but also the long-term costs which will be necessary to provide services to all of the residents of McMinnville. Although my position will likely be unpopular, I believe that it is fair to demand that those who will make vast sums of money from these developments invest in those services which will continue to make our community a desirable place to reside.

Should you have any questions please contact me.

John Hutt  
(h) 503-472-9785

December 8, 2016

RECEIVED

DEC 08 2016

COMMUNITY DEVELOPMENT  
CENTER

McMinnville Planning Commission  
231 NE 5th Street  
McMinnville, OR

RE: Baker Creek Development  
Docket ZC 1-16/ZC 2-16/S 3-16

Dear Commissioners:

In response to the notice of Public Hearing on December 15, 2016, I am providing the following comments regarding Baker Creek Development's application:

1. The proposed reductions in setbacks for certain lots from 10 feet to either 5 feet or 3 feet are extreme compared to the requirement of Zoning Ordinance Chapter 17.12.040 and are in stark contrast to existing developments. And it appears that the reductions in setback, if approved, would apply to numerous lots and not just "certain lots" as stated by the developer.
2. Although the Westside Density Policies may allow an applicant to seek a higher density development by applying an "offset" from a lower density (i.e., below six units per acre), provided the developments are in the same sewer service area and would not result in sewer capacity issues, these issues come to mind:
  - a. Has the applicant appropriately applied this policy by combining acreage from a larger (23 acre) parcel at low density with a smaller (17.29 acre) parcel at much higher density to arrive at their 4.75 Dwelling Units/Acre?
  - b. Standing alone, the Baker Creek West parcel would appear to have a density of 6.1 Dwelling Units/Acre (106 units/17.29 acres), in excess of the 6.0 allowed under the Westside Policy.
  - c. What documentation has been provided that the existing sewer service can accommodate such a high-density development?
  - d. Would there be sufficient capacity for additional future development, including the proposed commercial parcel and the elementary school?

3. The lot sizes (as small as 3,200 square feet) proposed for many of the lots are far below the minimum lots sizes of Zoning Ordinance Chapter 17.12.020
4. Is such a large high-density development justified and in the best interest of the community? Is the proposed facility what was in mind for high-density developments dispersed throughout McMinnville?

Perhaps the developer should consider town homes, particularly on the outside perimeter of the development, instead of tiny lots with minimal setbacks resulting in a development that does not blend well with existing developments.

It appears the developer is simply going for the greatest number of dwelling units to maximize profits, with no regard as to how the city is developed or for the impacts on nearby homeowners.

Thank you for the chance to comment.

Sincerely,

A handwritten signature in blue ink that reads "David StLouis". The signature is written in a cursive style with a large, stylized 'D' and 'L'.

David StLouis  
P.E. Retired  
2215 SW Homer Ross Loop  
McMinnville, OR 97128

cc: Ron Pomeroy



CITY OF MCMINNVILLE  
PLANNING DEPARTMENT  
231 NE FIFTH STREET  
MCMINNVILLE, OR 97128

503-434-7311  
[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

## EXHIBIT 2 - STAFF REPORT

**DATE:** November 17, 2016  
**TO:** Planning Commission Members  
**FROM:** Ron Pomeroy, Principal Planner  
**SUBJECT:** ZC 1-16/ZC 2-16/S 3-16 (Baker Creek Development, LLC)

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### Report in Brief:

This is a public hearing to consider land use applications requesting approval of two zone change requests, a proposed residential tentative subdivision plan and modification to Planned Development Ord. No. 4626 to add additional land area and permit certain setback modifications.

*Please note: Staff is recommending that the public hearing be opened and continued to December 15, 2016, due to the need to review supplemental information received on Monday, November 7, 2016. When the applicant provided the supplemental information they also requested a sixty (60) day extension on the 120-day review period.*

### Background:

This proposal is for land in an area of town that is locally referred to as the Shadden Claim area and more specifically located near the intersection of NW Baker Creek Road and NW Hill Road. The proposal submitted by the applicant is fairly complex. In that regard, the applicant provided the Planning Department with additional information via email after 5:00 p.m. on November 4, 2016, that modified certain elements of the proposal.

### Discussion:

As the Commission is aware, land use applications in Oregon are subject to the "120 day rule" wherein the public review process, inclusive of appeals, must be complete. The applicant's submittal was deemed complete on Thursday, September 29, 2016, and the 120-day "clock" was started on that day. In light of the recent modifications to the applicant's submittal, the Planning Department requested that the applicant provide the City with a 60-day extension to the 120-day rule in order to be afforded sufficient time within which to review and consider this information. That extension to March 28, 2017, was granted by the applicant.

### Fiscal Impact:

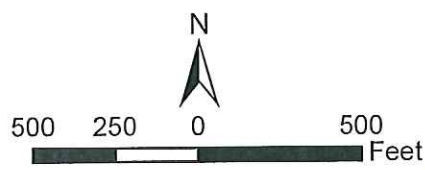
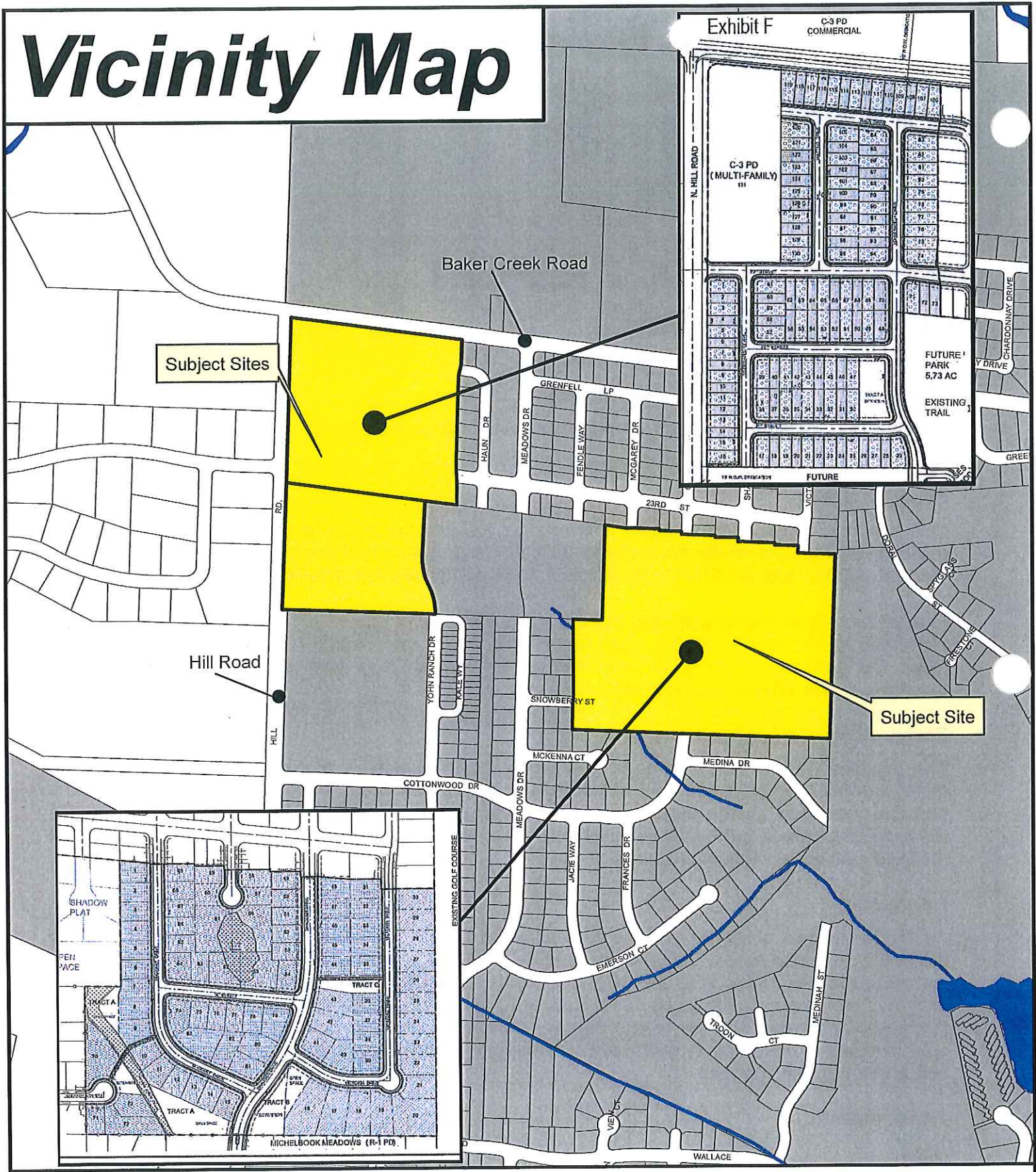
None

### Recommendation/Suggested Motion:

That the Planning Commission open and, without receiving testimony, continue this public hearing to December 15, 2016, at 6:30 p.m.

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# Vicinity Map



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

PUBLIC HEARING NOTICE

Planning Commission

NOTICE IS HEREBY GIVEN that the McMinnville Planning Commission will hold a public hearing on the 15<sup>th</sup> day of December, 2016, at the hour of 6:30 p.m. in the McMinnville Civic Hall Building at 200 NE Second Street in the City of McMinnville, Oregon, relating to the following matter:

DOCKET  
NUMBER

ZC 1-16/  
ZC 2-16/  
S 3-16 Baker Creek Development, LLC, is requesting approval of a zone change from E-F-80 (Exclusive Farm Use – 80-Acre Minimum) to R-1 PD (Single-Family Residential Planned Development) on approximately 13.61 acres of land, a zone change from R-1 to R-1 PD on approximately 17.23 acres of land, and to amend Planned Development Ordinance No. 4626 to encompass an additional 30.83 acres of land and to allow variation in lot sizes and setback requirements to include: a reduction in the front yard setback for certain lots from 20 to 15 feet; a reduction in the side yard setback for certain lots from 10 feet to either 5 feet or 3 feet; and, a reduction in the exterior side yard setback for certain lots from 20 feet to 15 feet. Concurrently, the applicant is requesting approval of a tentative residential subdivision plan on approximately 40.55 acres of land that, if approved, would provide for the construction of 213 single-family homes and the construction of 65 multiple-family dwellings on one lot. The subject site is located south of Baker Creek Road and east of Hill Road and is more specifically described as Tax Lots 200, 203, and 205, Section 18, T. 4 S., R. 4 W., W.M. **Continued from the November 17, 2016 Planning Commission hearing.**

CU 8-16/  
VR 2-16 McMinnville School District is requesting approval of a conditional use permit to allow for a change in the use of the existing McMinnville High School site to accommodate a new vocational technical school, expanded athletic facilities, field improvements, and new parking areas. The applicant is also requesting approval of a variance to allow for a portion of the building to be constructed at 53 ½ feet in height, which is greater than the maximum height of 35 feet that is allowed in the zoning district. The subject site is located at 615 NE 15<sup>th</sup> Street and is more specifically described as Tax Lots 2600 & 3000, Section 16CA, T. 4 S., R. 4 W., W.M, and Tax Lot 1590, Section 16CC, T. 4 S., R. 4 W., W.M. **Continued from the November 17, 2016 Planning Commission hearing.**

Persons are hereby invited to attend the McMinnville Planning Commission hearing to observe the proceedings, to register any statements in person, by attorney, or by mail to assist the McMinnville Planning Commission in making a decision.

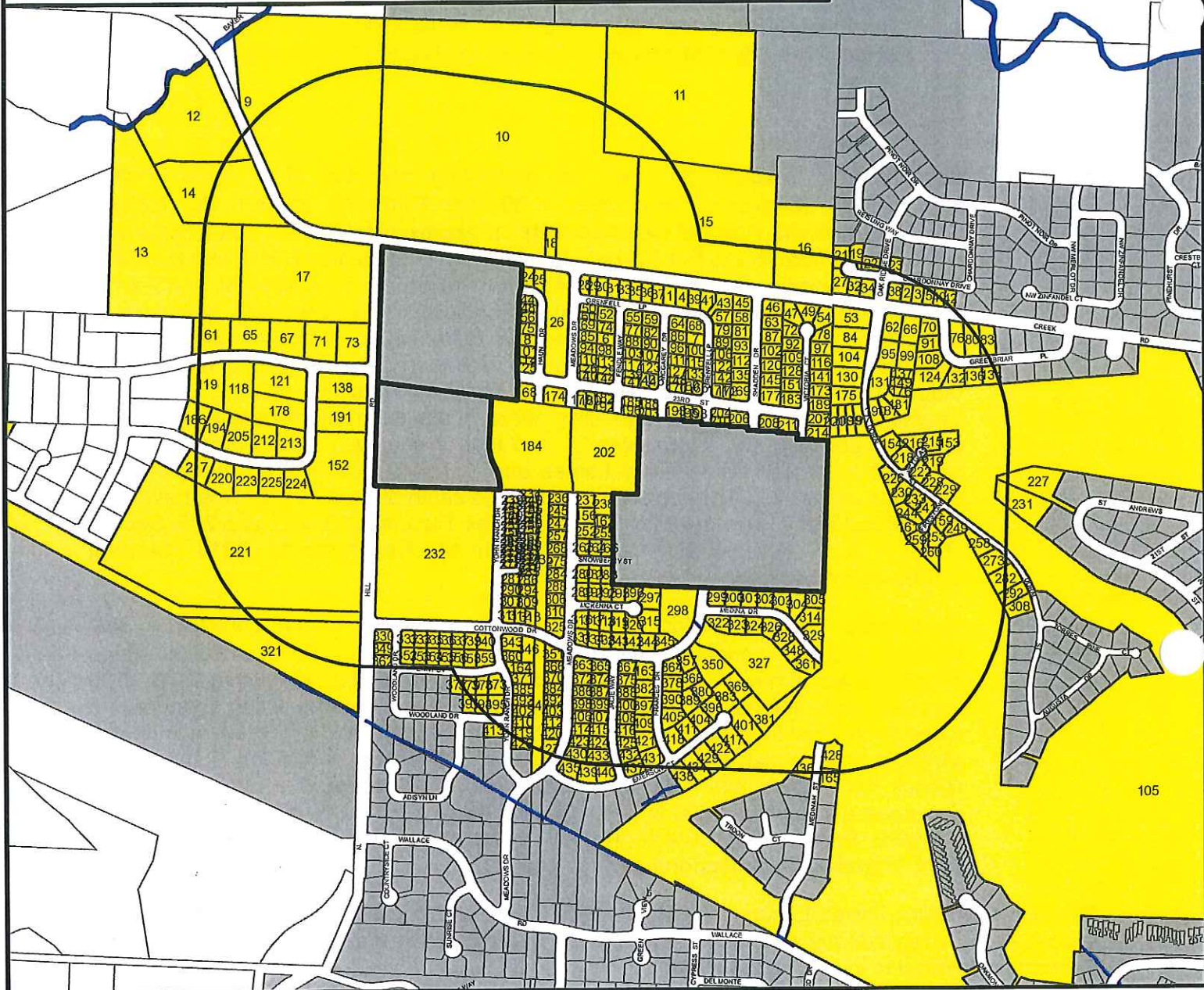
The decision-making criteria, application, and records concerning this matter are available in the McMinnville Planning Department office at 231 NE Fifth Street, McMinnville, Oregon, during working hours.

For more information on this hearing, please call the Planning Department at (503) 434-7311.

The meeting site is accessible to handicapped individuals. Assistance with communications (visual, hearing) must be requested 24 hours in advance by contacting the City Manager (503) 434-7405 – 1-800-735-1232 for voice, or TDY 1-800-735-2900.

  
Heather Richards  
Planning Director

# Notification Map



ZC 1-16/ZC 2-16/S 3-16

Baker Creek Development, LLC, is requesting approval of a zone change from EF-80 (Exclusive Farm Use – 80-Acre Minimum) to R-1 PD (Single-Family Residential Planned Development) on approximately 17.23 acres of land, and to amend Planned Development Ordinance No. 4626 to encompass an additional 30.83 acres of land and to allow variation in lot sizes and setback requirements to include: a reduction in the front yard setback for certain lots from 20 to 15 feet; a reduction in the side yard setback for certain lots from 10 feet to either 5 feet or 3 feet; and, a reduction in the exterior side yard setback for certain lots from 20 feet to 15 feet. Concurrently, the applicant is requesting approval of a tentative phased subdivision plan on approximately 40.55 acres of land that, if approved, would provide for the construction of 213 single-family homes and the construction of 65 multiple-family dwellings on one lot.

APPROVED BY: PLANNING COMMISSION  
CITY COUNCIL

ATTESTED TO BY: \_\_\_\_\_

Recorded Owner:

Baker Creek Development, LLC  
485 South State  
Lake Oswego, OR 97304



Geographic Information System



1,000 500 0 1,000 Feet

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

# PUBLIC HEARING NOTICE



NOTICE IS HEREBY GIVEN that the McMinnville Planning Commission will hold a public hearing on the 15<sup>th</sup> day of December, 2016, at the hour of 6:30 p.m. at the McMinnville Civic Hall Building at 200 NE Second Street in the City of McMinnville, Oregon, to take testimony and evidence on the following matter.

This application was first scheduled for a November 17, 2016, Planning Commission public hearing. The applicant provided the Planning Department with additional information after 5:00 p.m. on November 4, 2016 that modified certain elements of the proposal. To accommodate this information, the public hearing on this proposal was opened by the Planning Commission at their November 17<sup>th</sup> meeting and was continued to the Planning Commission meeting to be held at 6:30 p.m., December 15, 2016.

## DOCKET NUMBER

**ZC 1-16/** Baker Creek Development, LLC, is requesting approval of a zone change from EF-  
**ZC 2-16/** 80 (Exclusive Farm Use – 80-Acre Minimum) to R-1 PD (Single-Family Residential  
**S 3-16** Planned Development) on approximately 13.61 acres of land, a zone change from R-1 to R-1 PD on approximately 17.23 acres of land, and to amend Planned Development Ordinance No. 4626 to encompass an additional 30.83 acres of land and to allow variation in lot sizes and setback requirements to include: a reduction in the front yard setback for certain lots from 20 to 15 feet; a reduction in the side yard setback for certain lots from 10 feet to either 5 feet or 3 feet; and, a reduction in the exterior side yard setback for certain lots from 20 feet to 15 feet. Concurrently, the applicant is requesting approval of a tentative phased residential subdivision plan on approximately 40.55 acres of land that, if approved, would provide for the construction of 213 single-family homes and the construction of 65 multiple-family dwellings on one lot. The subject site is located south of Baker Creek Road and east of Hill Road and is more specifically described as Tax Lots 200, 203, and 205, Section 18, T. 4 S., R. 4 W., W.M.

Persons are hereby invited to attend the McMinnville Planning Commission hearing to observe the proceedings, to register any statements in person, by attorney, or by mail to assist the McMinnville Planning Commission in making a decision.

The Planning Commission's decision on the above public hearing item must be based on findings that a specific set of criteria have been or have not been met. Testimony and evidence at the public hearing must be directed toward those criteria, which are generally as follows:

1. The goals and policies of the McMinnville Comprehensive Plan.
2. The requirements of McMinnville Ordinance No. 3380 (the Zoning Ordinance) with particular emphasis on Section 17.03.020 (Purpose), Chapter 17.12 (R-1 Single-Family Residential Zone), Chapter 17.51 (Planned Development Overlay), Chapter 17.53 (Land Division Standards), Chapter 17.72 (Applications and Review Process), and Chapter 17.74 (Review Criteria).
3. The requirements of McMinnville Planned Development Ordinance No. 4626.

The referenced zoning ordinance criteria is available for review in the Planning Department's portion of the city's website located at: [www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov).

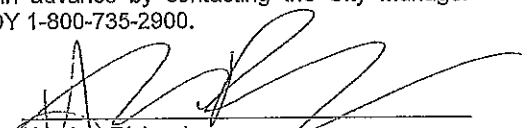
Failure to raise an issue in person or by letter prior to the close of the public hearing with sufficient specificity to provide the Planning Commission opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals (LUBA) on that issue.

The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow this Commission to respond to the issue precludes an action for damages in circuit court.

The decision-making criteria, application, and records concerning this matter are available in the McMinnville Planning Department office at 231 NE 5th Street, McMinnville, Oregon, during working hours.

For additional information contact Ron Pomeroy, Principal Planner, at the above address, or phone (503) 434-7311.

The meeting site is accessible to handicapped individuals. Assistance with communications (visual, hearing) must be requested 24 hours in advance by contacting the City Manager (503) 434-7405 – 1-800-735-1232 for voice, or TDY 1-800-735-2900.

  
Heather Richards  
Planning Director

(Map of area on back)



ZC 1-16/ZC 2-16/S 3-16

Map No.	Tax Lot	Site Address	Owner	Attn:	Mailing Address	City State	Zip
1	R4418AD00100	1775 NW GRENFELL LOOP	MUNRO ETHELYN	MUNRO ETHELYN G TRUST	1775 NW GRENFELL LOOP	MCMINNVILLE OR	97128
2	R4417BB03400	1478 NW CHARDONNAY DR	BRIMHALL CHRISTOPHER	BRIMHALL CAROL I	6824 SW 13TH ST	PORTLAND OR	97219
3	R4417BB03500	1462 NW CHARDONNAY DR	KOPPANG SPENCER	KOPPANG SPENCER & BEVERLY TRUST THE	1462 NW CHARDONNAY DR	MCMINNVILLE OR	97128
4	R4418AD00200	1769 NW GRENFELL LOOP	BARTON ROBERT	BARTON SHARON A	1769 NW GRENFELL LP	MCMINNVILLE OR	97128
5	R4417BB03600	1452 NW CHARDONNAY DR	HOFFMAN PAULA	HOFFMAN PAULA L	1452 NW CHARDONNAY DR	MCMINNVILLE OR	97128
6	R4418AD09100	2359 NW FENDLE WAY	BARTSCH ALBERT	BARTSCH DIANE L	2359 NW FENDLE WY	MCMINNVILLE OR	97128
7	R4418AD05300	2363 NW GRENFELL LOOP	MARTINEZ JOSE	MARTINEZ BERTHA	2340 NW GRENFELL LP	MCMINNVILLE OR	97128
8	R4418AD11600	2349 NW HAUN DR	GRISWOLD JEAN	GRISWOLD JEAN E TRUST	123 NE 35TH ST	NEWPORT OR	97365
9	R4418 01700		SETNIKER DAVID	SETNIKER IRREVOCABLE TRUST	PO BOX 338	INDEPENDENCE OR	97351
10	R4418 00100	1755 NW BAKER CREEK RD	BAKER CREEK	BAKER CREEK DEVELOPMENT LLC	485 S STATE ST	LAKE OSWEGO OR	97034
	R4418 00106		BAKER CREEK	BAKER CREEK DEVELOPMENT LLC	485 S STATE ST	LAKE OSWEGO OR	97034
12	R4418 01500	11251 NW BAKER CREEK RD	DRAPER THOMAS	DRAPER THOMAS & FAYE FAMILY TRUST	PO BOX 964	MCMINNVILLE OR	97128
13	R4418 01203		DRAPER THOMAS	DRAPER THOMAS & FAYE FAMILY TRUST	PO BOX 964	MCMINNVILLE OR	97128
14	R4418 01201		DRAPER THOMAS	DRAPER THOMAS & FAYE FAMILY TRUST	PO BOX 964	MCMINNVILLE OR	97128
15	R4418 00105		BAKER CREEK	BAKER CREEK DEVELOPMENT LLC	485 S STATE ST	LAKE OSWEGO OR	97034
16	R4418 00102	1645 NW BAKER CREEK RD	LATTER DAY SAINTS	ATTN: TAX DIVISION	50 E NORTH TEMPLE ST	SALT LAKE CITY UT	84150
17	R4418 01200	11105 NW BAKER CREEK RD	DRAPER DENNIS	DRAPER FAMILY TRUST	11105 BAKER CREEK RD	MCMINNVILLE OR	97128
18	R4418 00101	1901 NW BAKER CREEK RD	MCMINNVILLE CITY OF	% WATER & LIGHT COMMISSION	PO BOX 638	MCMINNVILLE OR	97128
19	R4417BB02800	1545 NW CABERNET CT	TERRY JEFF	TERRY JEFF E	1545 NW CABERNET CT	MCMINNVILLE OR	97128
21	R4417BB02900	1561 NW CABERNET CT	BARNES JOHN	BARNES ANGELA M	1561 NW CABERNET CT	MCMINNVILLE OR	97128
22	R4417BB02700	2553 NW OAK RIDGE DR	FLUKE DAVID	FLUKE JAMI S	2553 NW OAK RIDGE DR	MCMINNVILLE OR	97128
23	R4417BB05400	1497 NW CHARDONNAY DR	DIMICK DENNIS	DIMICK DENNIS W	3030 SW SHERWOOD PL	PORTLAND OR	97201
24	R4418AD11100	1921 NW HAUN DR	HOLMES LOGAN	HOLMES CORISSA N	1921 NW HAUN DR	MCMINNVILLE OR	97128
25	R4418AD11000	1903 NW HAUN DR	DRULINER LARRY	DRULINER BARBARA	1903 NW HAUN DR	MCMINNVILLE OR	97128
	R4418AD10900		MCMINNVILLE CITY	MCMINNVILLE CITY OF	230 NE 2ND ST	MCMINNVILLE OR	97128
27	R4417BB03000	1564 NW CABERNET CT	PAASCH FREDERICK	PAASCH DANIELLE M	1564 NW CABERNET CT	MCMINNVILLE OR	97128
28	R4418AD07800	2412 NW MEADOWS DR	LEHDE JOHN	LEHDE VIRGINA G	1015 E 4TH ST	YAMHILL OR	97148
29	R4418AD07700	1865 NW GRENFELL LOOP	FISHER CHARLES	FISHER CHARLES E	1865 NW GRENFELL LP	MCMINNVILLE OR	97128
30	R4418AD07600	1857 NW GRENFELL LOOP	HOWLETT ROGER	HOWLETT JOINT TRUST	1857 NW GRENFELL LP	MCMINNVILLE OR	97128
31	R4418AD07500	1845 NW GRENFELL LOOP	SOTO FLORENCIA	SOTO LESLIE L (WROS)	1845 NW GRENFELL LP	MCMINNVILLE OR	97128
32	R4417BB03100	1548 NW CABERNET CT	BOUDON BARBARA	BOUDON BARBARA R	10933 SW MARILYN ST	TUALATIN OR	97062
33	R4418AD07400	1833 NW GRENFELL LOOP	SCHOOF AARON	SCHOOF AARON T	697 NW ALLEN CT	MCMINNVILLE OR	97128
34	R4417BB03200	1520 NW CABERNET CT	COLVIN JOHN	COLVIN JENNIFER L	1520 NW CABERNET CT	MCMINNVILLE OR	97128
35	R4418AD07300	1825 NW GRENFELL LOOP	CRAIG PATRICIA	CRAIG PATRICIA F	1825 NW GRENFELL LP	MCMINNVILLE OR	97128
36	R4418AD07200	1819 NW GRENFELL LOOP	CLEARKEY LLC	C/O KITTELSON R PEDER	2597 NW ALICE KELLEY ST	MCMINNVILLE OR	97128

ZC 1-16/ZC 2-16/S 3-16

Map No.	Tax Lot	Site Address	Owner	Attn:	Mailing Address	City State	Zip
37	R4418AD07100	1801 NW GRENFELL LOOP	GOMEZ ARMANDO	GOMEZ ARMANDO J	1801 NW GRENFELL LOOP	MCMINNVILLE OR	97128
38	R4417BB03300	1496 NW CHARDONNAY DR	CAMPBELL YOLANDA	CAMPBELL YOLANDA G	1496 NW CHARDONNAY DR	MCMINNVILLE OR	97128
39	R4418AD00300	1757 NW GRENFELL LOOP	MCLAUGHLIN PATRIC	ABT MANUEL	1757 NW GRENFELL LP	MCMINNVILLE OR	97128
40	R4417BB03700	1440 NW CHARDONNAY DR	NORTH MAC	NORTH MAC PROPERTIES LLC	PO BOX 594	MCMINNVILLE OR	97128
41	R4418AD00400	1747 NW GRENFELL LOOP	STRAUGHAN JAMES	STRAUGHAN BARBARA A	1747 NW GRENFELL LOOP	MCMINNVILLE OR	97128
42	R4417BB03800	1426 NW CHARDONNAY DR	GREEN LARRY	GREEN LARRY	1426 NW CHARDONNAY DR	MCMINNVILLE OR	97128
43	R4418AD00500	2390 NW GRENFELL LOOP	CLARK SCOTT	CLARK LISA A	2390 NW GRENFELL LP	MCMINNVILLE OR	97128
44	R4418AD11200	1918 NW HAUN DR	LONG KRISTEN	LONG KRISTEN	625 ESKATON CR #343	GRASS VALLEY CA	95945
45	R4418AD01900	2393 NW SHADDEN DR	THOMPSON ROBERT	THOMPSON KATHLEEN M	2393 NW SHADDEN DR	MCMINNVILLE OR	97128
46	R4418AD02000	2394 NW SHADDEN DR	HALL LACHLAN	HALL FAMILY 2015 TRUST	1036 SW 2ND ST	MCMINNVILLE OR	97128
47	R4418AD03300	2383 NW VICTORIA CT	STUM KEVIN	STUM LAUREN B	2383 NW VICTORIA CT	MCMINNVILLE OR	97128
48	R4418AD11300	2391 NW HAUN DR	LONG KRISTEN	LONG KRISTEN	625 ESKATON CR #343	GRASS VALLEY CA	95945
49	R4418AD03400	2390 NW VICTORIA CT	LONG ERNEST	LONG KAREN L	2390 NW VICTORIA CT	MCMINNVILLE OR	97128
50	R4418AD07900	2390 NW MEADOWS DR	HENSEL ETHELINDA	HENSEL ETHELINDA	PO BOX 810	GASTON OR	97119
51	R4418 01000		ABRAMS MARALYNN	ABRAMS MARALYNN	12477 BAKER CREEK RD	MCMINNVILLE OR	97128
52	R4418AD09300	2387 NW FENDLE WAY	JOHNSON SCOTT	JOHNSON DOLORES A	2387 NW FENDLE WY	MCMINNVILLE OR	97128
53	R4417BC02600	2271 NW DORAL ST	MORGAN JACK	MORGAN JACK P	2271 NW DORAL ST	MCMINNVILLE OR	97128
54	R4418AD03500	2386 NW VICTORIA CT	BROOKING PAUL	BROOKING FAMILY TRUST	2386 NW VICTORIA CT	MCMINNVILLE OR	97128
55	R4418AD09500	2388 NW FENDLE WAY	HYDE RONALD	HYDE SALLY L	2388 NW FENDLE WY	MCMINNVILLE OR	97128
56	R4418AD11400	2379 NW HAUN DR	THESSIN WILLIAM	MURRAY CAROLE J	2379 NW HAUN DR	MCMINNVILLE OR	97128
57	R4418AD00600	2383 NW GRENFELL LOOP	BERGMANN CLINTON	BERGMANN STEPHANIE	2382 NW GRENFELL LP	MCMINNVILLE OR	97128
58	R4418AD01800	2381 NW SHADDEN DR	PIVEK ROY	PIVEK TERESA	2381 NW SHADDEN DR	MCMINNVILLE OR	97128
59	R4418AD07000	2385 NW MCGAREY DR	MITSCHE RANDY	MITSCHE RANDY S	2385 NW MCGAREY DR	MCMINNVILLE OR	97128
60	R4418AD08000	2384 NW MEADOWS DR	HENSEL ETHELINDA	HENSEL ETHELINDA	PO BOX 810	GASTON OR	97119
61	R4418B 00900	2275 SW WEST WIND DR	PODESTA JOSEPH	PODESTA MONIKA M	2046 NW KALE WAY	MCMINNVILLE OR	97128
62	R4417BC02500	2276 NW DORAL ST	REYNOLDS JODY	REYNOLDS JODY C & ADELINE M	2276 DORAL ST	MCMINNVILLE OR	97128
63	R4418AD02100	2380 NW SHADDEN DR	INLOW KENNETH	INLOW KENNETH R	2380 NW SHADDEN DR	MCMINNVILLE OR	97128
64	R4418AD05500	2384 NW MCGAREY DR	VILJAK INGRID	VILJACK ESTHER FAMILY TRUST	PO BOX 190	SHERIDAN OR	97378
65	R4418B 01000	2225 SW WEST WIND DR	LARSON DOUGLAS	LARSON CHRISTINE E	6613 69TH DR	MARYSVILLE WA	98270
66	R4417BC02501	2268 NW DORAL ST	BJONNESS-JACOBSEN J	BJONNESS-JACOBSEN BETH A D	2268 NW DORAL ST	MCMINNVILLE OR	97128
67	R4418B 01100	2175 SW WEST WIND DR	BOWMAN MARVIN	BOWMAN MARVIN S	13875 SW 158TH TERRACE	TIGARD OR	97224
68	R4418AD05400	2381 NW GRENFELL LOOP	WEINREB MARY	WEINREB MARY MARGARET (WROS)	2381 NW GRENFELL LP	MCMINNVILLE OR	97128
69	R4418AD08100	2372 NW NEADOWS DR	RANGBAR FARHAD	RANGBAR FARHAD SALAHI	2636 RED SAGE	IRVINE CA	92618
70	R4417BC00100	1360 NW GREENBRIAR PL	MCMINNVILLE CITY	MCMINNVILLE CITY OF		MCMINNVILLE OR	97128
71	R4418B 01200	2145 SW WEST WIND DR	ROGERS MARIA	ROGERS MARIA	2145 NW WEST WIND DR	MCMINNVILLE OR	97128

ZC 1-16/ZC 2-16/S 3-16

Map No.	Tax Lot	Site Address	Owner	Attn:	Mailing Address	City State	Zip
72	R4418AD03200	2377 NW VICTORIA CT	BECK DAVID	BECK DAVID & JEANNE REVOCABLE TRUST	PO BOX 670	AMITY OR	97101
73	R4418B 01300	2115 SW WEST WIND DR	SCHLOTFELDT JAMES	SCHLOTFELDT KATHY B	PO BOX 1797	MCMINNVILLE OR	97128
74	R4418AD09200	2377 NW FENDLE WAY	DOTY LAWRENCE	DOTY DEVRI D REVOC LIVING TRUST 1/2	1707 NW DOTY LN	MCMINNVILLE OR	97128
75	R4418AD11500	2361 NW HAUN DR	WILTON WILLIAM	WILTON WILLIAM S	2361 NW HAUN DR	MCMINNVILLE OR	97128
76	R4417BC02400	1351 NW GREENBRIAR PL	CHAPMAN ROBERT	CHAPMAN ROBERT F & JEANETTE	1351 GREENBRIAR PL	MCMINNVILLE OR	97128
77	R4418AD09600	2376 NW FENDLE WAY	RICHARDS R	RICHARDS ALTHEA REVOCABLE TRUST	2376 NW FENDLE WY	MCMINNVILLE OR	97128
78	R4418AD03600	2374 NW VICTORIA CT	VELASCO-ANGLE LYNNETTE	ANGLE EDWARD P	2374 NW VICTORIA CT	MCMINNVILLE OR	97128
79	R4418AD00700	2376 NW GRENFELL LOOP	CECHOVIC MICHAEL	CECHOVIC MICHAEL R	PO BOX 415	ENTERPRISE OR	97828
80	R4417BC02300	1311 NW GREENBRIAR PL	POWELL KRISTOPHER	POWELL KRISTA	1311 NW GREENBRIAR PL	MCMINNVILLE OR	97128
81	R4418AD01700	2371 NW SHADDEN DR	DELARBRE MATHIEU	DELARBRE JESSIE A	2371 NW SHADDEN DR	MCMINNVILLE OR	97128
	R4418AD06900	2373 NW MCGAREY DR	HALL JOHN	HALL AMBER N	2373 NW MCGAREY DR	MCMINNVILLE OR	97128
83	R4417BC02200	1301 NW GREENBRIAR PL	ALLEN RICHARD	ALLEN JANETTE K	1301 GREENBRIAR PL	MCMINNVILLE OR	97128
84	R4417BC02601	2263 NW DORAL ST	LUX MICHAEL	SPURGEON MAUREEN S	2263 NW DORAL ST	MCMINNVILLE OR	97128
85	R4418AD08200	2360 NW MEADOWS DR	ACKER ELEANOR	ACKER ELEANOR N	2360 NW MEADOWS DR	MCMINNVILLE OR	97128
86	R4418AD05600	2374 NW MCGAREY DR	CRAIG PATRICIA	AVENDANO NAOMI M	2374 NW MCGAREY DR	MCMINNVILLE OR	97128
87	R4418AD02200	2364 NW SHADDEN DR	OLSEN JAMES	OLSEN SUSAN C	2364 NW SHADDEN DR	MCMINNVILLE OR	97128
88	R4418AD09700	2358 NW FENDLE WAY	TOWNSEND NANCY	TOWNSEND NANCY M	2358 NW FENDLE WY	MCMINNVILLE OR	97128
89	R4418AD00800	2360 NW GRENFELL LOOP	JUSTICE SAMUEL	JUSTICE SUSAN R	2360 NW GRENFELL LP	MCMINNVILLE OR	97128
90	R4418AD06800	2355 NW MCGAREY DR	FRENCH NEVA	FRENCH NEVA R	2355 NW MCGAREY DR	MCMINNVILLE OR	97128
91	R4417BC00200	1350 NW GREENBRIAR PL	DIX DOUGLAS	DIX WINIFRED M IRREVOCABLE TRUST	PO BOX 1192	MCMINNVILLE OR	97128
92	R4418AD03100	2369 NW VICTORIA CT	DE LAS	DE LAS HERAS CINDY N	415 NW MT MAZAMA ST	MCMINNVILLE OR	97128
93	R4418AD01600	2359 NW SHADDEN DR	SUTTON ROBERT	SUTTON MINDY G	2359 NW SHADDEN DR	MCMINNVILLE OR	97128
94	R4418AD08300	2348 NW MEADOWS DR	TIEDGE JOHN	TIEDGE FAUN	2243 NW DORAL ST	MCMINNVILLE OR	97128
95	R4417BC02503	2242 NW DORAL ST	HANEY WILLIAM	HANEY BARBARA A	PO BOX 1303	MCMINNVILLE OR	97128
	R4418AD05700	2354 NW MCGAREY DR	REDMOND TIMOTHY	REDMOND TIMOTHY H	2354 NW MCGAREY DR	MCMINNVILLE OR	97128
97	R4418AD03700	2362 NW VICTORIA CT	FRANKLIN DUWAYNE	FRANKLIN LORNA	PO BOX 697	YAMHILL OR	97148
98	R4418AD09000	2347 NW FENDLE WAY	KEARNS SEQUOYAH	KEARNS SEQUOYAH J	2347 NW FENDLE WY	MCMINNVILLE OR	97128
99	R4417BC02502	2254 NW DORAL ST	MEYER DIANA	MEYER FAMILY REVOCABLE LIVING TRUST	2254 NW DOREL ST	MCMINNVILLE OR	97128
100	R4418AD05200	2355 NW GRENFELL LOOP	BUCHHOLZ LESLIE	BUCHHOLZ JUDITH E	2355 NW GRENFELL LP	MCMINNVILLE OR	97128
101	R4418AD11700	2335 NW HAUN DR	YEO RICHARD	YEO RICHARD & CARLA LIVING TRUST	PO BOX 534	YAMHILL OR	97148
102	R4418AD02300	2350 NW SHADDEN DR	ENNIS JAMES	ENNIS ELIZABETH J	2350 NW SHADDEN DR	MCMINNVILLE OR	97128
103	R4418AD09800	2346 NW FENDLE WAY	WARREN WILLIAM	WARREN KATHLEEN M	2346 NW FENDLE WY	MCMINNVILLE OR	97128
104	R4417BC02602	2243 NW DORAL ST	TIEDGE JOHN	TIEDGE FAUN	2243 NW DORAL ST	MCMINNVILLE OR	97128
105	R4417 01400	1301 NW MICHELBOOK LN	MICHELBOOK ESTATES	MICHELBOOK ESTATES INC	1301 NW MICHELBOOK LANE	MCMINNVILLE OR	97128
106	R4418AD00900	2352 NW GRENFELL LOOP	SOMERSHOE LEWIS	SOMERSHOE BEVERLY	2352 NW GRENFELL LP	MCMINNVILLE OR	97128

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Map No.	Tax Lot	Site Address	Owner	Attn:	Mailing Address	City State	Zip
107	R4418AD06700	2345 NW MCGAREY DR	WILLIUS SANDRA	WILLIUS MARC A (WROS)	PO BOX 1364	MCMINNVILLE OR	97128
108	R4417BC00300	1340 NW GREENBRIAR PL	TOLIVER BYRON	TOLIVER SHERRY L	1340 NW GREENBRIER PL	MCMINNVILLE OR	97128
109	R4418AD03000	2357 NW VICTORIA CT	KJELLAND JAMES	KJELLAND JUDI J	2357 NW VICTORIA CT	MCMINNVILLE OR	97128
110	R4418AD08400	2332 NW MEADOWS DR	GARVEY ROBERT	GARVEY MARLENE D	2332 NW MEADOWS DR	MCMINNVILLE OR	97128
111	R4418AD05800	2338 NW MCGAREY DR	BUSH KAREN	BUSH KAREN M	2338 NW MCGAREY DR	MCMINNVILLE OR	97128
112	R4418AD01500	2341 NW SHADDEN DR	RONER DONALD	RONER DONALD	2341 NW SHADDEN DR	MCMINNVILLE OR	97128
113	R4418AD08900	2331 NW FENDLE WAY	ANDERSON EVA	ANDERSON EVA L	2331 NW FENDLE WY	MCMINNVILLE OR	97128
114	R4418AD11800	2321 NW HAUN DR	BENTON DONALD	BENTON DONALD A & COLLENE R JT RLT	2313 NW HAUN DR	MCMINNVILLE OR	97128
115	R4418AD05100	2343 NW GRENFELL LOOP	ZEEB MICHAEL	ZEEB LEELA	2343 NW GRENFELL LP	MCMINNVILLE OR	97128
116	R4418AD03800	2348 NW VICTORIA CT	KING DARRELL	KING LUCY G	2348 NW VICTORIA CT	MCMINNVILLE OR	97128
117	R4418AD09900	2328 NW FENDLE WAY	LENO RANDALL	HOOPER NORIEDA B	2328 NW FENDLE WY	MCMINNVILLE OR	97128
118	R4418B 03500	2240 SW WEST WIND DR	CHANG YONGJIAN	WANG HAIJUAN	2679 NE PINOT NOIR DR	MCMINNVILLE OR	97128
119	R4418B 03600	2270 SW WEST WIND DR	AMERSON ALAN	AMERSON GINA K	2270 NW WEST WIND DR	MCMINNVILLE OR	97128
120	R4418AD02400	2334 NW SHADDEN DR	SKINNER KENNETH	SKINNER FLORANCE A	2334 NW SHADDEN DR	MCMINNVILLE OR	97128
121	R4418B 03400	2200 SW WEST WIND DR	CAREY STEVEN	CAREY RHONDA A	2200 NW WEST WIND DR	MCMINNVILLE OR	97128
122	R4418AD01000	2340 NW GRENFELL LOOP	SANCHEZ BERTHA	SANCHEZ BERTHA A	2340 NW GRENFELL LP	MCMINNVILLE OR	97128
123	R4418AD06600	2325 NW MCGAREY DR	GARVEY LISA	GARVEY LISA A	2325 NW MCGAREY DR	MCMINNVILLE OR	97128
124	R4417BC00400	1330 NW GREENBRIAR PL	APPEL MARK	APPEL MARK S & MARY J	1330 GREENBRIAR PL	MCMINNVILLE OR	97128
125	R4418AD11900	2313 NW HAUN DR	BENTON DONALD	BENTON DONALD A & COLLENE R JT RLT	2313 NW HAUN DR	MCMINNVILLE OR	97128
126	R4418AD08500	2320 NW MEADOWS DR	HARMES JENNIFER	HARMES JENNIFER L	2320 NW MEADOWS DR	MCMINNVILLE OR	97128
127	R4418AD05900	2320 NW MCGAREY DR	DREYER VERNON	DREYER TARLENE J	2320 NW MCGAREY DR	MCMINNVILLE OR	97128
128	R4418AD02900	2339 NW VICTORIA CT	HOUSE ROBERTA	HOUSE ROBERTA	PO BOX 625	MCMINNVILLE OR	97128
129	R4418AD08800	2317 NW FENDLE WAY	CADINHA LINDA	C/O LINDA BONA	19701 NE TRUNK RD	DUNDEE OR	97115
130	R4417BC02603	2221 NW DORAL ST	JACOBS ARTHUR	JACOBS PATRICIA A	2221 NW DORAL ST	MCMINNVILLE OR	97128
131	R4417BC02504	2224 NW DORAL ST	BARLOW BARRY	BARLOW EDITH J	6026 CIELO CIR	SPARKS NV	89506
132	R4417BC00500	1320 NW GREENBRIAR PL	UTTI RICHARD	UTTI TRACIE L	1320 NW GREENBRIAR PL	MCMINNVILLE OR	97128
133	R4418AD05000	2321 NW GRENFELL LOOP	HANSON RUTH	HANSON RUTH L	2321 NW GRENFELL LP	MCMINNVILLE OR	97128
134	R4417BC00700	1300 NW GREENBRIAR PL	MORGAN JAMES	MORGAN BETTY J	1300 NW GREENBRIAR PL	MCMINNVILLE OR	97128
135	R4418AD01400	2323 NW SHADDEN DR	JELLISON NANCY	JELLISON NANCY L	2323 NW SHADDEN DR	MCMINNVILLE OR	97128
136	R4417BC00600	1310 NW GREENBRIAR PL	REDDING LISA	REDDING LISA	1310 NW GREENBRIAR PL	MCMINNVILLE OR	97128
137	R4417BC02505	2216 NW DORAL ST	BURNETT HERMAN	BURNETT HERMAN & SHIRLEY TRUST	2216 NW DORAL ST	MCMINNVILLE OR	97128
138	R4418B 01400		JORGENSEN GARY	JORGENSEN LINDA	6483 N HAZEL	FRESNO CA	93711
139	R4418AD10000	2318 NW FENDLE WAY	CRONIN DONALD	CRONIN DONALD M TRUST	4375 SE WHITESON RD	MCMINNVILLE OR	97128
140	R4418AD08600	2314 NW MEADOWS DR	541 INVESTMENT	541 INVESTMENT GROUP LLC	422 NW 13TH AVE #245	PORTLAND OR	97209
141	R4418AD03900	2332 NW VICTORIA CT	SMITH JEFFREY	SMITH JEFFREY A	2332 NW VICTORIA CT	MCMINNVILLE OR	97128

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Map No.	Tax Lot	Site Address	Owner	Attn:	Mailing Address	City State	Zip
142	R4418AD01100	2322 NW GRENFELL LOOP	CARLETON LARRY	CARLETON MERIKO A	3609 W 8TH ST	THE DALLES OR	97058
143	R4418AD06400	1815 NW 23RD ST	FAX J	FAX LIVING TRUST	13955 NW WILLIS RD	MCMINNVILLE OR	97128
144	R4418AD08700	2313 NW FENDLE WAY	CADINHA LINDA	C/O LINDA BONA	19701 NE TRUNK RD	DUNDEE OR	97115
145	R4418AD02500	2318 NW SHADDEN DR	BISHOP EDWIN	BISHOP TANYA C	2318 NW SHADDEN DR	MCMINNVILLE OR	97128
146	R4418AD06500	1809 NW 23RD ST	FAX J	FAX LIVING TRUST	13955 NW WILLIS RD	MCMINNVILLE OR	97128
147	R4418AD10100	2310 NW FENDLE WAY	BRANDT GREGORY	BRANDT REBECCA L	2310 NW FENDLE WAY	MCMINNVILLE OR	97128
148	R4418AD06000	1775 NW 23RD ST	LONG PAUL	LONG PAUL V	29380 NE OWLS LN	NEWBERG OR	97132
149	R4417BC02507	2200 NW DORAL ST	BERRY ARLYS	BERRY ARLYS FAMILY TRUST	440 NW HILLSIDE PKWY APT M27	MCMINNVILLE OR	97128
150	R4418AD04900	1751 NW 23RD ST	DK RENTALS	DK RENTALS LLC	PO BOX 164	YAKUTAT AK	99689
151	R4418AD02800	2327 NW VICTORIA CT	SHEPPARD KRISTINA	SHEPPARD KRISTINA A	2327 NW VICTORIA CT	MCMINNVILLE OR	97128
152	R4418B 01600	2150 SW HOMER ROSS LP	ABRAMS MARALYNN	ABRAMS MARALYNN	12477 BAKER CREEK RD	MCMINNVILLE OR	97128
153	R4417BC03200	1420 NW SPYGLASS CT	BLOHM JAMES	BLOHM BEVERLY J	1420 NW SPYGLASS CT	MCMINNVILLE OR	97128
154	R4417BC02700	2136 NW DORAL ST	MOORE ROSEMARY	MOORE ROSEMARY REVOCABLE LIVING TRUST	2136 NW DORAL ST	MCMINNVILLE OR	97128
155	R4418DB12121	2062 NW KALE WAY	ALAN RUDEN	ALAN RUDEN INC	PO BOX 570	MCMINNVILLE OR	97128
156	R4418DB07100	2044 NW MEADOWS DR	PROBASCO PRESTON	PROBASCO CYNTHIA C	2044 NW MEADOWS DR	MCMINNVILLE OR	97128
157	R4418DB12127	2058 NW YOHN RANCH DR	ALAN RUDEN	ALAN RUDEN INC	PO BOX 570	MCMINNVILLE OR	97128
158	R4418DB12120	2054 NW KALE WAY	ALAN RUDEN	ALAN RUDEN INC	PO BOX 570	MCMINNVILLE OR	97128
159	R4417BC04600	2045 NW DORAL ST	PHILLIPPI ROSS	PHILLIPPI ROSS L III	PO BOX 1330	MCMINNVILLE OR	97128
160	R4418DB12128	2050 NW YOHN RANCH DR	MURRELL BRENT	MURRELL BRENT	2050 NW YOHN RANCH RD	MCMINNVILLE OR	97128
161	R4417BC04200	1473 NW FIRESTONE CT	ELLIOTT JAMES	ELLIOTT JAMES M	1473 NW FIRESTONE CT	MCMINNVILLE OR	97128
162	R4418DB06500	2036 NW MEADOWS DR	SMITH GREGORY	SMITH GREGORY A	2036 NW MEADOWS DR	MCMINNVILLE OR	97128
163	R4418DA05700	1766 NW COTTONWOOD DR	CROWN DINA	CROWN DINA	1766 NW COTTONWOOD DR	MCMINNVILLE OR	97128
164	R4418DB00500	1766 NW YOHN RANCH DR	KEARNS ISAAC	KEARNS NICOLE R	1766 NW YOHN RANCH DR	MCMINNVILLE OR	97128
165	R4418DD06400	1520 NW MEDINAH DR	GOINS GEORGE	GOINS ANNAJEAN	1520 NW MEDINAH DR	MCMINNVILLE OR	97128
166	R4418AD04901	1749 NW 23RD ST	DK RENTALS	DK RENTALS LLC	PO BOX 164	YAHUTAT AK	99689
168	R4418AD12000	1906 NW 23RD ST	SEMON WAYNE	SEMON MELVA	2293 NW HAUN DR	MCMINNVILLE OR	97128
169	R4418AD01300	2305 NW SHADDEN DR	UTT SARAH	UTT SARAH J	2305 NW SHADDEN DR	MCMINNVILLE OR	97128
170	R4418AD06001	2312 NW MCGAREY DR	HOWLAND PETER	HOWLAND PETER M LIVING TRUST	1775 NW 23RD ST	MCMINNVILLE OR	97128
171	R4418AD01200	2300 NW GRENFELL LOOP	HAAS MELVIN	HAAS MELVIN & PATRICIA A TRUST	2300 NW GRENFELL LP	MCMINNVILLE OR	97128
172	R4418AD01201	1723 NW 23RD ST	EFRAIMSON DANIEL	EFRAIMSON DANIEL J	3627 NW 24TH CIRCLE	CAMAS WA	98607
173	R4418AD04000	2320 NW VICTORIA CT	WHINERY DELBERT	DELBERT D & MARY J REVOC LIVING TRUST	2320 NW VICTORIA CT	MCMINNVILLE OR	97128
174	R4418AD10800		MCMINNVILLE CITY	MCMINNVILLE CITY OF	230 NE 2ND ST	MCMINNVILLE OR	97128
175	R4417BC02604	2205 NW DORAL ST	MAAHS KENNETH	MAAHS KENNETH H & HOLLY JO	2205 DORAL ST	MCMINNVILLE OR	97128
176	R4417BC02507	2200 NW DORAL ST	BERRY ARLYS	BERRY ARLYS FAMILY TRUST	440 NW HILLSIDE PKWY APT M27	MCMINNVILLE OR	97128
177	R4418AD02600	2304 NW SHADDEN DR	FARLEY SHANE	FARLEY MELISSA A	2304 NW SHADDEN DR	MCMINNVILLE OR	97128

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Map No.	Tax Lot	Site Address	Owner	Attn:	Mailing Address	City State	Zip
178	R4418B 03300	2145 SW HOMER ROSS LP	KIZER DOUG	KIZER KELLY	PO BOX 1362	MCMINNVILLE OR	97128
179	R4418AD10700	1866 NW 23RD ST	HAYES ROSALEE	HAYES REGINALD F & ROSALEE FAMILY TRUST	1866 NW 23RD ST	MCMINNVILLE OR	97128
180	R4418AD10600	1860 NW 23RD ST	BRENDLE THOMAS	BRENDLE SHELLEY M	1860 NW 23RD ST	MCMINNVILLE OR	97128
181	R4417BC02508	2184 NW DORAL ST	DUNCAN JEANETTE	DUNCAN FAMILY TRUST U/A/D JUNE 1992	2184 NW DORAL ST	MCMINNVILLE OR	97128
182	R4418AD10500	2291 NW FENDLE WAY	BROOKS JACK	BROOKS JEAN	2291 NW FENDLE WAY	MCMINNVILLE OR	97128
183	R4418AD02700	1655 NW 23RD ST	PETERSON KEVEN	PETERSON HELEN	1655 NW 23RD ST	MCMINNVILLE OR	97128
184	R4418 00202		MCMINNVILLE CITY	MCMINNVILLE CITY OF	230 NE 2ND ST	MCMINNVILLE OR	97128
185	R4418AD10200	1828 NW 23RD ST	CHRISTIE JORDAN	CHRISTIE KATHRYN L	2290 NW FENDLE WY	MCMINNVILLE OR	97128
186	R4418B 02800		AMERSON ALAN	AMERSON ALAN A	2270 NW WEST WIND DR	MCMINNVILLE OR	97128
187	R4417BC02510	2168 NW DORAL ST	KIRKLAND GREG	KIRKLAND LANA L	1212 NW TORRES PINE CT	MCMINNVILLE OR	97128
188	R4418AD06300	2293 NW MCGAREY DR	COLLIER FRANCES	COLLIER FRANCES J REVOCABLE LIVING TRUST	2632 NW PINEHURST DR	MCMINNVILLE OR	97128
189	R4418AD04100	2308 NW VICTORIA CT	REPPETO JOHN	REPPETO MILDRED	2308 NW VICTORIA CT	MCMINNVILLE OR	97128
190	R4417BC02511	2160 NW DORAL ST	SCOWDEN ROLAND	SCOWDEN BRITA M	2160 NW DORAL ST	MCMINNVILLE OR	97128
191	R4418B 01500	2120 SW HOMER ROSS LP	ABRAMS MARALYNN	ABRAMS MARALYNN	12477 BAKER CREEK RD	MCMINNVILLE OR	97128
192	R4418AD10400	2283 NW FENDLE WAY	BELDING SHERRY	BELDING SHERRY A	2283 NW FENDLE WY	MCMINNVILLE OR	97128
193	R4418AD06100	2288 NW MCGAREY DR	COLLIER FRANCES	COLLIER FRANCES J REVOC LIVING TRUST	2632 NW PINEHURST DR	MCMINNVILLE OR	97128
194	R4418B 02900		AMERSON ALAN	AMERSON ALAN A	2270 NW WEST WIND DR	MCMINNVILLE OR	97128
195	R4418AD04801	1754 NW 23RD ST	KIMBLE ROBERT	KIMBLE ROBERT V JR	1205 CONCORD DR	ALIQUIPPA PA	15001
196	R4418AD10300	2280 NW FENDLE WAY	CHILDRESS DAVID	CHILDRESS DEBORAH M	2280 NW FENDLE WAY	MCMINNVILLE OR	97128
197	R4417BC02608		STRONG CHARLES	STRONG CHARLES W	2181 DORAL ST	MCMINNVILLE OR	97128
198	R4418AD04801	1754 NW 23RD ST	KIMBLE ROBERT	KIMBLE ROBERT V JR	2287 NW MAHALA WAY	MCMINNVILLE OR	97128
199	R4417BC02607	2181 NW DORAL ST	STRONG CHARLES	KERNBERGER KATHERINE	2181 NW DORAL ST	MCMINNVILLE OR	97128
200	R4417BC02606	2189 NW DORAL ST	CLARK CURRY	CLARK CURRY R	2189 NW DORAL ST	MCMINNVILLE OR	97128
201	R4417BC02605	2195 NW DORAL ST	JOHNSTON BOB	JOHNSTON NELLIE M	2195 NW DORAL ST	MCMINNVILLE OR	97128
202	R4418 00204		VJ2 DEVELOPMENT	VJ2 DEVELOPMENT INC	695 COMERCIAL ST SE STE 6	SALEM OR	97301
203	R4418AD06200	2285 NW MCGAREY DR	AMH 2014-2	AMH 2014-2 BORROWER LLC	30601 AGOURA RD SUITE 200	AGOURA HILLS CA	91301
204	R4418AD04700	2296 NW MAHALA WAY	YEO RICHARD	YEO RICHARD & CARLA LIVNG TRUST	PO BOX 534	YAMHILL OR	97148
205	R4418B 03000	2245 SW HOMER ROSS LP	RAPER DAVID	RAPER TRUST	6571 NE CHERRY DR APT 2325	HILLSBORO OR	97124
206	R4418AD04600	2285 NW SHADDEN DR	HUDSON STEPHEN	HUDSON KERRIE E	2285 NW SHADDEN DR	MCMINNVILLE OR	97128
207	R4418AD04200	2290 NW VICTORIA DR	SHERMAN MARK	SHERMAN MARK A	PO BOX 483	MCMINNVILLE OR	97128
208	R4418AD04500	1676 NW 23RD ST	HARRIS WAYNE	HARRIS LINDA A	1676 NW 23RD ST	MCMINNVILLE OR	97128
210	R4418AD04701	2278 NW MAHALA WAY	YEO RICHARD	YEO RICHARD & CARLA LIVNG TRUST	PO BOX 534	YAMHILL OR	97148
211	R4418AD04400	1652 NW 23RD ST	HOMERES DANIEL	HOMERES CONNIE L	1652 NW 23RD ST	MCMINNVILLE OR	97128
212	R4418B 03100	2215 SW HOMER ROSS LP	STLOUIS DAVID	STLOUIS DAVID W & CAROL A FAMILY TRUST	2215 SW HOMER ROSS LP	MCMINNVILLE OR	97128
213	R4418B 03200	2175 SW HOMER ROSS LP	ELLIOTT PAUL	ELLIOTT JANE E	384 SW PEMBERLY LOOP	MCMINNVILLE OR	97128

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Map No.	Tax Lot	Site Address	Owner	Attn:	Mailing Address	City State	Zip
214	R4418AD04300	2278 NW VICTORIA DR	SCHROY PAUL	C/O SANDRA FERGUSON	1713 EVERGREEN CT	DAVIS CA	95618
215	R4417BC03100	1433 NW SPYGLASS CT	ZULEGAR ROBERT	ZULEGAR CAROLE L	1433 NW SPYGLASS CT	MCMINNVILLE OR	97128
216	R4417BC03000	1451 NW SPYGLASS CT	MILLER JAMES	MILLER SUSAN K	1451 NW SPYGLASS CT	MCMINNVILLE OR	97128
217	R4418B 02100	2280 SW HOMER ROSS LP	MARTINEZ JOSE	MARTINEZ BERTHA A	2340 NW GRENFELL LP	MCMINNVILLE OR	97128
218	R4417BC02900	2110 NW DORAL ST	RUSSELL MARYALICE	RUSSELL JAMES	2110 NW DORAL ST	MCMINNVILLE OR	97128
219	R4417BC03300	1440 NW SPYGLASS CT	FERRINGTON GEORGE	FERRINGTON GEORGE & NANCY E	1440 SPYGLASS CT	MCMINNVILLE OR	97128
220	R4418B 02200	2500 SW HOMER ROSS LP	WYSE NEAL	WYSE BARBARA	2300 SW HOMER ROSS LOOP	MCMINNVILLE OR	97128
221	R4418 01001		BROSIUS SCOTT	BROSIUS JENNIFER A FAMILY TRUST 1/2	1780 NW TROON CT	MCMINNVILLE OR	97128
222	R4417BC03400	2070 NW DORAL ST	JENSEN ANNA	FIDEL NORMA A	2070 NW DORAL ST	MCMINNVILLE OR	97128
223	R4418B 01900	2220 SW HOMER ROSS LP	STEWART JOSEPH	DAOUST-STEWART BONNIE A	PO BOX 1709	MCMINNVILLE OR	97128
224	R4418B 01700	2180 SW HOMER ROSS LP	RODEWALD SUSAN	BOUTWELL KAY	2180 SW HOMER ROSS LP	MCMINNVILLE OR	97128
225	R4418B 01800	2200 SW HOMER ROSS LP	WHITE VALGENE	WHITE FAMILY TRUST	2200 SW HOMER ROSS LP	MCMINNVILLE OR	97128
226	R4417BC03700	2089 NW DORAL ST	ANDERSON DAVID	ANDERSON FULVIA D	2089 NW DORAL ST	MCMINNVILLE OR	97128
227	R4417BD04400	1225 NW ST ANDREWS PT	BARTNIK WAYNE	BARTNIK SANDRA	1225 NW SAINT ANDREWS POINT	MCMINNVILLE OR	97128
228	R4417BC03500	2060 NW DORAL ST	STUBBERFIELD KRISTOPHER	STUBBERFIELD SUSAN R	2060 NW DORAL ST	MCMINNVILLE OR	97128
229	R4417BC03600	2048 NW DORAL ST	HESSELGESSER DELMAR	HESSELGESSER DELMAR E & HELEN L	2048 DORAL ST	MCMINNVILLE OR	97128
230	R4417BC03800	2075 NW DORAL ST	LUNT ROBERT	LUNT FAMILY TRUST	2075 NW DORAL ST	MCMINNVILLE OR	97128
231	R4417BD04401	1200 NW ST ANDREWS PT	PATTON KAREN	PATTON FAMILY TRUST	1200 NW ST ANDREWS POINT	MCMINNVILLE OR	97128
232	R4418 00300		MCMINNVILLE SCHOOL	MCMINNVILLE SCHOOL DISTRICT NO 40	1500 NE BAKER ST	MCMINNVILLE OR	97128
233	R4417BC03900	2059 NW DORAL ST	SCHULMAN ROBERT	SCHULMAN ROBERT M	2059 NW DORAL ST	MCMINNVILLE OR	97128
234	R4418DB12124	2098 NW KALE WAY	ALAN RUDEN	ALAN RUDEN INC	PO BOX 570	MCMINNVILLE OR	97128
235	R4418DB12000		THE PUBLIC	THE PUBLIC	1341 NW GREEN VIEW CT	MCMINNVILLE OR	97128
236	R4418DB11900	2071 NW MEADOWS DR	ARNETT CHRISOPHER	ARNETT TRACEY A	2071 NW MEADOWS DR	MCMINNVILLE OR	97128
237	R4418DB07200	2076 NW MEADOWS DR	KAUSCH JENNIFER	KAUSCH JENNIFER M	2076 NW MEADOWS DR	MCMINNVILLE OR	97128
238	R4418DB06400	2068 NW MEADOWS DR	SCARLA NICHOLAS	TURNIDGE TARA J WROS	2068 NW MEADOWS DR	MCMINNVILLE OR	97128
239	R4418DB12125	2080 NW YOHN RANCH DR	ALAN RUDEN	ALAN RUDEN INC	PO BOX 570	MCMINNVILLE OR	97128
240	R4418DB12123	2088 NW KALE WAY	ALAN RUDEN	ALAN RUDEN INC	PO BOX 570	MCMINNVILLE OR	97128
241	R4417BC04000	1451 NW FIRESTONE CT	KERN JOHN	ATTN KERN JEANETTE E	1451 NW FIRESTONE CT	MCMINNVILLE OR	97128
242	R4418DB12122	2068 NW KALE WAY	ALAN RUDEN	ALAN RUDEN INC	PO BOX 570	MCMINNVILLE OR	97128
243	R4418DB12126	2066 NW YOHN RANCH DR	ALAN RUDEN	ALAN RUDEN INC	PO BOX 570	MCMINNVILLE OR	97128
244	R4417BC04100	1463 NW FIRESTONE CT	CRENSHAW SHIRLEY	CRENSHAW SHIRLEY J REVOC LIVING TRUST	1463 NW FIRESTONE CT	MCMINNVILLE OR	97128
245	R4418DB11800	2059 NW MEADOWS DR	WALES DANIEL	WALES JAMNIAN P	2059 NW MEADOWS DR	MCMINNVILLE OR	97128
246	R4418DB12119	2046 NW KALE WAY	ALAN RUDEN	ALAN RUDEN INC	PO BOX 570	MCMINNVILLE OR	97128
247	R4418DB11700	2037 NW MEADOWS DR	HAMILTON ROBERT	HAMILTON ROBERT D	2037 NW MEADOWS DR	MCMINNVILLE OR	97128
248	R4418DB12129	2036 NW YOHN RANCH DR	COTTONWOOD 1	COTTONWOOD 1 LLC	PO BOX 570	MCMINNVILLE OR	97128

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Map No.	Tax Lot	Site Address	Owner	Attn:	Mailing Address	City State	Zip
249	R4417BC04700	2037 NW DORAL ST	LUCAS DANA	LUCAS SURVIVOR'S TRUST (TRUST A)	2037 NW DORAL ST	MCMINNVILLE OR	97128
250	R4418DB12118	2034 NW KALE WAY	ALAN RUDEN	ALAN RUDEN INC	PO BOX 570	MCMINNVILLE OR	97128
251	R4418DB12130	2030 NW YOHN RANCH DR	MCLAUGHLIN KIMBERLY	MCLAUGHLIN KIMBERLY	2030 NW YOHN RANCH DR	MCMINNVILLE OR	97128
252	R4418DB07000	2022 NW MEADOWS DR	SEEHAWER LYLE	SEEHAWER FAMILY TRUST	2022 NW MEADOWS DR	MCMINNVILLE OR	97128
253	R4417BC04500	1460 NW FIRESTONE CT	WICHERS MARGARET	WICHERS MARGARET J	1460 NW FIRESTONE CT	MCMINNVILLE OR	97128
254	R4418DB12117	2022 NW KALE WAY	STAEBLER TODD	STAEBLER MELANIE A	2022 NW KALE WAY	MCMINNVILLE OR	97128
255	R4418DB06600	2024 NW MEADOWS DR	BROWN NANCY	BROWN NANCY E	2024 NW MEADOWS DR	MCMINNVILLE OR	97128
256	R4418DB12131	2014 NE YOHN RANCH DR	COTTONWOOD SECOND	HOMEOWNERS ASSOCIATION	PO BOX 570	MCMINNVILLE OR	97128
257	R4418DB11600	2015 NW MEADOWS DR	NASH JOSEPH	NASH TANYA D	2015 NW MEADOWS DR	MCMINNVILLE OR	97128
258	R4417BC04800	2019 NW DORAL ST	ENTICKNAP PETER	ENTICKNAP PETER M & LINDA C TRUST	2019 NW DORAL ST	MCMINNVILLE OR	97128
259	R4417BC04300	1484 NW FIRESTONE CT	NELLIS NORMA	NELLIS NORMA E TRUST	310 W LINCOLN ST	CARLTON OR	97128
260	R4417BC04400	1472 NW FIRESTONE CT	WALSTAD WILLIAM	FISCHER TAMMIE J	7450 SAN MATEO LN	LINCOLN NE	68516
261	R4418DB12116	2006 NW KALE WAY	PULLEN CONSTANCE	PULLEN WILLIAM K	1631 NW ELM ST	MCMINNVILLE OR	97128
262	R4418DB12132	2000 NW YOHN RANCH DR	MITCHELL GREGORY	MITCHELL STEPHANIE M	PO BOX 1127	MCMINNVILLE OR	97128
263	R4418DB06900	1841 NW SNOWBERRY ST	WILSON CHARLES	WILSON CHARLES R JR	1841 NW SNOWBERRY ST	MCMINNVILLE OR	97128
264	R4418DB06800	1833 NW SNOWBERRY ST	DEWITT LEONARD	DEWITT JOANNE G	1833 NW SNOWBERRY ST	MCMINNVILLE OR	97128
265	R4418DB12115	1998 NW KALE WAY	RUDEN ALAN	RUDEN JUDY A	PO BOX 570	MCMINNVILLE OR	97128
266	R4418DB06700	1825 NW SNOWBERRY ST	DURAND LORI	DURAND LORI M	1825 NW SNOWBERRY ST	MCMINNVILLE OR	97128
267	R4418DB12133	1994 NW YOHN RANCH DR	COTTONWOOD I	COTTONWOOD I LLC	PO BOX 570	MCMINNVILLE OR	97128
268	R4418DB11500	1973 NW MEADOWS DR	SPIDAL TIMOTHY	SPIDAL NATALIE C	1973 NW MEADOWS DR	MCMINNVILLE OR	97128
269	R4418DB12114	1988 NW KALE WAY	ARZNER RYAN	ARZNER RYAN	450 SW FLEISHAUER LN	MCMINNVILLE OR	97128
270	R4418DB12134	1970 NW YOHN RANCH DR	HABERLY SALLY	HABERLY SALLY	1970 YOHN RANCH DR	MCMINNVILLE OR	97128
271	R4418DB12113	1966 NW KALE WAY	RUDEN ALAN	RUDEN JUDY A	PO BOX 570	MCMINNVILLE OR	97128
272	R4418DB12135	1952 NW YOHN RANCH DR	CALLIGAN RANDY	CALLIGAN RANDY M	1952 NW YOHN RANCH DR	MCMINNVILLE OR	97128
273	R4417CB04400	1999 NW DORAL ST	HALL DARREN	HALL DARREN G	1999 NW DORAL ST	MCMINNVILLE OR	97128
274	R4418DB12112	1942 NW KALE WAY	ALAN RUDEN	ALAN RUDEN INC	PO BOX 570	MCMINNVILLE OR	97128
275	R4418DB11400	1951 NW MEADOWS DR	TERRAMARK PROPERTIES	TERRAMARK PROPERTIES LLC	PO BOX 694	MCMINNVILLE OR	97128
276	R4418DB12136	1936 NW YOHN RANCH DR	ALAN RUDEN	ALAN RUDEN INC	PO BOX 570	MCMINNVILLE OR	97128
277	R4418DB12111	1926 NW KALE WAY	ALAN RUDEN	ALAN RUDEN INC	PO BOX 570	MCMINNVILLE OR	97128
278	R4418DB12137	1920 NW YOHN RANCH DR	ALAN RUDEN	ALAN RUDEN INC	PO BOX 570	MCMINNVILLE OR	97128
279	R4418DB12110	1916 NW KALE WAY	ALAN RUDEN	ALAN RUDEN INC	PO BOX 570	MCMINNVILLE OR	97128
280	R4418DB07500	1840 NW SNOWBERRY ST	NEWHOUSE LLOYD	NEWHOUSE REBECCA N	1840 NW SNOWBERRY ST	MCMINNVILLE OR	97128
281	R4418DB07400	1832 NW SNOWBERRY ST	WILSON TIMOTHY	WILSON DENISE C	1832 NW SNOWBERRY ST	MCMINNVILLE OR	97128
282	R4417CB04200	1959 NW DORAL ST	ANDERSON M	ANDERSON JAMES C TRUST 1/2	1959 NW DORAL ST	MCMINNVILLE OR	97128
283	R4418DB07300	1824 NW SNOWBERRY ST	SMITH KATHERINE	SMITH KATHERINE J	1824 NW SNOWBERRY ST	MCMINNVILLE OR	97128



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284	R4418DB11300	1939 NW MEADOWS DR	BRADY NEIL	BRADY-MCCOLLUM FAMILY TRUST	1939 NW MEADOWS DR	MCMINNVILLE OR	97128
285	R4418DB12109	1912 NW KALE WAY	ALAN RUDEN	ALAN RUDEN INC	PO BOX 570	MCMINNVILLE OR	97128
286	R4418DB12108	1904 NW KALE WAY	ROBINS KELLY	ROBINS KELLY L	1904 NW KALE WAY	MCMINNVILLE OR	97128
287	R4418DB12107	1894 NW YOHN RANCH DR	GODEL MARC	ROCHA ARTURO (WROS)	1894 NW YOHN RANCH DR	MCMINNVILLE OR	97128
288	R4418DB11200	1917 NW MEADOWS DR	SCHOLER ANDREW	SCHOLER AMY P	1917 NW MEADOWS DR	MCMINNVILLE OR	97128
289	R4418DB07600	1843 NW MCKENNA CT	SMITH JESSE	SMITH AMBER	1843 NW MCKENNA CT	MCMINNVILLE OR	97128
290	R4418DB12106	1872 NW YOHN RANCH DR	STIRRETT MATHEW	STIRRETT ANNA L	1872 NW YOHN RANCH DR	MCMINNVILLE OR	97128
291	R4418DB07700	1835 NW MCKENNA CT	VOGT ALEXANDER	VOGT KERI L	1835 NW MCKENNA CT	MCMINNVILLE OR	97128
292	R4417CB04100	1931 NW DORAL ST	LEWIS BRANDON	LEWIS BRANDON J	PO BOX 1196	MCMINNVILLE OR	97128
293	R4418DB07800	1827 NW MCKENNA CT	SCHICK MICHAEL	SCHICK MICHAEL O & NANCY K REVOC TRUST	1827 NW MCKENNA CT	MCMINNVILLE OR	97128
1	R4418DB12105	1864 NW YOHN RANCH DR	GREEN SCOTT	GREEN MISTY	1864 NW YOHN RANCH DR	MCMINNVILLE OR	97128
295	R4418DA00300	1799 NW MCKENNA CT	SAPUNAR JAY	SAPUNAR MYRNA J	1799 NW MCKENNA CT	MCMINNVILLE OR	97128
296	R4418DA00200	1787 NW MCKENNA CT	FOSTER JUNE	FOSTER FAMILY TRUST OF 1991	1787 NW MCKENNA CT	MCMINNVILLE OR	97128
297	R4418DA00100	1775 NW MCKENNA CT	ALBING SANDRA	ALBING BERTIL	1775 NW MCKENNA CT	MCMINNVILLE OR	97128
298	R4418DA05400		MICHELBOOK MEADOWS	MICHELBOOK MEADOWS HOMEOWNERS ASSOC	1947 NW WOODLAND DR	MCMINNVILLE OR	97128
299	R4418DA05300	1699 NW MEDINA DR	DOHREN DAVID	DOHREN JUDITH L	1699 NW MEDINA DR	MCMINNVILLE OR	97128
300	R4418DA05200	1689 NW MEDINAH DR	DRICKEY RONALD	DRICKEY NANCY A REVOCABLE TRUST 50%	1689 NW MEDINAH DR	MCMINNVILLE OR	97128
301	R4418DA05100	1683 NW MEDINA DR	BISHOP ALEXIS	STERN ZACHARY J	1683 NW MEDINAH DR	MCMINNVILLE OR	97128
302	R4418DA05000	1679 NW MEDINA DR	FREEMAN MICHAEL	FREEMAN GRETCHEN L	1679 NW MEDINA DR	MCMINNVILLE OR	97128
303	R4418DA04900	1675 NW MEDINA DR	BANAGAY ROBERT	BANAGAY NINA M	447 NW MT MAZAMA ST	MCMINNVILLE OR	97128
304	R4418DA04800	1669 NW MEDINA DR	GISS SEVEN	GISS ROBYN	1669 NW MEDINA DR	MCMINNVILLE OR	97128
305	R4418DA04700	1667 NW MEDINA DR	RYAN MATSON	RYAN MATSON INC	PO BOX 514	MCMINNVILLE OR	97128
306	R4418DB11100	1875 NW MEADOWS DR	STERRETT ANTONIDA	STERRETT ANTONIDA A	1875 NW MEADOWS DR	MCMINNVILLE OR	97128
307	R4418DB12103	1846 NW YOHN RANCH DR	ASAY ADAM	ASAY KRISTINE	1846 NW YOHN RANCH DR	MCMINNVILLE OR	97128
3	R4417CB04000	1889 NW DORAL ST	LEWIS SHERRY	LEWIS SHERRY	PO BOX 1196	MCMINNVILLE OR	97128
309	R4418DB12104	1852 NW YOHN RANCH DR	NEWTON THOMAS	NEWTON TEAUNA B	1852 NW YOHN RANCH DR	MCMINNVILLE OR	97128
310	R4418DB11000	1843 NW MEADOWS DR	TERRAMARK PROPERTIES	TERRAMARK PROPERTIES LLC	PO BOX 694	MCMINNVILLE OR	97128
311	R4418DB12102	1917 NW COTTONWOOD DR	BERNARDS CURTIS	BERNARDS JENNIFER A	1917 NW COTTONWOOD DR	MCMINNVILLE OR	97128
312	R4418DB12101	1909 NW COTTONWOOD DR	WILLIS DANIEL	WILLIS ELISE	1909 NW COTTONWOOD DR	MCMINNVILLE OR	97128
313	R4418DB12100	1901 NW COTTONWOOD DR	FRAZEE LARRY	KUEHN-FRAZEE LORETTA F	1901 NW COTTONWOOD DR	MCMINNVILLE OR	97128
314	R4418DA04600	1663 NW MEDINA DR	GIGENA MANUEL	GIGENA FAMILY REVOCABLE LIVING TRUST THE	1663 NW MEDINA DR	MCMINNVILLE OR	97128
315	R4418DA00600	1772 NW MCKENNA CT	CRAIN MICHAEL	CRAIN REVOCABLE TRUST NO 1 12/20/2005	1772 NW MCKENNA CT	MCMINNVILLE OR	97128
316	R4418DB08100	1842 NW MCKENNA CT	DOWNEY JAMES	DOWNEY JAMES W	1842 NW MCKENNA CT	MCMINNVILLE OR	97128
317	R4418DB08000	1834 NW MCKENNA CT	LONG VONNIE	LONG BRENT M	1834 NW MCKENNA CT	MCMINNVILLE OR	97128
318	R4418DB07900	1826 NW MCKENNA CT	LARSON GARY	LARSON TERRI	1826 NW MCKENNA CT	MCMINNVILLE OR	97128

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Map No.	Tax Lot	Site Address	Owner	Attn:	Mailing Address	City State	Zip
319	R4418DA00400	1792 NW MCKENNA CT	DAVIS CAROL	DAVIS CAROL L	1792 NW MCKENNA CT	MCMINNVILLE OR	97128
320	R4418DA00500	1780 NW MCKENNA CT	HINOJOSA DE	HINOJOSA DE LA GARZA SALVADOR G	1780 NW MCKENNA CT	MCMINNVILLE OR	97128
321	R4418 00900	1765 NW HILL RD	CAROTHERS EDWARD	CAROTHERS APRIL	1765 HILL RD SOUTH	MCMINNVILLE OR	97128
322	R4418DA03800	1694 NW MEDINA DR	BELL RICHARD	BELL JANIE R	1694 NW MEDINA DR	MCMINNVILLE OR	97128
323	R4418DA03900	1686 NW MEDINA DR	KAMPH JOHN	KAMPH VIVIAN M	1686 NW MEDINA DR	MCMINNVILLE OR	97128
324	R4418DA04000	1680 NW MEDINA DR	ROBERTS DAVID	ROBERTS DAVID L & WANDA L REV LIV TRUST	1680 NW MEDINA DR	MCMINNVILLE OR	97128
325	R4418DB10900	1821 NW MEADOWS DR	RUDEN BRIAN	RUDEN AMY	1688 NW EMERSON CT	MCMINNVILLE OR	97128
326	R4418DA04100	1670 NW MEDINA DR	PONS FRANK	PONS CAROLYNE E	1670 NW MEDINA DR	MCMINNVILLE OR	97128
327	R4418DA03700		MICHELBOOK MEADOWS	MICHELBOOK MEADOWS HOMEOWNERS ASSOC	1947 NW WOODLAND DR	MCMINNVILLE OR	97128
328	R4418DA04200	1666 NW MEDINA DR	SORENSEN RICHARD	SORENSEN RICHARD & PATRICIA TRUST	1666 NW MEDINA DR	MCMINNVILLE OR	97128
329	R4418DA04500	1661 NW MEDINA DR	GRIFFIN BRET	GRIFFIN KATHRYN T	1661 NW MEDINAH DR	MCMINNVILLE OR	97128
330	R4418DB06300	1803 NW WOODLAND DR	CRUICKSHANK JEFFREY	COLLINS EMILY M	1803 NW WOODLAND DR	MCMINNVILLE OR	97128
331	R4418DB08200	1841 NW COTTONWOOD DR	KELLY DIMITRI	TERRA SANDRA E L	1841 NW COTTONWOOD DR	MCMINNVILLE OR	97128
332	R4418DB02000	2014 NW COTTONWOOD DR	MCKAY-BROWN LANA	BROWN BARRY L	2014 NW COTTONWOOD DR	MCMINNVILLE OR	97128
333	R4418DB01900	1996 NW COTTONWOOD DR	SCHROEDER GALE	SCHROEDER SANDRA L	1996 NW COTTONWOOD DR	MCMINNVILLE OR	97128
334	R4418DB08300	1833 NW COTTONWOOD DR	KIRBY TIMOTHY	GORREMANS ANNETTE	1833 NW COTTONWOOD DR	MCMINNVILLE OR	97128
335	R4418DB01800	1972 NW COTTONWOOD DR	CHITWOOD DAVID	CHITWOOD KATHLEEN M	1972 NW COTTONWOOD DR	MCMINNVILLE OR	97128
336	R4418DB01700	1964 NW COTTONWOOD DR	SARTOR JEAN	SARTOR JEAN G	1964 NW COTTONWOOD DR	MCMINNVILLE OR	97128
337	R4418DB01600	1956 NW COTTONWOOD DR	GILLIAM CLAUDIA	GILLIAM CLAUDIA	1956 NW COTTONWOOD DR	MCMINNVILLE OR	97128
338	R4418DB08400	1825 NW COTTONWOOD DR	VERA OLIVER	VERA YANIRA E	1825 NW COTTONWOOD DR	MCMINNVILLE OR	97128
339	R4418DB01500	1942 NW COTTONWOOD DR	JACKSON CHARLOTTE	JACKSON CHARLOTTE J	1942 NW COTTONWOOD DR	MCMINNVILLE OR	97128
340	R4418DB01400	1926 NW COTTONWOOD DR	TERRAMARK PROPERTIES	TERRAMARK PROPERTIES LLC	PO BOX 694	MCMINNVILLE OR	97128
341	R4418DB08500	1797 NW COTTONWOOD DR	MABEN CHARLES	MABEN CHRISTIE L	1797 NW COTTONWOOD DR	MCMINNVILLE OR	97128
342	R4418DB08600	1789 NW COTTONWOOD DR	RUDEN BRIAN	RUDEN AMY	1947 NW WOODLAND DR	MCMINNVILLE OR	97128
343	R4418DB00300	1912 NW COTTONWOOD DR	CHERIE RHODES	CHERIE RHODES LLC	1815 NW YOHN RANCH DR	MCMINNVILLE OR	97128
344	R4418DA05600	1771 NW COTTONWOOD DR	JENKINS JENNIFER	JENKINS JENNIFER L	1771 NW COTTONWOOD DR	MCMINNVILLE OR	97128
345	R4418DA05500	1733 NW COTTONWOOD DR	HOFSTETTER PETER	HOFSTETTER CHRISTINA H	1733 NW COTTONWOOD DR	MCMINNVILLE OR	97128
346	R4418DB00200	1898 NW COTTONWOOD DR	LAND CORY	LAND KATHERINE A	1898 NW COTTONWOOD DR	MCMINNVILLE OR	97128
347	R4418DB12200		THE PUBLIC	THE PUBLIC	1341 NW GREEN VIEW CT	MCMINNVILLE OR	97128
348	R4418DA04300	1658 NW MEDINA DR	SORENSEN RICHARD	SORENSEN RICHARD & PATRICIA LIVING TRUST	1666 NW MEDINAH DR	MCMINNVILLE OR	97128
349	R4418DB06200	1785 NW WOODLAND DR	TERRAMARK PROPERTIES	TERRAMARK PROPERTIES LLC	PO BOX 694	MCMINNVILLE OR	97128
350	R4418DA03600		MICHELBOOK MEADOWS	MICHELBOOK MEADOWS HOMEOWNERS ASSOC	1947 NW WOODLAND DR	MCMINNVILLE OR	97128
351	R4418DB10800	1872 NW COTTONWOOD DR	JONES GREGORY	JONES GREGORY R	1872 NW COTTONWOOD DR	MCMINNVILLE OR	97128
352	R4418DB02100	1768 NW WOODLAND DR	HERNANDEZ MARILU	HERNANDEZ MARILU 2012 TRUST	1768 NW WOODLAND DR	MCMINNVILLE OR	97128
353	R4418DB02200	1997 NW PENNY LN	ORTON ROBERT	ORTON LYNETTE	1997 NW PENNY LN	MCMINNVILLE OR	97128

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354	R4418DB02300	1979 NW PENNY LN	BUTTRICK STEVEN	BUTTRICK SUSAN	1979 NW PENNY LN	MCMINNVILLE OR	97128
355	R4418DB02400	1967 NW PENNY LN	JOUBERT JEREMIA	JOUBERT BEVERLY J	1967 NW PENNY LN	MCMINNVILLE OR	97128
356	R4418DB02500	1945 NW PENNY LN	BABCOCK DOUGLAS	BABCOCK CATHERINE	1945 NW PENNY LN	MCMINNVILLE OR	97128
357	R4418DA03200	1710 NW COTTONWOOD DR	MCIRVIN RYAN	MCIRVIN COLLEEN H	1710 NW COTTONWOOD DR	MCMINNVILLE OR	97128
358	R4418DB02600	1933 NW PENNY LN	DISALVO TAMMY	DISALVO TAMMY M	1933 NW PENNY LN	MCMINNVILLE OR	97128
359	R4418DB02700	1921 NW PENNY LN	COTTONWOOD 1	COTTONWOOD 1 LLC	PO BOX 570	MCMINNVILLE OR	97128
360	R4418DB00400	1782 NW YHON RANCH DR	LISK GARY	LISK DEBORAH L	1902 NE LUCY BELLE ST	MCMINNVILLE OR	97128
361	R4418DA04400	1654 NW MEDINA DR	EMRANI SHAHAB	EMRANI SHAHAB & CATHERINE 2006 TRUST	1654 NW MEDINA DR	MCMINNVILLE OR	97128
362	R4418DB06100	1753 NW WOODLAND DR	TERRAMARK PROPERTIES	TERRAMARK PROPERTIES LLC	PO BOX 694	MCMINNVILLE OR	97128
363	R4418DB09700	1760 NW MEADOWS DR	COSTE SEAN	COSTE SARAH C	1760 NW MEADOWS DR	MCMINNVILLE OR	97128
1	R4418DA03100	1760 NW FRANCIS DR	GOWEN ROBERT	GOWEN FAMILY TRUST	1760 NW FRANCIS DR	MCMINNVILLE OR	97128
365	R4418DB09600	1769 NW JACIE WY	FIRTH TAMERA	COSGROVE DEBORAH K (WROS)	1769 NW JACIE WY	MCMINNVILLE OR	97128
366	R4418DB10700	1761 NW MEADOWS DR	ANGULO JOSE	ANGULO ROSAURA	1761 NW MEADOWS DR	MCMINNVILLE OR	97128
367	R4418DB08700	1762 NW JACIE WAY	LIU YI	SUN SHAOYU	6850 SNOWDEN CT	FREDERICK MD	21703
368	R4418DA03300	1750 NW FRANCIS DR	FRISON MATTHEW	LOOP-FRISON AMIE M	1750 NW FRANCIS DR	MCMINNVILLE OR	97128
369	R4418DA02200	1677 NW EMERSON CT	WARK AMY	WARK WILLIAM L JR	1685 NW EMERSON CT	MCMINNVILLE OR	97128
370	R4418DB10600	1759 NW MEADOWS DR	AUTENCIO JEFFERY	AUTENCIO BETH	1759 NW MEADOWS DR	MCMINNVILLE OR	97128
371	R4418DB00600	1758 NW YHON RANCH DR	LAROCCA SUNDAY	LAROCCA SUNDAY	1758 NW YHON RANCH RD	MCMINNVILLE OR	97128
372	R4418DB09800	1758 NW MEADOWS DR	MILLER JACK	MCDOWELL MARCIA L	1758 NW MEADOWS DR	MCMINNVILLE OR	97128
373	R4418DB02800	1751 NW YOHN RANCH DR	COTTONWOOD 27	COTTONWOOD 27 LLC	PO BOX 570	MCMINNVILLE OR	97128
374	R4418DB09500	1757 NW JACIE WAY	SUSS ROGER	SUSS CHRISTIE L	13310 SW BARBERRY LN	BEAVERTON OR	97005
375	R4418DB08800	1758 NW JACIE WAY	LUO XIAOYUE	LUO XIAOYUE	1758 NW JACIE WY	MCMINNVILLE OR	97128
376	R4418DB02900	1928 NW PENNY LN	NASH RANDOLPH	RIDGEWAY-NASH LOUWANNA K	1928 NW PENNY LN	MCMINNVILLE OR	97128
377	R4418DB03100	1948 NW PENNY LN	HEIDT DALLAS	HEIDT JOINT RESIDENTIAL TRUST	1948 NW PENNY LN	MCMINNVILLE OR	97128
3	R4418DA03000	1754 NW FRANCIS DR	FRITZ GREG	FRITZ GREG	1754 NW FRANCIS DR	MCMINNVILLE OR	97128
379	R4418DB03000	1930 NW PENNY LN	MCGANTY PATRICK	LUX DONNA R (WROS)	1930 NW PENNY LN	MCMINNVILLE OR	97128
380	R4418DA03500	1746 NW FRANCIS DR	MCGUIRE MICHAEL	MCGUIRE BARBARA	1746 NW FRANCIS DR	MCMINNVILLE OR	97128
381	R4418DA02100	1674 NW EMERSON CT	RUDEN ALAN	C/O ALAN RUDEN INC	PO BOX 570	MCMINNVILLE OR	97128
382	R4418DA05800	1749 NW FRANCIS DR	ROSENBERG SHANAN	ROSENBERG SARAH D	1749 NW FRANCIS DR	MCMINNVILLE OR	97128
383	R4418DA02300	1685 NW EMERSON CT	WARK WILLIAM	WARK AMY R	1685 NW EMERSON CT	MCMINNVILLE OR	97128
384	R4418DB10500	1747 NW MEADOWS DR	GAFFNEY TROY	GAFFNEY KRISTEN	1747 NW MEADOWS DR	MCMINNVILLE OR	97128
385	R4418DB00700	1744 NW YHON RANCH DR	GEARY WILLIAM	GEARY CHARLOTTE M	1744 NW YOHN RANCH DR	MCMINNVILLE OR	97128
386	R4418DB09900	1746 NW MEADOWS DR	FORNOF JOHN	FORNOF SANDRA	1746 NW MEADOWS DR	MCMINNVILLE OR	97128
387	R4418DB09400	1745 NW JACIE WY	ARELLANO GABRIEL	HERNANDEZ DOROTEA	1745 NW JACIE WY	MCMINNVILLE OR	97128
388	R4418DB08900	1746 NW JACIE WAY	SALTMARSH MATTHEW	SALTMARSH SHEILA A	1746 NW JACIE WY	MCMINNVILLE OR	97128

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Map No.	Tax Lot	Site Address	Owner	Attn:	Mailing Address	City State	Zip
389	R4418DA03400	1738 NW FRANCIS DR	BRADEN ROGER	BRADEN SUSAN	1738 NW FRANCIS DR	MCMINNVILLE OR	97128
390	R4418DA02900	1720 NW FRANCIS DR	FERRUA KEVIN	FERRUA KOURTNEY K	1720 NW FRANCIS DR	MCMINNVILLE OR	97128
391	R4418DB04100	1947 NW WOODLAND DR	HUEY GREGORY	HUEY SUSAN M	1947 NW WOODLAND DR	MCMINNVILLE OR	97128
392	R4418DB10400	1735 NW MEADOWS DR	WHITE VALGENE	WHITE FAMILY TRUST	1735 NW MEADOWS DR	MCMINNVILLE OR	97128
393	R4418DB00800	1730 NW YHON RANCH DR	BARTHOLOMEW LEIGH	REUTER PATRICK	1730 NW YHON RANCH DR	MCMINNVILLE OR	97128
394	R4418DB04200	1931 NW WOODLAND DR	JONES EDWARD	JONES JANICE C	1931 NW WOODLAND DR	MCMINNVILLE OR	97128
395	R4418DB04300	1925 NW WOODLAND DR	COTTONWOOD 28	COTTONWOOD 28 LLC	PO BOX 570	MCMINNVILLE OR	97128
396	R4418DA02400	1697 NW EMERSON CT	TAYLOR WILLIAM	TAYLOR KATHLEEN A	1697 NW EMERSON COURT	MCMINNVILLE OR	97128
397	R4418DA05900	1717 NW FRANCIS DR	DREW STEVEN	DREW ALLISON Y	1717 NW FRANCIS DR	MCMINNVILLE OR	97128
398	R4418DB10000	1734 NW MEADOWS DR	LEMKE RANDALL	LEMKE REBECCA A	1734 NW MEADOWS DR	MCMINNVILLE OR	97128
399	R4418DB09300	1733 NW JACIE WY	LEVANGER BENJAMIN	LEVANGER BENJAMIN F	1733 NW JACIE WY	MCMINNVILLE OR	97128
400	R4418DB09000	1734 NW JACIE WAY	ARZNER RYAN	ARZNER JULIE M	450 SW FLEISHAUER LN	MCMINNVILLE OR	97128
401	R4418DA02000	1688 NW EMERSON CT	RUDEN BRIAN	RUDEN AMY M	1688 NW EMERSON CT	MCMINNVILLE OR	97128
402	R4418DB00900	1712 NW YHON RANCH DR	CHEN JIAN	CHEN YAN FEN REN	1712 NW YHON RANCH DR	MCMINNVILLE OR	97128
403	R4418DB10300	1723 NW MEADOWS DR	SMITH GLENN	SMITH GLENN S & SHIRLEY M REV LIV TRUST	1723 NW MEADOWS DR	MCMINNVILLE OR	97128
404	R4418DA02500	1711 NW EMERSON CT	HEUBERGER BENJAMIN	HEUBERGER MELISSA D	1711 NW EMERSON CT	MCMINNVILLE OR	97128
405	R4418DA02800	1688 NW FRANCIS DR	BAKER RITA	BAKER RITA A	2374 NW VICTORIA CT	MCMINNVILLE OR	97128
406	R4418DB10100	1692 NW MEADOWS DR	TIEDGE JOHN	TIEDGE FAUN	2243 SW DORAL ST	MCMINNVILLE OR	97128
407	R4418DB09200	1691 NW JACIE WAY	LONGNECKER RICKY	LONGNECKER DEBRA A	1691 NW JACIE WY	MCMINNVILLE OR	97128
408	R4418DB09100	1692 NW JACIE WAY	KIMURA CASSANDRA	KIMURA REID	1692 NW JACIE WY	MCMINNVILLE OR	97128
409	R4418DA06000	1679 NW FRANCIS DR	CHAPMAN JENNIFER	CHAPMAN JENNIFER K	1679 NW FRANCIS DR	MCMINNVILLE OR	97128
410	R4418DB01000	1658 NW YHON RANCH DR	DIESBURG ADAM	DIESBURG EMILY G	1658 NW YHON RANCH DR	MCMINNVILLE OR	97128
411	R4418DA02600	1729 NW EMERSON CT	TWENGE MICHAEL	TWENGE DEBRALEE H	PO BOX 473	DUNDEE OR	97115
412	R4418DB10200	1691 NW MEADOWS DR	BROYLES RICHARD	BROYLES RICHARD	1691 NW MEADOWS DR	MCMINNVILLE OR	97128
413	R4418DB04400	1936 NW WOODLAND DR	STEWART CRAIG	STEWART CRAIG & RUSTY	1936 NW WOODLAND DR	MCMINNVILLE OR	97128
414	R4418DC06100	1660 NW MEADOWS DR	MABRY QUINCE	SWEENEY DEBORAH A (WROS)	1660 NW MEADOWS DR	MCMINNVILLE OR	97128
415	R4418DC08200	1675 NW JACIE WY	KAMPER KARL	KAMPER LAURA D	1675 NW JACIE WY	MCMINNVILLE OR	97128
416	R4418DA00700	1688 NW JACIE WY	CONTRERAS ALICIA	CONTRERAS ALICIA	1688 NW JACI WAY	MCMINNVILLE OR	97128
417	R4418DA01900	1692 NW EMERSON CT	FLANIGAN MICHAEL	FLANIGAN MICHAEL J	1692 NW EMERSON CT	MCMINNVILLE OR	97128
418	R4418DA02700	1632 NW FRANCIS DR	MIX JAMES	MIX JAMES G	1632 NW FRANCES DR	MCMINNVILLE OR	97128
419	R4418DB01100	1642 NW YHON RANCH DR	JOHNSON CAROLYN	JOHNSON FAMILY TRUST	1642 NW YHON RANCH DR	MCMINNVILLE OR	97128
420	R4418DC06400	1647 NW MEADOWS DR	SMITH BARRY	SMITH BARRY V & VICTORIA E	1647 NW MEADOWS DR	MCMINNVILLE OR	97128
421	R4418DA06100	1649 NW FRANCIS DR	CUNNINGHAM DAVID	CUNNINGHAM MEGAN	1649 NW FRANCIS DR	MCMINNVILLE OR	97128
422	R4418DA01800	1700 NW EMERSON CT	WAHLBERG TIMOTHY	WAHLBERG FAMILY TRUST	1700 NW EMERSON CT	MCMINNVILLE OR	97128
423	R4418DC06200	1636 NW MEADOWS DR	NEWHOUSE ERIK	NEWHOUSE KATHRYN A	1636 NW MEADOWS DR	MCMINNVILLE OR	97128

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Map No.	Tax Lot	Site Address	Owner	Attn:	Mailing Address	City State	Zip
424	R4418DC08100	1651 NW JACIE WY	PATERSON THOMAS	PATERSON CHELSEA W	1651 NW JACIE WAY	MCMINNVILLE OR	97128
425	R4418DA00800	1664 NW JACIE WY	ESCOBAR CARLOS	ESCOBAR CARLOS ROMARO	1664 NW JACIE WAY	MCMINNVILLE OR	97128
426	R4418DB01200	1628 NW YHON RANCH DR	WHITING DEBRA	WHITING DEBRA E	1628 NW YHON RANCH DR	MCMINNVILLE OR	97128
427	R4418DC06500	1607 NW MEADOWS DR	LAUGHLIN SUSAN	LAUGHLIN SUSAN R	1607 NW MEADOWS DR	MCMINNVILLE OR	97128
428	R4418DD06500	1546 NW MEDINAH DR	HEIMAN RANDOLPH	HEIMAN SARAH E	1546 NW MEDINAH DR	MCMINNVILLE OR	97128
429	R4418DA01700	1722 NW EMERSON CT	RYKER EDDIE	RYKER SHERYL	1722 NW EMERSON CT	MCMINNVILLE OR	97128
430	R4418DC06300	1610 NW MEADOWS DR	SINGH LAVANYA	SINGH LAVANYA	4000 AMMONETT DR APT 4101	FRANKLIN TN	37067
431	R4418DA06200	1615 NW FRANCIS DR	DEMAROIS PHILIP	DEMAROIS SHARON	1615 NW FRANCIS DR	MCMINNVILLE OR	97128
432	R4418DA00900	1646 NW JACIE WY	DEMONTIGNY PHILIP	DEMONTIGNY ANGELIA M	1646 NW JACIE WY	MCMINNVILLE OR	97128
433	R4418DC08000	1637 NW JACIE WY	MIX JASON	MIX SANDRA S	1637 NW JACIE WY	MCMINNVILLE OR	97128
434	R4418DA01600	1736 NW EMERSON CT	ECKBERG CHRISTOPHER	TAYLOR GABRIELLE N	1736 NW EMERSON CT	MCMINNVILLE OR	97128
435	R4418DC07700	1604 NW MEADOWS DR	MACKEL TRUDY	MACKEL TRUST	1604 NW MEADOWS DR	MCMINNVILLE OR	97128
436	R4418DD04000	1533 NW MEDINAH DR	STEFFEL BRIAN	STEFFEL SUSAN J	1533 NW MEDINAH DR	MCMINNVILLE OR	97128
437	R4418DA01000	1789 NW EMERSON WAY	BRUNETTE MASON	BRUNETTE TRACY M	1789 NW EMERSON WAY	MCMINNVILLE OR	97128
438	R4418DA01500	1758 NW EMERSON CT	KUMAR M	KUMAR SURENDRA	1758 NW EMERSON CT	MCMINNVILLE OR	97128
439	R4418DC07800	1845 NW EMERSON WY	WEYAND SIMONNE	WEYAND JASON M	1845 NW EMERSON WAY	MCMINNVILLE OR	97128
440	R4418DC07900	1823 NW EMERSON WY	PARSONS JOE	PARSONS AMANDA	1823 NW EMERSON WY	MCMINNVILLE OR	97128
Owner	R4418 00203		BAKER CREEK	BAKER CREEK DEVELOPMENT LLC	485 S STATE ST	LAKE OSWEGO OR	97034
Owner	R4418 00205		BAKER CREEK	BAKER CREEK DEVELOPMENT LLC	485 S STATE ST	LAKE OSWEGO OR	97034
Owner	R4418 00200		BAKER CREEK	BAKER CREEK DEVELOPMENT LLC	485 S STATE ST	LAKE OSWEGO OR	97034