



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

www.mcminnvilleoregon.gov

Planning Commission
McMinnville Civic Hall, 200 NE 2nd Street
May 18, 2017

5:30 PM Work Session

6:30 PM Regular Meeting

Welcome! All persons addressing the Planning Commission will please use the table at the front of the Council Chambers. All testimony is electronically recorded. Public participation is encouraged. Public Hearings will be conducted per the outline on the board in the front of the room. The Chair of the Planning Commission will outline the procedures for each public hearing.

If you wish to address Planning Commission on any item not on the agenda, you may respond as the Planning Commission Chair calls for "Citizen Comments."

Commission Members	Agenda Items
Roger Hall, Chair Zack Geary, Vice-Chair Erin Butler Martin Chroust-Masin Susan Dirks Lori Schanche Erica Thomas	5:30 PM - WORK SESSION – CONFERENCE ROOM 1. Call to Order 2. Discussion Items <ul style="list-style-type: none">• Historic Preservation Ordinance Review (See attached Staff Report) 3. Adjournment

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. You may also request a copy from the Planning Department.



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Commission Members	Agenda Items
Roger Hall, Chair Zack Geary, Vice-Chair Erin Butler Martin Chroust-Masin Susan Dirks Lori Schanche Erica Thomas John Tiedge	<p>6:30 PM – REGULAR MEETING – COUNCIL CHAMBERS</p> <ol style="list-style-type: none"> 1. Call to Order 2. Citizen Comments 3. Approval of Minutes: <ol style="list-style-type: none"> A. April 20, 2017 Work Session (Exhibit 1a) B. April 20, 2017 Public Hearing (Exhibit 1b) 4. Public Hearing (Quasi Judicial) <ol style="list-style-type: none"> A. <u>Zone Change (ZC 3/4-17)</u> (<i>Public Hearing Closed April 20, 2017, Deliberation Only</i>) (Exhibit 2) <p>Request: Approval of a zone change from R-2 (Single-Family Residential) to R-4 (Multiple-Family Residential) on approximately two (2) acres of land and a zone change from LDR-9,000 (Low Density Residential – 9,000 Square Foot Minimum) to R-4 (Multiple-Family Residential) on approximately 2.6 acres of land.</p> <p>Location: 2501 NE Evans Street and 2640 NE Baker Street and more specifically described as Tax Lots 3200 and 3201, Section 16BC, T. 4 S., R. 4 W., W.M.</p> <p>Applicant: Premier Development, LLC</p>

B. Zoning Text Amendment (G 1-17) (Continued from March 16, 2017 Meeting) (Exhibit 3)

Request: Approval to amend Chapter 17.57 (Landscaping) and Chapter 17.58 (Trees) of the McMinnville Zoning Ordinance to update provisions related to the review processes for landscape and street tree plans, the purpose and intent of the landscaping chapter, the Landscape Review Committee bylaws, the on-going maintenance requirements for landscaping and street trees, and the street tree planting and replacement requirements.

Applicant: City of McMinnville

C. Zoning Text Amendment (G 2-17) (Exhibit 4)

Request: The City of McMinnville is proposing to amend Chapter 17.53 (Land Division Standards) of the McMinnville Zoning Ordinance to update provisions to allow local street grades up to and including fifteen (15) percent.

Applicant: City of McMinnville

D. Planned Development Amendment (ZC 6-17) (Exhibit 5)

Request: West Hills Properties, LLC, is requesting approval to amend Planned Development Ordinance No. 4868 to allow exceptions to current street grade, block length, block circumference and lot depth to width standards. Also requested is approval to amend an approved residential subdivision and phasing plan on approximately 132 acres of land.

Location: The subject site is located generally north of West Second Street, west of NW Mt. Mazama Street and south of NW Fox Ridge Road and is more specifically described as Tax Lot 801, Section 24, T. 4 S., R. 5 W., W.M.

Applicant: West Hills Properties, LLC

5. Old/New Business

6. Commissioner/Committee Member Comments

7. Staff Comments

8. Adjournment



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STAFF REPORT

DATE: May 18, 2017
TO: McMinnville Planning Commission
FROM: Chuck Darnell, Associate Planner
SUBJECT: Draft Amendments to Historic Preservation Ordinance

Report in Brief:

The purpose of this discussion item is to review recent amendments to Oregon Administrative Rule (OAR) 660-023-0200, also known as the Historic Resources rules for complying with Goal 5 of the Statewide Planning Program, and also to discuss draft amendments to the McMinnville Zoning Ordinance (Ordinance 3380) specific to Historic Preservation.

Background:

The Oregon Statewide Planning Goals are a set of 19 goals related to a statewide land use planning program that is administered by the state's Land Conservation and Development Commission (LCDC). Goal 5 of the Statewide Planning Goals is related to Natural Resources, Scenic and Historic Areas, and Open Spaces. The preservation of historic resources is included in the rules associated with Goal 5, and provides the framework that local governments must follow in designating and protecting significant historic resources.

The amendments to the Goal 5 rules were triggered by a request from the Governor's office to clarify long-standing inconsistencies regarding the administration of local historic resource programs, protection of properties listed in the National Register of Historic Places, and application of Oregon's owner consent law. A Rulemaking Advisory Committee met through a series of meetings, culminating with a draft of proposed amendments to OAR 660-023-0200 in December of 2016. On January 27, 2017, those amendments were adopted by DLCD.

The adoption of the amended OAR 660-023-0200 results in the need for local governments to review their existing regulations and programs to ensure that they are consistent with the new state requirements. This process is undertaken continually by local governments as Oregon Administrative Rules (OAR) and Oregon Revised Statutes (ORS) are amended and adopted by the state. The Historic Landmarks Committee reviewed the adopted amendments to OAR 660-023-0200 at their February 22, 2017 meeting, and at their April 25, 2017 meeting, considered changes to the City of McMinnville's existing historic preservation program and ordinance (Ordinance 4401) based on the OAR amendments. Previous to the Historic Landmarks Committee's review of the OAR amendments, the Committee had also been discussing some additional amendments to make to Ordinance 4401.

Discussion:

The City of McMinnville already meets many of the requirements and rules for complying with Goal 5 of the statewide planning program. However, some updates will be required to our existing historic preservation ordinance and local historic preservation program based on the new rules.

Updates that are clearly stated in the OARs and will need to be incorporated into the City's regulations are as follows:

- Criteria to be considered in the designation of a historic resource.
- The review process and criteria for evaluation of the demolition or moving of National Register resources.
- A public hearing process will need to be established for the demolition or moving of National Register resources.
- Owner consent definitions and processes will need to be added to be consistent with the new rules and the ruling of *Lake Oswego Preservation Society v. City of Lake Oswego*.
- Any alteration to a historic resource on a locally adopted inventory will need to be reviewed by the City and will need to comply with the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. Those standards and guidelines are stricter than the City's existing guidelines in the historic preservation ordinance (Ordinance 4401).

Updates that will be required based on the adopted Goal 5 rules, but that the City will have some discretion on, are as follows:

- Currently, the City has a Historic Resources Inventory that designated over 550 sites and buildings as historic, and includes four categories of designation (Distinctive, Significant, Contributory, and Environmental). The OAR will require that alterations to historic resources on a locally adopted inventory be reviewed by the City and those alterations will need to comply with the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. It was unclear in the OAR language as to whether those Secretary of the Interior Standards would apply to all resources on our Historic Resources Inventory, or just those that are considered "historic landmarks" (those resources that are classified as "Distinctive" or "Significant").
 - Staff reached out to the State Historic Preservation Office (SHPO) for clarification on whether the Secretary of the Interior Standards would need to apply to all resources on our Historic Resources Inventory. SHPO clarified that the Secretary of the Interior Standards only need to apply to resources that the local government determines to be Goal 5 resources – or those resources that are "locally significant historic resources".
 - In the City of McMinnville's case, we have the ability to identify only the "historic landmarks" as Goal 5 resources, which would only require those types of resources to meet the Secretary of the Interior Standards.
 - The requirements in the adopted OARs are minimum requirements, and local regulations can be more protective of historic resources. The City could require that all resources on the local Historic Resources Inventory meet the Secretary of the Interior

Standards. However, this would not be consistent with past practice, as the current historic preservation ordinance (Ordinance 4401) only requires the Historic Landmarks Committee to review and approve alterations to “historic landmarks”.

- Ensure that resources listed on the National Register are protected by local land use regulations. The new rules allow for a local government to exclude accessory structures and non-contributing resources within a National Register nomination from the requirements of the new rules. The City will need to decide whether to exclude those types of structures. This would be applicable in the City of McMinnville’s Downtown Historic District.
- A historic preservation plan should be adopted by the City. The Historic Landmarks Committee was already planning on developing a historic preservation plan, and this was included as a primary activity on the committee’s 2017 work plan. The adopted OARs do not provide specific guidance on what needs to be included in local historic preservation plans, other than that the plans should contain goals and policies for historic resource preservation and the processes for creating and amending the local historic preservation program to achieve Goal 5. The specific components of the historic preservation plan can be determined by the local government.

Other Changes to Local Ordinance to Consider

- Staff is suggesting that the Historic Preservation Ordinance (Ordinance 4401) be repealed and instead incorporated into the McMinnville Zoning Ordinance, rather than existing as a stand-alone ordinance. When making updates and amendments to the existing ordinance and regulations, staff will be suggesting that the changes take the form of a chapter within Title 17 of the McMinnville City Code, which is the Zoning Ordinance.
- The Historic Landmarks Committee had previously discussed the creation of a Certificate of Approval process that would require that any proposed demolition, moving, or alteration of a historic resource (or landmark) be reviewed and approved by the Historic Landmarks Committee. This Certificate of Approval process would replace the existing Building Permit Clearance review process, and would also need to be consistent with the new OARs. Currently, only alterations that require a building permit are subject to the historic preservation standards and review process.
- Staff will be drafting updated committee language, which would be inserted directly into the City Code in a section that would include language on all City commissions and committees. The bylaws would largely remain the same, but would just be removed from the historic preservation ordinance or chapter and would be placed in one section in the City Code for consistency.

Draft Amendments to Zoning Ordinance

Staff is in the process of drafting amendments to the McMinnville Zoning Ordinance that would incorporate the updates and changes described above, and would also replace the existing Historic Preservation Ordinance (Ordinance 4401). Major components of the existing Historic Preservation Ordinance (Ordinance 4401) will not be deleted, but will be proposed to be copied over into the draft amendments to the Zoning Ordinance. The amendments will also be reviewed for consistency with the new OARs.

Staff will provide a draft version of these amendments at the May 18, 2017 Planning Commission Work Session for preliminary review, discussion, and feedback.

Fiscal Impact:

None.

Commission Options:

As this is a work session discussion item, no formal action is required. The Planning Commission may provide guidance to staff in drafting the final zoning text amendments which are proposed to be presented during a future public hearing.

Recommendation/Suggested Motion:

No specific motion is required, but the Planning Commission may provide guidance to staff in drafting the final zoning text amendments which are proposed to be presented during a future public hearing.

Staff is planning to continue to refine the draft amendments, and will be bringing them back to the Historic Landmarks Committee for another review at their May 24, 2017 regular meeting. If the Historic Landmarks Committee is comfortable with the proposed amendments at that point in time, they will recommend that the amendments move on to the Planning Commission for consideration during a public hearing process. That public hearing could potentially be held at the next Planning Commission meeting on June 15, 2017.

CD:sjs

DIVISION 23

PROCEDURES AND REQUIREMENTS FOR COMPLYING WITH GOAL 5

660-023-0200

Historic Resources

(1) For purposes of this rule, the following definitions apply:

(a) “Demolition” means any act that destroys, removes, or relocates, in whole or part, a significant historic resource such that its historic, cultural, or architectural character and significance is lost. This definition applies directly to local land use decisions regarding a National Register Resource. This definition applies directly to other local land use decisions regarding a historic resource unless the local comprehensive plan or land use regulations contain a different definition.

(b) “Designation” is a decision by a local government to include a significant resource on the resource list.

(c) “Historic context statement” is an element of a comprehensive plan that describes the important broad patterns of historical development in a community and its region during a specified time period. It also identifies historic resources that are representative of the important broad patterns of historical development.

(d) “Historic preservation plan” is an element of a comprehensive plan that contains the local government’s goals and policies for historic resource preservation and the processes for creating and amending the program to achieve the goal.

(e) “Historic resources” are those buildings, structures, objects, sites, or districts that potentially have a significant relationship to events or conditions of the human past.

(f) “Locally significant historic resource” means a building, structure, object, site, or district deemed by a local government to be a significant resource according to the requirements of this division and criteria in the comprehensive plan.

(g) “National Register Resource” means buildings, structures, objects, sites, or districts listed in the National Register of Historic Places pursuant to the National Historic Preservation Act of 1966 (PL 89-665; 16 U.S.C. 470).

(h) “Owner”:

(A) Means the owner of fee title to the property as shown in the deed records of the county where the property is located; or

(B) Means the purchaser under a land sale contract, if there is a recorded land sale contract in force for the property; or

(C) Means, if the property is owned by the trustee of a revocable trust, the settlor of a revocable trust, except that when the trust becomes irrevocable only the trustee is the owner; and

(D) Does not include individuals, partnerships, corporations or public agencies holding easements or less than fee interests (including leaseholds) of any nature; or

(E) Means, for a locally significant historic resource with multiple owners, including a district, a simple majority of owners as defined in (A)-(D).

(F) Means, for National Register Resources, the same as defined in 36 CFR 60.3(k).

(i) “Protect” means to require local government review of applications for demolition, relocation, or major exterior alteration of a historic resource, or to delay approval of, or deny, permits for these actions in order to provide opportunities for continued preservation.

(j) “Significant historic resource” means a locally significant historic resource or a National Register Resource.

(2) Relationship of Historic Resource Protection to the Standard Goal 5 Process.

(a) Local governments are not required to amend acknowledged plans or land use regulations in order to provide new or amended inventories, resource lists or programs regarding historic resources, except as specified in section (8). Local governments are encouraged to inventory and designate historic resources and must adopt historic preservation regulations to protect significant historic resources.

(b) The requirements of the standard Goal 5 process in OAR 660-023-0030 through 660-023-0050, in conjunction with the requirements of this rule, apply when local governments choose to amend acknowledged historic preservation plans and regulations.

(c) Local governments are not required to apply the ESEE process pursuant to OAR 660-023-0040 in order to determine a program to protect historic resources.

(3) Comprehensive Plan Contents. Local comprehensive plans should foster and encourage the preservation, management, and enhancement of significant historic resources within the jurisdiction in a manner conforming with, but not limited by, the provisions of ORS 358.605. In developing local historic preservation programs, local governments should follow the recommendations in the Secretary of the Interior’s Standards and Guidelines for Archeology and Historic Preservation, produced by the National Park Service. Local governments should develop a local historic context statement and adopt a historic preservation plan and a historic preservation ordinance in conjunction with inventorying historic resources.

(4) **Inventorying Historic Resources.** When a local government chooses to inventory historic resources, it must do so pursuant to OAR 660-023-0030, this section, and sections (5) through (7). Local governments are encouraged to provide opportunities for community-wide participation as part of the inventory process. Local governments are encouraged to complete the inventory in a manner that satisfies the requirements for such studies published by the Oregon State Historic Preservation Office and provide the inventory to that office in a format compatible with the Oregon Historic Sites Database.

(5) **Evaluating and Determining Significance.** After a local government completes an inventory of historic resources, it should evaluate which resources on the inventory are significant pursuant to OAR 660-023-0030(4) and this section.

(a) The evaluation of significance should be based on the National Register Criteria for Evaluation, historic context statement and historic preservation plan. Criteria may include, but are not limited to, consideration of whether the resource has:

(A) Significant association with events that have made a significant contribution to the broad patterns of local, regional, state, or national history;

(B) Significant association with the lives of persons significant to local, regional, state, or national history;

(C) Distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

(D) A high likelihood that, if preserved, would yield information important in prehistory or history; or

(E) Relevance within the local historic context and priorities described in the historic preservation plan.

(b) Local governments may delegate the determination of locally significant historic resources to a local planning commission or historic resources commission.

(6) **Designating Locally Significant Historic Resources.** After inventorying and evaluating the significance of historic resources, if a local government chooses to protect a historic resource, it must adopt or amend a resource list (i.e., “designate” such resources) pursuant to OAR 660-023-0030(5) and this section.

(a) The resource list must be adopted or amended as a land use decision.

(b) Local governments must allow owners of inventoried historic resources to refuse historic resource designation at any time during the designation process in subsection (a) and must not include a site on a resource list if the owner of the property objects to its designation on the

public record. A local government is not required to remove a historic resource from an inventory because an owner refuses to consent to designation.

(7) Historic Resource Protection Ordinances. Local governments must adopt land use regulations to protect locally significant historic resources designated under section (6). This section replaces OAR 660-023-0050. Historic protection ordinances should be consistent with standards and guidelines recommended in the Standards and Guidelines for Archeology and Historic Preservation published by the U.S. Secretary of the Interior, produced by the National Park Service.

(8) National Register Resources are significant historic resources. For these resources, local governments are not required to follow the process described in OAR 660-023-0030 through 660-023-0050 or sections (4) through (6). Instead, a local government:

(a) Must protect National Register Resources, regardless of whether the resources are designated in the local plan or land use regulations, by review of demolition or relocation that includes, at minimum, a public hearing process that results in approval, approval with conditions, or denial and considers the following factors: condition, historic integrity, age, historic significance, value to the community, economic consequences, design or construction rarity, and consistency with and consideration of other policy objectives in the acknowledged comprehensive plan. Local jurisdictions may exclude accessory structures and non-contributing resources within a National Register nomination;

(b) May apply additional protection measures. For a National Register Resource listed in the National Register of Historic Places after the effective date of this rule, additional protection measures may be applied only upon considering, at a public hearing, the historic characteristics identified in the National Register nomination; the historic significance of the resource; the relationship to the historic context statement and historic preservation plan contained in the comprehensive plan, if they exist; the goals and policies in the comprehensive plan; and the effects of the additional protection measures on the ability of property owners to maintain and modify features of their property. Protection measures applied by a local government to a National Register resource listed before the effective date of this rule continue to apply until the local government amends or removes them; and

(c) Must amend its land use regulations to protect National Register Resources in conformity with subsections (a) and (b). Until such regulations are adopted, subsections (a) and (b) shall apply directly to National Register Resources.

(9) Removal of a historic resource from a resource list by a local government is a land use decision and is subject to this section.

(a) A local government must remove a property from the resource list if the designation was imposed on the property by the local government and the owner at the time of designation:

(A) Has retained ownership since the time of the designation, and

(B) Can demonstrate that the owner objected to the designation on the public record, or

(C) Was not provided an opportunity to object to the designation, and

(D) Requests that the local government remove the property from the resource list.

(b) Except as provided in subsection (a), a local government may only remove a resource from the resource list if the circumstances in paragraphs (A), (B), or (C) exist.

(A) The resource has lost the qualities for which it was originally recognized;

(B) Additional information shows that the resource no longer satisfies the criteria for recognition as a historic resource or did not satisfy the criteria for recognition as a historic resource at time of listing;

(C) The local building official declares that the resource poses a clear and immediate hazard to public safety and must be demolished to abate the unsafe condition.

(10) A local government shall not issue a permit for demolition or modification of a locally significant historic resource for at least 120 days from:

(a) The date of the property owner's refusal to consent to the historic resource designation, or

(b) The date of an application to demolish or modify the resource.

(11) OAR 660-023-0200(1)(a) and (1)(h) are effective upon filing of the rule with the Secretary of State.

(12) OAR 660-023-0200(8) is effective upon filing of the rule with the Secretary of State and applies directly to local government permit decisions until the local government has amended its land use regulations as required by OAR 660-023-0200(8)(c).

(13) OAR 660-023-0200(9) is effective upon filing of the rule with the Secretary of State and applies directly to local government decisions until the local government has amended its land use regulations to conform with the rule.

(14) OAR 660-023-0200(10) is effective upon filing of the rule with the Secretary of State and applies directly to local government permit decisions.

Stat. Auth.: ORS 197.040

Stats. Implemented: ORS 197.040, ORS 197.225 - ORS 197.245, and ORS 197.772



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MINUTES

April 20, 2017
Planning Commission
Work Session Meeting

5:00 pm
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McMinnville, Oregon

Members Present: Chair Roger Hall, Vice-Chair Zack Geary, Commissioners: Erin Butler, Martin Chroust-Masin, Susan Dirks, Lori Schanche, and Erica Thomas

Members Absent: John Tiedge

Staff Present: Scott Burke – Information Systems Director, Chuck Darnell – Associate Planner, Ron Pomeroy – Principal Planner, Heather Richards – Planning Director, and Megan Simmons – Information Systems Analyst

1. Call to Order

Chair Hall called the meeting to order at 5:00 p.m.

2. Discussion Items:

- Citizen's Advisory Committee

Planning Director Heather Richards said this item was postponed until the next meeting.

Chair Hall discussed an agreement that he received when he first began to serve on the Planning Commission. It was an agreement that the Commission would act in a decent, rational, and kind way towards each other and not involve personal or inappropriate issues.

Planning Director Richards said there was one vacancy on the Planning Commission and the Council would appoint a new Commissioner on May 9. The agreement would be brought back to the May meeting for approval.

- Airport Zone

Planning Director Richards discussed the three maps from the Airport Master Plan. All of the area around the airport was zoned M-2, General Industrial, however there was no opportunity for industrial development on any of that land. There was an opportunity for other types of development related to the airport. She went to the Airport Commission meeting in March and they were interested in putting together an Airport Zone. This was about 673 acres of land. A lot of uses in the M-2 zone would not be approved by the FAA, such as churches or schools, residential, or large industrial developments, due to safety issues. There was an Airport Overlay Zone, Runway Protection Zone, Approach Zone, Horizontal Zone, and Conical Zone. There was a noise waiver and language about construction. The Comprehensive Plan discussed having an Airport Zone and there were four policies related to transportation. The area

between the two runways did not have sewer or water service and some areas were meant to serve the airplanes and for aircraft parking or they were in protection zones. Of the 673 acres, 74% was meant to be occupied by airport activities.

Planning Director Richards said that a Comprehensive Plan amendment and Zoning Ordinance text amendment would need to be done to create an Airport Zone. The proposed Airport Zone area would be all the land that was owned by the City associated with the airport. The Airport Overlay Zone language in the Zoning Ordinance would be amended to remove the overlay zone language and to add the permitted uses and development standards associated with an Airport Zone. She thought the permitted uses should include airfield uses, general aviation, airside services, air support facilities, agriculture, and aviation related uses. The Airport Commission was also discussing putting together an economic development plan for the airport. The Airport Commission would work on these changes in May and they would be brought back to the Planning Commission.

There was discussion regarding including stakeholders and users of the airport in the process, the effects of approval of an Airport Zone, and how this would encourage future development.

- Great Neighborhood Principals

Planning Director Richards said the Great Neighborhood program was a national program through the American Planning Association. It would be a discussion about what made a great McMinnville neighborhood. A great neighborhood created space for social interactions to take place, such as parks, trails, and connectivity. It also included things to do in the surrounding area and it was accessible and services were in walking distance. It capitalized on the power of 10, when you went somewhere there were 10 things you could do. Some of the planning program changes that could come out of this process would be parks level of service, size of parks, number of parks, creating trail systems that connected destination points, diversity of housing types in terms of families, income levels, and generations, and standards related to creating a sense of place.

Planning Director Richards asked for feedback on how to move forward with this discussion in the community. At the end of the process there would be Comprehensive Plan and Zoning Ordinance text amendments. The first step would be forming a citizen advisory committee and she suggested all members of the Planning Commission serve on the committee as well as Council members, community stakeholders, other City Committee liaisons, and builders and developers. It would be a group of about 25 people.

Commissioner Geary suggested having citizen representation from all over the City to serve on the committee.

Planning Director Richards said after the committee was formed, they would get the committee together and walk through the assumptions and goals and then hold the community discussions and community forums. She suggested having one forum on the west side and one on the east side. There would also be discussions with schools and service groups. Staff would help lead the discussions as well as committee members. There was a plan in the next fiscal year's budget to hire a community outreach person. A portion of that person's job, about 15%, would be to support planning efforts. They would create tools such as social media and a newsletter to help get out information and getting people involved. Language would be drafted and it would go back out for more comments. Then it would come to the Planning Commission for a public process.

There was discussion regarding how the public input process would work.

- Steep Streets

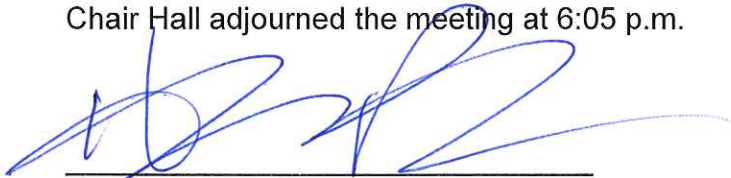
Principal Planner Ron Pomeroy said there were some steep streets in McMinnville which was a concern as development pushed to the limits of the City and the west hills. The current requirement was 6% maximum street grade for arterials, 10% for collectors, and 12% for any other street. It also stated where existing conditions made it otherwise impractical to provide buildable lots, the Commission could accept steeper grades and sharper curves, but there was no guidance as to how they did that and what was too steep and what was too sharp. Fire engines could safely navigate about 15% grades in most weather conditions, however they could only provide consistent pumping service when they were parked at a maximum of 12% grade and beyond that they risked the pumps burning out. Fire hoses could be pulled at least 100 feet in any direction and there needed to be a refuge area of at least 75 feet in length so the engine could park and pull in either direction 100 feet and still reach everything. The Building Department could require the sprinkling of residences when they were accessed by streets of 12% or more.

Staff recommended keeping the 6% on arterials, 10% on collectors, and 12% on any other street. Staff recommended adding any local street grade exceeding 12% shall be reviewed for approval by the Fire Code Official during a land use review application process. Principal Planner Pomeroy listed the recommended requirements for when a local residential street was approved to exceed 12% grade. Under curve radius, he suggested taking out the "steeper grades" as it was dealt with in the other revised language. Staff would be bringing this back to the Commission next month. The Fire Department was in favor of the changes and had helped draft the language.

There was discussion regarding upcoming developments that would be affected by these changes.

3. Adjournment

Chair Hall adjourned the meeting at 6:05 p.m.



Heather Richards
Secretary



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MINUTES

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Regular Meeting

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Members Present: Chair Roger Hall, Vice-Chair Zack Geary, Commissioners: Erin Butler, Martin Chroust-Masin, Susan Dirks, Lori Schanche, and Erica Thomas

Members Absent: John Tiedge

Staff Present: Chuck Darnell – Associate Planner, Ron Pomeroy – Principal Planner, and Heather Richards – Planning Director

1. Call to Order

Chair Roger Hall called the meeting to order at 6:30 pm.

2. Citizen Comments

None.

3. Approval of Minutes:

A. March 16, 2017 Work Session

Chair Hall called for action on the Planning Commission minutes from the March 16, 2017 Work Session. Commissioner Chroust-Masin MOVED to APPROVE the minutes as presented; SECONDED by Commissioner Dirks. Motion CARRIED 7-0.

B. March 16, 2017 Public Hearing

Chair Hall called for action on the Planning Commission minutes from the February 16, 2017 meeting. Commissioner Chroust-Masin MOVED to APPROVE the minutes as presented; SECONDED by Commissioner Dirks. Motion CARRIED 7-0.

4. Public Hearing (Quasi-Judicial)

A. Conditional Use Permit (CU 1-17)

Request: Approval of a conditional use permit to allow for the construction and operation of a social relief facility. The social relief facility would be operated by Yamhill

County Health and Human Services and would provide housing for individuals that are in need of assistance pertaining to individual independence.

Location: 1944 NE Baker Street and is more specifically described as Tax Lot 3400, Section 16CB, T. 4 S., R. 4 W., W.M.

Applicant: TDJC, LLC

Chair Hall opened the public hearing and read the hearing statement. He asked if there was any objection to the jurisdiction of the Commission to hear this matter. There was none. He asked if any Commissioner wished to make a disclosure or abstain from participating or voting on this application.

Commissioner Chroust-Masin was acquainted with Mr. Haworth and worked for Yamhill County, but he did not think it would prevent him from making a decision.

Chair Hall asked if any Commissioner needed to declare any contact prior to the hearing with the applicant or any party involved in the hearing or any other source of information outside of staff regarding the subject of this hearing. There was none.

Chair Hall asked if any Commissioner had visited the site. If so, did they wish to discuss the visit to the site? Most of the Commission had visited the site. There was no discussion regarding the visits.

Associate Planner Chuck Darnell presented the staff report. This was a Conditional Use request to allow for the construction and operation of a social relief facility on 1944 NE Baker Street. The facility would be operated by Yamhill County Health and Human Services Department. The primary purpose would be to provide housing for individuals in need of assistance pertaining to individual independence. He described the site location. It was zoned C-3 PD, General Commercial Planned Development. There was a Planned Development ordinance that applied to the property that was put in place in 2007 when a commercial office use was proposed for the site. That use was never established and the site was vacant.

Associate Planner Darnell said that the facility being proposed was a conditionally permitted use in the C-3 zone. The areas surrounding the property were zoned R-4 with apartment buildings, office residential, and general commercial. He then discussed the site plan for the facility. There would be 16 residential units, 6 of which would be one bedroom units and the other 10 would be two bedroom units. Social relief facility was defined in the Code as a home or private institution operating for the care/treatment or boarding/housing for socially impaired persons.

Associate Planner Darnell explained that the application was consistent with the Comprehensive Plan policies and zoning district standards and requirements. The required parking was one space per unit and the applicant proposed 18 spaces. Staff thought that would be adequate, based on the fact that many of the residents of the facility would not drive or own vehicles. Staff believed that the development was compatible and had minimal impact on the surrounding area. A landscape plan was included with the application and was approved by the Landscape Review Committee. Staff also believed that there were no significant adverse impacts to the surrounding area and the location, design of the site, and structures were attractive. The facility would look like a traditional apartment complex and

would be similar to the existing uses in the area. There was a variety of exterior building materials being proposed for the west elevation which would front Baker and was the most visible. The north and south elevations would have a regular window placement pattern, horizontal trim, and a step down approach which reduced the overall bulk and impact to the surrounding area. Staff recommended approval of the application.

Commissioner Schanche wanted to make sure a sidewalk would be included in the project. Associate Planner Darnell confirmed a sidewalk would be part of the development.

Applicant: Troy Haworth, applicant, thought staff explained the application well. He was there to answer any questions.

Commissioner Schanche asked if they intended to have a long term lease with the County. Mr. Haworth said they had a similar building on 17th. It was a five year lease that could be renewed. This had been a great success and it was a need in the community.

Commissioner Schanche suggested adding more landscaping on the side closer to Baker Creek by eliminating two parking spaces. Mr. Haworth said there were 16 parking spaces in front of the building and two in the back for an overflow area. If they took out two from the 16, someone might have to go further in a wheelchair or walker. They wanted the parking as close to the building as possible.

Silas Halloran-Steiner, Director of Yamhill County Health and Human Services, was in support of the staff report and application. He thought 30% to 40% of the tenants would have a car, but because this was permanent, long-term, supported, affordable housing he thought it would be wise to have that ability. Many of the individuals they served could drive or would learn those skills to become more independent.

Commissioner Chroust-Masin suggested having more than one ADA parking space. Mr. Haworth thought one could be added later if needed. His other facility only had one, and he had not seen anyone use it yet.

Associate Planner Darnell said ADA spaces were wider and if one more was added, it would reduce the landscaping area and would impact the site plan.

John Eshelman, applicant, said although their intention was to rent from the County indefinitely, they might need to go with another investor or entity. He was concerned if they had to sell, someone might want to make it private but there wouldn't be enough parking spaces. He did not have an issue with more ADA parking if it was warranted. He thought the two parking spaces in the back were for a fire truck turn around.

Associate Planner Darnell said there was a condition of approval that in the event that the property was no longer being used as a social relief facility and was a standard multi-family residential facility, the design would have to be upgraded to whatever the design standards were at that time.

Proponent: JW Millegan, McMinnville resident, thought there was a need for this type of housing in the community. He asked if they would pay the full amount of SDCs and how much would that be.

Planning Director Heather Richards said the City adopted a program that provided relief for SDC charges and Planning and Building fees for qualified projects. The applicant had applied for that reduction.

Opponents: Ruby Villarreal, McMinnville resident, was unclear about who the residents of this facility would be and if there would be oversight of the residents. There was already a lot traffic in this area and it would be difficult to back out onto Baker Street. She was also concerned about property values going down.

Marvin Penrose, McMinnville resident, thought for applications like this people within 300 feet would receive notice. He had not received any notice, but was told by a neighbor about the application. He also wanted to know who would be using the facility and how many units there would be. There was an issue with people from adjacent apartment complexes parking on the street taking up most of the parking on the street most of the time and neighborhood residents could not park in front of their own homes. He was concerned about exacerbating the traffic and parking problems in this area.

Rebuttal: Mr. Halloran-Steiner said the proposal was to provide safe, affordable housing for individuals with significant mental health challenges and possibly other co-occurring challenges, such as physical health, disease, or disability. With proper support and treatment, they would be able to function independently in the community and be good neighbors. The model was to have 15 of the 16 units available for housing, and one was for the on-site housing specialist for peer support. There would be on-site eyes, ears, supervision, and support. They would be adults who had disability status as defined federally, but had skills, strengths, and capabilities. These were not people who would otherwise be housed in a mental institution and causing harm or neighborhood values to decrease.

Mr. Haworth said regarding backing out onto Baker, the parking would have adequate backing space per Code requirement. There was an adequate turning radius where people could back up and pull out onto Baker moving in the forward position. The facility had adequate parking and should not add to the on-street parking issue.

Commissioner Chroust-Masin asked about nearby transit services. Mr. Halloran-Steiner said the bus ran down Baker and was walking distance to many shops, food, and some health care.

Planning Director Richards said some of the audience came in late. She asked for clarification on the number of units, which was 16, and number of parking spaces, which was 18.

The applicant waived the 7 day period for submitting final written arguments in support of the application.

Chair Hall closed the public hearing.

Commissioner Chroust-Masin thought the application met all of the criteria. There was a need for this type of facility in the City and he was in favor of the application.

Commissioner Schanche suggested adding a condition for the applicant to provide additional detailing on the structure to echo the west side of the building to fit in with the adjacent properties. Mr. Haworth clarified the detailing would be on all four sides of the building. Commissioner Schanche was comfortable with the design based on that.

Commissioner Geary thought more asphalt would be welcome in terms of providing more on-site parking, although what they had proposed was acceptable. He was concerned about the possible future if someone else acquired the property, but that was not something the Commission could control.

Based on the findings of fact, conclusionary findings for approval, and materials submitted by the applicant, Commissioner Chroust-Masin MOVED to approve CU 1-17 subject to the staff recommended conditions of approval. SECONDED by Commissioner Geary. The motion CARRIED 7-0.

B. Conditional Use Permit (CU 2-17)

Request: Approval of a conditional use permit to allow for the expansion of the existing Parkland Village Assisted Living Facility. The expansion would allow for the addition of 18 units to the overall facility, resulting in a total of 68 units between the existing and proposed new buildings.

Location: 3121 NE Cumulus Avenue and is more specifically described as Tax Lot 100, Section 22DD, T. 4 S., R. 4 W., W.M.

Applicant: RJ Development

Chair Hall opened the public hearing and read the hearing statement. He asked if there was any objection to the jurisdiction of the Commission to hear this matter. There was none. He asked if any Commissioner wished to make a disclosure or abstain from participating or voting on this application. There was none.

Chair Hall asked if any Commissioner needed to declare any contact prior to the hearing with the applicant or any party involved in the hearing or any other source of information outside of staff regarding the subject of this hearing. There was none.

Chair Hall asked if any Commissioner had visited the site. If so, did they wish to discuss the visit to the site? Most of the Commission had visited the site. There was no discussion regarding the visits.

Associate Planner Darnell presented the staff report. This was a request for approval of a Conditional Use Permit to allow for the expansion of the existing Parkland Village assisted living facility located on Cumulus Avenue. The facility would be expanded by 18 units for a total of 81 residential beds. He explained the site location and surrounding area. The site was zoned R-4 PD. The property had been rezoned previously to allow for the expansion. The expansion would be occurring on the north side of existing facility. It would be 18,000 square feet to construct 18 two bedroom units. There were a significant number of natural resources on the site. Parking was based on the number of residential beds in the facility and based on the number of beds after the expansion, they would be required to have 41 spaces. They already had more than that on site now as 45 spaces existed there today.

Associate Planner Darnell explained that the expansion would be consistent with the existing use. As a residential care facility, the intensity of the use was low and should not have a significant increase in traffic, especially as the residents did not drive. There was a stream that ran along the north side of the property that connected with the Yamhill River and there were many trees on site. The applicant intended to preserve as much of the natural area as possible. A portion of the property was located in the flood plain, but the construction was not located in that area. There were steep slopes on the site on the north side of the property. A geotechnical report had been completed to evaluate the soil. The report identified a 35 foot setback area which was identified in the site plan. The building footprint needed to stay outside of the slope because the area was more vulnerable during seismic activity. Staff recommended some conditions of approval regarding the geotechnical report. They included that if the Building Official determined something needed to be done to the building relating to the geotechnical report, it would be done and that any mature trees that were not being impacted by the construction site would be protected during construction.

Associated Planner Darnell explained that there were a number of assisted living facilities in this area and the proposed expansion was compatible with the surrounding development pattern. There were single family residential uses to the west. To mitigate for that, a condition of approval was recommended to require that landscaping would be installed along the west to provide screening. The proposed expansion was a single story building and should not have bulk or large visual impact on the adjacent properties. It should also be a quiet facility and there should not be any noise issues. The design would be consistent with the existing building and staff recommended a condition that the design and elevations be provided at the time of the building permit. Landscaping would be required and the landscape plan would be reviewed by the Landscape Review Committee. Staff recommended approval of the application.

Applicant: Josh Snodgrass was representing the applicant. Their demand study had shown that assisted living facilities were a need in the community. This would be a low impact development. It would be a one story building and they were keeping the current architecture of the existing building. The steep slope in the back and mature trees would be maintained as much as possible. The building was out of the flood zone. It was a quiet community and there would be a fence on the west side and heavier landscaping to screen the residential area.

Commissioner Schanche confirmed the units would not have patios. Mr. Snodgrass said that was correct. There would be an interior courtyard and a courtyard between the existing building and the new building.

Commissioner Chroust-Masin asked how many trees would be removed. Mr. Snodgrass did not know the exact number, but it was minimal.

Commissioner Chroust-Masin asked if trees were removed, would the applicant be required to replace them? Associate Planner Darnell said there was no requirement to replace them, however the landscape plan would most likely have trees included.

Commissioner Geary asked what energy efficient techniques they were using in the construction of the expansion. Mr. Snodgrass said they would be following the current energy codes and the units would have high efficiency air conditioning and heaters.

Commissioner Butler asked about the people furthest north, would they have to go through the original building and all the way back. Mr. Snodgrass said the existing figure eight was the assisted care and there would be a door between that and the new facility. If a family member brought them back, they would check in with the front desk and walk through the building.

Commissioner Dirks asked if they intended to incorporate all of the recommendations in the geotechnical report. The residents would have a difficult time in a seismic event and she wanted to make sure the recommendations were followed. Mr. Snodgrass said the engineers for the project would follow the report.

Associate Planner Darnell said it was in the conditions that the Building Official would require what needed to be done to make sure the facility was structurally sound. Planning Director Richards stated the Building Code was a mini-maxi code where a standard had to be achieved and the Building Official could not ask for more than that. If there were recommendations in the geotechnical report, but the Code did not require them, it was the owner's decision to move that forward or not. The Building Code had a higher standard for vulnerable populations.

Commissioner Dirks said a certain number of units would be reserved for moderate income individuals and asked exactly what that meant. Mr. Snodgrass said they would accept Medicaid.

Proponents and Opponents: None.

The applicant waived the 7 day period for submitting final written arguments in support of the application.

Chair Hall closed the public hearing.

Commissioner Chroust-Masin thought the application met all of the criteria. There was a need for this type of facility in the City. He was in favor of the application.

Commissioner Dirks stated the applicant had done a good job of placing the expansion where they did. It was a good plan and a good application.

Based on the findings of fact, conclusionary findings for approval, and materials submitted by the applicant, Commissioner Chroust-Masin MOVED to approve CU 2-17 subject to the staff recommended conditions of approval. SECONDED by Commissioner Dirks. The motion CARRIED 7-0.

C. Zone Change (ZC 3/4-17)

Request: Approval of a zone change from R-2 (Single-Family Residential) to R-4 (Multiple-Family Residential) on approximately two (2) acres of land and a zone change from LDR-9,000 (Low Density Residential – 9,000 Square Foot Minimum) to R-4 (Multiple-Family Residential) on approximately 2.6 acres of land.

Location: 2501 NE Evans Street and 2640 NE Baker Street and more specifically described as Tax Lots 3200 and 3201, Section 16BC, T. 4 S., R. 4 W., W.M.

Applicant: Premier Development, LLC

Chair Hall opened the public hearing and read the hearing statement. He asked if there was any objection to the jurisdiction of the Commission to hear this matter. There was none. He asked if any Commissioner wished to make a disclosure or abstain from participating or voting on this application. There was none.

Chair Hall asked if any Commissioner needed to declare any contact prior to the hearing with the applicant or any party involved in the hearing or any other source of information outside of staff regarding the subject of this hearing. There was none.

Chair Hall asked if any Commissioner had visited the site. If so, did they wish to discuss the visit to the site? Most of the Commission had visited the site. There was no discussion regarding the visits.

Principal Planner Ron Pomeroy presented the staff report. He entered an additional item into the record, a memo from staff to address two items of testimony that were provided after the issuance of the staff report. One of the items was a neighborhood petition and the other was an individual letter. He summarized the main concerns. Some of the criteria, policies, and goals identified in these two items were not applicable as review criteria as they spoke about other things that did not factor into the decision making of zone change requests. Most of the other items related to traffic and neighborhood fit. Those would be addressed in his presentation. He discussed the location of the site, which was made up of two parcels. It was located east of North Baker Street and west of Evans Street. The property was zoned R-2 on the eastern portion and LDR 9,000 on the western portion. The request was to change the zoning to be all R-4. The criteria for the zone change included being consistent with the goals and policies of the Comprehensive Plan, the proposal was orderly and timely, and it could be adequately served by municipal utilities and services. The proposal had direct access to collector and arterial streets and was in an area not prone to flooding. There were adequate services from existing facilities and public transit services were located within a quarter mile. It was not geographically constrained and it could be buffered from low density residential development which was adjacent to the property to the north and south. The property was also within one quarter mile from commercial services. The written testimony that had been received was summarized in the staff report. In terms of neighborhood fit, there were existing multi-family developments within a quarter mile and a half mile. Included in these multi-family developments were assisted living and retirement facilities. There were three schools located within a half mile of this location. Two parks were located in a quarter mile and there was a pocket park located adjacent to the property on the southern edge. He thought the R-4 matched the existing development pattern. Regarding street classification, Evans Street was a minor collector and was located on the eastern edge of the property. It had a carrying capacity of 10,000 trips per day. The Transportation System Plan assumed a density of R-2 for this site. The applicant commissioned David Evans and Associates to provide a transportation analysis if the property was rezoned to R-4 and built out to its fullest extent which would be 133 apartment units. When the consultant modeled what impacts there would be through 2037, he found negligible impact and had no recommendations for any different traffic improvements than what would be required for the property remaining R-2. The City's Engineering Department concurred. There is transit service on Evans adjacent to the eastern edge of the property. Staff recommended that the Commission recommend approval of the zone change to the City Council. There were no conditions of approval because there was no development plan included.

Commissioner Schanche said there was a condition in the David Evans traffic study, to add a sidewalk along Evans Street. She wanted to make sure there was pedestrian access to the park on Baker Street. Principal Planner Pomeroy said that would be part of the standard street improvement requirements. Planning Director Richards said that condition could be added to this application.

Commissioner Chroust-Masin asked if the applicant owned both properties. Principal Planner Pomeroy said the applicant owned one and was in the process of acquiring the other. The existing business on the eastern property was legally non-conforming as to use.

Commissioner Geary asked for clarification on the next steps in the process. Principal Planner Pomeroy explained if the zone was changed to R-4 and there was an application for multi-family development, they would be allowed to proceed through the building permit process. There was no planned development overlay or other requirement to come back to the Planning Commission for review. If they did not develop to R-4 but wanted to put in a subdivision, if it was ten lots or less it would be a Planning Director review. If it was 11 or more lots, it would come back to the Planning Commission. Whether the Commission saw this property again for development review and a public process depended on what the applicant ultimately proposed to develop.

Commissioner Geary asked if they could include a condition that it come back to the Planning Commission regardless. Planning Director Richards said the process for the types of land use applications and how they were reviewed was spelled out in the zoning ordinance and there were no exemptions to that. If there were concerns about safe access to the park or full sidewalk construction, those could be added as part of the zoning decision and those would run with the property. Multi-family was an outright permitted use in this zone and there was no process for reviewing multi-family development in the City's code. They could change that for the future, as most communities had a review process for multi-family development. When there was a building permit application, there would be a site and design review by staff. There would be no land use decision and no notice would be sent out.

Commissioner Dirks said Yamhill County was concerned about access from Baker because the street was already full, but the neighborhood was concerned about traffic on Evans. She asked what the process would be for site and design review about those issues and whether those opinions would be factored into the review. Principal Planner Pomeroy said yes, the City had long held that the property would not be able to access Baker because of distance from a nearby intersection and because Baker was an arterial. Access would be on Evans and the design and access point would be taken from the David Evans traffic study and Transportation System Plan. Planning Director Richards said the traffic analysis was reviewed by Engineering and was based on a national manual in terms of the science that was applied to it. The City relied on it for forecasting traffic and the impacts to intersections.

Applicant: Lori Zumwalt, representing the applicant, stated staff had described the application well and she was there to answer any questions.

Commissioner Chroust-Masin asked if they were planning to purchase both properties and what was the plan for the properties. Ms. Zumwalt said yes, they had purchased the property

to the west and were in contract with the one to the east. The plan was to develop multi-family housing as it was the most cost effective for the site.

Commissioner Butler asked if they planned to develop 133 units. Ms. Zumwalt said they used that number because it was the City's criteria for evaluating how many units could go on the site. Physically they were not sure if that many would fit with the amount of landscaping and parking required.

Proponent: Mark Davis, McMinnville resident, was in support of the application as the City was lacking in R-4 land. The neighbors had some valid objections, but more land needed to be available for higher density, and the only way to get it currently in the City was through zone changes. This application was a good idea because of the need for R-4 land.

Dennis Lauber, McMinnville resident, said buffering between the low density and high density was one of the objectives, but it was not addressed. He wondered how that would be handled. Ms. Zumwalt said it was required to have 25% of the land used for landscaping and it would have to be reviewed by the Landscape Review Committee. Buffering would be one thing the Committee would look at. Associate Planner Darnell said when the landscape plan came to the Landscape Review Committee, it would be a public meeting and citizens could provide input at that time. Planning Director Richards said it could be a condition of approval that there would be buffering on the sides of the property adjacent to single family residential. They could also make a condition that when the landscape plan was submitted to the Landscape Review Committee that notification be sent to surrounding property owners within so many feet. The Landscape Review Committee reviewed applications against Code criteria.

Opponents: Gloria Martin, McMinnville resident, lived directly beside this property on the north. She did not think they needed more multi-family housing in this area. There had been multiple accidents on Evans and 27th as it was an unsafe intersection and there was heavy congestion on Evans in the peak morning hours. There had been a shooting at the park. She thought this would deplete property values. This was not the area for more multi-family housing.

Mr. Lauber asked when a traffic study was done if they took into account the number of parked cars on the road that caused additional congestion. He thought they should take into account that directly across from the commercial property entrance there were houses that emptied onto the road. If they weren't going to make improvements, that would be a big mistake.

Principal Planner Pomeroy said traffic studies relied on the previous modeling that was done for the Transportation System Plan. It took into account current traffic flows and traffic flows that were anticipated based on future zoning that was incorporated in the model in 2010. It also took into account the number of vehicle parking spaces that were along existing streets. It could not take into account speeding or other crimes.

Chair Hall clarified the conclusion was not that there would be no effect, but that the effect would remain within acceptable limits of the designed infrastructure. Planning Director Richards said in regard to the on-street parking, the traffic analysis looked at the street specifications for each type of street. If the street was designed to accommodate parking it would be taken into account. In terms of land use impacting parking on the street, ideally there should be enough off street parking required so people were not parking on the street. The

traffic analysis looked at the types of street, how it was designed, and the type of traffic it would accommodate.

Dewey McClure, McMinnville resident, owned property adjacent to this site. He thought this development would clean up the mess that had been on the site for a long time. He was concerned about the traffic, density, and the effect on property values. He was specifically concerned about drainage on his property. During the winter, there was standing water in his backyard as it did not run off to the street or tax lot behind him due to the way the drainage was set up. He did not think they should approve a zone change without a development plan. He also requested there be mitigation for the drainage problem. Planning Director Richards said when it came in for building permit review, part of the review was drainage. Stormwater had to be retained and drained on site.

The applicant did not present rebuttal. She waived the 7 day period for submitting final written arguments in support of the application.

Chair Hall closed the public hearing.

Commissioner Schanche suggested a condition of approval that stated "future development shall include construction of a sidewalk along Evans Street and pedestrian access to Baker Street consistent with the City's Transportation System Plan and Safe Roads to Schools Plan and Policy 132.15 to provide pedestrian connections with adjacent neighborhoods". There should be no access onto Baker Street for vehicles, and that might also need to be a condition.

Commissioner Dirks said there was concern about what this development would be like. She asked if it could come back before the Commission so the neighbors could have input on the land use. She would like to build in as much review as possible for the public to know what was going to happen and to comment on it. Planning Director Richards said staff would have to come back with information on that option.

Commissioner Schanche also wanted to add in the condition that buffering techniques would be provided to screen the existing residential homes in the form of vegetation, fencing, and berms.

Principal Planner Pomeroy said if this application was approved, the Code allowed them to proceed with a multi-family development without additional public land use review. Staff could check with legal counsel to find out if there was a way to require a public land use review.

Chair Hall was in favor of continuing the hearing for staff to draft some conditions to address the concerns that had been discussed and to research the possibility for a future public land use review.

Commissioner Butler thought there was a need for multi-family housing and was in favor of approving the zone change without conditions.

Commissioner Thomas agreed with Commissioner Butler.

Commissioner Geary concurred that R-4 was greatly needed in the City. The application exposed a weakness in the process which could be addressed at a later time. This was a straightforward request and he was confident the end product would be of benefit to the area and the concerns would be alleviated.

Commissioner Dirks thought there was a need for R-4 and the zone change should be approved. Her suggestion was to give the neighbors awareness and the opportunity for more input on how the property would be developed as they went forward.

Commissioner Schanche agreed there was a need for R-4, however in this situation there were too many questions. She preferred to have the conditions included.

Commissioner Butler was in favor of a condition notifying the surrounding area when it went to the Landscape Review Committee.

Planning Director Richards said the Commission could make a decision based on the decision document in front of them tonight, the Commission could amend the decision document and add conditions of approval, or the Commission could continue the public hearing to have staff draft conditions and a decision would be made at the next hearing.

Commissioner Geary MOVED to DIRECT staff to draft conditions addressing the concerns that were raised and to CONTINUE the public hearing to the May Commission meeting. SECONDED by Commissioner Schanche. Motion PASSED 4-3 with Commissioners Chroust-Masin, Butler, and Thomas opposed.

5. Old/New Business

None.

6. Commissioner Comments

None.

7. Staff Comments

None.

8. Adjournment

Chair Hall adjourned the meeting at 9:08 p.m.



Heather Richards
Secretary



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

www.mcminnvilleoregon.gov

EXHIBIT 2 - STAFF REPORT

DATE: May 18, 2017
TO: McMinnville Planning Commissioners
FROM: Ron Pomeroy, Principal Planner
SUBJECT: ZC 3-17/ZC 4-17

Report in Brief:

This is the consideration of a zone change from R-2 (Single-Family Residential) to R-4 (Multiple-Family Residential) on approximately two (2) acres of land and a zone change from LDR-9,000 (Low Density Residential – 9,000 Square Foot Minimum) to R-4 (Multiple-Family Residential) on approximately 2.6 acres of land. The subject site is located west of NE Evans Street and east of NE Baker Street and is more specifically described as Tax Lots 3200 and 3201, Section 16 BC, T. 4 S., R. 4 W., W.M., respectively.

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

The Planning Commission conducted a public hearing on this request at their meeting on April 20, 2017. At that meeting, after receiving public testimony on the request, the Planning Commission elected to close the public hearing and continue deliberation of this request to the May 18, 2017, public meeting. During the April 20th deliberation, the Commission considered material provided by the applicant, the staff report and findings of fact provided by staff, and testimony received from the public. Based on that information the Commission discussed concerns regarding the future development of the site and potential impacts on neighboring properties as well as connections to the surrounding street network. The Commission directed staff to evaluate conditions of approval addressing: the provision of a public sidewalk along the west side of NE Evans Street; a pedestrian connection from this site to NE Baker Street; prohibition of vehicular access from this site to NE Baker Street; and, a requirement for future buffering along the northern and southern boundaries of this site upon future multiple-family development of this site. The evaluation and recommended conditions of approval are provided on page 5 of this staff report and are reflected in the Decision Document (Attachment A).

Background:

The eastern portion of the subject site is currently the location of a number of long-standing local businesses including Accessory Center NW, Mac Repair Shop, and Handyman & More RV Storage and U-Haul rental. This portion of the site is currently improved with two sheet metal buildings with the larger of the two containing most of the active business use and the smaller building being utilized mainly for storage. RVs, U-Haul trucks and trailers, and other assorted vehicles are parked on gravel to the south of the main building. The western portion of the site remains vacant and improved only

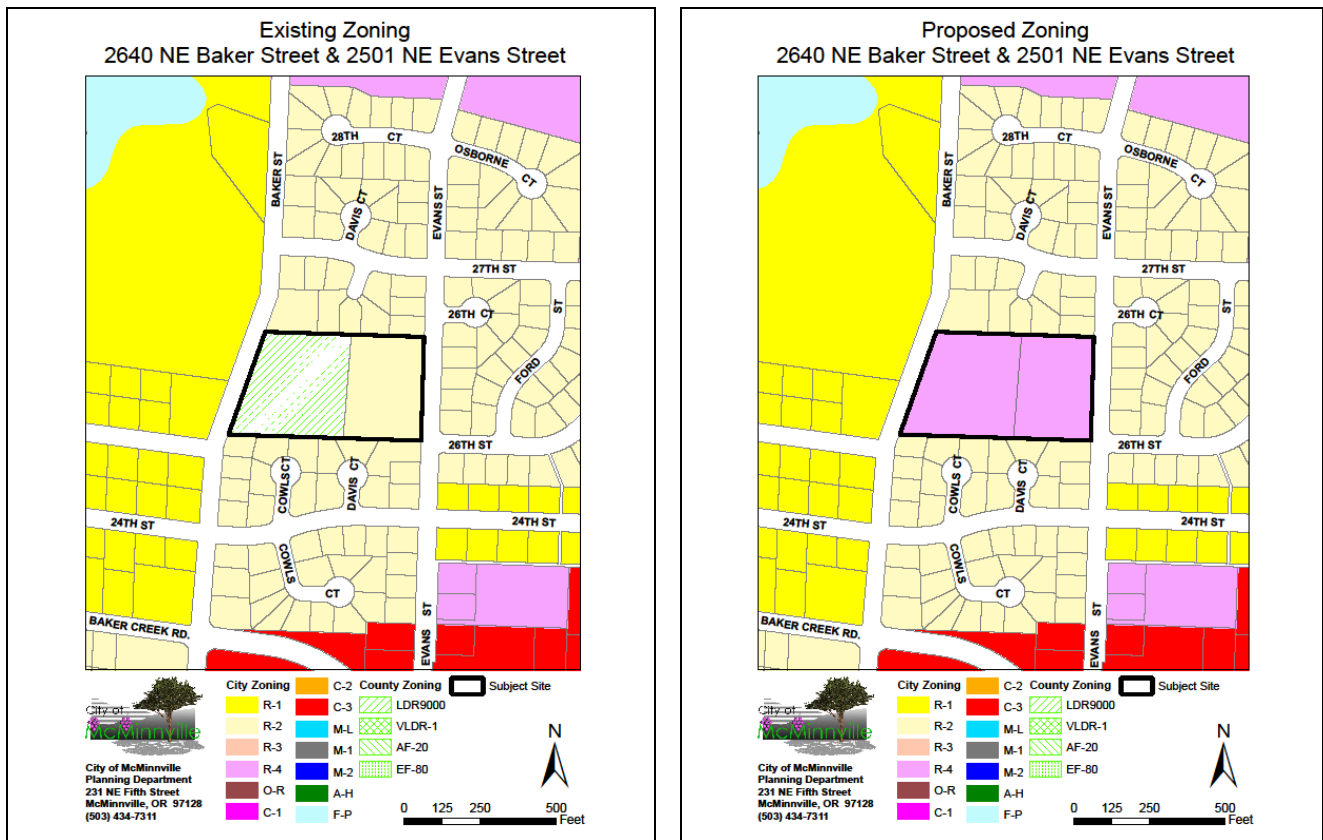
with a minimally maintained gravel drive leading eastward from NE Baker Street. Topographically, the subject site exhibits a noticeable downward slope generally from east to west.

The site is bounded by NE Baker Street to the west, and NE Evans Street to the east. Adjacent land uses include the Betty's Orchard residential subdivision zoned R-2 (Single-Family Residential) to the south, the North Orchard residential subdivision zoned R-2 PD (Single-Family Residential Planned Development) to the north, and the Rob's Orchard residential subdivision zoned R-2 to the east. To the west is located the Mochettaz Addition residential subdivision and the southern portion of Tice Park, both zoned R-1 (Single-Family Residential). All adjacent land is designated Residential on the McMinnville Comprehensive Plan Map.

A graphic identifying the two tax lots that comprise the subject site has been provided below for your reference.



In addition, the two graphics below provide a view of depiction of current zoning designations on the subject site and surrounding properties in addition to identifying how the zoning map would appear should these zone change requests be approved.



The Planning Commission’s responsibility regarding this type of land-use request is to hold a public hearing and, following public testimony and deliberation, recommend to the City Council that the application be approved, or approved with conditions, or the Commission may act to deny the application. Such actions shall be based upon the City’s comprehensive plan policies and the review criteria contained in Section 17.74.020 (Comprehensive Plan Map Amendment and Zone Change – Review Criteria) of the McMinnville Zoning Ordinance. This request, if approved, would allow the applicant to amend the residential zoning designation on two parcels of land from R-2 and LDR-9,000 to R-4 to afford them the ability to pursue a future multiple-family development project on this site as noted on page one of the applicant’s narrative. Please note that submittal of a conceptual development plan is not a required element of a zone change request and the applicant has not included such as part of this submittal.

Evaluation of Review Criteria:

An amendment of the zoning map may be authorized provided that the proposal satisfies all applicable review criteria and provided that the applicant demonstrates the following:

- A. The proposed amendment is consistent with the goals and policies of the Comprehensive Plan.

Comprehensive Plan Policies: There are numerous Comprehensive Plan Goals and Policies that are applicable to this request. Most of those have been well addressed in the applicant’s submitted narrative. Some of the more notable guidance is found in Chapter V (Housing and Residential Development) which includes Goals that speak to quality housing for all city residents and achieving a residential development pattern that is land intensive and energy efficient as well as Policies

encouraging opportunities for multiple-family development in locations that have sufficient access opportunities and service availability to support that type of development.

- 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.

Existing Development Pattern: The development pattern in the immediate area adjacent to this site is largely developed with single-family residences with a smaller number of duplexes that are typically found on the corner lots of nearby street intersections. However, while not directly adjacent to the site, there are several multiple-family developments located within just a few blocks of this site. For example, the Brookdale McMinnville Town Center Senior Apartments are located on NE 27th Street approximately 600 feet to the northeast of the subject site. The Tice Park Apartments and Heritage Place Apartments are found some 800 feet to the north and are both provided access from NE Evan Street. Some 500 feet to the southeast is located the Rhoda Anne Apartments also accessed from NE Evans Street. The established development pattern for the larger surrounding area is clearly a mix of residential housing types.

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

Utility and Service Provision: This area is well served by existing sanitary and storm sewer systems as well as other public utilities. The Engineering Department has reviewed this proposal and has offered no concerns with providing adequate services to this site to support the residential development density that may result from rezoning these parcels to R-4.

Street System: The site is bounded to the north and south by residential development terminating in cul-de-sacs thereby eliminating access to the site from these directions. Additionally, the site is bounded to the east by NE Evan Street, designated a minor collector, and to the west by NE Baker Street, a minor arterial, as identified in the adopted McMinnville Transportation System Plan (TSP). The City has long held that all future access from both of these properties would be directed eastward onto NE Evans Street due largely to intersection spacing concerns and the classification of NE Baker Street as a Minor Arterial. To address this, the applicant has provided a recent traffic impact analysis (TIA) drafted by David Evans and Associates to assess the impact of a 133-unit multiple-family development on the surrounding street network. The McMinnville Engineering Department has reviewed this analysis and finds that there is adequate transportation network capacity to accommodate the proposed zone change. At the time of development of these properties, the appropriate right-of-way dedications and infrastructure improvements, in compliance with the City's adopted TSP, will be required. Additionally, comments provided by the Yamhill County Engineer speak to the need for construction any future access from this site directly onto NE Baker Street to be designed to city standards.

Site Hydrology: The applicant also provided as part of their submittal a Hydraulic Analysis of site prepared by CH2M considering the impact of the development of up to 133 apartment units on this property. The study concluded that, based on the analysis of available capacity in the existing nearby sanitary sewer system, expected flows from such a residential development could be conveyed within the system without causing a deficiency in the current system. This analysis was considered by the McMinnville Engineering Department and they offered no concern with this analysis.

R-4 Multiple-Family Residential Zone:

While the applicant has not provided a conceptual development plan with this zone change proposal, and is not required to do so at this time, it is instructive to note some of the standards of the R-4 zone that would be applicable to development of this site in the future should this current request be

approved. This information is offered only as an additional observation relative to the requested zoning redesignation. If approved, some of those applicable opportunities and development standards incumbent upon future development include:

R-4 Multiple-Family Residential Zone:

17.21.010 Permitted Uses. In an R-4 zone, the following uses [..] are permitted:

- A. Single-family dwelling
- B. Two-family dwelling
- C. Multiple-family dwelling

17.21.030 Lot size. In an R-4 zone, the lot size shall not be less than five thousand square feet, except that the lot area for common wall, single-family lots shall not be less than two thousand five hundred square feet per family.

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.

17.21.060 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. [..]

It is this density lot area density allocation that has been utilized by the applicant to arrive at a maximum potential multiple-family residential density of 133 dwelling units for this site: (approximately 4.5 acres X 43,560 square feet per acre) / 1,500 square feet per unit = 133 potential dwelling units. While this is a theoretical maximum number of dwelling units for this site, the practicality of achieving this number of units remains to be seen, as a minimum of twenty-five percent of a multiple-family site is required to be provided as landscaping in addition to the provision of onsite parking and maneuvering room and driving aisles for vehicles.

Discussion:

At their meeting on April 20, 2017, Planning Commission members asked staff to evaluate the following four issues for potential conditions of approval to include in the land-use decision.

- 1) Provision of a public sidewalk along the west side of NE Evans Street.

Evaluation: Public improvements are determined at the time of site and design review and are proportionate to the development. Since any development on this site would require access from NE Evans Street, at a minimum the developer will be required to make all public improvements on NE Evans Street per the McMinnville Transportation System Plan, including sidewalks.

Recommended Condition of Approval: None required as this is a normal course of business with the site and design review process. .

2) Pedestrian connection from the site to NE Baker Street.

Evaluation: NE Baker Street is currently a county road without bicycle and pedestrian amenities and would currently be an unsafe connection for pedestrians and bicyclists. However, overtime NE Baker Street could be annexed into the City of McMinnville and built to McMinnville street standards with bicycle and pedestrian amenities. Staff recommends a condition of approval that allows for a future connection.

Recommended Condition of Approval: The site shall be designed to allow for a future bicycle/pedestrian connection to NE Baker Street, so that a bicycle/pedestrian connection to NE Baker Street could be made in the future, at such time that the roadway is improved to the complete street standards contained in the McMinnville Transportation System Plan.

3) Prohibition of a vehicular access from this site to NE Baker Street

Evaluation: Due to its street classification, the City of McMinnville does not recommend access from the site to NE Baker Street.

Recommended Condition of Approval: Vehicular access from this site to NE Baker Street shall be prohibited.

4) A requirement for future buffering along the northern and southern boundaries of this site upon future multiple-family development of this site. .

Evaluation: Due to the request to rezone a property with a lower residential density to a higher residential density that has adjacency to lower-residential zoning, it is important to mitigate any potential negative impacts of the form and breadth of the highest development intensity in the new zone to the surrounding properties. Currently the R-4 zone states that a side yard shall not be less than six feet, except an exterior side yard shall not be less than fifteen feet. And all yards shall be increased over the requirements of this section, one foot for each two feet of building height over thirty-five feet (Section 17.21.040). Since access to this site will be off of NE Evans Street, it is recommended that the language for increasing the side yard setbacks relative to building height over thirty-five feet be increased to one foot for each foot of building height over thirty-five feet. Additionally, some sort of buffering on the northern and southern boundaries of the site are recommended for multiple-family development.

Recommended Condition of Approval: Side yards setbacks shall be increased one foot for each foot of building height over thirty-five feet.

Recommended Condition of Approval: If the site is developed as multi-family residential, buffering along the northern and southern boundaries of this site shall be required and shall utilize methods for the express purpose of mitigating noise, headlight glare, and visual intrusion from this site onto the neighboring single-family developments located to the north and south of this site and shall include a mix of vertical and horizontal vegetation, fencing and/or berms, but shall not serve as a visual or physical barrier between this development and the surrounding neighborhood. The proposed buffers shall be submitted to the McMinnville Landscape Review Committee for the review and approval prior to the issuance of building permits for this site.

Fiscal Impact:

None

Planning Commission Options:

- 1) **RECOMMEND APPROVAL** of the application with conditions to the McMinnville City Council, per the decision document provided which includes the findings of fact.
- 2) **DENY** the application, providing findings of fact for the denial in the motion to deny.

Recommendation/Suggested Motion:

The Planning Department recommends that the Planning Commission make the following motion recommending approval of ZC 3-17/ZC 4-17 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 COUNCIL APPROVE ZC 3-17/ZC 4-17 SUBJECT TO THE CONDITIONS OF APPROVAL AS RECOMMENDED BY STAFF.

RP:sjs



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

503-434-7311

www.mcminnvilleoregon.gov

DECISION, FINDINGS OF FACT AND CONCLUSIONARY FINDINGS FOR THE APPROVAL OF TWO ZONE CHANGE REQUESTS FOR PROPERTY LOCATED WEST OF NE EVANS STREET AND EAST OF NE BAKER STREET.

- DOCKET:** ZC 3-17/ZC 4-17 (Zone Change)
- REQUEST:** The applicant is requesting approval of a zone change from R-2 (Single-Family Residential) to R-4 (Multiple-Family Residential) on approximately two (2) acres of land and a zone change from LDR-9,000 (Low Density Residential – 9,000 Square Foot Minimum) to R-4 (Multiple-Family Residential) on approximately 2.6 acres of land.
- LOCATION:** The subject site is located west of NE Evans Street and east of NE Baker Street and is more specifically described as Tax Lots 3200 and 3201, Section 16 BC, T. 4 S., R. 4 W., W.M., respectively.
- ZONING:** The subject site's current zoning is R-2 and LDR-9,000.
- APPLICANT:** Premier Development, LLC
- STAFF:** Ron Pomeroy, Principal Planner
- HEARINGS BODY:** McMinnville Planning Commission
- DATE & TIME:** April 20, 2017, May 18, 2017. Civic Hall, 200 NE 2nd Street, McMinnville, Oregon.
- HEARINGS BODY:** McMinnville City Council
- DATE & TIME:** June 13, 2017. Civic Hall, 200 NE 2nd 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

Based on the findings and conclusions, the Planning Commission recommends that the City Council **APPROVE** zone change ZC 3-17 and zone change ZC 4-17 **subject to the conditions of approval provided in this document.**

////////////////////////////////////
DECISION: APPROVAL WITH CONDITIONS
////////////////////////////////////

City Council: _____
Scott Hill, Mayor of McMinnville

Date: _____

Planning Commission: _____
Roger Hall, Chair of the McMinnville Planning Commission

Date: _____

Planning Department: _____
Heather Richards, Planning Director

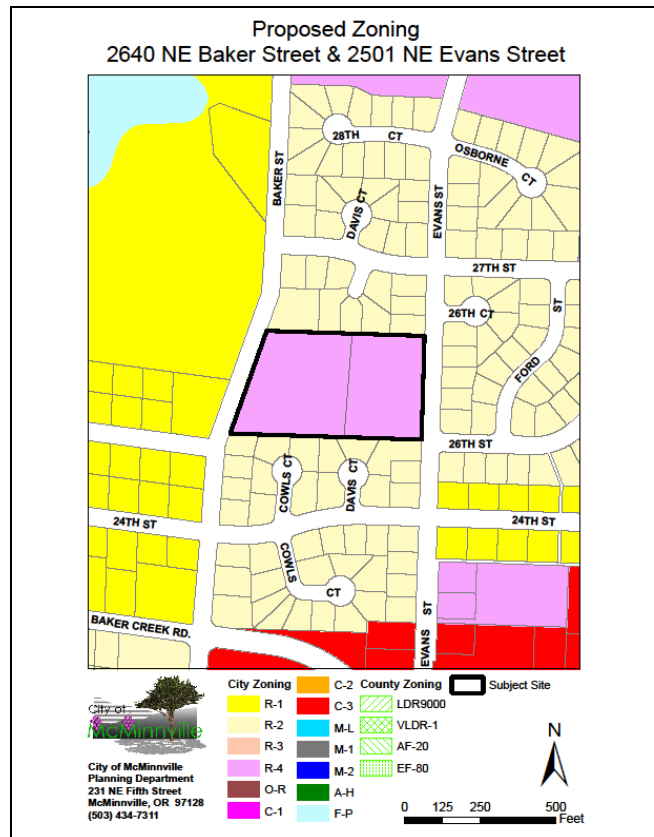
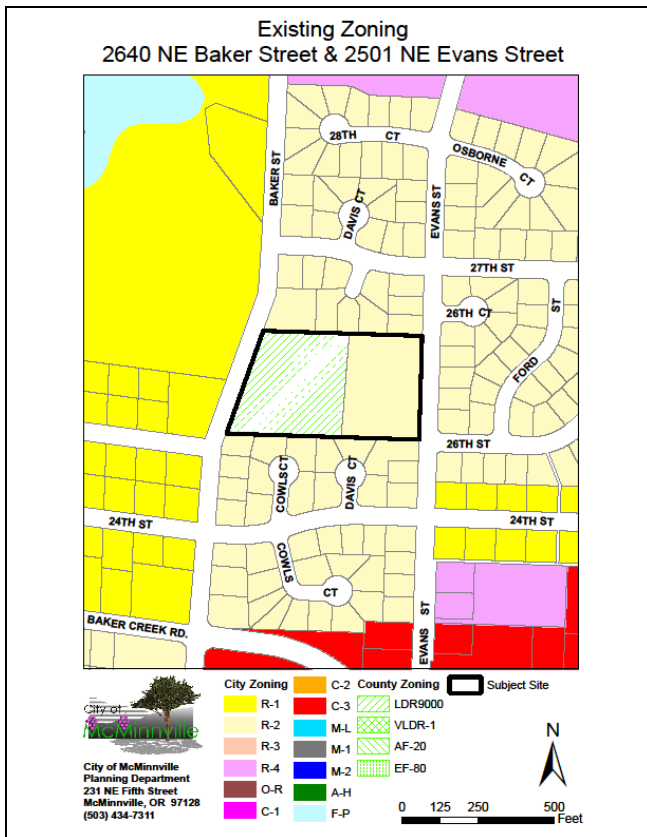
Date: _____

Application Summary:

The applicant is requesting approval of a zone change from R-2 (Single-Family Residential) to R-4 (Multiple-Family Residential) on approximately two (2) acres of land and a zone change from LDR-9,000 (Low Density Residential – 9,000 Square Foot Minimum) to R-4 (Multiple-Family Residential) on approximately 2.6 acres of land.



The two graphics below provide a view of depiction of current zoning designations on the subject site and surrounding properties in addition to identifying how the zoning map would appear should these zone change requests be approved.



CONDITIONS OF APPROVAL:

The following conditions of approval shall be required to ensure that the proposal is compliant with the City of McMinnville's Comprehensive Plan and Zoning Ordinance:

1. The site shall be designed to allow for a future bicycle/pedestrian connection to NE Baker Street, so that a bicycle/pedestrian connection to NE Baker Street could be made in the future, at such time that the roadway is improved to the complete street standards contained in the McMinnville Transportation System Plan.
2. Vehicular access from this site to NE Baker Street shall be prohibited.
3. Side yards setbacks shall be increased one foot for each foot of building height over thirty-five feet.
4. If the site is developed as multi-family residential, buffering along the northern and southern boundaries of this site shall be required and shall utilize methods for the express purpose of mitigating noise, headlight glare, and visual intrusion from this site onto the neighboring single-family developments located to the north and south of this site and shall include a mix of vertical and horizontal vegetation, fencing and/or berms, but shall not serve as a visual or physical barrier between this development and the surrounding neighborhood. The proposed buffers shall be submitted to the McMinnville Landscape Review Committee for the review and approval prior to the issuance of building permits for this site.

ATTACHMENTS

Attachment 1 - ZC 3-17/ZC 4-17 Application and Attachments

Attachment 2 - Memorandum to the Planning Commission (April 20, 2017) re: Additional testimony and staff response regarding ZC 3-17/ZC 4-17 (Premier Development, LLC)

Attachment 3 - Planning Commission Meeting Minutes – April 20, 2017

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. The following comments had been received:

Engineering Department:

We have reviewed the proposed zone change applications (ZC 3-17/ZC 4-17) and do not have concerns with the proposal. As noted in the application, and associated attachments, there is adequate transportation network and sanitary sewer system capacity to accommodate the proposed zone change. At the time of development of the properties, the appropriate infrastructure improvements and right-of-way dedications, in compliance with the City's adopted master plans, will be required.

Yamhill County Public Works:

The western frontage of this property is NE Baker Street. This street is currently County jurisdiction for maintenance and operations. The applicant's desired outcome is to develop a future multi-family [project]. Any proposed multi-family access onto Baker Street is a significant safety issue for the County. Baker Street has a high volume of traffic with a history of numerous complaints from the adjoining properties that claim significant levels of traffic exceeding safe travel speeds. I realize that design issues typically are not dealt with at this stage, however, I wanted to raise the issue at this early stage.

Access onto Baker Street at this location will require a full intersection and traffic impact review by the developer. Also frontage improvements to Baker Street to current City standards will be required. City standards will be required because this street is in a transition area that at some point will likely become City jurisdiction.

I see that the two-acre parcel to the East is contemplated as a companion development. It would be better if the site access to both parcels could be limited to Evans Street to the east. If access is limited to Evans Street the intersection design and traffic impact study on Baker Street can be eliminated.

Fire Department:

We have no issue with this zone change request. Please note: Per 2014 Oregon Fire Code; projects having more than 100 multi-family units shall be equipped with two separate and approved fire apparatus access roads. Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including non-residential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 90.3.1.2.

FINDINGS OF FACT

1. Premier Development, LLC is requesting approval of a zone change from R-2 (Single-Family Residential) to R-4 (Multiple-Family Residential) on approximately two (2) acres of land and a zone change from LDR-9,000 (Low Density Residential – 9,000 Square Foot Minimum) to R-4 (Multiple-Family Residential) on approximately 2.6 acres of land. The subject site is located west of NE Evans Street and east of NE Baker Street and is more specifically described as Tax Lots 3200 and 3201, Section 16 BC, T. 4 S., R. 4 W., W.M., respectively.
2. The site is currently designated as Residential on the McMinnville Comprehensive Plan Map, 1980.
3. Sanitary sewer and municipal water and power can adequately serve the site. The municipal water reclamation facility has sufficient capacity to accommodate expected waste flows resulting from development of the property.
4. The applicant has submitted findings (Attachment 1) in support of this application. Those findings are herein incorporated.

CONCLUSIONARY FINDINGS

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.

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

Policy 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 approval of the zone change requests from R-2 (Single-Family Residential) and LDR-9,000 (Low Density Residential – 9,000-Square Foot Minimum) to R-4 (Multiple-Family Residential) will allow for the opportunity of this land to be developed with a variety of housing types including multiple-family housing which the applicant has indicated is their intent. Higher density residential development is commensurate with surrounding development in the, while adjacent to existing single-family and duplex development, there are also numerous multiple-family development projects located with two to four blocks of this site. Examples of nearby higher-density residential development include the Brookdale McMinnville Town Center Senior Apartments are located on NE 27th Street approximately 600 feet to the northeast of the subject site. The Tice Park Apartments and Heritage Place Apartments are found some 800 feet to the north and are both provided access from NE Evan Street. Some 500 feet to the southeast is located the Rhoda Anne Apartments also accessed from NE Evans Street.

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.

Policy 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.

Policy 71.00 The City of McMinnville 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.

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 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 low density residential areas in order to maximize the privacy of established low density residential areas.*

Policy 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 68.00, 71.00, 71.09, and 71.13 are met by this proposal in that the proposal to rezone this land as requested is encouraged by the existing Comprehensive Plan Map. In addition, rezoning of this site to allow higher residential density encourages more efficient residential development in an area where urban services are already available before committing alternate areas to residential development. The surrounding residential neighborhoods currently exhibit a range of residential densities and housing types including single-family detached, duplex and multiple-family dwellings. An analysis of vehicular impacts to the surrounding street network from development of a multiple-family development on this site has been provided as part of the applicant's submittal with a conclusion that such the surrounding network has the capacity to accommodate the anticipated traffic. Additionally, there are no known topographic or poor drainage characteristics of this site that would complicate or impinge on future residential development of the property. As noted through the review of other agencies and utility providers, there are no concerns regarding service provision to this site, and that anticipated impacts would be mitigated by required improvements commensurate with future development. Public transit is available to the site and currently provide by the Yamhill County Transit Route 3 that runs along NE Evans Street adjacent to the eastern edge of the site. Buffering of any multiple-family development that may occur on the site from the adjacent single-family neighborhoods would be provided as required by a landscape plan approved by the McMinnville Landscape Review Committee; a minimum of 25 percent of the site area of multiple-family developments is required to be provided as landscaped area as per 17.57 of the McMinnville Zoning Ordinance. Additionally, this site is located adjacent to (across NE Baker Street) the southern portion of Tice Park which is a public park designed as a nature park with trails, a parking area and public restrooms.

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.

Policy 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.

Policy 89.00 Zoning standards shall require that all multiple-family housing developments provide landscaped grounds.

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. (Ord. 4840, January 11, 2006; Ord. 4796, October 14, 2003)

- Policy 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)*
- Policy 92.00 High-density housing developments shall be encouraged to locate along existing or potential public transit routes.*
- Policy 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)*
- Policy 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: Policies 84.00, 86.00, 89.00, 90.00, 92.00, 92.01 and 92.02 are satisfied by this proposal in that, while the applicant has indicated intent to construct multiple-family housing on this site, no such development plan has been provided as part of this zone change request. However, in light of the stated intent to pursue multiple-family development should this request be approved, these Policies are relevant. With approval of this request, the opportunity for lower cost, higher density residential development will continue to be supported by the City in a manner that disperses this type of development throughout the community. Landscaping of a minimum of 25 percent of the site is a requirement of multiple-family development as noted in Chapter 17.57 (Landscaping) of the McMinnville Zoning Ordinance. Additionally, this site is located adjacent to NE Baker Street and NE Evans Street, identified in the McMinnville Transportation System Plan (TSP) as minor arterial and minor collector streets, respectively. Further, this site is not located adjacent to other multiple-family zoned properties or developments thereby implementing the City policy of dispersal of multiple-family developments. Professional and commercial uses are located within some 650 feet of the site and further to the south along Hwy 99W. Grandhaven Elementary School and McMinnville Christian Academy are both located within one-half mile from this site. Also, as noted in the previous finding above, public transit is available to the site and currently provide by the Yamhill County Transit Route 3 that runs along NE Evans Street adjacent to the eastern edge of the site. Additionally, this site is located adjacent to (across NE Baker Street) the southern portion of Tice Park which is a public park designed as a nature park with trails, a parking area and public restrooms.

- Policy 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. Required street improvements commensurate with future development shall be required at the time of development.

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.

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

Policy 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*

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

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.

Policy 122.00 The City of McMinnville shall encourage the following provisions for each of the three functional road classifications: [in part]

- 1. Major, Minor arterials.
 - a. Access should be controlled, especially on heavy traffic-generating developments.**

Finding: Goal VI 1 and Policies 117.00, 118.00, 119.00, 120.00 and 122.00 are satisfied by this proposal in that the subject site is currently adjacent to public streets along two sides; NE Baker Street to the west and NE Evans Street to the east. These streets shall be improved, as may be required, commensurate with the future development of this site to ensure safe and efficient transportation opportunities for all citizens. At a minimum, NE Baker Street along the site's western frontage shall be improved with on-street bike lanes and sidewalks consistent with the Complete Streets Design Standards and the Complete Streets Projects sections of the McMinnville TSP. Since the applicant did not provide a conceptual development plan as part of this zone change request, it is unclear if a public street, or streets, will be proposed as part of that future development. Should a public street, or streets, be proposed, they will be required to be designed and constructed to public standards as identified in the McMinnville TSP at the time of development. Additionally, toward implementation of Policy 122.00, vehicular access from this property frontage onto NE Baker Street, a minor arterial, shall be prohibited as alternative access from this site to NE Evans Street, a minor collector, is available and sufficient to accommodate anticipated traffic volumes from future site development.

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

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 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 all residential development as specified by Chapter 17.60 (Off-Street Parking and Loading) of the McMinnville Zoning Ordinance.

Policy 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.

Policy 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 and 132.15 are satisfied by this proposal in that, when a specific development is proposed for this site, public sidewalks commensurate with that proposal will be required as part of the street improvements and will add to the pedestrian connections within and beyond site. Provision of safe, accessible bicycle routes continue to be provided throughout the city as directed by the McMinnville TSP. In addition, to enhance implementation of the adopted Safe Walk-to-School-Route-Plans adopted as Appendix J of the McMinnville TSP, installation of a public sidewalk along the site's NE Evans Street frontage as well as provision of a paved pedestrian connection from the site to NE Baker Street shall be required as conditions of this approval.

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.

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.

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

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

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.

Policy 143.00 The City of McMinnville shall encourage the retention of natural drainage ways for storm water drainage.

Policy 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.

Policy 145.00 The City of McMinnville, recognizing McMinnville Water and Light as the agency responsible for water system services, shall extend water services within the framework outlined below:

- 1. Facilities are placed in locations and in such manner as to insure compatibility with surrounding land uses.*
- 2. Extensions promote the development patterns and phasing envisioned in the McMinnville Comprehensive Plan.*
- 3. 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;*
- 4. Applicable policies for extending water services, as developed by the City Water and Light Commission, are adhered to.*

Policy 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.

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:

- 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, 139.00, 142.00, 143.00, 144.00, 145.00, 147.00 and 151.00 are satisfied by the request as, based on comments received, 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.

Policy 153.00 The City of McMinnville shall continue coordination between the planning and dire departments in evaluating major land use decisions.

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 annexations, subdivision proposals, and other major land use decisions.

Finding: Policies 153.00 and 155.00 are satisfied in that emergency services departments have reviewed this request and raise no concerns although the Fire Department did provide some guidance regarding future development.

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.

Policy 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.

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

Policy 173.00 The City of McMinnville shall coordinate with McMinnville Water and Light and the various private suppliers of energy in this area in making future land use decisions.

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.

Finding: Policies 173.00 and 177.00 are satisfied in that McMinnville Water and Light and Northwest Natural Gas were provided opportunity to review and comment regarding this proposal and no concerns were raised.

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

Finding: Policy 178.00 is satisfied in that the applicant is proposing to amend the current zoning designations of this site to R-4 to allow for the possibility of providing multiple-family type housing thereby achieving a more compact form of urban development and energy conservation than would have otherwise been achieved.

GOAL X1: TO PROVIDE OPPORTUNITIES FOR CITIZEN INVOLVEMENT IN THE LAND USE DECISION MAKING PROCESS ESTABLISHED BY THE CITY OF McMINNVILLE.

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.

Finding: Goal X1 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 holding of advertized public hearing(s). All members of the public have access to provide testimony and ask questions during the public review and hearing process.

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

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.

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

17.57.010 Landscaping – Purpose and intent. The purpose and intent of this chapter is to enhance the appearance of the city by encouraging quality landscaping which will benefit and protect the health, safety, and welfare of the general public. By relating all the requirements of the zoning ordinance to the project in one review procedure, the review will assist the developer in integrating the uses of the property with the landscaping, will relate the project to surrounding property uses in existence or projected, and will attempt to minimize project costs. The landscaping provisions in Section 17.57.050 are in addition to all other provisions of the zoning ordinance which relate to property boundaries, dimensions, setback, vehicle access points, parking provisions and traffic patterns. [..]

17.57.050 Area Determination—Planning factors.

- B. The following factors shall be considered by the applicant when planning the landscaping in order to accomplish the purpose set out in Section 17.57.010. The Landscape Review Committee shall have the authority to deny an application for failure to comply with any or all of these conditions:
1. Compatibility with the proposed project and the surrounding and abutting properties and the uses occurring thereon.
 2. Screening the proposed use by sight-obscuring, evergreen plantings, shade trees, fences, or combinations of plantings and screens. [..]

Finding: Sections 17.57.010 and 17.57.050(B)(1-2) are satisfied by the request through adoption of a condition of approval of this application requiring sufficient buffering and screening for the benefit of established adjacent single-family residential developments north and south of the site. This buffering and screening shall utilize methods for the express purpose of mitigating noise, headlight glare, and visual intrusion from the site's development onto adjacent land north and south and shall include a mix of vertical and horizontal vegetation, fencing and/or berms as may be approved by the Landscape Review Committee at the time of development.

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: Criterion "B" of this review standard does not apply when the proposed amendment concerns needed housing. Table B-11 of Appendix B of the 2001 McMinnville Buildable Land Needs Analysis and Growth Management Plan demonstrates that McMinnville had a deficit of 162 R-4 zoned acres needed to meet future projected housing needs; the year 2020 was the identified planning horizon for this projection. Since 2001, approximately 46.5 acres have been rezoned to R-4 leaving a residual deficit of approximately 115.5 R-4 zoned acres still needed to meet projected needs. Approval of this zone change request would reduce that deficit to approximately 111 acres.

Section 17.74.020 is satisfied in that the proposed R-4 zoning designation for this site is consistent with the goals and policies of the McMinnville Comprehensive Plan, is orderly and timely considering existing nearby residential development and the site's proximity to schools and commercial opportunities and adjacency to public streets, transit and public park facilities in addition to having the ability to 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.

RP:sjs

Commissioner Butler asked about the people furthest north, would they have to go through the original building and all the way back. Mr. Snodgrass said the existing figure eight was the assisted care and there would be a door between that and the new facility. If a family member brought them back, they would check in with the front desk and walk through the building.

Commissioner Dirks asked if they intended to incorporate all of the recommendations in the geotechnical report. The residents would have a difficult time in a seismic event and she wanted to make sure the recommendations were followed. Mr. Snodgrass said the engineers for the project would follow the report.

Associate Planner Darnell said it was in the conditions that the Building Official would require what needed to be done to make sure the facility was structurally sound. Planning Director Richards stated the Building Code was a mini-maxi code where a standard had to be achieved and the Building Official could not ask for more than that. If there were recommendations in the geotechnical report, but the Code did not require them, it was the owner's decision to move that forward or not. The Building Code had a higher standard for vulnerable populations.

Commissioner Dirks said a certain number of units would be reserved for moderate income individuals and asked exactly what that meant. Mr. Snodgrass said they would accept Medicaid.

Proponents and Opponents: None.

The applicant waived the 7 day period for submitting final written arguments in support of the application.

Chair Hall closed the public hearing.

Commissioner Chroust-Masin thought the application met all of the criteria. There was a need for this type of facility in the City. He was in favor of the application.

Commissioner Dirks stated the applicant had done a good job of placing the expansion where they did. It was a good plan and a good application.

Based on the findings of fact, conclusionary findings for approval, and materials submitted by the applicant, Commissioner Chroust-Masin MOVED to approve CU 2-17 subject to the staff recommended conditions of approval. SECONDED by Commissioner Dirks. The motion CARRIED 7-0.

C. Zone Change (ZC 3/4-17)

Request: Approval of a zone change from R-2 (Single-Family Residential) to R-4 (Multiple-Family Residential) on approximately two (2) acres of land and a zone change from LDR-9,000 (Low Density Residential – 9,000 Square Foot Minimum) to R-4 (Multiple-Family Residential) on approximately 2.6 acres of land.

Location: 2501 NE Evans Street and 2640 NE Baker Street and more specifically described as Tax Lots 3200 and 3201, Section 16BC, T. 4 S., R. 4 W., W.M.

Applicant: Premier Development, LLC

Chair Hall opened the public hearing and read the hearing statement. He asked if there was any objection to the jurisdiction of the Commission to hear this matter. There was none. He asked if any Commissioner wished to make a disclosure or abstain from participating or voting on this application. There was none.

Chair Hall asked if any Commissioner needed to declare any contact prior to the hearing with the applicant or any party involved in the hearing or any other source of information outside of staff regarding the subject of this hearing. There was none.

Chair Hall asked if any Commissioner had visited the site. If so, did they wish to discuss the visit to the site? Most of the Commission had visited the site. There was no discussion regarding the visits.

Principal Planner Ron Pomeroy presented the staff report. He entered an additional item into the record, a memo from staff to address two items of testimony that were provided after the issuance of the staff report. One of the items was a neighborhood petition and the other was an individual letter. He summarized the main concerns. Some of the criteria, policies, and goals identified in these two items were not applicable as review criteria as they spoke about other things that did not factor into the decision making of zone change requests. Most of the other items related to traffic and neighborhood fit. Those would be addressed in his presentation. He discussed the location of the site, which was made up of two parcels. It was located east of North Baker Street and west of Evans Street. The property was zoned R-2 on the eastern portion and LDR 9,000 on the western portion. The request was to change the zoning to be all R-4. The criteria for the zone change included being consistent with the goals and policies of the Comprehensive Plan, the proposal was orderly and timely, and it could be adequately served by municipal utilities and services. The proposal had direct access to collector and arterial streets and was in an area not prone to flooding. There were adequate services from existing facilities and public transit services were located within a quarter mile. It was not geographically constrained and it could be buffered from low density residential development which was adjacent to the property to the north and south. The property was also within one quarter mile from commercial services. The written testimony that had been received was summarized in the staff report. In terms of neighborhood fit, there were existing multi-family developments within a quarter mile and a half mile. Included in these multi-family developments were assisted living and retirement facilities. There were three schools located within a half mile of this location. Two parks were located in a quarter mile and there was a pocket park located adjacent to the property on the southern edge. He thought the R-4 matched the existing development pattern. Regarding street classification, Evans Street was a minor collector and was located on the eastern edge of the property. It had a carrying capacity of 10,000 trips per day. The Transportation System Plan assumed a density of R-2 for this site. The applicant commissioned David Evans and Associates to provide a transportation analysis if the property was rezoned to R-4 and built out to its fullest extent which would be 133 apartment units. When the consultant modeled what impacts there would be through 2037, he found negligible impact and had no recommendations for any different traffic improvements than what would be required for the property remaining R-2. The City's Engineering Department concurred. There is transit service on Evans adjacent to the eastern edge of the property. Staff recommended that the Commission recommend approval of the zone change to the City Council. There were no conditions of approval because there was no development plan included.

Commissioner Schanche said there was a condition in the David Evans traffic study, to add a sidewalk along Evans Street. She wanted to make sure there was pedestrian access to the park on Baker Street. Principal Planner Pomeroy said that would be part of the standard street improvement requirements. Planning Director Richards said that condition could be added to this application.

Commissioner Chroust-Masin asked if the applicant owned both properties. Principal Planner Pomeroy said the applicant owned one and was in the process of acquiring the other. The existing business on the eastern property was legally non-conforming as to use.

Commissioner Geary asked for clarification on the next steps in the process. Principal Planner Pomeroy explained if the zone was changed to R-4 and there was an application for multi-family development, they would be allowed to proceed through the building permit process. There was no planned development overlay or other requirement to come back to the Planning Commission for review. If they did not develop to R-4 but wanted to put in a subdivision, if it was ten lots or less it would be a Planning Director review. If it was 11 or more lots, it would come back to the Planning Commission. Whether the Commission saw this property again for development review and a public process depended on what the applicant ultimately proposed to develop.

Commissioner Geary asked if they could include a condition that it come back to the Planning Commission regardless. Planning Director Richards said the process for the types of land use applications and how they were reviewed was spelled out in the zoning ordinance and there were no exemptions to that. If there were concerns about safe access to the park or full sidewalk construction, those could be added as part of the zoning decision and those would run with the property. Multi-family was an outright permitted use in this zone and there was no process for reviewing multi-family development in the City's code. They could change that for the future, as most communities had a review process for multi-family development. When there was a building permit application, there would be a site and design review by staff. There would be no land use decision and no notice would be sent out.

Commissioner Dirks said Yamhill County was concerned about access from Baker because the street was already full, but the neighborhood was concerned about traffic on Evans. She asked what the process would be for site and design review about those issues and whether those opinions would be factored into the review. Principal Planner Pomeroy said yes, the City had long held that the property would not be able to access Baker because of distance from a nearby intersection and because Baker was an arterial. Access would be on Evans and the design and access point would be taken from the David Evans traffic study and Transportation System Plan. Planning Director Richards said the traffic analysis was reviewed by Engineering and was based on a national manual in terms of the science that was applied to it. The City relied on it for forecasting traffic and the impacts to intersections.

Applicant: Lori Zumwalt, representing the applicant, stated staff had described the application well and she was there to answer any questions.

Commissioner Chroust-Masin asked if they were planning to purchase both properties and what was the plan for the properties. Ms. Zumwalt said yes, they had purchased the property

to the west and were in contract with the one to the east. The plan was to develop multi-family housing as it was the most cost effective for the site.

Commissioner Butler asked if they planned to develop 133 units. Ms. Zumwalt said they used that number because it was the City's criteria for evaluating how many units could go on the site. Physically they were not sure if that many would fit with the amount of landscaping and parking required.

Proponent: Mark Davis, McMinnville resident, was in support of the application as the City was lacking in R-4 land. The neighbors had some valid objections, but more land needed to be available for higher density, and the only way to get it currently in the City was through zone changes. This application was a good idea because of the need for R-4 land.

Dennis Lauber, McMinnville resident, said buffering between the low density and high density was one of the objectives, but it was not addressed. He wondered how that would be handled. Ms. Zumwalt said it was required to have 25% of the land used for landscaping and it would have to be reviewed by the Landscape Review Committee. Buffering would be one thing the Committee would look at. Associate Planner Darnell said when the landscape plan came to the Landscape Review Committee, it would be a public meeting and citizens could provide input at that time. Planning Director Richards said it could be a condition of approval that there would be buffering on the sides of the property adjacent to single family residential. They could also make a condition that when the landscape plan was submitted to the Landscape Review Committee that notification be sent to surrounding property owners within so many feet. The Landscape Review Committee reviewed applications against Code criteria.

Opponents: Gloria Martin, McMinnville resident, lived directly beside this property on the north. She did not think they needed more multi-family housing in this area. There had been multiple accidents on Evans and 27th as it was an unsafe intersection and there was heavy congestion on Evans in the peak morning hours. There had been a shooting at the park. She thought this would deplete property values. This was not the area for more multi-family housing.

Mr. Lauber asked when a traffic study was done if they took into account the number of parked cars on the road that caused additional congestion. He thought they should take into account that directly across from the commercial property entrance there were houses that emptied onto the road. If they weren't going to make improvements, that would be a big mistake.

Principal Planner Pomeroy said traffic studies relied on the previous modeling that was done for the Transportation System Plan. It took into account current traffic flows and traffic flows that were anticipated based on future zoning that was incorporated in the model in 2010. It also took into account the number of vehicle parking spaces that were along existing streets. It could not take into account speeding or other crimes.

Chair Hall clarified the conclusion was not that there would be no effect, but that the effect would remain within acceptable limits of the designed infrastructure. Planning Director Richards said in regard to the on-street parking, the traffic analysis looked at the street specifications for each type of street. If the street was designed to accommodate parking it would be taken into account. In terms of land use impacting parking on the street, ideally there should be enough off street parking required so people were not parking on the street. The

traffic analysis looked at the types of street, how it was designed, and the type of traffic it would accommodate.

Dewey McClure, McMinnville resident, owned property adjacent to this site. He thought this development would clean up the mess that had been on the site for a long time. He was concerned about the traffic, density, and the effect on property values. He was specifically concerned about drainage on his property. During the winter, there was standing water in his backyard as it did not run off to the street or tax lot behind him due to the way the drainage was set up. He did not think they should approve a zone change without a development plan. He also requested there be mitigation for the drainage problem. Planning Director Richards said when it came in for building permit review, part of the review was drainage. Stormwater had to be retained and drained on site.

The applicant did not present rebuttal. She waived the 7 day period for submitting final written arguments in support of the application.

Chair Hall closed the public hearing.

Commissioner Schanche suggested a condition of approval that stated "future development shall include construction of a sidewalk along Evans Street and pedestrian access to Baker Street consistent with the City's Transportation System Plan and Safe Roads to Schools Plan and Policy 132.15 to provide pedestrian connections with adjacent neighborhoods". There should be no access onto Baker Street for vehicles, and that might also need to be a condition.

Commissioner Dirks said there was concern about what this development would be like. She asked if it could come back before the Commission so the neighbors could have input on the land use. She would like to build in as much review as possible for the public to know what was going to happen and to comment on it. Planning Director Richards said staff would have to come back with information on that option.

Commissioner Schanche also wanted to add in the condition that buffering techniques would be provided to screen the existing residential homes in the form of vegetation, fencing, and berms.

Principal Planner Pomeroy said if this application was approved, the Code allowed them to proceed with a multi-family development without additional public land use review. Staff could check with legal counsel to find out if there was a way to require a public land use review.

Chair Hall was in favor of continuing the hearing for staff to draft some conditions to address the concerns that had been discussed and to research the possibility for a future public land use review.

Commissioner Butler thought there was a need for multi-family housing and was in favor of approving the zone change without conditions.

Commissioner Thomas agreed with Commissioner Butler.

Commissioner Geary concurred that R-4 was greatly needed in the City. The application exposed a weakness in the process which could be addressed at a later time. This was a straightforward request and he was confident the end product would be of benefit to the area and the concerns would be alleviated.

Commissioner Dirks thought there was a need for R-4 and the zone change should be approved. Her suggestion was to give the neighbors awareness and the opportunity for more input on how the property would be developed as they went forward.

Commissioner Schanche agreed there was a need for R-4, however in this situation there were too many questions. She preferred to have the conditions included.

Commissioner Butler was in favor of a condition notifying the surrounding area when it went to the Landscape Review Committee.

Planning Director Richards said the Commission could make a decision based on the decision document in front of them tonight, the Commission could amend the decision document and add conditions of approval, or the Commission could continue the public hearing to have staff draft conditions and a decision would be made at the next hearing.

Commissioner Geary MOVED to DIRECT staff to draft conditions addressing the concerns that were raised and to CONTINUE the public hearing to the May Commission meeting. SECONDED by Commissioner Schanche. Motion PASSED 4-3 with Commissioners Chroust-Masin, Butler, and Thomas opposed.

5. Old/New Business

None.

6. Commissioner Comments

None.

7. Staff Comments

None.

8. Adjournment

Chair Hall adjourned the meeting at 9:08 p.m.



Heather Richards
Secretary



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

www.mcminnvilleoregon.gov

EXHIBIT 3 - STAFF REPORT

DATE: May 18, 2017
TO: Planning Commissioners
FROM: Chuck Darnell, Associate Planner
SUBJECT: G 1-17 - Landscaping and Trees Zoning Text Amendments

Report in Brief:

This is a continued public hearing to review and consider proposed amendments to the Landscaping (Chapter 17.57) and Trees (Chapter 17.58) chapters of the McMinnville Zoning Ordinance (Ord. 3380).

Background:

The Landscaping chapter (Chapter 17.57) of the McMinnville Zoning Ordinance establishes the regulations for landscaping of particular properties within the city including the process of review by the Landscape Review Committee, and the criteria that are used to review landscaping plans. The chapter also establishes which districts and uses are required to have landscaping, and how much of a site must be landscaped.

The Trees chapter (Chapter 17.58) of the McMinnville Zoning Ordinance establishes regulations for tree removal and installation of street trees, as well as the review processes and review criteria for each. Regulations related to the protection of trees are also included in this chapter as well as situations in which street tree planting is required, and the street tree standards that must be followed when planting and maintaining street trees.

Discussion:

The Planning Commission's responsibility regarding this type of legislative request is to conduct a public hearing and, at its conclusion, render a decision to recommend approval of the zoning text amendments as recommended, or as amended, to the City Council, or deny the proposed zoning text amendments.

The McMinnville Landscape Review Committee began discussing the existing Landscaping and Trees chapters of the McMinnville Zoning Ordinance in 2016. The discussions focused on reviewing the existing text and identifying areas that were in need of updates, as the chapters had not been updated in many years. The Landscape Review Committee discussed the existing chapters at their October 6, 2016 regular meeting, and then began to consider amendments at their November 16, 2016 regular meeting. Based on conversations and recommendations from those meetings, staff developed draft zoning text amendments, and the Landscape Review Committee reviewed those at their January 18, 2017 regular meeting. The Landscape Review Committee, after final discussion, recommended that staff advance the proposed zoning text amendments, which have been endorsed by the Landscape Review Committee, for review and consideration by the Planning Commission.

Attachments: Decision, Findings of Fact and Conclusionary Findings for the Approval of Legislative Amendments to Chapter 17.57 (Landscaping) and Chapter 17.58 (Trees) of the McMinnville Zoning Ordinance; Proposed Amendments to Chapter 17.57 (Landscaping) and Chapter 17.58 (Trees); Testimony Received.

The main topics that are proposed to be amended in the Landscaping and Trees chapters include the following:

- Purpose and intent of the Landscaping chapter
- Refinements to the review processes for landscape plans, street tree plans, and tree removal requests
- Requirements for maintaining approved landscape plans and street tree plans
- Relocation of Landscape Review Committee bylaws from Zoning Ordinance to City Code
- Situations when street tree standards and removal processes are applicable
- Requirements for planting and replacing street trees
- Ability to update street tree planting standards and approved street tree list

The Planning Commission discussed the amendments proposed by the Landscape Review Committee during a work session discussion on February 16, 2017. The Planning Commission also opened a public hearing to consider the amendments at their regular meeting on March 16, 2017. Based on testimony received during the hearing, the Planning Commission decided to continue to the public hearing to May 18, 2017 to allow staff to incorporate additional amendments that were suggested during public testimony.

Staff has incorporated many of the suggested amendments received during the public hearing in March, and in subsequent materials provided as public testimony after the March Planning Commission meeting. The main changes to the proposed amendments since the March meeting include the following:

- Reorganization of the Landscaping chapter
- Refinement of Landscaping Purpose and Intent section
- Additions to information to be included in landscape plans
- Creation of Downtown Trees section in Trees chapter
- Ability for Landscape Review Committee to allow additional time for tree replacement
- Ability for City to request arborist report in more tree removal situations
- Relocation of some standards to Street Tree Maintenance section in Trees chapter

Staff presented updated draft amendments to the Landscape Review Committee at their April 19, 2017 regular meeting. The Landscape Review Committee was supportive of the amendments, including those suggested during public testimony, and recommended that the Planning Commission support the approval of the amendments as provided by staff.

Those same amendments that were endorsed by the Landscape Review Committee are attached to this staff report. Text proposed to be added is shown in **bold underlined** font while text proposed to be removed is shown in ~~strikeout~~ font. Text that has changed from the version reviewed during the public hearing on March 16, 2017 is shown in **red text**. More detail and reasoning behind the specific amendments that are being proposed is provided below.

Chapter 17.57 - Landscaping

1) Section 17.57.010:

Existing Language:

The purpose and intent of this chapter is to enhance the appearance of the city by encouraging quality landscaping which will benefit and protect the health, safety, and welfare of the general public. By relating all the requirements of the zoning ordinance to the project in one review procedure, the review will assist the developer in integrating the uses of the property with the landscaping, will relate

the project to surrounding property uses in existence or projected, and will attempt to minimize project costs. [...]

Suggested Amendment:

~~The purpose and intent of this chapter is to enhance the appearance of the city by encouraging quality landscaping which will benefit and protect the health, safety, and welfare of the general public. By relating all the requirements of the zoning ordinance to the project in one review procedure, the review will assist the developer in integrating the uses of the property with the landscaping, will relate the project to surrounding property uses in existence or projected, and will attempt to minimize project costs.~~ **The purpose and intent of this Chapter is to encourage and, where appropriate, require the use of landscape elements, particularly plant materials, in proposed developments in an organized and harmonious manner that will enhance, protect and promote the economic, ecological and aesthetic environment of McMinnville. Landscaping is considered by McMinnville to be an integral part of a complete comprehensive development plan. The City recognizes the value of landscaping in achieving the following objectives:**

- A. **Provide guidelines and standards that will:**
 1. **Reduce soil erosion and the volume and rate of discharge of storm water runoff.**
 2. **Aid in energy conservation by shading structures from energy losses caused by weather and wind.**
 3. **Mitigate the loss of natural resources.**
 4. **Provide parking lot landscaping to reduce the harmful effects of heat, noise and glare associated with motor vehicle use.**
 5. **Create safe, attractively landscaped areas adjacent to public streets.**
 6. **Require the planting of street trees along the City's rights-of-way.**
 7. **Provide visual screens and buffers that mitigate the impact of conflicting land uses to preserve the appearance, character and value of existing neighborhoods.**
 8. **Provide shade, and seasonal color.**
 9. **Reduce glare, noise and heat.**
- B. **Promote compatibility between land uses by reducing the visual noise and lighting impacts of specific developments on users of the site and abutting properties.**
- C. **Unify development and enhance and define public and private places.**
- D. **Preserve existing mature trees.**
- E. **Enhance the urban forest and tree canopy.**
- F. **Encourage the use of plants native to the Willamette Valley to the maximum extent feasible, in order to reduce watering requirements and agricultural chemical applications, and to provide a sense of regional identity with plant communities unique to the area.**
- G. **Establish and enhance a pleasant visual character and structure to the built environment that is sensitive to safety and aesthetic issues.**
- H. **Support McMinnville as a community that cares about its appearance.**

It is further recognized that landscaping increases property values, attracts potential residents and businesses to McMinnville, and creates safer, more pleasant living and working environments for all residents and visitors to the city.

The guidelines and standards contained in this chapter serve to help McMinnville realize the objectives noted above. These guidelines and standards are intended as minimum standards for landscape treatment. Owners and developers are encouraged to exceed these in seeking more creative solutions both for the enhanced value of their land and for the collective health and enjoyment of all citizens of McMinnville. The landscaping provisions in Section 17.57.07050 are in addition to all other provisions of the zoning ordinance which relate to property boundaries,

dimensions, setback, vehicle access points, parking provisions and traffic patterns. The landscaping objectives shall also seek to accomplish the purposes set forth in Section 17.03.020.

Reasoning for Amendment: The more comprehensive purpose and intent statement proposed will provide a framework and objectives for the City of McMinnville to follow in the administration of the landscaping program. The Landscape Review Committee can use the purpose and intent statements when considering individual landscape plans to ensure that they are achieving the broad goals of the City in terms of landscaping. Also, an objective was added to encourage the use of plants native to the Willamette Valley, as recommended and endorsed by the McMinnville Chapter of the Native Plant Society.

2) Section 17.57.030 and Section 17.57.040:

Existing Language:

These sections are currently titled “Plans – Submittal and review – Approval – Time limit for completion”, and “Plans – Information to be included”.

Suggested Amendment:

The suggested amendment is to move two other existing sections further up in the chapter. Those sections include “Zones where required” and “Specific uses requiring landscaping”.

Reasoning for Amendment: A suggestion received as public testimony was to move these two sections up in the chapter. These sections describe where and when landscaping is required, and it makes more sense to describe the locations and uses that will require landscaping first, prior to describing the plan submittal and review processes. The language is not proposed to be amended. The only amendment is to the order of the sections themselves. The section numbers (e.g. 17.57.030) are proposed to be amended throughout the Landscaping chapter to reflect the reorganization of the sections.

3) Section 17.57.050(A):

Existing Language:

- A. At the time the applicant applies for a building permit, he shall submit, for the Landscape Review Committee, five copies of a landscaping and plot plan. If the plot plan and landscaping plan are separate documents, five copies of each shall be submitted. These may be submitted to the Building Department to be forwarded to the Planning Department.
1. The applicant will receive approval solely for the landscaping plan prior to applying for a building permit, if he submits the above documents for review in accordance with these provisions. No building permit shall be issued until the landscaping plan has been approved.
 2. The landscaping plan may be used as the plot plan required for a building permit, provided all information required for a building permit is provided;

Suggested Amendment:

- B. At the time the applicant applies for a building permit, ~~hethey~~ shall submit, for the Landscape Review Committee, ~~five~~ two copies of a landscaping and plot plan. If the plot plan and landscaping plan are separate documents, ~~five~~ two copies of each shall be

submitted. These may be submitted to the Building Department to be forwarded to the Planning Department.

1. ~~The applicant will receive approval solely for the landscaping plan prior to applying for a building permit, if he submits the above documents for review in accordance with these provisions.~~ No building permit shall be issued until the landscaping plan has been approved.
2. The landscaping plan may be used as the plot plan required for a building permit, provided all information required for a building permit is provided;

Reasoning for Amendment: The text to be removed is duplicative, and the fact that no building permits shall be issued until the landscaping plan has been approved covers the intent of this requirement.

4) Section 17.57.050(B):

Existing Language:

- B. Landscaping review shall occur within ten working days of submission of the plans. The applicant shall be notified of the time and place of the review and is encouraged to be present, although his presence shall not be necessary for action to be taken on the plans. A failure to review within ten working days shall be considered as approval of the plan;

Suggested Amendment:

- B. Landscaping review shall occur within ~~ten~~ **30 (thirty)** working days of submission of the plans. The applicant shall be notified of the time and place of the review and is encouraged to be present, although ~~his~~**their** presence shall not be necessary for action to be taken on the plans. A failure to review within ~~ten~~ **30 (thirty)** working days shall be considered as approval of the plan;

Reasoning for Amendment: Review period changed from ten (10) working days to 30 (thirty) calendar days, to more accurately reflect existing practice and provide for sufficient staff time to thoroughly review plans. The language will require that review take place within 30 (thirty) days, which will provide flexibility for the Landscape Review Committee to meet earlier to review a plan if necessary.

5) Section 17.57.050(D-E):

Existing Language:

- D. Occupancy permits may be issued prior to the complete installation of all required landscaping if security equal to 120 percent of the cost of landscaping, as determined by the Planning Director (or Director of Parks and Recreation) is filed with the City assuring such installation within a time specified by the Planning Director, but not to exceed six months after occupancy. [...]
- E. All completed landscape projects shall be inspected by the Director of Parks and Recreation [...].

Suggested Amendment:

- D. Occupancy permits may be issued prior to the complete installation of all required landscaping if security equal to 120 percent of the cost of landscaping, as determined by the Planning Director ~~(or Director of Parks and Recreation)~~ is filed with the City assuring such

installation within a time specified by the Planning Director, but not to exceed six months after occupancy. [...]

- E. All completed landscape projects shall be inspected by the ~~Director of Parks and Recreation~~ **Planning Director or their designee**. Said projects shall be found to be in compliance with the approved plans prior to the issuance of an occupancy certificate for the structure, or prior to any security or portion thereof being refunded to the applicant. Minor changes in the landscape plan shall be allowed, **as determined by the Planning Director or their designee**, as long as they do not alter the character and aesthetics of the original plan.

Reasoning for Amendment: This language already existed, but as amended would clearly allow for staff to make the determination of whether minor changes in landscaping were acceptable when completing their landscaping inspections.

6) Section 17.57.060

Existing Language: Section 17.57.040 lists the information that must be included on submitted landscape plans.

Suggested Amendment: Minor additions are proposed to be added to the information to be required on landscape plans. Also, the Landscape Review Committee is suggesting that additional information be required to be included on submitted landscape plans, which will be **inserted** as F, and existing F will become G.

- A. Existing locations of trees over six inches in diameter, their variety (common or botanical name) and indication of whether they are to remain or to be removed from the site. In the event a large number of trees are to be retained **and if no construction or construction access is required through or within the drip line of the trees**, the general area with the number of trees involved may be given in lieu of listing and locating each tree;
- E. All existing and proposed site features including walkways, graveled areas, patios, courts, fences, decks, foundations, potted trees, **raised planters**, or other open spaces so that the review committee may be fully knowledgeable of the project when discussing the application;
- G. **The location of watering facilities or irrigation systems, or construction notes on the landscape plan detailing the type of watering facilities or irrigation systems that will be installed;**

Reasoning for Amendment: Irrigation or watering facilities are a requirement for landscaped areas, and having this listed in the information that must be included on plans will ensure that applicants are aware of that up front. Other additions allow for more site features to be identified, and better define when large areas of trees can be identified on a plan.

7) Section 17.57.070(C):

Existing Language:

- C. All landscaping approved through the Landscape Review Committee shall be continually maintained, including necessary watering, weeding, pruning, mowing, and replacement.

Suggested Amendment:

- C. All landscaping approved through the Landscape Review Committee shall be continually maintained, including necessary watering, weeding, pruning, mowing, and replacement. **Minor changes in the landscape plan, such as like-for-like replacement of plants, shall be allowed, as long as they do not alter the character and aesthetics of the original plan. It shall be the Planning Director's decision as to what constitutes a major or minor change. Major changes to the landscape plan shall be reviewed and approved by the Landscape Review Committee.**

Reasoning for Amendment: The amendment will allow for the Planning Director and staff to allow for minor changes to occur without requiring a new review by the Landscape Review Committee. Considering that landscaping is an evolving feature of a site and may need to be replaced or updated periodically, the proposed amendments allow for that to occur. Staff will now have discretion in allowing for minor changes, as long as the character and aesthetics of the landscape plan are not being altered and the changes result in like-for-like replacements.

8) Section 17.57.080:

Existing Language:

Currently states that Landscape Review Committee "shall consist of three members and two alternate members". It goes on to state that only regular committee members may vote, and that alternate members can only vote in the absence of regular committee members.

Suggested Amendment:

The City will be removing Section 17.57.080 (Plan review committee) in its entirety from the zoning ordinance and then adopting the Landscape Review Committee bylaws as a section of the City Code relating to all city commissions and committees. The Landscape Review Committee would become a committee with 5 (five) regular members and a majority of active members would constitute a quorum. Committee members would still serve three (3) year terms, as they currently do today. A draft version of the City Code language that the City is proposing is attached for your review.

Reasoning for Amendment: The City will be formalizing the bylaws for all City committees, and will consolidate those bylaws into one section in the City Code for consistency.

9) Section 17.57.100:

Existing Language:

- A. In the event the landscaping is disapproved by the review committee, the applicant may appeal to the Planning Commission within five days after the review committee has considered the plan. The matter shall be set for review by the Planning Commission as set forth in subsection B of this section;

Suggested Amendment:

- A. In the event the landscaping is disapproved by the review committee, the applicant may appeal to the Planning Commission within **five~~15~~ (fifteen)** days after the review committee has considered the plan. The matter shall be set for review by the Planning Commission as set forth in subsection B of this section;

Reasoning for Amendment: The fifteen day appeal period will be consistent with the standard appeal period for all other land use applications and City decisions.

Chapter 17.58 - Trees

1) Section 17.58.020:

Existing Language: Section 17.58.020 defines the types of trees that are applicable to the requirements of the Trees chapter of the zoning ordinance.

Suggested Amendment:

17.58.020 Applicability. The provisions of this ordinance shall apply to:

- A. Individual significant or historic trees as defined in this ordinance.
- B. All trees ~~planted in or upon~~ **with trunks located completely or partially within** any public area or right-of-way;
- C. All trees ~~planted in or upon~~ **with trunks located completely within** any private property which directly affect public infrastructure including but not limited to sewers, water mains, sidewalks, streets, public property, or clear vision distances at street intersections;
- D. All trees on developable land and subject to or undergoing development review such as site plan review, tentative subdivision review, or partition review;

Reasoning for Amendment: The existing language is somewhat vague on when a tree is located in the right-of-way, which has led to some difficulty in consistently interpreting the ordinance language. The proposed amendment would clearly identify when the provisions of the Trees chapter are applicable. The proposed amendment is consistent with past practice, as the City has treated trees located partially within the right-of-way as street trees in the past.

2) Section 17.58.040(A):

Existing Language:

- A. [...] Requests for tree removal or pruning of trees outside of the downtown tree zone shall be forwarded to the McMinnville Landscape Review Committee for a decision within fifteen days of submittal. [...]

Suggested Amendment:

- A. The removal or major pruning of a tree, **as defined in Section 17.58.020**, ~~within the public right-of-way~~ shall require City approval, unless specifically designated as exempt by this ordinance. Persons wishing to remove or prune such trees shall file an application for a permit with the McMinnville Planning Department. The applicant shall include information describing the location, type, and size of the subject tree or trees, ~~and~~ the reasons for the desired action, **and the costs associated with tree removal, replacement, and repair of any other public infrastructure impacted by the tree removal or major pruning.** Requests for tree removal or pruning of trees outside of the ~~eDowntown Tree Zone~~ shall be forwarded to the McMinnville Landscape Review Committee for a decision within ~~fifteen~~ **30 (thirty)** days of submittal. Requests for tree removal within the ~~Downtown Tree Zonedowntown tree one~~ shall be submitted to the McMinnville Planning Department. Such requests shall be acted upon as soon as practicable, with consideration given to public

safety, value of the tree to the public, and work schedules. The Planning Director or ~~his~~**their** designee should attempt to make decisions on such requests within five calendar days of submittal. The Landscape Review Committee or Planning ~~Direct~~**Director**, as appropriate, may approve, approve with conditions, or deny the request based on the criteria stated in Section 17.58.050. A decision of the committee or Director may be appealed to the Planning Commission if ~~notice of intent to~~ **written notice of the** appeal is filed with the Planning Department within ~~five~~ **15 (fifteen)** days of the committee's or Director's decision. A decision made by the Planning Director in response to a request to remove an unsafe tree, or a tree causing repeated and excessive damage to sidewalks or other public or private improvements or structures shall be final, unless appealed by the applicant; no other party shall have standing to appeal.

Reasoning for Amendment: Review period changed from fifteen (15) days to 30 (thirty) calendar days, to more accurately reflect existing practice and provide for sufficient staff time to thoroughly review plans. The language will require that review take place within 30 (thirty) days, which will provide flexibility for the Landscape Review Committee to meet earlier to review a request if necessary. The requirement for the applicant to provide the costs associated with the removal and replacement of a tree has been added to ensure that property owners are aware of the costs associated with their requests up front. Knowing this information up front may reduce the number of trees that are removed and then not replaced.

3) Section 17.58.040(D):

Existing Language:

- D. Approval of a request to remove a tree may be conditioned upon replacement of the tree with another tree approved by the city, or a requirement to pay to the city an amount sufficient to fund the planting and establishment by the city of a tree, or trees, of similar value. [...]

Suggested Amendment: Add the following statement:

- D. Approval of a request to remove a tree may be conditioned upon replacement of the tree with another tree approved by the city, or a requirement to pay to the city an amount sufficient to fund the planting and establishment by the city of a tree, or trees, of similar value. The value of the existing tree to be removed shall be calculated using the methods set forth in the edition then in effect of the "Guide for Plant Appraisal" published by the International Society of Arboriculture Council of Tree Landscape Appraisers. **Every attempt should be made to plant replacement trees in the same general location as the tree being removed. In the event that a replacement tree cannot be planted in the same general location, a condition of approval may be required to allow for the replacement tree to be planted in another location in the City as part of the City's annual tree planting program.**

Reasoning for Amendment: Oftentimes, a tree is removed because it is causing damage to adjacent public infrastructure, and a replacement tree in the exact same location would either continue to cause the same issues or may not actually meet the current required setbacks from certain infrastructure. In those cases, the Committee will have the ability to require a replacement tree to be planted in another location that does meet all necessary setback and spacing requirements.

4) Section 17.58.040(F):

Suggested Amendment: Insert the following standard as F, existing standards F – I become standards G – J:

F. The applicant shall complete the tree removal, and tree replacement if required, within six months of receiving notification of the Landscape Review Committee's decision. The Landscape Review Committee may allow for additional time to complete the tree replacement to allow for planting in favorable seasons and to promote tree survivability.

Reasoning for Amendment: The Landscape Review Committee, when approving a tree removal, has normally provided a timeframe for the removal to be completed. The proposed amendment would formalize that timeframe for removal as six months. In order to promote tree survivability and allow for planting during times that are more favorable, the Landscape Review Committee will have the ability to provide for additional time to complete the replacement.

5) Section 17.58.040(H):

Existing Language:

H. Specific design drawings and specifications shall be developed for the planting of street trees within the downtown tree zone, and shall be made readily available to all property owners undertaking sidewalk construction, reconstruction or modifications. Such design specifications may include tree root barriers, watering tubes or structures, and removable pavers, and shall graphically describe the proper method for planting trees within the downtown tree zone to minimize the potential for sidewalk / tree root conflict.

Suggested Amendment:

H. ~~Specific design drawings and specifications shall be developed for the planting of street trees within the downtown tree zone, and shall be made readily available to all property owners undertaking sidewalk construction, reconstruction or modifications~~**The planting of street trees shall be subject to the design drawings and specifications developed by the City in May 2014. Specific design drawings and specifications have been developed for trees within the downtown tree zone and for street trees outside the downtown tree zone.** Such design specifications may **be periodically updated by the City to** include **specifications such as** tree root barriers, watering tubes or structures, **tree grates,** and removable pavers, and shall graphically describe the proper method for planting trees ~~within the downtown tree zone~~ to minimize the potential for sidewalk / tree root conflict.

Reasoning for Amendment: The ordinance will now specifically reference the design drawings and specifications that are used by the City and have been, since they were adopted in May 2014, shared with property owners completing a tree replacement. The proposed amendment will allow for new specifications to supersede the existing specifications, should the City ever update them or adopt new standards.

6) Section 17.58.045: Downtown Trees

Existing Language:

None.

Suggested Amendment:

Currently, regulations and standards applicable to trees within the Downtown Tree Zone are scattered throughout the Trees chapter. Trees in the downtown area are treated differently than trees in other locations in the city. In order to better organize the regulations that apply to trees in the Downtown Tree Zone, this section was created. The regulations and standards that are shown in the proposed Section 17.58.045 were copied and moved from other sections, but the actual language itself was not amended. The sections that the language shown in the proposed Section 17.58.045 came from included Section 17.58.040 (H), Section 17.58.040 (I), Section 17.58.040 (J), and Section 17.58.050 (D).

7) Section 17.58.050:

Existing Language: This section defines the review criteria that are required to be met to allow for major pruning or tree removal.

Suggested Amendment: Insert the following statement:

- A. The tree is unsafe, dead, or diseased as determined by a Certified Arborist. ~~Verification of tree health may be required, at the expense of the applicant, by a Certified Arborist acceptable to the City.~~
- B. The tree is in conflict with public improvements.
- C. The proposed removal or pruning is part of an approved development project, a public improvement project where no alternative is available, or is part of a street tree improvement program.
- ~~D. A street tree within the downtown tree zone may also be removed if the Planning Director determines that the tree is causing repeated and excessive damage to sidewalks or other public or private improvements or structures. (Ord. 4816 §2, 2004; Ord. 4654B §1, 1997).~~
- D. Verification of tree health or a tree's impacts on infrastructure may be required, at the expense of the applicant, by a Certified Arborist acceptable to the City.**

Reasoning for Amendment: The proposed amendment would allow for the City to require an arborist's report for verification of either tree health or a tree's impacts to public or private infrastructure. The existing language only allows for the City to require an arborist's report and professional opinion on tree health. If a tree removal request based on infrastructure impacts is ever questionable, the City would have the ability to request an arborist's report for additional evidence to support removal. The language related to street trees in the downtown tree zone was removed and relocated to the proposed Section 17.58.045 – Downtown Trees.

8) Section 17.58.060(B):

Existing Language: This section explains situations which allow for an exemption from a permit to remove or prune trees.

Suggested Amendment: **Insert** the following exemption as B, existing exemptions B and C become C and D:

- B. Tree Impacting Public Infrastructure – If a tree is causing damage to or impacting public infrastructure that the adjacent property owner is not responsible for repairing, such as pedestrian ramps, utility vaults, or public storm or sanitary sewer lines, the tree removal may be approved by the Planning Director or their designee. The removal shall be in accordance with International Society of Arboriculture (ISA) standards. In the event that a replacement tree cannot be planted in the same general**

location as the tree removed, the replacement tree may be planted in another location in the City as part of the City's annual tree planting program.

Reasoning for Amendment: This exemption will allow for the City to remove a street tree if it is causing damage to public infrastructure that the adjacent property owner is not responsible for. This more accurately reflects existing practice, and allows for the City to efficiently handle situations in which trees are causing damage to public infrastructure.

9) Section 17.58.090(A):

Existing Language:

- A. The species of the street trees to be planted shall be chosen from the approved street tree list unless approval of another species is given by the McMinnville Landscape Review Committee.

Suggested Amendment:

- A. The species of the street trees to be planted shall be chosen from the ~~approved street tree list~~ **McMinnville Street Tree List, as approved by Resolution 2016-22**, unless approval of another species is given by the McMinnville Landscape Review Committee. **The Landscape Review Committee may periodically update the McMinnville Street Tree List as necessary to reflect current arborist practices and industry standards.**

Reasoning for Amendment: The proposed amendment specifically references the existing Street Tree List and the resolution that approved it. This also allows for the McMinnville Street Tree List to be updated, as the landscaping and arborist industry is continually changing. This will allow for the City to respond those industry changes, which could include the introduction of new successful tree species, strategies for combating invasive species or new tree diseases, and changes in the range of certain species based on fluctuations in weather and climate.

10) Section 17.58.090(D):

Existing Language: This standard is related to the minimum planting strips required for certain types of roadways.

Suggested Amendment:

- D. When located adjacent to a local residential street or minor collector street, street trees shall be planted within a curbside landscape strip measuring a minimum of three (3) feet in width. Street trees adjacent to major collector streets or arterial streets shall be placed a minimum of four (4) feet from the back edge of the sidewalk. In no case shall a tree be planted closer than two and one-half (2 1/2) feet from the face of a curb. **These standards may be superseded by design drawings and specifications as periodically developed and adopted by the City.**

Reasoning for Amendment: The proposed amendment will allow for new specifications to supersede the existing specifications, should the City ever update them or adopt new standards.

11) Section 17.58.090(G):

Existing Language:

- H. Sidewalk cuts in concrete for tree planting shall be a minimum of four feet by six feet, with the long dimension parallel to the curb, and if located within the downtown tree zone shall follow the design drawing, or modified design, approved by the Planning Director.

Suggested Amendment:

- G. Sidewalk cuts in concrete for tree planting shall be a minimum of four feet by six feet, with the long dimension parallel to the curb, and if located within the ~~dDowntown tTree zZone~~ shall follow the design drawing, ~~or modified design, approved by the Planning Director~~ **updated design drawings and specifications as periodically developed and adopted by the City.**

Reasoning for Amendment: The proposed amendment will allow for new specifications to supersede the existing specifications, should the City ever update them or adopt new standards.

12) Section 17.58.090 (H) and Section 17.58.090 (I)

Existing Language:

- H. Street trees, as they grow, shall be pruned to provide at least eight (8) feet of clearance above sidewalks and thirteen (13) feet above local streets, fifteen (15) feet above collector streets, and eighteen (18) feet above arterial streets. This provision may be waived in the case of newly planted trees so long as they do not interfere with public travel, sight distances, or endanger public safety as determined by the City.
- I. Maintenance of street trees, other than those located in the downtown tree zone shall be the continuing obligation of the abutting property owner. The City shall undertake regular maintenance of street trees within the downtown tree zone in accordance with appropriate horticultural practices including pruning and fertilizing to properly maintain the health of such trees. (Ord. 4816 §2, 2004; Ord. 4654B §1, 1997).

Suggested Amendment:

No amendment to the actual language itself is proposed, but the language above is proposed to be moved to Section 17.58.120(C-D) – Street Tree Maintenance.

Reasoning for Amendment: The language above is related to pruning and maintenance of street trees, which fit better in the Street Tree Maintenance section instead of the Street Tree Standards section.

13) Section 17.58.120:

Existing Language:

- A. Street trees shall be continually maintained, including necessary watering, weeding, pruning and replacement, by the developer or property owner for one full growing season following planting, or as may be required by the City.

Suggested Amendment: Keep the existing language, but add the following as an additional provision:

- B. **Street tree plans, or landscape plans including street trees, shall be maintained in perpetuity. In the event that a street tree must be replaced, the adjacent property**

owner or developer shall plant a replacement tree of a species from the approved street tree or landscape plan.

Reasoning for Amendment: The intent of a street tree plan or landscape plan is that the trees included in that plan be continually maintained. This amendment will ensure that street trees are maintained in perpetuity, which better aligns with the purpose of the Trees chapter. Specifically, the purpose statement refers to the City establishing and maintaining the maximum amount of tree cover on public and private lands in the city, and also to provide tree-lined streets throughout the city.

There are a number of Comprehensive Plan policies related to landscaping and street trees. Those policies, as well as staff's findings of whether the proposed amendments meet the goals and policies are identified in the attachment to this staff report, "Decision, Conditions of Approval, Findings of Fact and Conclusionary Findings for the Approval of Legislative Amendments to Chapter 17.57 (Landscaping) and Chapter 17.58 (Trees) of the McMinnville Zoning Ordinance."

Fiscal Impact:

None.

Commission Options:

- 1) Close the public hearing and **APPROVE** the application, per the decision document provided which includes the findings of fact.
- 2) **CONTINUE** the public hearing to a specific date and time.
- 3) Close the public hearing, but **KEEP THE RECORD OPEN** for the receipt of additional written testimony until a specific date and time.
- 4) Close the public hearing and **DENY** the application, providing findings of fact for the denial in the motion to deny.

Recommendation/Suggested Motion:

The Planning Department recommends that the Commission make the following motion recommending approval of G 1-17 to the City Council:

THAT BASED ON THE FINDINGS OF FACT, THE CONCLUSIONARY FINDINGS FOR APPROVAL, AND THE MATERIALS SUBMITTED BY THE CITY OF McMINNVILLE, THE PLANNING COMMISSION RECOMMENDS THAT THE CITY COUNCIL APPROVE G 1-17 AND THE ZONING TEXT AMMENDMENTS AS RECOMMENDED BY STAFF.

CD:sjs



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

503-434-7311
www.mcminnvilleoregon.gov

DECISION, FINDINGS OF FACT AND CONCLUSIONARY FINDINGS FOR THE APPROVAL OF LEGISLATIVE AMENDMENTS TO CHAPTER 17.57 (LANDSCAPING) AND CHAPTER 17.58 (TREES) OF THE MCMINNVILLE ZONING ORDINANCE.

DOCKET: G 1-17

REQUEST: The City of McMinnville is proposing to amend Chapter 17.57 (Landscaping) and Chapter 17.58 (Trees) of the McMinnville Zoning Ordinance to update provisions related to the review processes for landscape and street tree plans, the purpose and intent of the landscaping chapter, the Landscape Review Committee bylaws, the on-going maintenance requirements for landscaping and street trees, and the street tree planting and replacement requirements.

LOCATION: N/A

ZONING: N/A

APPLICANT: City of McMinnville

STAFF: Chuck Darnell, Associate Planner

HEARINGS BODY: McMinnville Planning Commission

DATE & TIME: May 18, 2017. Meeting held at the Civic Hall, 200 NE 2nd Street, McMinnville, Oregon.

HEARINGS BODY: McMinnville City Council

DATE & TIME: June 27, 2017. Meeting held at the Civic Hall, 200 NE 2nd Street, McMinnville, Oregon.

COMMENTS: This matter was referred to the following public agencies for comment: McMinnville Public Works Department. No comments in opposition have been provided.

DECISION

Based on the findings and conclusions, the Planning Commission recommends **APPROVAL** of the legislative zoning text amendments (G 1-17) to the McMinnville City Council.

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                      DECISION: APPROVAL
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City Council: _____
Scott Hill, Mayor of McMinnville

Date: _____

Planning Commission: _____
Roger Hall, Chair of the McMinnville Planning Commission

Date: _____

Planning Department: _____
Heather Richards, Planning Director

Date: _____

Application Summary:

The City of McMinnville is proposing to amend Chapter 17.57 (Landscaping) and Chapter 17.58 (Trees) of the McMinnville Zoning Ordinance to update provisions related to the review processes for landscape and street tree plans, the purpose and intent of the landscaping chapter, the Landscape Review Committee bylaws, the on-going maintenance requirements for landscaping and street trees, and the street tree planting and replacement requirements.

The McMinnville Landscape Review Committee began discussing the existing Landscaping and Trees chapters of the McMinnville Zoning Ordinance in 2016. The discussions focused on reviewing the existing text and identifying areas that were in need of updates, as the chapters had not been updated in many years. The Landscape Review Committee discussed the existing chapters at their October 6, 2016 regular meeting, and then began to consider amendments at their November 16, 2016 regular meeting. Based on conversations and recommendations from those meetings, staff developed draft zoning text amendments, and the Landscape Review Committee reviewed those at their January 18, 2017 regular meeting. The Landscape Review Committee, after final discussion, recommended that staff advance the proposed zoning text amendments, which have been endorsed by the Landscape Review Committee, for review and consideration by the Planning Commission and the McMinnville City Council.

The main topics that are proposed to be amended in the Landscaping and Trees chapters include the following:

- Purpose and intent of the Landscaping chapter
- Refinements to the review processes for landscape plans, street tree plans, and tree removal requests
- Requirements for maintaining approved landscape plans and street tree plans
- Relocation of Landscape Review Committee bylaws from Zoning Ordinance to City Code
- Situations when street tree standards and removal processes are applicable
- Requirements for planting and replacing street trees
- Ability to update street tree planting standards and street tree list

CONDITIONS OF APPROVAL

None.

ATTACHMENTS

1. Amendments to Chapter 17.57 – Landscaping
2. Amendments to Chapter 17.58 – Trees
3. Testimony Received March 19, 2017 from Patty O’Leary

COMMENTS

This matter was referred to the following public agencies for comment: McMinnville Public Works Department. No comments in opposition were received.

FINDINGS OF FACT

1. The City of McMinnville is proposing to amend Chapter 17.57 (Landscaping) and Chapter 17.58 (Trees) of the McMinnville Zoning Ordinance to update provisions related to the review processes for landscape and street tree plans, the purpose and intent of the landscaping chapter, the Landscape Review Committee bylaws, the on-going maintenance requirements for landscaping and street trees, and the street tree planting and replacement requirements
2. The McMinnville Landscape Review Committee began discussing the existing Landscaping and Trees chapters of the McMinnville Zoning Ordinance in 2016, and then began to consider amendments at their November 16, 2016 regular meeting. Based on conversations and recommendations from those meetings, staff developed draft zoning text amendments, and the Landscape Review Committee reviewed those at their January 18, 2017 regular meeting. The Landscape Review Committee, after final discussion, recommended that those proposed zoning text amendments, being fully endorsed by the Landscape Review Committee, be brought forward for review and consideration by the Planning Commission.
3. This matter was referred to the following public agencies for comment: McMinnville Public Works Department. No comments in opposition have been provided.
4. Public notification of the public hearing held by the Planning Commission was published in the March 7, 2017 edition of the News Register. No comments in opposition were provided by the public prior to the public hearing. Public testimony was received at the public hearing on March 16, 2017. The Planning Commission continued the public hearing to May 18, 2017 to allow for staff to incorporate additional amendments based on testimony received.

CONCLUSIONARY FINDINGS

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

GOAL IV 3: TO ENSURE COMMERCIAL DEVELOPMENT THAT MAXIMIZES EFFICIENCY OF LAND USE THROUGH UTILIZATION OF EXISTING COMMERCIALY DESIGNATED LANDS, THROUGH APPROPRIATELY LOCATING FUTURE COMMERCIAL LANDS, AND DISCOURAGING STRIP DEVELOPMENT.

Policy 32.00: Where necessary, landscaping and/or other visual and sound barriers shall be required to screen commercial activities from residential areas.

Finding: Policy 32.00 is satisfied in that the updated purpose and intent statement includes an objective that will ensure that landscaping will be used to provide for visual and sound barriers between land uses. Specifically, the objective will state that landscaping will be used to promote compatibility between land uses by reducing the visual noise and lighting impacts of specific developments on users of the site and abutting properties. Another objective included in the updated purpose and intent statement is that landscaping will be used to provide visual screens and buffers that mitigate the impact of conflicting land uses to preserve the appearance, character and value of existing neighborhoods.

Policy 39.00: The City of McMinnville shall encourage and allow the development of pocket parks, landscaping, and other natural amenities to provide a visual contrast between streets and parking lots and buildings to enhance the general appearance of the downtown.

Finding: Policy 39.00 is satisfied in that the street tree standards and planting requirements will be updated to ensure that street trees planted in right-of-way between streets and buildings will be installed correctly and continually maintained.

Policy 46.01: The City shall, through its Landscape Review Committee, develop a list of street trees acceptable for planting within the public rights-of-way, parks and open spaces, and downtown. In addition, the committee shall develop standards for the planting of these trees, particularly within the downtown area, such that sidewalk and tree root conflicts are minimized. This effort should be coordinated with McMinnville Water and Light in an effort to minimize conflicts with utility lines.

Finding: Policy 46.01 is satisfied as the amendments will specifically reference the McMinnville Street Tree List that was adopted by the City in 2016, and also provides the Landscape Review Committee with the ability to periodically update the McMinnville Street Tree List, as the landscaping and arborist industry is continually changing. This will allow for the City to respond those industry changes, which could include the introduction of new successful tree species, strategies for combating invasive species or new tree diseases, and changes in the range of certain species based on fluctuations in weather and climate.

Policy 46.02: The City shall, as funding permits and generally in the following order, periodically inventory trees within its public rights-of-way, parks and open spaces, and downtown area in order to assess the overall health of the city's urban forest and to determine those specific trees that may require maintenance, or removal and replacement. As a goal, the City seeks to maintain a diverse urban forest in terms of age and species.

Finding: Policy 46.02 is satisfied in that the City will continue to have the ability to inventory trees. The objectives in the proposed purpose and intent statement are also consistent with the goal of maintaining a diverse urban forest in terms of age and species. Specifically, the objectives are to promote the enhancement of the City's urban forest and tree canopy and encourage the preservation of existing trees.

GOAL IV 6: TO INSURE INDUSTRIAL DEVELOPMENT THAT MAXIMIZES EFFICIENCY OF LAND USES, THAT IS APPROPRIATELY LOCATED IN RELATION TO SURROUNDING LAND USES, AND THAT MEETS NECESSARY ENVIRONMENTAL STANDARDS.

Policy 54.00: The City of McMinnville shall establish industrial planned development ordinances which shall be placed over the future industrial areas designated on the McMinnville Comprehensive Plan Map, the industrial reserve area, and certain existing industrially designated areas within the city limits. The overlay shall also be applied to any areas which are in the future designated for future industrial use through an amendment to the comprehensive plan map. The overlays shall provide standards to control the nuisance and negative environmental effects of industries. These controls shall cover, but not be limited to, the following areas:

- 1. Landscaping and screening*

Finding: Goal IV 6 and Policy 54.00 are satisfied in that the updated purpose and intent statement includes an objective that will ensure that landscaping will be used to provide for visual and sound barriers between land uses. Specifically, the objective will state that landscaping will be used to promote compatibility between land uses by reducing the visual noise and lighting impacts of specific developments on users of the site and abutting properties. Another objective included in the updated purpose and intent statement is that landscaping will be used to provide visual screens and buffers that mitigate the impact of conflicting land uses to preserve the appearance, character and value of existing neighborhoods.

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.

Policy 89.00: Zoning standards shall require that all multiple-family housing developments provide landscaped grounds.

Finding: Goal V 2 and Policy 89.00 are satisfied in that the zoning standard requiring that landscaping be provided within multiple-family developments will not be removed, and the updated purpose and intent statement will provide objectives that will better guide the appropriate installation of landscaping within multiple-family developments.

Policy 122.00: The City of McMinnville shall encourage the following provisions for each of the three functional road classifications:

- 1. Major, minor arterials.
–Landscaping should be encouraged along public rights-of-way.*
- 2. Major, minor collectors.
–Landscaping should be encouraged along public rights-of-way.*
- 3. Local Streets
–Landscaping should be encouraged along public rights-of-way.*

Finding: Policy 122.00 is satisfied in that street trees will continue to be required to be planted along public rights-of-way during development. Also, the street tree standards and planting requirements will be updated to ensure that street trees planted in right-of-way between streets and buildings will be installed correctly and continually maintained.

Policy 132.24.00: The safety and convenience of all users of the transportation system including pedestrians, bicyclists, transit users, freight, and motor vehicle drivers shall be accommodated and balanced in all types of transportation and development projects and through all phases of a project so that even the most vulnerable McMinnville residents – children, elderly, and persons with disabilities – can travel safely within the public right-of-way. Examples of how the Compete Streets policy is implemented:

- 2. Incorporate features that create a pedestrian friendly environment, such as: [...]
g. Street furniture, street trees, and landscaping*

Finding: Policy 132.24.00 is satisfied in that street trees will continue to be required to be planted along public rights-of-way during development. Also, the street tree standards and planting requirements will be updated to ensure that street trees planted in right-of-way between streets and buildings will be installed correctly and continually maintained.

Policy 132.38.00: Aesthetics and streetscaping shall be a part of the design of McMinnville's transportation system. Streetscaping, where appropriate and financially feasible, including public art, shall be included in the design of transportation facilities. Various streetscaping designs and materials shall be utilized to enhance the livability in the area of a transportation project.

Finding: Policy 132.38.00 is satisfied in that street trees will continue to be required to be planted along public rights-of-way during development. Also, the street tree standards and planting requirements will be updated to ensure that street trees planted in right-of-way between streets and buildings will be installed correctly and continually maintained. Also, the landscaping and street tree standards will not preclude innovative or unique streetscaping designs or materials to be utilized.

Policy 132.43.05: Encourage Safety Enhancements – In conjunction with residential street improvements, the City should encourage traffic and pedestrian safety improvements that may include, but are not limited to, the following safety and livability enhancements:

- 3. Landscaping barriers between roadway and non-motorized uses;*
- 4. Landscaping that promotes a residential atmosphere;*

Finding: Policy 132.43.05 is satisfied in that street trees will continue to be required to be planted along public rights-of-way during development. Also, the street tree standards and planting requirements will be updated to ensure that street trees planted in right-of-way between streets and buildings will be installed correctly and continually maintained.

Policy 132.47.00: The City should update and maintain its street design standards to increase aesthetics of the street's environment through landscaping and streetscape design.

Finding: Policy 132.47.00 is satisfied in that the proposed amendments specifically reference the most current design drawings and specifications for the installation of street trees within the public right-of-way. Also, the proposed amendments include the ability for new standards and specifications to supersede those referenced in the ordinance, should the City ever update them or adopt new standards.

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

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.

Finding: Goal X 1 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 advertised public hearing. All members of the public have access to provide testimony and ask questions during the public review and hearing process.

CD:sjs

Chapter 17.06DEFINITIONS

[...]

17.06.035 Landscaping Related Definitions. For the purpose of Landscaping (Chapter 17.57), the following definitions shall apply.

Landscaping – The preservation, planting, and maintenance of trees, shrubs, groundcover, and lawn that are compatible with Chapter 17.57 (Landscaping) and Section 17.03.020 of this ordinance. Landscaping shall be encouraged that considers energy conservation through effective planting and ground contouring. Courts, plazas, walkways, fountains, benches, sculptures, fences, or decks may be included within the landscaping percentage required in Section 17.57.0~~7050~~ if they are designed in conjunction with substantial plantings of trees, shrubs, groundcovers, or lawns, and the review committee finds they are consistent with the purpose and intent set forth in Section 17.57.010 and factors set forth in Section 17.57.0~~7050~~(B) of this ordinance.

New Construction – All completely new structures, mobile additions, parking lots, and parking structures, and includes any additions to or expansion of existing structures or parking lots which result in additional lot coverage or parking lot coverage. This does not include remodeling or new construction which does not result in additional lot or parcel or parking lot coverage for said structure or parking lot. (Ord. 4128 (part), 1981, Ord. 3380 (part), 1968).

[...]

Chapter 17.57LANDSCAPINGSections:

- 17.57.010 Purpose and intent.
- 17.57.020 Definitions.
- 17.57.030 Zones where required.**
- 17.57.040 Specific uses requiring landscaping.**
- 17.57.0~~5030~~ Plans—Submittal and review—Approval—Time limit for completion.
- 17.57.0~~6040~~ Plans—Information to be included.
- 17.57.0~~7050~~ Area determination—Planning factors.
- 17.57.060 ~~Zones where required.~~
- 17.57.065 ~~Specific uses requiring landscaping.~~
- 17.57.0~~8070~~ Central business district.
- 17.57.080 ~~Plan review committee.~~
- 17.57.090 Credit for work in public right-of-way.

17.57.100 Appeal—Planning Commission to act.

17.57.010 Purpose and intent. ~~The purpose and intent of this chapter is to enhance the appearance of the city by encouraging quality landscaping which will benefit and protect the health, safety, and welfare of the general public. By relating all the requirements of the zoning ordinance to the project in one review procedure, the review will assist the developer in integrating the uses of the property with the landscaping, will relate the project to surrounding property uses in existence or projected, and will attempt to minimize project costs.~~ **The purpose and intent of this Chapter is to encourage and, where appropriate, require the use of landscape elements, particularly plant materials, in proposed developments in an organized and harmonious manner that will enhance, protect and promote the economic, ecological and aesthetic environment of McMinnville. Landscaping is considered by McMinnville to be an integral part of a complete comprehensive development plan. The City recognizes the value of landscaping in achieving the following objectives:**

- A. **Provide guidelines and standards that will:**
 - 1. **Reduce soil erosion and the volume and rate of discharge of storm water runoff.**
 - 2. **Aid in energy conservation by shading structures from energy losses caused by weather and wind.**
 - 3. **Mitigate the loss of natural resources.**
 - 4. **Provide parking lot landscaping to reduce the harmful effects of heat, noise and glare associated with motor vehicle use.**
 - 5. **Create safe, attractively landscaped areas adjacent to public streets.**
 - 6. **Require the planting of street trees along the City's rights-of-way.**
 - 7. **Provide visual screens and buffers that mitigate the impact of conflicting land uses to preserve the appearance, character and value of existing neighborhoods.**
 - 8. **Provide shade, and seasonal color.**
 - 9. **Reduce glare, noise and heat.**
- B. **Promote compatibility between land uses by reducing the visual noise and lighting impacts of specific developments on users of the site and abutting properties.**
- C. **Unify development and enhance and define public and private places.**
- D. **Preserve existing mature trees.**
- E. **Enhance the urban forest and tree canopy.**
- F. **Encourage the use of plants native to the Willamette Valley to the maximum extent feasible, in order to reduce watering requirements and agricultural chemical applications, and to provide a sense of regional identity with plant communities unique to the area.**
- G. **Establish and enhance a pleasant visual character and structure to the built environment that is sensitive to safety and aesthetic issues.**
- H. **Support McMinnville as a community that cares about its appearance.**

It is further recognized that landscaping increases property values, attracts potential residents and businesses to McMinnville, and creates safer, more pleasant living and working environments for all residents and visitors to the city.

The guidelines and standards contained in this chapter serve to help McMinnville realize the objectives noted above. These guidelines and standards are intended as minimum standards for landscape treatment. Owners and developers are encouraged to exceed these in seeking more creative solutions both for the enhanced value of their land and for the collective health and enjoyment of all citizens of McMinnville. The landscaping provisions in Section 17.57.0~~7050~~ are in addition to all other provisions of the zoning ordinance which relate to property boundaries, dimensions, setback, vehicle access points, parking provisions and traffic patterns. The landscaping objectives shall also seek to accomplish the purposes set forth in Section 17.03.020. (Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).

17.57.020 Definitions. For the purposes of this section, refer to Section 17.06.035 for Landscaping related definitions. (Ord. 4952 §1, 2012).

17.57.030 Zones where required. Landscaping shall be required in the following zones except as otherwise noted:

- A. R-4 (Multiple-Family Residential zone, except the construction of a Single-Family or Two-Family Residential unit);
- B. C-1 (Neighborhood Business zone);
- C. C-2 (Travel Commercial zone);
- D. C-3 (General Commercial zone);
- E. O-R (Office/Residential zone);
- F. M-L (Limited Light Industrial zone);
- G. M-1 (Light Industrial zone);
- H. M-2 (General Industrial zone). (Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).

17.57.040 Specific uses requiring landscaping.

- A. Churches, subject to the landscaping requirements of a multiple-family development when in a residential zone and subject to the landscaping requirements of a commercial development when in a zone other than residential;
- B. Utility substations, subject to the landscaping requirements of commercial uses.
- C. Mobile home park, subject to the requirements of a multiple-family development;
- D. Multiple-family, commercial, and industrial uses in residential planned developments, subject to the landscaping requirements of the type of use in the planned development. (Ord. 4264 §1, 1983; Ord. 4254 §1, 1983; Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).

17.57.0~~5030~~ Plans—Submittal and review—Approval—Time limit for completion.

- A. At the time the applicant applies for a building permit, ~~hethey~~ shall submit, for the Landscape Review Committee, ~~five~~ two copies of a landscaping and plot plan. If the plot plan and landscaping plan are separate documents,

~~five~~ **two** copies of each shall be submitted. These may be submitted to the Building Department to be forwarded to the Planning Department.

1. ~~The applicant will receive approval solely for the landscaping plan prior to applying for a building permit, if he submits the above documents for review in accordance with these provisions.~~ No building permit shall be issued until the landscaping plan has been approved.
 2. The landscaping plan may be used as the plot plan required for a building permit, provided all information required for a building permit is provided;
- B. Landscaping review shall occur within ~~ten~~ **30 (thirty)** working days of submission of the plans. The applicant shall be notified of the time and place of the review and is encouraged to be present, although ~~his~~**their** presence shall not be necessary for action to be taken on the plans. A failure to review within ~~ten~~ **30 (thirty)** working days shall be considered as approval of the plan;
- C. The landscaping plan shall be approved if it is found to be compatible with the purpose, intent, and requirements of this chapter. Approval of the landscaping plan shall be indicated upon the plot plans. Any modifications shall be specified on the plans and agreed to in writing by the applicant prior to the issuance of a building permit. One copy of said approved plan shall be retained by the Planning Department and included within the permanent file;
- D. Occupancy permits may be issued prior to the complete installation of all required landscaping if security equal to 120 percent of the cost of landscaping, as determined by the Planning Director (~~or Director of Parks and Recreation~~) is filed with the City assuring such installation within a time specified by the Planning Director, but not to exceed six months after occupancy. The applicant shall provide the estimates of landscaping materials and installation to the satisfaction of the Planning Director prior to approval of the security. "Security" may consist of a faithful performance bond payable to the City, cash, certified check, time certificate of deposit, or assignment of a savings account, and the form shall meet with the approval of the City Attorney. If the installation of the landscaping is not completed within the period specified by the Planning Director, or within an extension of time authorized by the Landscape Review Committee, the security may be used by the City to complete the installation. Upon completion of the installation, **inspection, and approval**, any portion of the remaining security deposited with the City shall be returned. The final landscape inspection shall be made prior to any security being returned. Any portions of the plan not installed, not installed properly, or not properly maintained shall cause the inspection to be postponed until the project is completed or cause the security to be used by the City;
- E. All completed landscape projects shall be inspected by the ~~Director of Parks and Recreation~~**Planning Director or their designee**. Said projects shall be found to be in compliance with the approved plans prior to the issuance of an occupancy certificate for the structure, or prior to any security or portion thereof being refunded to the applicant. Minor changes in the landscape plan shall be allowed, **as determined by the Planning Director**

or their designee, as long as they do not alter the character and aesthetics of the original plan. (Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).

17.57.06040 Plans—Information to be included. The following information shall be included in the plans submitted under Section 17.57.05030:

- A. Existing locations of trees over six inches in diameter, their variety (common or botanical name) and indication of whether they are to remain or to be removed from the site. In the event a large number of trees are to be retained and if no construction or construction access is required through or within the drip line of the trees, the general area with the number of trees involved may be given in lieu of listing and locating each tree;
- B. The location in which new plantings will be made and the variety (common or botanical name), and size of all new trees, shrubs, groundcover and lawns;
- C. The percentage of the gross area to be landscaped;
- D. Any equipment proposed for recreation uses;
- E. All existing and proposed site features including walkways, graveled areas, patios, courts, fences, decks, foundations, potted trees, raised planters, or other open spaces so that the review committee may be fully knowledgeable of the project when discussing the application;
- F. The location of watering facilities or irrigation systems, or construction notes on the landscape plan detailing the type of watering facilities or irrigation systems that will be installed;
- G. All of the information on the plot plan for the building permit. (Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).

17.57.07050 Area Determination—Planning factors.

- A. Landscaping shall be accomplished within the following ranges:
 - 1. Industrial, at least seven percent of the gross area. This may be reduced to not less than five percent upon approval of the review committee. (The gross area to be landscaped may only be reduced by the review committee if there is a showing by the applicant that the intent and purpose of this chapter and subsection B of this section are met.)
 - 2. Commercial, at least seven percent of the gross area. This may be reduced to not less than five percent upon approval of the review committee. (The gross area to be landscaped may only be reduced by the review committee if there is a showing by the applicant that the intent and purpose of this chapter and subsection B of this section are met.)
 - 3. Multiple-family, twenty-five percent of the gross area. This may be reduced to not less than fifteen percent upon approval of the review committee. (The gross area to be landscaped may only be reduced by the review committee if there is a showing by the applicant that the intent and purpose of this chapter and subsection B of this section are met.)

do not alter the character and aesthetics of the original plan. It shall be the Planning Director's decision as to what constitutes a major or minor change. Major changes to the landscape plan shall be reviewed and approved by the Landscape Review Committee. (Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).

~~17.57.060 — Zones where required. — Landscaping shall be required in the following zones except as otherwise noted:~~

- ~~I. — R-4 (Multiple Family Residential zone, except the construction of a Single-Family or Two-Family Residential unit);~~
- ~~J. — C-1 (Neighborhood Business zone);~~
- ~~K. — C-2 (Travel Commercial zone);~~
- ~~L. — C-3 (General Commercial zone);~~
- ~~M. — O-R (Office/Residential zone);~~
- ~~N. — M-L (Limited Light Industrial zone);~~
- ~~O. — M-1 (Light Industrial zone);~~
- ~~P. — M-2 (General Industrial zone). (Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).~~

~~17.57.065 — Specific uses requiring landscaping.~~

- ~~E. — Churches, subject to the landscaping requirements of a multiple-family development when in a residential zone and subject to the landscaping requirements of a commercial development when in a zone other than residential;~~
- ~~F. — Utility substations, subject to the landscaping requirements of commercial uses.~~
- ~~G. — Mobile home park, subject to the requirements of a multiple-family development;~~
- ~~H. — Multiple family, commercial, and industrial uses in residential planned developments (Ord. 4264 §1, 1983; Ord. 4254 §1, 1983; Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).~~

~~17.57.080~~ **17.57.08079** Central business district. The central business district shall be divided into two areas as defined in this section:

- A. Area I is that area between Adams Street and the railroad tracks and between Second and Fourth Streets. The landscaping requirements set forth herein shall not apply to this portion of the central business district, except for the provision of street trees according to the city's master plan;
- B. Area II is defined as being that area between Adams and Kirby Streets from First to Fourth Streets, excluding the area in subsection A above. One-half of the landscaping requirements set forth in Section 15.57.050 above shall apply to this area. (Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).

~~17.57.080 — Plan review committee. — All required landscape plans shall be submitted to and reviewed by the Landscape Review Committee.~~

- ~~A. — The review committee shall be appointed by the Common Council while meeting in regular session and shall consist of three five members and two alternate members. At such time as the ordinance codified in this chapter is~~

~~enacted, the Common Council shall, at a regularly scheduled meeting, appoint a review committee with initial terms of one, two and three years, respectively for the regular members and three year terms for each alternate member. The terms shall be computed from the first Tuesday in January 1978. The Council shall designate the alternate members as first and second alternates. Thereafter, The review committee members appointed and in place as of January 1, 2017 shall finish their appointed term. The Council shall appoint or reappoint members as existing terms expire, and the review committee members as appointed shall serve a three-year term, commencing with January of each year. Common Council members, Planning Commissioners, Airport Commissioners, and Water and Light Commissioners shall not serve as review committee members;~~

- ~~B. A majority of the active Landscape Review Committee members shall constitute a quorum. In the event that a regular committee member cannot attend a meeting or cannot participate because of a conflict of interest, the first alternate member shall vote in place of the absentee. In the event two committee members cannot attend a meeting or cannot participate because of a conflict of interest, the first and second alternate members shall vote in place of the absentees. The alternate committee members shall not participate as a voting member of the review committee unless acting in the absence or disqualification of a regular member. (Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).~~

17.57.090 Credit for work in public right-of-way. The review committee may grant an applicant credit for landscaping done in the public right-of-way provided that if at any time in the future the right-of-way is needed for public use, any landscaping removed from the right-of-way must be replaced on the subject site. The review committee shall consider the need for future use of the right-of-way for street or utility purposes before granting credit under this section. (Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).

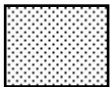
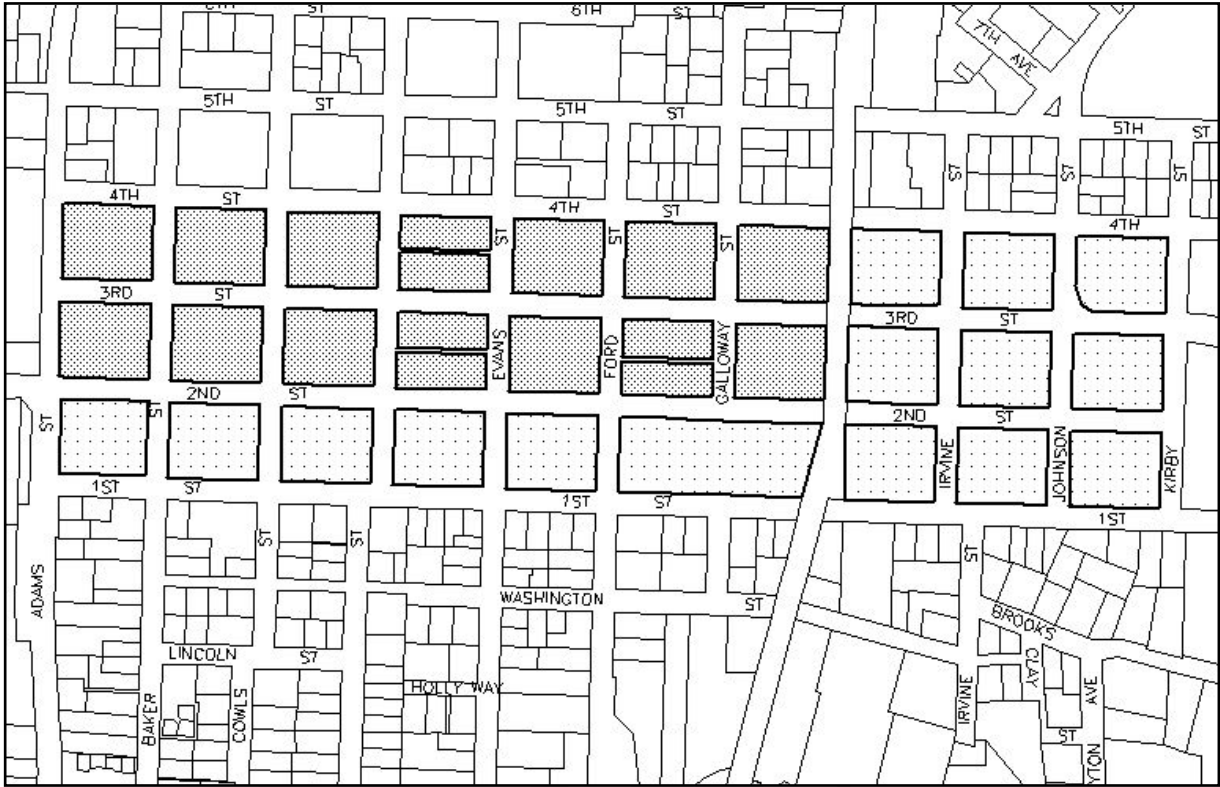
17.57.100 Appeal—Planning Commission to act when.

- A. In the event the landscaping is disapproved by the review committee, the applicant may appeal to the Planning Commission within ~~five~~**15 (fifteen)** days after the review committee has considered the plan. The matter shall be set for review by the Planning Commission as set forth in subsection B of this section;
- B. If, after review, the review committee cannot or does not reach a decision on the landscaping plan submitted, the application shall be forwarded to the Planning Commission for review and final disposition. Action on the application will occur at the next regularly scheduled meeting, or with the approval of the Planning Commission chairman, at a work session if scheduled sooner. The applicant shall be notified of the time and place of the review by the Planning Commission and may choose to be present. The absence of the applicant shall not preclude the Planning Commission from reaching a decision;

C. The review committee may, at their discretion, continue an application pending submittal of further information or detail. (Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).

DRAFT

REDUCED LANDSCAPING REQUIREMENTS



No Required Landscaping



One-Half Required Landscaping

Chapter 17.58

TREES

(as adopted by Ord. 4654B Dec. 9, 1997)

Sections:

- 17.58.010 Purpose.
- 17.58.020 Applicability.
- 17.58.030 Definitions.
- 17.58.040 Tree Removal/Replacement.
- 17.58.045 Downtown Trees**
- 17.58.050 Review Criteria.
- 17.58.060 Permit Exemptions.
- 17.58.070 Topping.
- 17.58.075 Protection of Trees.
- 17.58.080 Street Tree Planting - When Required.
- 17.58.090 Street Tree Standards.
- 17.58.100 Street Tree Plans.
- 17.58.110 Street Tree Planting.
- 17.58.120 Street Tree Maintenance.

17.58.010 Purpose. The purpose of this ordinance is to establish and maintain the maximum amount of tree cover on public and private lands in the city; provide tree-lined streets throughout the city; select, situate and maintain trees appropriately to minimize hazard, nuisance, damage, and maintenance costs; to enhance the appearance, beauty and charm of the City; to implement applicable adopted Downtown Improvement Plan provisions; to promote a diverse, healthy, and sustainable community forest; and to educate the public regarding community forest issues. (Ord. 4816 §2, 2004; Ord. 4654B §1, 1997).

17.58.020 Applicability. The provisions of this ordinance shall apply to:

- A. Individual significant or historic trees as defined in this ordinance.
- B. All trees ~~planted in or upon~~ **with trunks located completely or partially within** any public area or right-of-way;
- C. All trees ~~planted in or upon~~ **with trunks located completely within** any private property which directly affect public infrastructure including but not limited to sewers, water mains, sidewalks, streets, public property, or clear vision distances at street intersections;
- D. All trees on developable land and subject to or undergoing development review such as site plan review, tentative subdivision review, or partition review; (Ord. 4654B §1, 1997).

17.58.030 Definitions. For the purpose of this section, refer to Section 17.06.045 for Tree related definitions. (Ord. 4952 §1, 2012).

17.58.040 Tree Removal/Replacement

- A. The removal or major pruning of a tree, **if applicable under Section 17.58.020**, ~~within the public right of way~~ shall require City approval, unless specifically designated as exempt by this ordinance. Persons wishing to remove or prune such trees shall file an application for a permit with the McMinnville Planning Department. The applicant shall include information describing the location, type, and size of the subject tree or trees, ~~and the reasons for the desired action,~~ **and the costs associated with tree removal, replacement, and repair of any other public infrastructure impacted by the tree removal or major pruning.** Requests for tree removal or pruning of trees outside of the ~~dDowntown tTree zZone~~ shall be forwarded to the McMinnville Landscape Review Committee for a decision within ~~fifteen~~ **30 (thirty)** days of submittal. Requests for tree removal within the ~~Downtown Tree Zonedowntown tree one~~ shall be submitted to the McMinnville Planning Department. Such requests shall be acted upon as soon as practicable, with consideration given to public safety, value of the tree to the public, and work schedules. The Planning Director or ~~his~~**their** designee should attempt to make decisions on such requests within five calendar days of submittal. The Landscape Review Committee or Planning ~~Direct~~**Director**, as appropriate, may approve, approve with conditions, or deny the request based on the criteria stated in Section 17.58.050. A decision of the committee or Director may be appealed to the Planning Commission if ~~notice of intent to~~ **written notice of the** appeal is filed with the Planning Department within five **15 (fifteen)** days of the committee's or Director's decision. A decision made by the Planning Director in response to a request to remove an unsafe tree, or a tree causing repeated and excessive damage to sidewalks or other public or private improvements or structures shall be final, unless appealed by the applicant; no other party shall have standing to appeal.
- B. Trees subject to this ordinance shall be removed or pruned following accepted pruning standards adopted by the City. The Planning Director, after consultation with appropriate city staff and/or a certified arborist, shall direct removal of downtown trees that are identified in a current ~~dDowntown tTree zZone~~ inventory assessment as unhealthy, dangerous to the public, inappropriate for the downtown area, or otherwise in need of removal.
- C. The applicant shall be responsible for all costs associated with the tree removal or pruning, or as otherwise required by this ordinance, and shall ensure that all work is done in a manner which ensures safety to individuals and public and private property.
- D. Approval of a request to remove a tree may be conditioned upon replacement of the tree with another tree approved by the city, or a requirement to pay to the city an amount sufficient to fund the planting and establishment by the city of a tree, or trees, of similar value. The value of the existing tree to be removed shall be calculated using the methods set forth in the edition then in effect of the "Guide for Plant Appraisal" published

by the International Society of Arboriculture Council of Tree Landscape Appraisers. **Every attempt should be made to plant replacement trees in the same general location as the tree being removed. In the event that a replacement tree cannot be planted in the same general location, a condition of approval may be required to allow for the replacement tree to be planted in another location in the City as part of the City's annual tree planting program.**

- E. The applicant is responsible for grinding stumps and surface roots at least six inches below grade. At least a two inch thick layer of topsoil shall be placed over the remaining stump and surface roots. The area shall be crowned at least two inches above the surrounding grade to allow for settling and shall be raked smooth. The applicant shall restore any damaged turf areas and grades due to vehicular or mechanical operations. The area shall be re-seeded.
- F. **The applicant shall complete the tree removal, and tree replacement if required, within six months of receiving notification of the Landscape Review Committee's decision. The Landscape Review Committee may allow for additional time to complete the tree replacement to allow for planting in favorable seasons and to promote tree survivability.**
- G. Other conditions may be attached to the permit approval by the McMinnville Landscape Review Committee as deemed necessary.
- H. ~~The pruning and removal of street trees within the downtown tree zone shall be the responsibility of the City, and shall be undertaken at public expense.~~
- I. ~~Specific design drawings and specifications shall be developed for the planting of street trees within the downtown tree zone, and shall be made readily available to all property owners undertaking sidewalk construction, reconstruction or modifications.~~ **The planting of street trees shall be subject to the design drawings and specifications developed by the City in May 2014. Specific design drawings and specifications have been developed for trees outside the Downtown Tree Zone.** Such design specifications may **be periodically updated by the City to include specifications such as** tree root barriers, watering tubes or structures, **tree grates,** and removable pavers, and shall graphically describe the proper method for planting trees ~~within the downtown tree zone~~ to minimize the potential for sidewalk / tree root conflict.
- J. ~~The City shall adopt implementation measures that cause, through rotation over time, the development of a variable aged stand of trees within the downtown tree zone. In order to implement this policy, the Planning Director shall authorize, but shall limit, annual tree removal within the downtown to no more than three (3) percent of the total number of existing downtown trees in the downtown tree zone. (Ord. 4816 §2, 2004; Ord. 4654B §1, 1997).~~

17.58.045 Downtown Trees.

- A. The pruning and removal of street trees within the Downtown Tree Zone shall be the responsibility of the City, and shall be undertaken at public expense.
- B. The planting of street trees shall be subject to the design drawings and specifications developed by the City in May 2014. Specific design drawings and specifications have been developed for trees within the Downtown Tree Zone. Such design specifications may be periodically updated by the City to include specifications such as tree root barriers, watering tubes or structures, tree grates, and removable pavers, and shall graphically describe the proper method for planting trees within the Downtown Tree Zone to minimize the potential for sidewalk / tree root conflict.
- C. The City shall adopt implementation measures that cause, through rotation over time, the development of a variable aged stand of trees within the Downtown Tree Zone. In order to implement this policy, the Planning Director shall authorize, but shall limit, annual tree removal within the downtown to no more than three (3) percent of the total number of existing downtown trees in the Downtown Tree Zone.
- D. A street tree within the Downtown Tree Zone may be removed if the Planning Director determines that the tree is causing repeated and excessive damage to sidewalks or other public or private improvements or structures. (Ord. 4816 §2, 2004; Ord. 4654B §1, 1997).

17.58.050 Review Criteria. A permit for major pruning or tree removal shall be granted if any of the following criteria apply:

- A. The tree is unsafe, dead, or diseased as determined by a Certified Arborist. ~~Verification of tree health may be required, at the expense of the applicant, by a Certified Arborist acceptable to the City.~~
- B. The tree is in conflict with public improvements.
- C. The proposed removal or pruning is part of an approved development project, a public improvement project where no alternative is available, or is part of a street tree improvement program.
- D. ~~A street tree within the downtown tree zone may also be removed if the Planning Director determines that the tree is causing repeated and excessive damage to sidewalks or other public or private improvements or structures. (Ord. 4816 §2, 2004; Ord. 4654B §1, 1997).~~
- D. Verification of tree health or a tree's impacts on infrastructure shall be required, at the expense of the applicant, by a Certified Arborist acceptable to the City.

17.58.060 Permit Exemptions.

- A. Hazardous Tree - If an imminent danger exists to the public or any private property owner or occupant, the City may issue an emergency removal permit. The removal shall be in accordance with International Society of Arboriculture (ISA) standards.

- B. **Tree Impacting Public Infrastructure – If a tree is causing damage to or impacting public infrastructure that the adjacent property owner is not responsible for repairing, such as pedestrian ramps, utility vaults, or public storm or sanitary sewer lines, the tree removal may be approved by the Planning Director or their designee. The removal shall be in accordance with International Society of Arboriculture (ISA) standards. In the event that a replacement tree cannot be planted in the same general location as the tree removed, the replacement tree may be planted in another location in the City as part of the City’s annual tree planting program.**
- C. Maintenance - Regular pruning maintenance which does not require the removal of over 20 percent of the tree’s canopy, tree topping, or the disturbance of over 10 percent of the tree’s root system is exempt from the provisions of this ordinance.
- D. Removal of downtown trees at the direction and initiative of the City Planning Director. (Ord. 4816 §2, 2004; Ord. 4654B §1, 1997).

17.58.070 Tree Topping It shall be unlawful for any person, firm, or the City to top any tree. Trees severely damaged by storms or other causes or certain trees under utility wires or other obstructions where normal pruning practices are impractical may be exempted at the determination of the McMinnville Landscape Review Committee, applying criteria developed by the City. (Ord. 4654B §1, 1997).

17.58.075 Protection of Trees

- A. It shall be unlawful for any person to remove, destroy, break, or injure any street tree or public tree. Individuals convicted of removing or destroying a tree without City approval shall be subject to paying to the City an amount sufficient to fund the planting and establishment of a tree, or trees, of similar value. The value of the removed or destroyed tree shall be calculated using the methods set forth in the edition then in effect of the “Guide for Plant Appraisal” published by the International Society of Arboriculture Council of Tree Landscape Appraisers.
- B. It shall be unlawful for any person to attach or keep attached to any street or public tree or to the guard or stake intended for the protection of such tree, any rope, wire, chain, sign, or other device, except as a support for such tree.
- C. During the construction, repair, alteration or removal of any building or structure it shall be unlawful for any owner or contractor to leave any street tree or public tree in the vicinity of such building or structure without a good and sufficient guard or protectors as shall prevent injury to such tree arising out of or by reason of such construction or removal.
- D. Excavations shall not occur within the drip line of any street tree or public tree without approval of the City, applying criteria developed by the Landscape Review Committee. Utility pole installations are exempted from these requirements. During such excavation or construction, any such

person shall guard any street tree or public tree within the drip line, or as may be required by the Landscape Review Committee.

- E. All building material or other debris shall be kept outside of the drip line of any street tree or public tree. (Ord. 4654B §1, 1997).

17.58.080 Street Tree Planting—When Required. All new multi-family development, commercial or industrial development, subdivisions, partitions, or parking lots fronting on a public roadway which has a designated curb-side planting strip or planting island shall be required to plant street trees in accordance with the standards listed in Section 17.58.090. (Ord. 4654B §1, 1997).

17.58.090 Street Tree Standards.

- A. The species of the street trees to be planted shall be chosen from the ~~approved street tree list~~ **McMinnville Street Tree List, as approved by Resolution 2016-22,** unless approval of another species is given by the McMinnville Landscape Review Committee. **The Landscape Review Committee may periodically update the McMinnville Street Tree List as necessary to reflect current arborist practices and industry standards.**
- B. Street trees shall be a minimum of two (2) inches in caliper measured at six (6) inches above ground level. All trees shall be healthy grown nursery stock with a single straight trunk, a well developed leader with tops and roots characteristic of the species cultivar or variety. All trees must be free of insects, diseases, mechanical injury, and other objectionable features when planted.
- C. Small or narrow stature trees (under 25 feet tall and less than 16 feet wide branching) should be spaced no greater than 20 feet apart; medium sized trees (25 feet to 40 feet tall, 16 feet to 35 feet wide branching) should be spaced no greater than 30 feet apart; and large trees (over 40 feet tall and more than 35 feet wide branching) should be spaced no greater than 40 feet apart. Within residential developments, street trees should be evenly spaced, with variations to the spacing permitted as approved by the City for specific site limitations and safety purposes. Within commercial and industrial development staggered, or irregular spacing is permitted, as may be approved by the McMinnville Landscape Review Committee. When planting replacement trees within the **eDowntown tTree zZone,** consideration shall be given to the height of adjacent buildings.
- D. When located adjacent to a local residential street or minor collector street, street trees shall be planted within a curbside landscape strip measuring a minimum of three (3) feet in width. Street trees adjacent to major collector streets or arterial streets shall be placed a minimum of four (4) feet from the back edge of the sidewalk. In no case shall a tree be planted closer than two and one-half (2 1/2) feet from the face of a curb. **These standards may be superseded by design drawings and specifications as periodically developed and adopted by the City.**
- E. Street trees shall not be planted within ten (10) feet of fire hydrants, utility poles, sanitary sewer, storm sewer or water lines, or within twenty (20) feet

of street light standards or street intersections, or within five (5) feet of a private driveway or alley. New utility poles shall not be located within five (5) feet of an existing street tree. Variations to these distances may be granted by the Public Works Director and as may be required to ensure adequate clear vision.

- F. Existing street trees shall be retained unless approved by the Planning Director for removal during site development or in conjunction with a street construction project. Sidewalks of variable width and elevation may be utilized as approved by the Planning Director to save existing street trees. Any street tree removed through demolition or construction within the street right-of-way, or as approved by the City, shall be replaced within the street right-of-way at a location approved by the city with a tree, or trees, of similar value. As an alternative the property owner may be required to pay to the City an amount sufficient to fund the planting and establishment by the city of a tree of similar value. The value of the existing street tree to be removed shall be calculated using the methods set forth in the edition then in effect of the "Guide for Plant Appraisal" published by the International Society of Arboriculture Council of Tree Landscape Appraisers. The developer or applicant shall be responsible for the cost of the planting, maintenance and establishment of the replacement tree.
- G. Sidewalk cuts in concrete for tree planting shall be a minimum of four feet by six feet, with the long dimension parallel to the curb, and if located within the ~~dDowntown tTree zZone~~ shall follow the design drawing, ~~or modified design, approved by the Planning Director~~ **or updated design drawings and specifications as periodically developed and adopted by the City.**
- H. ~~Street trees, as they grow, shall be pruned to provide at least eight (8) feet of clearance above sidewalks and thirteen (13) feet above local streets, fifteen (15) feet above collector streets, and eighteen (18) feet above arterial streets. This provision may be waived in the case of newly planted trees so long as they do not interfere with public travel, sight distances, or endanger public safety as determined by the City.~~
- I. ~~Maintenance of street trees, other than those located in the downtown tree zone shall be the continuing obligation of the abutting property owner. The City shall undertake regular maintenance of street trees within the downtown tree zone in accordance with appropriate horticultural practices including pruning and fertilizing to properly maintain the health of such trees. (Ord. 4816 §2, 2004; Ord. 4654B §1, 1997).~~

17.58.100 Street Tree Plans

- A. Submittal.
 - 1. Subdivisions and Partitions: Street tree planting plans shall be submitted to the Landscape Review Committee for review and approval prior to the filing of a final subdivision or partition plat.
 - 2. Commercial, Industrial, Parking Lots, and Multi-family Residential Development: Landscape plans, to include street tree planting as may be required by this ordinance, shall be submitted to the Landscape

Review Committee for review and approval prior to the issuance of a building permit.

- B. Street Tree Plan Content. At a minimum, the street tree planting plan should:
1. Indicate all existing trees, noting location, species, size (caliper and height) and condition;
 2. Indicate whether existing trees will be retained, removed or relocated;
 3. Indicate the measures to be taken during site development to ensure the protection of existing trees to be retained;
 4. Indicate the location, species, and size (caliper and height) of street trees to be planted;
 5. Indicate the location of proposed and existing utilities and driveways; and
 6. Indicate the location of rights-of-way, existing structures, driveways, and existing trees including their species, size, and condition, within twenty feet of the subject site. (Ord. 4654B §1, 1997).

17.58.110 Street Tree Planting

- A. Residential subdivisions and partitions.
1. Planting Schedule: Street trees required of residential subdivisions and partitions shall be installed prior to submittal of a final subdivision plat or partition plat. As an alternative the applicant may file a surety bond or other approved security to assure the planting of the required street trees, as prescribed in Section 17.53.153.
- B. Commercial, Industrial, Multi-family, Parking Lot Development.
1. Planting Schedule: Street trees required of a commercial, industrial, multi-family, or parking lot development shall be installed at the time all other required landscaping is installed. (Ord. 4654B §1, 1997).

17.58.120 Street Tree Maintenance.

- A. Street trees shall be continually maintained, including necessary watering, weeding, pruning and replacement, by the developer or property owner for one full growing season following planting, or as may be required by the City. (Ord. 4654B §1, 1997).
- B. **Street tree plans, or landscape plans including street trees, shall be maintained in perpetuity. In the event that a street tree must be replaced, the adjacent property owner or developer shall plant a replacement tree of a species from the approved street tree or landscape plan.**
- C. **Maintenance of street trees, other than those located in the Downtown Tree Zone shall be the continuing obligation of the abutting property owner. The City shall undertake regular maintenance of street trees within the Downtown Tree Zone in accordance with appropriate horticultural practices including pruning and fertilizing to properly**

maintain the health of such trees. (Ord. 4816 §2, 2004; Ord. 4654B §1, 1997).

- D. Street trees, as they grow, shall be pruned to provide at least eight (8) feet of clearance above sidewalks and thirteen (13) feet above local streets, fifteen (15) feet above collector streets, and eighteen (18) feet above arterial streets. This provision may be waived in the case of newly planted trees so long as they do not interfere with public travel, sight distances, or endanger public safety as determined by the City. Major pruning, as defined in Section 17.58.020, of a street tree must be approved by the City in accordance with Section 17.58.040.

DRAFT

Chuck Darnell

From: P O'Leary <poleary847@aol.com>
Sent: Sunday, March 19, 2017 4:40 PM
To: Chuck Darnell
Subject: Testimony for 17.57 and 17.58 sent in 2 emails
Attachments: SCAN0057.pdf

Hey, Chuck. Here are two pdf files that include my comments. I made some notes right on the page but also included a couple of pages at the end of each chapter that include more explanation.

Please let me know if you have any questions or if I can clarify any of my comments. I'm assuming a process like this can be more back and forth working process than a traditional planning ruling.
Thanks!

Patty O'Leary
503-687-2083

Chapter 17.57

LANDSCAPING

Sections:

- 17.57.010 Purpose and intent.
- 17.57.020 Definitions.
- 17.57.030 Plans—Submittal and review—Approval—Time limit for completion.
- 17.57.040 Plans—Information to be included.
- 17.57.050 Area determination—Planning factors.
- 17.57.060 Zones where required.
- 17.57.065 Specific uses requiring landscaping.
- 17.57.070 Central business district.
- ~~17.57.080 Plan review committee.~~
- 17.57.090 ~~080~~ Credit for work in public right-of-way.
- 17.57.100 ~~090~~ Appeal—Planning Commission to act.

* 17.57.010 Purpose and intent. ~~The purpose and intent of this chapter is to enhance the appearance of the city by encouraging quality landscaping which will benefit and protect the health, safety, and welfare of the general public. By relating all the requirements of the zoning ordinance to the project in one review procedure, the review will assist the developer in integrating the uses of the property with the landscaping, will relate the project to surrounding property uses in existence or projected, and will attempt to minimize project costs.~~ The purpose and intent of this Chapter is to encourage and, where appropriate, require the use of landscape elements, particularly plant materials, in proposed developments in an organized and harmonious manner that will enhance, protect and promote the economic, ecological and aesthetic environment of McMinnville. Landscaping is considered by McMinnville to be an integral part of a complete comprehensive development plan. The City recognizes the value of landscaping in achieving the following objectives:

- ~~A. G~~ ^{Support} Promote McMinnville as a community that cares about its appearance.
- ~~B. E~~ Promote the enhancement of its urban forest and tree canopy.
- ~~C. C~~ Encourage the preservation of existing trees.
- ~~D. F~~ Establish and enhance a pleasant visual character and structure to the built environment that is sensitive to safety and aesthetic issues.
- ~~E. B~~ Promote compatibility between land uses by reducing the visual noise and lighting impacts of specific developments on users of the site and abutting properties.
- ~~F. D~~ Unify development and enhance and define public and private places.
- ~~G. A~~ Provide guidelines and standards that will:
 - a. Reduce soil erosion and the volume and rate of discharge of storm water runoff.
 - b. Aid in energy conservation by shading structures from energy losses caused by weather and wind.

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Change order

- c. Mitigate the loss of natural resources.
- d. Provide parking lot landscaping to reduce the harmful effects of heat, noise and glare associated with motor vehicle use.
- e. ~~Provide for the creation of~~ safe, attractively landscaped areas adjacent to public streets.
- f. Require the planting of street trees along the City's rights-of-way.
- g. Provide visual screens and buffers that mitigate the impact of conflicting land uses to preserve the appearance, character and value of existing neighborhoods.
- h. Provide shade, and seasonal color.
- i. Reduce glare, noise and heat.

It is further recognized that good landscaping increases property values, attracts potential residents and businesses to McMinnville, and creates safer, more pleasant living and working environments for all residents and visitors to the city.

The guidelines and standards contained in this chapter serve to help McMinnville realize the objectives noted above. These guidelines and standards are intended as minimum standards for landscape treatment. Owners and developers are encouraged to exceed these in seeking more creative solutions both for the enhanced value of their land and for the collective health and enjoyment of all citizens of McMinnville. The landscaping provisions in Section 17.57.050 are in addition to all other provisions of the zoning ordinance which relate to property boundaries, dimensions, setback, vehicle access points, parking provisions and traffic patterns. The landscaping objectives shall also seek to accomplish the purposes set forth in Section 17.03.020. (Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).

17.57.020 Definitions. For the purposes of this section, refer to Section 17.06.035 for Landscaping related definitions. (Ord. 4952 §1, 2012).

* 17.57.030 Plans—Submittal and review—Approval— ~~Time~~ ^{the applicant} ~~limit for completion.~~

A. At the time the applicant applies for a building permit, he shall submit, for the Landscape Review Committee, five copies of a landscaping and plot plan. If the plot plan and landscaping plan are separate documents, five copies of each shall be submitted. These may be submitted to the Building Department to be forwarded to the Planning Department.

1. ~~The applicant will receive approval solely for the landscaping plan prior to applying for a building permit, if he submits the above documents for review in accordance with these provisions.~~ No building permit shall be issued until the landscaping plan has been approved.
2. The landscaping plan may be used as the plot plan required for a building permit, provided all information required for a building permit is provided;

B. Landscaping review shall occur within ~~ten~~ **30 (thirty)** working days of submission of the plans. The applicant shall be notified of the time and place of the review and is encouraged to be present, although ~~his~~ ^{the applicant's} presence

See attached

shall not be necessary for action to be taken on the plans. A failure to review within ten 30 (thirty) working days shall be considered as approval of the plan;

C. The landscaping plan shall be approved if it is found to be compatible with the purpose, intent, and requirements of this chapter. Approval of the landscaping plan shall be indicated upon the plot plans. Any modifications shall be specified on the plans and agreed to in writing by the applicant prior to the issuance of a building permit. One copy of said approved plan shall be retained by the Planning Department and included within the permanent file;

* D. Occupancy permits may be issued prior to the complete installation of all required landscaping if security equal to 120 percent of the cost of landscaping, as determined by the Planning Director (~~or Director of Parks and Recreation~~) is filed with the City assuring such installation within a time specified by the Planning Director, but not to exceed six months after occupancy. The applicant shall provide the estimates of landscaping materials and installation to the satisfaction of the Planning Director prior to approval of the security. "Security" may consist of a faithful performance bond payable to the City, cash, certified check, time certificate of deposit, or assignment of a savings account, and the form shall meet with the approval of the City Attorney. If the installation of the landscaping is not completed within the period specified by the Planning Director, or within an extension of time authorized by the Landscape Review Committee, the security may be used by the City to complete the installation. Upon completion of the installation, any portion of the remaining security deposited with the City shall be returned. The final landscape inspection shall be made prior to any security being returned. Any portions of the plan not installed, not installed properly, or not properly maintained shall cause the inspection to be postponed until the project is completed or cause the security to be used by the City;

E. All completed landscape projects shall be inspected by the ~~Director of Parks and Recreation~~ Planning Director or their designee. Said projects shall be found to be in compliance with the approved plans prior to the issuance of an occupancy certificate for the structure, or prior to any security or portion thereof being refunded to the applicant. Minor changes in the landscape plan shall be allowed, as determined by the Planning Director or their designee, as long as they do not alter the character and aesthetics of the original plan. (Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).

17.57.040 Plans—Information to be included. The following information shall be included in the plans submitted under Section 17.57.030:

A. Existing locations of trees over six inches in diameter, their variety (common or botanical name) and indication of whether they are to remain or to be removed from the site. In the event a large number of trees are to be retained, the general area with the number of trees involved may be given in lieu of listing and locating each tree;

and if no construction or construction access is required through or within drip line distance of any tree,

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inspection and approval

and/or approval

- B. The location in which new plantings will be made and the variety (common or botanical name), and size of all new trees, shrubs, groundcover and lawns;
- C. The percentage of the gross area to be landscaped;
- D. Any equipment proposed for recreation uses;
- E. All existing and proposed site features including walkways, graveled areas, patios, courts, fences, decks, foundations, potted trees, or other open spaces so that the review committee may be fully knowledgeable of the project when discussing the application;
- F. The location of watering facilities or irrigation systems, or construction notes on the landscape plan detailing the type of watering facilities or irrigation systems that will be installed;
- G. All of the information on the plot plan for the building permit. (Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).

Should include drainage/run-off

raised planters

17.57.050 Area Determination—Planning factors.

- A. Landscaping shall be accomplished within the following ranges:
 1. Industrial, at least seven percent of the gross area. This may be reduced to not less than five percent upon approval of the review committee. (The gross area to be landscaped may only be reduced by the review committee if there is a showing by the applicant that the intent and purpose of this chapter and subsection B of this section are met.)
 2. Commercial, at least seven percent of the gross area. This may be reduced to not less than five percent upon approval of the review committee. (The gross area to be landscaped may only be reduced by the review committee if there is a showing by the applicant that the intent and purpose of this chapter and subsection B of this section are met.)
 3. Multiple-family, twenty-five percent of the gross area. This may be reduced to not less than fifteen percent upon approval of the review committee. (The gross area to be landscaped may only be reduced by the review committee if there is a showing by the applicant that the intent and purpose of this chapter and subsection B of this section are met.)
 4. A parking lot or parking structure built in any zone providing parking spaces as required by the zoning ordinance shall be landscaped in accordance with the commercial requirements set forth above in subsection 2 of this section.
 5. Any addition to or expansion of an existing structure or parking lot which results in additional lot coverage shall be landscaped as follows: Divide the amount of additional lot coverage (building area, not including basement or upper floors, plus required parking and loading zones) by the amount of the existing lot coverage (building area, not including basement or upper floors, plus required parking and loading zones), multiply by the percentage of landscaping required in the zone, multiply by the total lot area of both the original development and the addition;

~29% reduction

that is a 40% potential reduction- that seems extreme.

however, the total amount of the landscaping shall not exceed the requirements set forth in this subsection.

a. ALC (additional
lot coverage) X % of landscaping X Total
ELC (existing required lot area
lot coverage)

b. Landscaping to be installed on an addition or expansion may be spread over the entire site (original and addition or expansion projects) with the approval of the review committee;

B. The following factors shall be considered by the applicant when planning the landscaping in order to accomplish the purpose set out in Section 17.57.010. The Landscape Review Committee shall have the authority to deny an application for failure to comply with any or all of these conditions:

1. Compatibility with the proposed project and the surrounding and abutting properties and the uses occurring thereon.
2. Screening the proposed use by sight-obscuring, evergreen plantings, shade trees, fences, or combinations of plantings and screens.
3. The retention of existing trees and natural areas that may be incorporated in the development of the project. The existing grade should be preserved to the maximum practical degree. Existing trees shall be provided with a watering area equal to at least one-half the crown area.
4. The development and use of islands and plantings therein to break up parking areas.
5. The use of suitable street trees in the development of new subdivisions, shopping centers and like developments. Certain trees shall be prohibited in parking areas: poplar, willow, fruit, nut, birch, conifer, and ailanthus.
6. Suitable watering facilities or irrigation systems must be included in or near all planted areas;

horizontal?
or change to
drip line

Add:
? Water
drainage

C. All landscaping approved through the Landscape Review Committee shall be continually maintained, including necessary watering, weeding, pruning, mowing, and replacement. **Minor changes in the landscape plan, such as like-for-like replacement of plants, shall be allowed, as long as they do not alter the character and aesthetics of the original plan. It shall be the Planning Director's decision as to what constitutes a major or minor change. Major changes to the landscape plan shall be reviewed and approved by the Landscape Review Committee.** (Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).

* 17.57.060 Zones where required. Landscaping shall be required in the following zones except as otherwise noted:

- A. R-4 (Multiple-Family Residential zone, except the construction of a Single-Family or Two-Family Residential unit);
- B. C-1 (Neighborhood Business zone);
- C. C-2 (Travel Commercial zone);

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attached

- D. C-3 (General Commercial zone);
- E. O-R (Office/Residential zone);
- F. M-L (Limited Light Industrial zone);
- G. M-1 (Light Industrial zone);
- H. M-2 (General Industrial zone). (Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).

17.57.065 Specific uses requiring landscaping.

- A. Churches, subject to the landscaping requirements of a multiple-family development when in a residential zone and subject to the landscaping requirements of a commercial development when in a zone other than residential;
- B. Utility substations, subject to the landscaping requirements of commercial uses.
- C. Mobile home park, subject to the requirements of a multiple-family development;
- D. Multiple-family, commercial, and industrial uses in residential planned developments. (Ord. 4264 §1, 1983; Ord. 4254 §1, 1983; Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).

subject to what?

* 17.57.070 Central business district. The central business district shall be divided into two areas as defined in this section:

See attached

- A. Area I is that area between Adams Street and the railroad tracks and between Second and Fourth Streets. The landscaping requirements set forth herein shall not apply to this portion of the central business district, except for the provision of street trees according to the city's master plan;
- B. Area II is defined as being that area between Adams and Kirby Streets from First to Fourth Streets, excluding the area in subsection A above. One-half of the landscaping requirements set forth in Section 15.57.050 above shall apply to this area. (Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).

~~17.57.080 Plan review committee. All required landscape plans shall be submitted to and reviewed by the Landscape Review Committee.~~

- ~~A. The review committee shall be appointed by the Common Council while meeting in regular session and shall consist of three five members and two alternate members. At such time as the ordinance codified in this chapter is enacted, the Common Council shall, at a regularly scheduled meeting, appoint a review committee with initial terms of one, two and three years, respectively for the regular members and three year terms for each alternate member. The terms shall be computed from the first Tuesday in January 1978. The Council shall designate the alternate members as first and second alternates. Thereafter, The review committee members appointed and in place as of January 1, 2017 shall finish their appointed term. The Council shall appoint or reappoint members as existing terms expire, and the review committee members as appointed shall serve a three year term, commencing with January of each year. Common Council members, Planning Commissioners, Airport Commissioners, and Water and Light Commissioners shall not serve as review committee members;~~

~~B. A majority of the active Landscape Review Committee members shall constitute a quorum. In the event that a regular committee member cannot attend a meeting or cannot participate because of a conflict of interest, the first alternate member shall vote in place of the absentee. In the event two committee members cannot attend a meeting or cannot participate because of a conflict of interest, the first and second alternate members shall vote in place of the absentees. The alternate committee members shall not participate as a voting member of the review committee unless acting in the absence or disqualification of a regular member. (Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).~~

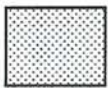
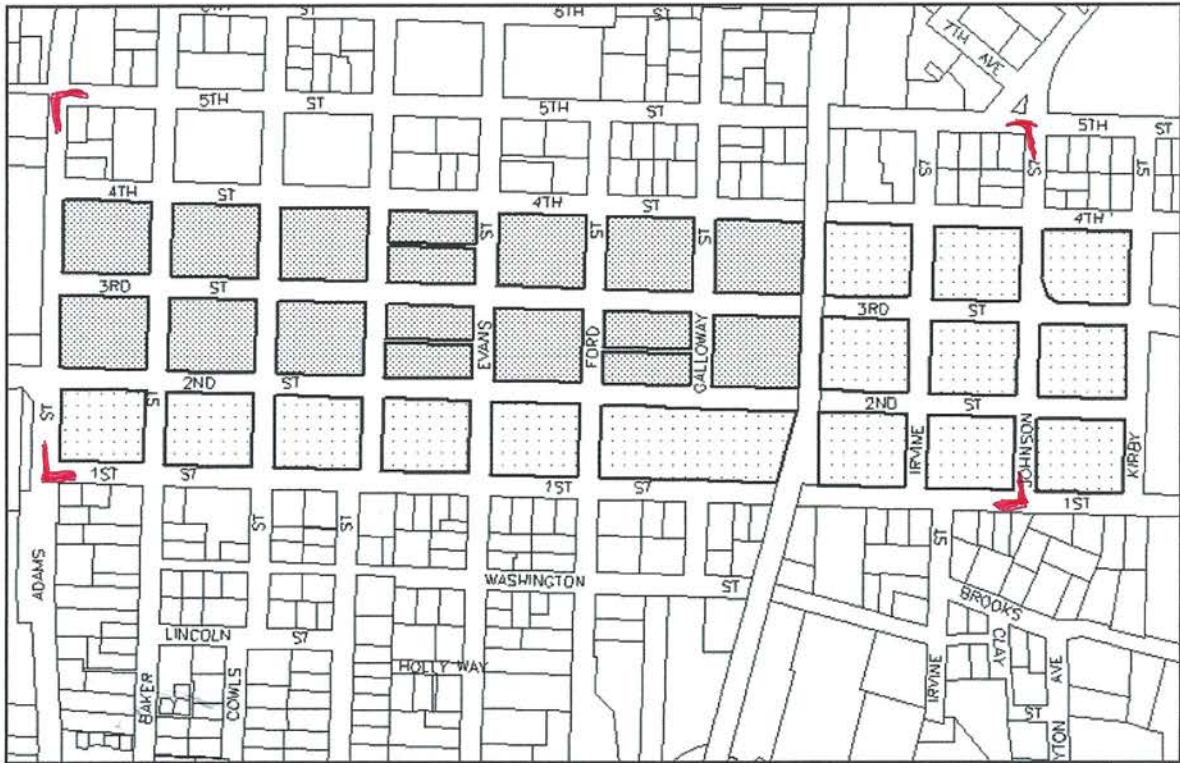
17.57.090080 Credit for work in public right-of-way. The review committee may grant an applicant credit for landscaping done in the public right-of-way provided that if at any time in the future the right-of-way is needed for public use, any landscaping removed from the right-of-way must be replaced on the subject site. The review committee shall consider the need for future use of the right-of-way for street or utility purposes before granting credit under this section. (Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).

17.57.400090 Appeal—Planning Commission to act when.

- A. In the event the landscaping is disapproved by the review committee, the applicant may appeal to the Planning Commission within five days after the review committee has considered the plan. The matter shall be set for review by the Planning Commission as set forth in subsection B of this section;
- B. If, after review, the review committee cannot or does not reach a decision on the landscaping plan submitted, the application shall be forwarded to the Planning Commission for review and final disposition. Action on the application will occur at the next regularly scheduled meeting, or with the approval of the Planning Commission chairman, at a work session if scheduled sooner. The applicant shall be notified of the time and place of the review by the Planning Commission and may choose to be present. The absence of the applicant shall not preclude the Planning Commission from reaching a decision;
- C. The review committee may, at their discretion, continue an application pending submittal of further information or detail. (Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).

the tree portion (17.58)
allows 15 days to
file notice of intent
to appeal.
Can language / time frame
be unified?

REDUCED LANDSCAPING REQUIREMENTS



No Required Landscaping *except street trees*



One-Half Required Landscaping

*red corners on map
indicate Downtown Tree Zone
extending DTZ would unify*

Landscape 17.57

It took several passes for me to realize that none of this applies to R-1, R-2 or R-3 zoning. Is it the intent that those zones only require street trees and screening for satellite dishes (either fences or greenscape)? If so, I would recommend moving section 17.57.060 Zones Where Required forward in the chapter to clarify.

17.57.010

I have recommended a change of order for the points in this category. However, the editing changes I suggest below are in the original order.

- A. Support McMinnville as a community that cares about its appearance.
- B. Enhance McMinnville's urban forest and tree canopy.
- C. Preserve existing trees.
- G. e. Create safe, attractively landscaped areas adjacent to public areas.

17.57.030

A. States that at the time the applicant applies for a building permit, the applicant must also submit landscaping and plot plans.

A. 1. States that the applicant must receive landscaping approval prior to APPLYING for a building permit. Deleting the first sentence in A.1., leaving only "No building permit shall be issued until the landscaping plan has been approved." would resolve the confusion.

D. I interpret this to mean that I would need to have 220% of my landscape costs in cash resources prior to receiving a Certificate of Occupancy: 120% for security, and then 100% to actually do the construction. This section encourages very basic landscape designs by developers to minimize costs, shorten construction time and minimize the security amount. This is just an observation. I have no recommendation.

17.57.060

A. If I build a single family dwelling on an R-4, I can avoid landscaping an R-4 lot. Given that R-4 lots tend to be near commercial areas and major streets, does it make sense to retain the screening aspect of the landscaping requirements for R.4?

17.57.070

A. and B. Instead of introducing yet another subset of McMinnville, this section might be revised to be the Downtown Tree Zone instead of the Central Business District, with the two subsets within the Downtown Tree Zone. This would require that the DTZ be extended one block east to Kirby Street to match the two subset areas. It would unify language within the Landscaping and Tree codes.

Chapter 17.58

TREES

(as adopted by Ord. 4654B Dec. 9, 1997)

Sections:

- 17.58.010 Purpose.
- 17.58.020 Applicability.
- 17.58.030 Definitions.
- 17.58.040 Tree Removal/Replacement.
- 17.58.050 Review Criteria.
- 17.58.060 Permit Exemptions.
- 17.58.070 Topping.
- 17.58.075 Protection of Trees.
- 17.58.080 Street Tree Planting - When Required.
- 17.58.090 Street Tree Standards.
- 17.58.100 Street Tree Plans.
- 17.58.110 Street Tree Planting.
- 17.58.120 Street Tree Maintenance.

*See attached for
entire chapter.*

17.58.010 Purpose. The purpose of this ordinance is to establish and maintain the maximum amount of tree cover on public and private lands in the city; provide tree-lined streets throughout the city; select, situate and maintain trees appropriately to minimize hazard, nuisance, damage, and maintenance costs; to enhance the appearance, beauty and charm of the City; to implement applicable adopted Downtown Improvement Plan provisions; to promote a diverse, healthy, and sustainable community forest; ~~and to educate the public regarding community forest issues~~ (Ord. 4816 §2, 2004; Ord. 4654B §1, 1997).

17.58.020 Applicability. The provisions of this ordinance shall apply to:

- A. Individual significant or historic trees as defined in this ordinance.
- B. ~~All trees or street trees planted in any public area or right-of-way in accordance with an approved street tree plan or landscape plan.~~
- C. All trees planted in or upon with trunks located completely or partially within any public area or right-of-way;
- D. All trees planted in or upon with trunks located completely within any private property which directly affect public infrastructure including but not limited to sewers, water mains, sidewalks, streets, public property, or clear vision distances at street intersections;
- E. All trees on developable land and subject to or undergoing development review such as site plan review, tentative subdivision review, or partition review; (Ord. 4654B §1, 1997).

17.58.030 Definitions. For the purpose of this section, refer to Section 17.06.045 for Tree related definitions. (Ord. 4952 §1, 2012).

17.58.040 Tree Removal/Replacement

- define*
- A. The removal or major pruning of a tree, as defined in Section 17.58.020, within the public right-of-way shall require City approval, unless specifically designated as exempt by this ordinance. Persons wishing to remove or prune such trees shall file an application for a permit with the McMinnville Planning Department. The applicant shall include information describing the location, type, and size of the subject tree or trees, and the reasons for the desired action, and the costs associated with tree removal, replacement, and repair of any other infrastructure impacted by the tree removal. Requests for tree removal or pruning of trees outside of the downtown tree zone shall be forwarded to the McMinnville Landscape Review Committee for a decision within ~~thirteen~~ 30 (thirty) days of submittal. Requests for tree removal within the downtown tree zone area shall be submitted to the McMinnville Planning Department. Such requests shall be acted upon as soon as practicable, with consideration given to public safety, value of the tree to the public, and work schedules. The Planning Director or his designee should attempt to make decisions on such requests within five calendar days of submittal. The Landscape Review Committee or Planning ~~Director~~ Director, as appropriate, may approve, approve with conditions, or deny the request based on the criteria stated in Section 17.58.050. A decision of the committee or Director may be appealed to the Planning Commission if notice of intent to appeal is filed with the Planning Department within five 15 (fifteen) days of the committee's or Director's decision. A decision made by the Planning Director in response to a request to remove an unsafe tree, or a tree causing repeated and excessive damage to sidewalks or other public or private improvements or structures shall be final, unless appealed by the applicant; no other party shall have standing to appeal.
- or major pruning*
- DTZ?*
- their (per 17.57 edits)*
- unify with 17.58?*
- B. Trees subject to this ordinance shall be removed or pruned following accepted pruning standards adopted by the City. The Planning Director, after consultation with appropriate city staff and/or a certified arborist, shall direct removal of downtown trees that are identified in a current downtown tree zone inventory assessment as unhealthy, dangerous to the public, inappropriate for the downtown area, or otherwise in need of removal.
- C. The applicant shall be responsible for all costs associated with the tree removal or pruning, or as otherwise required by this ordinance, and shall ensure that all work is done in a manner which ensures safety to individuals and public and private property.
- see H.*
- D. Approval of a request to remove a tree may be conditioned upon replacement of the tree with another tree approved by the city, or a requirement to pay to the city an amount sufficient to fund the planting and establishment by the city of a tree, or trees, of similar value. The value of the existing tree to be removed shall be calculated using the methods set forth in the edition then in effect of the "Guide for Plant Appraisal" published by the International Society of Arboriculture Council of Tree Landscape Appraisers. Every attempt should be made to plant replacement trees in the same general location as the tree being removed. In the event that a replacement tree cannot be planted in the same general location, a condition of approval may be required to allow for the

replacement tree to be planted in another location in the City as part of the City's annual park tree planting program.

E. The applicant is responsible for grinding stumps and surface roots at least six inches below grade. At least a two-inch thick layer of topsoil shall be placed over the remaining stump and surface roots. The area shall be crowned at least two inches above the surrounding grade to allow for settling and shall be raked smooth. The applicant shall restore any damaged turf areas and grades due to vehicular or mechanical operations. The area shall be re-seeded.

F. The applicant shall complete the tree removal, and tree replacement if required, within six months of receiving notification of the Landscape Review Committee's decision.

G. Other conditions may be attached to the permit approval by the McMinnville Landscape Review Committee as deemed necessary.

17,58,041 (H) The pruning and removal of street trees within the downtown tree zone shall be the responsibility of the City, and shall be undertaken at public expense.

(I) ~~Specific design drawings and specifications shall be developed for the planting of street trees within the downtown tree zone, and shall be made readily available to all property owners undertaking sidewalk construction, reconstruction or modifications.~~ The planting of street trees shall be subject to the design drawings and specifications developed by the City in May 2014. Specific design drawings and specifications have been developed for trees within the downtown tree zone and for street trees outside the downtown tree zone. Such design specifications may be periodically updated by the City to include specifications such as tree root barriers, watering tubes or structures, tree grates, and removable pavers, and shall graphically describe the proper method for planting trees within the downtown tree zone to minimize the potential for sidewalk / tree root conflict.

(J) The City shall adopt implementation measures that cause, through rotation over time, the development of a variable aged stand of trees within the downtown tree zone. In order to implement this policy, the Planning Director shall authorize, but shall limit, annual tree removal within the downtown to no more than three (3) percent of the total number of existing downtown trees in the downtown tree zone. (Ord. 4816 §2, 2004; Ord. 4654B §1, 1997).

17.58.050 Review Criteria. A permit for major pruning or tree removal shall be granted if any of the following criteria apply:

A. The tree is unsafe, dead, or diseased as determined by a Certified Arborist. Verification of tree health may be required, at the expense of the applicant, by a Certified Arborist acceptable to the City.

B. The tree is in conflict with public improvements.

C. The proposed removal or pruning is part of an approved development project, a public improvement project where no alternative is available, or is part of a street tree improvement program.

(D) A street tree within the downtown tree zone may ~~also~~ be removed if the Planning Director determines that the tree is causing repeated and

Move to
17,58,041

excessive damage to sidewalks or other public or private improvements or structures. (Ord. 4816 §2, 2004; Ord. 4654B §1, 1997).

17.58.060 Permit Exemptions.

- A. Hazardous Tree - If an imminent danger exists to the public or any private property owner or occupant, the City may issue an emergency removal permit. The removal shall be in accordance with International Society of Arboriculture (ISA) standards.
- B. **Tree Impacting Public Infrastructure – If a tree is causing damage to or impacting public infrastructure that the adjacent property owner is not responsible for repairing, such as pedestrian ramps, utility vaults, or public storm or sanitary sewer lines, the tree removal may be approved by the Planning Director or their designee. The removal shall be in accordance with International Society of Arboriculture (ISA) standards. In the event that a replacement tree cannot be planted in the same general location as the tree removed, the replacement tree may be planted in another location in the City as part of the City’s annual park tree planting program.**
- C. Maintenance - Regular pruning maintenance, which does not require the removal of over 20 percent of the tree’s canopy, tree topping, or the disturbance of over 10 percent of the tree’s root system, is exempt from the provisions of this ordinance.
- D. Removal of downtown trees at the direction and initiative of the City Planning Director. (Ord. 4816 §2, 2004; Ord. 4654B §1, 1997).

Versus Sidewalks?

17.58.070 Tree Topping It shall be unlawful for any person, firm, or the City to top any tree. Trees severely damaged by storms or other causes or certain trees under utility wires or other obstructions where normal pruning practices are impractical may be exempted at the determination of the McMinnville Landscape Review Committee, applying criteria developed by the City. (Ord. 4654B §1, 1997).

Move to Section of Chapter

17.58.075 Protection of Trees

- A. It shall be unlawful for any person to remove, destroy, break, or injure any street tree or public tree. Individuals convicted of removing or destroying a tree without City approval shall be subject to paying to the City an amount sufficient to fund the planting and establishment of a tree, or trees, of similar value. The value of the removed or destroyed tree shall be calculated using the methods set forth in the edition then in effect of the "Guide for Plant Appraisal" published by the International Society of Arboriculture Council of Tree Landscape Appraisers.
- B. It shall be unlawful for any person to attach or keep attached to any street or public tree or to the guard or stake intended for the protection of such tree, any rope, wire, chain, sign or other device, except as a support for such tree. *Who decides a support?*
separate issue
- C. During the construction, repair, alteration or removal of any building or structure it shall be unlawful for any owner or contractor to leave any street tree or public tree in the vicinity of such building or structure without a good and sufficient guard or protectors as shall prevent injury to such tree arising out of or by reason of such construction or removal.
- D. Excavations shall not occur within the drip line of any street tree or public tree without approval of the City, applying criteria developed by the Landscape Review Committee. Utility pole installations are exempted from these requirements. During such excavation or construction, any such person shall guard any street tree or public tree within the drip line, or as may be required by the Landscape Review Committee.
- E. All building material or other debris shall be kept outside of the drip line of any street tree or public tree. (Ord. 4654B §1, 1997).

* 17.58.080 Street Tree Planting—When Required. All new multi-family development, commercial or industrial development, subdivisions, partitions, or parking lots fronting on a public roadway which has a designated curb-side planting strip or planting island shall be required to plant street trees in accordance with the standards listed in Section 17.58.090. (Ord. 4654B §1, 1997).

17.58.090 Street Tree Standards.

- A. The species of the street trees to be planted shall be chosen from the ~~approved street tree list~~ **McMinnville Street Tree List, as approved by Resolution 2016-22,** unless approval of another species is given by the McMinnville Landscape Review Committee. **The Landscape Review Committee may periodically update the McMinnville Street Tree List as necessary to reflect current arborist practices and industry standards.**
- B. Street trees shall be a minimum of two (2) inches in caliper measured at six (6) inches above ground level. All trees shall be healthy grown nursery stock with a single straight trunk, a well developed leader with tops and roots characteristic of the species cultivar or variety. All trees must be free of insects, diseases, mechanical injury, and other objectionable features when planted.

- C. Small or narrow stature trees (under 25 feet tall and less than 16 feet wide branching) should be spaced no greater than 20 feet apart; medium sized trees (25 feet to 40 feet tall, 16 feet to 35 feet wide branching) should be spaced no greater than 30 feet apart; and large trees (over 40 feet tall and more than 35 feet wide branching) should be spaced no greater than 40 feet apart. Within residential developments, street trees should be evenly spaced, with variations to the spacing permitted as approved by the City for specific site limitations and safety purposes. Within commercial and industrial development staggered, or irregular spacing is permitted, as may be approved by the McMinnville Landscape Review Committee. When planting replacement trees within the downtown tree zone, consideration shall be given to the height of adjacent buildings.
- D. When located adjacent to a local residential street or minor collector street, street trees shall be planted within a curbside landscape strip measuring a minimum of three (3) feet in width. Street trees adjacent to major collector streets or arterial streets shall be placed a minimum of four (4) feet from the back edge of the sidewalk. In no case shall a tree be planted closer than two and one-half (2 1/2) feet from the face of a curb. These standards may be superseded by design drawings and specifications as periodically developed and adopted by the City.
- E. Street trees shall not be planted within ten (10) feet of fire hydrants, utility poles, sanitary sewer, storm sewer or water lines, or within twenty (20) feet of street light standards or street intersections, or within five (5) feet of a private driveway or alley. New utility poles shall not be located within five (5) feet of an existing street tree. Variations to these distances may be granted by the Public Works Director and as may be required to ensure adequate clear vision.
- F. Existing street trees shall be retained unless approved by the Planning Director for removal during site development or in conjunction with a street construction project. Sidewalks of variable width and elevation may be utilized as approved by the Planning Director to save existing street trees. Any street tree removed through demolition or construction within the street right-of-way, or as approved by the City, shall be replaced within the street right-of-way at a location approved by the city with a tree, or trees, of similar value. As an alternative the property owner may be required to pay to the City an amount sufficient to fund the planting and establishment by the city of a tree of similar value. The value of the existing street tree to be removed shall be calculated using the methods set forth in the edition then in effect of the "Guide for Plant Appraisal" published by the International Society of Arboriculture Council of Tree Landscape Appraisers. The developer or applicant shall be responsible for the cost of the planting, maintenance and establishment of the replacement tree.
- G. Sidewalk cuts in concrete for tree planting shall be a minimum of four feet by six feet, with the long dimension parallel to the curb, and if located within the downtown tree zone shall follow the design drawing, ~~or modified design,~~

Meaning what?

~~approved by the Planning Director~~ **or updated design drawings and specifications as periodically developed and adopted by the City.**

*Move to
Maintenance
Section*

(H.) Street trees, as they grow, shall be pruned to provide at least eight (8) feet of clearance above sidewalks and thirteen (13) feet above local streets, fifteen (15) feet above collector streets, and eighteen (18) feet above arterial streets. This provision may be waived in the case of newly planted trees so long as they do not interfere with public travel, sight distances, or endanger public safety as determined by the City.

*Add:
No major
Pruning
w/o preapproval*

(I.) Maintenance of street trees, other than those located in the downtown tree zone shall be the continuing obligation of the abutting property owner. The City shall undertake regular maintenance of street trees within the downtown tree zone in accordance with appropriate horticultural practices including pruning and fertilizing to properly maintain the health of such trees. (Ord. 4816 §2, 2004; Ord. 4654B §1, 1997).

17.58.100 Street Tree Plans

A. Submittal.

1. Subdivisions and Partitions: Street tree planting plans shall be submitted to the Landscape Review Committee for review and approval prior to the filing of a final subdivision or partition plat.
2. Commercial, Industrial, Parking Lots, and Multi-family Residential Development: Landscape plans, to include street tree planting as may be required by this ordinance, shall be submitted to the Landscape Review Committee for review and approval prior to the issuance of a building permit.

B. Street Tree Plan Content. At a minimum, the street tree planting plan should:

1. Indicate all existing trees, noting location, species, size (caliper and height) and condition;
2. Indicate whether existing trees will be retained, removed or relocated;
3. Indicate the measures to be taken during site development to ensure the protection of existing trees to be retained;
4. Indicate the location, species, and size (caliper and height) of street trees to be planted;
5. Indicate the location of proposed and existing utilities and driveways; and
6. Indicate the location of rights-of-way, existing structures, driveways, and existing trees including their species, size, and condition, within twenty feet of the subject site. (Ord. 4654B §1, 1997).

17.58.110 Street Tree Planting

A. Residential subdivisions and partitions.

1. Planting Schedule: Street trees required of residential subdivisions and partitions shall be installed prior to submittal of a final subdivision plat or partition plat. As an alternative the applicant may file a surety bond or

other approved security to assure the planting of the required street trees, as prescribed in Section 17.53.153.

- B. Commercial, Industrial, Multi-family, Parking Lot Development.
 - 1. Planting Schedule: Street trees required of a commercial, industrial, multi-family, or parking lot development shall be installed at the time all other required landscaping is installed. (Ord. 4654B §1, 1997).

17.58.120 Street Tree Maintenance.

- A. Street trees shall be continually maintained, including necessary watering, weeding, pruning and replacement, by the developer or property owner *for in perpetuity* ~~one full growing season following planting~~, or as may be required by the City. (Ord. 4654B §1, 1997).
- B. **Street tree plans, or landscape plans including street trees, shall be maintained in perpetuity. In the event that a street tree must be replaced, the adjacent property owner or developer shall plant a replacement tree of a species from the approved street tree or landscape plan.**

Trees 17.58

This entire section is confusing because it bounces among street trees, public area trees, Downtown Tree Zone trees and general trees. I suggest starting with the sections that apply to all trees, then street and public area trees can be combined, and the most restrictive – the DTZ trees – should be last.

Relating to the March 16 Planning Commission meeting discussion regarding tree pruning at Roth's and The Red Lion, only 17.58.070 Tree Topping applies as I read through all of 17.58. I don't think Roth's parking lot is a public space, unlike a sidewalk or a city park. I think it is private land that Roth's owns/leases and Roth's allows customers entry through it. Roth's can also deny access, so that's why I think it is not public. The city attorney can better address that issue. If I am correct, how can Roth's and Red Lion be held accountable when multiple developers and homeowners routinely top Arborvitae? There is a section of street trees along Fellows Street (Columbus Village Apartments, I think) that have been topped recently. I think that is a better-defined enforcement issue. I am not in favor of tree topping. I'm simply pointing out that 17.58 should be considered for an in-depth revision/reorganization.

17.58.010 Purpose

This section needs a similar overhaul to the Landscaping Purpose and Intent section, particularly the guidelines and standards portion. As it is currently written, there is no reason to maintain trees other than to minimize hazards, damage and maintenance costs. The fourth point does mention appearance. I think a good starting point can be found on the Tree City website. It lists plenty of reasons trees are valuable. The reference to educating the public should be removed, especially since the Planning Department does not maintain a certified arborist on staff.

17.58.020 Applicability and 17.58.030 Definitions

Definitions should come before Applicability because the definition of historic and significant trees are needed before the reader can figure out what is applicable. **A.**

B. "...or street trees" is redundant since the sentence begins with "All trees...". I also question the qualifier of "in accordance with an approved street tree plan or landscape plan." since many trees are obviously older than the Planning Department. Technically, those trees would not be covered. And if that change is made, points **B.** and **C.** could be combined into one point.

E. As written, this refers to current and future development and review. "Developable land" excludes "already developed" in my interpretation. As it is written, I think Roth and Red Lion trees are excluded, unless the Planning Department has the authority to randomly review approved, completed, established developed sites.

17.58.040

A. Major pruning should be defined here, instead of having to wonder until 17.58.060 C. I would also remove the commas setting off "as defined in Section 17.58.020" because it refers to the definition of a tree, not removal or major pruning. As it is written, it also appears that an applicant would need to provide a cost estimate for a DTZ tree. Since those trees are maintained at public cost and a private citizen would have a difficult time pricing infrastructure, DTZ trees should be broken out into a separate section.

Downtown Tree Zone should be capped throughout. Consider replacing "downtown area" with Downtown Tree Zone.

H. I. and J. All refer to DTZ street trees. Consider putting those points in a new section **17.58.041 Downtown Tree Zone Street Tree Removal/Replacement** Possibly **17.58.050 D.** should also be moved to this section. **H.** states that DTZ tree removal will be undertaken at public expense. Since infrastructure repair is attached to other tree removal, it would be equivalent to include sidewalk repair/replacement in the DTZ a public expense, not an abutting property owner expense.

17.58.060 Permit Exceptions

B. Why is a pedestrian ramp included but sidewalks are excluded?

17.58.070 Topping

This should move to the top of the chapter since it applies to ALL trees and is a major requirement.

17.58.075 Protection of Trees

B. Who determines what constitutes a support? Also, it might make more sense to pull signs, advertisements, birdhouses, flower baskets, whatever out into a separate point rather than include them in with supports.

17.58.080 Required Street Tree Planting

It is inconsistent to exclude individual (versus subdivision developer) R-1, R-2 and R-3 new construction, when there are existing individual R-1, R-2 and R-3 that have street tree requirements. Has any consideration been given to requiring street trees for all residential construction/remodeling, but allowing the Planning Department more freedom to make exceptions for private residential projects?

17.58.090 Street Tree Standards

F. "Sidewalks of variable width and elevation" seems to be contrary since McMinnville has given up general street parking to provide on-street universal access parking.

G. Sidewalk cuts of 4 by 6 feet. Even the new police station does not follow that standard. Should the standard be changed?

I. Move second sentence to proposed 17.58.041 DTZ Street Tree section. Suggest **H.** come after **I** and both be **moved to 17.58.120 Street Tree Maintenance** rather than remain in Protection. Some language should be included in **H.** referencing that failure to adhere to this requirement is not justification for a major, unapproved pruning. My point is ongoing maintenance rather than major surgery every decade should be the goal.



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

www.mcminnvilleoregon.gov

EXHIBIT 4 - STAFF REPORT

DATE: May 18, 2017
TO: Planning Commissioners
FROM: Ron Pomeroy, Principal Planner
SUBJECT: G 2-17 – Steep Street Zoning Text Amendments

Report in Brief:

This is a public hearing to review and consider proposed amendments to the McMinnville Zoning Ordinance (Ordinance 3380) specific to Section 17.53.101(L) (Land Division Standards – Grades and Curves) to allow local street grades up to and including fifteen (15) percent.

Background:

The maximum street grade allowed for construction of local streets (non arterial and non collector streets) is currently limited by Section 17.53.101 (L) of the McMinnville Zoning Ordinance to a grade not to exceed 12 (twelve) percent. While the Planning Commission is provided the ability to approve steeper grades where existing conditions, particularly topography, make it otherwise impractical to create buildable lots, this action requires approval of a Variance or Planned Development application and is somewhat costly for the applicant in time and treasury.

In recent years, local development has encountered challenges to subdivision design (e.g., street grade, street orientation, lot configuration) in the McMinnville West Hills area due to the existence of numerous steep slopes and associated ravines traversing the hillside often at discordant angles. As urban development continues to move into more geographically challenging areas, increasing the allowable street grade for local streets may help to further efficient development supportive of greater densities and help provide additional residential housing opportunities for area residents.

Discussion:

The Planning Commission's responsibility regarding this type of legislative request is to conduct a public hearing and, at its conclusion, render a decision to recommend approval of the zoning text amendments as recommended, or as amended, to the City Council, or deny the proposed zoning text amendments.

The Planning Commission discussed the proposed amendments during a work session held on April 20, 2017 during the Commission's dinner meeting. Commissioners generally discussed with staff the geographic areas located within the McMinnville urban growth boundary (UGB) where the need for steeper streets might be encountered, and the topographic difficulties of designing streets to current standards on land exhibiting more challenging topographic considerations.

To proactively engage toward a solution for this local development challenge, the McMinnville Planning Department recently entered into discussions regarding the adoption of a steep streets standard with

Attachments: Decision, Conditions of Approval, Findings of Fact and Conclusionary Findings for the Approval of Legislative Amendments to Chapter 17.57 (Landscaping) and Chapter 17.58 (Trees) of the McMinnville Zoning Ordinance

the McMinnville Engineering Department and Fire Department, as well as the City of Tigard Engineering Department as they have been approving construction of streets on steeper slopes in their jurisdiction for many years. Through these discussions, and some informal positive vetting with a local developer currently challenged with this limitation, staff is proposing amendments to a specific element of the Land Division Standards chapter of the McMinnville Zoning Ordinance. The proposed amendments address three areas: 1) street grade; 2) length of the steep street section; and, 3) residential fire suppression and are summarized below.

1) Street Grade

The City of Tigard has years of experience in allowing steep street residential development in numerous hillside areas; perhaps most notably in the Bull Mountain area located near the City's southern edge and west of Highway 99W. McMinnville Planning staff contacted the Tigard Engineering Department and discusses their City's allowance for the development of steeper streets. They indicated that some streets with up to an 18 percent grade have been locally permitted although this circumstance is not desirable from the engineering or fire safety perspective and not common. Rather, construction of local residential streets with grades up to 15 (fifteen) percent are permitted as a city standard as found in Tigard's development ordinance (Section 18.810.030(N)).

McMinnville Planning staff shared this information with the McMinnville Fire Department and found a commonality in that the McMinnville Fire Department also allows for street grades of up to 15 (fifteen) percent for construction in rural areas. There are also other provisions that apply to the often uneven and gravel based rural roads that are not applicable to paved streets constructed to urban standards located within the city limits. The McMinnville Fire Department concurs with and supports an amendment to allow local residential streets to be constructed with grades up to and including 15 (fifteen) percent with provisions noted below.

The Planning Department also recently discussed the possibility of this amendment with a developer currently facing this type of design challenge. In those discussions the developer, and their associated engineers, voiced great support for adoption of an amendment to increase the local residential street grade limitation from 12 (twelve) to 15 (fifteen) percent. Such an amendment would allow for additional flexibility in the design of the local street network and may result in the creation of additional residential building lots rather than the result of potentially oversized lots due to accessibility constraints.

2) Length of Steep Street Section

In considering adoption a standard to allow local streets of steeper grades, consideration of the practical movement and operation of Fire Department apparatus along those grades is critical. Increased grades place additional strain on the heavier Fire Department vehicles and can have the effect of decreasing speed of reaching their emergency destination. Shorter lengths of steeper grades can be more easily accommodated by these vehicles as the flatter intersections or sections of shallower grade act as "refuges" allowing the heavier vehicles to regain momentum. In rural areas, the McMinnville Fire Department allows street lengths with grades of 15 (fifteen) percent to be no more than 200 feet in length to help mitigate the grade effect on speed described above. In urban areas, it is recommended that the 200 foot maximum length for street lengths with grades of 15 (fifteen) percent also be adopted. This maximum street section length exhibiting an increased grade is based on Fire Department operational constraints. In particular, operation of the fire engine's pumps while the engine is parked on grades exceeding 12 (twelve) percent can cause increased load on the pumps potentially leading to equipment failure. Additionally, having "refuges" of shallower street grade spaced no more than 200 feet apart allows an operationally safer angle on which to park the engine and operate the pumping system. As seen in the recommended code amendments below, these "refuges" would be a minimum of 75-feet in length and may often be found to occur at street intersections which are already locally constructed to national recommended Public Rights-of-Way Accessibility Guidelines (PROWAG)

allowing a maximum five (5) percent slope. This also allows the Fire Department to pull hoses feet in any direction to reach all properties.

3) Residential Fire Suppression

For residences where access would be provided by streets with grades exceeding the City's historic standard of 12 (twelve) percent, additional street design standards and fire safety measures are recommended. This is to help provide an extra measure of safety not only for the individual residence that may be at risk, but also for additional adjacent or nearby residences that could easily be affected should there be an occurrence of a large residential fire. In response to that concern, it is recommended not only by the McMinnville Fire Department and the McMinnville Building Official, but is also becoming an industry standard, that residences that can only be reasonably reached by travel along a street with a grade exceeding 12 (twelve) percent must be provided with a residential fire suppression sprinkler system prior to the issuance of the final occupancy for the residence.

A draft version of Chapter 17.53.101 (Streets) – (L) Grades and curves, showing proposed amendments and deletions of existing text, are provided below. Text proposed to be added is shown in **bold underlined** font while text proposed to be removed is shown in ~~strikeout~~ font. The specific amendments that are being proposed are as follows:

“Chapter 17.53.101 (Streets) – (L) Grades and curves.

Grades shall not exceed six (6) percent on arterials, 10 (ten) percent on collector streets, or 12 (twelve) percent on any other street except as described below. Any local street grade exceeding 12 (twelve) percent shall be reviewed for approval by the Fire Code Official during the land use application review process. When a local residential street is approved to exceed 12 (twelve) percent the following shall be required:

1. A maximum of 200 feet of roadway length may be allowed with a grade between 12 (twelve) percent and 15 (fifteen) percent for any one section. The roadway grade must reduce to no more than 12 (twelve) percent for a minimum of 75 linear feet of roadway length between each such section for firefighting operations.
2. Fire sprinklers shall be installed in all residential and commercial structures whose access road is constructed at a grade higher than 12 (twelve) percent. The approval of such fire sprinklers shall be accomplished in accordance with the provisions of ORS 455.610(6).

Centerline radii of curves shall not be less than 300 feet on major arterials, 200 feet on secondary arterials, or 100 feet on other streets, and shall be to an even 10 (ten) feet. Where existing conditions, particularly topography, make it otherwise impractical to provide buildable lots, the Planning Commission may accept ~~steeper grades and~~ sharper curves”

There are a number of Comprehensive Plan policies related to streets and the local transportation system. Those policies, as well as staff's findings of whether the proposed amendments meet the goals and policies are identified in the attachment to this staff report, “Decision, Conditions of Approval, Findings of Fact and Conclusionary Findings for the Approval of Legislative Amendments to Chapter 17.53 (Land Division Standards) of the McMinnville Zoning Ordinance.”

Fiscal Impact:

None.

Commission Options:

- 1) Close the public hearing and recommend that the City Council **APPROVE** the application, per the decision document provided which includes the findings of fact.
- 2) **CONTINUE** the public hearing to a specific date and time.
- 3) Close the public hearing, but **KEEP THE RECORD OPEN** for the receipt of additional written testimony until a specific date and time.
- 4) Close the public hearing and **DENY** the application, providing findings of fact for the denial in the motion to deny.

Recommendation/Suggested Motion:

The Planning Department recommends that the Commission make the following motion recommending approval of G 2-17 to the City Council:

THAT BASED ON THE FINDINGS OF FACT, THE CONCLUSIONARY FINDINGS FOR APPROVAL, AND THE MATERIALS SUBMITTED BY THE CITY OF McMinnville, THE PLANNING COMMISSION RECOMMENDS THAT THE CITY COUNCIL APPROVE G 2-17 AND THE ZONING TEXT AMMENDMENTS AS RECOMMENDED BY STAFF.

RP:sjs



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

503-434-7311
www.mcminnvilleoregon.gov

DECISION, CONDITIONS OF APPROVAL, FINDINGS OF FACT AND CONCLUSIONARY FINDINGS FOR THE APPROVAL OF LEGISLATIVE AMENDMENTS TO CHAPTER 17.53 (LAND DIVISION STANDARDS) OF THE MCMINNVILLE ZONING ORDINANCE.

DOCKET: G 2-17

REQUEST: The City of McMinnville is proposing to amend Chapter 17.53 (Land Division Standards) of the McMinnville Zoning Ordinance to update provisions related to street grade limitations and requirements.

LOCATION: N/A

ZONING: N/A

APPLICANT: City of McMinnville

STAFF: Ron Pomeroy, Principal Planner

HEARINGS BODY: McMinnville Planning Commission

DATE & TIME: May 18, 2017. Meeting held at the Civic Hall, 200 NE 2nd Street, McMinnville, Oregon.

HEARINGS BODY: McMinnville City Council

DATE & TIME: June 27, 2017. Meeting held at the Civic Hall, 200 NE 2nd Street, McMinnville, Oregon.

COMMENTS: This matter was referred to the following public agencies for comment: McMinnville Engineering Department, McMinnville Fire Department, McMinnville Building Department, and McMinnville Public Works Department. No comments in opposition have been received.

Application Summary:

The City of McMinnville is proposing to amend Chapter 17.53 (Land Division Standards) of the McMinnville Zoning Ordinance to update provisions related to maximum street grade of non-arterial and non-collector streets.

The maximum street grade allowed for construction of local streets (non arterial and non collector streets) is currently limited by Section 17.53.101(L) of the McMinnville Zoning Ordinance to a grade not to exceed 12 (twelve) percent. While the Planning Commission is provided the ability to approve steeper grades where existing conditions, particularly topography, make it otherwise impractical to create buildable lots, this action requires approval of a Variance or Planned Development application and is somewhat costly for the applicant in time and treasury.

In recent years, local development has encountered challenges to subdivision design (e.g., street grade, street orientation, lot configuration) in the McMinnville West Hills area due to the existence of numerous steep slopes and associated ravines traversing the hillside often at discordant angles. As urban development continues to move into more geographically challenging areas, increasing the allowable street grade for local streets may help to further efficient development supportive of greater densities and help provide additional residential housing opportunities for area residents.

In concert with the McMinnville Engineering Department and Fire Department, staff has drafted the following proposed amendments to McMinnville Zoning Ordinance (Ordinance 3380) specific to Section 17.53.101(L) (Land Division Standards – Grades and Curves) for consideration by the McMinnville Planning Commission and the McMinnville City Council.

The main topics that are proposed to be amended relate to street grade, length of steep street section, and residential fire suppression and are as follows:

Chapter 17.53.101 (Streets) – (L) Grades and curves, showing proposed amendments and deletions of existing text, are provided below. Text proposed to be added is shown in **bold underlined** font while text proposed to be removed is shown in ~~strikeout~~ font. The specific amendments that are being proposed are as follows:

“Chapter 17.53.101 (Streets) – (L) Grades and curves.

Grades shall not exceed six (6) percent on arterials, 10 (ten) percent on collector streets, or 12 (twelve) percent on any other street **except as described below. Any local street grade exceeding 12 (twelve) percent shall be reviewed for approval by the Fire Code Official during the land use application review process. When a local residential street is approved to exceed 12 (twelve) percent the following shall be required:**

1. **A maximum of 200 feet of roadway length may be allowed with a grade between 12 (twelve) percent and 15 (fifteen) percent for any one section. The roadway grade must reduce to no more than 12 (twelve) percent for a minimum of 75 linear feet of roadway length between each such section for firefighting operations.**
2. **Fire sprinklers shall be installed in all residential and commercial structures whose access road is constructed at a grade higher than 12 (twelve) percent. The approval of such fire sprinklers shall be accomplished in accordance with the provisions of ORS 455.610(6).**

Centerline radii of curves shall not be less than 300 feet on major arterials, 200 feet on secondary arterials, or 100 feet on other streets, and shall be to an even 10 (ten) feet. Where existing conditions, particularly topography, make it otherwise impractical to provide buildable lots, the Planning Commission may accept ~~steeper grades and~~ sharper curves”

CONDITIONS OF APPROVAL

None.

ATTACHMENTS

None

COMMENTS

This matter was referred to the following public agencies for comment: McMinnville Engineering Department, McMinnville Fire Department, McMinnville Building Department, and McMinnville Public Works Department. No comments in opposition have been received.

FINDINGS OF FACT

1. The City of McMinnville is proposing to amend Chapter 17.53 (Land Division Standards) of the McMinnville Zoning Ordinance to update provisions related to allowable street grade for non-arterial and non-collector streets.
2. The maximum street grade allowed for construction of local streets (non arterial and non collector streets) is currently limited by Section 17.53.101(L) of the McMinnville Zoning Ordinance to a grade not to exceed 12 (twelve) percent. While the Planning Commission is provided the ability to approve steeper grades where existing conditions, particularly topography, make it otherwise impractical to create buildable lots, this action requires approval of a Variance or Planned Development application and is somewhat costly for the applicant in time and treasury.

In concert with the McMinnville Engineering Department and Fire Department, staff has drafted the following proposed amendments to McMinnville Zoning Ordinance (Ordinance 3380) specific to Section 17.53.101(L) (Land Division Standards – Grades and Curves) for consideration by the McMinnville Planning Commission and the McMinnville City Council.

3. This matter was referred to the following public agencies for comment: McMinnville Engineering Department, McMinnville Fire Department, McMinnville Building Department, and McMinnville Public Works Department. No comments in opposition have been received.
4. Public notification of the public hearing held by the Planning Commission was published in the May 9, 2017 edition of the News Register. No comments in opposition were provided by the public prior to the public hearing.

CONCLUSIONARY FINDINGS

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

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.

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

Policy 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*

Policy 123.00 The City of McMinnville shall cooperate with other governmental agencies and private interest to insure the property development and maintenance of the road network within the urban growth boundary.

Finding: Goal VI 1 and Policies 117.00, 118.00, and 123.00 are satisfied by this proposal in that in that the proposed modifications would allow and enable the safe provision or access to each residential lot approved through land use reviews. The proposed modifications to local streets are designed in a manner to work with existing topography and reduce the amount of cut and fill that would otherwise need to occur to establish a street network in such affected areas while maintaining public safety and maintenance standards. Approval of these modifications will support a continued implementation of Complete Streets networks and designs by supporting additional opportunities for residential street connectivity. Additionally, these proposed modifications were developed in cooperation with the City of McMinnville Engineering and Fire Departments.

Policy 132.31.00 The City of McMinnville shall make the design, construction, and operation of a safe transportation system for all modes of travel a high priority.

Policy 132.32.00 The safe, rapid movement of fire, medical, and police vehicles shall be an integral part of the design and operation of the McMinnville transportation system.

Policy 132.33.00 The McMinnville transportation system shall be designed with consideration of the needs of persons with disabilities by meeting the requirements set forth in the Americans with Disabilities Act (ADA).

Policy 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.*

Policy 132.52.00 Compliance with ADA Standards – The City shall comply with the requirements set forth in the Americans with Disabilities Act regarding the location and design of sidewalks and pedestrian facilities with the City's right-of-way.

Policy 153.00 The City of McMinnville shall continue coordination between the planning and fire departments in evaluating major land use decisions.

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 annexations, subdivision proposals, and other major land use decisions.

Finding: Policies 132.31.00, 132.32.00, 132.33.00, 132.41.00, 132.52.00, 153.00, and 155.00 are satisfied by this proposal in that in that the proposed modifications would ensure the operation of a safe transportation system for all modes of travel by, in part, supporting the rapid movement of fire, medical, and police vehicles through McMinnville’s residential neighborhoods. Additionally, the proposed modifications allow for coordination with the national Public Right of Way Accessibility Standards (PROWAG) utilized by the McMinnville Engineering Department ensuring compliance with applicable Americans With Disabilities Act (ADA) requirements for street and intersection construction. These amendments, drafted with the assistance with the McMinnville Engineering and Fire Departments, would enhance the accessibility and operation of emergency vehicles to developed residential land in topographically challenging areas.

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

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.

Finding: Goal X 1 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 holding of advertized public hearing(s). All members of the public have access to provide testimony and ask questions during the public review and hearing process.

5. 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.

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



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

www.mcminnvilleoregon.gov

EXHIBIT 5 - STAFF REPORT

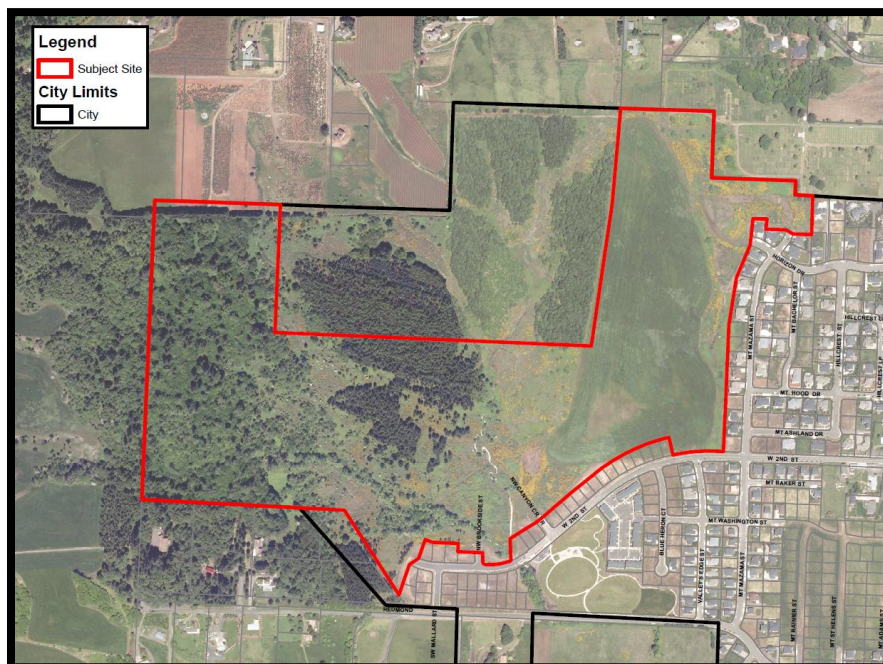
DATE: May 18, 2017
TO: McMinnville Planning Commission
FROM: Ron Pomeroy, Principal Planner
SUBJECT: ZC 6-17 (West Hills Properties, LLC)

Report in Brief:

This is the consideration of West Hills Properties, LLC's application requesting approval for a Planned Development Amendment (ZC 6-17) to an existing multi-phase residential subdivision master plan located generally north of Redmond Hill Road and West of Mt. Mazama and south of Fox Ridge Road and more specifically described as Tax Lot 801, Section 24, T. 4 S., R. 5 W., W.M.

West Hills Properties, LLC, is requesting approval to amend Planned Development Ordinance No. 4868 to allow exceptions to current street grade, block length, block circumference and lot depth to width standards. Also requested as part of this Planned Development Amendment request is approval of an amended residential subdivision and phasing plan on approximately 132 acres of land.

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



Attachments:

ZC 6-17 Decision, Conditions of Approval, Findings of Fact, Conclusionary Findings

Background:

The applicant is requesting approval to amend Planned Development Ordinance 4868 to allow exceptions to current street grade, block length, block circumference and lot depth to width standards. Also requested is approval to amend an approved residential subdivision and phasing plan on approximately 132 acres of land.

This request is to amend a Planned Development approved on April 24, 2007, when the McMinnville City Council adopted Ordinance No. 4868 for a zone change request from an R-1 (Single-Family Residential) zone to an R-2 PD (Single-Family Residential Planned Development) zone on a parcel of land approximately 164 acres in size. At the same time a phased subdivision request for approximately 4.0 acres of multifamily housing, 7.2 acres for park and storm water detention, and approximately 153 acres of residential housing (441 single-family detached residences, 50 single-family attached residences and 60 apartment units) was approved. It is the modification of this Ordinance and its implications to the attendant phased subdivision that is the subject of this Planned Development Amendment application.

Since that time, portions of that phased subdivision plan (referred to as the Hillcrest Planned Development) have been developed including the public park and storm water detention facility, multiple-family residential apartment complex and the Valley's Edge Phases 2 and 3 of the phased development plan. The remaining 132 acres of the original 164-acre multi-phase plan are the subject of this current zone change request.

Summary of Application:

The applicant has submitted a proposal to modify the existing Planned Development that currently encumbers this site to allow exceptions to current street grade, block length, block circumference and lot depth to width standards. Also requested as part of this Planned Development Amendment request is approval of an amended residential subdivision and phasing plan on the remaining approximately 132 acres of land.

As noted in the Section 1 (Executive Summary) of the applicant's submittal, at the end of 2007 and continuing through 2009, the U.S. and local housing market experienced one of the most significant declines in many years. This recession quelled demand for new housing in McMinnville and across the Country and, according to the applicant, is the main cause for the delay in the further development of the Hillcrest Planned Development. The current demand for housing now makes it possible for the applicant to move forward with development of the balance of the previously approved Hillcrest Planned Development. However, during the interim years, new and updated Americans with Disabilities Act (ADA) standards have been recommended and cities, including McMinnville, are requiring that these recommendations be implemented; the ADA standards related to development of rights-of-way are referenced as Public Right of Way Accessibility Guidelines (PROWAG).

Implementation of the PROWAG standards at street intersections necessitate a redesign of some elements of the original street layout and subdivision plan and result in associated modifications to other elements of the plan. A brief description of each of the proposed types of modification that comprise this Planned Development amendment request are as follows:

1. Street Grade – Approval of the original subdivision concept was based, in part, on street intersections being designed with intersections grades of 10% or more. The applicant notes that the flattening of these intersections to 5% or less, based on PROWAG standards and construction tolerances, requires that street segments leading into and exiting the flatter intersections must now be graded even steeper to make up for the grade lost by this flattening. Additionally, because streets must be designed with appropriate transitions (vertical curve) between the steep street segments and the shallow intersections to ensure safe sight distance

Attachments:

ZC 6-17 Decision, Conditions of Approval, Findings of Fact, Conclusionary Findings

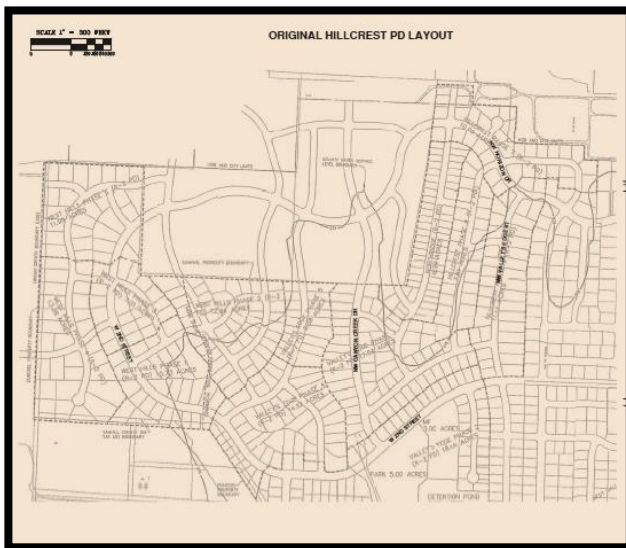
and vehicle clearance, the grade of street segments outside of the intersection can be excessive if the original number and locations of intersections were to be held constant. This relationship is graphically demonstrated in Figure 1 on page 26 of the applicant’s narrative.

As a practical matter, the resulting steeper street grades exceed that which is permitted by current standards of the Land Division chapter of the McMinnville Zoning Ordinance (Chapter 17.53.101(L). Current standards allow a maximum local (residential) street grade of up to 12% which is less than the 15% maximum grade requested by the applicant. The applicant is requesting an amendment to this standards to allow residential streets grades up and including 15% for street segments no longer than 200 linear feet.

2. Lot Depth to Width Standard – Section 1.53.105(B)(1) of the McMinnville Zoning Ordinance states that the depth of a lot shall not ordinarily exceed two times the average width. Page 10 of the applicant’s narrative states that approximately 114 of the proposed lots throughout the site exceed this guideline due primarily to the need to accommodate an acceptable building envelope on lots where natural drainage ways and/or steep slopes occupy a portion of the rear yard area. Consequently, the applicant is seeking the ability to plat such lots through the allowance that can be made possible through the planned development amendment process.
3. Block Length – In redesigning the street grades to meet current PROWAG standards in combination with the geography of the area, the block length in numerous locations is proposed to exceed the maximum allowance of 400 feet between street corners as specified in Section 17.53.103(B) of the McMinnville Zoning Ordinance. This is also, in part, due to the topographical features of the West Hills area of McMinnville being characterized by numerous ridges, steep slopes and ravines.
4. Block Circumference – Due to the physical topographic challenges of the area noted above and implementation of the more recently applied PROWAG standards, the block circumference in numerous instances is proposed to be exceeded in the proposed plan. Section 17.53.103(B) of the McMinnville Zoning Ordinance limits block length to a maximum of 1,600 feet unless topography or the location of adjoining streets justifies an exception.

For the benefit of context for the Commission, the originally approved (2007) conceptual subdivision plan for this site is provided below:

Original Layout



Proposed Layout



Attachments:

ZC 6-17 Decision, Conditions of Approval, Findings of Fact, Conclusionary Findings

Discussion:

The applicant has provided a detailed narrative and numerous exhibits to support the submitted Planned Development amendment land use request. The findings offered by the applicant are extensive and shall be included by reference in the Decision Document (Exhibit A) attached to this report. A summary discussion of selected elements is provided below.

DENSITY:

While the differences between these two phased development plans graphically presented above may not be readily apparent, Table 1 as provided on page 5 of the applicant’s narrative, and reproduced below, provides a comparison of dwelling unit counts for both the originally approved and the proposed revised phased development plans for this site. As the shapes and sizes of the individual subdivision phases have changed due to the topographic and regulatory factors previously noted, it is perhaps most informative to review the dwelling unit totals provided at the bottom of the Table.

Phase	Original Approval No. of Lots	Proposed No. of Lots	Already Constructed	Pct. Change from Ord. 4868
Hillcrest Phase 6	36	13		
Hillcrest Phase 7	34	26		
Hillcrest Phase 8	50	44		
Hillcrest Phase 9-10		57		
Hillcrest Total	120	140	0	16.67%
Northridge	43	43		
Northridge Total	43	43	0	0.00%
Valley’s Edge Phase 2	52		36	
Valley’s Edge Phase 3	50		28	
Valley’s Edge Phase 4	69	10		
Valley’s Edge Phase 5	56	25		
Valley’s Edge Phase 6		23		
Brookshire Phase 1		46		
Brookshire Phase 2		48		
Valley’s Edge Total	227	152	64	-4.85%
West Hills Phase 1-5	122	153		
Valley’s Edge Total	122	153		25.41%
TOTAL	512	488	64	7.81%

Attachments:

ZC 6-17 Decision, Conditions of Approval, Findings of Fact, Conclusionary Findings

In particular, 512 lots were approved for the original Planned Development phased development plan with 64 of those lots having now been constructed. Adding those 64 existing units, to the proposed 488 dwelling unit yields a new total of 552 dwelling units. This results in a proposed increase of 40 additional residential dwelling units above that which was originally approved in 2007. While the base zone of R-2 would allow a theoretical 821 dwelling units on the gross 132-acre site, the applicant is proposing a total of 552 dwelling units which is well under that number. The applicant proposed 446 lots to be detached single-family residences and 42 dwelling lots are proposed to be single-family attached dwellings and planned to be platted in the Northridge Phase of the development which is consistent with the originally approved 2007 phasing plan.

As shown in the various graphics provided on Sheets SU-01 – SU 03 in Exhibit A of the applicant's submittal, lot sizes in the modified Planned Development are proposed to range from 5,292 square feet to 33,942 square feet in size (Lot 217) with an average lot size of 9,547 square feet; while the applicant's narrative notes that the largest lot would be 35,305 square feet in size, the largest proposed lot, as confirmed through an email exchange with the applicant on May 5, 2017, confirms that Lot 217 on Sheet SU-03 is to be the largest lot with a proposed size of 33,942 square feet. This average lot size exceeds the minimum lot size of 7,000 square feet required by the R-2 zone by approximately 2,547 square feet (an average lot size approximately 36% greater than the minimum required lot size).

STREET GRADE

In order to implement PROWAG standards and achieve efficient development of the site, the applicant is requesting approval to construct certain street segments exceeding the 12% maximum grade permitted for local streets in Section 17.53.101(L) of the McMinnville Zoning Ordinance. The applicant proposed constructing certain street segments with up to a 15% street grade with segments of street grade between 15% and 12% being limited to no more than 200 linear feet in length as shown on Sheet P-02 of Exhibit A of the applicant's submittal. Such street segments are proposed to be separated by at least 75 linear feet of street grade not to exceed 12% to permit proper functioning of Fire Department apparatus in emergency operation conditions. This street layout and street grade proposal has been reviewed by the McMinnville Fire Department which finds that this proposal provides sufficient opportunity for emergency and fire response to be safely and adequately provided to each lot in these proposed neighborhoods. Additional comments from the Fire Department regarding these design standards is provided below in the Referrals section of this report.

BLOCK LENGTH

The applicant proposed to frequently exceed the maximum block length allowance of 400 feet between street intersections as specified in Section 17.53.103(B) of the McMinnville Zoning Ordinance. An overview of the topographic challenges of this site is provided on Sheet GR-00 of Exhibit A of the applicant's submittal. Additional graphic sheets that follow (GR-01, GR-02 and GR-03) provide a more detailed representation of how the various elements of the proposed phased development overlay with the existing site topography.

The applicant submitted a supplemental narrative on May 9, 2017, providing additional information relative to the proposed longer block lengths. The applicant indicates that applying the ADA standard makes it impossible to meet the City's block length standard in the context of this relatively steep sloped site because each new public street intersection results in interim street grades that are prohibitively steep. Therefore, eliminating some public street intersections, and subsequently lengthening the block length and block perimeters, is the best way to achieve the ADA guidelines at proposed intersections, while minimizing steep street grades, and maintain a 10% maximum street grade on collector roadways such as W 2nd Street. Sheet B-1 of that supplemental narrative provides the resultant block lengths should this planned development amendment be approved. For reference, Sheet B-2 of that supplement provides the originally approved (2007) block lengths for this phased

Attachments:

ZC 6-17 Decision, Conditions of Approval, Findings of Fact, Conclusionary Findings

subdivision. It is important to observe that the approved 2007 plan permitted block lengths of up to 1,802 linear feet (located along the south and west side of W 2nd Street as it traversed through the West Hills Phases 1 and 3 and Valley's Edge Phase 4 areas of the plan) compared to a proposed block length of 1,895 linear feet located in effectively the same location in this current plan (a difference of 93 linear feet). There are also other such similarities between these two plans. However, this observation is to note that the necessity to exceed this block length standard given the unique topography of this site was understood and endorsed by both the Planning Commission and the Council in the 2007 approval of the original planned development request for this site.

BLOCK CIRCUMFERENCE

The applicant also proposes to exceed the maximum block circumference maximum of 1,600 feet as specified in Section 17.53.103(B) of the McMinnville Zoning Ordinance. The applicant is requesting an exception to this limitation based on the topography of the site as allowed by this code section. The applicant provides a justification for this request based partially on topography and partially due to the implementation of the more recently applied PROWAG standards and their effect on engineering streets on steep, varied terrain. This justification can be found on page 35 of their submitted narrative and in the supplemental narrative provided on May 9, 2017. Additionally, the applicant's graphics referenced above regarding Block Length are also instructive in demonstrating the topographic constraints leading to the request to exceed the City's block circumference standard. Those graphics are found on Sheets GR-00 through GR-03 of Exhibit A of the applicant's submittal.

OPEN SPACE

As part of the previously approved master plan for this development the applicant coordinated with the McMinnville Parks Department in the provision of a 7-acre park and associated storm water detention facility located along the south side of W 2nd Street and adjacent to the west edge of the existing multiple-family phase of this development.

Due to the topography of the site, quite a lot of the open space is actually found along and within the numerous drainage ravines that traverse this hillside in often divergent and meandering directions. However, originally only the stream corridor on the east side of the site was identified and protected through centering the stream corridor along common backyard property lines and protecting them with restrictive backyard easements. The requirements for protection of development of these areas is more stringent now than those in place when the original Planned Development was reviewed ten years ago. These drainage ravines for the entire site have now been fully mapped by the applicant and are proposed to be protected by way of private drainage easements of variable widths to be provided along the common backyard property lines of residential lots. This approach is the same as was endorsed and approved by the City in 2007 and is an effective and way to provide protection and preserve the natural storm conveyance function of these natural drainageways. While amassing these drainageways into a larger public open space is not feasible, a large public park has been developed within the neighborhood designed to serve the larger community.

It is recommended that in order to ensure adequate capacity of the channels to convey larger storm events, the subdivision plats shall state that the areas within the storm drainage easements shall be kept in their natural condition, and that no fill or other construction activities (including the construction of fences) will be allowed within the easement areas. Additionally, the covenants shall identify and specify the maintenance responsibilities for those easement areas. Staff recommends this same condition being carried forward to similarly protect these areas.

STORM WATER

Attachments:

ZC 6-17 Decision, Conditions of Approval, Findings of Fact, Conclusionary Findings

The applicant has provided a Storm Water Report prepared by AKS-Engineering for the Hillcrest Planned Development master plan amendment proposal (Exhibit E of the applicant's submittal). The purpose of the report was to provide an evaluation of the effects of the master plan update on the existing seasonal drainage swales and downstream system. The system was modeled on the original 164 acre planned development approval inclusive of the single-family attached and detached lots, the multiple-family apartment complex, Westside public park and detention facility, proposed storm water facility Tract G (identified on Sheet ST-01 of Exhibit A of the applicant's narrative) and associated streets, sidewalks and underground utilities. The McMinnville Engineering Department has thoroughly reviewed this analysis and report and finds that the analysis and its findings are acceptable to the Engineering Department.

WATER

While McMinnville Water & Light had no comments on this application (see Referral section below) it is commonly known that McMinnville's water is provided by a gravity pressure system. Consequently, the current water pressure can sufficiently serve residential uses up to an elevation of 275 feet. Residential service above of this elevation will either need to be served by private water pump system(s) or by a second tier water reservoir system to be constructed by McMinnville Water & Light at a higher elevation at a later date. This elevation line is shown on Sheet P-01 of Exhibit A of the applicant's submittal.

TRAFFIC

The applicant has provided a Traffic Analysis Update Memo prepared by AKS-Engineering for the Hillcrest Planned Development master plan amendment proposal (Exhibit F of the applicant's submittal). The purpose of the report was to provide an evaluation of the effects of an increase of 40 dwelling units above that approved in the 2007 adoption of the original Hillcrest phased development plan. The analysis concludes that the improvement recommendations as noted in the 2007 decision remain valid. The McMinnville Engineering Department has thoroughly reviewed this analysis and report and finds that the analysis and findings are acceptable to the Engineering Department.

PEDESTRIAN

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). Public sidewalks will be required along both sides of all public streets should the proposed Planned Development amendment be approved. This is an appropriate requirement for much of the development that occurs locally. However when a planned development is proposed, even an amendment to an existing planned development, an additional level of importance is placed on pedestrian connections.

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 three mid-block pedestrian connections are proposed to provide for enhanced pedestrian circulation in situations where block length exceeds the city standard or where cul-de-sacs make pedestrian connections more challenging. Specifically, to address this, the applicant is proposing the provision of pedestrian access tracts in six locations:

- Tract A connecting two segments of Road A between the Northridge Phase and Hillcrest Phases 9-10
- Tract B connecting Road A in Hillcrest Phases 9-10 and NW Valley's Edge Street in the Hillcrest Phase 7

Attachments:

ZC 6-17 Decision, Conditions of Approval, Findings of Fact, Conclusionary Findings

- Tract C connecting NW Valley's Edge Street in the Hillcrest Phase 7 and a variable width private backyard drainage easement that would be established along the backyards of the easterly lots in Hillcrest Phases 6 and 7 between Lot 380 of Hillcrest Phase 7 and W 2nd Street; the purpose of this tract is to provide a secondary access point to this drainage easement
- Tract D connecting a portion of Road A in Hillcrest Phases 9-10 and NW Mt. Ashland Lane in Valley's Edge Phase 5
- Tract E connecting C Loop in Brookshire Phase 2 to D Court in West Hills Phase 1
- Tract F connecting C Loop to W 2nd Street both in West Hills Phase 1

Given the topography of this west hills area, the applicant has attempted in good faith to provide these additional pedestrian access and circulation amenities where possible. As some of these connections traverse steep terrain, it is envisioned that some of these pedestrian connections will be provided with stairs to enable safe movement between adjoining elevations.

STREET TREES

The standards require street tree spacing of between 20 (twenty) and 40 (forty) feet apart dependent on the mature branching width of the approved tree(s). 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.

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

- The applicant is proposing to construct the extensions of 2nd Street and Horizon Drive to the minor collector standard contained in the Transportation System Plan (TSP). Per the adopted 2010 TSP, all remaining streets (including the extensions of 2nd Street and Horizon Drive) within the development area can be constructed to the local residential street standard. Conditions 14, 15, and 16 of the existing subdivision approval for ZC18-06/S13-06 should be modified to reflect that the remaining 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.
- Condition 10 of the existing subdivision approval for ZC18-06/S13-06 should be modified to read, and is represented as Condition of Approval #8 in the Decision Document for this Planned Development Amendment.

10. 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.

Attachments:

ZC 6-17 Decision, Conditions of Approval, Findings of Fact, Conclusionary Findings

- The requested street grade and block length exceptions are acceptable to the Engineering Department.
- The submitted Preliminary Stormwater Management Memo is acceptable to the Engineering Department.
- The submitted Traffic Analysis Update Memo acceptable to the Engineering Department.

McMinnville Fire Department

- 1) GRADE: Average road grade shall not exceed 12% except that any grade exceeding 12% shall be approved by the Fire Code Official (*during land use application*). No road grade shall exceed 15%.
- 2) When approved to exceed 12% grade, the following condition shall apply:
 - a) A maximum of 200 feet of road length may be allowed with a grade between 12% to 15% in any one section. The roadway must then level out below 12% for a minimum of length of 75 feet for firefighting operations.
 - b) Fire sprinklers shall be installed in any residential or commercial structure that is built on or whose access road is constructed to a grade of 12% or greater. The approval of fire sprinklers as an alternate means of fire safety shall be accomplished in accordance with the provisions of ORS 455.610(6) – (Low Rise Residential Dwelling Code).

McMinnville Water & Light

MW&L has no comments on this application.

McMinnville Parks Department

After reviewing the material about the planned development changes, I do not find any changes that impact the neighborhood park detention area (2.77 acres). I imagine the park will receive a greater volume of water over time as hard surfaces are more fully developed and the neighborhood is complete. However, that is what was intended with the detention capacity within the park. We shall see if the original calculations were accurate. But there are no concerning issues relative to anticipated impacts to the park of immediate surrounds with the proposed plans.

Fiscal Impact:

None.

Planning Commission Options:

- 1) Close the public hearing and forward a recommendation for **APPROVAL** to the application to the McMinnville City Council, per the decision document provided which includes the findings of fact.
- 2) **CONTINUE** the public hearing to a specific date and time.
- 3) Close the public hearing, but **KEEP THE RECORD OPEN** for the receipt of additional written testimony until a specific date and time.
- 4) Close the public hearing and **DENY** the application, providing findings of fact for the denial in the motion to deny.

Attachments:

ZC 6-17 Decision, Conditions of Approval, Findings of Fact, Conclusionary Findings

Recommendation/Suggested Motion:

ZC 6-17

The Planning Department recommends the Commission make the following motion recommending approval of ZC 6-17 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 COUNCIL APPROVE ZC 6-17 SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.

RP:sjs

Attachments:

ZC 6-17 Decision, Conditions of Approval, Findings of Fact, Conclusionary Findings



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

503-434-7311

www.mcminnvilleoregon.gov

**DECISION, CONDITIONS OF APPROVAL, FINDINGS OF FACT AND CONCLUSIONARY
FINDINGS FOR THE APPROVAL OF A PLANNED DEVELOPMENT AMENDMENT REQUEST
(ZC 6-17), TAX LOT 801, SECTION 25, T.4 S., R. 5 W., W.M., LOCATED GENERALLY NORTH
OF REDMOND HILL ROAD AND WEST OF MT. MAZAMA AND SOUTH OF FOX RIDGE ROAD.**

DOCKET: ZC 6-17

REQUEST: West Hills Properties, LLC, has submitted an application requesting approval of a Planned Development Amendment (ZC 6-17) to an existing multi-phase residential subdivision master plan. The proposed modifications are summarized as follows:

Street Grade – The applicant is requesting approval to exceed the maximum grade of 12% for local residential streets.

Lot Depth to Width Standard – The applicant is requesting approval to exceed the lot depth to width standard of 2 to 1 that is not ordinarily exceeded.

Block Length – The applicant is requesting approval to exceed the maximum block length of 400 feet.

Block Circumference – The applicant is requesting approval to exceed the maximum block circumference of 1,600 feet.

As part of this Planned Development amendment application the applicant is also requesting approval of an amended subdivision layout and phasing plan that would also increase by 40 the number of residential lots in the multi-phase development plan.

LOCATION: Tax Lot 801, Section 24, T.4 S., R. 5 W., W.M.

ZONING: The subject site's current zoning is R-2 PD

APPLICANT: West Hills Properties, LLC
2300 SW 2nd Street, Suite B
McMinnville, OR 97128

STAFF: Ron Pomeroy, Principal Planner

DECISION AND CONDITIONS OF APPROVAL

DECISION

Based on the findings and conclusions, the Planning Commission recommends that the City Council **APPROVE** zone change ZC 6-17 **subject to the conditions of approval provided in this document.**

////////////////////////////////////
DECISION: APPROVAL WITH CONDITIONS
////////////////////////////////////

City Council: _____
Scott Hill, Mayor of McMinnville

Date: _____

Planning Commission: _____
Roger Hall, Chair of the McMinnville Planning Commission

Date: _____

Planning Department: _____
Heather Richards, Planning Director

Date: _____

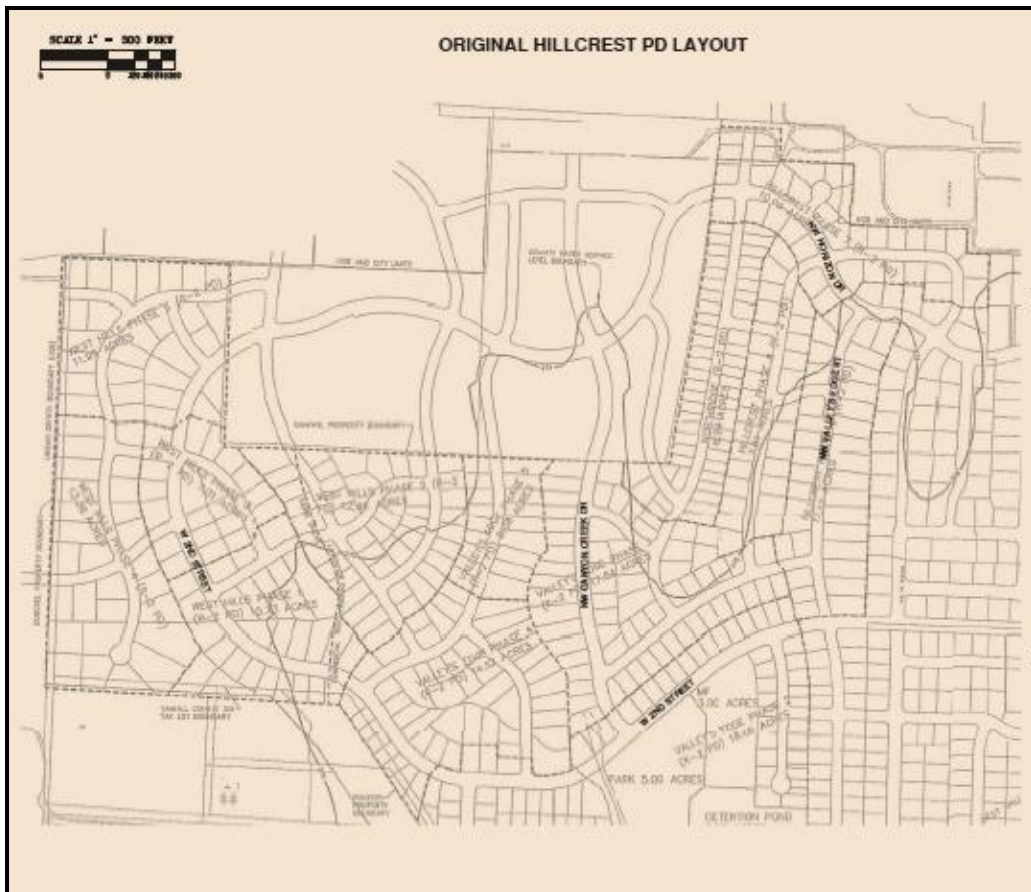
APPLICATION SUMMARY:

The applicant is requesting approval to amend Planned Development Ordinance 4868 to allow exceptions to current street grade, block length, block circumference and lot depth to width standards. Also are requested is approval to amend an approved residential subdivision and phasing plan on approximately 132 acres of land.

This request is to amend a Planned Development approved on April 24, 2007, when the McMinnville City Council adopted Ordinance No. 4868 for a zone change request from an R-1 (Single-Family Residential) zone to an R-2 PD (Single-Family Residential Planned Development) zone on a parcel of land approximately 164 acres in size. At the same time a phased subdivision request for approximately 4.0 acres of multifamily housing, 7.2 acres for park and storm water detention, and approximately 153 acres of residential housing (441 single-family detached residences, 50 single-family attached residences and 60 apartment units) was approved. It is the modification of this Ordinance and its implications to the attendant phased subdivision that is the subject of this Planned Development Amendment application.

Since that time, portions of that phased subdivision plan (referred to as the Hillcrest Planned Development) have been developed including the public park and storm water detention facility, multiple-family residential apartment complex and the Valley's Edge Phases 2 and 3 of the phased development plan. The remaining 132 acres of the original 164-acre multi-phase plan are the subject of this current zone change request.

For the benefit of context for the Commission, the originally approved (2007) conceptual subdivision plan for this site is provided below:



building plan for the subject site that clearly indicates the location of existing trees. Trees to be retained shall be protected during all phases of home construction.

2. That existing trees greater than nine inches in diameter above grade shall not be removed without prior review and written approval of the Planning Director. In addition, all trees shall be protected during home construction. A plan for such protection must be submitted with the building permit application and must meet with the approval of the Planning Director prior to release of construction or building permits within the subject site. Requests for removal of such trees based upon claims of disease, or hazard should be accompanied by a report from a licensed arborist.
3. That the “Hillcrest” phased tentative subdivision plan (revised as necessary to comply with the adopted conditions of approval) be placed on file with the Planning Department and that it become a part of the zone and binding on the property owner and developer, and shall in no way be binding on the City.

The developer shall be responsible for requesting approval of the Planning Commission for any major change of the details of the adopted plan. Minor changes to the details of the adopted plan may be approved by the 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 the Planning Director 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.

4. That site plans and building elevations for the proposed multi-family units must be submitted to the Planning Director for review and approval prior to the issuance of any building permits for said units. The following criteria shall apply:
 - A. The building layout must be nonlinear in design, even if to meet this goal the number of units has to be reduced.
 - B. The building roof lines and facades must be broken so as to avoid a flat, uniform appearance.
 - C. The site shall be heavily landscaped with emphasis on those sides facing a public street. Street-side landscaping shall include berming, and street trees a minimum of two-inch caliper at time of planting. In addition, parking lots shall be broken up by landscaping, and usable open space shall be provided within the development.
 - D. Signage shall be limited to a maximum of two free-standing monument-type signs, each not more than four feet in height and not exceeding 36 square feet in area. The signs, if illuminated, must be indirectly illuminated and non flashing.
 - E. Horizontal lap siding or similar type siding must be used (no T-111 or similar), and architectural composition roofing or a similar or higher grade type of roofing must be applied.
5. Prior to the issuance of the 290th building permit for the master planned development, the developer shall complete the installation of left-turn-lane improvements, meeting the City’s and Yamhill County’s standards, at the intersections of Hill Road / Horizon Drive and Hill Road / West Second Street.
6. That minimum lot sizes within the Hillcrest development may be reduced below 7,000 square feet, provided the overall residential density within the subject site (less the parkland and

storm detention areas) does not exceed the net density allowed by the R-2 zone (gross density reduced by 25 percent to account for public infrastructure).

7. Grades shall not exceed six (6) percent on arterials, 10 (ten) percent on collector streets, or 12 (twelve) percent on any other street except as described below. Any local street grade exceeding 12 (twelve) percent shall be reviewed for approval by the Fire Code Official during the land use application review process. When a local residential street is approved to exceed 12 (twelve) percent the following shall be required:
 - A. A maximum of 200 feet of roadway length may be allowed with a grade between 12 (twelve) percent and 15 (fifteen) percent for any one section. The roadway grade must reduce to no more than 12 (twelve) percent for a minimum of 75 linear feet of roadway length between each such section for firefighting operations.
 - B. Fire sprinklers shall be installed in all residential and commercial structures whose access road is constructed at a grade higher than 12 (twelve) percent. The approval of such fire sprinklers shall be accomplished in accordance with the provisions of ORS 455.610(6).

Centerline radii of curves shall not be less than 300 feet on major arterials, 200 feet on secondary arterials, or 100 feet on other streets, and shall be to an even 10 (ten) feet. Where existing conditions, particularly topography, make it otherwise impractical to provide buildable lots, the Planning Commission may accept sharper curves.

8. That condition of approval number 10 of S 13-06 is supplanted as follows: “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) associate with the development. The applicant shall reimburse the City for the signage and markings prior to the City’s approval of the final plat.”
9. That condition of approval numbers 14, 15 and 16 of S 13-06 is supplanted as follows: “Per the adopted 2010 Transportation System Plan (TSP), all remaining streets (including the extensions of 2nd Street and Horizon Drive) within the development area can be constructed to the local residential street standard. All 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.”
10. 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.
11. That Planned Development Ordinance No. 4868 is repealed in its entirety.

ATTACHMENTS:

1. ZC 6-17 Application and Attachments
2. Public Notices
3. McMinnville Ord. No. 4868

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. The following comments have been received.

McMinnville Engineering Department

- The applicant is proposing to construct the extensions of 2nd Street and Horizon Drive to the minor collector standard contained in the Transportation System Plan (TSP). Per the adopted 2010 TSP, all remaining streets (including the extensions of 2nd Street and Horizon Drive) within the development area can be constructed to the local residential street standard. Conditions 14, 15, and 16 of the existing subdivision approval for ZC18-06/S13-06 should be modified to reflect that the remaining 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.
- Condition 10 of the existing subdivision approval for ZC18-06/S13-06 should be modified to read:
 10. 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.
- The requested street grade and block length exceptions are acceptable to the Engineering Department.
- The submitted Preliminary Stormwater Management Memo is acceptable to the Engineering Department.
- The submitted Traffic Analysis Update Memo acceptable to the Engineering Department.

McMinnville Fire Department

- 1) **GRADE:** Average road grade shall not exceed 12% except that any grade exceeding 12% shall be approved by the Fire Code Official (*during land use application*). No road grade shall exceed 15%.
- 2) When approved to exceed 12% grade, the following condition shall apply:
 - a) A maximum of 200 feet of road length may be allowed with a grade between 12% to 15% in any one section. The roadway must then level out below 12% for a minimum of length of 75 feet for firefighting operations.
 - b) Fire sprinklers shall be installed in any residential or commercial structure that is built on or whose access road is constructed to a grade of 12% or greater. The approval of fire sprinklers as an alternate means of fire safety shall be accomplished in accordance with the provisions of ORS 455.610(6) – (Low Rise Residential Dwelling Code).

McMinnville Water & Light

MW&L has no comments on this application.

McMinnville Parks Department

After reviewing the material about the planned development changes, I do not find any changes that impact the neighborhood park detention area (2.77 acres). I imagine the park will receive a greater volume of water over time as hard surfaces are more fully developed and the neighborhood is complete. However, that is what was intended with the detention capacity within the park. We shall see if the original calculations were accurate. But there are no concerning issues relative to anticipated impacts to the park of immediate surrounds with the proposed plans.

FINDINGS OF FACT

1. West Hills Development, LLC, has submitted a Planned Development Amendment request (ZC 6-17) requesting approval to amend Planned Development Ordinance 4868 to allow exceptions to current street grade, block length, block circumference and lot depth to width standards. Also requested is approval to amend an approved residential subdivision and phasing plan on approximately 132 acres of land. The property is located generally north of Redmond Hill Road and West of Mt. Mazama and South of Fox Ridge Road and is more specifically described as Tax Lot 801, Section 24, T. 4 S., R. 5 W., W.M.
2. The site is currently zoned R-2 PD (Single-Family Residential Planned Development) and is designated as Residential 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. No comments in opposition have been provided.
5. The applicant has submitted findings (Attachment 1) in support of this application. Those findings are herein incorporated.

CONCLUSIONARY FINDINGS:

The applicant provided findings for a wide range of Comprehensive Plan goals and policies, many of which were found to not apply to the request as the submitted application was for review of an approved Planned Development. However, all of the applicant's findings are incorporated herein as they were provided in the application. Staff concurs with the applicable findings provided by the applicant and offers the following additional findings.

Comprehensive Plan Volume I –

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.

Additional Design Considerations:

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. [...]

5. 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 this proposal meets the intent of this portion of Volume I of the Comprehensive Plan relative to park space, open space and the provision of bike paths. Following the 2007 Planned Development approval for this site, the applicant worked with the McMinnville Parks Department to achieve the approximately 7-acre public park incorporating a functioning storm water facility sited along the major access into this development area. Additionally, the applicant has mapped the drainage ravines that carry storm runoff and traverse and meander throughout the site. The revised phased subdivision plan has aligned these natural drainageways with the common rear property lines of residential lots as much as practicable to allow their protection through restrictive easements to be maintained through homeowners associations to be created commensurate with the platting of subdivision phases. Additionally, the applicant has proposed the platting of six access tracts to serve as pedestrian connections at cul-de-sac and mid-block locations to enhance pedestrian connections through the topographically challenging hillside development area. Bikeways shall be provided as required by the adopted 2010 McMinnville Transportation System Plan (TSP).

In addition to that provided by the applicant, the following Goals and policies from Volume II of the McMinnville Comprehensive Plan of 1981 are also applicable to this request:

Comprehensive Plan Volume II –

Chapter V. Housing and Residential Development

Westside Density Policy:

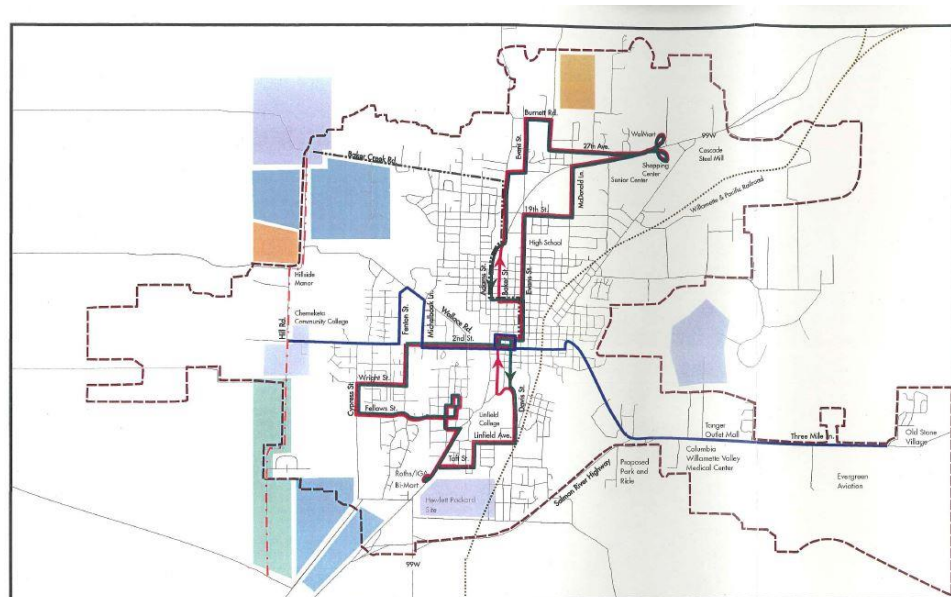
- 71.01 The City shall plan for development of the property located on the west side of the city that is outside of planned or existing transit corridors (1/4 mile either side of the route) to be limited to a density of six units per acre. It is recognized that it is an objective of the City to disperse

multiple family units throughout the community. In order to provide higher density housing on the west side, sewer density allowances of trade-offs shall be allowed and encouraged.

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.

Finding: Policies 71.01 and 71.10 are met by this proposal in that the development site is located on the west side of the city, proposed less than an average of the six dwelling units per acres and is located outside of existing or planned transit corridors as demonstrated by Figure 5-6 of the adopted McMinnville Public Transit Plan (below). The multiple-family component of the approved 2007 Planned Development for this area has already been constructed in a manner that dispersed this more dense type of development within the west hills area. Public open space has already been provide and developed as a public park adjacent to the multiple-family residential development. Additionally, this development site is adjacent to areas similarly zoned R-2 PD and developed accordingly with medium density residential development. While distance to neighborhood or general Commercial centers is not as critical to medium density residential development as it is to residential development of much higher densities, a neighborhood serving professional and commercial center exists eastward from this site along W 2nd Street which is the main roadway that will traverse the subject site.



Proposed Bus Routes
 - Red Route
 - Blue Route
 - Green Route

Proposed Urban Growth Areas
 - Conceptual Bus Route 1
 - Conceptual Bus Route 2
 - Mixed Use Node
 - Density Corridor
 - Future School Site
 - Urban Growth Boundary

Areas outside the Urban Growth Boundary have been recommended for inclusion by the Urban Growth Boundary Committee.

Figure 5-6

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.
- 74.00 Distinctive natural, topographic, and aesthetic features within planned developments shall be retained in all development designs.
- 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, 74.00, 77.00 and 78.00 are met by this proposal in that the proposal encourages social and environmental benefits and retains natural and aesthetic features within the planned development area by moving proposed roadways away from natural drainageways and requiring their protection through the creation of restrictive easements. Additionally, the proposed street design complies with current adopted City public street standards as defined by the adopted 2010 McMinnville Transportation System Plan (TSP) and extends opportunities for continuation of public streets to other adjacent properties beyond the scope of this development. Pedestrian connections are also proposed at numerous mid-block and cul-de-sac locations to enhance pedestrian access and circulation throughout the neighborhood.

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 less than the underlying R-2 zone, can be allowed through

the review and approval of the requested modification of the previously approved planned development zoning designation. While maximum density under the opportunity presented by the R-2 zone is not occurring with this proposal, it is important to note that, due to the topographic constraints and regulatory requirements applicable to this site, the applicant has achieved re-phasing plan that accommodates an additional 40 residential lots above that which was previously approved for this site in 2007. The proposed amended street layout demonstrates connection with the existing surrounding street network and preserves the development potential of other adjacent land. Other areas within the development are proposed to be connected by pedestrian pathways increasing opportunities for off-street pedestrian mobility. In addition, given the physical dimensions of the site, streets have been oriented to create opportunities for solar access as practicable.

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 by Condition of Approval #10.

Streets

Policies:

- 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.

Finding: Goal VI 1 and Policies 117.00, 118.00, and 119.00 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. Residential streets proposed within the development will connect at intersections except for the proposed cul-de-sac streets due to the presence topographical and water course constraints. The proposed street design will utilize connections to adjacent street stubs and have minimal adverse effects on the natural features of the land.

In addition, street grades shall be designed in cooperation with the McMinnville Engineering and Fire Departments as reflected in the conditions of this Decision Document.

Bike Paths

Policies:

- 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 132.00 and 132.15 are satisfied by this proposal in that the applicant proposes additional pedestrian pathways providing mid-block connections within the subdivision in situations where unique topography and steep water courses prevent other public connections. While the terrain makes the provision of separated bikeways challenging, public streets will be constructed to City standards to provide the opportunity for bicycle connections through this development area and beyond as required by the McMinnville TSP.

Supportive of General Land Use Plan Designations and Development Patterns

Policies:

- 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

Policies:

- 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 cul-de-sac streets are proposed in response to the noted existence of topographic and environmental constraints. The proposed street 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 street system 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

Policies:

- 139.00 The City of McMinnville shall extend or allow extension of sanitary sewage collection lines with the framework outlined below:
1. Sufficient municipal treatment capacities exist to handle maximum flows of effluents.
 2. Sufficient trunk and main line capacities remain to serve undeveloped land within the projected service areas of those lines.
 3. Public water service is extended or planned for extension to service the area at the proposed development densities by such time that sanitary sewer services are to be utilized
 4. Extensions will implement applicable goals and policies of the comprehensive plan.

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.

- 143.00 The City of McMinnville shall encourage the retention of natural drainage ways for storm water drainage.

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.
- 145.00 The City of McMinnville, recognizing McMinnville Water and Light as the agency responsible for water system services, shall extend water services within the framework outlined below:
1. Facilities are placed in locations and in such manner as to insure compatibility with surrounding land uses.
 2. Extensions promote the development patterns and phasing envisioned in the McMinnville Comprehensive Plan.
 3. 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;
 4. Applicable policies for extending water services, as developed by the City Water and Light Commission, are adhered to.
- 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

Policies:

- 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 139.00, 142.00, 143.00.20, 144.00, 145.00, 147.00 and 151.00 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

Policies:

- 153.00 The City of McMinnville shall continue coordination between the planning and fire departments in evaluating major land use decisions.
- 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: Policies 153.00 and 155.00 are satisfied in that emergency services departments have reviewed this request. The concerns raised by the McMinnville Fire Department have been addressed with proposed modifications to street grade designs represented in the conditions of this Decision Document sufficient to ensure safe and efficient emergency access to protection to each lot.

Open Space

- 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.
- 168.00 Distinctive natural features and areas shall be retained, whenever possible, in future urban developments.
- 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: Policies 167.00, 168.00 and 169.00 are satisfied in that, in addition to the approximately 7-acre public park and adjacent storm water detention facility located along the north side of W 2nd Street, the applicant proposes to provide open spaces in the form of preserved drainage greenways that traverse the development area. These areas shall be maintained by a Home Owners Association according to CC&Rs as required by the 2007 Planning Commission subdivision approval that shall be recorded following approval of the Planning Director. The applicant is also proposing an additional storm water detention area near the southern edge (downhill side) of the development site to accommodate natural run-off which shall be designed and maintained in compliance with City requirements.

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

Policies:

173.00 The City of McMinnville shall coordinate with McMinnville Water and Light and the various private suppliers of energy in this area in making future land use decisions.

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.

Finding: Goal VIII 1 is satisfied in that the City of McMinnville will continue coordinate with the various suppliers of energy and energy transmission systems commensurate with proposed developments. No such concerns were raised during the review of this proposal.

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.

Finding: Policy 178.00 is satisfied in that the applicant’s proposal has utilized density averaging through the Planned Development process to achieve a mix of residential lot sizes, along with the developed multiple-family component, in addition to the proposed single-family attached and detached residential dwelling opportunities achieving a more compact form of urban development and energy conservation than would have otherwise been achieved.

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.

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 holding of advertised public hearing(s). All members of the public have access to provide testimony and ask questions during the public review and hearing process.

1. 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.

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

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 single-family detached and detached lots. City policies noted above speak to proposing lower density than that allowed by the underlying zone due to unique circumstances or limitations on specific sites. In this instance, the development site is very challenging due to the steep and varied topography as well as the natural drainage ravines that traverse the site. These features combined make the provision of public streets and the creation of buildable lots challenging. However, the applicant has proposed modifying the existing approved phased development plan in a way that attains a greater number of residential building lots while identifying and protecting additional natural resources to a greater extent than was approved in the 2007 Planned Development approval. Specifically dedicated pedestrian walkway connections are also proposed for further enhance connectivity and circulation throughout the various phases of this Planned Development.

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 attached and detached residential) consistent with the residential zoning indicated on the comprehensive plan map and zoning map. This proposed amendment to the existing planned development approval for this site complies with Sub B of this standard.

17.51.030 Procedure. The following procedures shall be observed when a planned development proposal (or in this case, an amendment to a previously approved Planned Development) 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 (C) is satisfied by the request in that the design objective of this proposal is to fulfill the City's policy direction to residential development commensurate with the underlying zone given topographic and environmental constraints. The applicant has indicated that this proposal can be completed in a reasonable period of time as long as the economy does not experience another drastic downturn that recently slowed down the development of other phases of this previously approved plan. 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:

17.74.070 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;

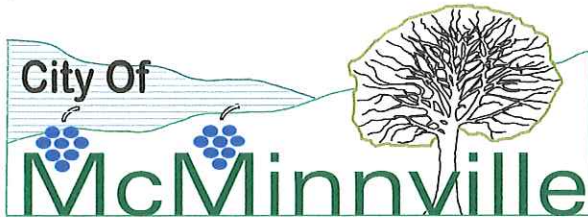
- D. The plan can be completed within a reasonable period of time;
- E. The streets are adequate to support the anticipated traffic, and the development will not overload the streets outside the planned area;
- F. Proposed utility and drainage facilities are adequate for the population densities and 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. In addition, the applicant has determined the ability to increase the number of single-family lots while providing additional environmental protections to existing drainageways. The proposed Planned Development amendment also offers a partially reconfigured local street system that, while providing access to each proposed lot, meets acceptable Fire Department standards while employing grades that, for shorter distances, exceed standard grade limitations. The applicant has proposed an innovative approach to increasing density while ensuring public safety and enhancing environmental protection.

2. Ordinance No. 4868 is applicable to this request and is noted in Attachment 4 of this Decision Document.

Finding: The subject request generally complies with the requirements of Ordinance 4868 as the proposal seeks to modify the Planned Development (zone change) approved by this ordinance. As a practical matter of administration, should this request be approved, Ordinance 4868 will be repealed and replaced with the ordinance enacting the approval of this request. Most of the elements of Ordinance 4868 will remain in addition to new conditions reflecting the modifications to the phased development plan proposed by the applicant. This newly enacted ordinance will also serve to continue the Planning Commission's 2007 approval of the phased subdivision plan as amended (S 13-06) in the same manner that Ordinance 4868 enabled that phased subdivision plan.

RP:sjs

**Planning Department**

231 NE Fifth Street ◦ McMinnville, OR 97128

(503) 434-7311 Office ◦ (503) 474-4955 Fax

www.mcminnvilleoregon.gov**Office Use Only:**File No. ZC 6-17Date Received 4-5-17Fee 870.00Receipt No. 17M0058Received by SJS

Planned Development Amendment Application

Applicant Information

Applicant is: Property Owner Contract Buyer Option Holder Agent Other _____

Applicant Name West Hills Properties, LLC Phone please contact Applicant's consultant

Contact Name Howard Aster Phone _____
(If different than above)

Address 2300 SW 2nd St., Suite B

City, State, Zip McMinnville, OR 97128

Contact Email please contact Applicant's consultant (see attached application narrative for contact information)

Property Owner Information

Property Owner Name R&B Kauer Investments, LLC and BR House, LLC Phone please contact Applicant's consultant
(If different than above)

Contact Name see Applicant info above Phone _____

Address PO Box 731

City, State, Zip McMinnville, OR 97128

Contact Email please contact Applicant's consultant

Site Location and Description

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

Property Address no site address

Assessor Map No. R4 5 - 24 - 00801 Total Site Area +/- 132.2

Subdivision Hillcrest Planned Development Block _____ Lot _____

Comprehensive Plan Designation Residential Zoning Designation R-2 PD

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: _____

Please see the attached narrative.

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

Please see the attached narrative.

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.

Howard Oster
Applicant's Signature

March 2, 2017
Date

Howard Oster
Property Owner's Signature

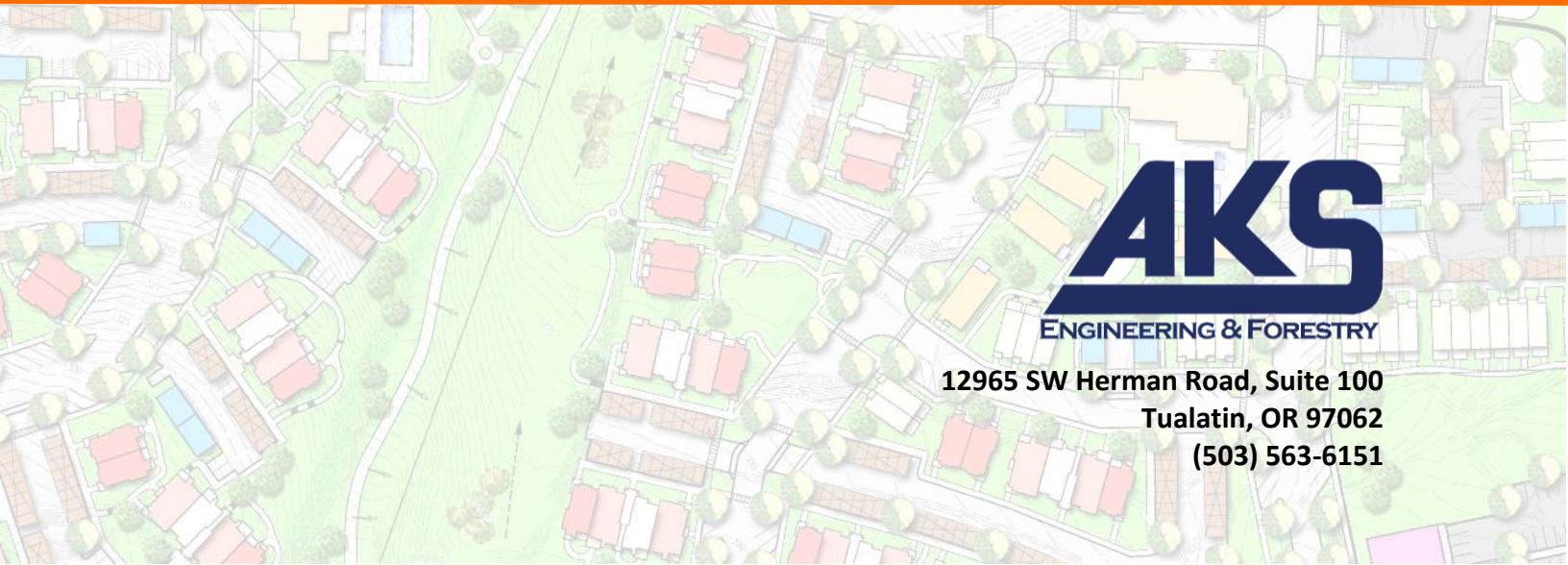
March 2, 2017
Date

Modification of a Planned Development

Date: March 30, 2017

Submitted to: City of McMinnville
231 NE Fifth Street
McMinnville, Oregon 97128

Applicant: West Hills Properties, LLC
P.O. Box 731
McMinnville, Oregon 97128



AKS
ENGINEERING & FORESTRY

12965 SW Herman Road, Suite 100
Tualatin, OR 97062
(503) 563-6151

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Exhibits

- Exhibit A:** Preliminary Development Plans
 - Exhibit B:** Application Form
 - Exhibit C:** Property Ownership Information
 - Exhibit D:** City of McMinnville Ord. 4868
 - Exhibit E:** Preliminary Stormwater Management Report
 - Exhibit F:** Traffic Analysis Update Memo
-

Land Use Application for a PUD Modification

Submitted to: City of McMinnville
Planning Department
231 NE Fifth Street
McMinnville, OR 97128

Applicant/Owner: West Hills Properties, LLC
P.O. Box 731
McMinnville, OR 97128

Applicant's Consultant: AKS Engineering & Forestry, LLC
12965 SW Herman Road, Suite 100
Tualatin, OR 97062
Contact(s): Paul Sellke, P.E., G.E.
Email: pauls@aks-eng.com
Phone: (503) 563-6151
Fax: (503) 563-6152

Site Location: North of NW 2nd Street, West of NW Mt. Mazama
Street, South of NW Fox Ridge Road in McMinnville, OR

Yamhill County Tax Map: 4S-5-24 Lot 801

Site Size: ± 132.2 acres

Land Use Districts: PD (R-2)



I. Executive Summary

AKS Engineering & Forestry, LLC (AKS) is pleased to submit this application on behalf of West Hills Properties, LLC for a modification of the Hillcrest Planned Development (PD; approved via Ordinance [Ord.] 4868).

The Hillcrest PD was approved by the City of McMinnville (City) Council on April 24, 2007. At the end of 2007, and continuing through 2009, the U.S. housing market experienced one of the most significant declines of the last century. The Great Recession quelled demand for new housing in McMinnville and across the Country and is attributed to the delay in the development of the Hillcrest PD. During this period of delay, new and updated Americans with Disabilities Act (ADA) standards have been recommended and cities are requiring that these recommendations be implemented. To meet these ADA standards, new public street intersections are generally required to be flattened to grades of less than 5%.

While Ord. 4868 established an R-2 zoning designation on the site, the approval specified a mix of lot sizes that would accommodate a wide range of housing types and sizes. This modification respects the intent of the original approval and maintains a mix of larger hillside lots, single-family attached units in the Northside Phase of development, and smaller detached lots near the south end of the site. The modification also preserves the general circulation pattern established in the original approval by maintaining Redmond Hill Road, W 2nd Street, and NW Horizon Drive as the backbone of the street network. Although implementation of the new ADA requirements results in a reduction of overall site connectivity, the application includes 4 mid-block pedestrian accessways that enhance pedestrian mobility throughout the site.

The current demand for housing makes it possible to move forward with development in the Hillcrest PD. However, due to the new ADA standards that have been enacted since the original approval, it is necessary to modify the original site plan before moving ahead. In revising intersection grades to meet the new ADA standards on this site, it is subsequently necessary to reconfigure the overall layout of streets and lots.

This is because the original PD was approved with intersection grades of 10% or more. Flattening these intersections to 5% (or less to allow for construction tolerances) requires that street segments leading into and exiting them must be graded even steeper to make up for the grade lost by this flattening. Also, because streets must be designed with appropriate transitions (vertical curve) between the steep street segments and shallow intersections to ensure safe sight distance and vehicle clearance, the grade of street segments outside of the intersection can be excessive where the number and location of intersections is held constant. An illustration of this relationship is shown in Figure 1.

The only practical solution to this problem, in the context of the relatively steep topography characteristic of this site, was to reconfigure the street network to seek more shallow grades and to eliminate several public street intersections. Through these modifications, the site can satisfy the ADA maximum intersection grade requirement at all new public street intersections. Even with these modifications, however, certain local street segments (see Exhibit A) must still exceed the 12% maximum established in the City's zoning ordinance. We are therefore seeking an adjustment through this PUD to MZO Section 17.53.101.L to permit the grade of certain new local streets up to a maximum of 15%.

A street grade adjustment is appropriate in the context of development on this site due to topographical characteristics that are atypical of other development sites in the City of McMinnville. The plans included in this application incorporate feedback from City Planning, Engineering, and local Fire Department staff to ensure the overall health and community wellbeing objectives of the City's Zoning Ordinance are

respected. This feedback resulted in revisions to the plan that limit steep street segments to a maximum of 200 feet as well as a condition that all homes accessed by a street exhibiting a grade of 12% percent or more, will include a residential fire suppression system.

In addition to street grade, the new ADA requirements and elimination of some public street intersections, makes it necessary to seek an adjustment to the block length and perimeter standards of MZO Section 17.53.103. Mid-block pedestrian accessways have been added where practical, to facilitate pedestrian movement through the site.

Ord. 4868 approved a total of 513 lots. The final piece of this modification is a new arrangement of residential lots caused by the reconfiguration of streets throughout the site. The reconfigured residential lots respect the variety of lot sizes found desirable by the City in Ord. 4868 and will do an even better job of protecting natural drainage channels on the site.

This application includes the City application forms, written materials, and preliminary plans necessary for City staff to review and determine compliance with the applicable approval criteria. The evidence is substantial and supports the City's approval of the application.

II. Site Description/Setting

The subject site is approximately 132.2 acres in size and contains a single parcel located in the West Hills of the City. The site is currently vacant and flanked by single-family residences on the abutting properties to the east and south. The site includes grades ranging from 1 to 30% and drainage generally flows southeasterly from the northwest corner of the site. The high point of the site is located north and west of the property's center. The property is located within the City's R-2 Zoning District and has received tentative plat approval through Ord. 4868.

III. Applicable Review Criteria

CITY COUNCIL FINDINGS IN ORD. 4868

Observations

Tentative Subdivision Plan (S 13-06)

The applicant has submitted a tentative multi-phase subdivision plan for the entire 164.1 acres comprising the subject site. This tentative plan proposes the platting of 441 detached housing units, 50 attached housing units, a four-acre parcel for multi-family housing to accommodate an estimated 60 residential units, and the setting aside of some 5.1 acres for public park space adjacent to a 2.1-acre storm water detention area. As part of the development of this subdivision, the applicant would construct several new public streets, and improve existing streets, as may be required by the City Engineer or Yamhill County. West Second Street and Horizon Drive, for example, would be extended west of their present termini, and Redmond Hill Road would be improved as necessary to support the anticipated traffic needs.

Further information regarding each of these applications and elements of the submitted proposal are found in the following observations and the applicant's submitted materials.

- The applicant, KHA Properties, LLC, has submitted a detailed, multi-phased master plan for the entire site. In the applicant's supplemental information sheets, you will find categories providing a count of the number of lots, number of residential units by type, and other summary information. In some instances, however, this information differs slightly from that which is depicted on the tentative subdivision plan and other graphics provided by the applicant. As this plan was recently modified from an earlier draft version, this is simply an oversight in preparation of the application submittal

and not material to these requests. The tentative plan, however, does clearly represent the applicant's request and will be used in review of these requests.

- The plan depicts a total of 487 single-family residential lots dispersed according to the following 13 phases:

Hillcrest Phase 6	36 Lots
Hillcrest Phase 7	34 Lots
Hillcrest Phase 8	50 Lots
Northridge	43 Lots (single-family attached)
Valley's Edge Phase 2	51 Lots (additional lots/tract for park and detention facility)
Valley's Edge Phase 3	50 Lots
Valley's Edge Phase 4	45 Lots (one additional lot for multi-family housing)
Valley's Edge Phase 5	56 Lots
West Hills Phase 1	16 Lots
West Hills Phase 2	21 Lots
West Hills Phase 3	29 Lots
West Hills Phase 4	28 Lots
West Hills Phase 5	28 Lots

Response: As shown in Exhibit A, the application includes a modification to the Hillcrest PD (Ord. 4868) as approved by the City Council on April 24, 2007. The purpose of the modification is to accommodate new ADA requirements for maximum grades at public street intersections as well as to locate natural drainageways within protective easements along shared rear property lines to the maximum extent practicable.

In preparation for submitting the final plats for Valley's Edge Phase 4 and Hillcrest Phase 6, the applicant and their consultant discovered that streets throughout the Hillcrest PD would not meet new ADA standards, which require a maximum grade of 5% within the vicinity of a public street intersection. Given the relatively challenging topography on the 132-acre Hillcrest PD site, reconfiguration of the street network was necessary to satisfy these ADA requirements. Revisions to the arrangement of streets subsequently required a revision to residential lots accessed by these streets. Following discussions with City staff, the course of action determined to be most optimal was to simultaneously seek a modification from the original Hillcrest PD and a street grade adjustment to ensure future development throughout the Hillcrest PD would meet current ADA standards.

The street grade adjustment is a result of the need to create public street intersections that do not exceed 5% because to accommodate the shallower intersection grades, it is necessary that local street segments outside of the intersection area will have grades of up to 15% in some cases. Because the City's maximum grade for local streets is 12%, the application includes a street grade adjustment (permissible as part of a PD) which would permit 15% grades for certain local street segments.

The modification will affect the lot and street configuration, as well as the total area of the individual development phases. For this reason, it is not possible to compare the lot

changes on a per phase basis. Nonetheless, to provide a general comparison of where changes to the number of lots will occur on site, we have included Table 1 below. The modified Hillcrest PD included in this application will comprise 488 lots (446 detached and 42 attached single family lots) across 15 phases. This is a 13% increase in the total number of lots and a 5% increase in the overall gross density, but remains more than 250 lots fewer than would be allowed on this site under R-2 zoning standards. The phases shown in Exhibit A are approximate at this time and may change in size and location as the project proceeds.

Table 1 Comparison of Lots by Phase

Phase	Original Approval No. of Lots	Proposed No. of Lots	Already Constructed	Pct. Change from Ord. 4868
Hillcrest Phase 6	36	13		
Hillcrest Phase 7	34	26		
Hillcrest Phase 8	50	44		
Hillcrest Phase 9-10		57		
Hillcrest Total	120	140	0	16.67%
Northridge	43	43		
Northridge Total	43	43	0	0.00%
Valley's Edge Phase 2	52		36	
Valley's Edge Phase 3	50		28	
Valley's Edge Phase 4	69	10		
Valley's Edge Phase 5	56	25		
Valley's Edge Phase 6		23		
Brookshire Phase 1		46		
Brookshire Phase 2		48		
Valley's Edge Total	227	152	64	-4.85%
West Hills Phase 1-5	122	153		
Valley's Edge Total	122	153		25.41%
TOTAL	512	488	64	7.81%

- The applicant's narrative further clarifies that Hillcrest Phases 6-8, located in the northeastern portion of the site, would consist of larger hillside lots that would typically be found on R-1 zoned land. Valley's Edge Phases 2-5, located in the southern and central portions of the site, will consist of middle and lower end housing typically found on R-2 and R-3 zoned properties. A four-acre multi-family parcel is proposed within Valley's Edge Phase 4. West Hills Phases 1-5 consist of larger, hillside lots varying in size between 10,000 and 30,000 square feet in size. This area is generally located in the northwest portion of the site; significant stands of trees are found here.

Northridge is sited on top of the north-south ridge in the eastern portion of the site and is proposed to be developed with common wall, mostly single-level, housing to meet the need of the retiring, downsizing baby boomer market. In addition, the plan also proposes the platting of a 7.2-acre combination park/storm water detention facility (5.1-acre public park, and 2.1-acre storm water detention) as part of the platting of Phase 2 of Valley's Edge. These uses are proposed to be located in the southeast portion of the site with the public park space being bounded by Redmond Hill Road to the south, West 2nd Street to the north, single-family residential to the east and multi-family residential to the west. A four-acre lot would be included in the Valley's Edge Phase 4 development for multi-family housing. It has been positioned adjacent to the planned public parkland and on collector streets, thereby taking advantage of open space for the future residents, and to afford appropriate access consistent with City policy for the siting of such housing.

Response: As shown in Exhibit A, the modification will reconfigure the area of individual phases approved with Ord. 4868. However, the Hillcrest phases will remain within the eastern and northeastern portions of the site. Lots within the Hillcrest phases will continue to be larger hillside lots, which resemble lots typically found in the City's R-1 zoning district. Additionally, while Valley's Edge Phase 2 has been completed, the Valley's Edge phases will include relatively smaller lots consistent with the original approval. This variation in lot sizes throughout the Hillcrest PD will create new residential lots with the ability to accommodate a wide range of housing demand across a variety of age and income groups. The phases shown in Exhibit A are approximate at this time and may change in size and location as the project proceeds.

The multi-family housing initially planned for Phase 4 of Valley's Edge has since been completed in the location originally identified as Valley's Edge Phase 2. This housing abuts the combination park/stormwater facility planned for this area. These new multi-family units will help satisfy the need for more affordable housing in the City.

Finally, 42 of the 43 lots in the Northridge Phase of the PD remain intended for single-family attached homes as approved in Ord. 4868.

- The street pattern for this multi-phased residential development proposes the westerly extensions of Horizon Drive, West 2nd Street, and Redmond Hill Road as the "backbone" of the internal street network. More specifically, West Second Street is proposed to be extended through the site toward its western edge to then turn north and east, joining with Horizon Drive in the proposed Hillcrest Phase 7 subdivision. This forms an effective looped end to West Second Street. This looping of West Second Street to join with Horizon Drive is proposed to be developed with a 36-foot-wide paved section with five-foot-wide curbside planters and five-foot-wide sidewalks within of a 60-foot-wide right-of-way to match the existing improvement of Horizon Drive.

Response: As shown in Exhibit A, westerly extensions of Horizon Drive, W 2nd Street, and Redmond Hills Road will continue to make up the backbone of the Hillcrest PD. As mentioned above, the precise location of these new streets has been slightly modified to accommodate new requirements for shallow grades at public street intersections. Per the City's current Minor Collector Street standard, West 2nd Street is designed in a 30-foot-wide paved section with 6.5-foot-wide curbside planters and 5-foot wide-sidewalks in a 56-foot-wide right-of-way.

Redmond Hill Road will continue to serve as part of the site's southern edge and will be developed with a three-quarter street improvement; 27-foot-wide paved section with a five-foot-wide curbside planter strip and five-foot-wide sidewalk on the north side within what will eventually be a 60-foot right-of-way (see "Redmond Hill Road Typical Section" found on Sheet 2 of 6 of the Hillcrest Master Plan drawings). This improvement would extend the entire distance that Redmond Hill Road will abut the subject site. The applicant will not be required to provide the remaining improvements along the southern portion of the right-of-way as such will be the responsibility of adjacent land owners either as conditions of approval based on their future development requests, or by participation in a local improvement district (LID) if so formed at a future time.

Response: As shown in Exhibit A, the phases of the original Hillcrest PD abutting Redmond Hills Road have been constructed. No additional improvements to Redmond Hills Road are either necessary or anticipated to accommodate development within the remaining portions of the Hillcrest PD.

A number of local residential streets would then extend from these main streets to create a modified grid street network to ensure adequate access to each of the proposed lots. This network will also provide stubs to the north, west and south to serve other future development on adjacent land.

Response: As shown in Exhibit A, the revised street network will eliminate several public street intersections previously included in the Hillcrest PD. This is largely attributed to the need to maintain a maximum grade of 5% at public street intersections, as discussed above.

Although no detail has been provided at this time, it appears that the applicant is proposing the creation of three landscaped medians marking the entrances to the Northridge subdivision. Staff understands these to be similar to the existing median constructed within the NW Meadows Drive right-of-way located at the south entrance to the Park Meadows Third residential subdivision. The proposed medians would similarly signify a transition from the adjacent single-family detached subdivisions to the Northridge single-family attached subdivision.

- As part of their submittal, the applicant contracted with Lancaster Engineering to perform a traffic impact study for the proposed Hillcrest development; a copy of this analysis is attached to this report. A brief summary of the study's conclusions is provided below; please refer to page 27 of the study for additional detail.

1. The results of the analysis indicate that the impact area intersections are capable of supporting traffic from either the proposed or the highest allowable density under the proposed zone change with minimal operational and safety mitigations.
2. Left-turn lane warrants were examined for Hill Road at the three study intersections. The analysis concluded that the intersections of Hill Road at Horizon Drive and Hill Road at West Second Street will meet left-turn lane warrants with development of the proposed subdivision. Left turn lanes will be needed for these intersections after the site is developed with more than 289 homes. Left-turn lane warrants will not be met at the intersection of Hill Road and Redmond Hill Road.
3. Traffic signal warrants were examined for future traffic conditions at the three study intersections.

Based on the analysis, it is anticipated that signal warrants will not be met at any of the subject intersections under year 2026 traffic conditions either with or without the proposed zone change. No traffic signal installations are recommended in association with the proposed development.

4. The intersection of Hill Road at Horizon Drive is currently operating acceptably and will continue to operate acceptably through 2026 either with or without the proposed zone change. No operational mitigations are needed for the zone change or the proposed development plan. Note: A left-turn pocket will be needed as noted in #2 above.
5. The intersection of Hill Road at Second Street is currently operating acceptably but is projected to operate at level of service "F" under year 2016 traffic conditions with development of the proposed subdivision. If the intersection is converted to four-way stop control, intersection operation is projected to be acceptable.
6. The intersection of Hill Road at Redmond Hill Road is currently operating acceptably and will continue to operate acceptably through 2026 either with or without the proposed zone change. No mitigations are required for the proposed zone change or development plan. Based upon this analysis, staff has drafted recommendations that would obligate the developer to mitigate anticipated traffic impacts, in part, through the construction of left turn lanes at the intersections of Hill Road and West Second Street, and Hill Road and Horizon Drive. These improvements will require coordination with Yamhill County and the City.

Response: As shown in Exhibit F, Lancaster Engineering provided an updated Traffic Memo (dated March 8, 2017) to confirm that area roadways have capacity to serve traffic generated by this development with the recommended mitigation measures included in the original Traffic Analysis.

- Detail as to specific site and building design elements for the proposed multi-family lot have not been provided at this time. In the absence of such details from the applicant, staff recommends that several site and building design conditions be incorporated into the planned development for this site, should the zone change and subdivision requests be approved. These would include conditions related to the landscaping of the multifamily site with emphasis along the perimeter of the site, and the physical arrangement and architectural scale of the future multifamily buildings, exterior lighting, landscaping and off-street parking. These are modeled on similar conditions applied in recent years to other vacant land rezoned for multi-family development, including the initial Hillsdale development proposal.

Staff estimates that, given the density of other garden apartment projects in McMinnville (two-story buildings; surface parking; appropriate landscaping) that this site would develop at a density of 15 to 18 dwelling units per acre, or a total of 60 to 72 dwelling units.

Response: The multi-family component of the original Hillcrest PD has been constructed and is currently occupied. This modification does not include revisions to this element of the PD.

- The Planning Commission is aware that land zoned for multi-family development in McMinnville is virtually non-existent. Aside from a 3.5 acre parcel of land situated at the southeast corner of Baker Creek Road and Hill Road, staff is unaware of any other vacant multi-family zoned lands larger than three acres in size in McMinnville. The siting of nearly any new multi-family housing within McMinnville will therefore require rezoning, and in some cases, amending the comprehensive plan designation, of a particular property to allow such use.

Elements that restrict site selection and development of multi-family housing are City policies regarding dispersal of such housing, and density limitations applied to development occurring on the west side of McMinnville. Specifically, Comprehensive Plan Policy 86.00 states, in part, that dispersal of new multiple housing development will be encouraged throughout the residential designated areas in the city to avoid a concentration of people, traffic congestion, and noise. Further, Plan Policy 91.00 states that multiple-family housing developments [...] 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; this element will be addressed below.

As regard the multi-family dispersal policy and its application to the subject site, the nearest multi-family housing project is the 34-unit Westvale Village apartment complex situated to the southeast, across Hill Road at a distance of slightly about three-quarters of a mile from the subject site. Within a one and one-half mile radius of the site are found apartment complexes in the Jandina planned development (adjacent to the linear park, the Columbus apartments on Fellows Street), Tall Oaks development (Tall Oaks Estates), and the Heather Glen apartments (on Goucher Street). The proposed multi-family development would be the first apartment complex located west of Hill Road. This multi-family lot is located adjacent to Redmond Hill Road and West Second Street, both of which are collector streets (or have sufficient capacity to accommodate the assumed density of this development) and would, therefore, satisfy the locational requirements of Plan Policy 91.00.

Response: The multi-family component of the original Hillcrest PD has been constructed and is currently occupied. This modification does not include revisions to this element of the PD.

This site comprises some 164.00 acres of land planned and zoned for residential development. Assuming 25 percent of this land would be devoted to public infrastructure (streets, rights-of-way, easements, etc), removing lands for park and storm water detention purposes, and that all lots would be platted at the R-2 minimum lot size of 7,000 square feet, a total of 732 dwelling units could be realized within the borders of the subject site. The applicant indicates in the submitted materials that 547 dwelling units are proposed. While providing opportunities for a range of residential types at a range of price points, this proposal is under the maximum number of dwelling units permitted by Plan Policy 71.01 (six dwelling units per acre). The applicant states in their submitted material that additional density may be realized within this development as a result of additional detailed engineering that would occur prior to the platting of each phase. Staff supports this direction and would recommend authority be granted to the Planning Director to grant adjustments to the details of this plan in order to allow for such increases, within certain prescribed limits.

Response: As shown in Exhibit A, the modified PD will include 488 residential lots (446 detached and 42 attached single family units). Added to the 92 lots that have already been platted, the

modified number of lots throughout the original Hillcrest PD boundary will be 552. This will represent a 13% increase from the number of lots approved with Ord. 4868 and be within the allowable density on this site.

- The applicant's narrative proposes the construction of 50 common wall (single-family attached) units, with 43 of these units comprising the entirety of the Northridge phase of the proposed tentative plan. The applicant's tentative plan locates the remaining seven common wall lots within Hillcrest Phase 8 (Lot 210) and Valley's Edge Phase 2 (six lots -- Lots 37-38, 42-43, and 74-75). The applicant indicates that the Northridge Lot 21 and the Hillcrest Phase 8, Lot 210 are to be complementary units joined by a common wall. Typically, residences that are attached are both part of the same subdivision and the applicant has not explained why this design was chosen. Staff encourages the applicant to consider adjusting either the lotting pattern or subdivision phasing boundaries to remedy this situation.

Response: As shown in Exhibit A, Lot 642 has been designed to accommodate a single-family detached home in response to this original finding.

- Not all of the lots proposed for single-family detached development will meet the minimum 7,000-square-foot area requirement for the R-2 zone. More specifically, lots less than 7,000 square feet in size identified for single-family detached development are planned for the following subdivisions and phases: Hillcrest Phase 8; Valley's Edge Phases 2, 3, 4 and 5; and, Northridge. Lot size averaging to enable the provision of smaller lots and still achieve the average required minimum lot size for the zone is a common feature of planned developments and, as noted previously, is requested as an element of this current proposal. Although a number of smaller lots are currently proposed, the average residential lot size within this multi-phased plan is some 10,390 square feet, which greatly exceeds the 7,000 square foot minimum required by the R-2 zoning designation alone.

Response: As shown in Exhibit A, lot sizes in the modified PD range from 5,292 square feet to 35,305 square feet with an average lot size of 9,547 square feet. Consistent with the approval in Ord. 4868, the average lot size exceeds the 7,000 square foot minimum as required in the R-2 District.

The modified PD includes a total of 58 lots that are less than 7,000 square feet. 43 of these lots are located in the Northridge phase of the site (primarily intended for single-family attached residences). The remaining lots which are less than 7,000 square feet are intended for single-family detached homes.

- There are a number of lots that exceed the recommended maximum lot depth to width ratio of two to one as noted in the Land Division Ordinance. The configuration of these lots is acceptable not only because this ratio is only a recommendation, but also because these proposed lot configurations are made necessary due to topographic constraints found within certain areas of the site. Even so, the general shape of the majority of these lots is fairly uniform and falls within the recommended ratio as provided within the Land Division Ordinance.

Response: Per Section 17.53.105.B.1, "...The depth of [a] lot shall not ordinarily exceed two times the average width." As shown in Exhibit A, lots throughout the modified Hillcrest PD exhibit a depth to width ratio near 2 to 1. Approximately 114 lots throughout the site exceed this guideline due primarily to, the need to accommodate an acceptable building footprint on lots where natural drainageways and/or steep slopes occupy a portion of the

rear yard area. The application therefore seeks flexibility per the PD standards to allow a depth to width ratio that slightly exceeds the 2:1 guidance in limited circumstances.

- The applicant is requesting approval of 15-foot exterior side yard setbacks for all corner lots. The applicant's narrative states, in part, that approval of the 15-foot exterior side yard setbacks for such lots allows the applicant and future home buyers flexibility in addressing the sloping topography across these corner lots and provides for flexibility in house building footprint width. In most cases, the Planning Commission has approved requests to reduce or modify the standard residential setback requirements in a planned development, particularly if it will result in an improved streetscape design, or is necessary to avoid the removal of trees, or is in response to other unique characteristics of a property (in this case, slope). As to this proposal, staff is unable to find within the applicant's submitted material a strong argument for adjusting this exterior side yard setback. We find, for example, that subdivisions developing to the immediate east of this site, on which are slope constrained lands, are required to meet 20 foot exterior side yard setback standards. We are not aware of issues in siting these homes within these properties.

Staff would support, however, the use of R-4 zone setbacks to the single-family attached housing within the Northridge subdivision, and the multi-family lot. R-3 zone setbacks, which have a 15 foot exterior side yard setback would also be appropriate for Valley's Edge Phase 2 development in which lot sizes appear to average under 7,000 square feet in size. We would further support the ability to adjust setbacks on those lots with significant trees if, in so doing, the tree(s) are retained. At no time, however, should the front of a garage or carport be allowed to be located closer than 18 feet to property line.

Response: The application does not seek a modification to the side yard setbacks approved as part of Ord. 4868.

- The subject site is encumbered by the requirements of the West Hills Planned Development Overlay (No. 4132). As such, certain policies and requirements apply to development within the west hills area. Specifically, this overlay states that scenic values of the property, as viewed from the City towards the site, shall be emphasized and enhanced in residential development designs. The overlay goes on to state that this should be accomplished by encouragement of a design which clusters housing in suitable areas while reserving open areas.

As regard the wooded areas of the site, the submitted tentative plan provides a north-south line that delineates the boundary between the hardwood trees (maples and oaks) that are native to the site and found on the site's western portion, and the conifer trees that were planted by the applicants for commercial harvesting (Christmas trees) and located on the eastern portion of the site. The applicant explored the opportunity to cluster development in a more traditional manner, leaving larger areas of open space and more densely designed residential spaces. Ultimately, they did not propose such a design for two prominent reasons:

1. A more dense clustering of residential uses and preservation of larger open spaces would result in a patchwork design of rooftops and vegetation. To accommodate more substantial clustering of residences, large areas would need to be virtually cleared of vegetation. In doing so, the area would not retain much of the tree cover's current integrity when viewing this hillside from the east.
2. Designing a street system to navigate these 12% to 25% slopes and serve a more traditional clustered

housing development plan for this site proved inefficient at best. With avoiding significant tree stands, the resulting street system was characterized with numerous dead-ends (cul-de-sacs) and a noticeable decrease in neighborhood connectivity.

The application before you proposes to address the goal of residential clustering by developing an approximately 60-unit multi-family complex as well as 50 single-family attached residences; 43 of which are proposed to be located within the Northridge subdivision, along the prominent ridge in the northeast portion of the site.

Response: The application includes modifications to the overall street network which will result in a loss of street connectivity in exchange for satisfying ADA requirements for public street intersections that have been enacted since the passage of Ord. 4868. While this resulting street network will reduce overall connectivity, it will avoid a greater number of trees when compared to the original street network. To improve connectivity, the PD modification includes 4 pedestrian mid-block connections located within private tracts.

Additionally, and as stated above, the goal of residential clustering has been addressed through the development of the multi-family residential units in Valley's Edge Phase 2, as well as through the attached units within the Northridge Phase of the project.

Further, the proposed public street layout has been designed to weave between the majority of the established, mature trees. To further preserve trees, the applicant proposes to:

1. Perform a detailed tree survey prior to submitting engineered construction drawings for public street and utility improvements within the site's naturally wooded area. The tree survey would be completed by a licensed surveyor and the survey would show horizontal location of tree, provide tree species and size of tree (DBH).
2. Limit clearing activities to the footprint of the public right-of-way and adjacent public utility easement.
3. Meander sidewalks where significant or desirable hardwood trees can be avoided.
4. Consider adjusting street alignment to avoid significant or desirable trees.
5. Avoid mass grading within residential lot areas as this leads to clearing large areas of vegetation prior to placing engineering fill embankments.
6. Plant street trees as required by City code.
7. Enact CC&Rs that require each home builder/lot developer to work with the City Planning Department staff to shift house footprint on the lot, within the allowable setbacks, to avoid impact to significant or desirable hardwood trees. Because the lots in the West Hills phases are large, there exists the ability to shift home sites on the lots.

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8. Enact CC&Rs that require each home builder/lot developer to replant trees on the lots based upon the number of existing natural trees on the lot and the number of proposed trees to be removed to accommodate home construction. The proposed requirement for inclusion in the CC&Rs is: "Plant one new tree for every tree removed on lots with five or fewer natural trees, or plant one tree for every one and one-half trees removed on lots with six or more natural trees."

In sum, given the steep and varied topography of the site and the tree preservation and replanting efforts addressed by the applicant, staff finds that the proposed design provides a sensitivity to the scenic value of the area that results in a reduced impact on the existing natural habitat and tree cover than would otherwise typically occur. Staff contends that the intent and purpose of ORD 4132 have been met.

Response: The application does not seek to modify the above tree protection measures which will be further evaluated during the final plat review of each individual phase of the Hillcrest PD.

- A 30-foot-wide storm drainage easement is proposed along the centerline of the central north-south natural drainageway that forms the boundary between Phases 3 and 4 of the Valley's Edge subdivision, and the Hillcrest Phase 8 and Valley's Edge Phase 4 subdivisions. The purpose of this easement would be to prevent building adjacent to the drainageway and to ensure that the channel retains its capacity to collect and convey storm water. With the exception of two street crossing locations, the applicant proposes to keep this drainageway in its natural, undisturbed conditions.

As designed, rear lot lines of the adjacent properties are located in the center of this easement (except for the multifamily and public park sites). In discussion with the applicant's engineer it was acknowledged that one benefit of this easement would be the creation of a defacto 30-foot-wide no-build zone along its length. This then would provide a view of the drainageway at the back of each lot, and of the neighbor's backyard across the drainageway as construction, including fences or accessory buildings, would not be allowed within the storm drainage easement. While this is the intent, given the observed history of other similar easements and tracts, the area within this easement would likely be used, over time, for a variety of residential purposes. While this is purely speculation on the part of staff, it is conceivable that some improvements (obstructions) may occur to include the placement of play structures, decks, and landscaping features, and even fences in some locations. It is suggested that a restrictive covenant be included to address this restriction in any recorded CC&Rs for the affected subdivisions; Hillcrest Phase 8, and Valley's Edge Phases 2, 3 and 4.

Response: In addition to meeting new ADA public street standards, this PD modification will also better preserve existing drainages on site. While the original PD layout was designed to locate the easternmost drainage channel in a protective easement at the rear of most lots, the original layout did not identify or accommodate on-site channels on the west side of the site. As shown in Exhibit A, the PD included in this modification will locate all drainage channels at the rear of most lots so they may be placed within a protective easement.

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- There is some history to the allocation of parkland being proposed by the applicant. By way of background, the applicants for this proposed zone change and tentative subdivision were responsible for the development of the property to the immediate east on which is located the existing phases of the Hillcrest, West Valley Estates, and Hillsdale residential subdivisions, as well as the Osprey Point Assisted Living facility, and Hillsdale Plaza commercial complex.

On April 28, 1998, the McMinnville City Council approved a zone change request on land east of the subject site and located at the southwest corner of the intersection of West 2nd Street and Hill Road. A companion subdivision tentative plan was also approved for this site the previous month by the Planning Commission. As part of that tentative plan, the applicant, Mr. Ed Christensen, proposed the creation of a centrally located 3.98-acre park. The plan for this park, as depicted by the applicant, included a softball/soccer field, basketball court, tennis courts, and a tot lot. It was the applicant's intent to dedicate this park land (without the improvements) to the City for use by the general public. The value of this dedication would have been applied as a credit against the park land system development charges applicable to the subject site. A design for the park was to be developed by the Parks and Recreation Department in concert with the surrounding neighborhoods in the future.

Ultimately Mr. Christensen did not move forward with his plans and in October of 1999 a new applicant stepped forward with a plan for this site. In summary, this plan, which was submitted by the applicants of the current proposal, requested the platting of 160 lots, to include 153 single-family residential lots; five two-family, "common-wall" lots; a 5.0-acre commercial lot; and, a 5.93-acre lot planned for multi-family residential development (this multi-family lot was subsequently developed for the Osprey Point Assisted Living Community facility). The park land identified in the original proposal was determined to be better addressed through a future development proposal on adjacent land to the west. The City granted approval of this proposal in December of 1999, subject to a number of conditions as contained in Ordinance No. 4713.

Subsequently, the same applicant later submitted, and received approvals for, detailed development plans for that on which now is developed with multiple phases of the Hillsdale and West Valley Estates residential subdivisions. Through the approvals of these subdivisions, the provision of parkland had been shifted to lands further to the west to the site of this current application. Part of the rationale for this adjustment from earlier plans was that, depending upon the final design for this park, the environmental assets found to the west might be afforded greater protection under that scenario and used for open space purposes. Further, this future park general location and need is more consistent with the City's adopted "Parks, Recreation and Open Space Plan." Staff posited that its construction would satisfy the applicable requirements of the West Hills Planned Development Overlay ordinance. Staff also recommended that the value of any future dedication of parkland on this site would be applied as a credit against parks system development charges applicable to that land to the west (the subject site).

Staff contends that, with the current proposal for the creation of a 5.1-acre public park, in addition to the 2.1-acre storm water detention facility, this proposal complements the Parks, Recreation and Open Space Plan and satisfies the prior land use decisions in planning such parkland within the subject site. Further, in the February 7, 2006, memo from the City's Park Director, it is made clear that the city fully supports this current plan and is intent on pursuing negotiations for acquisition of that land for public park space. The agreement will likely take the form of a purchase, parks system development charge (SOC) credit, or some combination thereof.

Response: The park land discussed above was constructed alongside the rest of the development proposed in Valley's Edge Phase 2. The application does not seek to modify this element of Ord. 4868.

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- Water service to McMinnville residents is delivered by a gravity feed system with reservoirs located in the higher elevations of Fox Ridge Road. This system has the capacity to adequately serve development below an elevation of 275 feet. Service above this elevation required one of two improvements. Namely, installation of a pump to move water from existing reservoirs to a higher elevation to new reservoirs thereby allowing the water to gravity feed to an acceptable pressurization minimum and ensure adequate service. Alternatively, development above the 275-foot elevation could be served directly by a pump. However, in the event of a power failure to the pump system, this alternative would leave residents and the Fire Department completely without water in that area until power was restored. Given the alternatives, McMinnville Water & Light is preparing to move forward toward a system to include a pump as well as the construction of new reservoir(s) as may be necessary. In summary, no development within this proposed subdivision would be allowed above the 275-foot elevation without prior approval of McMinnville Water and Light, and presence of water service infrastructure necessary to support the planned development. A condition specific to this concern is included in the staff recommendation.

Response: The application does not seek a modification to this finding. The modified PD will include 309 lots located above the 275-foot elevation. The applicant understands that lot development above this elevation will not be allowed until necessary water system improvements are in place.

Findings of Fact

1. The applicants are requesting approval of a zone change from an R-1 PD (Single-Family Residential Planned Development) zone to an R-2 PD (Single-Family Residential Planned Development) zone on some 164.1 acres of land. In addition, the applicant is requesting approval of a tentative residential subdivision plat for this same property that would provide for approximately 4.0 acres of multi-family housing, 7.2 acres for park space and detention pond purposes, and 152.9 acres for single-family housing (441 single-family detached residences; 46 single-family attached residences, and 60 apartment units). The subject property is generally located north of Redmond Hill Road, and west of West Second Street and Horizon Drive. The property is further described as Tax Lot 800, Section 24, T. 4 S, R 5 W, W.M.
2. The site is currently zoned R-1 PD (Single-Family Residential Planned Development) and designated as residential on the McMinnville Comprehensive Plan Map.
3. Sanitary sewer and municipal water (below the 275-foot elevation) and power can serve the site. The municipal waste treatment plant has sufficient capacity to handle expected waste flows resulting from development of the property.
4. Northwest Natural Gas, Verizon, Comcast, School District 40, and the McMinnville Fire Department have all recommended approval of the request.

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5. Goals and policies from Volume II of the McMinnville Comprehensive Plan of 1981 that are applicable to this request include:

Chapter V Housing and Residential Development

GOAL V1: TO PROMOTE DEVELOPMENT OF AFFORDABLE, QUALITY HOUSING FOR ALL CITY RESIDENTS.

GOAL V2: 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.

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.
- 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.
- 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.
- 71.1 The City of McMinnville 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.
- 71.2 The City shall plan for development of the property located on the west side of the City 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 for multiple-family units 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, provided 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 factors, 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 17.72.035 (zone change criteria) of the zoning ordinance. (As amended by Ord. 4218, Nov. 23, 1985)"

71.05 The City of McMinnville shall encourage annexation and rezoning which are consistent with the policies of the comprehensive plan so as to achieve a continuous five-year supply of buildable land planned and zoned for all needed housing types (as amended by Ord. No. 4243, Apr. 5, 1983).

Planned Development Policies:

- 73.00 Planned residential developments which offer a variety and mix of housing types and prices shall be encouraged.
- 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.

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

Multiple-family Development Policies:

86.00 Dispersal of new multiple-family housing development will be encouraged throughout the residentially designated area 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 All multiple-family housing developments shall provide landscaped grounds and large open spaces.

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.

Urban Policies:

99.1 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:

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).
5. Energy distribution facilities and adequate energy resource supplies.

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.

Streets:

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- 117.00 The City of McMinnville shall endeavor to insure that the roadway network provides safe and easy access to every parcel.
 - 126.00 The City of McMinnville shall continue to require adequate off-street parking and loading facilities for future developments and land use changes.

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:

- 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.

Water System:

- 144.00 The City of McMinnville, through the City Water and Light Department, 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 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.

Water and Sewer - Land Development Criteria:

- 151.1 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 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 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 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.
4. Federal, state, and local water and wastewater quality standards can be adhered to.
5. Applicable policies of the Water and Light Department and the City relating to water and sewer systems, respectively, are adhered to.

Parks and Recreation:

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.

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.

Chapter VIII Energy

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

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

Chapter IX Urbanization

GOAL IX 1: TO PROVIDE ADEQUATE LANDS TO SERVICE THE NEEDS OF THE PROJECTED POPULATION TO THE YEAR 2000, AND TO INSURE THE CONVERSION OF THESE LANDS IN AN ORDERLY, TIMELY MANNER TO URBAN USES.

6. The following sections of the McMinnville Zoning Ordinance (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."

Planned Developments:

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.

Review Criteria:

17.72.035 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."

- 7. The following sections of the West Hills Planned Development Overlay (McMinnville Ord. No. 4132) are applicable to the request:

Section 4. Policies. The following policies shall apply to the subject property:

- (a) The goals and policies of the McMinnville Comprehensive Plan, Volume II, and applicable regulations and standards in Volume III, and other City codes shall be adhered to.
- (c) The density of any proposed development shall be set by the zoning classification.
- (d) The wooded portions of the site shall be incorporated into the development of the property so that they will be left substantially intact and with consideration given to the preservation of wildlife habitat. (Amended by Ordinance No. 4225, November 23, 1982)
- (e) Scenic values of the property, as viewed from the City towards the site, shall be emphasized and enhanced in residential development designs. This should be accomplished by encouragement of a design which clusters housing in suitable areas while reserving large open areas. This policy shall not preclude incorporation of single-family structures in development designs.

Section 5. Procedures for Review.

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- (a) The Planning Commission shall review proposals on the subject property to determine the acceptability of the plans. Neglect or failure of the applicants to take reasonable account of policies (a) through (e) in Section 4 shall constitute the Commission's sole basis for disapproving a proposal provided all applicable City codes are adhered to.

CONCLUSIONARY FINDINGS FOR APPROVAL

1. The subject request complies with goals and policies of the McMinnville Comprehensive Plan, 1981 (Finding of Fact No. 5) as follows:

- (a) Goal V-1 and V-2 and Policy 68.00 are satisfied by the request as a variety of additional housing stock will be added to the City (60 multi-family housing units; 46 common wall homes; and, 441 single-family homes); the application of the Uniform Building Code guarantees the quality of the housing; and an urban level of services is available to the development. According to the applicant, the development will provide housing for a variety of users, from entry level single-family housing and multi-family apartments in Valley's Edge Phase 2, to upper end housing in Hillcrest and West Hills subdivisions.

Response: This PD modification will continue to satisfy Goals 1 and 2 of Policy 68.00 by establishing a variety of additional housing units for existing and future residents of the City. 68 multi-family units were constructed in Valley's Edge Phase 2. Additionally, the application includes 42 lots intended for attached single-family residences in the Northridge Phase and another 446 single-family detached lots in the remaining phases of the Hillcrest PD.

- (b) Policies 58.00 and 59.00 are satisfied by the request as multi-family and townhome housing, which is a type of housing that is presently in relatively short supply, will be provided, thereby providing an opportunity for development of a variety of housing types and densities. This housing will be developed in accordance with applicable City ordinances, planned development requirements, and conditions of this approval.

Response: This PD modification will continue to satisfy Policies 58.00 and 59.00 by establishing a variety of additional housing units for existing and future residents of the City. 68 multi-family units were constructed in Valley's Edge Phase 2. Additionally, the application includes 42 lots intended for attached single-family residences in the Northridge Phase and another 446 single-family detached lots in the remaining phases of the Hillcrest PD.

- (g) Policy 60.00 is satisfied in that some 43 common wall units are proposed within the Northridge plat; an additional three such units would be located at

street corner locations elsewhere in the development. These units, when constructed, should provide cost-effective, owner-occupied housing for the residents of McMinnville. This housing type is in relatively short supply in McMinnville.

Response: This PD modification will continue to satisfy Policy 60.00. The application includes 42 lots intended for attached single-family residences in the Northridge Phase and another 446 lots in the remaining phases of the Hillcrest PD.

- (h) Policy 71.00 is satisfied in that the subject site is planned for residential use, as designated on the Comprehensive Plan Map, and the proposal to rezone the subject site to R-2 PD would allow for the construction of multi-family dwellings and commonwall housing in a planned development which, when built out, will consist primarily of single-family dwellings.

Response: This PD modification will continue to satisfy Policy 71.00 since the remaining development phases will primarily consist of single-family dwellings.

- (i) The various subdivisions that comprise this development will build out at gross densities ranging from 2.3 dwelling units per acre in the relatively steep West Hills Phases 1 - 5 areas to 6.5 dwelling units per acre in the Northridge subdivision (commonwall lots). Overall, the development site will average 3.6 dwelling units per gross acre. Plan policy 71.01, which limits west side density to a maximum of six dwelling units per acre, is therefore satisfied by the subject zone change request.

Response: This PD modification will continue to satisfy Policy 71.01 because the site density will average 3.7 dwelling units per gross acre.

- (j) Policy 71.05 is satisfied by the request in that the rezoning of this property from R-1 to R-2, and its subsequent development consistent with the plan submitted by the applicant, would increase the number of housing units that could be realized in this area. Additional engineering and verification of contours may result in additional building lots being platted, which this approval recognizes and supports up to the maximum permitted R-2 density. This proposal would move the city closer to the creation of a continuous five-year supply of land for all needed housing types.

Response: This application does not seek to modify the approved zoning authorized through Ord. 4868. The application therefore will continue to satisfy Policy 71.05.

- (k) Policy 73.00 is satisfied in that there is a variety of housing types offered by this proposal, including multi-family, single-family detached, and single-

family attached. Lot sizes within the development, and type of housing proposed, should foster a wide variety of prices, as well.

Response: This PD modification will continue to satisfy Policy 73.00 because the overall Hillcrest PD will offer a variety of housing types, including multi-family (constructed as part of Valley's Edge Phase 2), single-family attached, and single-family detached dwellings. Additionally, the range of lot sizes will promote a variety of housing types in meeting demand across a broad spectrum of age and income groups.

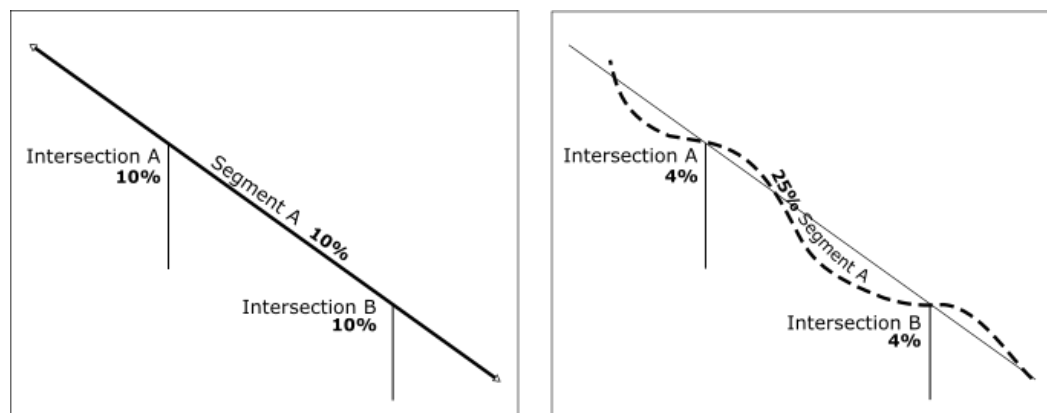
- (l) As part of the development of this subdivision, the applicant intends to offer for sale to the City approximately 7.2 acres of land for public park and open space use (5.1 acres of this is for detention pond purposes). This parkland is located within the southeast portion of the subject site and, when developed, will provide direct benefit to the adjacent multi-family housing and single-family residential neighborhoods within this development and adjoining lands. In addition, as a condition of this approval, useable open space within the multi-family complex is to be provided by the developer. Policies 75.00 and 76.00 are therefore satisfied.

Response: The park and open space described above was developed with Valley's Edge Phase 2. This public amenity will directly benefit the City and nearby uses. Policies 75.00 and 76.00 are therefore satisfied.

- (m) The street system proposed by the applicant, as depicted on the master plan, is designed in a manner that is compatible with the circulation patterns of adjoining properties and accounts for the steep topography present within this site. The street system provides for the extension of West Second Street, Horizon Drive, and Redmond Hill Road. Policy 78.00 is satisfied by this proposal.

Response: This PD modification is necessary due to new ADA intersection standards enacted since the passage of Ord. 4868. This new requirement to design public street intersections with a maximum grade not exceeding 5% (4% was conservatively shown to allow for flexibility due to construction tolerances) will not only affect the intersections themselves, but have a cascading effect on the overall site layout. The original Hillcrest PD approved intersections where grades exceeded 10% in many cases. As shown in Figure 1 below, street segments between these intersections would include grades exceeding 20% or more if the intersections were simply flattened to meet the new ADA requirements.

Figure 1 Impact to corresponding street grades with shallow intersection grade



This is because the American Association of State Highway Transportation Officials (AASHTO) specifies a maximum vertical curvature that public streets may be built to. This specification ensures that public streets allow sufficient sight distance as vehicles move up and down steep roadways, as well as so that vehicles do not high-center on any portion of a steep vertical curve.

The most practical solution for addressing this situation in the context of the Hillcrest PD is to eliminate several intersections and subsequently increase the length of the street segments between intersections. This has the corresponding effect of requiring a new lot configuration to obtain access from these reconfigured streets, and makes it necessary to seek an adjustment to allow street grades of up to 15% along certain local street segments.

- (n) Policy 86.00 is satisfied in that, as part of the City's dispersal policy, all large scale residential subdivisions have been required to include land set aside for multi-family development. This insures that the multi-family uses will be dispersed throughout the larger scale single-family developments. The subject parent parcel is some 164.1 acres in size. The majority of the site will be developed with single-family attached and detached housing as may be permitted through this and future development application(s) and approval(s). The zone change insures that multi-family uses will be included as part of that large scale development.

Response: As mentioned above, a 68-unit, multi-family residential development was constructed as part of the Valley's Edge Phase 2 plat. The application does not seek to modify the zoning established in Ord. 4868.

- (o) Policy 89.00 will be satisfied at the time development occurs on the subject site in that extensively landscaped grounds shall be required as a condition of approval of this zone change and subsequent multi-family housing development. The McMinnville zoning ordinance requires a minimum of 25 percent of multi-family

development to be landscaped. In addition, a 7.2-acre public park (open space) would be provided within the southeast portion of the proposed development.

Response: A 68-unit, multi-family development (Valley Pointe Apartments) was constructed as part of the Valley's Edge Phase 2 plat. As shown in Figure 2 below, the multi-family development includes significant perimeter, interior, and parking lot landscaping. Additionally, the development borders the eastern side of a thoughtfully-landscaped, large public park and open space.

Figure 2 Aerial Photo of Valley Pointe Apartments



Source: 2016 Google

- (p) Policy 91.00 is satisfied by the request in that all driveways from the proposed multi-family development will access onto a street designed to minor collector standards (Redmond Hill Road).

Response: The Valley Pointe Apartments multi-family development takes primary access/egress to/from NW 2nd Street, which is classified as a minor collector in the City's Transportation System Plan (TSP). Valley Pointe has a secondary access/egress from SW Blue Heron Court, which is a local street. This application does not seek to modify access to or from the existing multi-family development.

- (q) Goal VI-1 and Policy 117.00 are satisfied as the proposed development will be required to develop to city standards in terms of off-street parking, street construction, and sidewalk improvements as required by this planned development and the McMinnville Zoning Ordinance. As noted previously, the proposed street system will be

designed to provide safe and easy access to every parcel, and will provide connection to adjacent properties. The applicant's traffic impact study indicates that, at full buildout, intersections adjacent to the proposed development will continue to operate at Level of Service "B" or "C," provided certain improvements are made to the West Second and Hill Road, and Redmond Hill Road and West Second Street intersections following the construction of the 2701 home within the subject site.

Such a condition is part of this zone change approval. Streets within and adjacent to the subject site have adequate capacity to accommodate the expected trips from this project

Response: As shown in Exhibit A, all streets will be constructed in accordance with applicable local and collector street standards, and the revised street network will continue to provide connections to abutting properties outside of the Hillcrest PD site. Exhibit F (Traffic Analysis Update Memo) indicates that at full buildout, intersections adjacent to the Hillcrest PD will continue to operate at acceptable levels.

- (r) Policy 126.00 will be satisfied in that approval of the multi-family housing site will require demonstration of compliance with off-street parking standards prior to release of building permits. Additional off-street parking is required of each single-family attached and detached home as a condition of building permit approval, consistent with the standards provided in the McMinnville Zoning Ordinance.

Response: The application does not seek to modify requirements for off-street parking for single-family or multi-family development throughout the Hillcrest PD.

- (s) Goal VII-1 and Policies 99.00, 136.00, 144.00, and 151.00 are satisfied by the request as adequate levels of sanitary sewer collection, storm sewer and drainage facilities, and energy distribution facilities, are all available to the site, and the site can be served by Hill Road, a designated minor arterial, and West Second, a designated major collector, streets. In addition, the sewage treatment plant easily has capacity to serve the project, and all municipal water and sanitary sewer systems guarantee adherence to federal, state, and local quality standards. Municipal water service can be provided to those portions of the subject site located below the 275-foot elevation; the construction of an upper level water system will be required prior to the platting of lots located above this elevation, as conditioned herein.

Response: Adequate levels of sanitary sewer collection, storm sewer and drainage facilities, and energy distribution facilities will remain available to serve the Hillcrest PD. Additionally, westerly extensions of NW 2nd Street and Horizon Drive will provide the primary means

of access into and out of the site. Consistent with the approval in Ord. 4868, water service will be available to all portions of the site located below the 275-foot elevation line. Portions of the site above this elevation will rely on the future construction of additional water infrastructure improvements before they may be platted.

- (t) Policies 142.00 and 147.00 will be satisfied by the request in that the subject site will be converted in an orderly manner to urbanizable standards through the coordinated extension of utilities, and as conditioned by this planned development. In addition, adequate storm water system will be designed and constructed to the satisfaction of the City Engineer when the property is developed.

Response: Policies 142.00 and 147.00 remain satisfied since development on this site will ensure the coordinated extension of utilities, including adequate stormwater facilities.

- (u) Goals VII-3 and Policy 163.00 are satisfied by this request in that the applicant intends to provide parkland within this development for public use. This park, when developed, will benefit the adjacent west McMinnville neighborhoods.

Response: The park land discussed above was constructed as part of the Valley's Edge Phase 2 plat and can be seen in Figure 2 above. Therefore, Goal VII-3 and Policy 163.00 are satisfied.

- (v) Goal VIII-2 and Policy 178.00 are satisfied by the request as the development proposes a compact urban development pattern at a density higher than what would be permitted under the site's current R-1 zone. In addition, the proposal integrates commonwall and multi-family housing, thereby further increasing density and conserving energy. Utilities presently abut the property or are nearby and can be extended to the site in a cost effective and energy efficient manner, as required by an approved phasing plan for the site.

Response: The application does not seek to modify the mix of housing types or result in any measurable change in overall residential density from what is approved in Ord. 4868. Additionally, utilities will remain located nearby and can be extended to serve future development through the site.

- (w) Goal IX-1 is satisfied since the property is within the McMinnville Urban Growth Boundary and all urban services are available to the site.

Response: The site will remain within the City and its Urban Growth Boundary (UGB). As mentioned above, urban services will be available to the site. Also, as previously mentioned, development above the 275-foot elevation line will depend on future water system improvements, which will be provided upon the conditioning of future lot platting above this elevation by Ord. 4868. Goal IX-1 is therefore satisfied.

2. The subject request complies with the applicable requirements of the McMinnville Zoning Ordinance (Finding of Fact No. 6) as follows:

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

Response: Please see the response to Conclusionary Finding for Approval No. 1 above.

(b) The applicable sections of Section 17.51.030 are also satisfied by the request as follows:

(1) There are special conditions and objectives which warrant a departure from the standard regulation requirements, including the need to condition the future development of the multi-family lot, and townhome lots, permit additional residential housing types beyond that which would be permitted under the provisions of the R-2 zone standards, and address slope and tree cover issues. In addition, the West Hills, of which the site is a part, is an area encumbered by a planned development overlay. The overlay requires that all zoning be processed under Chapter 17.51 of the zoning code.

Response: While the multi-family component and a portion of the single-family development originally approved in Ord. 4868 has been constructed, the physical and environmental constraints remain. The application does not seek to modify any of the conditions of approval or zoning authorized through Ord. 4868.

(2) As noted in the conclusionary findings for approval, the proposed development will be consistent with the comprehensive plan objectives for the area.

Response: See responses under the Conclusionary Findings section above.

(3) Adequate access and services will be provided to the proposed development through the construction of streets and sidewalks.

Response: As mentioned above, adequate access and services will be provided to the development through the construction of streets and sidewalks.

(4) The project, if approved, is expected to be completed within the next 10 to 15 years. This is a reasonable period to complete a project of this scale.

Response: Ord. 4868 was approved on April 24, 2007. Shortly thereafter, the U.S. housing market experienced one of the most devastating recessions in modern times. Excluding the phases already developed, the Hillcrest PD will now include 15 phases. Three-hundred-and-nine lots in modified PD lie above the 275-foot elevation line, whereby development

will be predicated on the provision of new water system infrastructure for which the timing of implementation is unknown. Ord. 4868 did not establish a timeline for the completion of the various phases of the Hillcrest PD. This application does not seek to modify the approved phasing timeline.

- (5) As noted in the conclusionary findings for approval, the existing and planned streets are adequate to support the anticipated traffic.

Response: As discussed above, all new streets will be constructed to the City's local and minor collector street standard and will therefore be adequate to support anticipated future traffic.

- (6) Utility facilities presently serving the area are adequate to serve the proposed development of the subject site.

Response: As discussed above, utilities serving the site will be adequate for serving future development on the site. Also, as noted above, development of lots located above the 275-foot elevation mark will rely on the provision of future water system improvements capable of supporting these homes.

- (7) No air, noise or water pollutants will be generated by the proposed development that are greater than those generated by any other residential development.

Response: The Hillcrest PD is expected to generate air, noise, and water impacts to a degree similar to typical residential development.

- (8) All of the requirements of Section 17.51.030 are satisfied by this request.

Response: As explained throughout this narrative, the PD modification continues to satisfy the PD criteria in 17.51.030.

- (c) Section 17.72.035 is satisfied by the request as the proposed change is consistent with the applicable goals and policies of the McMinnville comprehensive plan (see Conclusionary Finding for Approval No. 1), and utilities and services can be provided to the site. The request for "needed" housing eliminates the issues addressed in criterion "B" from consideration.

Response: Please see the response under Conclusionary Finding for Approval No. 1 above.

- 3. The subject request complies with the requirements of the West Hills Planned Development Overlay (Finding of Fact No. 7) as follows:
 - (a) The applicable goals and policies of the McMinnville Comprehensive Plan, Volume 1 1 , have been satisfied as is enumerated in conclusionary Finding for Approval No. 1, above.

-
- (b) The density of the proposed development (overall density of 3.6 dwelling units per acre) falls within the limitations of the R-2 zone, and satisfies the requirements of plan policy 71.01.
 - (c) The submitted aerial photograph of the subject site delineates the boundary between conifer trees that were planted by the applicants for commercial harvesting and those hardwood trees (maples and oaks) that are native to the site. The applicants intend to clear or thin the commercially planted trees, as they were not harvested when originally planted and have overgrown to an unhealthy density.

The trees to the west of this delineation line are native to the site and exist in an area that is approximately 44 acres in size. The area of the public rights-of-ways encumbers approximately 21.6% (9.5 acres) of this wooded area.

On the adjacent properties to the west and south of this naturally wooded area are more naturally wooded areas. The tree density and canopy coverage is noticeably higher on the properties to the west and south of the subject property, as shown on the submitted aerial.

Within the subject property, the tree density and canopy coverage is uniform, but lower, with a greater spacing within the naturally wooded area on the subject property. This lower density is likely attributable to thinning efforts performed by the Applicants in the past to provide a healthier, better spaced tree canopy.

Rural residential development has occurred within some of the naturally wooded area to the south of the subject property. These naturally wooded areas to the south of the subject property have recently been brought into the City's UGB through partial approval of the City's UGB expansion request (Redmond Hill Road exception area).

Within the West Hills Phases 1, 3, 4 and 5 the applicants propose to develop larger residential home sites along a public street system as shown on the submitted tentative subdivision plan. The applicants have considered clustering development as requested in the West Hills Planned Development Overlay. However, because the tree coverage is uniform, cluster housing would save trees in undeveloped areas but require greater tree removal within the clustered housing areas. A second issue with clustering housing is developing a street system to navigate the 12% to 25% slopes in this area of the subject property that avoids dead end streets and provides the required street connectivity.

To minimize tree impacts during public infrastructure and housing construction the applicants are conditioned as part of this subdivision's approval to enact the following development policies for this naturally wooded portion of the site:

Perform detailed tree survey prior to submitting engineered construction drawings for public street and utility improvements within the site's naturally wooded area. Tree survey to be completed by licensed surveyor and survey will show horizontal location of tree, provide tree species and size of tree (DBH).

Limit clearing activities to the footprint of the public right-of-way and adjacent public utility easement.

Meander sidewalks where significant or desirable hardwood trees can be avoided. Consider adjusting street alignment to avoid significant or desirable trees.

Avoid mass grading within residential lot areas as this leads to clearing large areas of vegetation prior to placing engineering fill embankments.

Plant street trees as required by City code.

Enact CC&Rs that require each home builder I lot developer to work with City Planning Dept. staff to shift house footprint on the lot, within the allowable setbacks, to avoid impact to significant or desirable hardwood trees. Because the lots in the West Hills phases are large, there exists the ability to shift home sites on the lots.

Enact CC&Rs that require each home builder / lot developer to replant trees on the lots based upon the number of existing natural trees on the lot and the number of natural trees to be removed to accommodate home construction. Proposed CC&Rs would be as follows:

Plant one new tree for every tree removed on lots with five or less natural trees, or plant one tree for every one and one-half trees removed on lots with six or more natural trees.

Given the above findings, the City finds that Sections 4 (d) of Ordinance No. 4132 is satisfied.

Response: Modifications to the configuration of streets and lots included in this application will not have an appreciable impact to native trees on site. Furthermore, the application does not seek to modify the above conditions of approval.

(d) As "viewed from the city" nearly all of the subject site is unseen. In addition, development proposed for the lower elevations of the subject site include

public park and open space, and multi-family housing, both of which require extensive landscaping and, as to the latter, additional design review by City staff. Development of this project requires the planting of trees, and the use of practices that would retain as many existing trees as is practicable, thereby enhancing the visual quality of the West Hills area. Section 4(e) of Ordinance No. 4132 is satisfied.

Response: The application does not modify the accuracy of the above finding.

CITY OF MCMINNVILLE ZONING ORDINANCE – TITLE 17

Title 17 Zoning

Chapter 17.53 LAND DIVISION STANDARDS

17.53.101 Streets

- L. **Grades and curves.** Grades shall not exceed six (6) percent on arterials, 10 (ten) percent on collector streets, or 12 (twelve) percent on any other street. Centerline radii or curves shall not be less than 300 feet on major arterials, 200 feet on secondary arterials, or 100 feet on other streets, and shall be to an even 10 (ten) feet. Where existing conditions, particularly topography, make it otherwise impractical to provide buildable lots, the Planning Commission may accept steeper grades and sharper curves.

Response: Per Subsection L above, local streets may not exceed a grade of 12% unless the Planning Commission determines that existing conditions, such as existing topography, warrant steeper grades. This PD application includes a request for an adjustment to authorize street grades of up to 15% for limited sections of the streets listed in Table 1 below (see also Exhibit A). This adjustment is the minimum necessary to allow project conformance to the preliminary subdivision plat approval vested in Ord. 4868 while simultaneously integrating new ADA requirements for crosswalks at street intersections, which may not exceed a maximum grade of 5%.

Table 2 Streets in modified PD where adjustment is requested

Street Name	Functional Classification	Maximum Grade allowed per MZO 17.53.101.L	Maximum Proposed Grade
NW Mt. Ashland Lane	Local Street		15%
Road D	Local Street		15%
C Loop	Local Street		15%
Road G	Local Street		12.01-14.99%
Road D	Local Street		12.01-14.99%
Road F	Local Street		15%
Road E	Local Street		15%

17.53.103 Blocks

- A. General. The length, width, and shape of blocks shall take into account the need for adequate lot size and street width and shall recognize the limitations of the topography.
- B. Size. No block shall be more than 400 feet in length between street corner lines or have a block perimeter greater than 1,600 feet unless it is adjacent to an arterial street, or unless the topography or the location of adjoining streets justifies an exception. The recommended minimum length of blocks along an arterial street is 1,800 feet.

Response: As shown in Exhibit A, certain blocks included in this application exceed the length and perimeter standard in Subsection B. above. There are approximately 31 block segments and 11 block perimeters that do not satisfy the standard in B. above. As discussed above, the elimination of public street intersections was necessary to accommodate new ADA requirements that have been enacted since the passage of Ord. 4868. The removal of these intersections subsequently created longer block lengths and perimeters. To minimize block length and facilitate pedestrian mobility throughout the site, the application includes several mid-block pedestrian accessways. Nonetheless, the application must seek an adjustment to these standards through the City's PD process.

- C. Easements.
 - 1. Utility lines. Easements for sewers, water mains, electric lines, or other public utilities shall be dedicated whenever necessary. The easements shall be at least 10 (ten) feet wide and centered on lot lines where possible, except for utility pole tieback easements which may be reduced to six (6) feet in width. Easements of 10 (ten) feet in width shall be required along all rights-of-way. Utility infrastructure may not be placed within one foot of a survey monument location noted on a subdivision or partition plat. The governing body of a city or county may not place additional restrictions or conditions on a utility easement granted under this chapter.

Response: The applicant is aware that public- and franchise utility easements will be necessary prior to final plat approval.

- 2. Water courses. If a subdivision is traversed by water courses such as a drainage way, channel, or stream, there shall be provided a storm unit easement or drainage right-of-way conforming substantially with the lines of the water course and of such width as will be adequate for the purpose, unless the water course is diverted, channeled, or piped in accordance with plans approved by the City Engineer's office. Streets or parkways parallel to major water courses may be required.

Response: As shown in Exhibit A the subdivision is traversed by several water courses that generally run north to south through the site. The modified PD site layout includes lots that backup

against these water courses and where the resource is located in a variable width easement at the rear of these lots.

3. Pedestrian ways. When desirable for public convenience, safety, or travel, pedestrian ways not less than 10 (ten) feet in width may be required to connect to cul-de-sacs, to pass through unusually long or oddly shaped blocks, to connect to recreation or public areas such as schools, or to connect to existing or proposed pedestrian ways.

Response: As shown in Exhibit A and as mentioned above, the application includes several mid-block pedestrian accessways that are intended to connect cul-de-sacs with nearby streets and/or minimize travel distance along unusually long or oddly shaped blocks.

Chapter 17.74 REVIEW CRITERIA

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;

Response: Responses to this criterion can be found under the Conclusionary Findings section above. With regard to the street grade adjustment, adherence to ADA intersection grade requirements in the context of this relatively steep site, results in portions of certain streets located throughout the site with grades of up to 15%.

- B. Resulting development will not be inconsistent with the Comprehensive Plan objectives of the area;

Response: Responses to this criterion can be found under the Conclusionary Findings section above. With regard to the street grade adjustment, the resulting development will comply with new ADA requirements that have been enacted since the original approval was granted.

C. The development shall be designed so as to provide for adequate access to and efficient provision of services to adjoining parcels;

Response: Responses to these criteria can be found under the Conclusionary Findings section above. With regard to the street grade adjustment, the resulting development will comply with new ADA requirements that have been enacted since the original approval was granted. Additionally, feedback from City Planning, Engineering, and Fire Department staff has resulted in short stretches of steep road segments and residential fire suppression systems to ensure fire and other local services are accommodated. Finally, although connections to adjacent parcels have been slightly relocated as a result of the revised site circulation, connections to adjacent parcels remain a key feature of the PD.

D. The plan can be completed within a reasonable period of time;

Response: Responses to these criteria can be found under the Conclusionary Findings section above.

E. The streets are adequate to support the anticipated traffic, and the development will not overload the streets outside the planned area;

Response: Responses to these criteria can be found under the Conclusionary Findings section above. With regard to the street grade adjustment, the applicant and their consultant have met with City Planning, Engineering, and local Fire Department staff to receive feedback regarding street grades exceeding 12% in the areas indicated in Exhibit A. Feedback from these agencies resulted in the following revisions to the applicant's preliminary subdivision plans:

1. Street segments designed at between 12-15% grade are limited to a maximum distance of 200 feet. This recommendation from the Fire Department is intended to ensure that continuous sections of steep street grades include flat benches to facilitate stopping and starting or slow movement of fire apparatus in these areas.
2. Future homes on lots abutting streets accessed via street segments exceeding 12% grade will be required to include fire sprinklers. The Fire Department recommended this as a condition of approval to ensure street grades are not an impediment to fire suppression.

The feedback received from these City agencies directly responds to the desire to ensure the subdivision and future homes on these lots can exist in harmony with the overall community health and well-being objectives outlined in the City's Zoning Ordinance, engineering design standards, and state and local fire standards. The applicant supports the feedback provided by these City agencies and accepts the suggested conditions of approval.

Exhibit F confirms that streets and anticipated mitigation efforts are adequate to support anticipated traffic from the development.

F. Proposed utility and drainage facilities are adequate for the population densities and type of development proposed;

Response: Responses to these criteria can be found under the Conclusionary Findings section above.

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.

Response: Responses to these criteria can be found under the Conclusionary Findings section above.

IV. Conclusion

The required findings have been made and this written narrative and accompanying documentation demonstrate that the application is consistent with the applicable provisions of the McMinnville Zoning Ordinance. The evidence in the record is substantial and supports approval of the application. Therefore, the applicant respectfully requests that the City approve this application.

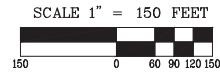


Exhibit A: Preliminary Development Plans

NOTES:

1. THIS IS A CONCEPTUAL LAYOUT AND IS SUBJECT TO CHANGE BASED ON CITY REQUIREMENTS, UTILITY SERVICES, TRANSPORTATION REQUIREMENTS, NATURAL RESOURCES, SURVEY DATA, TOPOGRAPHIC CONSTRAINTS AND OTHER ITEMS. PROPERTY LINES AND TOPOGRAPHIC INFORMATION ARE BASED ON AVAILABLE GIS INFORMATION AND ARE APPROXIMATE.
2. SHOWN TOPOGRAPHIC CONTOURS ARE BASED ON LIDAR DATA AND WILL CHANGE DURING FINAL DESIGN BASED ON TOPOGRAPHIC SURVEY.

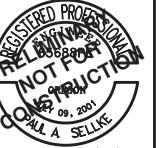
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 EXISTING GROUND CONTOUR (10 FT) --- 250 ---



**HILLCREST PLANNED
 DEVELOPMENT
 MASTER PLAN UPDATE**

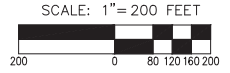
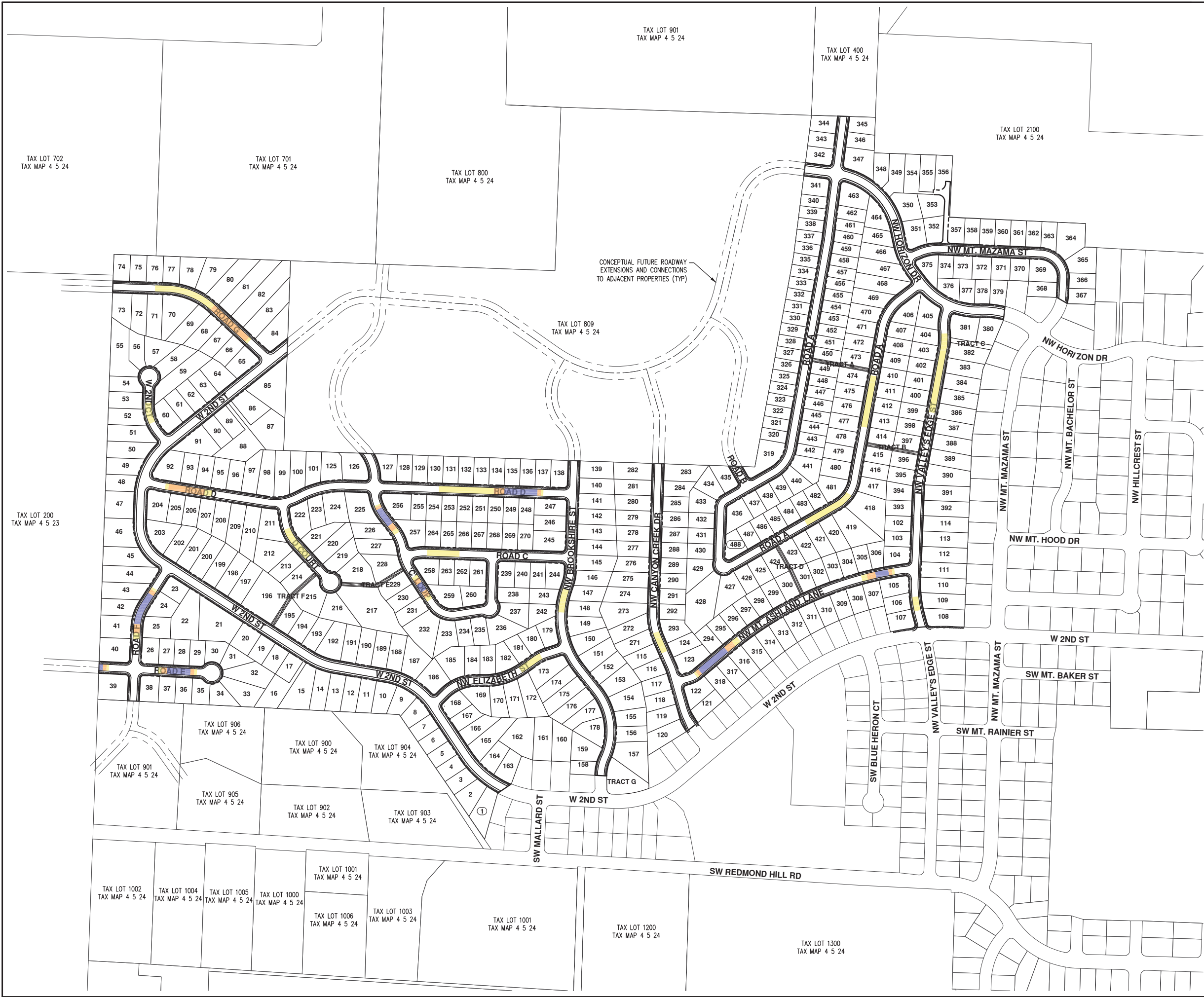
**MASTER PLAN
 LAYOUT WITH AERIAL**

DESIGNED BY: CTS
 DRAWN BY: CTS
 CHECKED BY: PAS
 SCALE: AS NOTED
 DATE: 03/29/2017



REVISIONS

JOB NUMBER
5147
 SHEET
P-01



LEGEND

- 15.00% ROAD GRADE
- 12.01-14.99% ROAD GRADE
- 10.01-12.00% ROAD GRADE

LEGEND

- EXISTING GROUND CONTOUR (2 FT) 298
- EXISTING GROUND CONTOUR (10 FT) 300
- FINISHED GRADE CONTOUR (2 FT) 298
- FINISHED GRADE CONTOUR (10 FT) 300

NOTES:

1. THIS MAP IS FOR PRELIMINARY MAPPING PURPOSES ONLY AND IS NOT CONSIDERED A BOUNDARY SURVEY.
2. THIS IS A CONCEPTUAL LAYOUT AND IS SUBJECT TO CHANGE BASED ON CITY REQUIREMENTS, UTILITY SERVICES, TRANSPORTATION REQUIREMENTS, NATURAL RESOURCES, SURVEY DATA, TOPOGRAPHIC CONSTRAINTS AND OTHER ITEMS. PROPERTY LINES AND TOPOGRAPHIC INFORMATION IS BASED ON AVAILABLE GIS INFORMATION AND ARE APPROXIMATE.
3. PRELIMINARY DESIGN IS BASED ON LIDAR CONTOURS AND IS SUBJECT TO CHANGE BASED ON TOPOGRAPHIC SURVEY AND CITY ENGINEERING REQUIREMENTS.

CONCEPTUAL FUTURE ROADWAY EXTENSIONS AND CONNECTIONS TO ADJACENT PROPERTIES (TYP)

SCALE: 1" = 200 FEET
 200 0 80 120 160 200

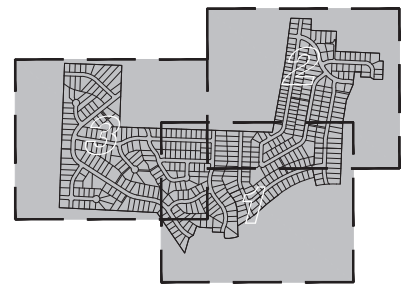


DENSITY CALCULATIONS

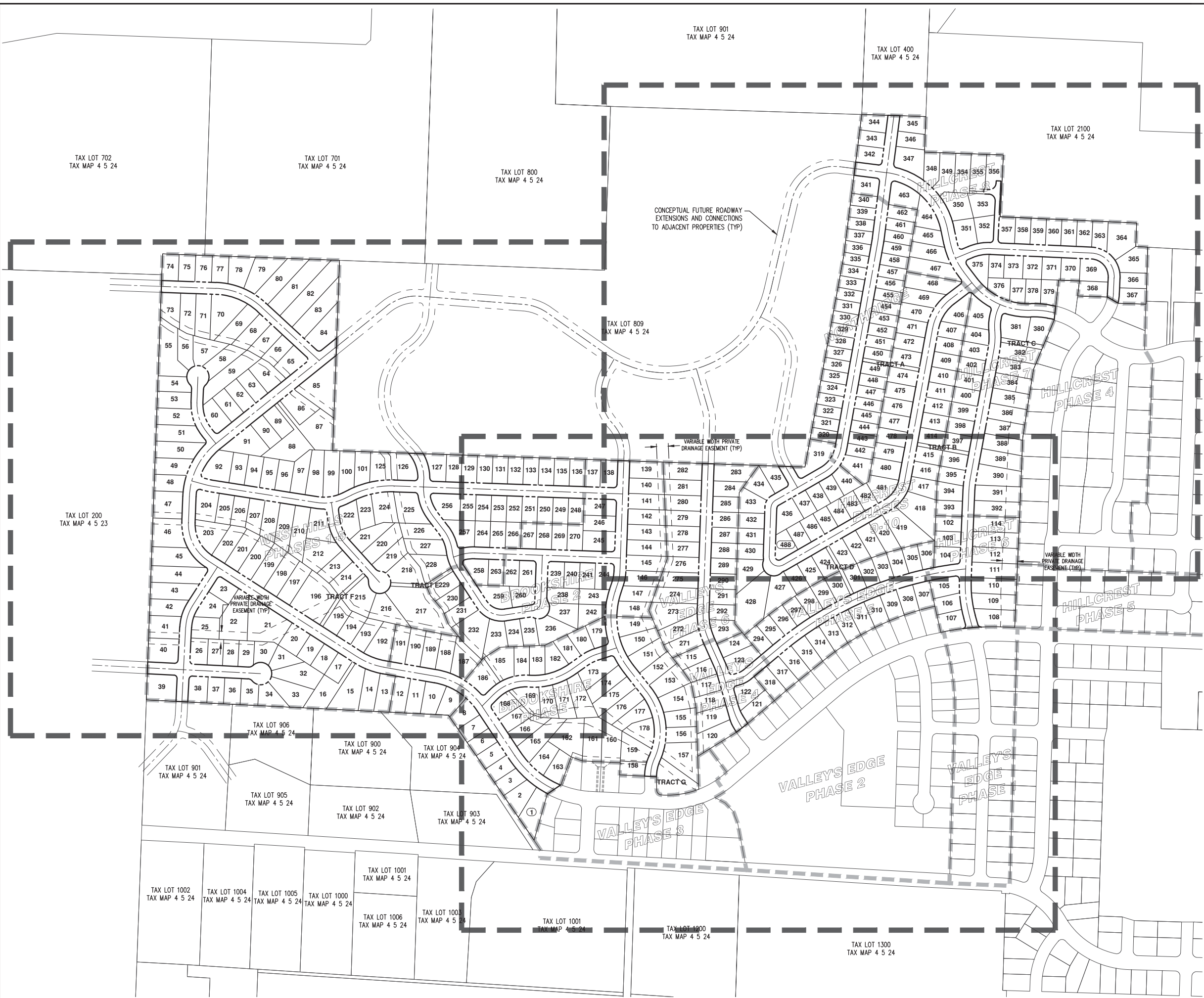
R-2 ZONE

GROSS SITE AREA REMAINING:	±5,758,030 SF (132.2 AC)
PUBLIC R.O.W DEDICATION:	±1,058,587 SF (24.3 AC)
STORMWATER FACILITY:	±17,503 SF (0.4 AC)
PUBLIC ACCESS TRACTS:	±22,524 SF (0.52 AC)
NET DEVELOPABLE AREA:	±4,659,416 SF (106.9 AC)
PROPOSED NUMBER OF LOTS:	488
PROPOSED MIN. LOT AREA:	± 5,292 SF
PROPOSED MAX. LOT AREA:	± 35,305 SF
PROPOSED AVG. LOT AREA:	± 9,547 SF
PROPOSED GROSS DENSITY:	3.7 UNITS PER ACRE
PROPOSED NET DENSITY:	4.6 UNITS PER ACRE
MAXIMUM DENSITY ALLOWED:	6 UNITS PER ACRE
TOTAL SINGLE FAMILY UNITS:	551 (63 ALREADY PLATTED/CONSTRUCTED)
TOTAL MULTI-FAMILY UNITS:	68 APARTMENTS (ALREADY CONSTRUCTED)
TOTAL UNITS:	619 UNITS

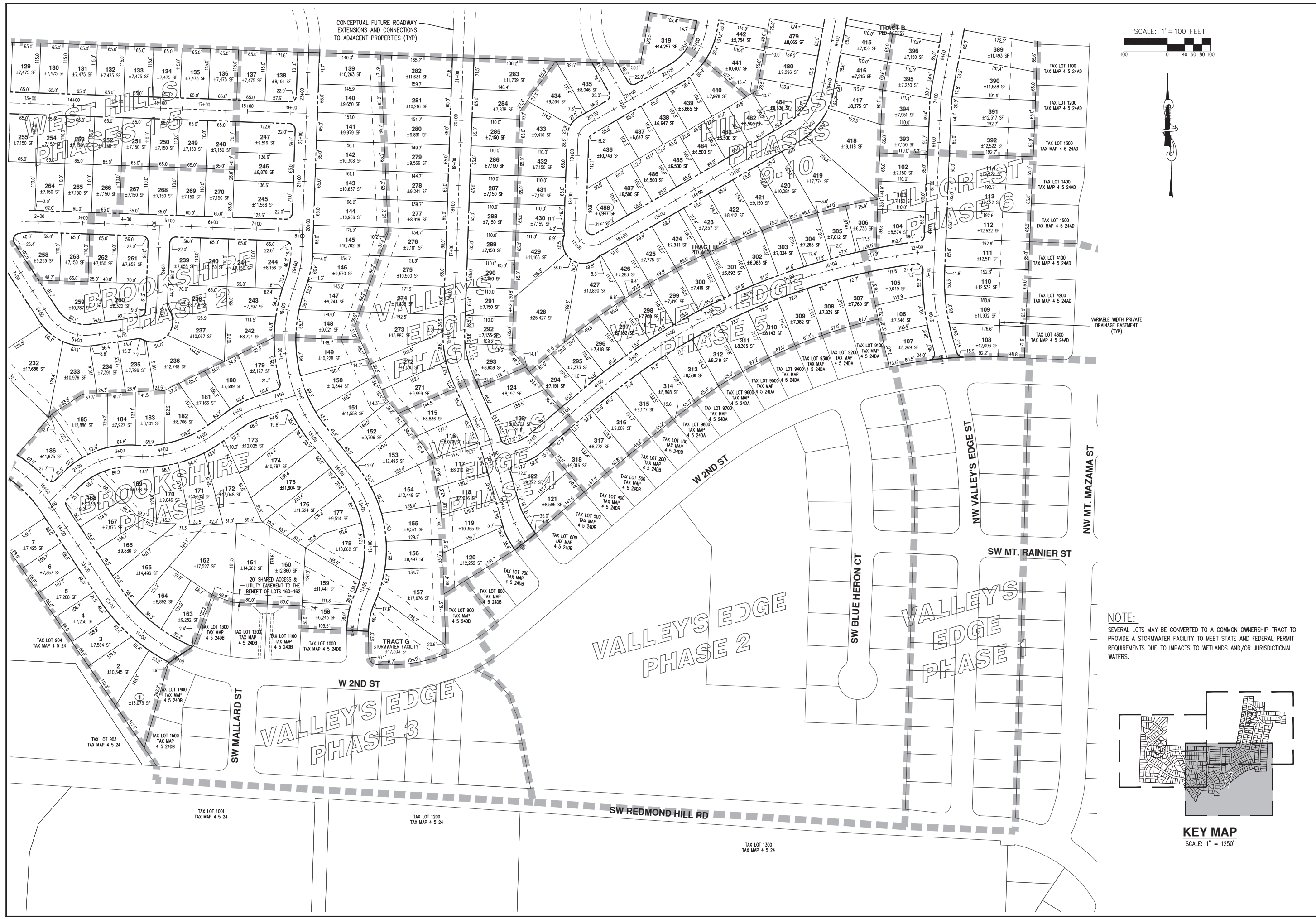
- NOTES:**
- PROPERTY LINES AND RIGHT-OF-WAY LINES ARE BASED ON INFORMATION PROVIDED BY GPS AND ARE CONSIDERED APPROXIMATE.
 - NO FIELD WORK HAS BEEN CONDUCTED AT THIS TIME.
 - THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED LOT DIMENSIONS FOR PLANNING PURPOSES. THE LAYOUT IS SUBJECT TO CHANGE BASED ON CITY REQUIREMENTS, UTILITY SERVICES, TRANSPORTATION REQUIREMENTS, NATURAL RESOURCES, SURVEY DATA, TOPOGRAPHIC CONSTRAINTS AND OTHER ITEMS.



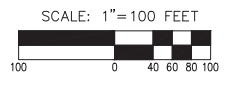
KEY MAP
 SCALE: 1" = 1250'



AKS DRAWING FILE: 5147 PRELIMINARY PLAT.DWG | LAYOUT: SU-01



CONCEPTUAL FUTURE ROADWAY EXTENSIONS AND CONNECTIONS TO ADJACENT PROPERTIES (TYP)



VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (TYP)

NOTE:
SEVERAL LOTS MAY BE CONVERTED TO A COMMON OWNERSHIP TRACT TO PROVIDE A STORMWATER FACILITY TO MEET STATE AND FEDERAL PERMIT REQUIREMENTS DUE TO IMPACTS TO WETLANDS AND/OR JURISDICTIONAL WATERS.



KEY MAP
SCALE: 1" = 1250'

AKS
AKS ENGINEERING & FORESTRY, LLC
12065 SW HERMAN RD, STE 100
TUALATIN, OR 97062
P: 503.563.6151
F: 503.563.6152
aks-eng.com

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HILLCREST PLANNED DEVELOPMENT MASTER PLAN UPDATE

PRELIMINARY SUBDIVISION PLAT

OREGON
MCMINNVILLE
YAMHILL COUNTY TAX MAP 4 5 24
TAX LOT 801

DESIGNED BY: CTS
DRAWN BY: CTS
CHECKED BY: PAS
SCALE: AS NOTED
DATE: 03/29/2017

REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY
NOT FOR CONSTRUCTION

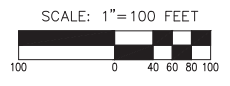
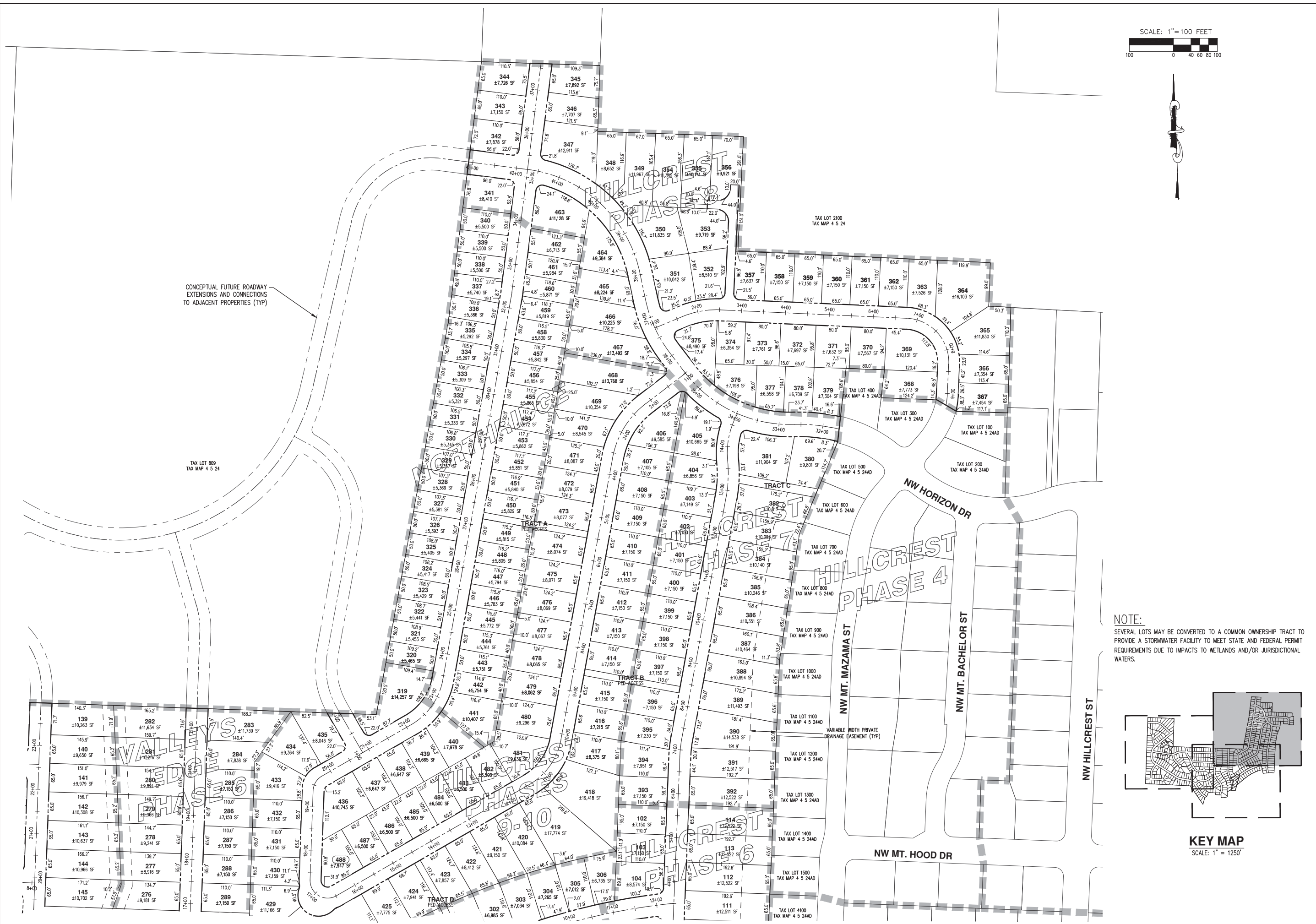
OREGON
ALEXANDER H. HURLEY
56539LS
RENEWS: 6/30/17

REVISIONS

JOB NUMBER
5147

SHEET
SU-01

AKS DRAWING FILE: 5147 PRELIMINARY PLAT.DWG | LAYOUT: SU-02



NOTE:
SEVERAL LOTS MAY BE CONVERTED TO A COMMON OWNERSHIP TRACT TO PROVIDE A STORMWATER FACILITY TO MEET STATE AND FEDERAL PERMIT REQUIREMENTS DUE TO IMPACTS TO WETLANDS AND/OR JURISDICTIONAL WATERS.



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HILLCREST PLANNED DEVELOPMENT MASTER PLAN UPDATE

OREGON
MCMINNVILLE
YAMHILL COUNTY TAX MAP 4 5 24
TAX LOT 801

PRELIMINARY SUBDIVISION PLAT

DESIGNED BY: CTS
DRAWN BY: CTS
CHECKED BY: PAS
SCALE: AS NOTED
DATE: 03/29/2017

REGISTERED PROFESSIONAL LAND SURVEYOR
NOT FOR CONSTRUCTION
EXPIRES 15, 2003
ANDER H. HURLEY
56539LS
RENEWS: 6/30/17

REVISIONS

JOB NUMBER
5147

SHEET
SU-02

AKS DRAWING FILE: 5147 PRELIMINARY PLAT.DWG | LAYOUT: SU-03



TAX LOT 702
TAX MAP 4 5 24

TAX LOT 701
TAX MAP 4 5 24

TAX LOT 800
TAX MAP 4 5 24

TAX LOT 200
TAX MAP 4 5 23

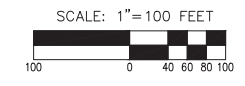
TAX LOT 901
TAX MAP 4 5 24

TAX LOT 906
TAX MAP 4 5 24

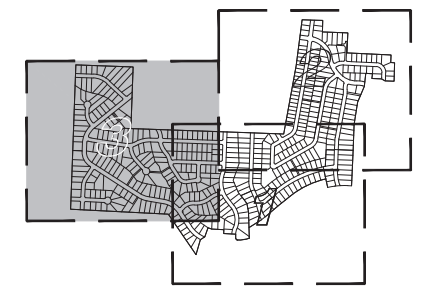
TAX LOT 900
TAX MAP 4 5 24

TAX LOT 904
TAX MAP 4 5 24

TAX LOT 809
TAX MAP 4 5 24



NOTE:
SEVERAL LOTS MAY BE CONVERTED TO A COMMON OWNERSHIP TRACT TO PROVIDE A STORMWATER FACILITY TO MEET STATE AND FEDERAL PERMIT REQUIREMENTS DUE TO IMPACTS TO WETLANDS AND/OR JURISDICTIONAL WATERS.



KEY MAP
SCALE: 1" = 1250'

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TUALATIN, OR 97062
P: 503.563.6151
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aks-eng.com

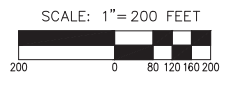
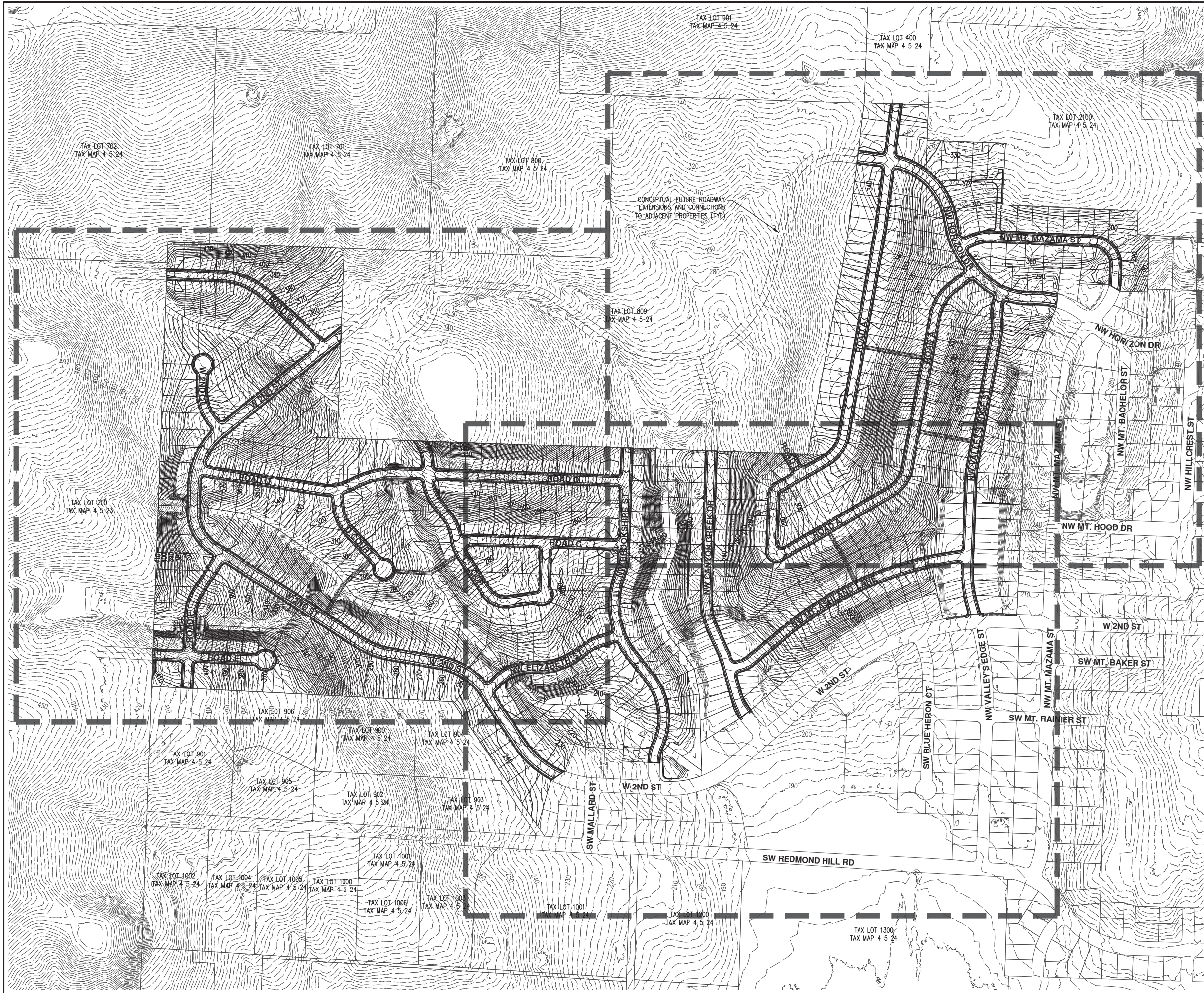
HILLCREST PLANNED DEVELOPMENT MASTER PLAN UPDATE
OREGON
MCMINNVILLE
YAMHILL COUNTY TAX MAP 4 5 24

PRELIMINARY SUBDIVISION PLAT

DESIGNED BY: CTS
DRAWN BY: CTS
CHECKED BY: PAS
SCALE: AS NOTED
DATE: 03/29/2017
REGISTERED PROFESSIONAL LAND SURVEYOR
NOT FOR CONSTRUCTION
GREGORY L. HURLEY
15, 2003
56539LS
RENEWS: 6/30/17

REVISIONS
JOB NUMBER
5147
SHEET
SU-03

AKS DRAWING FILE: 5147 GRADING.DWG | LAYOUT: GR-00

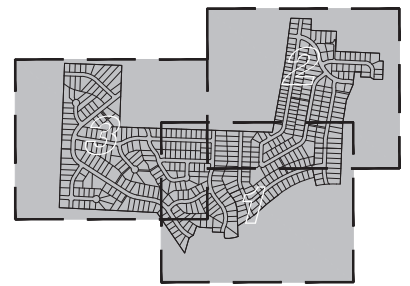


NOTES:

1. CONTOUR INTERVAL SHOWN IS 2.00 FOOT. VERTICAL DATUM IS BASED ON THE NAVD 88 DATUM. CONTOURS SHOWN ARE BASED ON LIDAR DATA PROVIDED BY OTHERS AND ARE CONSIDERED APPROXIMATE.
2. THIS MAP IS FOR PRELIMINARY MAPPING PURPOSES ONLY AND IS NOT CONSIDERED A BOUNDARY SURVEY.
3. THIS IS A CONCEPTUAL LAYOUT AND IS SUBJECT TO CHANGE BASED ON CITY REQUIREMENTS, UTILITY SERVICES, TRANSPORTATION REQUIREMENTS, NATURAL RESOURCES, SURVEY DATA, TOPOGRAPHIC CONSTRAINTS AND OTHER ITEMS. PROPERTY LINES ARE BASED ON AVAILABLE GIS INFORMATION AND ARE APPROXIMATE.
4. SHOWN ROAD GRADES ARE BASED ON PRELIMINARY DESIGN UTILIZING LIDAR CONTOURS AND IS SUBJECT TO CHANGE BASED ON CITY ENGINEERING REQUIREMENTS.

LEGEND

EXISTING GROUND CONTOUR (2 FT)	--- 298 ---
EXISTING GROUND CONTOUR (10 FT)	--- 300 ---
FINISHED GRADE CONTOUR (2 FT)	--- 298 ---
FINISHED GRADE CONTOUR (10 FT)	--- 300 ---



KEY MAP
SCALE: 1" = 1250'

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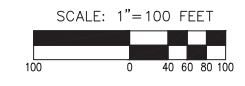
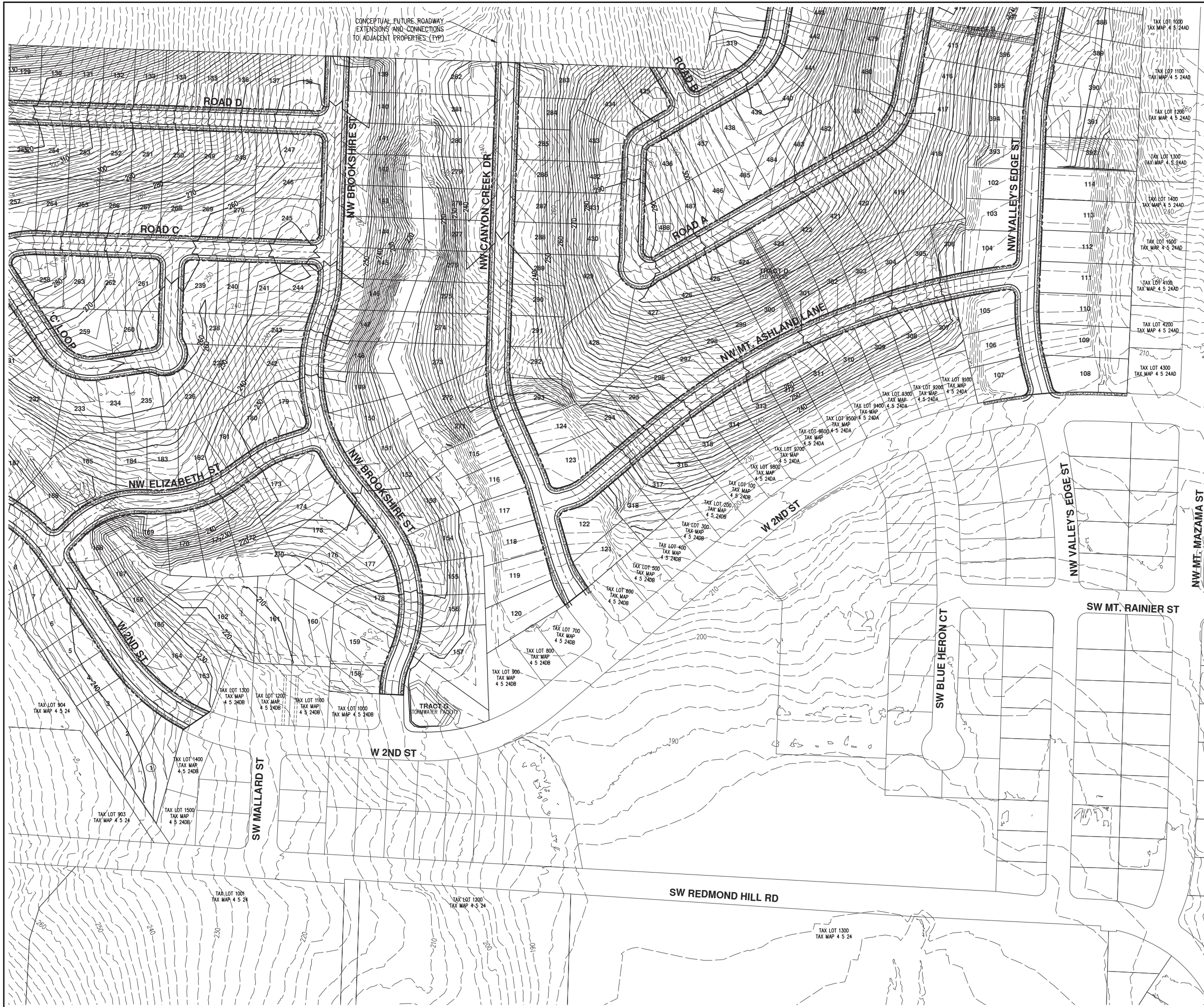
HILLCREST PLANNED DEVELOPMENT MASTER PLAN UPDATE
OREGON
MCMINNVILLE
YAMHILL COUNTY TAX MAP 4 5 24
TAX LOT 801

PRELIMINARY GRADING OVERVIEW

DESIGNED BY: CTS
DRAWN BY: CTS
CHECKED BY: PAS
SCALE: AS NOTED
DATE: 03/29/2017
RENEWAL DATE: 6/30/18
REVISIONS:

JOB NUMBER
5147
SHEET
GR-00



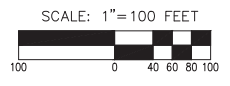


- NOTES:**
1. CONTOUR INTERVAL SHOWN IS 2.00 FOOT. VERTICAL DATUM IS BASED ON THE NAVD 88 DATUM. CONTOURS SHOWN ARE BASED ON LIDAR DATA PROVIDED BY OTHERS AND ARE CONSIDERED APPROXIMATE.
 2. THIS MAP IS FOR PRELIMINARY MAPPING PURPOSES ONLY AND IS NOT CONSIDERED A BOUNDARY SURVEY.
 3. THIS IS A CONCEPTUAL LAYOUT AND IS SUBJECT TO CHANGE BASED ON CITY REQUIREMENTS, UTILITY SERVICES, TRANSPORTATION REQUIREMENTS, NATURAL RESOURCES, SURVEY DATA, TOPOGRAPHIC CONSTRAINTS AND OTHER ITEMS. PROPERTY LINES ARE BASED ON AVAILABLE GIS INFORMATION AND ARE APPROXIMATE.
 4. SHOWN ROAD GRADES ARE BASED ON PRELIMINARY DESIGN UTILIZING LIDAR CONTOURS AND IS SUBJECT TO CHANGE BASED ON CITY ENGINEERING REQUIREMENTS.

LEGEND	
EXISTING GROUND CONTOUR (2 FT)	--- 298 ---
EXISTING GROUND CONTOUR (10 FT)	--- 300 ---
FINISHED GRADE CONTOUR (2 FT)	--- 298 ---
FINISHED GRADE CONTOUR (10 FT)	--- 300 ---



KEY MAP
SCALE: 1" = 1250'



NOTES:

1. CONTOUR INTERVAL SHOWN IS 2.00 FOOT. VERTICAL DATUM IS BASED ON THE NAVD 88 DATUM. CONTOURS SHOWN ARE BASED ON LIDAR DATA PROVIDED BY OTHERS AND ARE CONSIDERED APPROXIMATE.
2. THIS MAP IS FOR PRELIMINARY MAPPING PURPOSES ONLY AND IS NOT CONSIDERED A BOUNDARY SURVEY.
3. THIS IS A CONCEPTUAL LAYOUT AND IS SUBJECT TO CHANGE BASED ON CITY REQUIREMENTS, UTILITY SERVICES, TRANSPORTATION REQUIREMENTS, NATURAL RESOURCES, SURVEY DATA, TOPOGRAPHIC CONSTRAINTS AND OTHER ITEMS. PROPERTY LINES ARE BASED ON AVAILABLE GIS INFORMATION AND ARE APPROXIMATE.
4. SHOWN ROAD GRADES ARE BASED ON PRELIMINARY DESIGN UTILIZING LIDAR CONTOURS AND IS SUBJECT TO CHANGE BASED ON CITY ENGINEERING REQUIREMENTS.

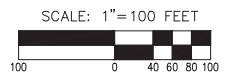
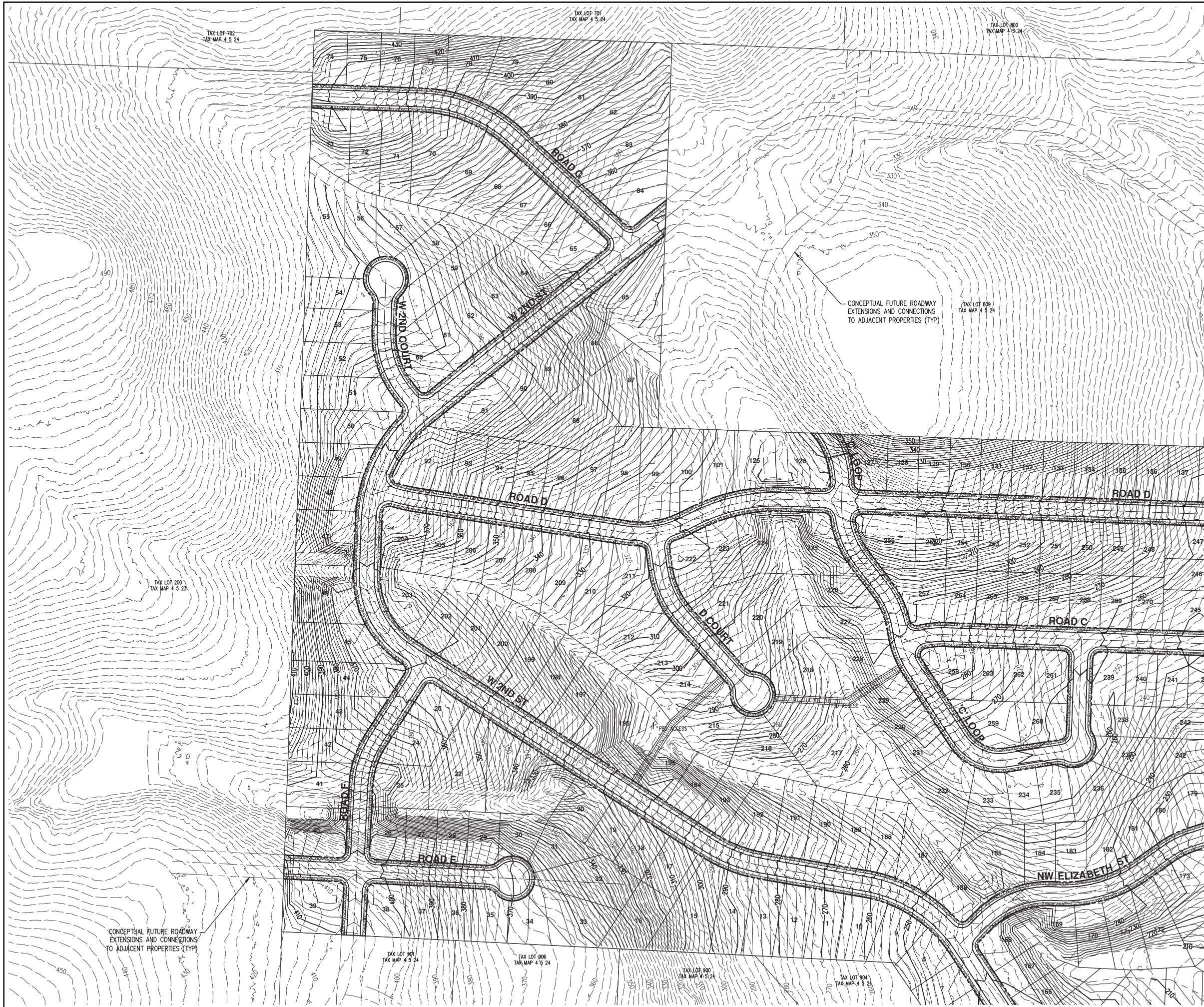
LEGEND

EXISTING GROUND CONTOUR (2 FT)	--- 298 ---
EXISTING GROUND CONTOUR (10 FT)	--- 300 ---
FINISHED GRADE CONTOUR (2 FT)	--- 298 ---
FINISHED GRADE CONTOUR (10 FT)	--- 300 ---



KEY MAP
SCALE: 1" = 1250'

DESIGNED BY:	CTS
DRAWN BY:	CTS
CHECKED BY:	PAS
SCALE:	AS NOTED
DATE:	03/29/2017
RENEWAL DATE:	6/30/18
REVISIONS:	

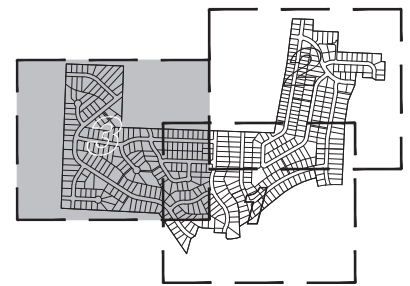


NOTES:

1. CONTOUR INTERVAL SHOWN IS 2.00 FOOT. VERTICAL DATUM IS BASED ON THE NAVD 88 DATUM. CONTOURS SHOWN ARE BASED ON LIDAR DATA PROVIDED BY OTHERS AND ARE CONSIDERED APPROXIMATE.
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4. SHOWN ROAD GRADES ARE BASED ON PRELIMINARY DESIGN UTILIZING LIDAR CONTOURS AND IS SUBJECT TO CHANGE BASED ON CITY ENGINEERING REQUIREMENTS.

LEGEND

EXISTING GROUND CONTOUR (2 FT)	--- 298 ---
EXISTING GROUND CONTOUR (10 FT)	--- 300 ---
FINISHED GRADE CONTOUR (2 FT)	--- 298 ---
FINISHED GRADE CONTOUR (10 FT)	--- 300 ---



KEY MAP
SCALE: 1" = 1250'

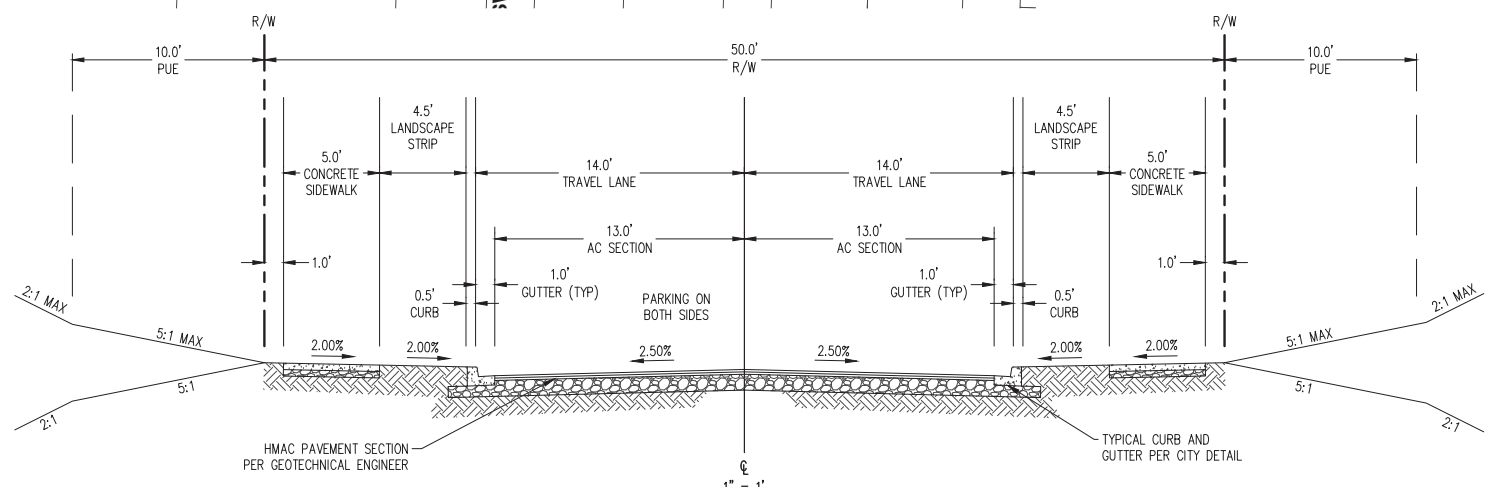
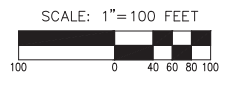
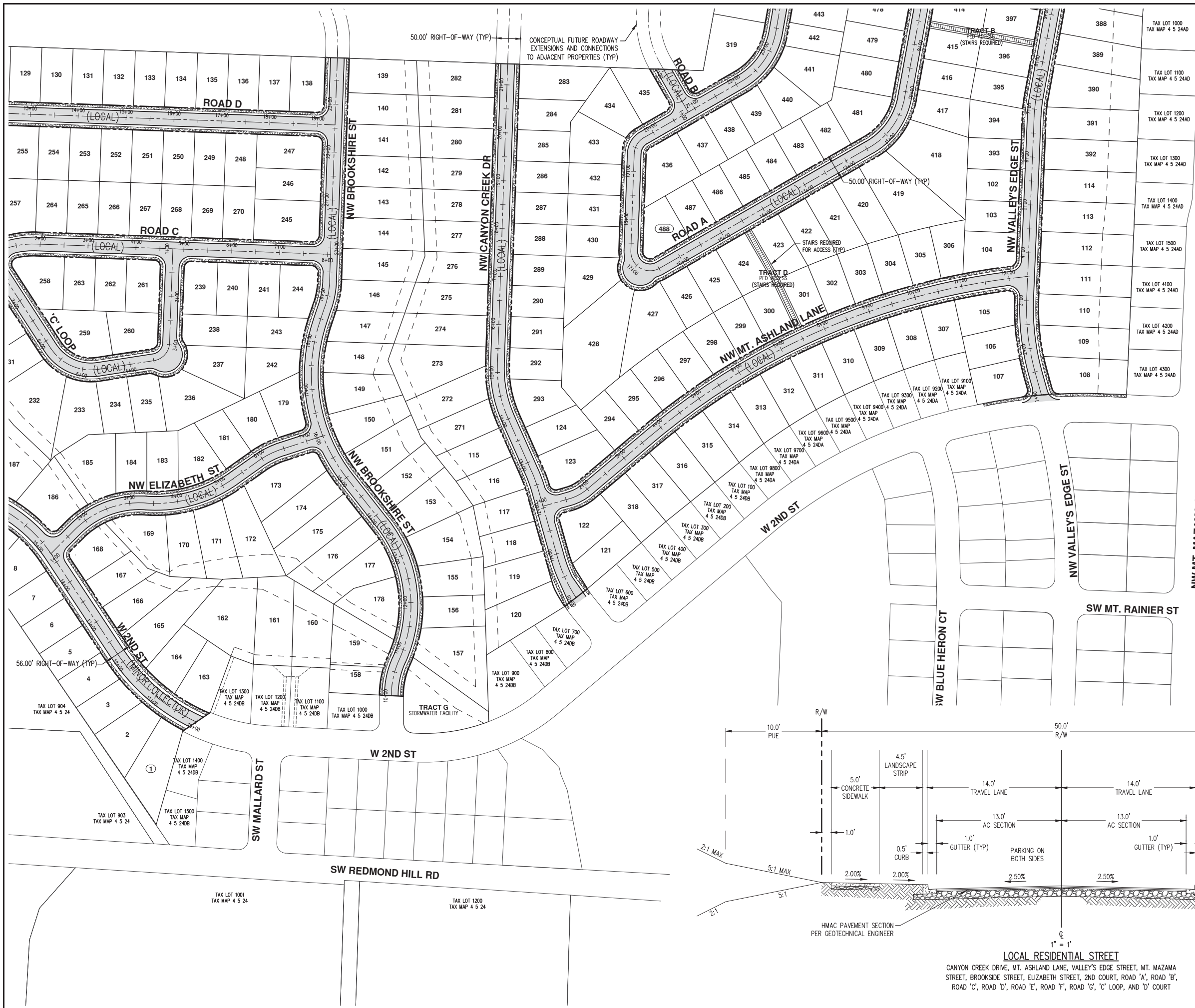
DESIGNED BY: CTS
DRAWN BY: CTS
CHECKED BY: PAS
SCALE: AS NOTED
DATE: 03/29/2017



REVISIONS

JOB NUMBER
5147

SHEET
GR-03



LOCAL RESIDENTIAL STREET
 CANYON CREEK DRIVE, MT. ASHLAND LANE, VALLEY'S EDGE STREET, MT. MAZAMA STREET, BROOKSIDE STREET, ELIZABETH STREET, 2ND COURT, ROAD 'A', ROAD 'B', ROAD 'C', ROAD 'D', ROAD 'E', ROAD 'F', ROAD 'G', 'C' LOOP, AND 'D' COURT

AKS
 AKS ENGINEERING & FORESTRY, LLC
 12965 SW HERMAN RD. STE 100
 TUALATIN, OR 97062
 P: 503.563.6151
 F: 503.563.6152
 aks-eng.com

HILLCREST PLANNED DEVELOPMENT MASTER PLAN UPDATE
PRELIMINARY STREET PLAN
 OREGON
 MCMINNVILLE
 YAMHILL COUNTY TAX MAP 4 5 24
 TAX LOT 801

DESIGNED BY: CTS
 DRAWN BY: CTS
 CHECKED BY: PAS
 SCALE: AS NOTED
 DATE: 03/29/2017
 REGISTERED PROFESSIONAL ENGINEER
 NOT FOR CONSTRUCTION
 PAULA A. SELLKE
 RENEWAL DATE: 6/30/18
 REVISIONS

JOB NUMBER
5147
 SHEET
ST-01

AKS DRAWING FILE: 5147 STREETS.DWG | LAYOUT: ST-01

**HILLCREST PLANNED
 DEVELOPMENT
 MASTER PLAN UPDATE**

OREGON
 YAMHILL COUNTY TAX MAP 4 5 24

MCMINNVILLE
 TAX LOT 801

**PRELIMINARY
 STREET PLAN**

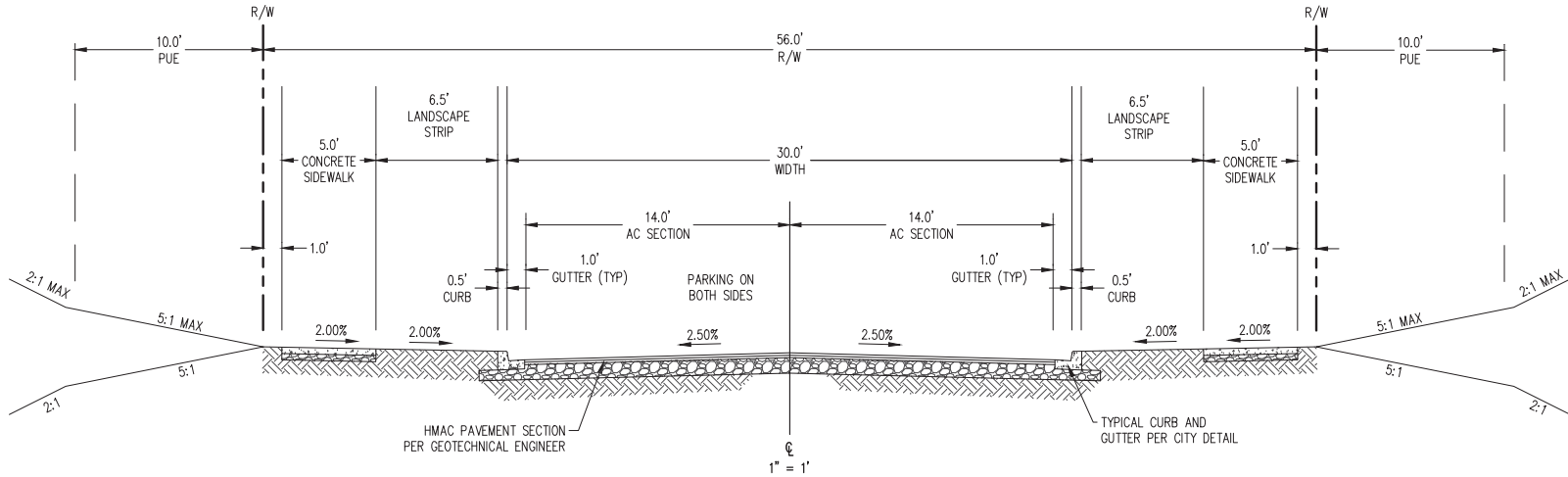
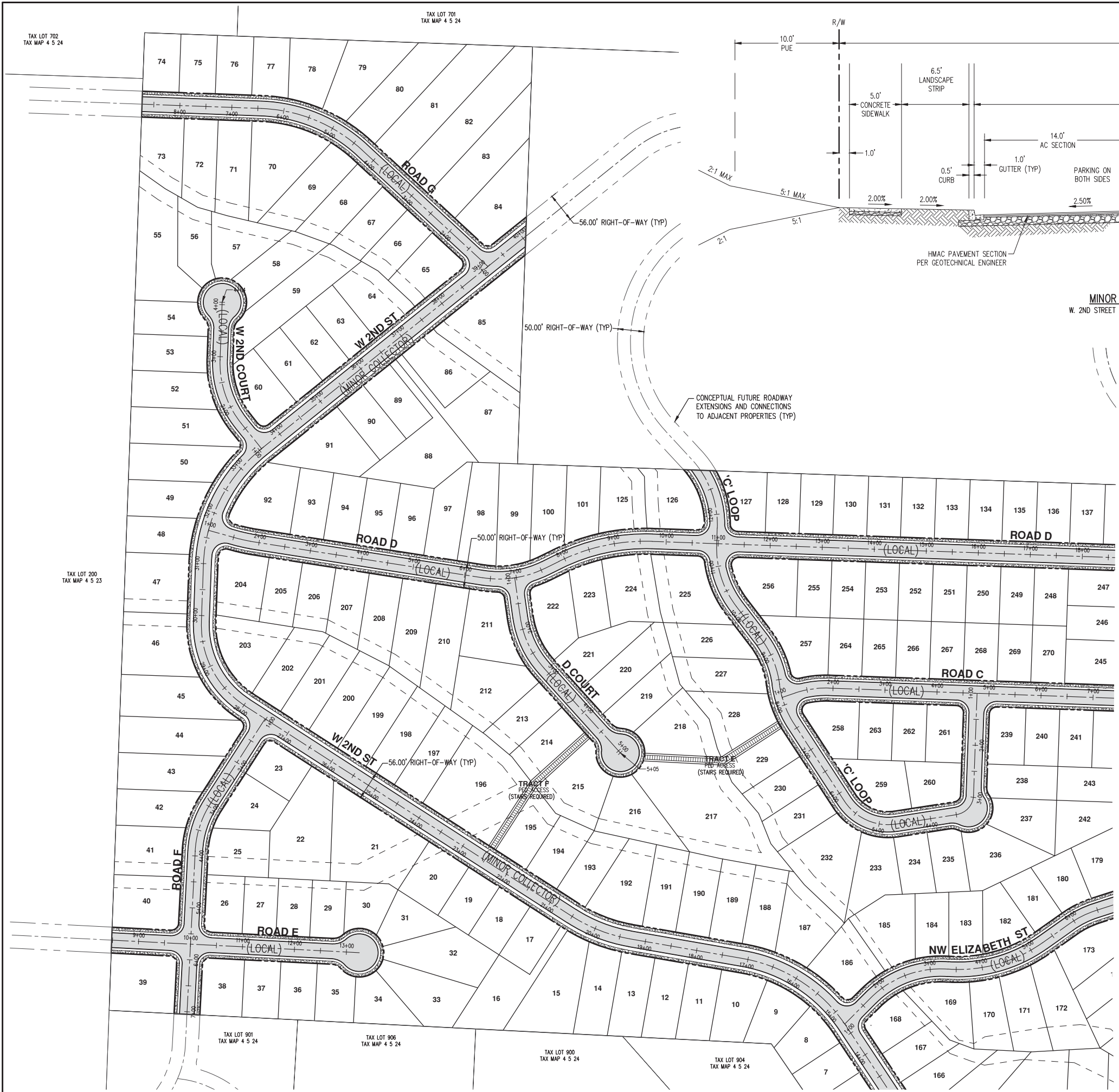
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 DRAWN BY: CTS
 CHECKED BY: PAS
 SCALE: AS NOTED
 DATE: 03/29/2017



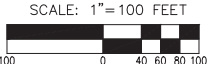
RENEWAL DATE: 6/30/18
 REVISIONS:

JOB NUMBER
5147

SHEET
ST-03



MINOR COLLECTOR
 W. 2ND STREET AND NW HORIZON DRIVE

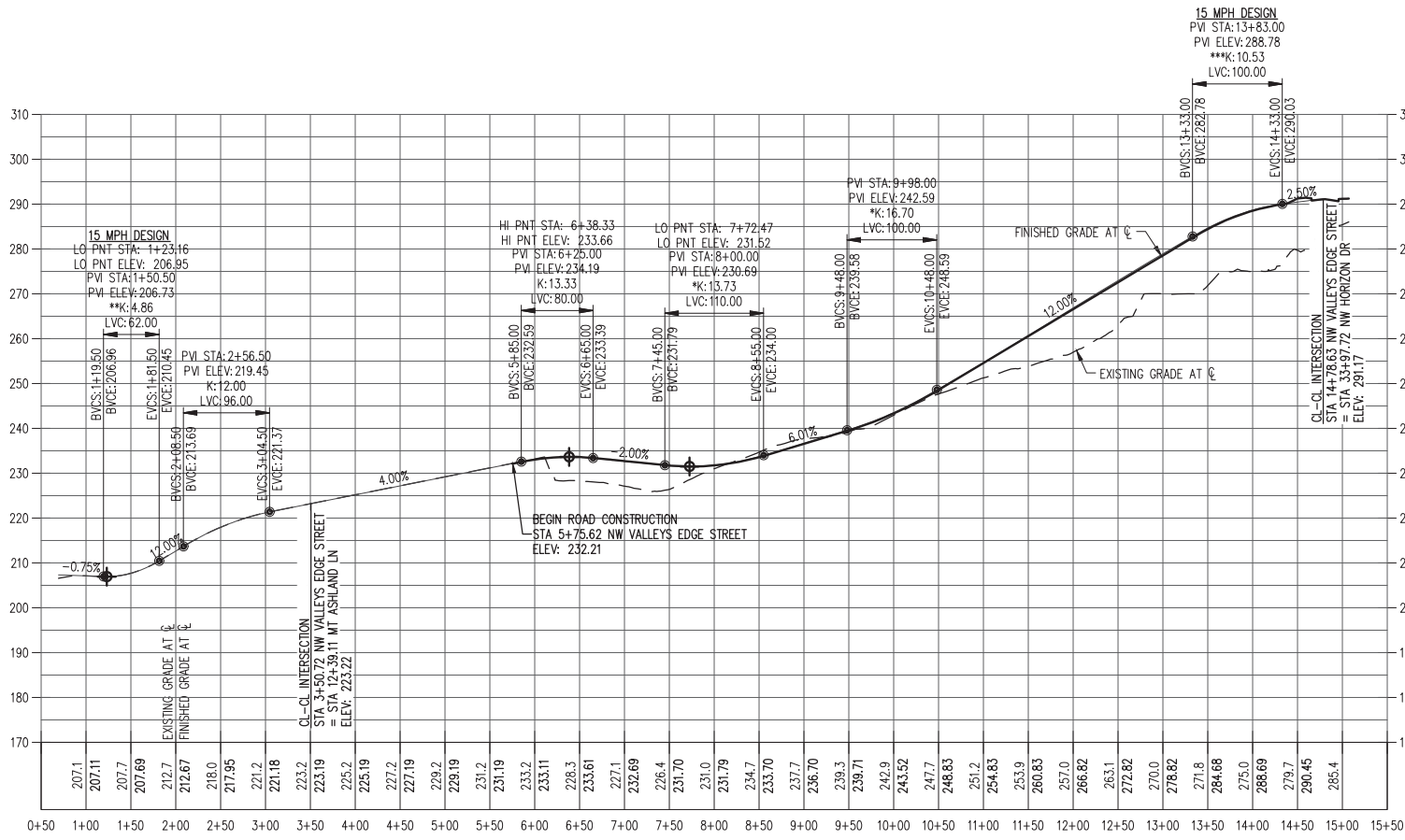


KEY MAP
 SCALE: 1" = 1250'

PRELIMINARY STREET PROFILES

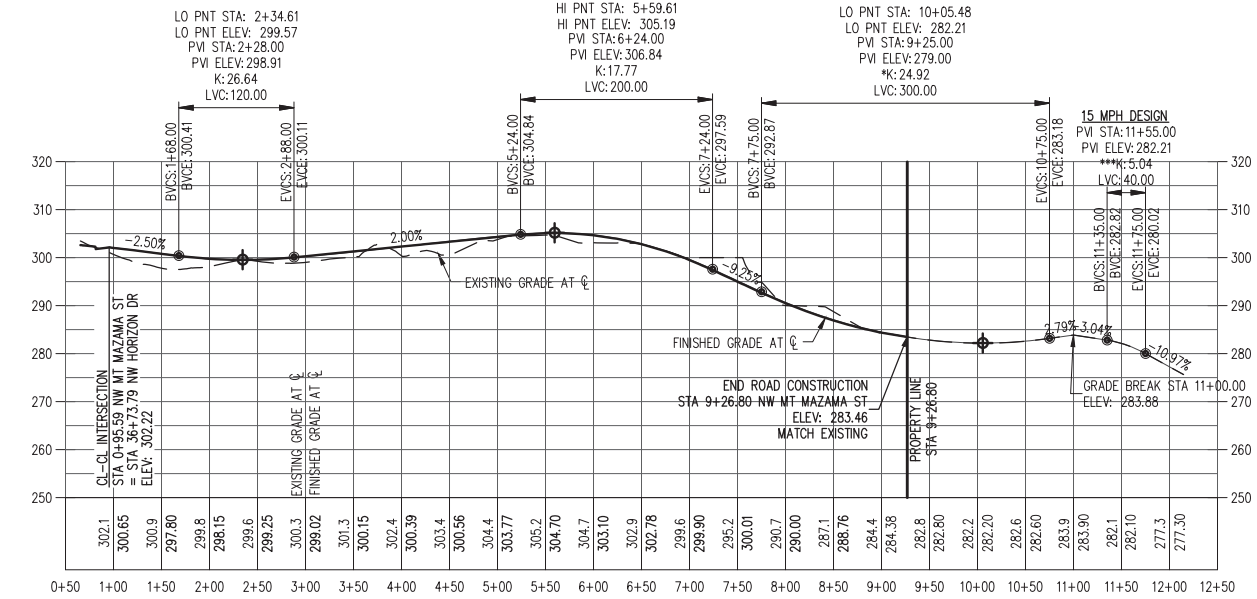
DESIGNED BY: CTS
DRAWN BY: CTS
CHECKED BY: PAS
SCALE: AS NOTED
DATE: 03/29/2017
REGISTERED PROFESSIONAL
NOT FOR CONSTRUCTION
GAIL A. SELLIE
RENEWAL DATE: 6/30/18

REVISIONS
JOB NUMBER
5147
SHEET
SP-00

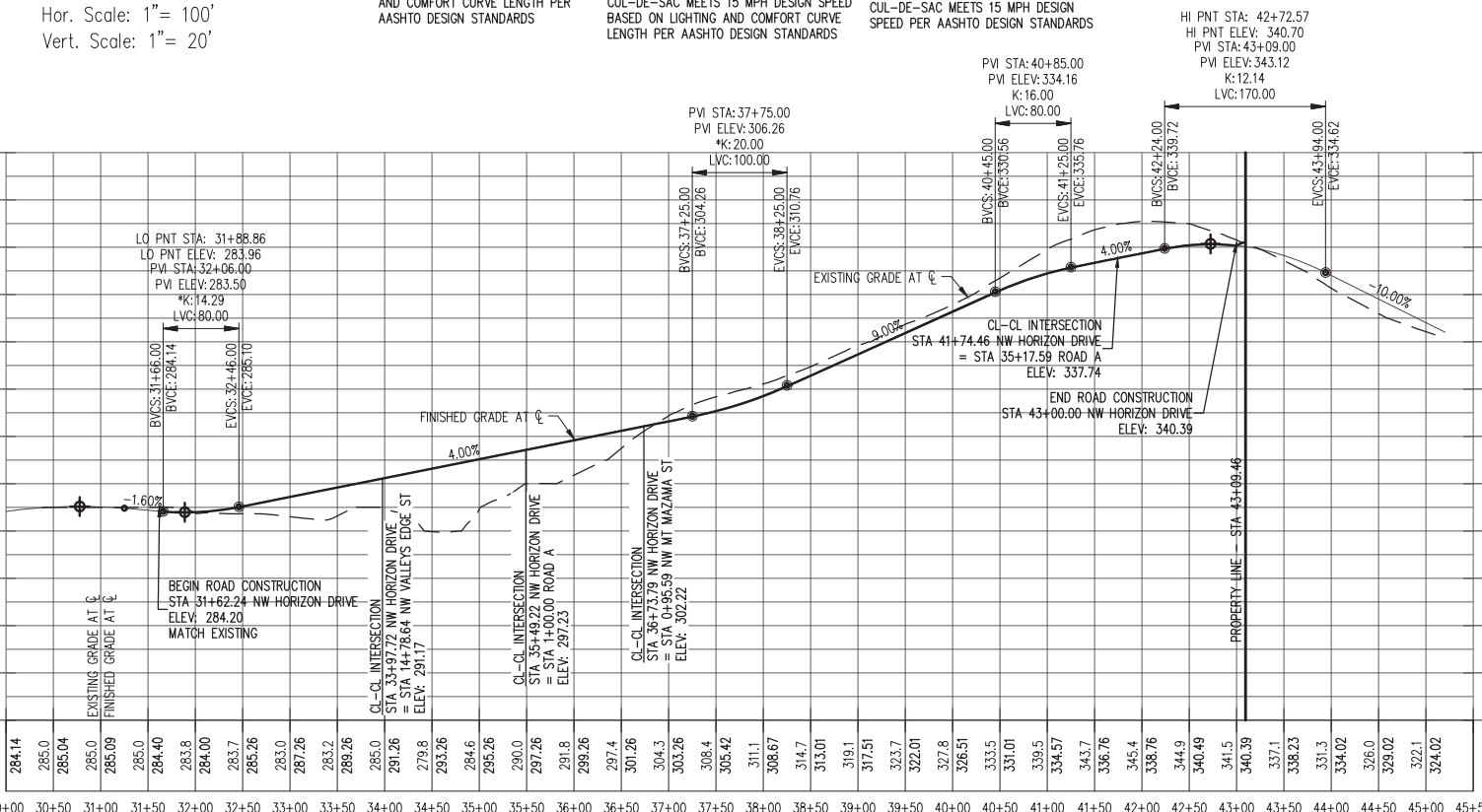


NW VALLEYS EDGE STREET
Hor. Scale: 1" = 100'
Vert. Scale: 1" = 20'

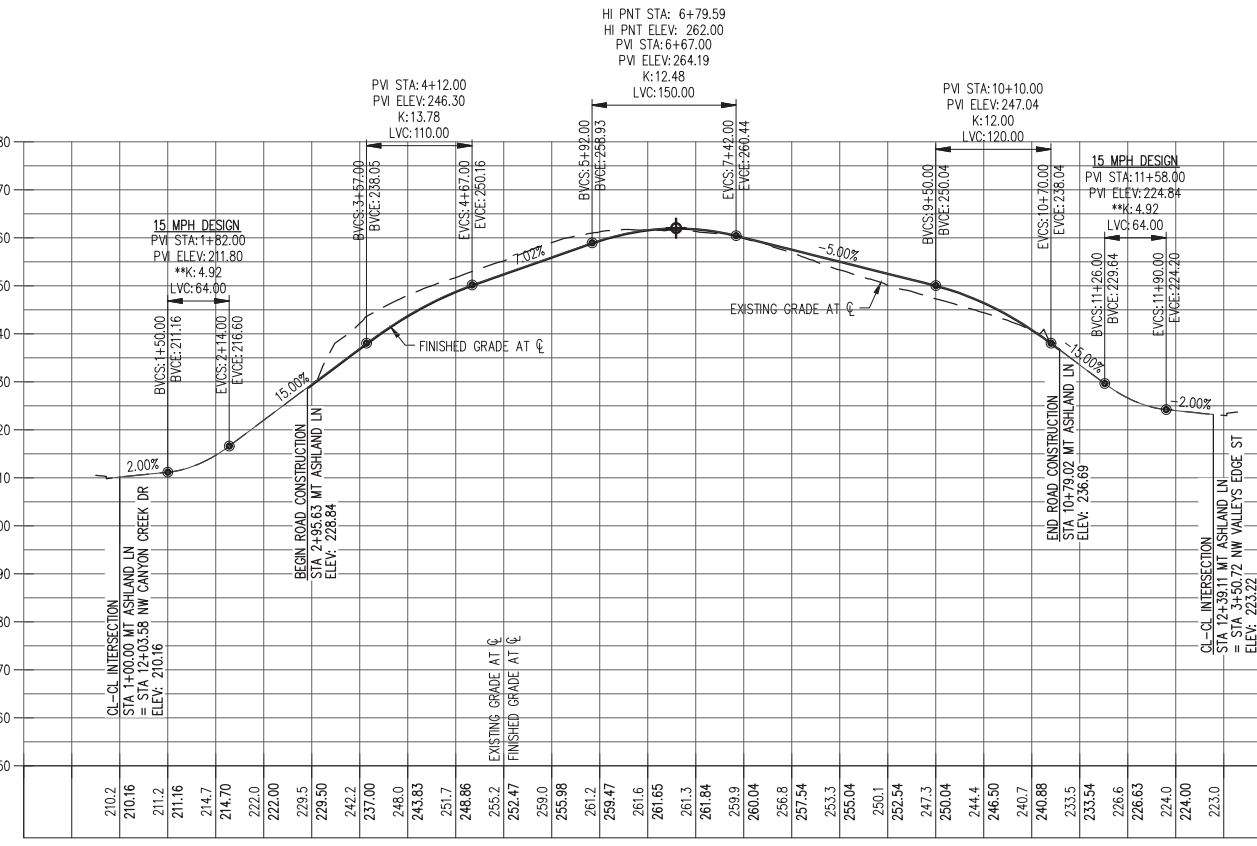
*SAG VERTICAL CURVE MEETS 25 MPH DESIGN SPEED BASED ON LIGHTING AND COMFORT CURVE LENGTH PER AASHTO DESIGN STANDARDS
**SAG VERTICAL CURVE FOR STOP CONTROLLED INTERSECTION OR CUL-DE-SAC MEETS 15 MPH DESIGN SPEED BASED ON LIGHTING AND COMFORT CURVE LENGTH PER AASHTO DESIGN STANDARDS
***CREST VERTICAL CURVE FOR STOP CONTROLLED INTERSECTION OR CUL-DE-SAC MEETS 15 MPH DESIGN SPEED PER AASHTO DESIGN STANDARDS



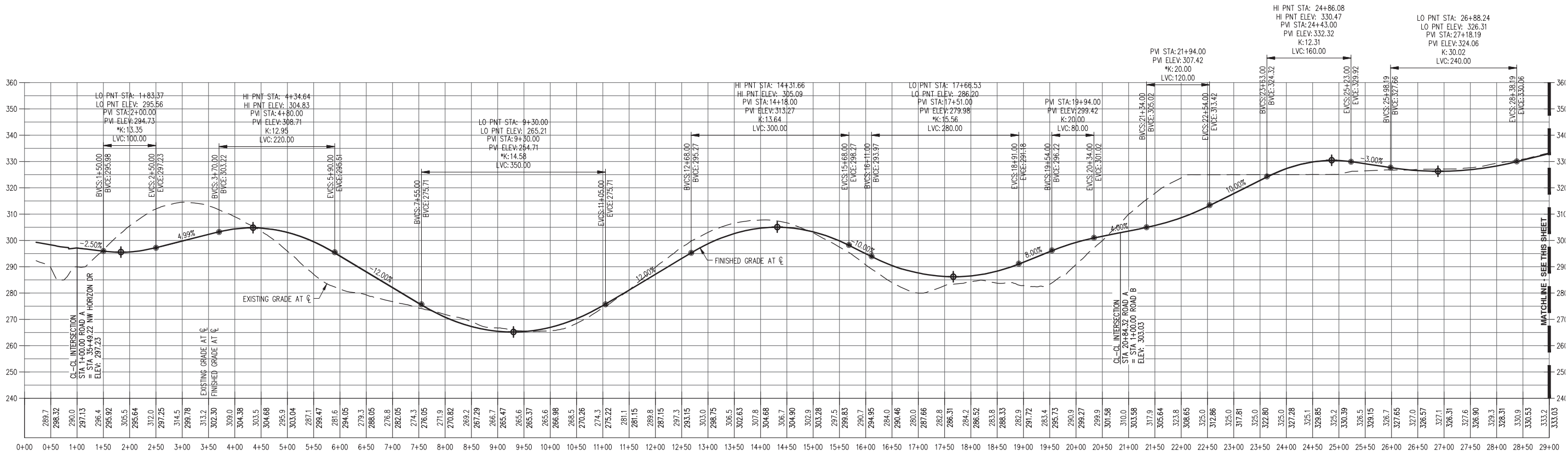
NW MT MAZAMA ST
Hor. Scale: 1" = 100'
Vert. Scale: 1" = 20'



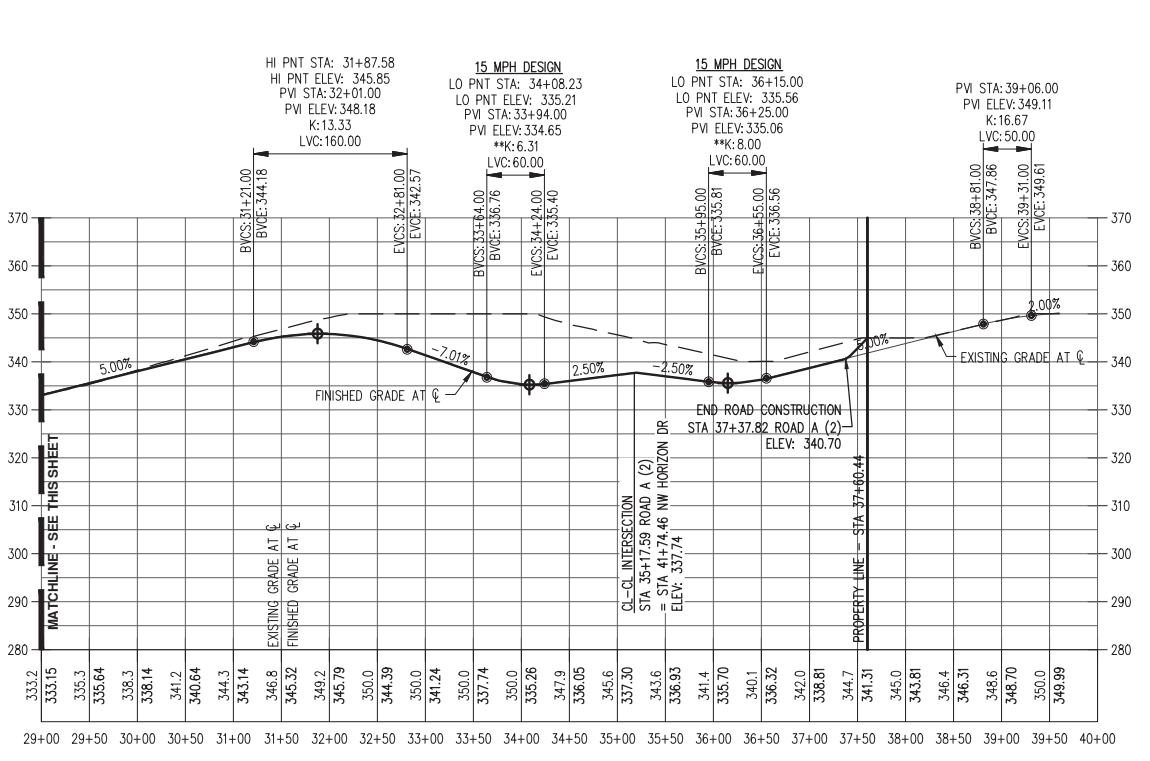
NW HORIZON DRIVE
Hor. Scale: 1" = 100'
Vert. Scale: 1" = 20'



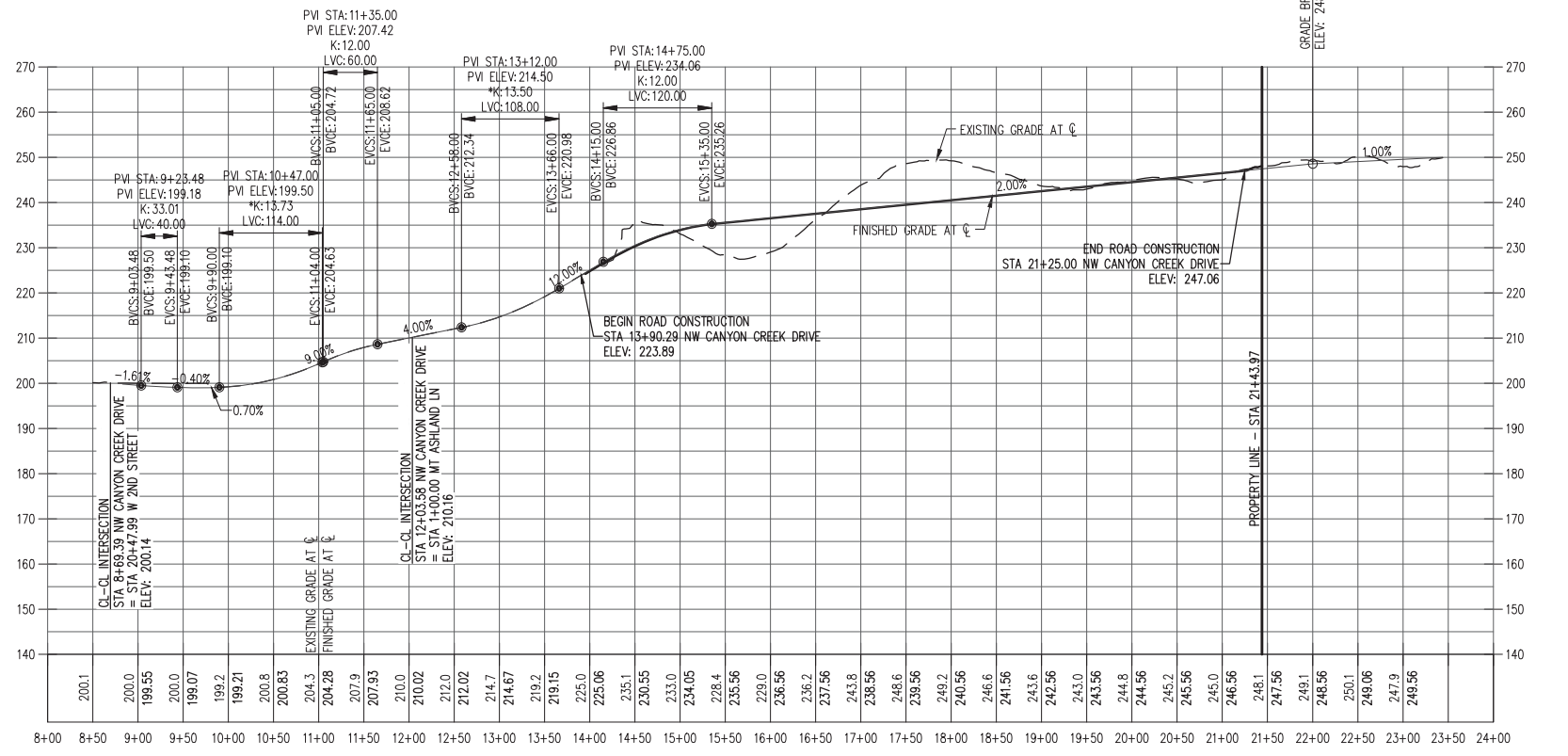
MT ASHLAND LN
Hor. Scale: 1" = 100'
Vert. Scale: 1" = 20'



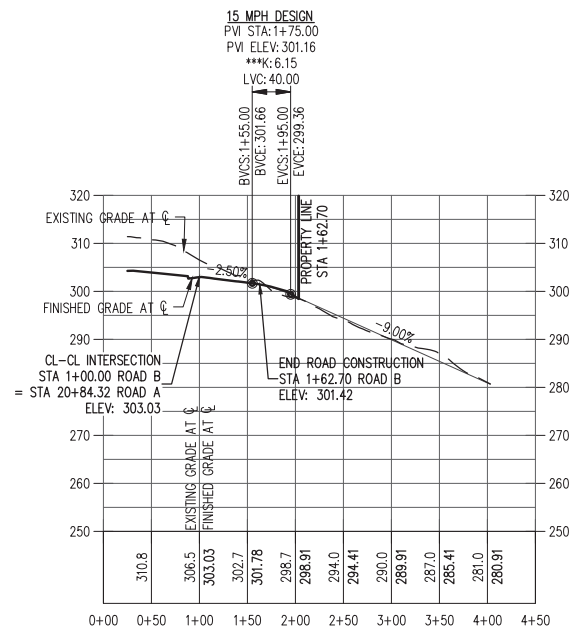
ROAD A
 Hor. Scale: 1" = 100'
 Vert. Scale: 1" = 20'



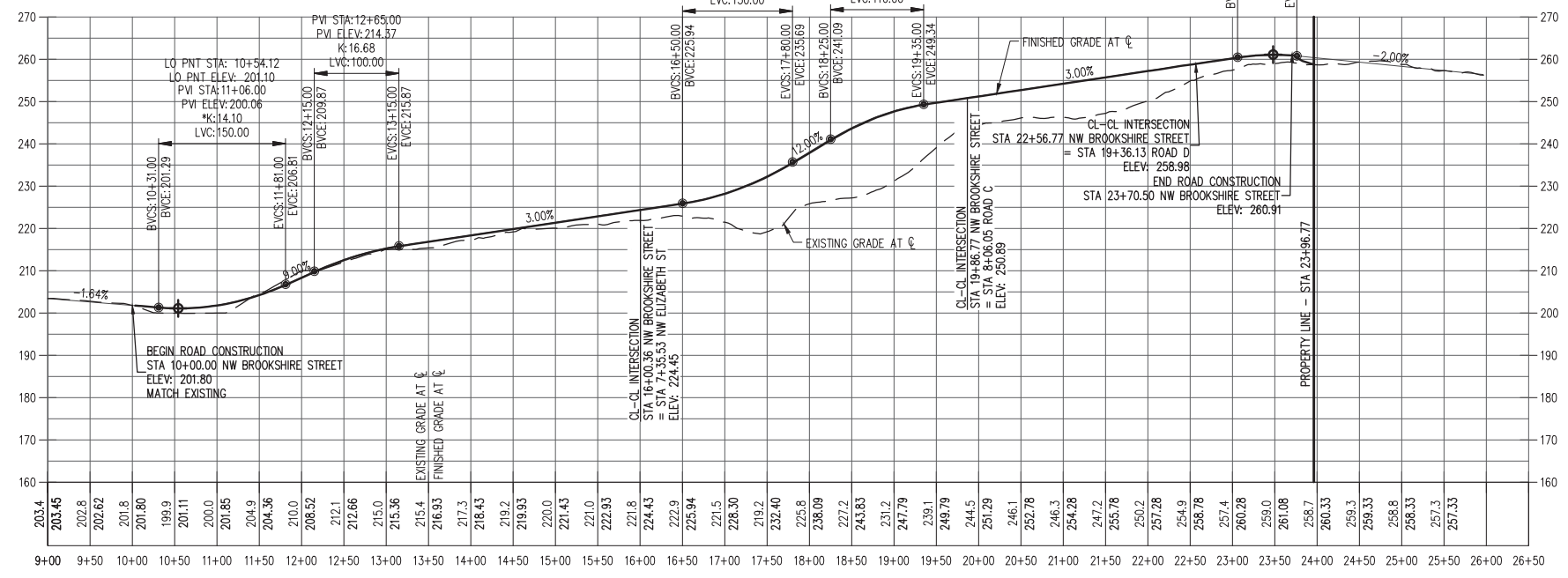
ROAD A (2)
 Hor. Scale: 1" = 100'
 Vert. Scale: 1" = 20'



NW CANYON CREEK DRIVE
 Hor. Scale: 1" = 100'
 Vert. Scale: 1" = 20'



ROAD B
Hor. Scale: 1" = 100'
Vert. Scale: 1" = 20'



NW BROOKSHIRE STREET
Hor. Scale: 1" = 100'
Vert. Scale: 1" = 20'

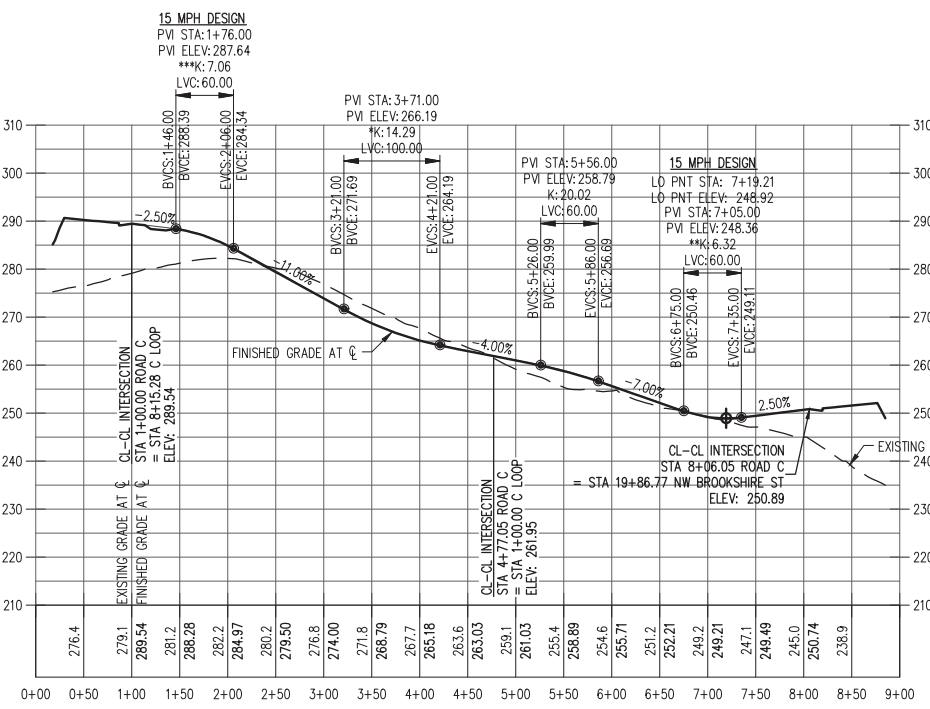
*SAG VERTICAL CURVE MEETS 25 MPH DESIGN SPEED BASED ON LIGHTING AND COMFORT CURVE LENGTH PER AASHTO DESIGN STANDARDS

**SAG VERTICAL CURVE FOR STOP CONTROLLED INTERSECTION OR CUL-DE-SAC MEETS 15 MPH DESIGN SPEED BASED ON LIGHTING AND COMFORT CURVE LENGTH PER AASHTO DESIGN STANDARDS

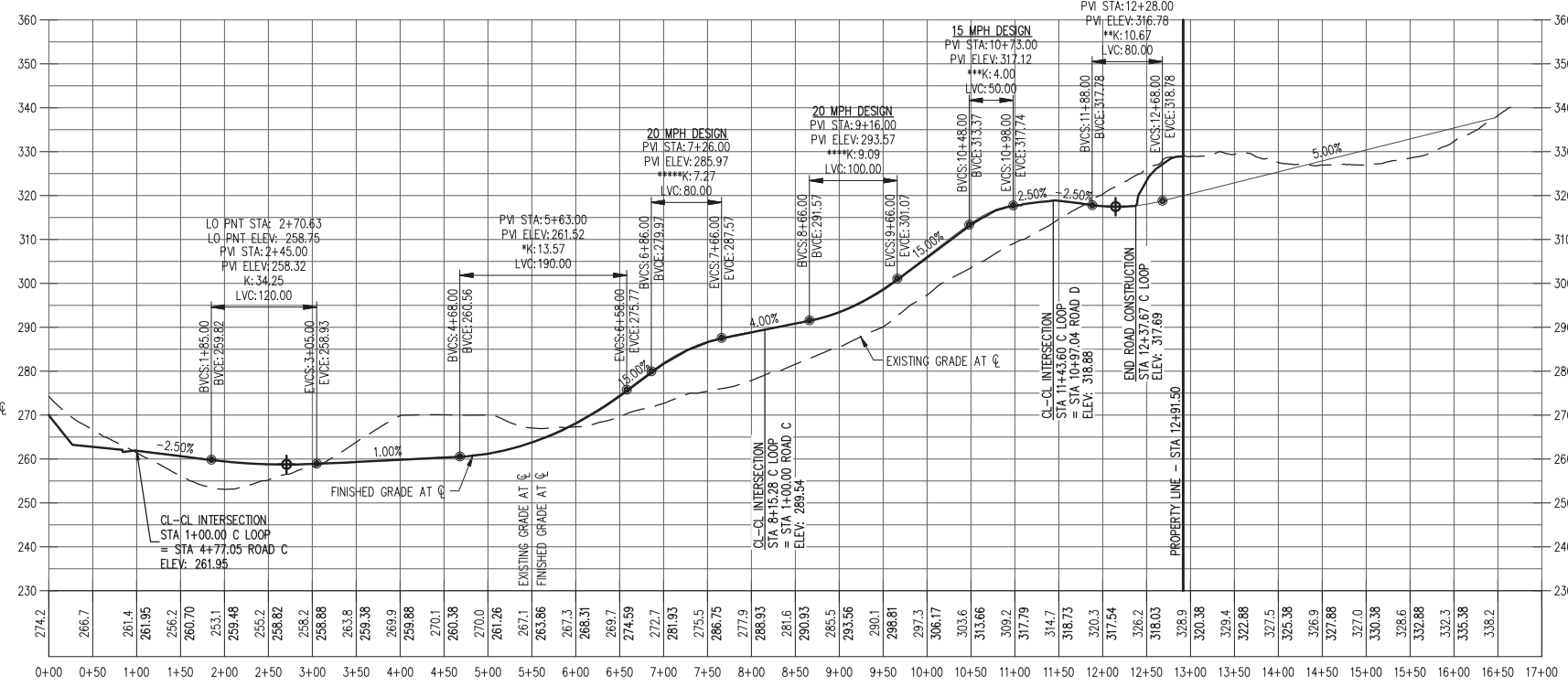
***CREST VERTICAL CURVE FOR STOP CONTROLLED INTERSECTION OR CUL-DE-SAC MEETS 15 MPH DESIGN SPEED PER AASHTO DESIGN STANDARDS

****SAG VERTICAL CURVE MEETS 20 MPH DESIGN SPEED BASED ON LIGHTING AND COMFORT CURVE LENGTH PER AASHTO DESIGN STANDARDS

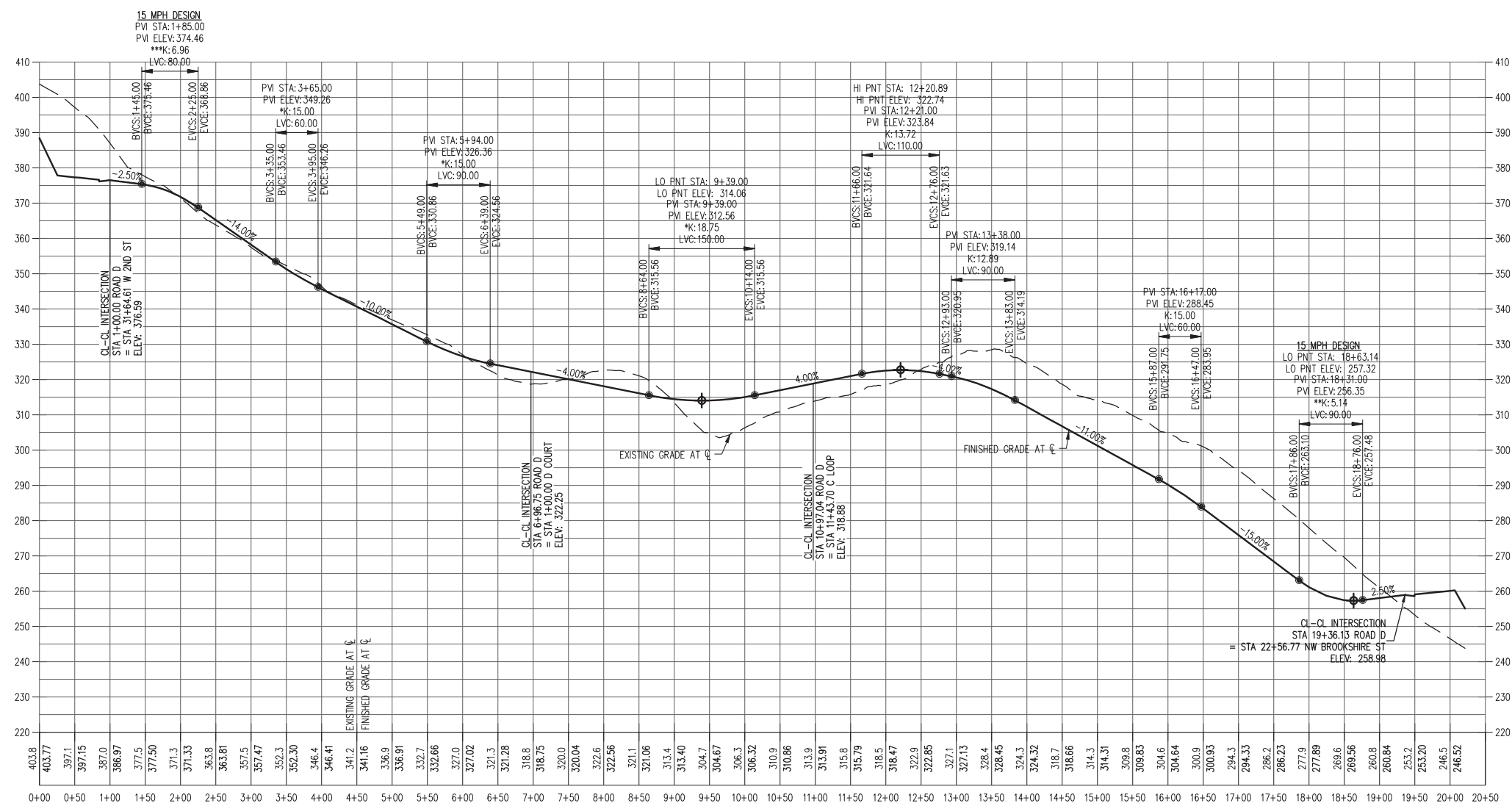
*****CREST VERTICAL CURVE MEETS 20 MPH DESIGN SPEED PER AASHTO DESIGN STANDARDS



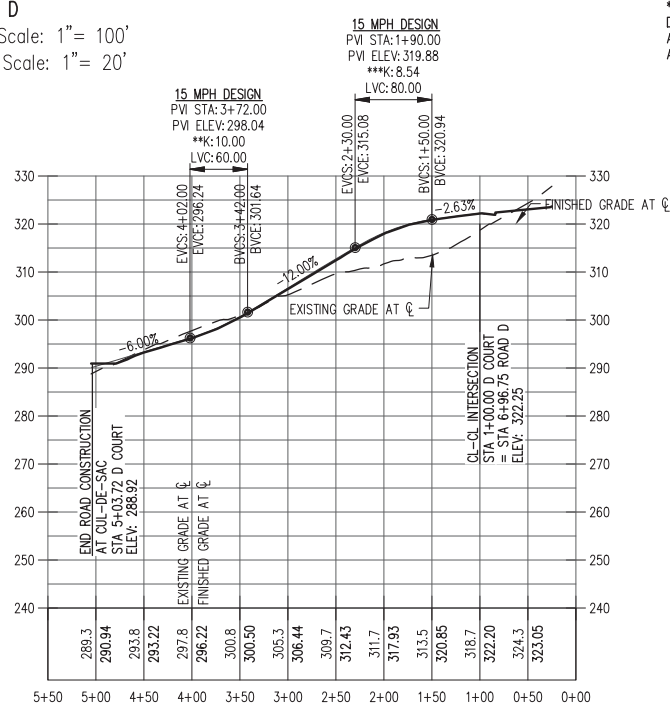
ROAD C
Hor. Scale: 1" = 100'
Vert. Scale: 1" = 20'



C LOOP
Hor. Scale: 1" = 100'
Vert. Scale: 1" = 20'



ROAD D
 Hor. Scale: 1" = 100'
 Vert. Scale: 1" = 20'



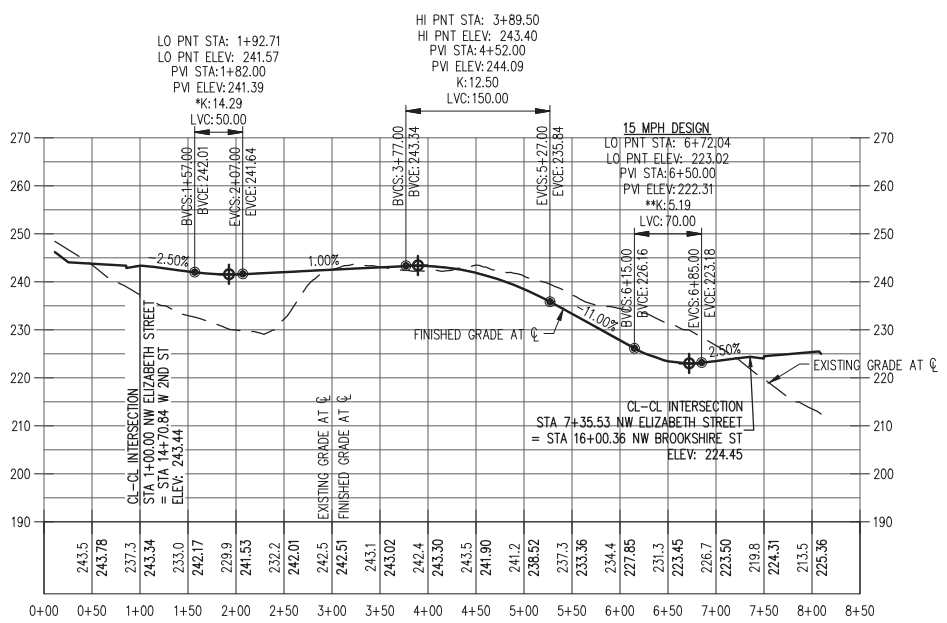
D COURT
 STA 0+00.00 - STA 5+50.00
 Hor. Scale: 1" = 100'
 Vert. Scale: 1" = 20'

**SAG VERTICAL CURVE MEETS 25 MPH DESIGN SPEED BASED ON LIGHTING AND COMFORT CURVE LENGTH PER AASHTO DESIGN STANDARDS

**SAG VERTICAL CURVE FOR STOP CONTROLLED INTERSECTION OR CUL-DE-SAC MEETS 15 MPH DESIGN SPEED BASED ON LIGHTING AND COMFORT CURVE LENGTH PER AASHTO DESIGN STANDARDS

**SAG VERTICAL CURVE FOR STOP CONTROLLED INTERSECTION OR CUL-DE-SAC MEETS 15 MPH DESIGN SPEED BASED ON LIGHTING AND COMFORT CURVE LENGTH PER AASHTO DESIGN STANDARDS

***CREST VERTICAL CURVE FOR STOP CONTROLLED INTERSECTION OR CUL-DE-SAC MEETS 15 MPH DESIGN SPEED PER AASHTO DESIGN STANDARDS

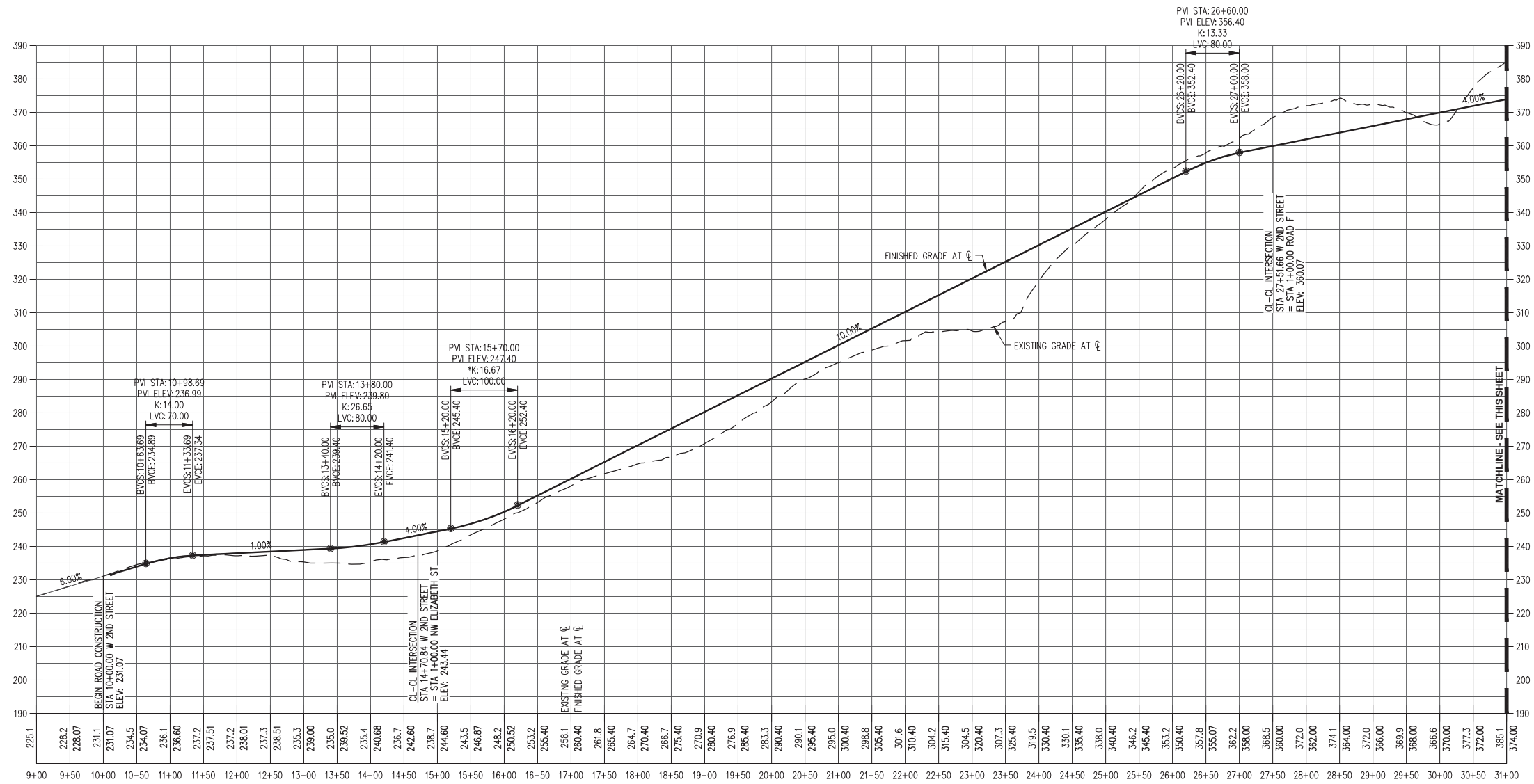


NW ELIZABETH STREET
 Hor. Scale: 1" = 100'
 Vert. Scale: 1" = 20'

PRELIMINARY STREET PROFILES

DESIGNED BY: CTS
 DRAWN BY: CTS
 CHECKED BY: PAS
 SCALE: AS NOTED
 DATE: 03/29/2017
 REGISTERED PROFESSIONAL ENGINEER
 PRELIMINARY NOT FOR CONSTRUCTION
 COMPLETED 09, 2001
 RENEWAL DATE: 6/30/18

JOB NUMBER
5147
 SHEET
SP-04



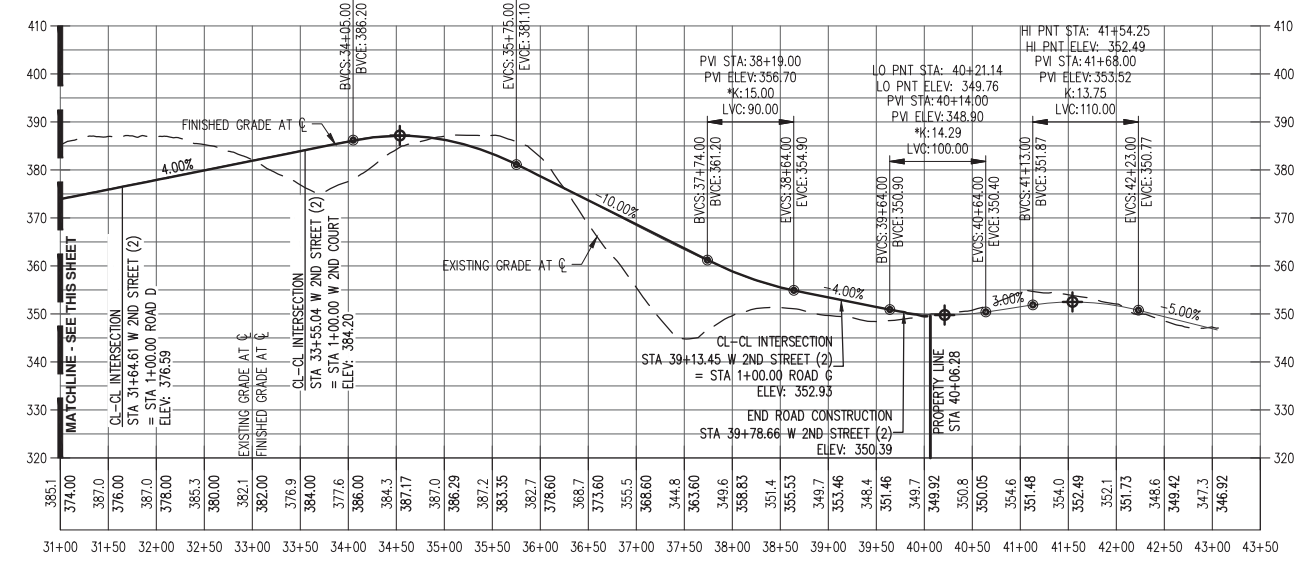
W 2ND STREET
 Hor. Scale: 1" = 100'
 Vert. Scale: 1" = 20'

HI PNT STA: 34+53.57
 HI PNT ELEV: 387.17
 PVI STA: 34+90.00
 PVI ELEV: 389.60
 K: 12.14
 LVC: 170.00

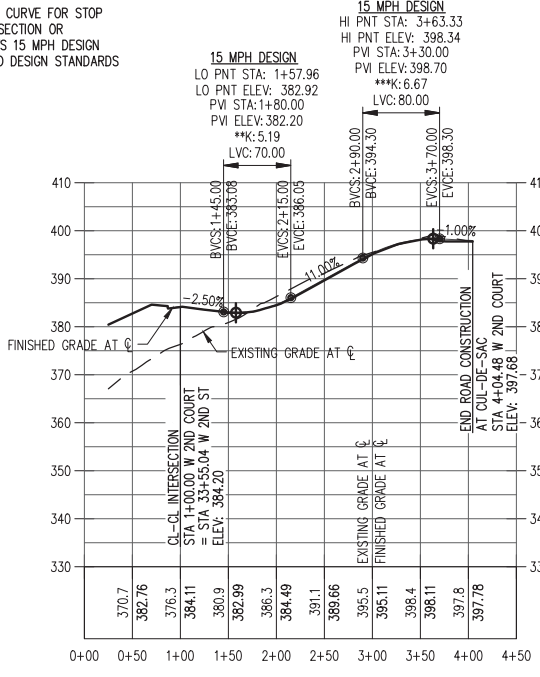
*SAG VERTICAL CURVE MEETS 25 MPH DESIGN SPEED BASED ON LIGHTING AND COMFORT CURVE LENGTH PER AASHTO DESIGN STANDARDS

**SAG VERTICAL CURVE FOR STOP CONTROLLED INTERSECTION OR CUL-DE-SAC MEETS 15 MPH DESIGN SPEED BASED ON LIGHTING AND COMFORT CURVE LENGTH PER AASHTO DESIGN STANDARDS

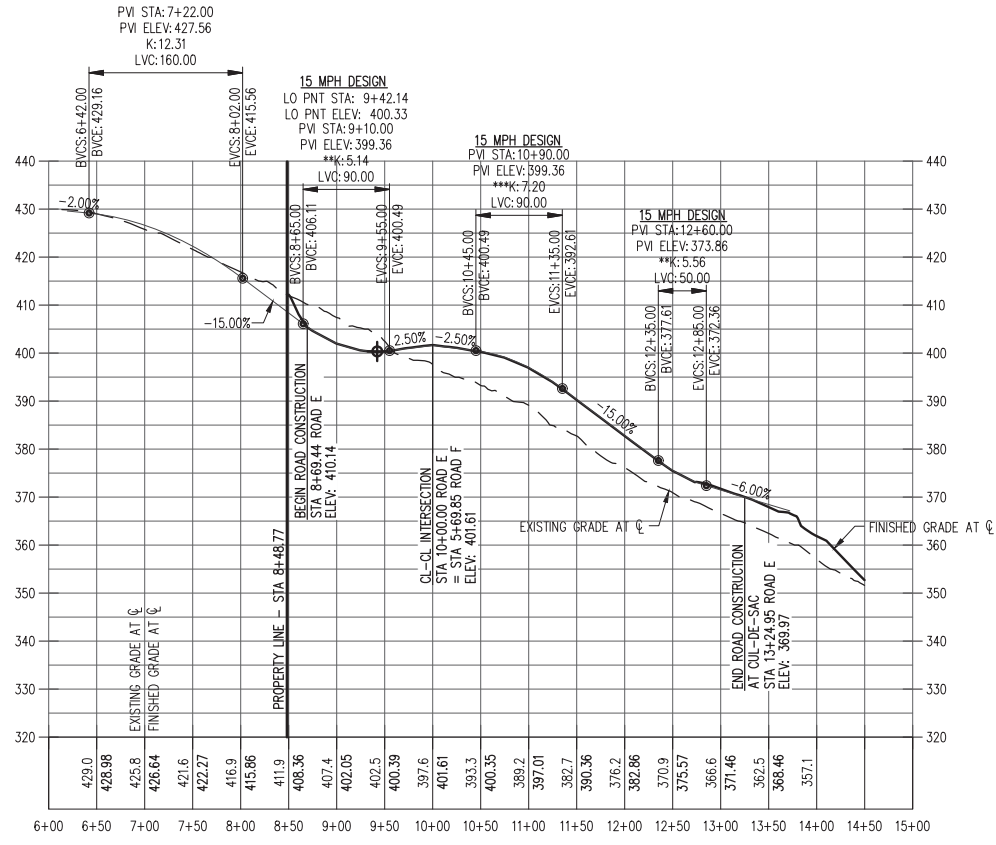
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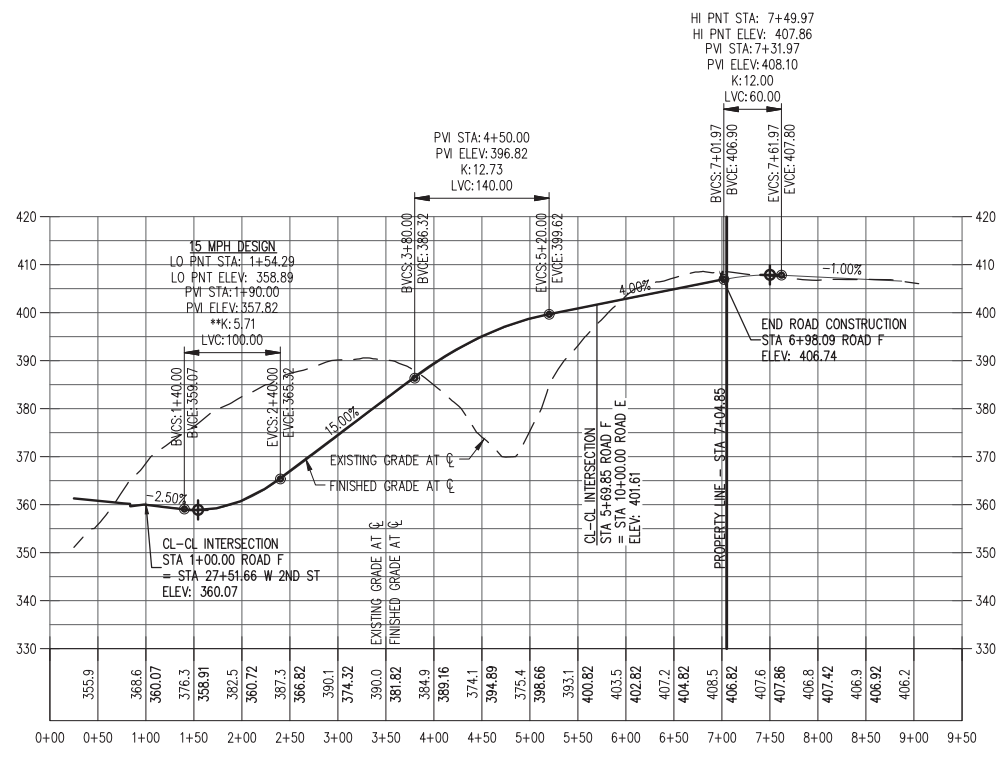
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 Hor. Scale: 1" = 100'
 Vert. Scale: 1" = 20'



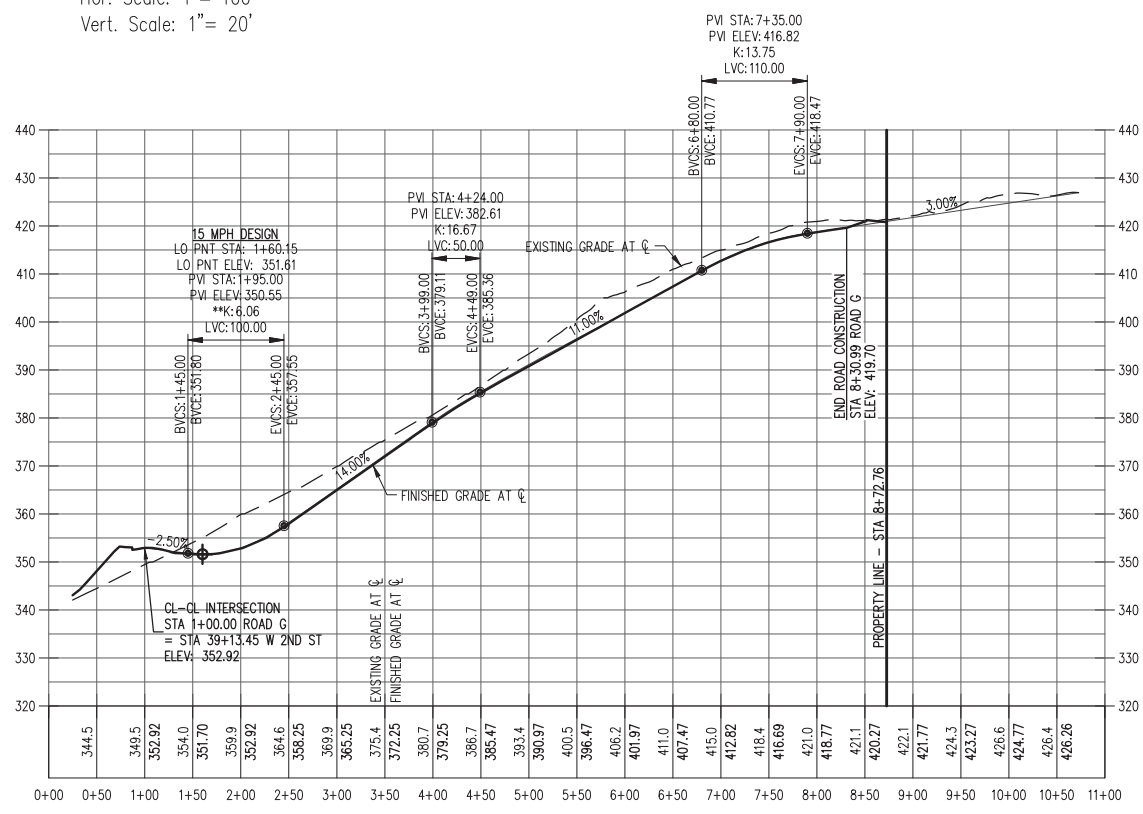
W 2ND COURT
 Hor. Scale: 1" = 100'
 Vert. Scale: 1" = 20'



ROAD E
 Hor. Scale: 1" = 100'
 Vert. Scale: 1" = 20'



ROAD F
 Hor. Scale: 1" = 100'
 Vert. Scale: 1" = 20'



ROAD G
 Hor. Scale: 1" = 100'
 Vert. Scale: 1" = 20'

*SAG VERTICAL CURVE MEETS 25 MPH DESIGN SPEED BASED ON LIGHTING AND COMFORT CURVE LENGTH PER AASHTO DESIGN STANDARDS
 **SAG VERTICAL CURVE FOR STOP CONTROLLED INTERSECTION OR CUL-DE-SAC MEETS 15 MPH DESIGN SPEED BASED ON LIGHTING AND COMFORT CURVE LENGTH PER AASHTO DESIGN STANDARDS
 ***CREST VERTICAL CURVE FOR STOP CONTROLLED INTERSECTION OR CUL-DE-SAC MEETS 15 MPH DESIGN SPEED PER AASHTO DESIGN STANDARDS



Exhibit B: Application Form



Planning Department
 231 NE Fifth Street ◦ McMinnville, OR 97128
 (503) 434-7311 Office ◦ (503) 474-4955 Fax
www.mcminnvilleoregon.gov

Office Use Only:	
File No.	_____
Date Received	_____
Fee	_____
Receipt No.	_____
Received by	_____

Planned Development Amendment Application

Applicant Information

Applicant is: Property Owner Contract Buyer Option Holder Agent Other _____

Applicant Name West Hills Properties, LLC Phone please contact Applicant's consultant

Contact Name Howard Aster Phone _____
(If different than above)

Address 2300 SW 2nd St., Suite B

City, State, Zip McMinnville, OR 97128

Contact Email please contact Applicant's consultant (see attached application narrative for contact information)

Property Owner Information

Property Owner Name R&B Kauer Investments, LLC and BR House, LLC Phone please contact Applicant's consultant
(If different than above)

Contact Name see Applicant info above Phone _____

Address PO Box 731

City, State, Zip McMinnville, OR 97128

Contact Email please contact Applicant's consultant

Site Location and Description

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

Property Address no site address

Assessor Map No. R4 5 - 24 - 00801 Total Site Area +/- 132.2

Subdivision Hillcrest Planned Development Block _____ Lot _____

Comprehensive Plan Designation Residential Zoning Designation R-2 PD

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: _____

Please see the attached narrative.

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

Please see the attached narrative.

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.

Howard Oster
Applicant's Signature

March 2, 2017
Date

Howard Oster
Property Owner's Signature

March 2, 2017
Date



Exhibit C: Property Ownership Information

Yamhill County Parcel Information



First American Title

Parcel Information

Parcel #: R452400801
Account: 532603
Related:
Site Address:
 McMinnville, OR 97128
Owner: R & B Kauer Investments LLC 1/2
Owner2: B R House LLC 1/4
Owner Address: PO Box 731
 McMinnville, OR 97128
Phone:
Twn/Range/Section: T: 04S R: 05W S: 24 Q:
Parcel Size: 137.98 Acres (6,010,409 SF)
Plat/Subdivision:
Lot:
Block:
Map Page/Grid: 770-C5
Census Tract/Block: 030602/2020
Waterfront:

Assessment Information

Market Value Land: \$13,660,020
Market Value Impr: \$0
Market Value Total: \$13,660,020
Assessed Value: \$294,220

Tax Information

Levy Code Area: 40.0
Levy Rate: 16.9278
Tax Year: 2016
Annual Tax: \$4,980.49

Exemption Description:

Legal

POTENTIAL ADDITIONAL TAX LIABILITY 137.98 ACRES IN SEC 24 T4S R5W

Land

Cnty Land Use: 680 - Forest - Multiple special assessments - Vacant
Land Use Std: VAGR - VACANT AGRICULTURE/RURAL
Neighborhood: I005
Watershed: Yamhill River

Cnty Bldg Use: -
Zoning: R-2 - Single Family Residential
Recreation: -
School District: 40

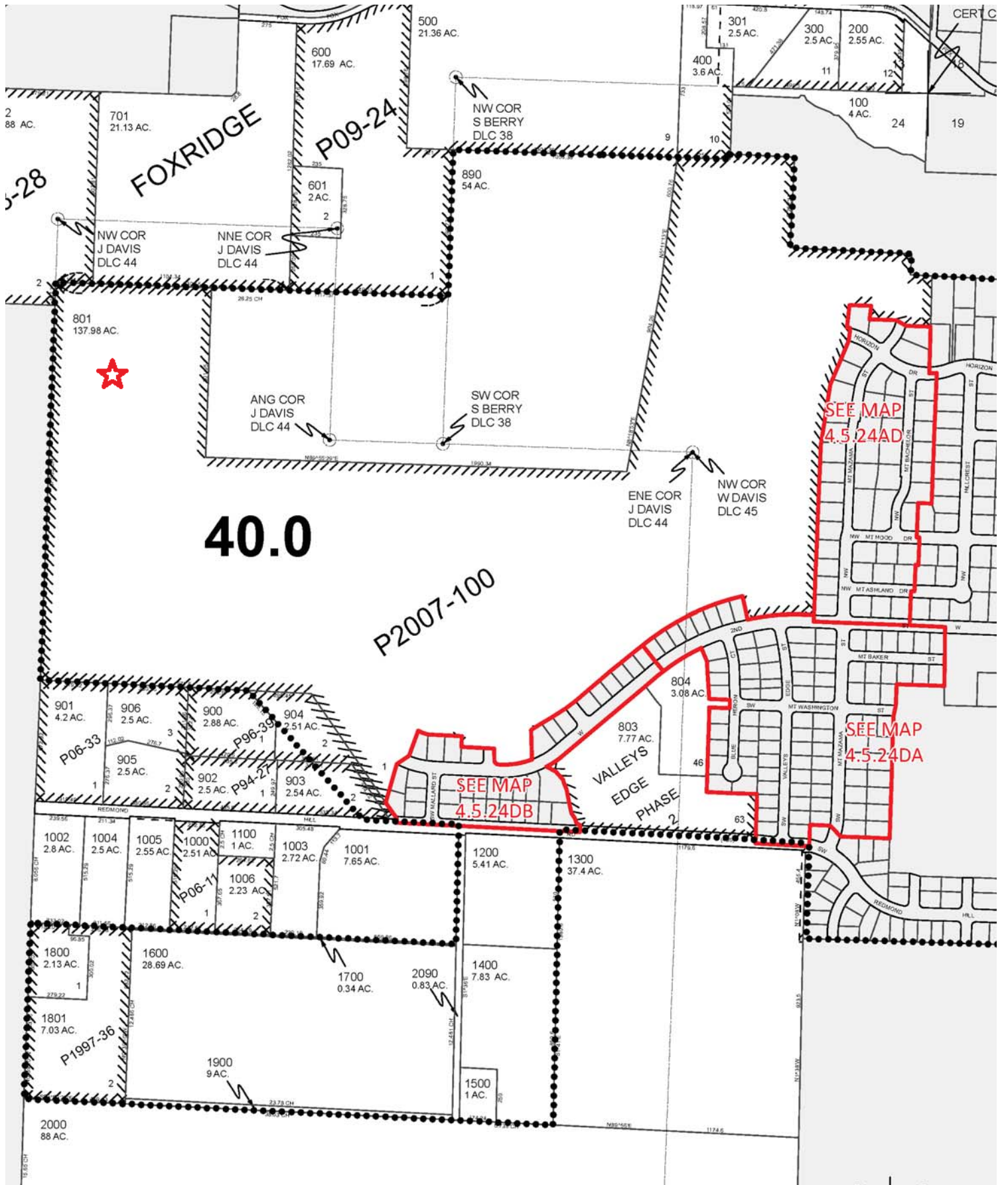
Improvement

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

Transfer Information

Rec. Date: 2/6/2012	Sale Price:	Doc Num: 2012/1333	Doc Type: 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.



FOXTRIDGE

P2007-100

VALLEYS
EDGE
PHASE 2

40.0

SEE MAP
4.5.24AD

SEE MAP
4.5.24DB

SEE MAP
4.5.24DA



5-28

2
88 AC.

701
21.13 AC.

P09-24

500
21.36 AC.

600
17.69 AC.

NW COR
S BERRY
DLC 38

890
54 AC.

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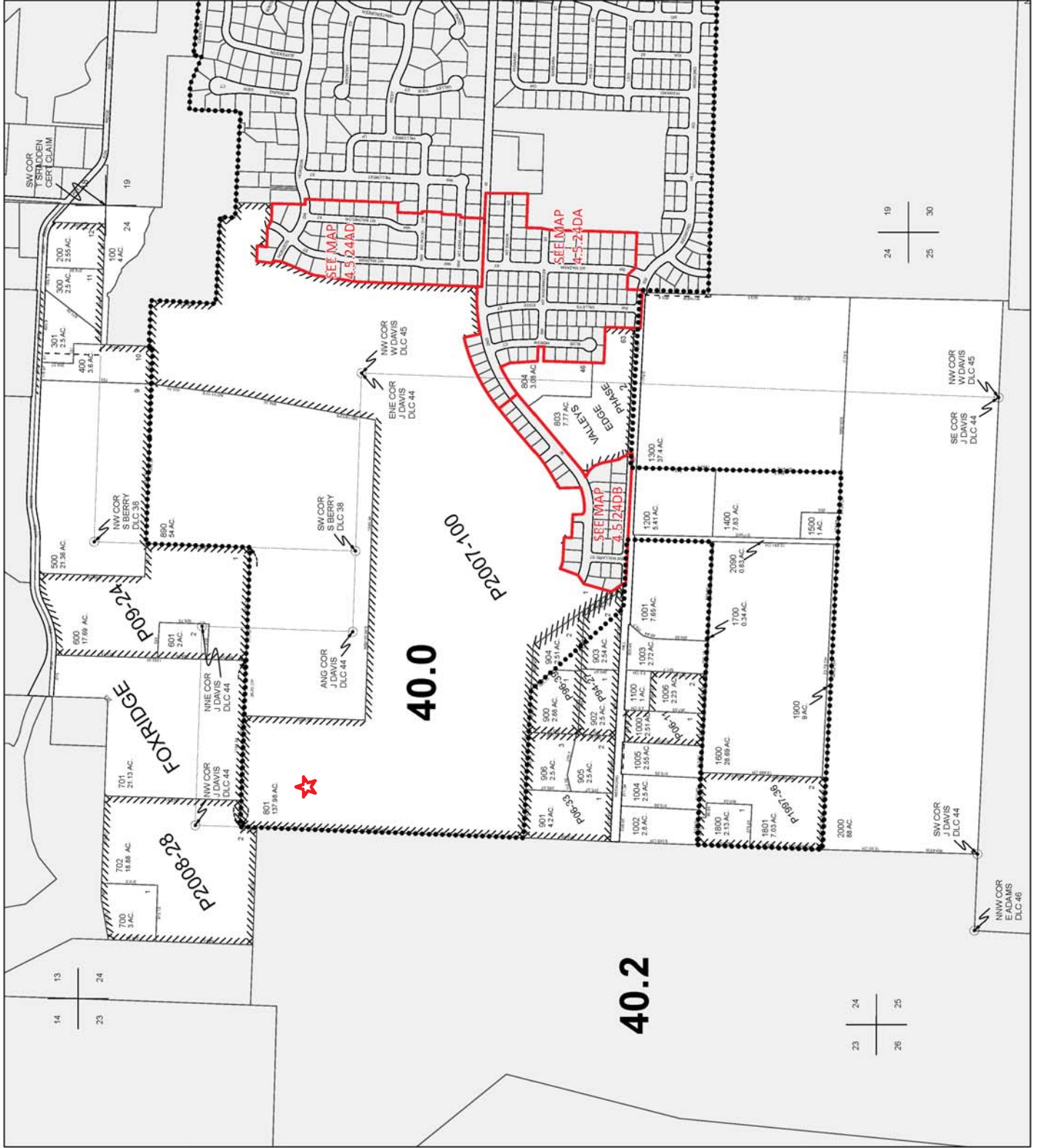
ASSESSMENT & TAX
CARTOGRAPHY

SECTION 24 T.4S. R.5W. W.M.
YAMHILL COUNTY OREGON
1" = 400'

CANCELLED TAXLOTS:
60
61
00802

DATE PRINTED: 10/22/2014

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.







After recording return to Grantee and until a change is requested all tax statements shall be sent to the Grantee at the following address:
 Jerry Allen and Edith Allen
 2707 NW Horizon Dr.
 McMinnville, OR 97128

Grantor Address:
 Jerry Allen and Edith Allen
 2707 NW Horizon Dr.
 McMinnville, OR 97128

File No.: 1031-1827587 (LF)
 Date: January 30, 2012

THIS SPACE RESERVED FOR RECORDER'S USE

OFFICIAL YAMHILL COUNTY RECORDS
 REBEKAH STERN DOLL, COUNTY CLERK

2012-01333



\$66.00

00385384201200013330060065

02/06/2012 09:15:00 AM

DMR-DDMR Cnt=1 Stn=3 SUSIE
 \$30.00 \$10.00 \$11.00 \$15.00

STATUTORY BARGAIN AND SALE DEED

R & B Kauer Investments, LLC as to a 1/2 interest; B R House, LLC as to a 1/4 interest; Howard N. Aster as to a 1/8 interest; Margaret E. B. Aster as to a 1/8 interest, Grantor, conveys to R & B Kauer Investments, LLC, as to a 1/2 interest; B. R. House, LLC, as to a 1/4 interest; Howard N. Aster as to a 1/8 interest; Margaret E. B. Aster as to a 1/8 interest, Grantee, the following described real property:

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

See Exhibit "A"

The true consideration for this conveyance is **To perfect Boundary Line Adjustment Docket #BLA1-08.** (Here comply with requirements of ORS 93.030)

FIRST AMERICAN TITLE

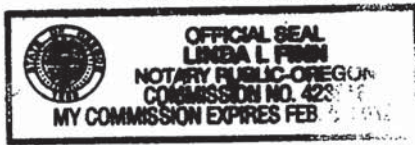
APN: R4524AD-00400

Bargain and Sale Deed
- continued

File No.: 1031-1827587 (LF)
Date: 01/30/2012

STATE OF Oregon)
)ss.
County of Yamhill)

This instrument was acknowledged before me on this 31 day of January, 2012
by Barry House as Member of B. R. House, LLC.

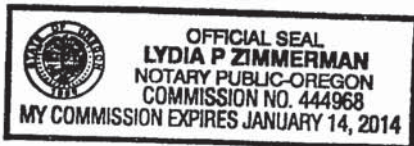


Linda L. Finn

Notary Public for Oregon
My commission expires: 2/6/2012

STATE OF Oregon)
)ss.
County of Yamhill)

This instrument was acknowledged before me on this 2 day of February, 2012
by ~~Howard N. Aster and Margaret E. B. Aster.~~ Margaret E. B. Aster

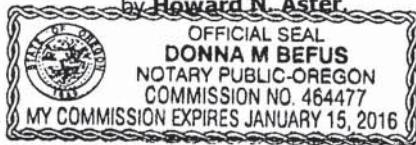


Lydia Zimmerman

Notary Public for Oregon
My commission expires: Jan 14 2014

STATE OF Oregon)
)ss.
County of Yamhill)

This instrument was acknowledged before me on this 2 day of February, 2012
by Howard N. Aster



Donna Befus

Notary Public for Oregon
My commission expires:

Matt Dunckel & Assoc.
Land Surveyors
3765 Riverside Drive
McMinnville, OR 97128
Phone: 503-472-7904
Fax: 503-472-0367
E-Mail: matt@dunckelassoc.com

Date: 5 Feb. 2008

KAUER – Legal Description of "new" TL 801 (133 Ac. more or less)

A tract of land in Section 24, Township 4 South, Range 5 West, City of McMinnville, Yamhill County, Oregon, being more particularly described as follows:

Beginning at the intersection of the west line of VALLEY'S EDGE-Phase 1 with the centerline of Redmond Hill Road; thence North $00^{\circ}20'28''$ West 628.87 feet along the west line of VALLEY'S EDGE-Phase 1; thence North $01^{\circ}39'57''$ East 50.02 feet along said west line; thence North $00^{\circ}47'28''$ West 54.13 feet along said west line; thence North $02^{\circ}50'50''$ West 42.00 feet along said west line; thence North $06^{\circ}35'47''$ West 74.99 feet along said west line; thence North $10^{\circ}42'44''$ West 74.99 feet along said west line; thence North $14^{\circ}29'28''$ West 80.12 feet along said west line; North $13^{\circ}42'08''$ West 60.00 feet to the northwest corner of VALLEY'S EDGE-Phase 1 and the beginning of a non-tangent curve concave to the south having a radius of 1030.00 feet; thence easterly 251.14 feet along said curve (chord= North $83^{\circ}16'58''$ East 250.51 feet); thence South $89^{\circ}44'58''$ East 48.72 feet to the southwest corner of HILLCREST- PHASE 5; thence North $00^{\circ}40'13''$ East 267.78 feet to the southwest corner of HILLCREST PHASE 4; thence North $00^{\circ}15'00''$ East 532.22 feet along the west line of HILLCREST PHASE 4; thence North $06^{\circ}52'55''$ East 291.95 feet along said west line; thence North $20^{\circ}40'09''$ East 224.52 feet along said west line; thence North $04^{\circ}06'34''$ East 60.55 feet along said west line; thence North $04^{\circ}35'27''$ East 108.63 feet along said west line to the northwest corner of HILLCREST PHASE 4; thence North $89^{\circ}55'14''$ East 87.28 feet along the north line of HILLCREST PHASE 4; thence South $04^{\circ}31'24''$ West 64.21 feet along said north line; North $89^{\circ}55'14''$ East 126.21 feet along said north line; thence South $61^{\circ}40'46''$ East 52.10 feet along said line; thence North $89^{\circ}32'11''$ East 117.10 feet along said line to the west line of HILLCREST PHASE 3; thence North $00^{\circ}27'49''$ West 240.00 feet along said west line to the north line of that tract of land described in deed from BARRY HOUSE and ROBERTA HOUSE, HOWARD N. ASTER and MARGARATE B. ASTER and RAYMOND C. KAUER and BARBARA M. KAUER to KHA PROPERTIES, LLC and recorded in Instrument 200322470, Yamhill County Deed Records; thence North $89^{\circ}06'31''$ West 50.3' feet along said north line; thence North 1.50 chains along said north line; thence North $89^{\circ}30''$ West 8.71 chains along said line; thence North $00^{\circ}45'$ East 6.25 chains along said line; thence South $89^{\circ}45''$ West 24.89 chains along said line; thence South

690.73' along said line; thence West 28.25 chains along said line to the northwest corner of said KHA PROPERTIES, LLC tract; thence South 37.985 chains along the west line of said tract to the centerline of Redmond Hill Road; thence Easterly along the centerline of Redmond Hill Road to the point of beginning.

EXCEPTING THEREFROM that tract of land described in deed to Yamhill County and recorded August 5, 1926 in Book 94, Page 461, Yamhill County Deed Records.

ALSO EXCEPTING that tract of land described in deed from BARRY HOUSE and ROBERTA HOUSE, and RAYMOND C. KAUER and BARBARA M. KAUER to DONALD and JEAN OLIVER and recorded Film Volume 309, Page 354, Yamhill County Deed Records.

ALSO EXCEPTING that tract of land described in deed from BARRY HOUSE and ROBERTA HOUSE, and RAYMOND C. KAUER and BARBARA M. KAUER to RICHARD and CHARLOTTE BORGAN and recorded Film Volume 309, Page 433, Yamhill County Deed Records.

ALSO EXCEPTING that tract of land described in deed to UNION LODGE NO. 43 A.F. and A.M. and recorded November 24, 1906 in Book 46 Page 571, Yamhill County Deed Records.

ALSO EXCEPTING that tract of land described in deed to LINFIELD COLLEGE, trustee of the RAYMOND C. KAUER and BARBARA M. KAUER Charitable Remainder Unitrust and BARRY W. HOUSE and ROBERTA M. HOUSE Charitable Remainder Unitrust and recorded December 27, 1995 in Instrument No. 199517375 and Instrument No. 199517376, Yamhill County Deed Records

ALSO EXCEPTING (MEKKERS Tract) the following described tract: Beginning at a point that is North 36.415 chains from the southwest corner of said John B. Davis Donation Land Claim; thence North 20.00 feet to the north line of the county road which is the TRUE POINT OF BEGINNING; thence East along the fence line bordering the county road 1471 feet to an aluminum pipe; thence North 37°19' West 450 feet to an aluminum pipe; thence North 44°27' West 316 feet to an aluminum pipe; thence West parallel with the county road 977.6 feet to a fence line now there, which is the west line of the John B. Davis Donation Land Claim; thence South along said fence line to the point of beginning.

ALSO EXCEPTING A tract of land in Section 24, Township 4 South, Range 5 West, City of McMinnville, Yamhill County, Oregon, being more particularly described as follows: Beginning at the southwest corner of Lot 86 of HILLCREST PHASE 4; thence westerly 15.06 feet along a curve concave to the south having a radius of 330.00 feet (chord=North 80°11'34" West 15.06 feet); thence North 04°35'27" East 106.03 feet; thence North 89°55'14" East 15.05 feet to the northwest corner of said Lot 86; thence South 04°35'27" West 108.63 feet along the west line of said Lot 86 to the point of beginning as shown by Exhibit "B".

Exhibit "B"

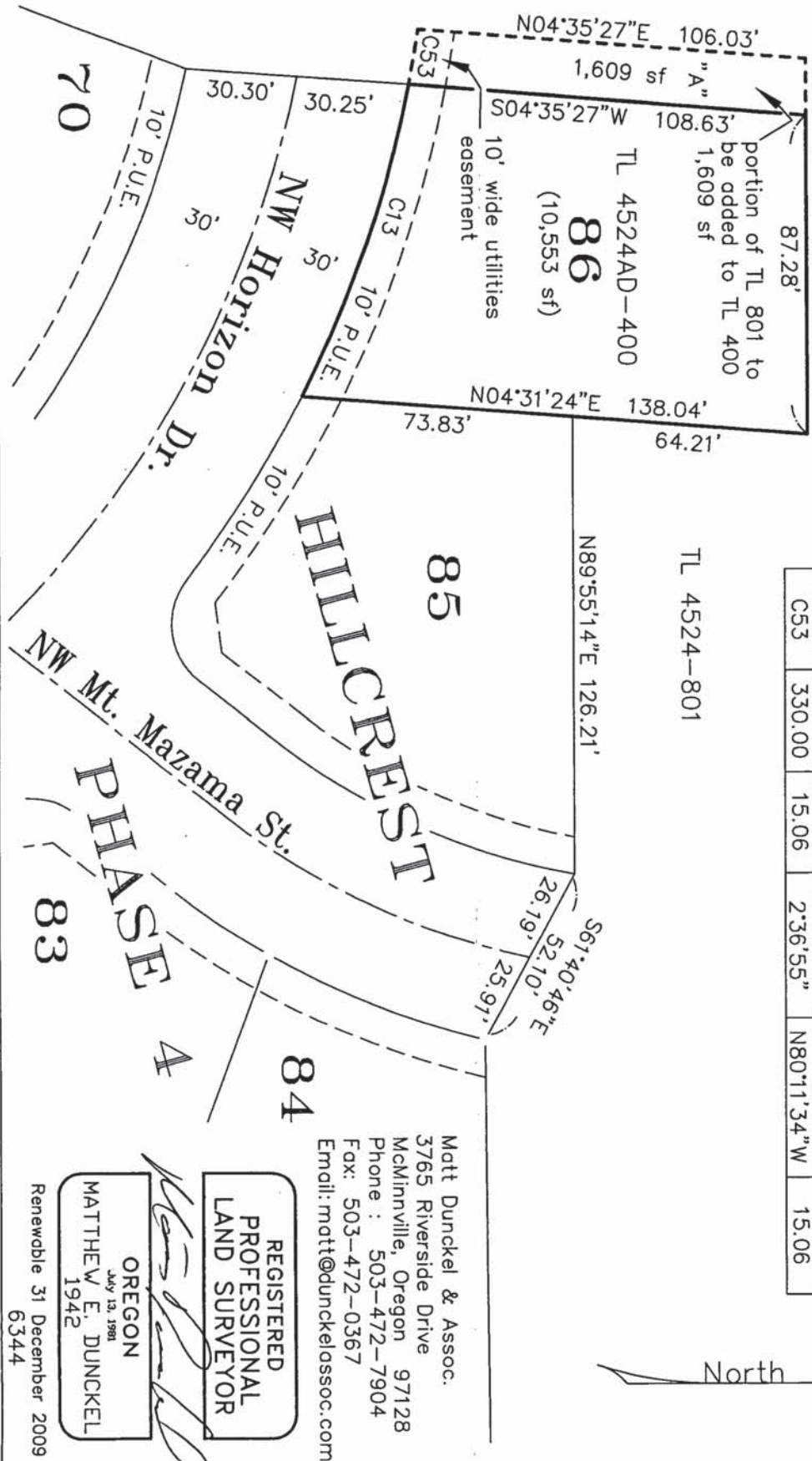
Location: NE 1/4 Section 24, T. 4 S., R. 5 W., WM.,
City of McMinnville, Yamhill County, OR

Tax Lot: 4524-801 & 4524AD-400

Date: 15 Jan. 2008

Scale: 1" = 40'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA ANGLE	CHORD BEARING	CHORD DISTANCE
C13	330.00	90.24	15°40'05"	N71°03'04"W	89.96
C53	330.00	15.06	2°36'55"	N80°11'34"W	15.06



Matt Duncel & Assoc.
3765 Riverside Drive
McMinnville, Oregon 97128
Phone : 503-472-7904
Fax: 503-472-0367
Email: matt@duncelassoc.com

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Matthew E. Duncel

OREGON
July 13, 1988
MATTHEW E. DUNCHEL
1942

Renewable 31 December 2009
6344

Exhibit D: City of McMinnville Ord. 4868

ORDINANCE NO. 4868

An Ordinance rezoning certain property from an R-1 (Single-Family Residential) zone to an R-2 PD (Single-Family Residential Planned Development) zone on a parcel of land approximately 164.1 acres in size.

RECITALS

The Planning Commission received an application (ZC 19-06) from KHA Properties, LLC, dated December 14, 2007, for a zone change from an R-1 (Single-Family Residential) zone to an R-2 PD (Single-Family Residential Planned Development) zone on a parcel of land approximately 164.1 acres in size. The property is more specifically described as a Tax Lot 800, Section 24, T. 4 S., R. 5 W., W.M.

A public hearing was held on February 15, 2007 at 6:30 p.m. before the McMinnville Planning Commission after due notice had been given in the local newspaper on February 8, 2007, 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 request, found that said change conformed to the zone change review criteria listed in Chapter 17.72.035 of Ordinance No. 3380 based on the material submitted by the applicant and findings of fact and the conclusionary findings for approval contained in the staff report, all of which are on file in the Planning Department, and that the zone change is consistent with the Comprehensive Plan; and

The Planning Commission approved said zone change and has recommended said change to the Council; and

On March 8, 2007, an appeal of the Planning Commission's recommendation was filed with the City Planning Department. Consistent with the requirements of the McMinnville Zoning Ordinance, a public hearing was scheduled before the City Council on April 10, 2007 after due notice had been given in the local newspaper, 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 and materials and staff report were presented. Prior to public agency input being received, the hearing was continued by the City Council to its April 24, 2007 hearing where it was concluded and a decision reached; and now, therefore,

THE CITY OF McMINNVILLE ORDAINS AS FOLLOWS:

Section 1. That the Council adopts the findings and conclusions of the Planning Commission, staff report on file in the Planning Department, and the application filed by KHA Properties, LLC.

Section 2. That the property described in Exhibit "A," is hereby rezoned from an R-1 (Single-Family Residential) zone to an R-2 PD (Single-Family Residential Planned Development) zone, subject to the following conditions:

1. That the planned development overlay shall require the following setbacks:
 - A. Development of the multi-family lot and lots within the Northridge subdivision shall be to standard R-4 zone setbacks.
 - B. Lots within the Valley's Edge Phase 2 subdivision shall be to a standard R-3 zone setback.
 - C. All other lots shall meet applicable R-2 zoning setbacks.

The Planning Director is authorized to permit reductions or increases to these setback standards as may be necessary to provide for the retention of trees greater than nine (9) inches in diameter measured at 4.5 feet above grade. In no case, however, may the side yard setback be reduced to less than five feet, or the exterior side yard setback to less than 12 feet, or the distance from the property line to the front opening of a garage be reduced to less than 18 feet without approval of the Planning Commission pursuant to the requirements of Chapter 17.69 (Variance). A request to adjust the setbacks for these lots shall be accompanied by a building plan for the subject site that clearly indicates the location of existing trees. Trees to be retained shall be protected during all phases of home construction.

That existing trees greater than nine inches DBH (diameter at breast height) shall not be removed without prior review and written approval of the Planning Director. In addition, all trees shall be protected during home construction. A plan for such protection must be submitted with the building permit application and must meet with the approval of the Planning Director prior to release of construction or building permits within the subject site. Requests for removal of such trees based upon claims of disease, or hazard should be accompanied by a report from a licensed arborist.

2. That the "Hillcrest" tentative subdivision plan (revised as necessary to comply with the adopted conditions of approval) be placed on file with the Planning Department and that it become a part of the zone and binding on the property owner and developer, and shall in no way be binding on the City.

The developer shall be responsible for requesting approval of the Planning Commission for any major change of the details of the adopted plan. Minor changes to the details of the adopted plan may be approved by the 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 the Planning Director 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.

3. That site plans and building elevations for the proposed multi-family units must be submitted to the Planning Director for review and approval prior to the issuance of any building permits for said units. The following criteria shall apply:
 - A. The building layout must be nonlinear in design, even if to meet this goal the number of units has to be reduced.
 - B. The building roof lines and facades must be broken so as to avoid a flat, uniform appearance.

- C. The site shall be heavily landscaped with emphasis on those sides facing a public street. Street-side landscaping shall include berming, and street trees a minimum of two-inch caliper at time of planting. In addition, parking lots shall be broken up by landscaping, and usable open space shall be provided within the development.
 - D. Signage shall be limited to a maximum of two free-standing monument-type signs, each not more than four feet in height and not exceeding 36 square feet in area. The signs, if illuminated, must be indirectly illuminated and non flashing.
 - E. Horizontal lap siding or similar type siding must be used (no T-111 or similar), and architectural composition roofing or a similar or higher grade type of roofing must be applied.
4. Prior to the issuance of the 290th building permit for the master planned development, the developer shall complete the installation of left-turn-lane improvements, meeting the City's and Yamhill County's standards, at the intersections of Hill Road / Horizon Drive and Hill Road / West Second Street.
 5. That the minimum lot sizes within the Hillcrest development may be reduced below 7,000 square feet, provided the overall residential density within the subject site (less the parkland and storm detention areas) does not exceed the net density allowed by the R-2 zone (gross density reduced by 25 percent to account for public infrastructure).

Passed by the Council this 24th day of April 2007, by the following votes:

Ayes: Hansen, Hill, Menke, Olson, May, Yoder

Nays: _____

Approved this 24th day of April 2007.



MAYOR

COUNCIL PRESIDENT

Attest:


CITY RECORDER

Approved as to form:


CITY ATTORNEY

EXHIBIT "A"

A tract of land in Section 24, Township 4 South, Range 5 West, Yamhill County, Oregon, being part of the John B. Davis Donation Land Claim No. 44 and the William C. Davis Donation Land Claim No. 69, and also being part of the tract of land described in deed from BARRY HOUSE and ROBERTA HOUSE, HOWARD N. ASTER and MARGARAT E.B. ASTER, and RAYMOND C. KAUER and BARBARA M. KAUER to KHA PROEPRTIES, LLC and recorded in Instrument 200322470, Yamhill County Deed and Mortgage Records, and being more particularly described as follows:

Being at a point that is North 36.415 chains from the Southwest corner of said John B. Davis Donation Land Claim; thence South 89°10'43" East 3408.02 feet along the South line of that tract of land described in deed from BARRY HOUSE and ROBERTA HOUSE, HOWARD N. ASTER and MARGARAT E.B. ASTER, and RAYMOND C. KAUER and BARBARA M. KAUER to KHA PROEPRTIES, LLC and recorded in Instrument 200322470, Yamhill County Deed and Mortgage Records; thence North 00°20'28" West 629.86 feet; thence North 01°43'13" East 48.02 feet; thence North 00°39'53" West 52.35 feet; thence North 03°40'44" West 47.94 feet; thence North 06°24'27" West 75.06 feet; thence North 10°54'26" West 75.05 feet; thence North 14°29'26" West 76.51 feet; thence North 17°46'24" West 60.35 feet to the beginning of a non-tangent curve concave to the South having a radius of 1030.21 feet; thence Easterly 255.43 feet along said curve (chord=North 83°08'50" East 254.78 feet); thence South 89°45'00" East 50.70 feet; thence North 00°15'00" East 267.78 feet to the Southwest corner of HILLCREST PHASE 4; thence North 00°15'00" East 532.22 feet along the West line of HILLCREST PHASE 4; thence North 06°52'55" East 291.959 feet along said West line; thence North 20°40'09" East 224.52 feet along said West line; thence North 04°06'34" East 60.55 feet along said West line; thence North 04°35'27" East 108.63 feet along said West line to the Northwest corner of HILLCREST PHASE 4; thence North 89°55'14" East 87.28 feet along the north line of HILLCREST PHASE 4; thence South 04°31'24" West 64.21 feet along said North line; thence North 89°55'14" East 126.21 feet along said North line; thence South 61°40'46" East 52.10 feet along said line; thence North 89°32'11" East 117.10 feet along said line to the West line of HILLCREST PHASE 3; thence North 00°27'49" West 240.00 feet along said West line to the North line of said KHA PROPERTIES, LLC tract; thence North 89°06'31" West 50.3 feet along said North line; thence North 1.50 chains along said north line; thence North 89°30" West 8.71 chains along said line; thence North 00°45' East 6.25 chains along said line; thence South 89°45" West 24.89 chains along said line; thence South 690.73 feet along said line; thence West 28.25 chains along said line to the Northwest corner of said KHA PROPERTIES, LLC tract; thence South 37.985 chains along the West line of said tract to the point of beginning.

EXCEPTING THEREFROM that tract of land described in deed to Yamhill County and recorded August 5, 1926 in Book 94, Page 461, Yamhill County Deed Records.

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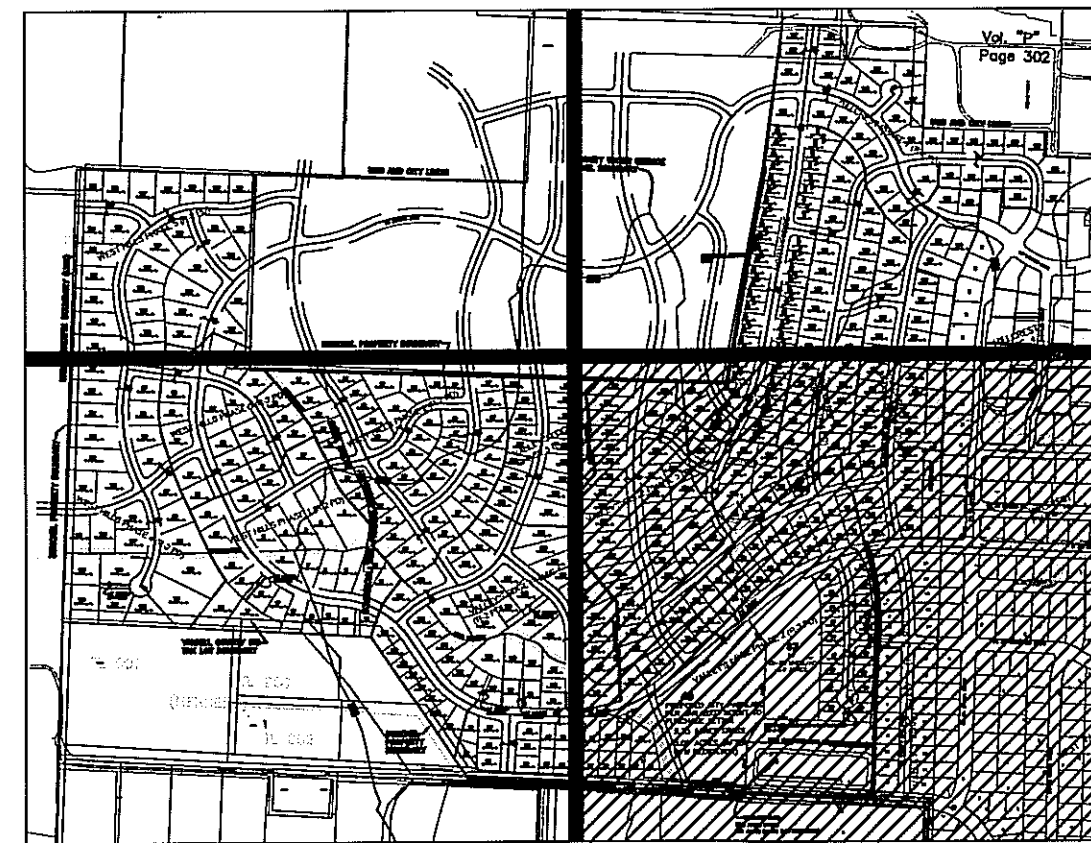
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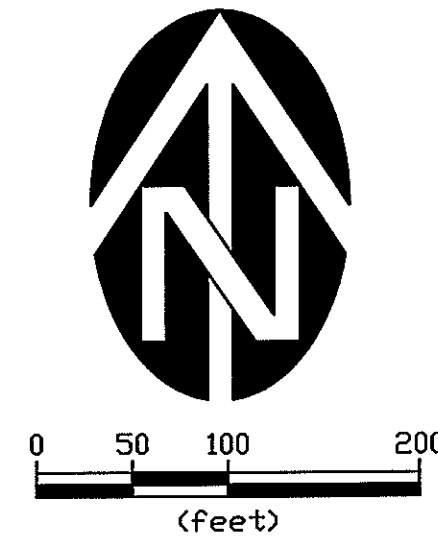
ALSO EXCEPTING that tract of land described in deed to LINFIELD COLLEGE, trustee of the RAYMOND C KAUER and BARBARA M. KAUER Charitable Remainder Unitrust and BARRY W. HOUSE and ROBERTA M. HOUSE Charitable Remainder Unitrust and recorded December 27, 1995 in Instrument No. 199517375 and Instrument No. 199517376, Yamhill County Deed and Mortgage Records.

ALSO EXCEPTING the following described tract: Beginning at a point that is North 36.415 chains from the Southwest corner of said John B. Davis Donation Land Claim; thence North 20.00 feet to the North line of the county road which is the TRUE POINT OF BEGINNING; thence East along the fence line bordering the county road 1471 feet to an aluminum pipe; thence North 37°19' West 450 feet to an aluminum pipe; thence North 44°27' West 316 feet to an aluminum pipe; thence West parallel with the county road 977.6 feet to a fence line now there, which is the West line of the John B. Davis donation Land Claim; thence South along said fence to the point of beginning.

Apr 05, 2007 - 11:56am
 R: DWIG KAUFER\Overall Master Plan_2006\Civil\Plot\Overall Subdivision Plan--April 2007.dwg (SCALE 100_SHT 5 tab)



ZONE LEGEND



MATCHLINE - SEE SHEET 4 FOR CONTINUATION

MATCHLINE - SEE SHEET 6 FOR CONTINUATION



NO.	DATE	DESCRIPTION	BY
1	APRIL/07	REVISED MF LOCATION	SSM

VERIFY SCALE
 BAR IS ONE INCH ON
 ORIGINAL DRAWING
 IF NOT ONE INCH ON
 THIS SHEET, ADJUST
 SCALES ACCORDINGLY

DATE: OCT 06

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) 585-3886
 E-mail: westtech@westtech-eng.com

KHA PROPERTIES LLC
 McMinnville, Oregon

HILLCREST MASTER PLAN
REVISED PER APPEAL 2-07

SHEET
5 OF 6
 JOB NUMBER
2257.0000.0



Exhibit E: Preliminary Stormwater Management Memo

*Hillcrest Planned Development
Master Plan Update
Mcminnville, Oregon*

**Preliminary Stormwater
Report**

Date: March 13, 2017

Client: West Hills Properties, LLC
P.O. Box 731
McMinnville, OR 97128

Engineering Contact: Paul Sellke, PE, GE
PaulS@aks-eng.com

Engineering Firm: AKS Engineering & Forestry, LLC



12965 SW Herman Road, Suite 100
Tualatin, OR 97062
P: (503) 563-6151
www.aks-eng.com



RENEWAL: JUNE 30, 2018

*Hillcrest Planned Development
Master Plan Update
Mcminnville, Oregon*

**Preliminary Stormwater
Report**

Date: March 13, 2017

Client: West Hills Properties, LLC
P.O. Box 731
McMinnville, OR 97128

Engineering Contact: Paul Sellke, PE, GE
PaulS@aks-eng.com

Engineering Firm: AKS Engineering & Forestry, LLC



12965 SW Herman Road, Suite 100
Tualatin, OR 97062
P: (503) 563-6151
www.aks-eng.com

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-

Preliminary Stormwater Report

HILLCREST PLANNED DEVELOPMENT

MASTER PLAN UPDATE

MCMINNVILLE, OREGON

1.0 Purpose of Report

This report evaluates the effects of the master plan update on the existing seasonal drainage swales and downstream system. We will document the criteria, methodology, and informational sources used to evaluate the anticipated stormwater runoff due to the modified subdivision, and present the results and comparison of our analyses to the original stormwater report.

2.0 Project Location/Description

The proposed residential subdivision is planned for north of W 2nd Street, west of NW Mt. Mazama Street, and south of NW Fox Ridge Road in the City of McMinnville, Oregon (City). The property proposed for development encompasses 132.2 acres (Tax Lot 801, Tax Map 4S-5-24).

The phased planned development will create a 647-lot residential subdivision for single-family detached and attached homes and multi-family apartment units. The proposed modification to the master plan proposes a maximum total of 488 new single-family units to be constructed with future phases (91 single-family homes and 68 multi-family apartments have already been constructed/platted). The site improvements will include the construction of public streets, underground utilities, and new stormwater facilities. Additional stormwater facilities will be incorporated into the subdivision to meet state and federal requirements for wetland fill permits.

3.0 Regulatory Design Criteria

3.1 STORMWATER QUANTITY

Stormwater quantity management for this project currently uses the existing regional stormwater facility, which was designed to detain the stormwater runoff from the 10-year storm event (see the West Hills Properties Stormwater Report included in Appendix B for additional information). Additional stormwater facilities (vegetated swales and/or extended dry basins) will be incorporated into the future phases of the subdivision to meet stormwater quantity requirements for state and federal wetland fill permit requirements (SLOPES V).

The existing regional stormwater facility, built in 2007, and the Valley's Edge Subdivision storm conveyance system (stormwater master plan for all subdivision phases) were designed using the 1991 City of McMinnville Storm Drainage Master Plan. This report will evaluate the proposed stormwater runoff quantities utilizing the 2009 Storm Drainage Master Plan standards.

3.2 STORMWATER QUALITY

The City currently does not require stormwater quality treatment for stormwater runoff. Stormwater facilities (which will include water quality treatment) will be incorporated where necessary, as each phase develops, to meet the stormwater quality requirements to obtain state and federal wetland fill permits. The modifications will preserve the open channel waterways, which are recommended for water quality measures within Section 9.6.3 of the 2009 Storm Drainage Master Plan.

4.0 Design Parameters

4.1 DESIGN METHODOLOGY

The stormwater runoff analysis was completed using the Santa Barbara Urban Hydrograph (SBUH) Method. This method uses the Soil Conservation Service (SCS) Type 1A 24-hour design storm. HydroCAD 10.0 computer software aided in the analysis. The Natural Resources Conservation Service (NCRS) *Technical Release 55* (TR-55) provided representative curve numbers (CNs) and selected values are identified in Appendix D.

4.2 DESIGN STORM

Per City of McMinnville 2009 Master Plan requirements, the stormwater analysis utilized the 24-hour storm event for the evaluation of the pre- and post-developed stormwater runoff. The following 24-hour rainfall intensity was used as the design storm for the recurrence interval:

Table 4-1: Rainfall Intensity	
Recurrence Interval (years)	Total Precipitation Depth (inches)
10	3.8*

*The original stormwater report by Westech used a 24-hour, 10-year rainfall intensity of 3.6 inches as required at the time of subdivision approval.

4.3 PRE-DEVELOPED SITE CONDITIONS

4.3.1 Site Topography

Existing on-site grades vary from $\pm 1\%$ to $\pm 30\%$, with open seasonal swales running throughout the western side of the property and draining towards the south (existing W 2nd Street). The site has a high point of ± 440 feet in the northwest corner and a low point of ± 195 feet near the southern boundary along SW Redmond Hill Road.

4.3.2 Land Use

The pre-developed site is vacant land and currently comprises pasture land and/or wooded areas.

4.4 SOIL TYPE

Per the 2009 McMinnville Storm Drainage Master Plan, the soils found in the City of McMinnville area are generally silt loams with low to moderate permeability. The soils were grouped into NRCS Hydrologic Groups A, B, C, or D. By overlaying the City's Hydrological Soil Groups Map on the site, the underlying soils were determined to range from Groups A to D soils. The off-site basins were assumed to be Group C soils since most of the property is comprised of the same. Appendix C includes a map with the location of the hydrologic soil groups and an overlay of the site.

4.5 POST-DEVELOPED SITE CONDITIONS

4.5.1 Site Topography

The on-site slopes will be modified with cuts and fills to accommodate the construction of public streets and associated utilities. Additionally, sloped residential building pads will be constructed adjacent to the public right-of-way. Significant grading (cuts/fills) will be required to develop the site due to the site's topography.

4.5.2 Land Use

The post-developed site land use will consist of a multi-phase 647-lot, single- and multi-family residential subdivision with associated streets, sidewalks, and underground utilities.

4.5.3 Post-Developed Input Parameters

Appendix A of this report includes the HydroCAD Report generated for the analyzed storm event. The report includes the parameters (e.g., impervious/pervious areas, time of concentration, etc.) applied to model the post-developed hydrology.

4.5.4 Description of Off-Site Contributing Basins

Off-site basins (Basins 160X, 170X, 180X, 190X, 200X, 210X, 220X, 230X, 240X, 250X, 260X, 270X and 280X) currently convey flow through the project site by a system of seasonal swales running north to south. To accommodate the flow coming from these off-site basins, the seasonal swales will maintain their current alignment (when possible) and road crossing culverts will be designed to convey the 10-year storm event.

5.0 Stormwater Analysis

5.1 POST-DEVELOPED STORMWATER PEAK FLOW COMPARISON

The City requires all proposed developments to provide stormwater detention of the post-developed 10-year storm event peak runoff to the pre-developed 10-year storm event peak runoff. Stormwater quantity management will be satisfied with an existing regional stormwater pond located west of SW Valley's Edge Street and north of SW Redmond Hill Road. The West Hills Properties Stormwater Report, dated September 2007, states that the existing regional facility has been sized to provide stormwater detention for the full development of Tax Lot 801.

The following table presents the results for the total peak flow for the post-developed total drainage basin and the comparative results with respect to the West Hills Properties Stormwater Report prepared by Westech Engineering.

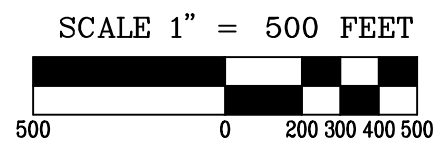
Table 5-1: Post-Developed Total Drainage Basin Peak Flow Comparison	
Report	10-year, 24-Hour Developed Flows (cfs)
Westech Engineering	199.1
AKS Engineering & Forestry, LLC	191.4

As shown above, the increase in the number of lots does not result in an increase in the overall stormwater runoff volumes due to the conservative assumptions used in the original stormwater analysis. (i.e., impervious area based on density vs actual lot area).

As outlined in the Westech Stormwater Report, the existing regional stormwater facility in the West Hills Neighborhood Park was designed to detain stormwater runoff during the 10-year storm event. However, due to jurisdictional water/wetland impacts, new stormwater facilities are required within the subdivision to meet the state and federal permit requirements due to wetland impacts. These facilities will further detain stormwater runoff for lower storm events and be incorporated into the subdivision as needed for future development phases of the site, likely requiring reductions in the number of lots to provide space for the facilities.

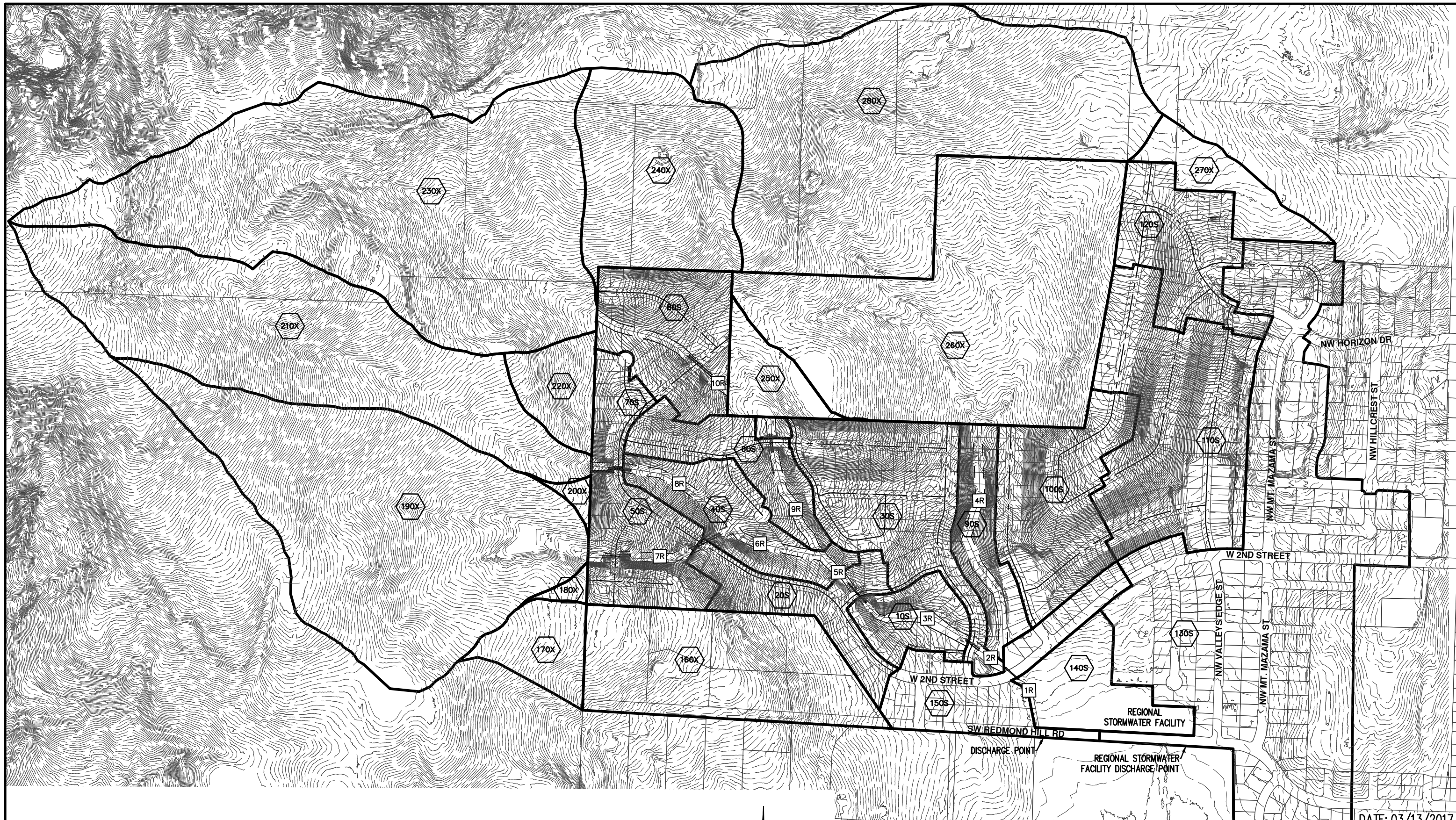


DATE: 03/09/2017

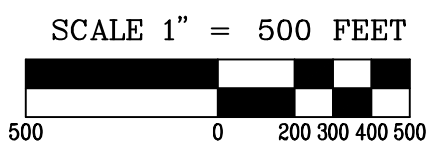


VICINITY MAP		FIGURE
HILLCREST MASTER PLAN		1
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 P: 503.563.6151 F: 503.563.6152 aks-eng.com		DRWN: CTS CHKD: PAS AKS JOB: 5147





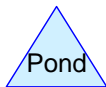
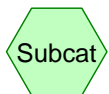
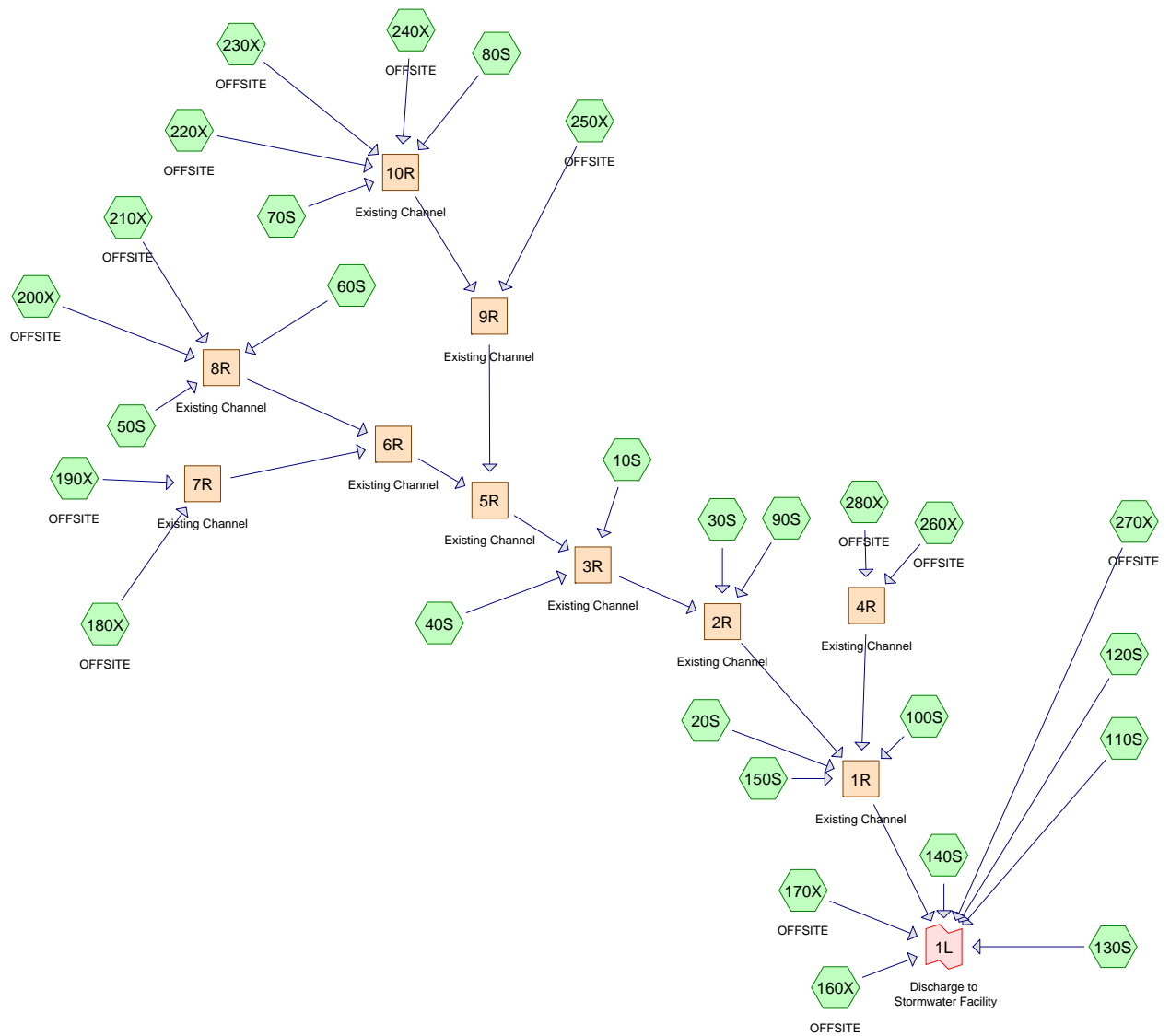
DATE: 03/13/2017



POST-DEVELOPED BASIN DELINEATION		FIGURE
HILLCREST MASTER PLAN		2
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 P: 503.563.6151 F: 503.563.6152 aks-eng.com		DRWN: CTS CHKD: PAS AKS JOB: 5147

APPENDIX A

POST-DEVELOPED SITE WITH OFFSITE BASINS 10-YEAR STORM EVENT ANALYSIS



Routing Diagram for 5147 MASTER PLAN POST-DEV - ALL DEV
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Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
28.537	61	1/4 acre lots, 38% imp, HSG A (160X, 260X)
354.160	83	1/4 acre lots, 38% imp, HSG C (130S, 160X, 170X, 180X, 190X, 200X, 210X, 220X, 230X, 240X, 250X, 260X, 270X, 280X)
3.833	87	1/4 acre lots, 38% imp, HSG D (250X, 260X)
2.032	98	28% Impervious Area on Lots (150S)
17.007	39	>75% Grass cover, Good, HSG A (lots) (20S, 30S, 50S, 60S, 80S, 90S, 100S, 110S)
7.808	74	>75% Grass cover, Good, HSG C (140S)
5.758	74	>75% Grass cover, Good, HSG C (ROW) (20S, 30S, 40S, 50S, 60S, 70S, 80S, 100S, 110S, 120S, 150S)
54.522	74	>75% Grass cover, Good, HSG C (lots) (10S, 20S, 30S, 40S, 50S, 60S, 70S, 80S, 100S, 110S, 120S, 150S)
2.453	80	>75% Grass cover, Good, HSG D (lots) (110S, 120S)
19.901	98	Impervious Area in ROW (20S, 30S, 40S, 50S, 60S, 70S, 80S, 100S, 110S, 120S, 150S)
6.485	98	Impervious Area on Lots (2640 sf x 107 lots) (110S)
1.273	98	Impervious Area on Lots (2640 sf x 21 lots) (10S)
4.727	98	Impervious Area on Lots (2640 sf x 26 lots) (20S, 50S, 60S)
1.948	98	Impervious Area on Lots (2640 sf x 31 lots) (40S)
2.242	98	Impervious Area on Lots (2640 sf x 37 lots) (80S)
2.303	98	Impervious Area on Lots (2640 sf x 38 lots) (90S)
2.424	98	Impervious Area on Lots (2640 sf x 40 lots) (120S)
3.091	98	Impervious Area on Lots (2640 sf x 51 lots) (30S)
3.273	98	Impervious Area on Lots (2640 sf x 54 lots) (100S)
0.545	98	Impervious Area on Lots (2640 sf x 9 lots) (70S)
1.933	30	Woods, Good, HSG A (natural resource easement) (50S, 90S)
6.041	70	Woods, Good, HSG C (natural resource easement) (10S, 40S, 50S, 60S, 80S, 110S)
532.296	80	TOTAL AREA

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Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
47.477	HSG A	20S, 30S, 50S, 60S, 80S, 90S, 100S, 110S, 160X, 260X
0.000	HSG B	
428.289	HSG C	10S, 20S, 30S, 40S, 50S, 60S, 70S, 80S, 100S, 110S, 120S, 130S, 140S, 150S, 160X, 170X, 180X, 190X, 200X, 210X, 220X, 230X, 240X, 250X, 260X, 270X, 280X
6.286	HSG D	110S, 120S, 250X, 260X
50.244	Other	10S, 20S, 30S, 40S, 50S, 60S, 70S, 80S, 90S, 100S, 110S, 120S, 150S
532.296		TOTAL AREA

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SBUH method, Split Pervious/Imperv.

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 10S:	Runoff Area=229,654 sf 24.14% Impervious Runoff Depth>1.91" Tc=5.0 min CN=73/98 Runoff=2.25 cfs 0.838 af
Subcatchment 20S:	Runoff Area=332,852 sf 40.71% Impervious Runoff Depth>2.12" Flow Length=2,080' Tc=5.8 min CN=69/98 Runoff=3.61 cfs 1.351 af
Subcatchment 30S:	Runoff Area=734,581 sf 41.15% Impervious Runoff Depth>2.10" Flow Length=2,042' Tc=5.3 min CN=68/98 Runoff=7.86 cfs 2.949 af
Subcatchment 40S:	Runoff Area=387,551 sf 25.74% Impervious Runoff Depth>1.94" Flow Length=1,462' Tc=7.7 min CN=73/98 Runoff=3.76 cfs 1.438 af
Subcatchment 50S:	Runoff Area=406,337 sf 33.01% Impervious Runoff Depth>1.71" Flow Length=1,565' Tc=8.3 min CN=63/98 Runoff=3.17 cfs 1.332 af
Subcatchment 60S:	Runoff Area=335,735 sf 31.22% Impervious Runoff Depth>2.02" Flow Length=1,528' Tc=7.5 min CN=72/98 Runoff=3.41 cfs 1.294 af
Subcatchment 70S:	Runoff Area=151,887 sf 34.18% Impervious Runoff Depth>2.17" Flow Length=885' Tc=6.7 min CN=74/98 Runoff=1.72 cfs 0.630 af
Subcatchment 80S:	Runoff Area=531,993 sf 28.01% Impervious Runoff Depth>1.73" Flow Length=2,297' Tc=11.0 min CN=67/98 Runoff=4.09 cfs 1.757 af
Subcatchment 90S:	Runoff Area=285,400 sf 35.15% Impervious Runoff Depth>1.25" Flow Length=1,350' Tc=8.6 min CN=36/98 Runoff=1.98 cfs 0.683 af
Subcatchment 100S:	Runoff Area=632,182 sf 39.90% Impervious Runoff Depth>1.49" Flow Length=2,165' Tc=7.6 min CN=44/98 Runoff=5.03 cfs 1.797 af
Subcatchment 110S:	Runoff Area=1,048,600 sf 40.00% Impervious Runoff Depth>2.20" Flow Length=3,711' Tc=15.5 min CN=72/98 Runoff=10.62 cfs 4.421 af
Subcatchment 120S:	Runoff Area=475,503 sf 37.76% Impervious Runoff Depth>2.27" Flow Length=3,926' Tc=17.7 min CN=75/98 Runoff=4.89 cfs 2.068 af
Subcatchment 130S:	Runoff Area=2,606,901 sf 38.00% Impervious Runoff Depth>2.25" Flow Length=3,735' Tc=9.2 min CN=74/98 Runoff=29.87 cfs 11.199 af
Subcatchment 140S:	Runoff Area=340,109 sf 0.00% Impervious Runoff Depth>1.44" Flow Length=640' Slope=0.0600 '/' Tc=9.7 min CN=74/0 Runoff=2.18 cfs 0.939 af
Subcatchment 150S:	Runoff Area=457,197 sf 44.66% Impervious Runoff Depth>2.39" Flow Length=693' Tc=8.3 min CN=74/98 Runoff=5.71 cfs 2.088 af
Subcatchment 160X: OFFSITE	Runoff Area=896,268 sf 38.00% Impervious Runoff Depth>1.74" Tc=5.0 min CN=59/98 Runoff=7.23 cfs 2.976 af

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Subcatchment 170X: OFFSITE	Runoff Area=239,159 sf 38.00% Impervious Runoff Depth>2.24" Flow Length=2,530' Tc=17.0 min CN=74/98 Runoff=2.43 cfs 1.024 af
Subcatchment 180X: OFFSITE	Runoff Area=30,593 sf 38.00% Impervious Runoff Depth>2.24" Flow Length=665' Tc=13.9 min CN=74/98 Runoff=0.33 cfs 0.131 af
Subcatchment 190X: OFFSITE	Runoff Area=2,202,039 sf 38.00% Impervious Runoff Depth>2.23" Flow Length=2,997' Tc=29.1 min CN=74/98 Runoff=18.81 cfs 9.373 af
Subcatchment 200X: OFFSITE	Runoff Area=32,333 sf 38.00% Impervious Runoff Depth>2.24" Flow Length=1,070' Tc=12.8 min CN=74/98 Runoff=0.35 cfs 0.139 af
Subcatchment 210X: OFFSITE	Runoff Area=1,802,806 sf 38.00% Impervious Runoff Depth>2.22" Flow Length=3,796' Tc=31.6 min CN=74/98 Runoff=14.93 cfs 7.665 af
Subcatchment 220X: OFFSITE	Runoff Area=228,043 sf 38.00% Impervious Runoff Depth>2.24" Flow Length=1,152' Tc=14.9 min CN=74/98 Runoff=2.39 cfs 0.977 af
Subcatchment 230X: OFFSITE	Runoff Area=2,806,985 sf 38.00% Impervious Runoff Depth>2.23" Flow Length=4,118' Tc=28.5 min CN=74/98 Runoff=24.17 cfs 11.952 af
Subcatchment 240X: OFFSITE	Runoff Area=921,256 sf 38.00% Impervious Runoff Depth>2.23" Flow Length=2,410' Tc=23.6 min CN=74/98 Runoff=8.47 cfs 3.932 af
Subcatchment 250X: OFFSITE	Runoff Area=210,435 sf 38.00% Impervious Runoff Depth>2.25" Tc=5.0 min CN=74/98 Runoff=2.51 cfs 0.906 af
Subcatchment 260X: OFFSITE	Runoff Area=2,138,570 sf 38.00% Impervious Runoff Depth>1.76" Flow Length=1,790' Tc=9.7 min CN=60/98 Runoff=16.91 cfs 7.201 af
Subcatchment 270X: OFFSITE	Runoff Area=255,803 sf 38.00% Impervious Runoff Depth>2.23" Flow Length=3,690' Tc=26.8 min CN=74/98 Runoff=2.25 cfs 1.090 af
Subcatchment 280X: OFFSITE	Runoff Area=2,466,021 sf 38.00% Impervious Runoff Depth>2.23" Flow Length=3,163' Tc=25.8 min CN=74/98 Runoff=22.00 cfs 10.513 af
Reach 1R: Existing Channel	Avg. Flow Depth=3.10' Max Vel=3.52 fps Inflow=138.13 cfs 68.330 af n=0.080 L=310.0' S=0.0226 '/' Capacity=248.44 cfs Outflow=138.05 cfs 68.264 af
Reach 2R: Existing Channel	Avg. Flow Depth=1.24' Max Vel=2.64 fps Inflow=91.29 cfs 45.535 af n=0.080 L=264.0' S=0.0347 '/' Capacity=596.25 cfs Outflow=91.21 cfs 45.477 af
Reach 3R: Existing Channel	Avg. Flow Depth=1.16' Max Vel=2.77 fps Inflow=85.51 cfs 42.050 af n=0.080 L=768.0' S=0.0428 '/' Capacity=662.85 cfs Outflow=84.68 cfs 41.903 af
Reach 4R: Existing Channel	Avg. Flow Depth=1.61' Max Vel=2.97 fps Inflow=38.69 cfs 17.715 af n=0.080 L=1,340.0' S=0.0351 '/' Capacity=2,366.15 cfs Outflow=37.02 cfs 17.618 af
Reach 5R: Existing Channel	Avg. Flow Depth=1.06' Max Vel=3.18 fps Inflow=80.99 cfs 39.807 af n=0.080 L=212.0' S=0.0665 '/' Capacity=825.92 cfs Outflow=80.97 cfs 39.774 af
Reach 6R: Existing Channel	Avg. Flow Depth=0.80' Max Vel=2.74 fps Inflow=40.01 cfs 19.855 af n=0.080 L=537.0' S=0.0739 '/' Capacity=870.78 cfs Outflow=39.72 cfs 19.808 af

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Reach 7R: Existing Channel Avg. Flow Depth=0.53' Max Vel=2.83 fps Inflow=19.13 cfs 9.505 af
n=0.080 L=846.0' S=0.1162 '/' Capacity=3,539.93 cfs Outflow=18.85 cfs 9.468 af

Reach 8R: Existing Channel Avg. Flow Depth=0.42' Max Vel=3.19 fps Inflow=21.64 cfs 10.430 af
n=0.080 L=905.0' S=0.1197 '/' Capacity=670.49 cfs Outflow=21.27 cfs 10.387 af

Reach 9R: Existing Channel Avg. Flow Depth=1.02' Max Vel=3.19 fps Inflow=42.30 cfs 20.085 af
n=0.080 L=1,126.0' S=0.0728 '/' Capacity=1,290.64 cfs Outflow=41.27 cfs 19.998 af

Reach 10R: Existing Channel Avg. Flow Depth=0.61' Max Vel=3.43 fps Inflow=40.66 cfs 19.247 af
n=0.080 L=857.0' S=0.0881 '/' Capacity=551.68 cfs Outflow=40.10 cfs 19.179 af

Link 1L: Discharge to Stormwater Facility Inflow=191.37 cfs 91.980 af
Primary=191.37 cfs 91.980 af

Total Runoff Area = 532.296 ac Runoff Volume = 92.662 af Average Runoff Depth = 2.09"
62.97% Pervious = 335.170 ac 37.03% Impervious = 197.125 ac

Summary for Subcatchment 10S:

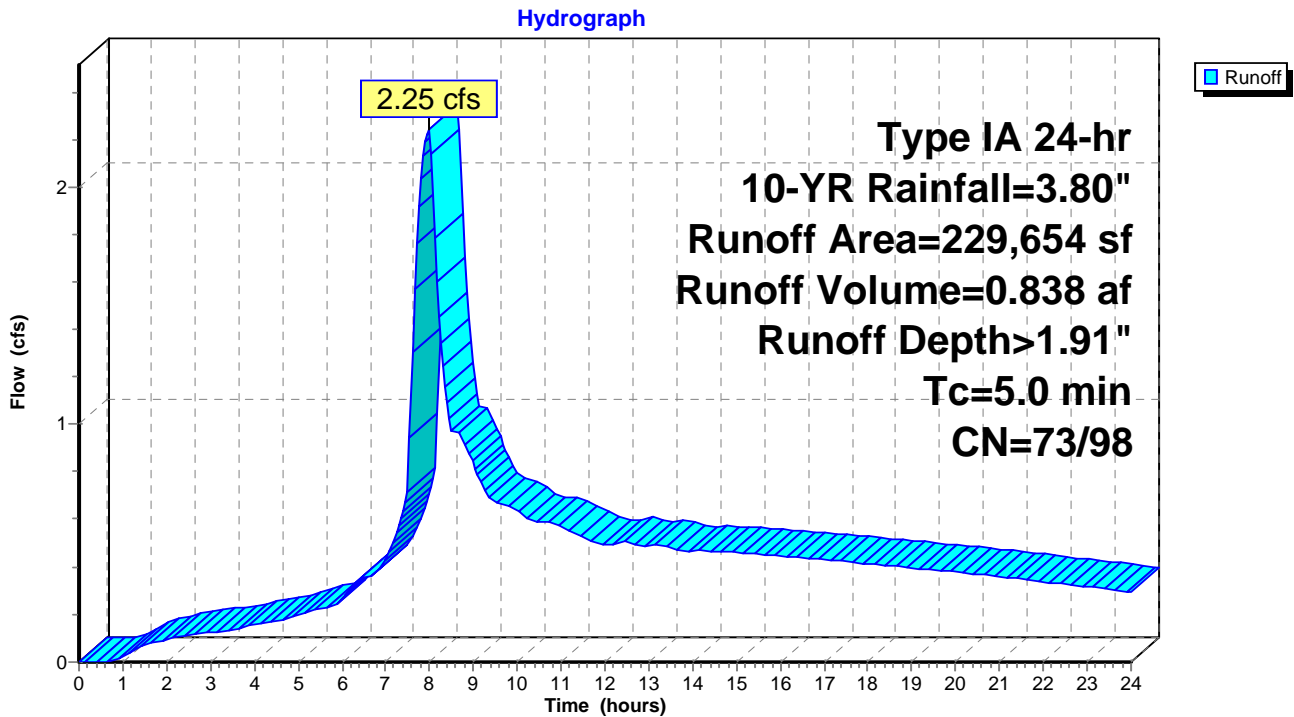
Runoff = 2.25 cfs @ 7.98 hrs, Volume= 0.838 af, Depth> 1.91"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 10-YR Rainfall=3.80"

Area (sf)	CN	Description
* 55,440	98	Impervious Area on Lots (2640 sf x 21 lots)
* 136,901	74	>75% Grass cover, Good, HSG C (lots)
* 37,313	70	Woods, Good, HSG C (natural resource easement)
229,654	79	Weighted Average
174,214		75.86% Pervious Area
55,440		24.14% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 10S:



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Summary for Subcatchment 20S:

Runoff = 3.61 cfs @ 7.97 hrs, Volume= 1.351 af, Depth> 2.12"

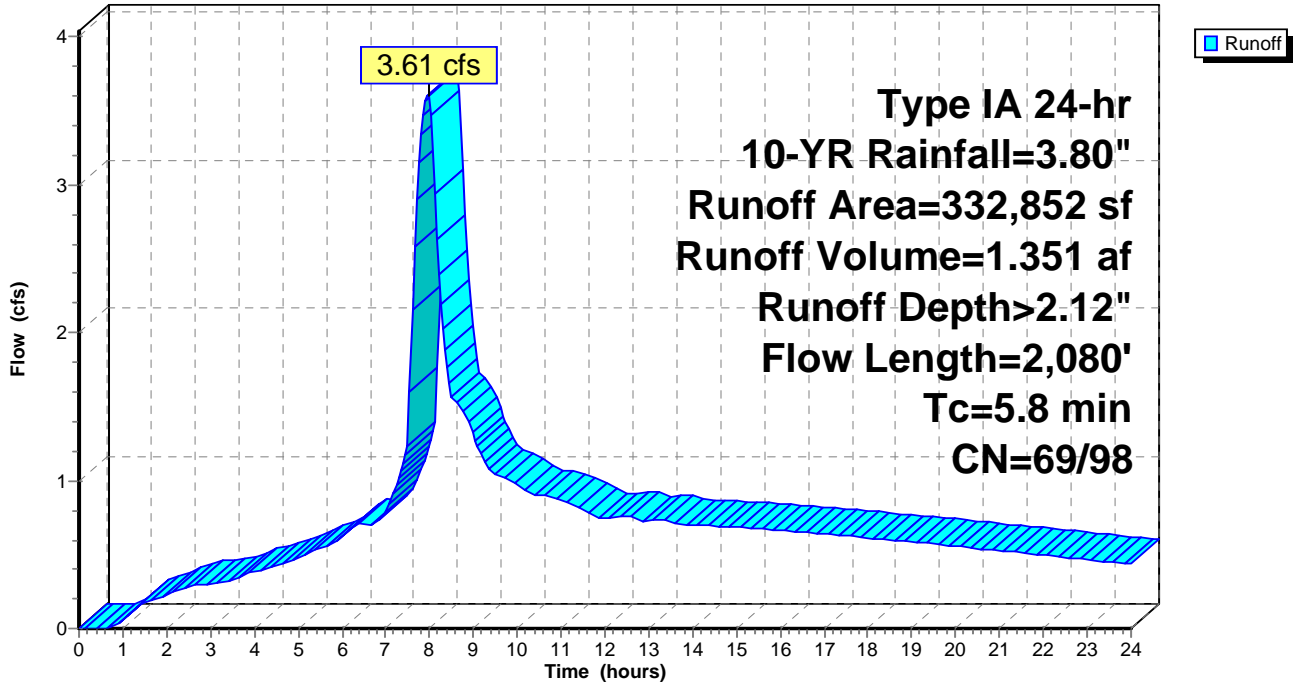
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10-YR Rainfall=3.80"

Area (sf)	CN	Description
* 66,868	98	Impervious Area in ROW
* 23,520	74	>75% Grass cover, Good, HSG C (ROW)
* 68,640	98	Impervious Area on Lots (2640 sf x 26 lots)
* 145,720	74	>75% Grass cover, Good, HSG C (lots)
* 28,104	39	>75% Grass cover, Good, HSG A (lots)
332,852	81	Weighted Average
197,344		59.29% Pervious Area
135,508		40.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.3	50	0.2500	0.37		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
0.9	180	0.2100	3.21		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
2.6	1,850	0.0700	12.00	9.43	Pipe Channel, 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013
5.8	2,080	Total			

Subcatchment 20S:

Hydrograph



Summary for Subcatchment 30S:

Runoff = 7.86 cfs @ 7.96 hrs, Volume= 2.949 af, Depth> 2.10"

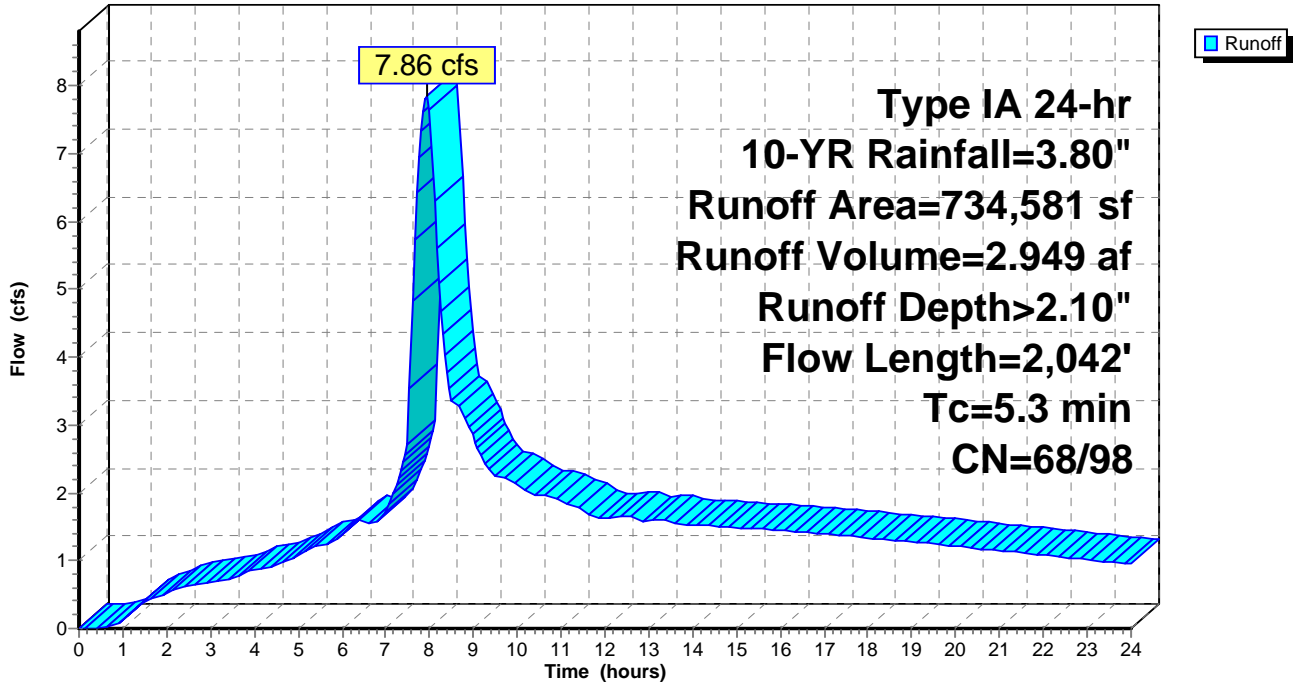
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10-YR Rainfall=3.80"

Area (sf)	CN	Description
* 167,661	98	Impervious Area in ROW
* 47,289	74	>75% Grass cover, Good, HSG C (ROW)
* 134,640	98	Impervious Area on Lots (2640 sf x 51 lots)
* 313,028	74	>75% Grass cover, Good, HSG C (lots)
* 71,963	39	>75% Grass cover, Good, HSG A (lots)
734,581	80	Weighted Average
432,280		58.85% Pervious Area
302,301		41.15% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.7	50	0.5000	0.48		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
1.0	62	0.0200	0.99		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.4	90	0.0300	3.52		Shallow Concentrated Flow, Paved Kv= 20.3 fps
2.2	1,840	0.0700	13.93	17.09	Pipe Channel, 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.013
5.3	2,042	Total			

Subcatchment 30S:

Hydrograph



Summary for Subcatchment 40S:

Runoff = 3.76 cfs @ 7.99 hrs, Volume= 1.438 af, Depth> 1.94"

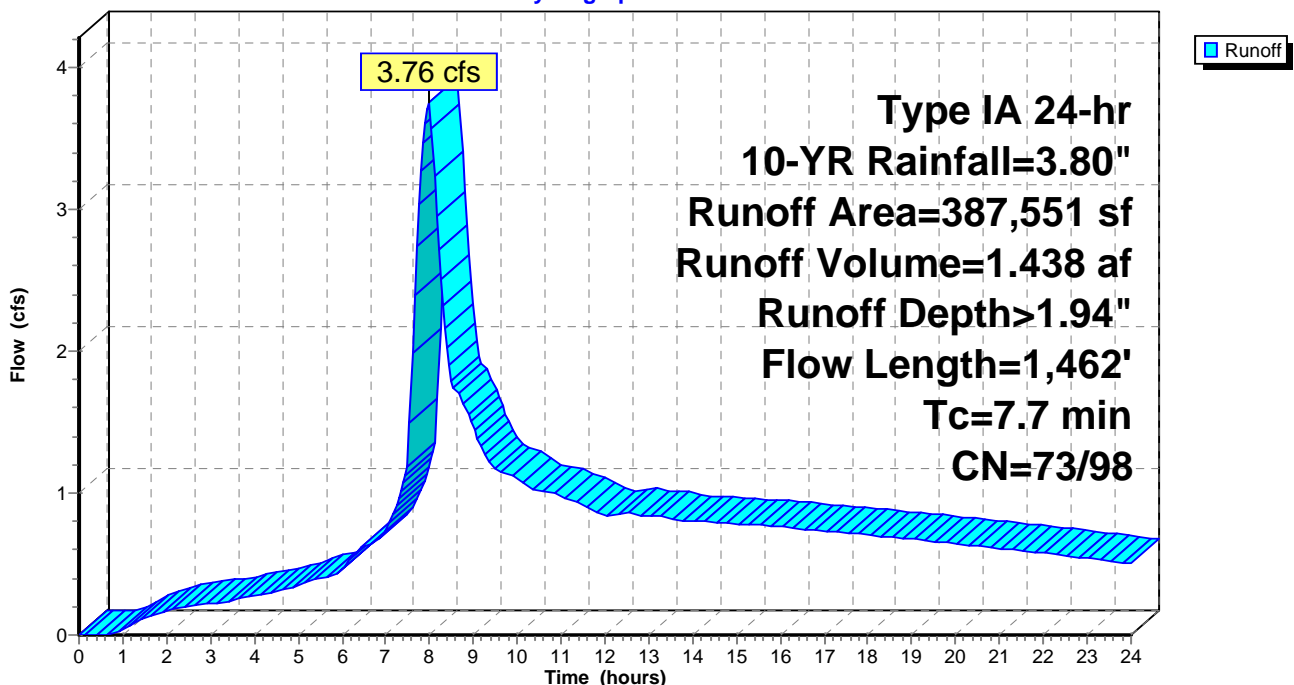
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10-YR Rainfall=3.80"

Area (sf)	CN	Description
* 14,935	98	Impervious Area in ROW
* 4,215	74	>75% Grass cover, Good, HSG C (ROW)
* 84,840	98	Impervious Area on Lots (2640 sf x 31 lots)
* 210,847	74	>75% Grass cover, Good, HSG C (lots)
* 72,714	70	Woods, Good, HSG C (natural resource easement)
387,551	79	Weighted Average
287,776		74.26% Pervious Area
99,775		25.74% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.3	50	0.2500	0.37		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
5.4	1,412	0.0800	4.38	80.53	Channel Flow, Area= 18.4 sf Perim= 24.2' r= 0.76' n= 0.080 Earth, long dense weeds
7.7	1,462	Total			

Subcatchment 40S:

Hydrograph



Summary for Subcatchment 50S:

Runoff = 3.17 cfs @ 7.99 hrs, Volume= 1.332 af, Depth> 1.71"

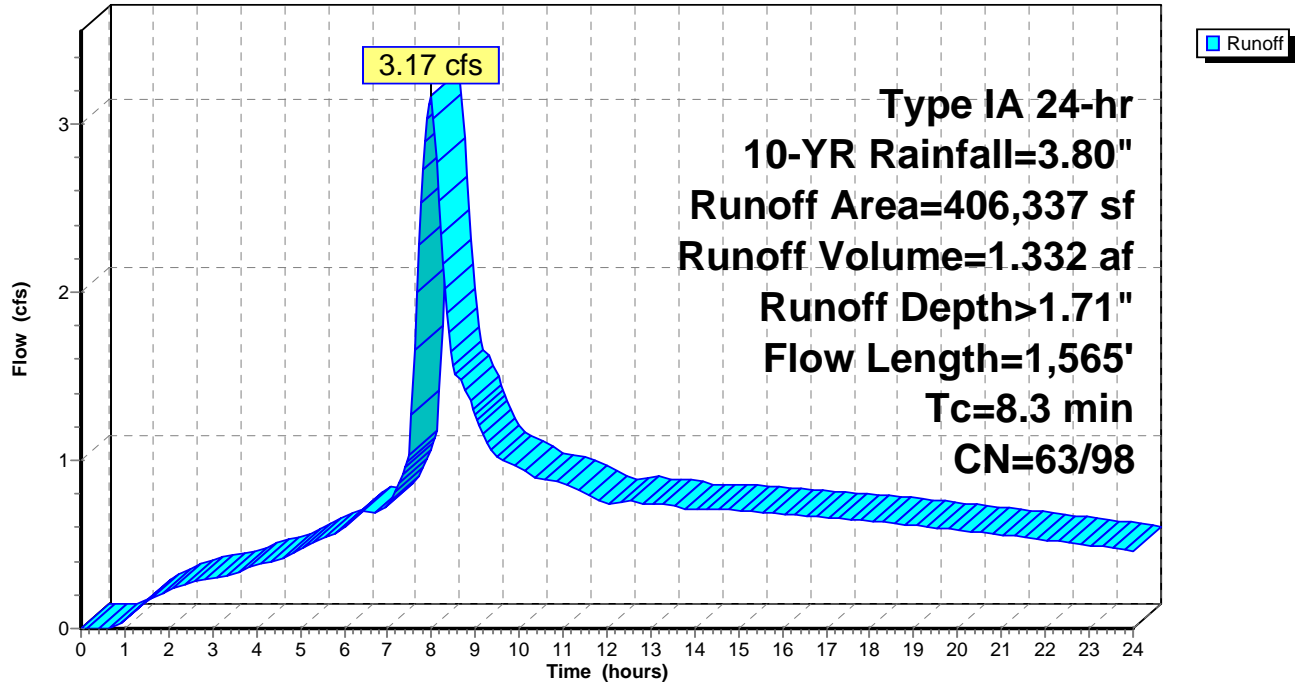
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10-YR Rainfall=3.80"

Area (sf)	CN	Description
* 65,484	98	Impervious Area in ROW
* 20,686	74	>75% Grass cover, Good, HSG C (ROW)
* 68,640	98	Impervious Area on Lots (2640 sf x 26 lots)
* 159,568	74	>75% Grass cover, Good, HSG C (lots)
* 69,733	39	>75% Grass cover, Good, HSG A (lots)
* 9,661	70	Woods, Good, HSG C (natural resource easement)
* 12,565	30	Woods, Good, HSG A (natural resource easement)
406,337	74	Weighted Average
272,213		66.99% Pervious Area
134,124		33.01% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.6	50	0.0800	0.23		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
1.1	65	0.0200	0.99		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.6	300	0.1500	7.86		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.1	150	0.2500	22.68	17.81	Pipe Channel, 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013
2.9	1,000	0.1400	5.79	106.53	Channel Flow, Area= 18.4 sf Perim= 24.2' r= 0.76' n= 0.080 Earth, long dense weeds
8.3	1,565	Total			

Subcatchment 50S:

Hydrograph



Summary for Subcatchment 60S:

Runoff = 3.41 cfs @ 7.98 hrs, Volume= 1.294 af, Depth> 2.02"

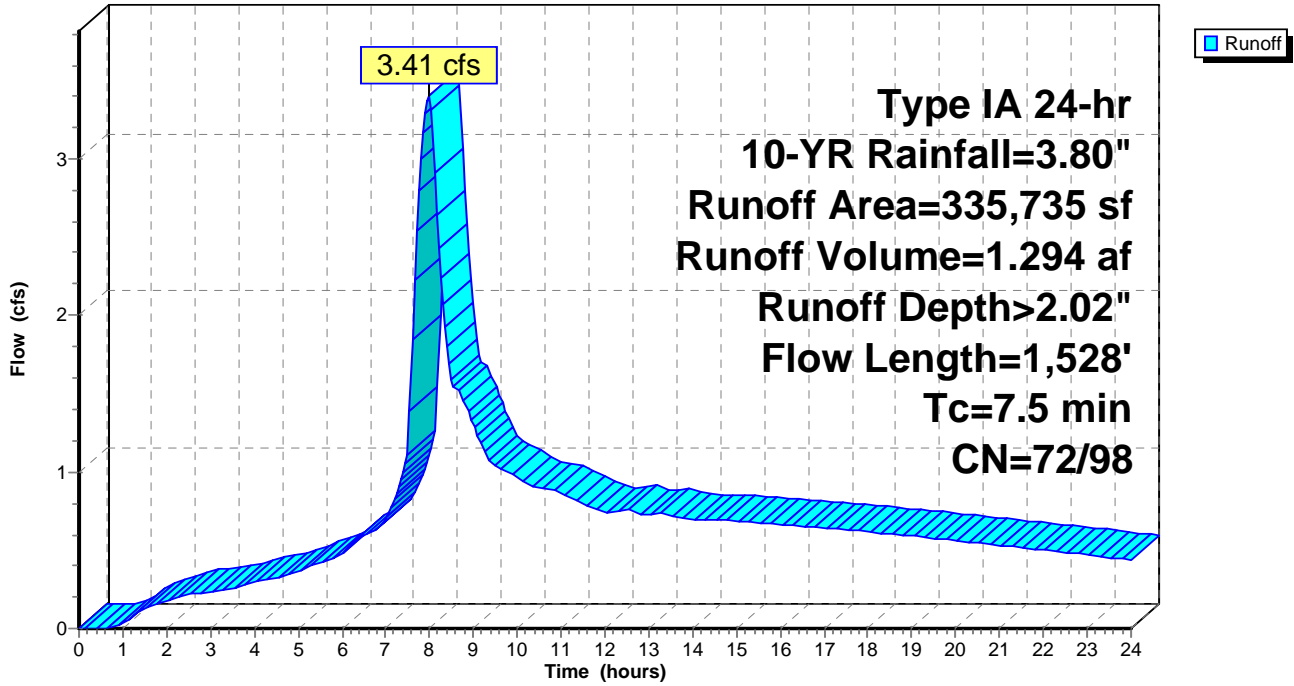
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 10-YR Rainfall=3.80"

Area (sf)	CN	Description
* 36,192	98	Impervious Area in ROW
* 10,208	74	>75% Grass cover, Good, HSG C (ROW)
* 68,640	98	Impervious Area on Lots (2640 sf x 26 lots)
* 180,014	74	>75% Grass cover, Good, HSG C (lots)
* 10,081	39	>75% Grass cover, Good, HSG A (lots)
* 30,600	70	Woods, Good, HSG C (natural resource easement)
335,735	80	Weighted Average
230,903		68.78% Pervious Area
104,832		31.22% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.3	50	0.2500	0.37		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
1.8	104	0.0200	0.99		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.4	170	0.1200	7.03		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.8	620	0.0800	12.83	10.08	Pipe Channel, 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013
2.2	584	0.0800	4.38	80.53	Channel Flow, Area= 18.4 sf Perim= 24.2' r= 0.76' n= 0.080 Earth, long dense weeds
7.5	1,528	Total			

Subcatchment 60S:

Hydrograph



Summary for Subcatchment 70S:

Runoff = 1.72 cfs @ 7.98 hrs, Volume= 0.630 af, Depth> 2.17"

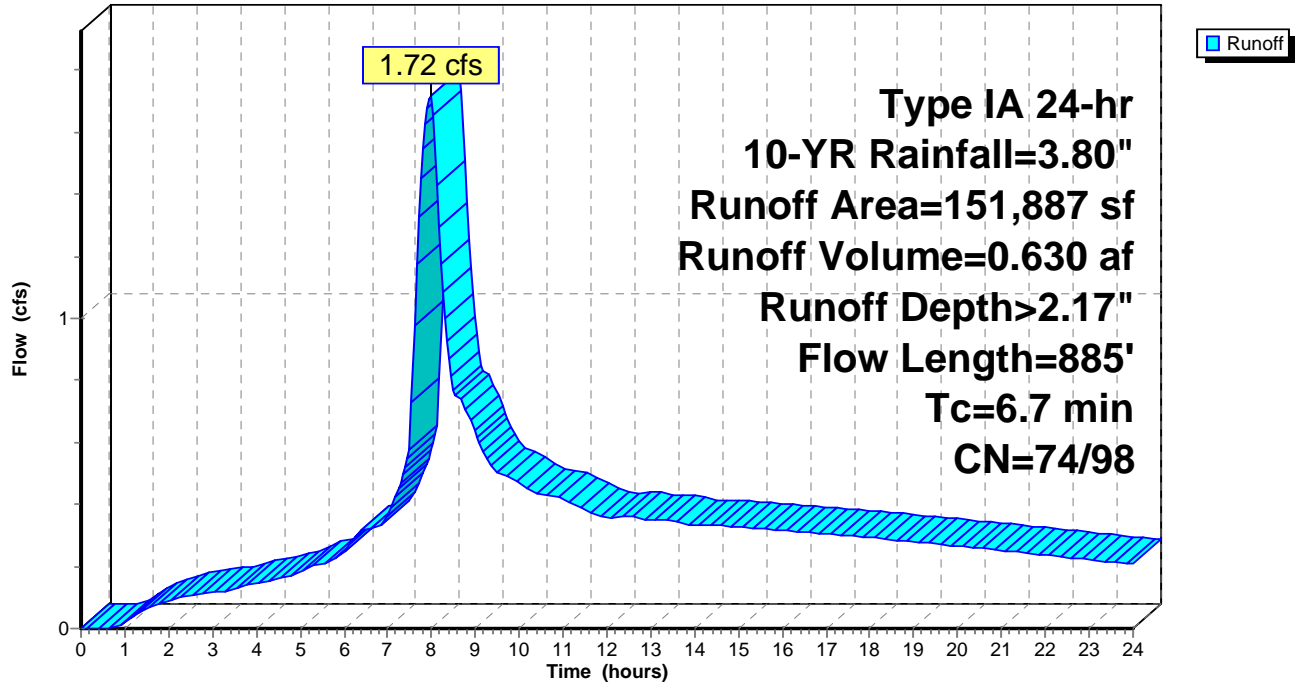
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 10-YR Rainfall=3.80"

Area (sf)	CN	Description
* 28,156	98	Impervious Area in ROW
* 9,526	74	>75% Grass cover, Good, HSG C (ROW)
* 23,760	98	Impervious Area on Lots (2640 sf x 9 lots)
* 90,445	74	>75% Grass cover, Good, HSG C (lots)
151,887	82	Weighted Average
99,971		65.82% Pervious Area
51,916		34.18% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.8	50	0.0700	0.22		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
1.3	75	0.0200	0.99		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.7	295	0.1100	6.73		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.9	465	0.0400	9.07	7.13	Pipe Channel, 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013
6.7	885	Total			

Subcatchment 70S:

Hydrograph



Summary for Subcatchment 80S:

Runoff = 4.09 cfs @ 8.00 hrs, Volume= 1.757 af, Depth> 1.73"

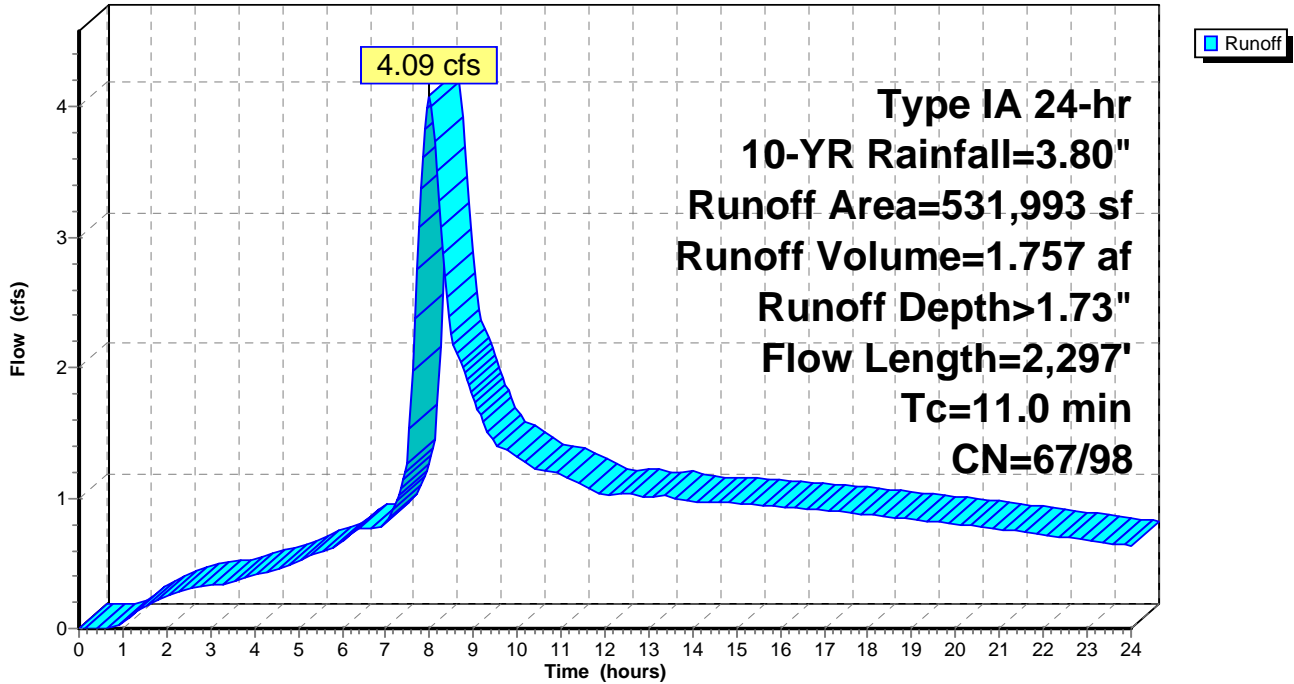
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 10-YR Rainfall=3.80"

Area (sf)	CN	Description
* 51,310	98	Impervious Area in ROW
* 16,338	74	>75% Grass cover, Good, HSG C (ROW)
* 97,680	98	Impervious Area on Lots (2640 sf x 37 lots)
* 75,707	39	>75% Grass cover, Good, HSG A (lots)
* 250,308	74	>75% Grass cover, Good, HSG C (lots)
* 40,650	70	Woods, Good, HSG C (natural resource easement)
531,993	75	Weighted Average
383,003		71.99% Pervious Area
148,990		28.01% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.3	50	0.2500	0.37		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
1.5	88	0.0200	0.99		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.4	114	0.0650	5.18		Shallow Concentrated Flow, Paved Kv= 20.3 fps
1.0	845	0.1000	14.35	11.27	Pipe Channel, 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013
5.8	1,200	0.0500	3.46	63.66	Channel Flow, Area= 18.4 sf Perim= 24.2' r= 0.76' n= 0.080 Earth, long dense weeds
11.0	2,297	Total			

Subcatchment 80S:

Hydrograph



Summary for Subcatchment 90S:

Runoff = 1.98 cfs @ 7.96 hrs, Volume= 0.683 af, Depth> 1.25"

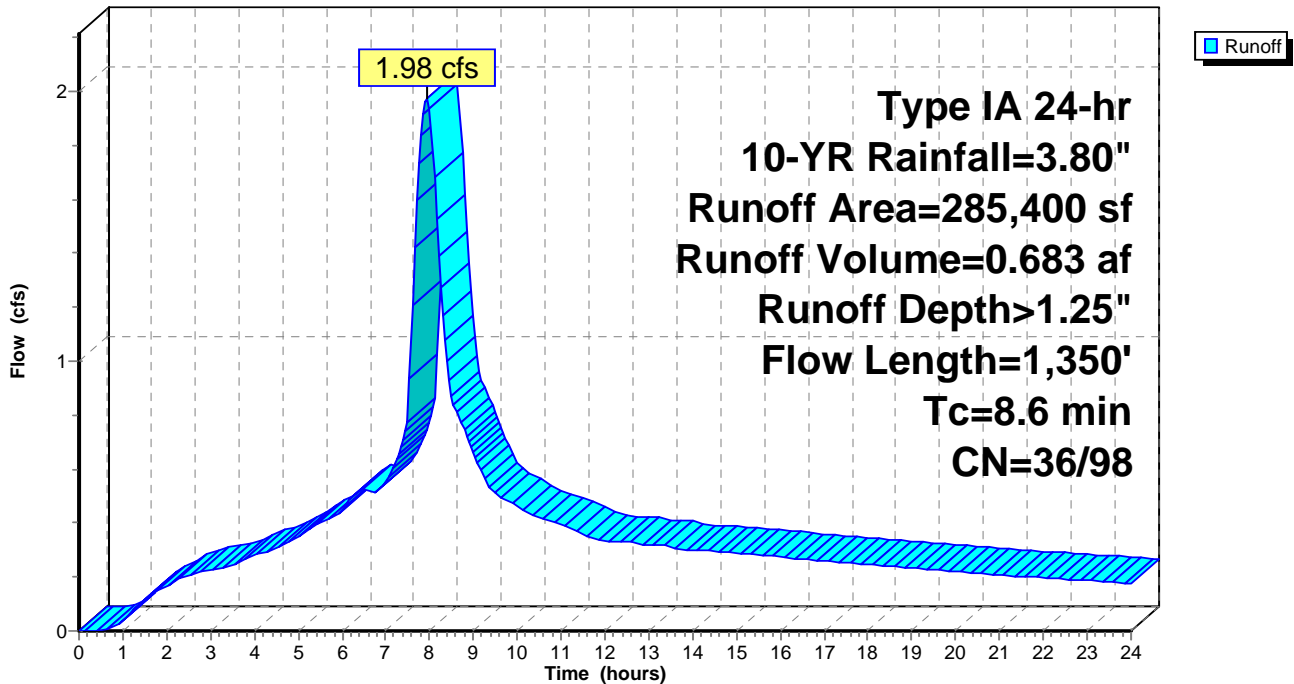
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10-YR Rainfall=3.80"

Area (sf)	CN	Description
* 100,320	98	Impervious Area on Lots (2640 sf x 38 lots)
* 113,460	39	>75% Grass cover, Good, HSG A (lots)
* 71,620	30	Woods, Good, HSG A (natural resource easement)
285,400	57	Weighted Average
185,080		64.85% Pervious Area
100,320		35.15% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.3	50	0.2500	0.37		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
6.3	1,300	0.0500	3.46	63.66	Channel Flow, Area= 18.4 sf Perim= 24.2' r= 0.76' n= 0.080 Earth, long dense weeds
8.6	1,350	Total			

Subcatchment 90S:

Hydrograph



5147 MASTER PLAN POST-DEV - ALL DEV

Type IA 24-hr 10-YR Rainfall=3.80"

Prepared by AKS Engineering & Forestry, LLC

Printed 3/14/2017

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Summary for Subcatchment 100S:

Runoff = 5.03 cfs @ 7.94 hrs, Volume= 1.797 af, Depth> 1.49"

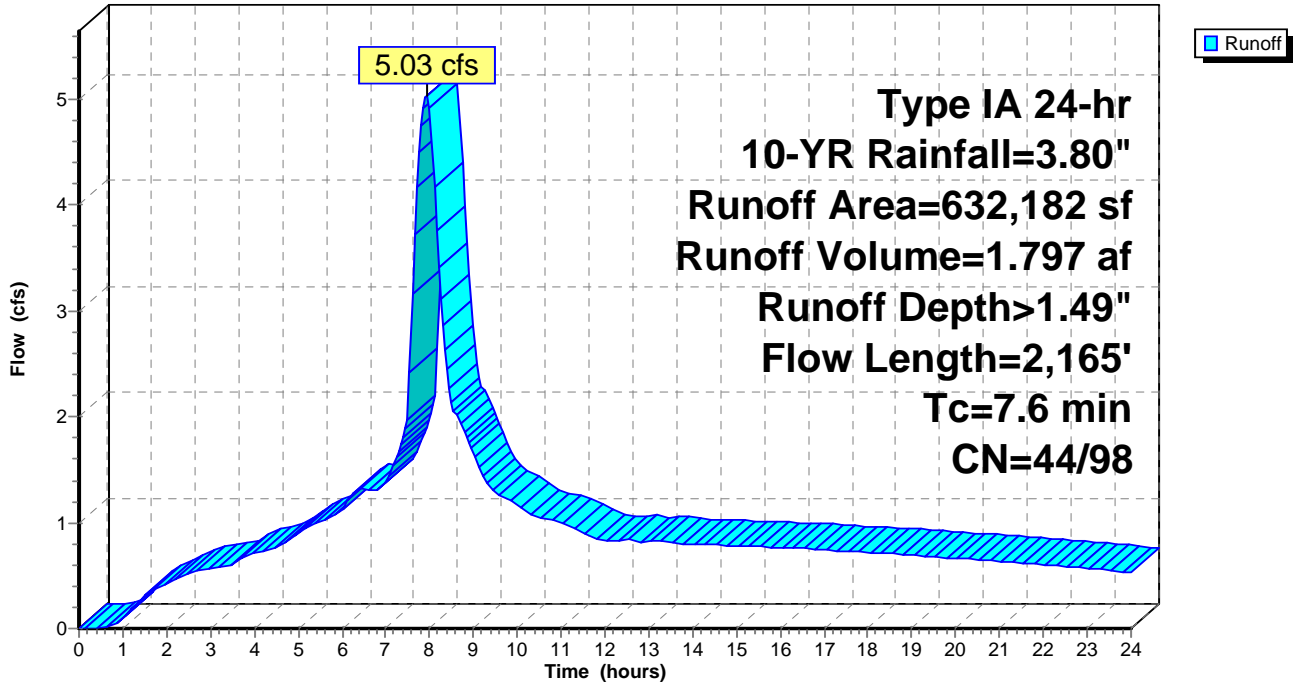
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 10-YR Rainfall=3.80"

Area (sf)	CN	Description
* 109,707	98	Impervious Area in ROW
* 30,943	74	>75% Grass cover, Good, HSG C (ROW)
* 142,560	98	Impervious Area on Lots (2640 sf x 54 lots)
* 330,383	39	>75% Grass cover, Good, HSG A (lots)
* 18,589	74	>75% Grass cover, Good, HSG C (lots)
632,182	65	Weighted Average
379,915		60.10% Pervious Area
252,267		39.90% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.6	50	0.0420	0.18		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
0.7	55	0.0400	1.40		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
2.3	2,060	0.0800	14.89	18.27	Pipe Channel, 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.013
7.6	2,165	Total			

Subcatchment 100S:

Hydrograph



Summary for Subcatchment 110S:

Runoff = 10.62 cfs @ 8.01 hrs, Volume= 4.421 af, Depth> 2.20"

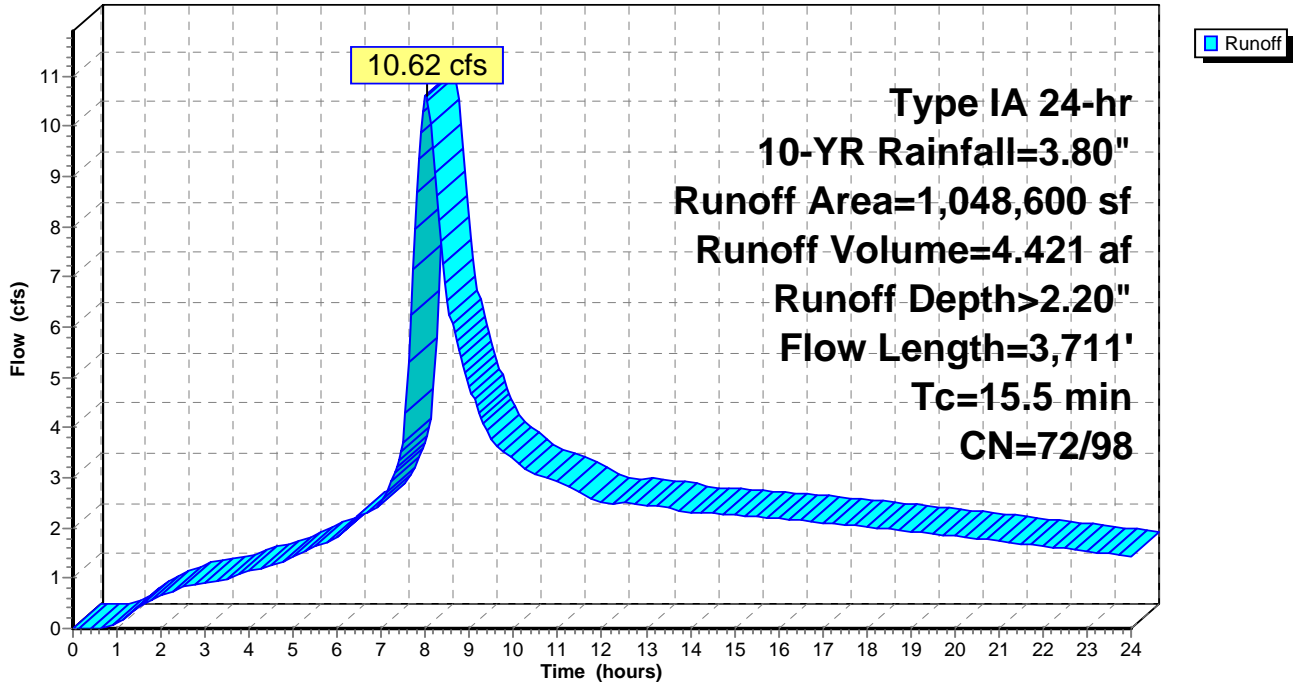
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10-YR Rainfall=3.80"

Area (sf)	CN	Description
* 136,929	98	Impervious Area in ROW
* 38,621	74	>75% Grass cover, Good, HSG C (ROW)
* 282,480	98	Impervious Area on Lots (2640 sf x 107 lots)
* 412,510	74	>75% Grass cover, Good, HSG C (lots)
* 41,388	39	>75% Grass cover, Good, HSG A (lots)
* 64,446	80	>75% Grass cover, Good, HSG D (lots)
* 72,226	70	Woods, Good, HSG C (natural resource easement)
1,048,600	82	Weighted Average
629,191		60.00% Pervious Area
419,409		40.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.2	50	0.0200	0.13		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
0.9	56	0.0200	0.99		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.7	200	0.0500	4.54		Shallow Concentrated Flow, Paved Kv= 20.3 fps
1.5	1,378	0.0800	14.89	18.27	Pipe Channel, 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.013
3.1	581	0.0400	3.09	56.94	Channel Flow, Area= 18.4 sf Perim= 24.2' r= 0.76' n= 0.080 Earth, long dense weeds
3.1	1,446	0.0300	7.86	6.17	Pipe Channel, 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013
15.5	3,711	Total			

Subcatchment 110S:

Hydrograph



Summary for Subcatchment 120S:

Runoff = 4.89 cfs @ 8.02 hrs, Volume= 2.068 af, Depth> 2.27"

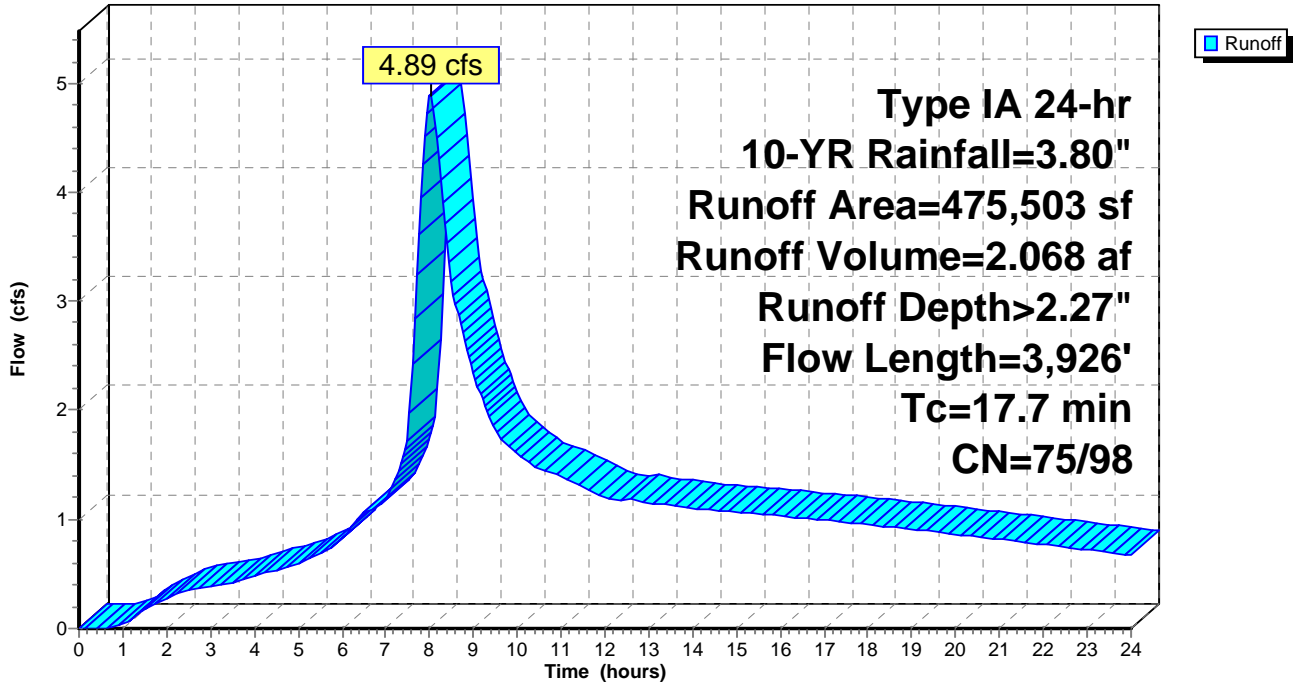
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 10-YR Rainfall=3.80"

Area (sf)	CN	Description
* 73,954	98	Impervious Area in ROW
* 24,092	74	>75% Grass cover, Good, HSG C (ROW)
* 105,600	98	Impervious Area on Lots (2640 sf x 40 lots)
* 229,430	74	>75% Grass cover, Good, HSG C (lots)
* 42,427	80	>75% Grass cover, Good, HSG D (lots)
475,503	84	Weighted Average
295,949		62.24% Pervious Area
179,554		37.76% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.2	50	0.0200	0.13		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
0.7	60	0.0400	1.40		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.5	111	0.0400	4.06		Shallow Concentrated Flow, Paved Kv= 20.3 fps
1.8	1,175	0.0600	11.11	8.73	Pipe Channel, 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013
5.9	1,100	0.0400	3.09	56.94	Channel Flow, Area= 18.4 sf Perim= 24.2' r= 0.76' n= 0.080 Earth, long dense weeds
2.6	1,430	0.0400	9.07	7.13	Pipe Channel, 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013
17.7	3,926	Total			

Subcatchment 120S:

Hydrograph



Summary for Subcatchment 130S:

Runoff = 29.87 cfs @ 7.99 hrs, Volume= 11.199 af, Depth> 2.25"

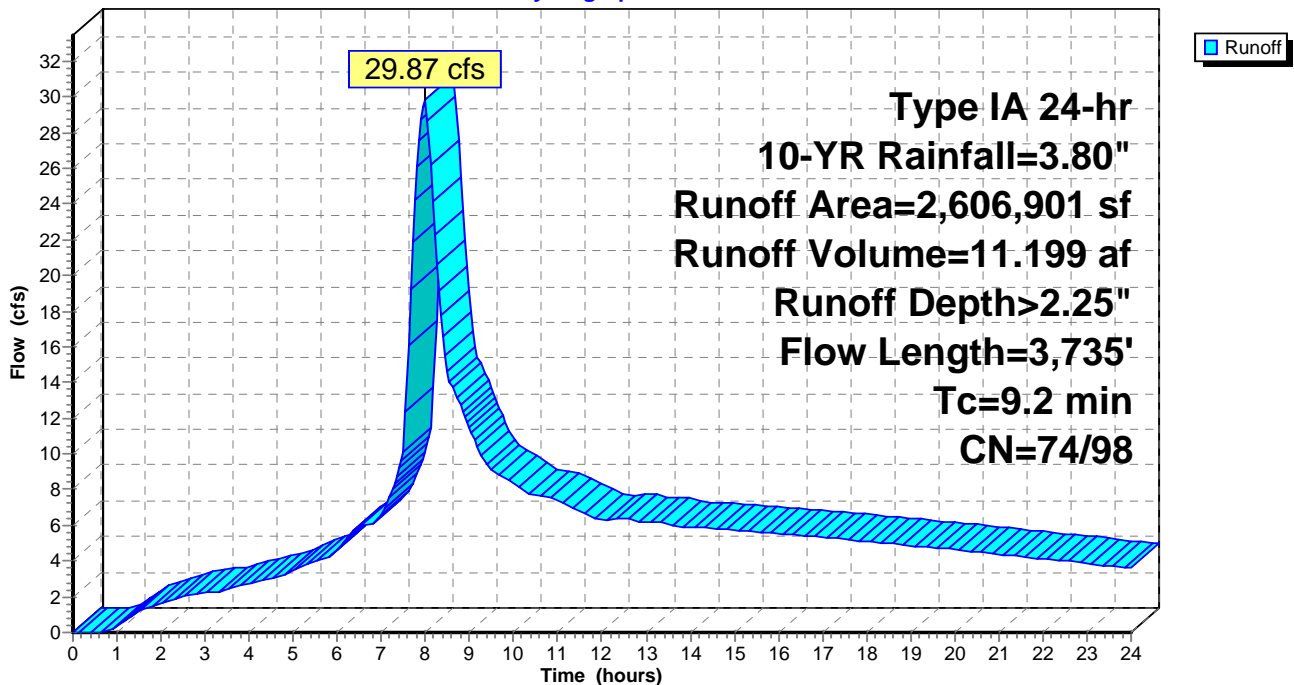
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10-YR Rainfall=3.80"

Area (sf)	CN	Description
2,606,901	83	1/4 acre lots, 38% imp, HSG C
1,616,279		62.00% Pervious Area
990,622		38.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.7	50	0.1600	0.31		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
1.0	60	0.0200	0.99		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.6	150	0.0500	4.54		Shallow Concentrated Flow, Paved Kv= 20.3 fps
4.9	3,475	0.0500	11.77	14.44	Pipe Channel, 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.013
9.2	3,735	Total			

Subcatchment 130S:

Hydrograph



Summary for Subcatchment 140S:

Runoff = 2.18 cfs @ 8.01 hrs, Volume= 0.939 af, Depth> 1.44"

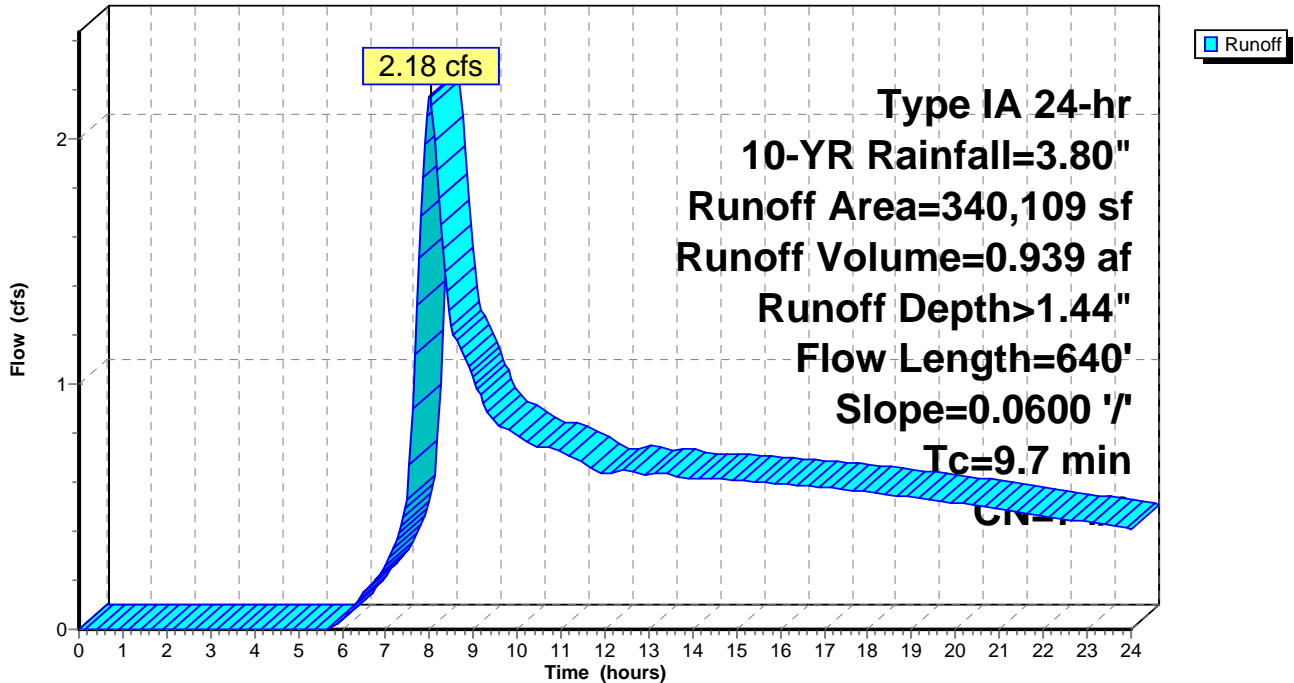
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10-YR Rainfall=3.80"

Area (sf)	CN	Description
340,109	74	>75% Grass cover, Good, HSG C
340,109		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.0	50	0.0600	0.21		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
5.7	590	0.0600	1.71		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
9.7	640	Total			

Subcatchment 140S:

Hydrograph



Summary for Subcatchment 150S:

Runoff = 5.71 cfs @ 7.98 hrs, Volume= 2.088 af, Depth> 2.39"

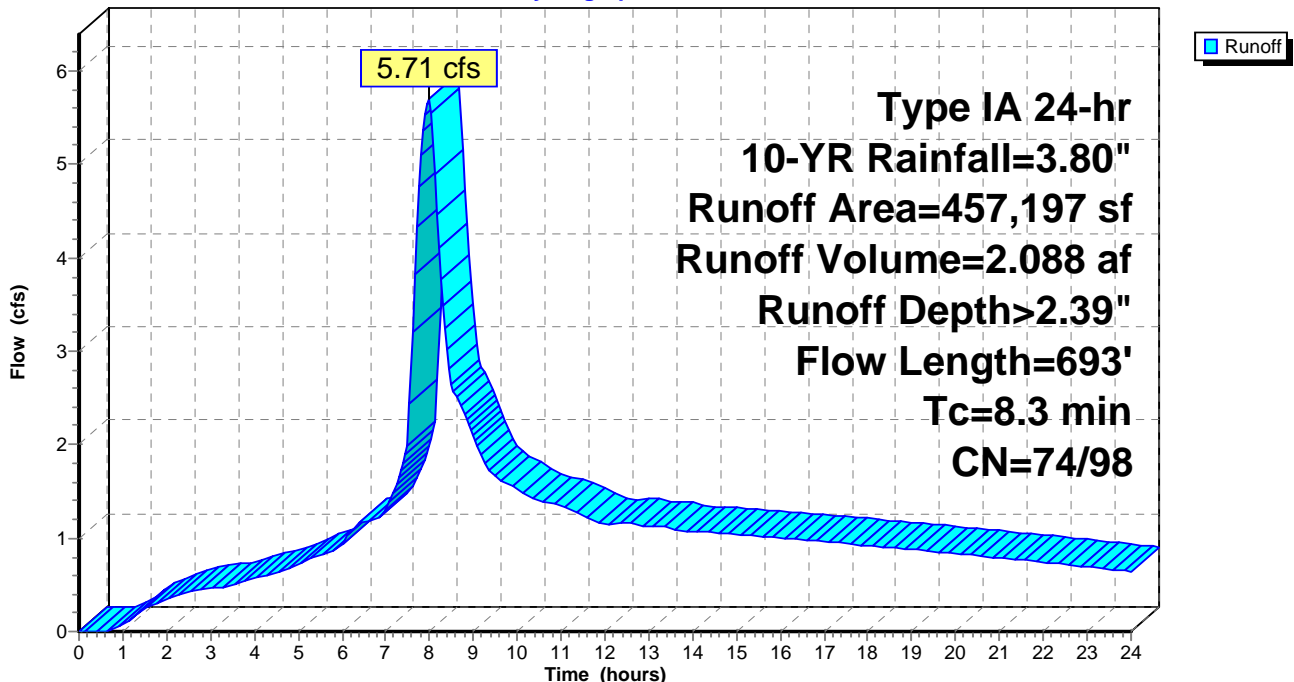
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10-YR Rainfall=3.80"

Area (sf)	CN	Description
* 115,682	98	Impervious Area in ROW
* 25,393	74	>75% Grass cover, Good, HSG C (ROW)
* 88,514	98	28% Impervious Area on Lots
* 227,608	74	>75% Grass cover, Good, HSG C (lots)
457,197	85	Weighted Average
253,001		55.34% Pervious Area
204,196		44.66% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.2	50	0.0200	0.13		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
1.2	73	0.0200	0.99		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.9	570	0.0600	11.11	8.73	Pipe Channel, 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013
8.3	693	Total			

Subcatchment 150S:

Hydrograph



Summary for Subcatchment 160X: OFFSITE

Runoff = 7.23 cfs @ 7.96 hrs, Volume= 2.976 af, Depth> 1.74"

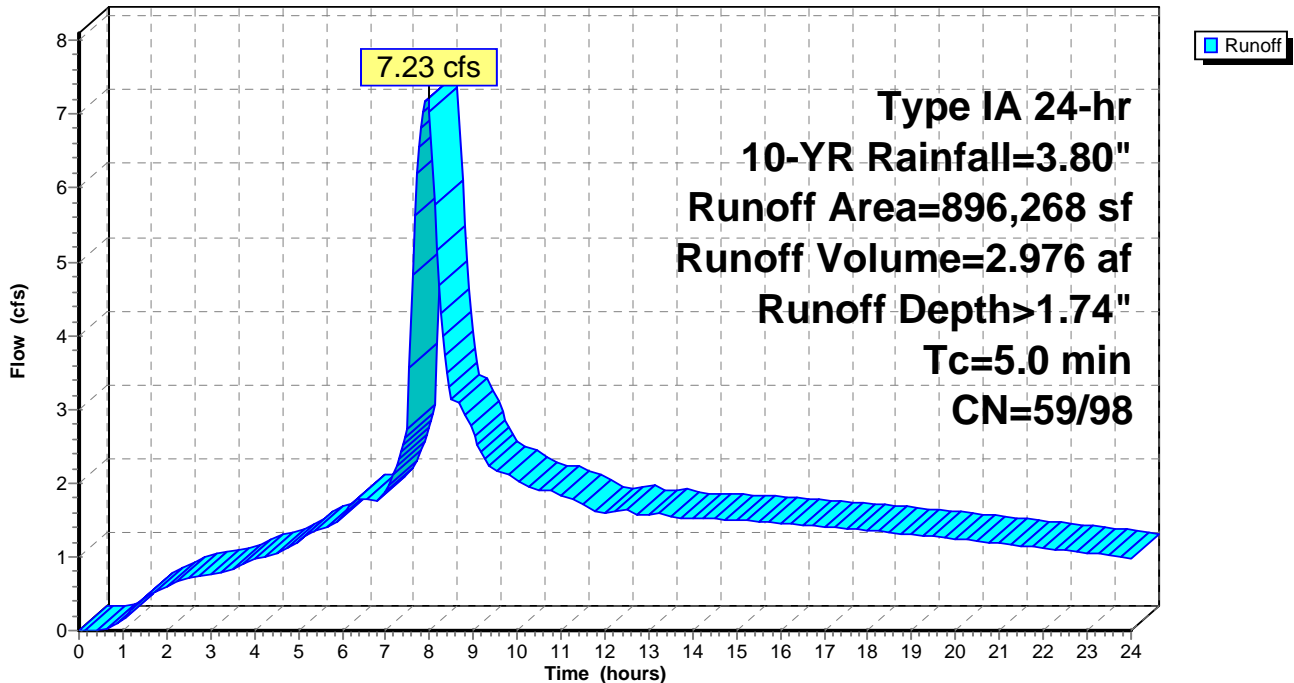
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 10-YR Rainfall=3.80"

Area (sf)	CN	Description
512,606	83	1/4 acre lots, 38% imp, HSG C
383,662	61	1/4 acre lots, 38% imp, HSG A
896,268	74	Weighted Average
555,686		62.00% Pervious Area
340,582		38.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 160X: OFFSITE

Hydrograph



Summary for Subcatchment 170X: OFFSITE

Runoff = 2.43 cfs @ 8.02 hrs, Volume= 1.024 af, Depth> 2.24"

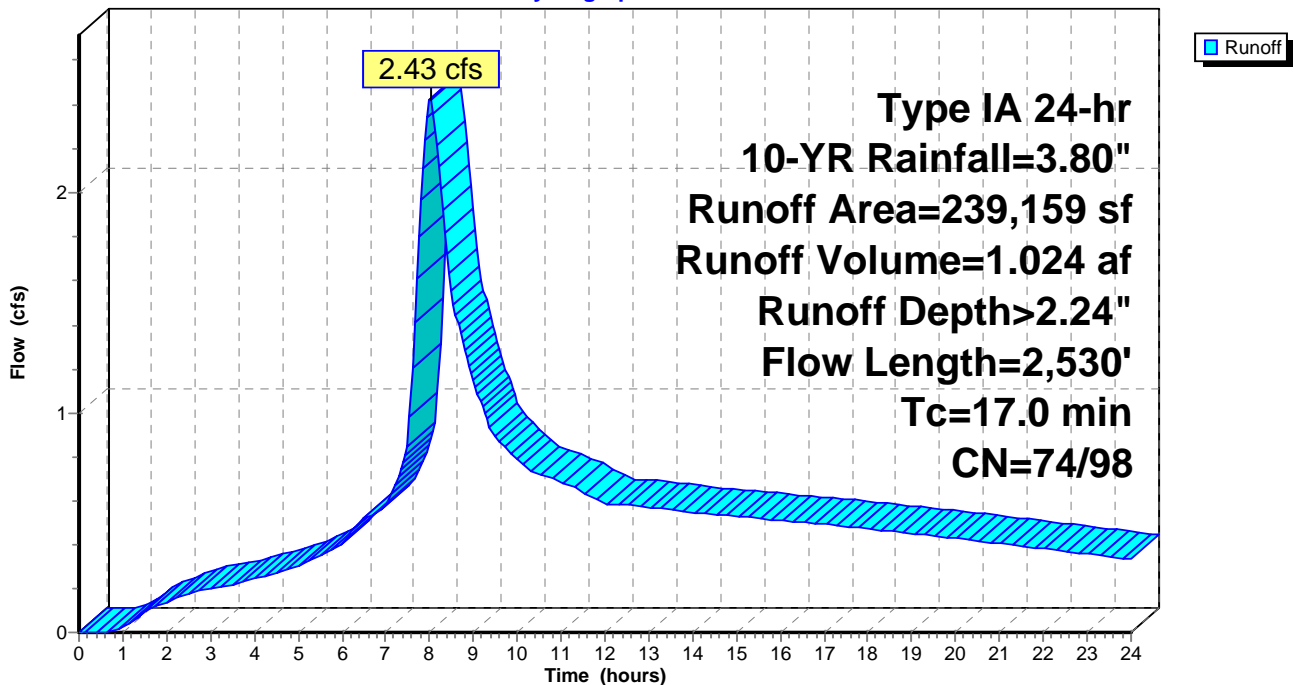
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 10-YR Rainfall=3.80"

Area (sf)	CN	Description
239,159	83	1/4 acre lots, 38% imp, HSG C
148,279		62.00% Pervious Area
90,880		38.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.9	50	0.0800	0.11		Sheet Flow, Woods: Light underbrush n= 0.400 P2= 2.60"
7.0	730	0.1200	1.73		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
2.1	1,750	0.0900	13.61	10.69	Pipe Channel, 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013
17.0	2,530	Total			

Subcatchment 170X: OFFSITE

Hydrograph



Summary for Subcatchment 180X: OFFSITE

Runoff = 0.33 cfs @ 8.01 hrs, Volume= 0.131 af, Depth> 2.24"

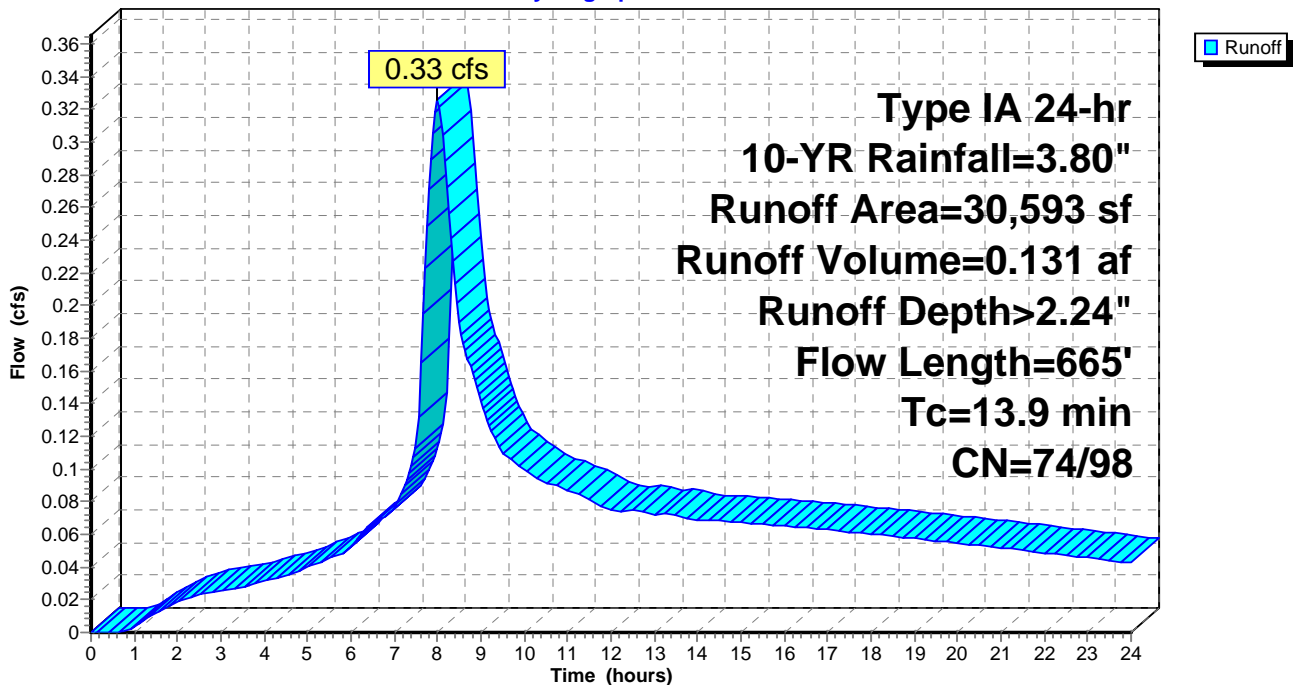
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10-YR Rainfall=3.80"

Area (sf)	CN	Description
30,593	83	1/4 acre lots, 38% imp, HSG C
18,968		62.00% Pervious Area
11,625		38.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.8	50	0.0600	0.09		Sheet Flow, Woods: Light underbrush n= 0.400 P2= 2.60"
4.1	300	0.0600	1.22		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
0.6	100	0.1400	2.62		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.4	215	0.0400	9.07	7.13	Pipe Channel, 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013
13.9	665	Total			

Subcatchment 180X: OFFSITE

Hydrograph



Summary for Subcatchment 190X: OFFSITE

Runoff = 18.81 cfs @ 8.06 hrs, Volume= 9.373 af, Depth> 2.23"

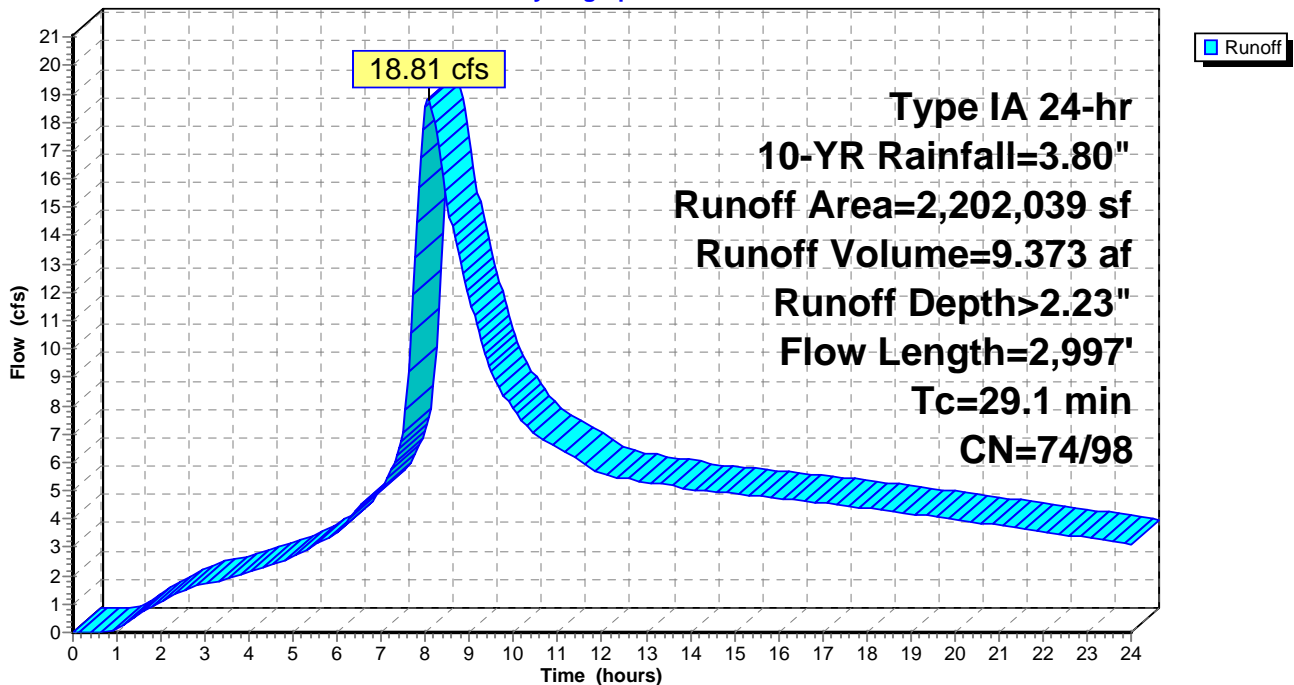
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10-YR Rainfall=3.80"

Area (sf)	CN	Description
2,202,039	83	1/4 acre lots, 38% imp, HSG C
1,365,264		62.00% Pervious Area
836,775		38.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.9	50	0.0800	0.11		Sheet Flow, Woods: Light underbrush n= 0.400 P2= 2.60"
18.3	2,192	0.1600	2.00		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
2.9	755	0.0800	4.32	78.64	Channel Flow, Area= 18.2 sf Perim= 24.4' r= 0.75' n= 0.080 Earth, long dense weeds
29.1	2,997	Total			

Subcatchment 190X: OFFSITE

Hydrograph



Summary for Subcatchment 200X: OFFSITE

Runoff = 0.35 cfs @ 8.00 hrs, Volume= 0.139 af, Depth> 2.24"

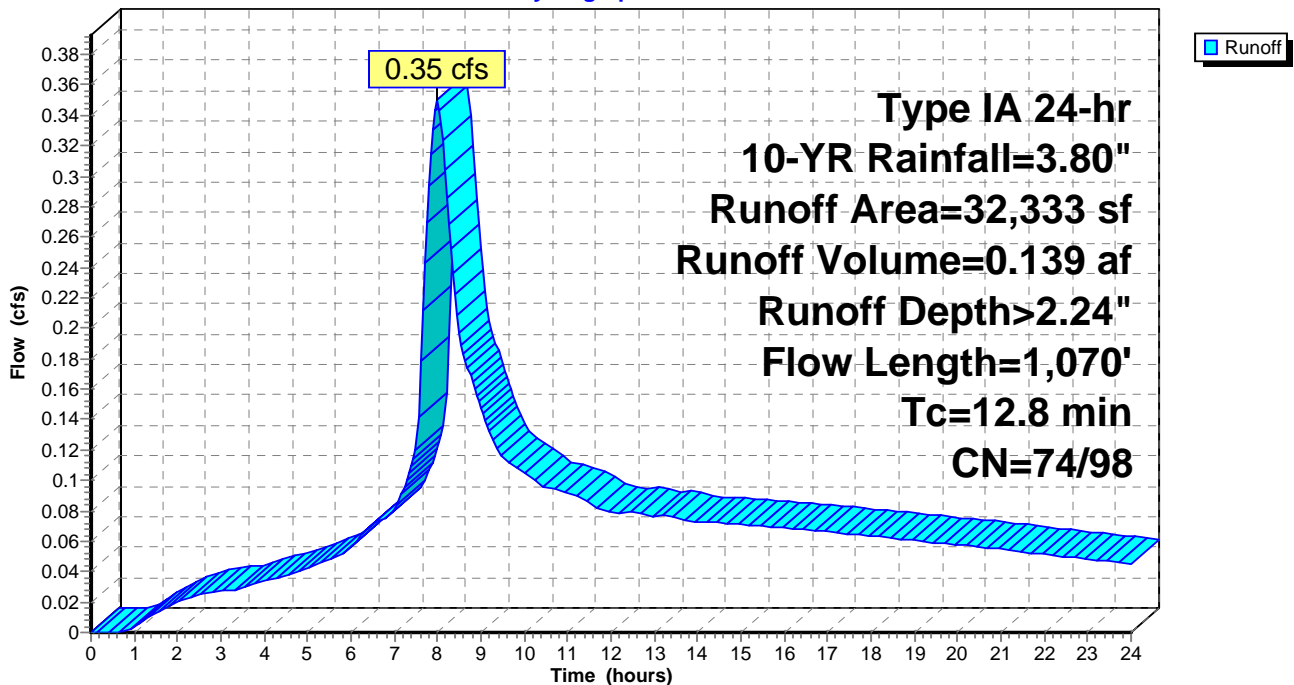
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10-YR Rainfall=3.80"

Area (sf)	CN	Description
32,333	83	1/4 acre lots, 38% imp, HSG C
20,046		62.00% Pervious Area
12,287		38.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.3	50	0.0700	0.10		Sheet Flow, Woods: Light underbrush n= 0.400 P2= 2.60"
3.0	280	0.1000	1.58		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
0.8	170	0.2500	3.50		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.7	570	0.0800	12.83	10.08	Pipe Channel, 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013
12.8	1,070	Total			

Subcatchment 200X: OFFSITE

Hydrograph



Summary for Subcatchment 210X: OFFSITE

Runoff = 14.93 cfs @ 8.06 hrs, Volume= 7.665 af, Depth> 2.22"

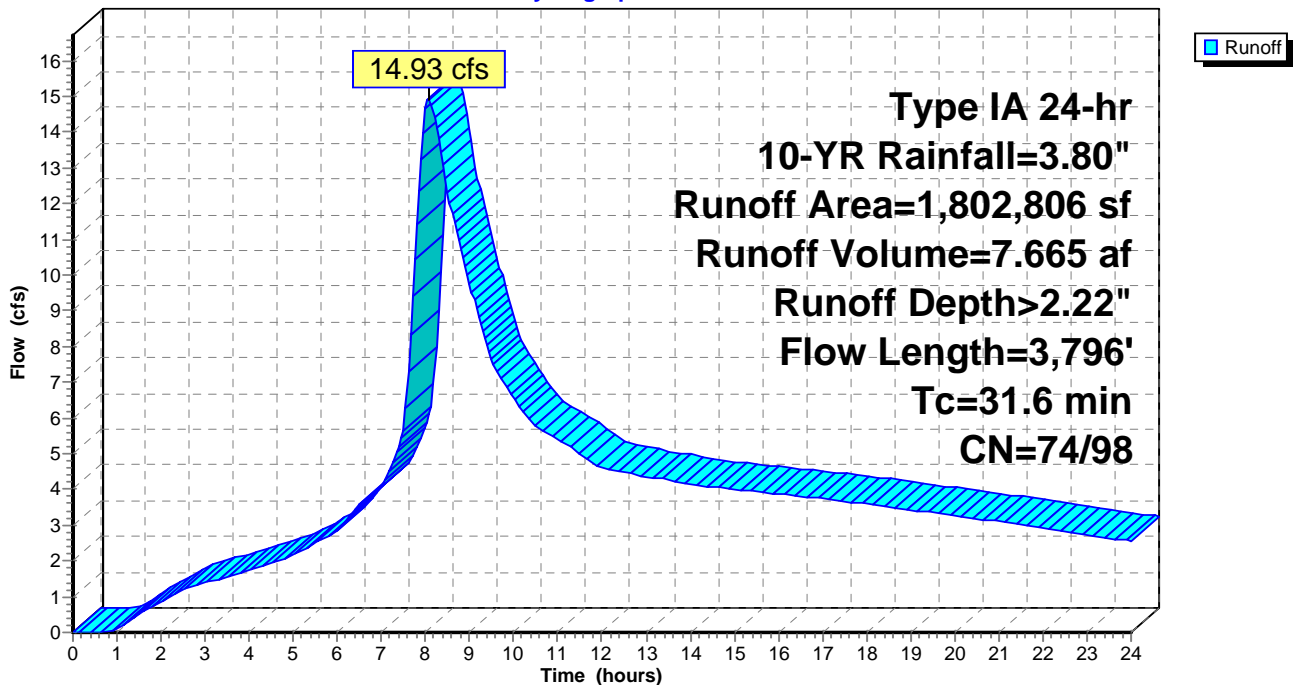
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10-YR Rainfall=3.80"

Area (sf)	CN	Description
1,802,806	83	1/4 acre lots, 38% imp, HSG C
1,117,740		62.00% Pervious Area
685,066		38.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.8	50	0.0600	0.09		Sheet Flow, Woods: Light underbrush n= 0.400 P2= 2.60"
15.8	1,706	0.1300	1.80		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
7.0	2,040	0.1000	4.83	87.93	Channel Flow, Area= 18.2 sf Perim= 24.4' r= 0.75' n= 0.080 Earth, long dense weeds
31.6	3,796	Total			

Subcatchment 210X: OFFSITE

Hydrograph



Summary for Subcatchment 220X: OFFSITE

Runoff = 2.39 cfs @ 8.01 hrs, Volume= 0.977 af, Depth> 2.24"

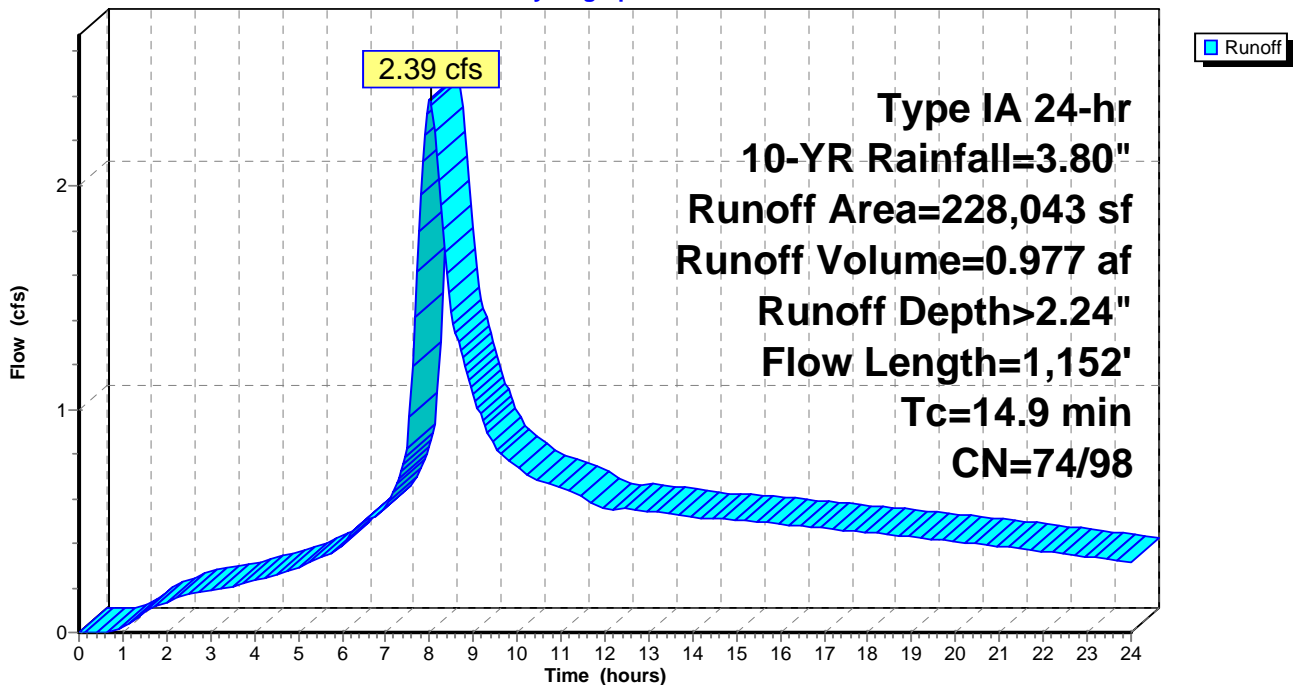
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10-YR Rainfall=3.80"

Area (sf)	CN	Description
228,043	83	1/4 acre lots, 38% imp, HSG C
141,387		62.00% Pervious Area
86,656		38.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.3	50	0.0700	0.10		Sheet Flow, Woods: Light underbrush n= 0.400 P2= 2.60"
4.6	540	0.1500	1.94		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
1.3	200	0.1400	2.62		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.7	362	0.0400	9.07	7.13	Pipe Channel, 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013
14.9	1,152	Total			

Subcatchment 220X: OFFSITE

Hydrograph



Summary for Subcatchment 230X: OFFSITE

Runoff = 24.17 cfs @ 8.05 hrs, Volume= 11.952 af, Depth> 2.23"

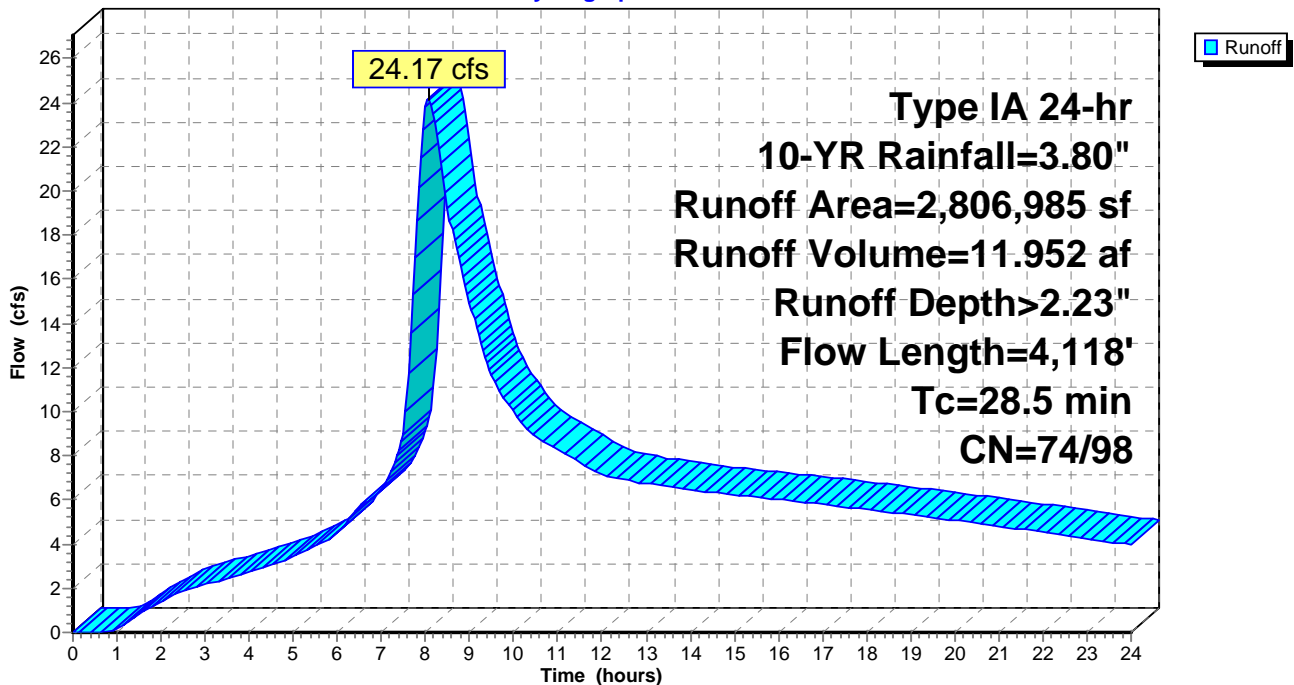
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10-YR Rainfall=3.80"

Area (sf)	CN	Description
2,806,985	83	1/4 acre lots, 38% imp, HSG C
1,740,331		62.00% Pervious Area
1,066,654		38.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.9	50	0.0800	0.11		Sheet Flow, Woods: Light underbrush n= 0.400 P2= 2.60"
13.5	1,718	0.1800	2.12		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
7.1	2,350	0.1300	5.51	100.25	Channel Flow, Area= 18.2 sf Perim= 24.4' r= 0.75' n= 0.080 Earth, long dense weeds
28.5	4,118	Total			

Subcatchment 230X: OFFSITE

Hydrograph



Summary for Subcatchment 240X: OFFSITE

Runoff = 8.47 cfs @ 8.04 hrs, Volume= 3.932 af, Depth> 2.23"

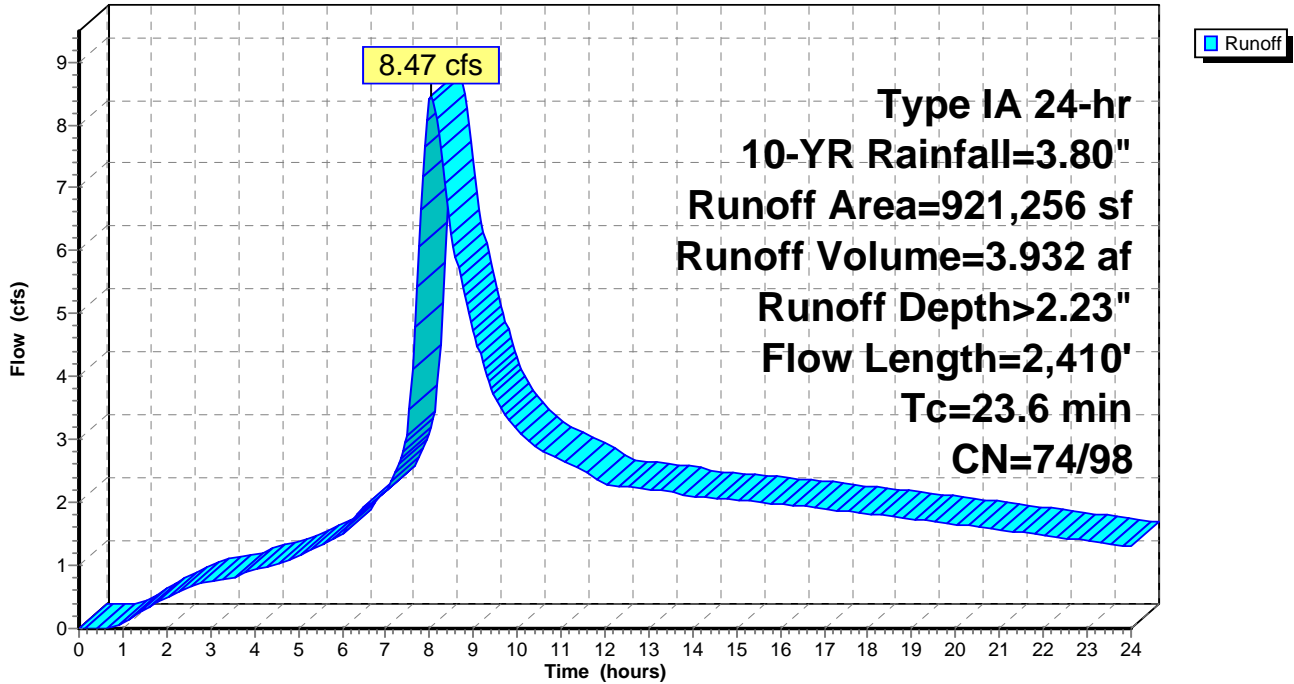
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 10-YR Rainfall=3.80"

Area (sf)	CN	Description
921,256	83	1/4 acre lots, 38% imp, HSG C
571,179		62.00% Pervious Area
350,077		38.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.9	50	0.1100	0.12		Sheet Flow, Woods: Light underbrush n= 0.400 P2= 2.60"
11.7	1,215	0.1200	1.73		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
2.4	375	0.1400	2.62		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.5	300	0.0500	10.14	7.97	Pipe Channel, 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013
2.1	470	0.0600	3.79	69.74	Channel Flow, Area= 18.4 sf Perim= 24.2' r= 0.76' n= 0.080 Earth, long dense weeds
23.6	2,410	Total			

Subcatchment 240X: OFFSITE

Hydrograph



Summary for Subcatchment 250X: OFFSITE

Runoff = 2.51 cfs @ 7.95 hrs, Volume= 0.906 af, Depth> 2.25"

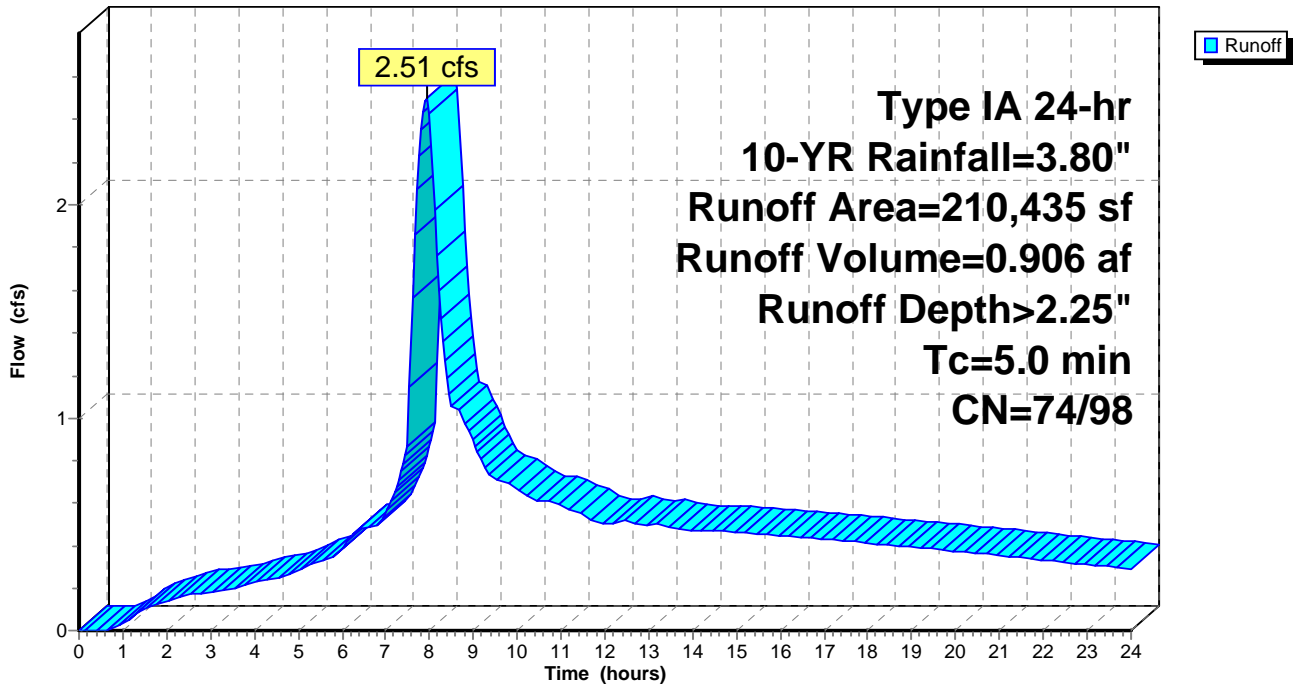
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 10-YR Rainfall=3.80"

Area (sf)	CN	Description
16,973	87	1/4 acre lots, 38% imp, HSG D
193,462	83	1/4 acre lots, 38% imp, HSG C
210,435	83	Weighted Average
130,470		62.00% Pervious Area
79,965		38.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 250X: OFFSITE

Hydrograph



Summary for Subcatchment 260X: OFFSITE

Runoff = 16.91 cfs @ 7.99 hrs, Volume= 7.201 af, Depth> 1.76"

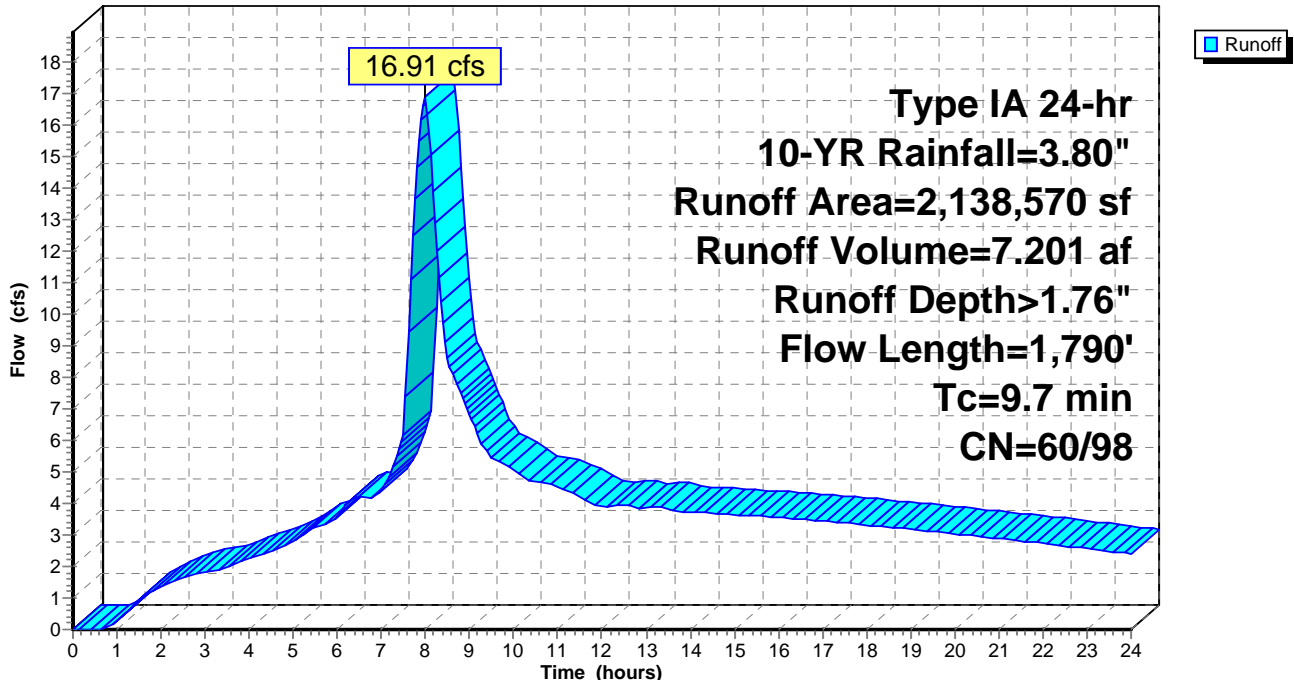
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10-YR Rainfall=3.80"

Area (sf)	CN	Description
149,971	87	1/4 acre lots, 38% imp, HSG D
1,129,187	83	1/4 acre lots, 38% imp, HSG C
859,412	61	1/4 acre lots, 38% imp, HSG A
2,138,570	74	Weighted Average
1,325,913		62.00% Pervious Area
812,657		38.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.3	50	0.2500	0.37		Sheet Flow, Grass: Short n= 0.150 P2= 2.60"
0.1	100	0.0800	12.83	10.08	Pipe Channel, 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013
7.3	1,640	0.0600	3.74	68.11	Channel Flow, Area= 18.2 sf Perim= 24.4' r= 0.75' n= 0.080 Earth, long dense weeds
9.7	1,790	Total			

Subcatchment 260X: OFFSITE

Hydrograph



Summary for Subcatchment 270X: OFFSITE

Runoff = 2.25 cfs @ 8.05 hrs, Volume= 1.090 af, Depth> 2.23"

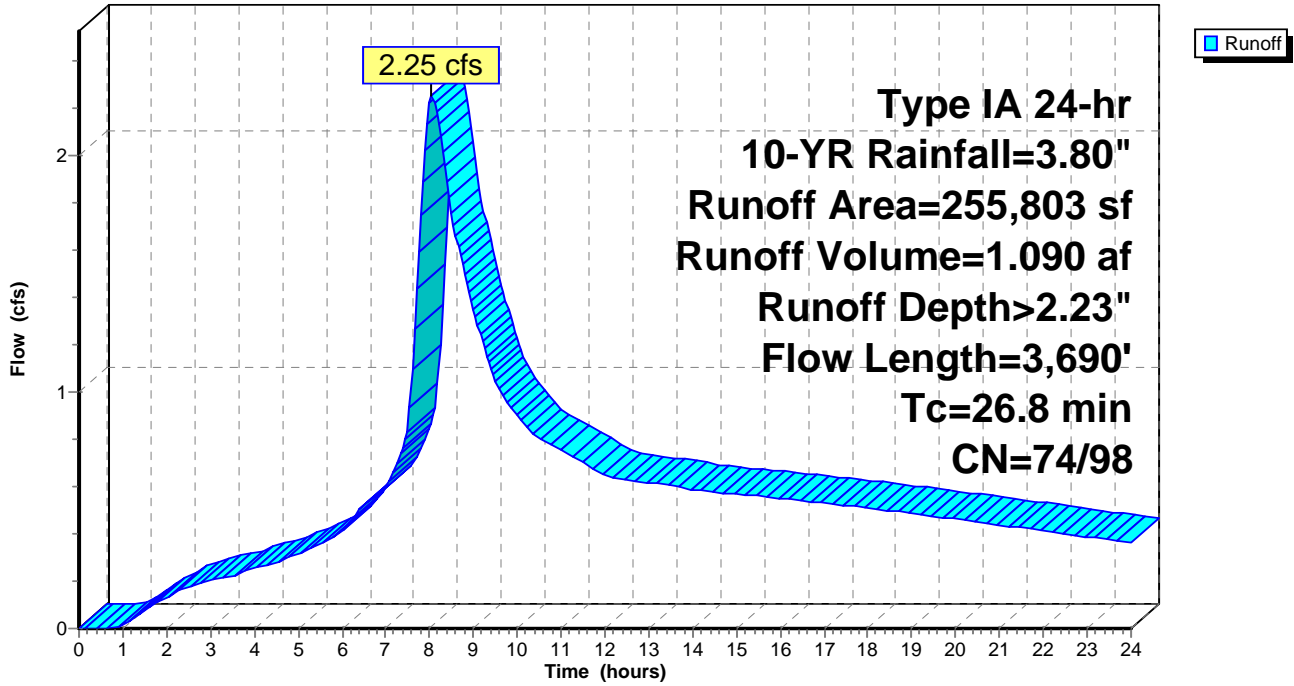
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10-YR Rainfall=3.80"

Area (sf)	CN	Description
255,803	83	1/4 acre lots, 38% imp, HSG C
158,598		62.00% Pervious Area
97,205		38.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.7	50	0.0200	0.06		Sheet Flow, Woods: Light underbrush n= 0.400 P2= 2.60"
2.7	180	0.0500	1.12		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
1.7	190	0.0700	1.85		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
1.2	730	0.0500	10.14	7.97	Pipe Channel, 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013
4.9	1,100	0.0400	3.74	68.86	Channel Flow, Area= 18.4 sf Perim= 18.2' r= 1.01' n= 0.080 Earth, long dense weeds
2.6	1,440	0.0400	9.07	7.13	Pipe Channel, 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013
26.8	3,690	Total			

Subcatchment 270X: OFFSITE

Hydrograph



Summary for Subcatchment 280X: OFFSITE

Runoff = 22.00 cfs @ 8.05 hrs, Volume= 10.513 af, Depth> 2.23"

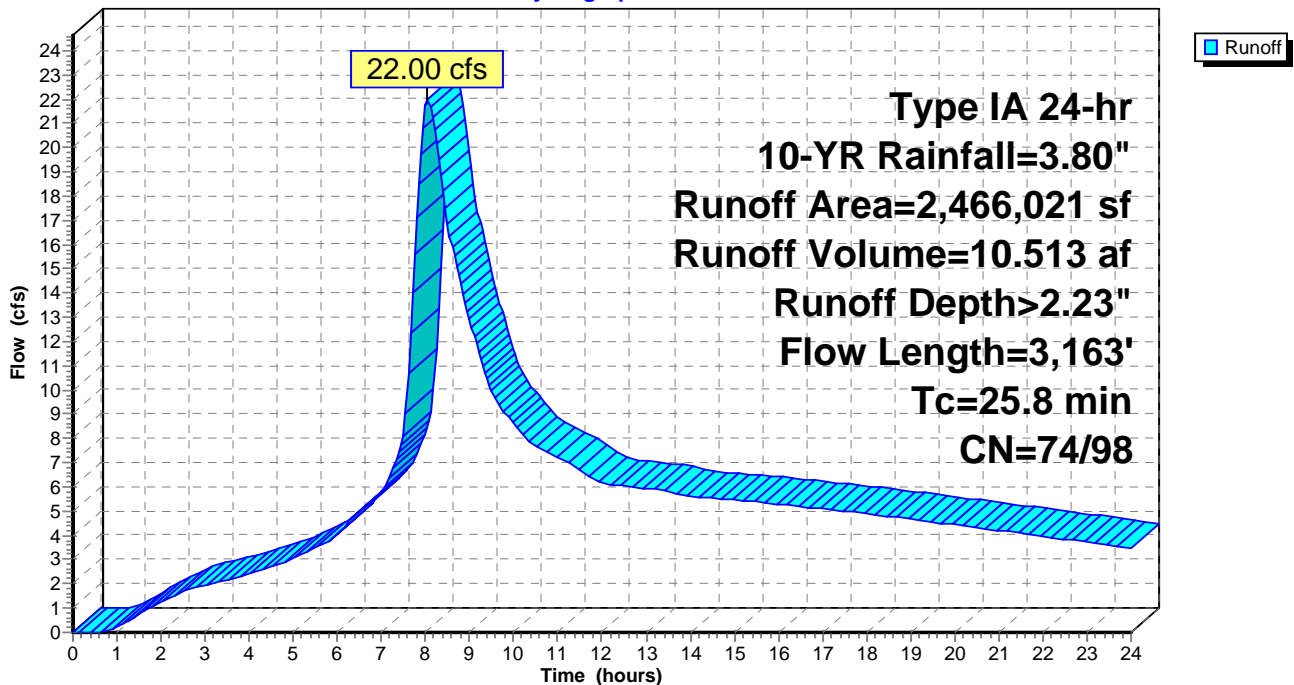
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10-YR Rainfall=3.80"

Area (sf)	CN	Description
2,466,021	83	1/4 acre lots, 38% imp, HSG C
1,528,933		62.00% Pervious Area
937,088		38.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.5	50	0.0500	0.09		Sheet Flow, Woods: Light underbrush n= 0.400 P2= 2.60"
9.1	1,473	0.1500	2.71		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
7.2	1,640	0.0600	3.79	69.74	Channel Flow, Area= 18.4 sf Perim= 24.2' r= 0.76' n= 0.080 Earth, long dense weeds
25.8	3,163	Total			

Subcatchment 280X: OFFSITE

Hydrograph



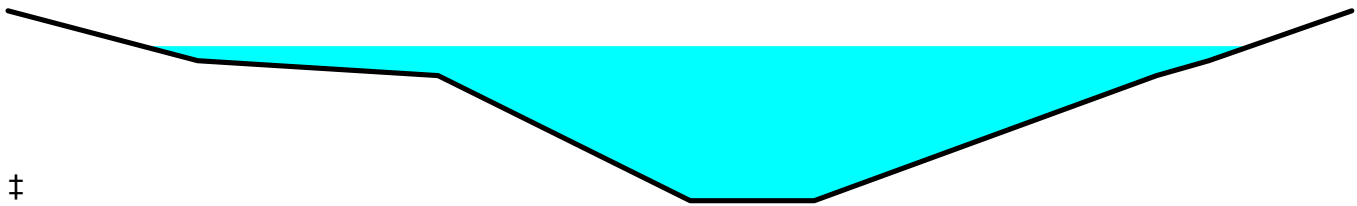
Summary for Reach 1R: Existing Channel

Inflow Area = 397.715 ac, 37.34% Impervious, Inflow Depth > 2.06" for 10-YR event
 Inflow = 138.13 cfs @ 8.13 hrs, Volume= 68.330 af
 Outflow = 138.05 cfs @ 8.15 hrs, Volume= 68.264 af, Atten= 0%, Lag= 1.1 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Max. Velocity= 3.52 fps, Min. Travel Time= 1.5 min
 Avg. Velocity = 2.60 fps, Avg. Travel Time= 2.0 min

Peak Storage= 12,169 cf @ 8.15 hrs
 Average Depth at Peak Storage= 3.10'
 Defined Flood Depth= 3.50' Flow Area= 50.6 sf, Capacity= 195.68 cfs
 Bank-Full Depth= 3.81' Flow Area= 60.3 sf, Capacity= 248.44 cfs

Custom cross-section, Length= 310.0' Slope= 0.0226 '/' (101 Elevation Intervals)
 Constant n= 0.080 Earth, long dense weeds
 Inlet Invert= 189.00', Outlet Invert= 182.00'

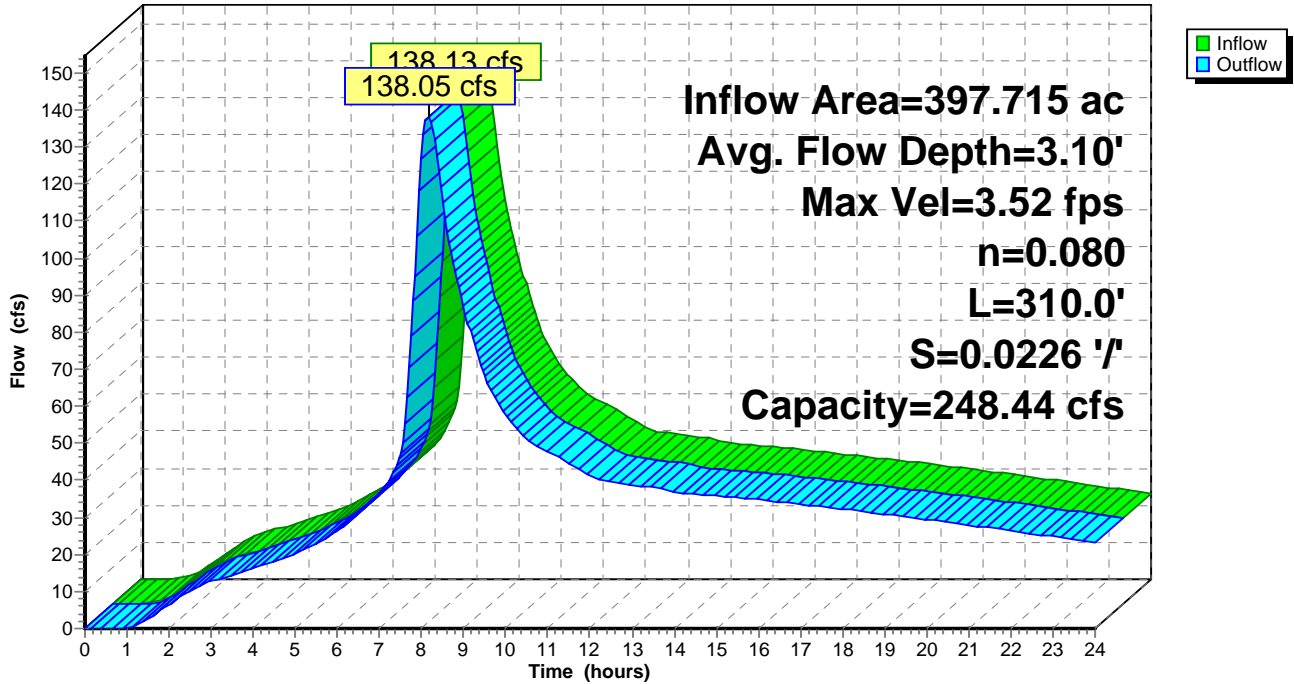


Offset (feet)	Elevation (feet)	Chan.Depth (feet)
-18.00	3.81	0.00
-13.41	2.81	1.00
-7.60	2.51	1.30
-1.50	0.00	3.81
1.50	0.00	3.81
9.78	2.51	1.30
11.04	2.81	1.00
14.50	3.81	0.00

Depth (feet)	End Area (sq-ft)	Perim. (feet)	Storage (cubic-feet)	Discharge (cfs)
0.00	0.0	3.0	0	0.00
2.51	25.6	18.2	7,929	89.18
2.81	31.9	25.4	9,874	103.49
3.81	60.3	33.7	18,701	248.44

Reach 1R: Existing Channel

Hydrograph



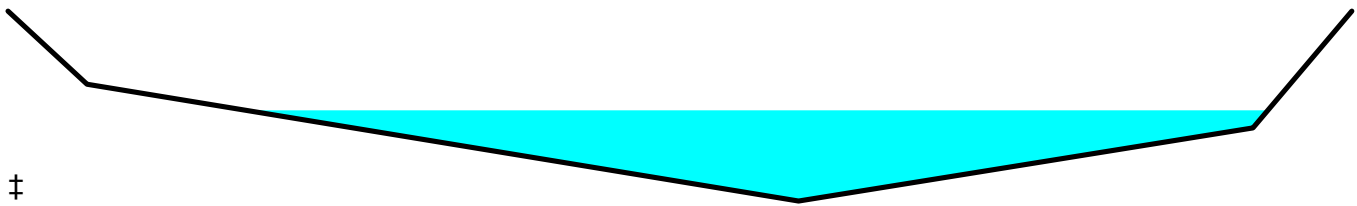
Summary for Reach 2R: Existing Channel

Inflow Area = 259.358 ac, 36.53% Impervious, Inflow Depth > 2.11" for 10-YR event
 Inflow = 91.29 cfs @ 8.18 hrs, Volume= 45.535 af
 Outflow = 91.21 cfs @ 8.20 hrs, Volume= 45.477 af, Atten= 0%, Lag= 1.3 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Max. Velocity= 2.64 fps, Min. Travel Time= 1.7 min
 Avg. Velocity = 1.72 fps, Avg. Travel Time= 2.6 min

Peak Storage= 9,118 cf @ 8.20 hrs
 Average Depth at Peak Storage= 1.24'
 Bank-Full Depth= 2.60' Flow Area= 119.1 sf, Capacity= 596.25 cfs

Custom cross-section, Length= 264.0' Slope= 0.0347 '/' (102 Elevation Intervals)
 Constant n= 0.080 Earth, long dense weeds
 Inlet Invert= 200.00', Outlet Invert= 190.84'



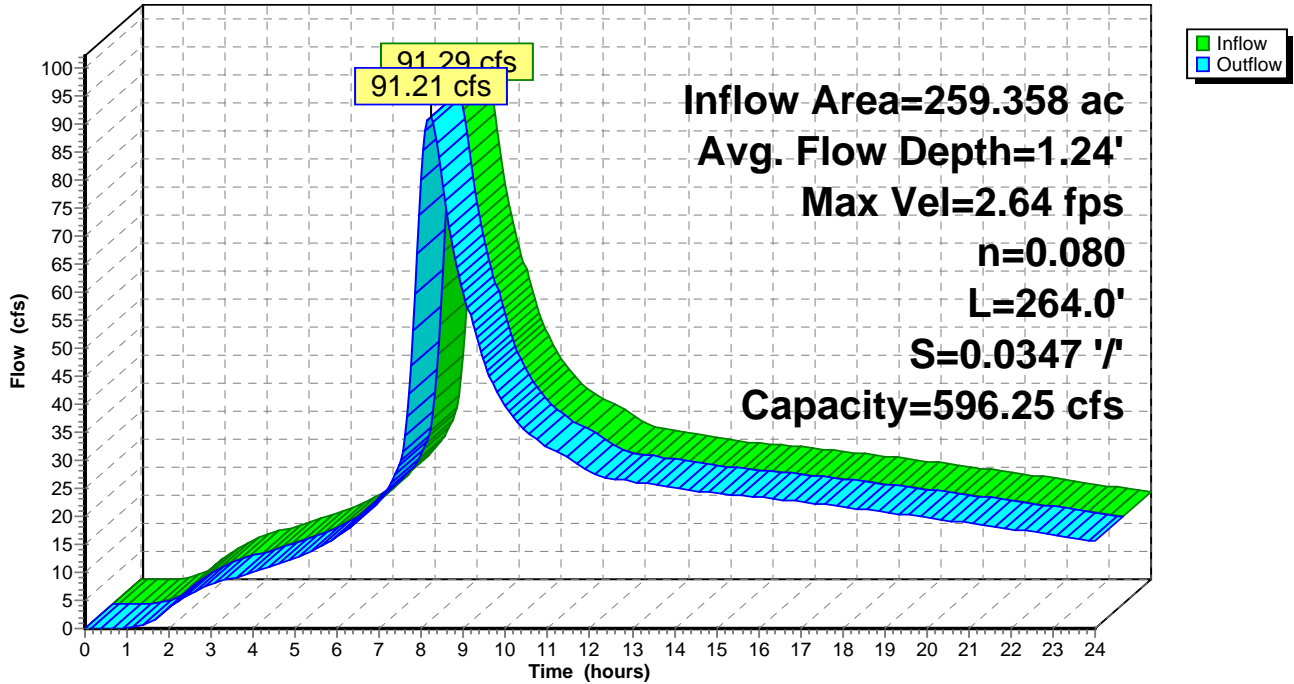
‡

Offset (feet)	Elevation (feet)	Chan.Depth (feet)
-40.00	2.60	0.00
-36.00	1.60	1.00
0.00	0.00	2.60
23.00	1.00	1.60
28.00	2.60	0.00

Depth (feet)	End Area (sq-ft)	Perim. (feet)	Storage (cubic-feet)	Discharge (cfs)
0.00	0.0	0.0	0	0.00
1.00	22.8	45.5	6,006	49.56
1.60	54.7	61.0	14,431	175.74
2.60	119.1	68.4	31,442	596.25

Reach 2R: Existing Channel

Hydrograph



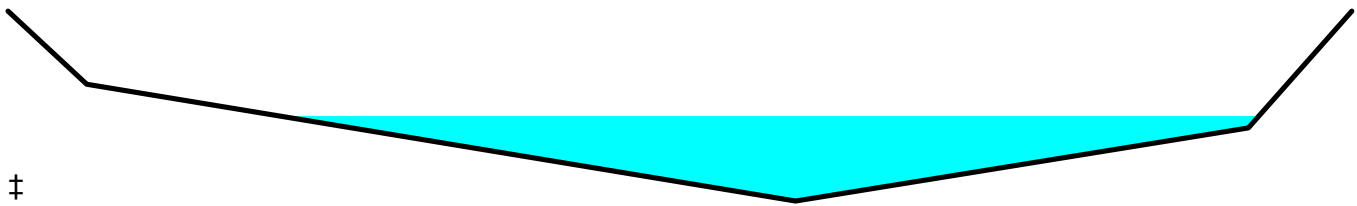
Summary for Reach 3R: Existing Channel

Inflow Area = 235.942 ac, 36.24% Impervious, Inflow Depth > 2.14" for 10-YR event
 Inflow = 85.51 cfs @ 8.14 hrs, Volume= 42.050 af
 Outflow = 84.68 cfs @ 8.20 hrs, Volume= 41.903 af, Atten= 1%, Lag= 3.6 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Max. Velocity= 2.77 fps, Min. Travel Time= 4.6 min
 Avg. Velocity = 1.82 fps, Avg. Travel Time= 7.1 min

Peak Storage= 23,438 cf @ 8.20 hrs
 Average Depth at Peak Storage= 1.16'
 Bank-Full Depth= 2.60' Flow Area= 119.3 sf, Capacity= 662.85 cfs

Custom cross-section, Length= 768.0' Slope= 0.0428 '/' (102 Elevation Intervals)
 Constant n= 0.080 Earth, long dense weeds
 Inlet Invert= 232.90', Outlet Invert= 200.00'

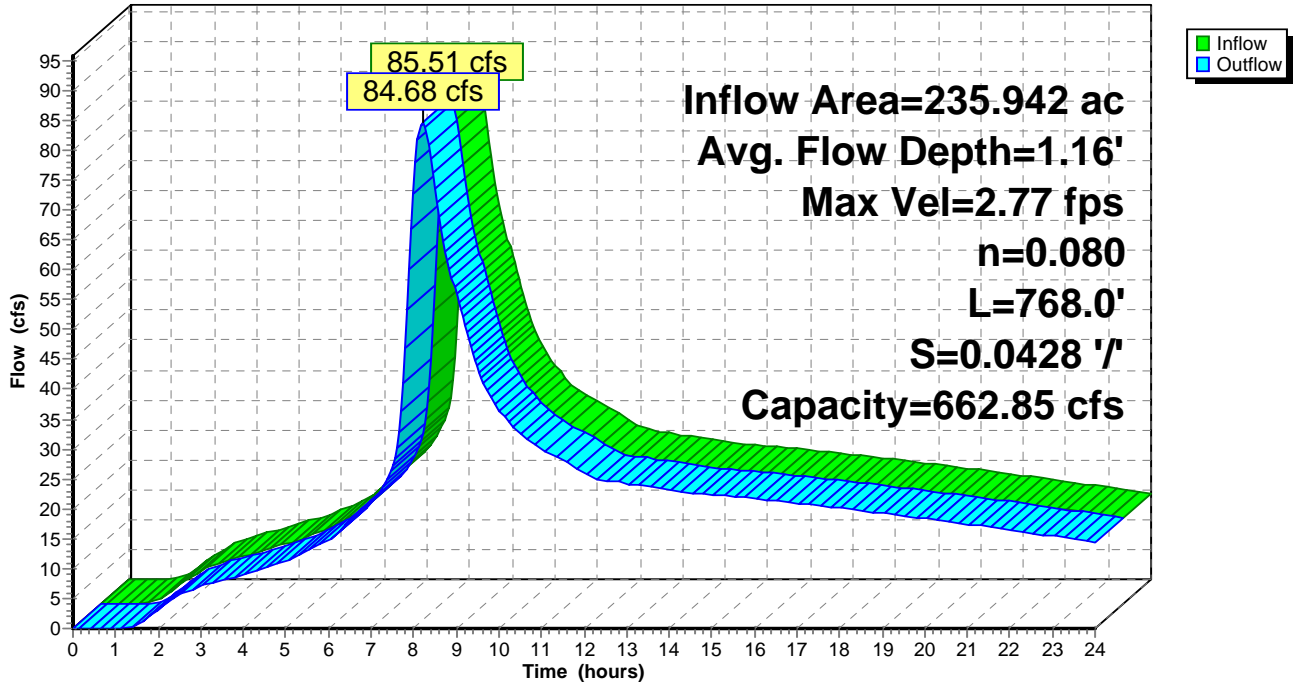


Offset (feet)	Elevation (feet)	Chan.Depth (feet)
-40.00	2.60	0.00
-36.00	1.60	1.00
0.00	0.00	2.60
23.00	1.00	1.60
28.26	2.60	0.00

Depth (feet)	End Area (sq-ft)	Perim. (feet)	Storage (cubic-feet)	Discharge (cfs)
0.00	0.0	0.0	0	0.00
1.00	22.8	45.5	17,472	55.06
1.60	54.7	61.1	42,003	195.25
2.60	119.3	68.7	91,629	662.85

Reach 3R: Existing Channel

Hydrograph



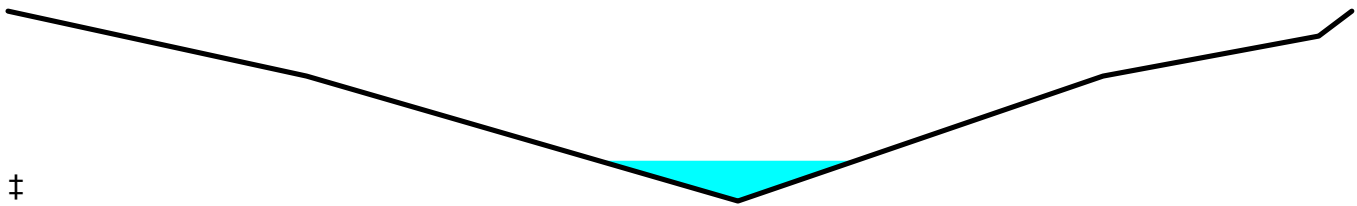
Summary for Reach 4R: Existing Channel

Inflow Area = 105.707 ac, 38.00% Impervious, Inflow Depth > 2.01" for 10-YR event
 Inflow = 38.69 cfs @ 8.01 hrs, Volume= 17.715 af
 Outflow = 37.02 cfs @ 8.10 hrs, Volume= 17.618 af, Atten= 4%, Lag= 5.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Max. Velocity= 2.97 fps, Min. Travel Time= 7.5 min
 Avg. Velocity = 2.01 fps, Avg. Travel Time= 11.1 min

Peak Storage= 16,702 cf @ 8.10 hrs
 Average Depth at Peak Storage= 1.61'
 Bank-Full Depth= 7.60' Flow Area= 292.6 sf, Capacity= 2,366.15 cfs

Custom cross-section, Length= 1,340.0' Slope= 0.0351 '/' (102 Elevation Intervals)
 Constant n= 0.080 Earth, long dense weeds
 Inlet Invert= 236.00', Outlet Invert= 189.00'

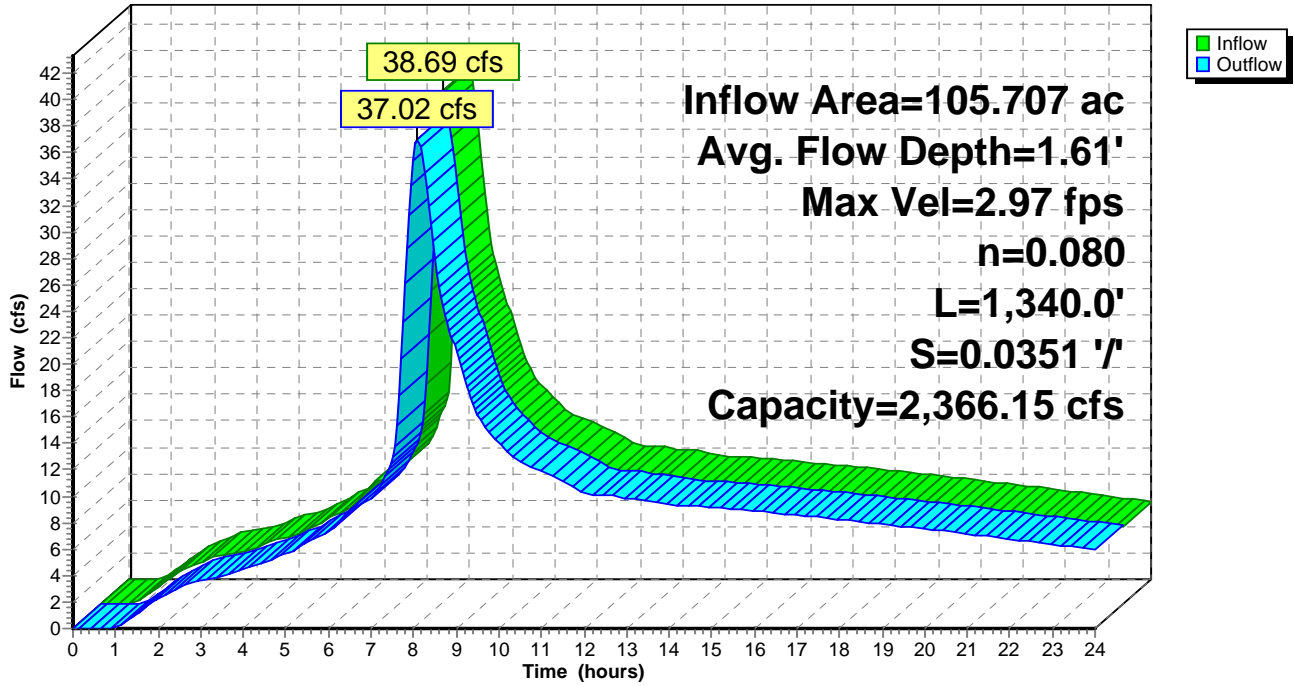


Offset (feet)	Elevation (feet)	Chan.Depth (feet)
-44.00	7.60	0.00
-26.00	5.00	2.60
0.00	0.00	7.60
22.00	5.00	2.60
35.00	6.60	1.00
37.00	7.60	0.00

Depth (feet)	End Area (sq-ft)	Perim. (feet)	Storage (cubic-feet)	Discharge (cfs)
0.00	0.0	0.0	0	0.00
5.00	120.0	49.0	160,800	758.07
6.60	216.1	73.3	289,522	1,544.82
7.60	292.6	82.6	392,084	2,366.15

Reach 4R: Existing Channel

Hydrograph



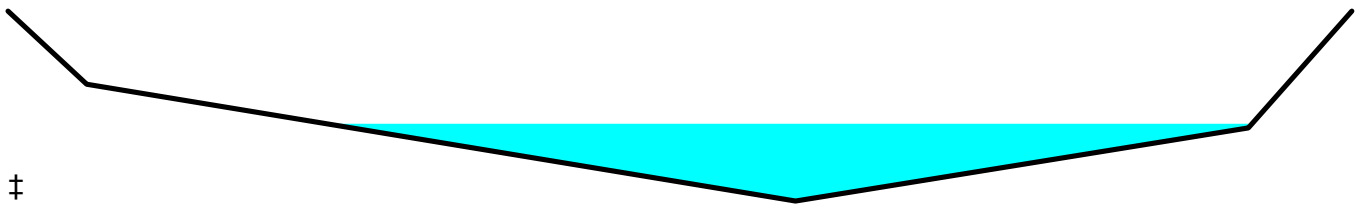
Summary for Reach 5R: Existing Channel

Inflow Area = 221.773 ac, 36.94% Impervious, Inflow Depth > 2.15" for 10-YR event
 Inflow = 80.99 cfs @ 8.15 hrs, Volume= 39.807 af
 Outflow = 80.97 cfs @ 8.16 hrs, Volume= 39.774 af, Atten= 0%, Lag= 0.8 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Max. Velocity= 3.18 fps, Min. Travel Time= 1.1 min
 Avg. Velocity = 2.12 fps, Avg. Travel Time= 1.7 min

Peak Storage= 5,397 cf @ 8.16 hrs
 Average Depth at Peak Storage= 1.06'
 Bank-Full Depth= 2.60' Flow Area= 119.3 sf, Capacity= 825.92 cfs

Custom cross-section, Length= 212.0' Slope= 0.0665 '/' (102 Elevation Intervals)
 Constant n= 0.080 Earth, long dense weeds
 Inlet Invert= 247.00', Outlet Invert= 232.90'

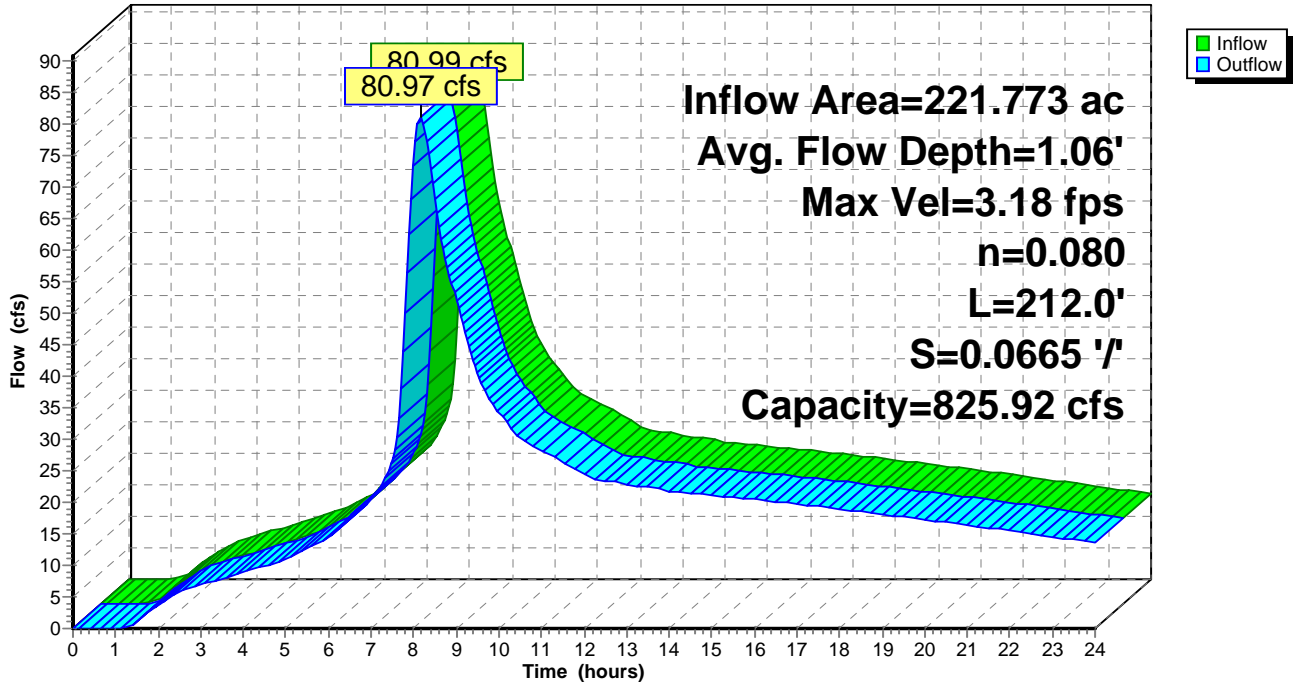


Offset (feet)	Elevation (feet)	Chan.Depth (feet)
-40.00	2.60	0.00
-36.00	1.60	1.00
0.00	0.00	2.60
23.00	1.00	1.60
28.26	2.60	0.00

Depth (feet)	End Area (sq-ft)	Perim. (feet)	Storage (cubic-feet)	Discharge (cfs)
0.00	0.0	0.0	0	0.00
1.00	22.8	45.5	4,823	68.61
1.60	54.7	61.1	11,595	243.29
2.60	119.3	68.7	25,293	825.92

Reach 5R: Existing Channel

Hydrograph



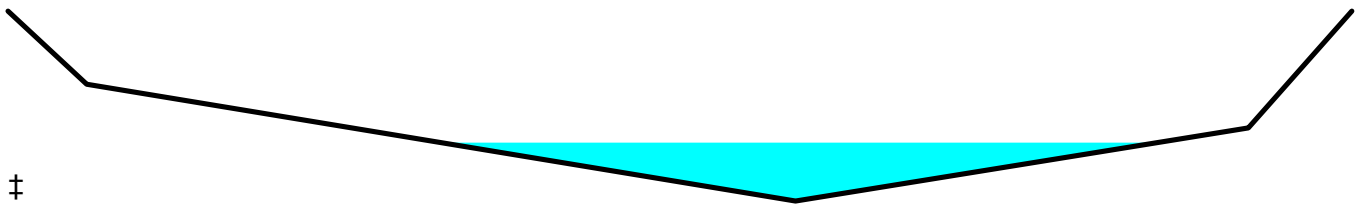
Summary for Reach 6R: Existing Channel

Inflow Area = 110.419 ac, 37.11% Impervious, Inflow Depth > 2.16" for 10-YR event
 Inflow = 40.01 cfs @ 8.09 hrs, Volume= 19.855 af
 Outflow = 39.72 cfs @ 8.14 hrs, Volume= 19.808 af, Atten= 1%, Lag= 2.8 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Max. Velocity= 2.74 fps, Min. Travel Time= 3.3 min
 Avg. Velocity = 1.86 fps, Avg. Travel Time= 4.8 min

Peak Storage= 7,792 cf @ 8.14 hrs
 Average Depth at Peak Storage= 0.80'
 Bank-Full Depth= 2.60' Flow Area= 119.3 sf, Capacity= 870.78 cfs

Custom cross-section, Length= 537.0' Slope= 0.0739 '/' (102 Elevation Intervals)
 Constant n= 0.080 Earth, long dense weeds
 Inlet Invert= 286.70', Outlet Invert= 247.00'

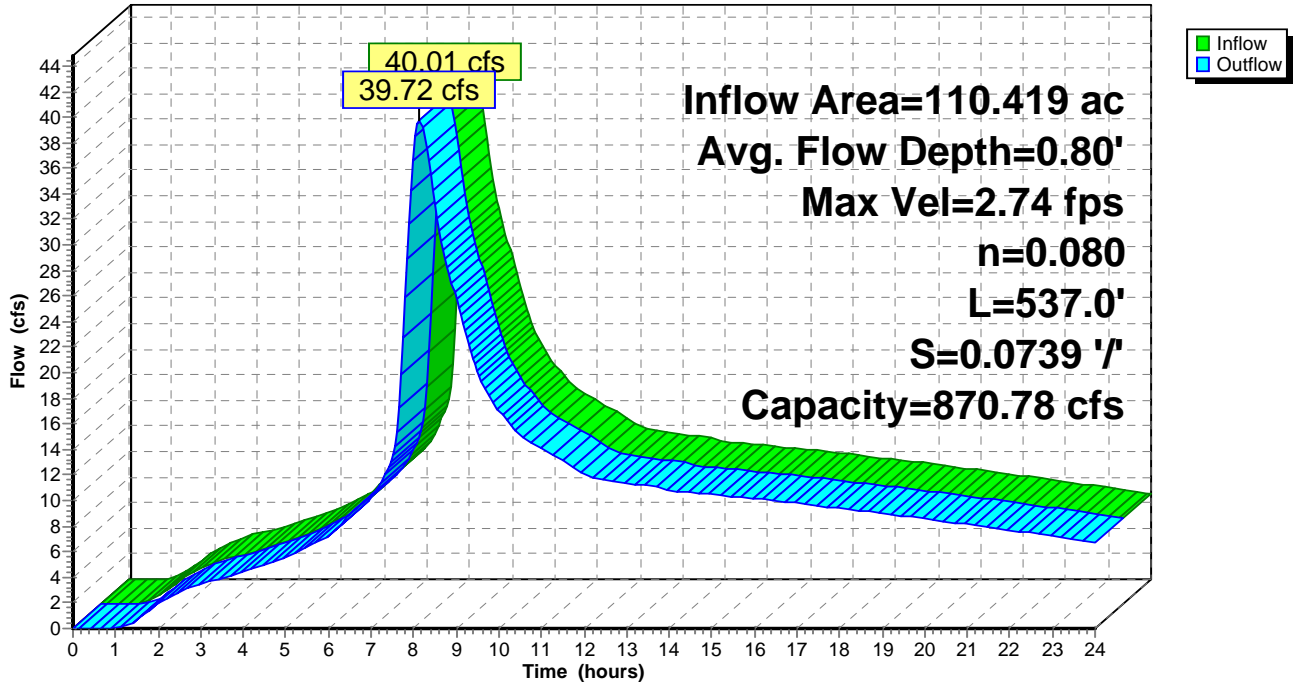


Offset (feet)	Elevation (feet)	Chan.Depth (feet)
-40.00	2.60	0.00
-36.00	1.60	1.00
0.00	0.00	2.60
23.00	1.00	1.60
28.26	2.60	0.00

Depth (feet)	End Area (sq-ft)	Perim. (feet)	Storage (cubic-feet)	Discharge (cfs)
0.00	0.0	0.0	0	0.00
1.00	22.8	45.5	12,217	72.34
1.60	54.7	61.1	29,369	256.50
2.60	119.3	68.7	64,068	870.78

Reach 6R: Existing Channel

Hydrograph



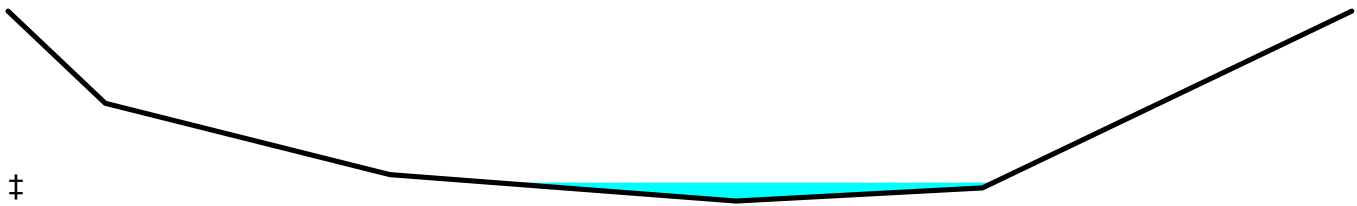
Summary for Reach 7R: Existing Channel

Inflow Area = 51.254 ac, 38.00% Impervious, Inflow Depth > 2.23" for 10-YR event
 Inflow = 19.13 cfs @ 8.05 hrs, Volume= 9.505 af
 Outflow = 18.85 cfs @ 8.12 hrs, Volume= 9.468 af, Atten= 1%, Lag= 4.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Max. Velocity= 2.83 fps, Min. Travel Time= 5.0 min
 Avg. Velocity = 1.82 fps, Avg. Travel Time= 7.8 min

Peak Storage= 5,630 cf @ 8.12 hrs
 Average Depth at Peak Storage= 0.53'
 Bank-Full Depth= 5.48' Flow Area= 231.4 sf, Capacity= 3,539.93 cfs

Custom cross-section, Length= 846.0' Slope= 0.1162 '/' (102 Elevation Intervals)
 Constant n= 0.080 Earth, long dense weeds
 Inlet Invert= 385.00', Outlet Invert= 286.70'

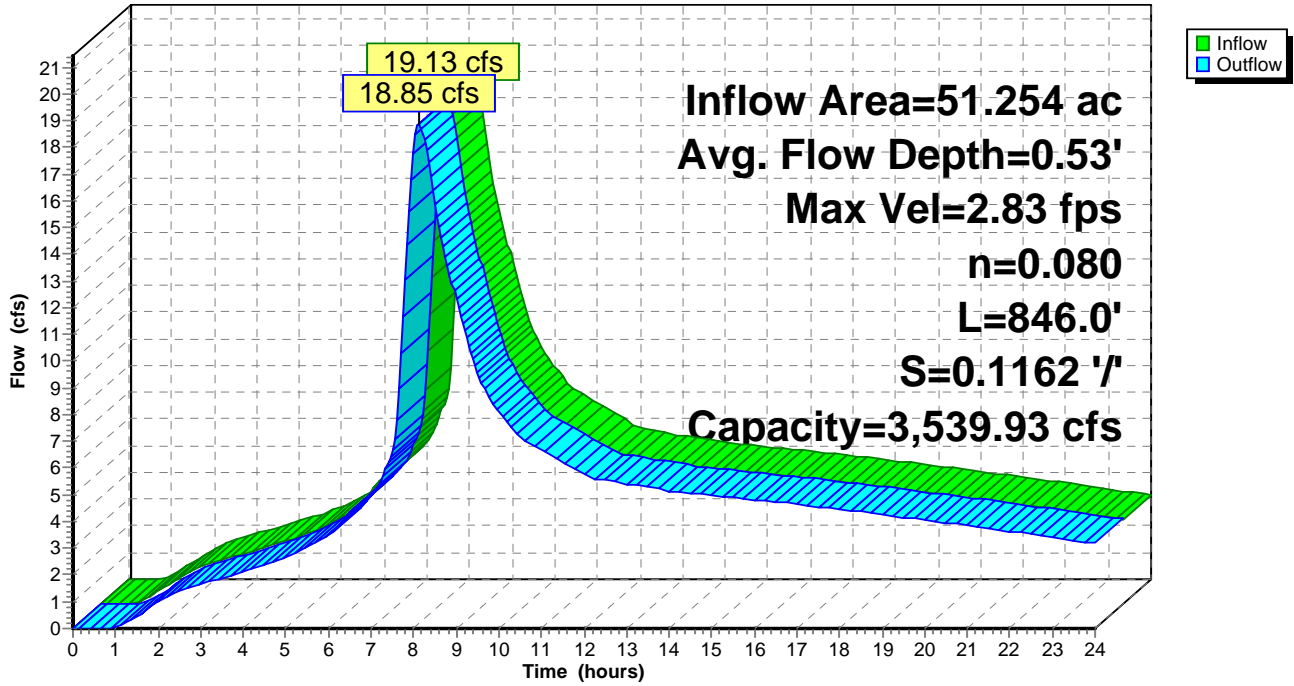


Offset (feet)	Elevation (feet)	Chan.Depth (feet)
-32.47	5.48	0.00
-28.13	2.82	2.66
-15.44	0.76	4.72
0.00	0.00	5.48
10.98	0.38	5.10
27.45	5.48	0.00

Depth (feet)	End Area (sq-ft)	Perim. (feet)	Storage (cubic-feet)	Discharge (cfs)
0.00	0.0	0.0	0	0.00
0.38	3.6	18.7	3,010	7.47
0.76	12.4	27.7	10,456	45.66
2.82	89.2	47.6	75,493	859.63
5.48	231.4	61.6	195,786	3,539.93

Reach 7R: Existing Channel

Hydrograph



Summary for Reach 8R: Existing Channel

Inflow Area = 59.165 ac, 36.33% Impervious, Inflow Depth > 2.12" for 10-YR event
 Inflow = 21.64 cfs @ 8.02 hrs, Volume= 10.430 af
 Outflow = 21.27 cfs @ 8.07 hrs, Volume= 10.387 af, Atten= 2%, Lag= 3.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Max. Velocity= 3.19 fps, Min. Travel Time= 4.7 min
 Avg. Velocity = 1.89 fps, Avg. Travel Time= 8.0 min

Peak Storage= 6,020 cf @ 8.07 hrs
 Average Depth at Peak Storage= 0.42'
 Bank-Full Depth= 2.50' Flow Area= 77.4 sf, Capacity= 670.49 cfs

Custom cross-section, Length= 905.0' Slope= 0.1197 '/'
 Constant n= 0.080 Earth, long dense weeds
 Inlet Invert= 395.00', Outlet Invert= 286.70'



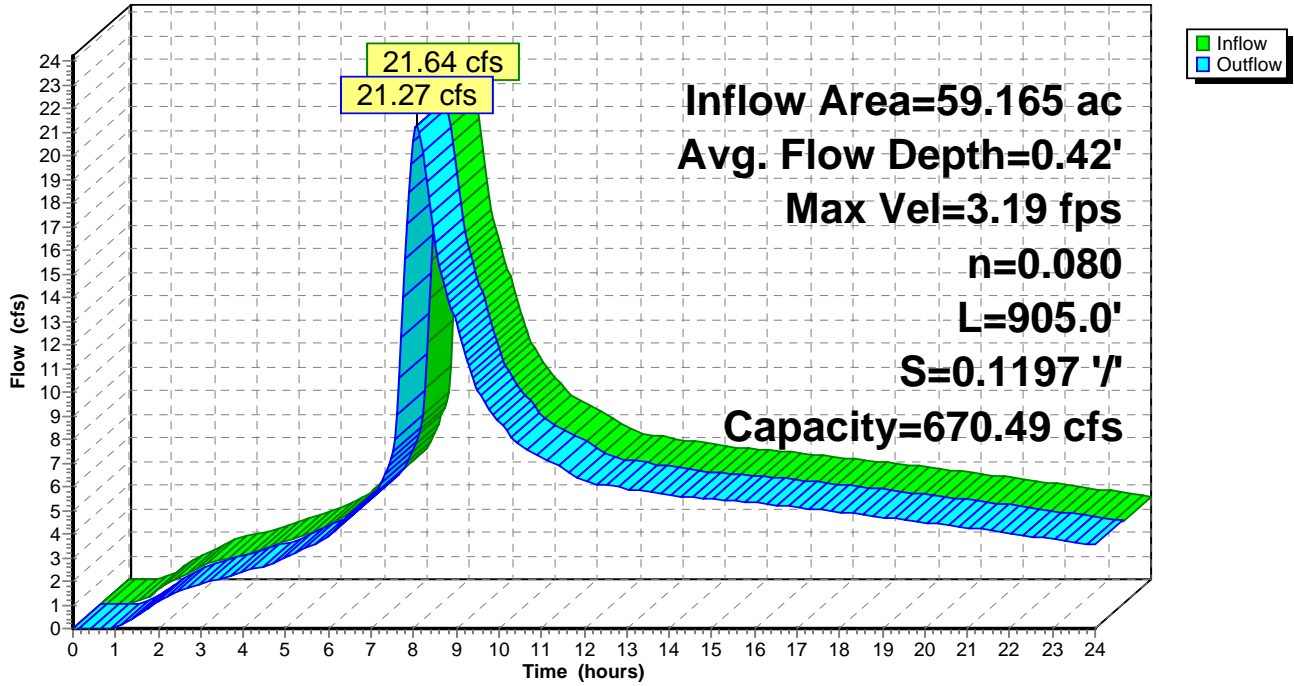
‡

Offset (feet)	Elevation (feet)	Chan.Depth (feet)
-22.22	2.50	0.00
-6.14	0.00	2.50
6.65	0.00	2.50
26.94	2.50	0.00

Depth (feet)	End Area (sq-ft)	Perim. (feet)	Storage (cubic-feet)	Discharge (cfs)
0.00	0.0	12.8	0	0.00
2.50	77.4	49.5	70,081	670.49

Reach 8R: Existing Channel

Hydrograph



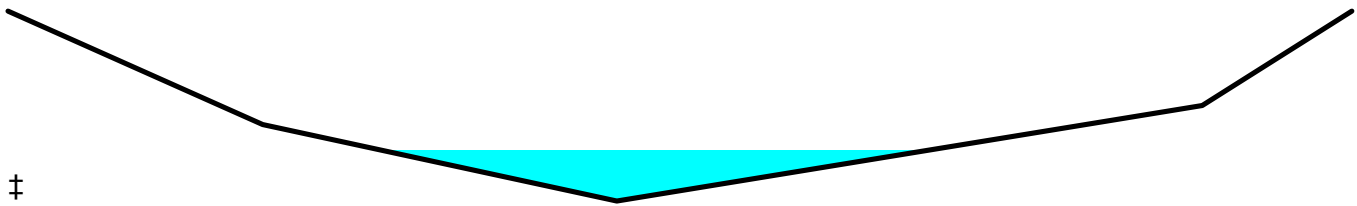
Summary for Reach 9R: Existing Channel

Inflow Area = 111.354 ac, 36.78% Impervious, Inflow Depth > 2.16" for 10-YR event
 Inflow = 42.30 cfs @ 8.07 hrs, Volume= 20.085 af
 Outflow = 41.27 cfs @ 8.15 hrs, Volume= 19.998 af, Atten= 2%, Lag= 5.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Max. Velocity= 3.19 fps, Min. Travel Time= 5.9 min
 Avg. Velocity = 2.15 fps, Avg. Travel Time= 8.7 min

Peak Storage= 14,549 cf @ 8.15 hrs
 Average Depth at Peak Storage= 1.02'
 Bank-Full Depth= 3.80' Flow Area= 146.2 sf, Capacity= 1,290.64 cfs

Custom cross-section, Length= 1,126.0' Slope= 0.0728 '/' (102 Elevation Intervals)
 Constant n= 0.080 Earth, long dense weeds
 Inlet Invert= 329.00', Outlet Invert= 247.00'

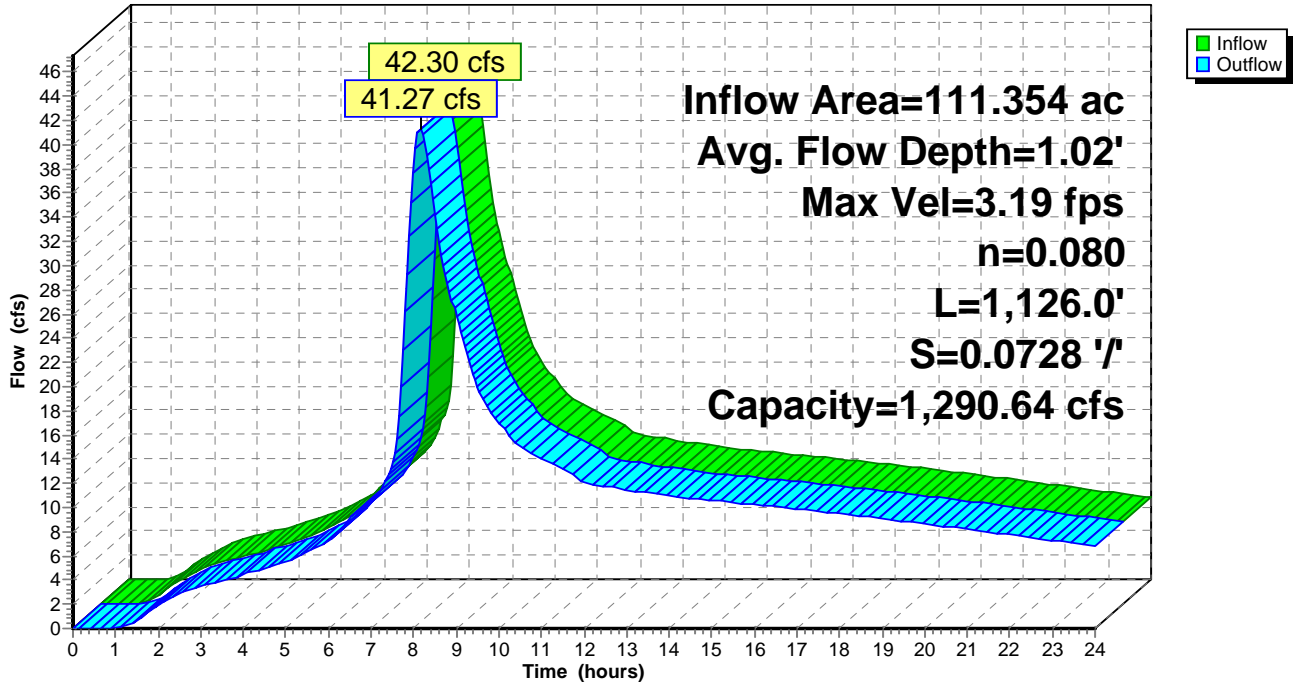


Offset (feet)	Elevation (feet)	Chan.Depth (feet)
-28.08	3.80	0.00
-16.33	1.53	2.27
0.00	0.00	3.80
27.00	1.91	1.89
33.90	3.80	0.00

Depth (feet)	End Area (sq-ft)	Perim. (feet)	Storage (cubic-feet)	Discharge (cfs)
0.00	0.0	0.0	0	0.00
1.53	29.0	38.1	32,697	121.48
1.91	44.9	45.5	50,509	222.82
3.80	146.2	62.6	164,659	1,290.64

Reach 9R: Existing Channel

Hydrograph



Summary for Reach 10R: Existing Channel

Inflow Area = 106.524 ac, 36.73% Impervious, Inflow Depth > 2.17" for 10-YR event
 Inflow = 40.66 cfs @ 8.03 hrs, Volume= 19.247 af
 Outflow = 40.10 cfs @ 8.08 hrs, Volume= 19.179 af, Atten= 1%, Lag= 2.9 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Max. Velocity= 3.43 fps, Min. Travel Time= 4.2 min
 Avg. Velocity = 2.05 fps, Avg. Travel Time= 7.0 min

Peak Storage= 10,006 cf @ 8.08 hrs
 Average Depth at Peak Storage= 0.61'
 Bank-Full Depth= 2.36' Flow Area= 76.0 sf, Capacity= 551.68 cfs

Custom cross-section, Length= 857.0' Slope= 0.0881 '/'
 Constant n= 0.080 Earth, long dense weeds
 Inlet Invert= 404.50', Outlet Invert= 329.00'

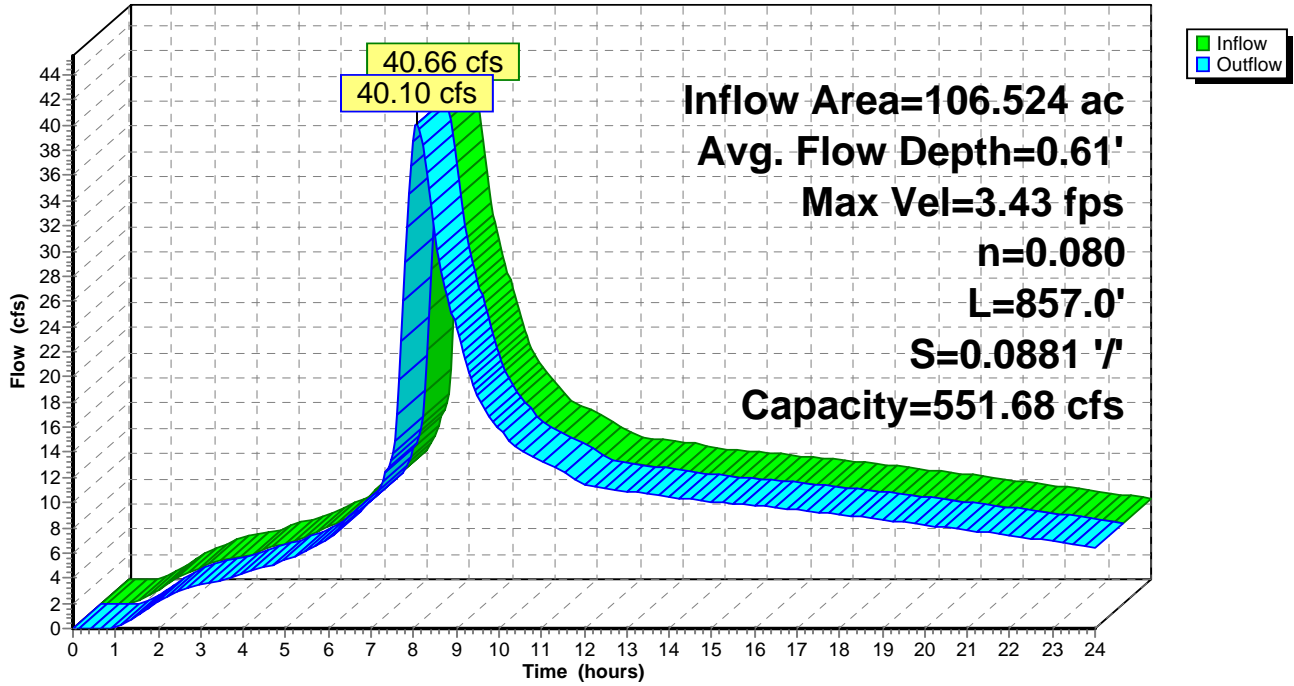


Offset (feet)	Elevation (feet)	Chan.Depth (feet)
-21.83	2.36	0.00
-7.20	0.00	2.36
7.20	0.00	2.36
28.20	2.36	0.00

Depth (feet)	End Area (sq-ft)	Perim. (feet)	Storage (cubic-feet)	Discharge (cfs)
0.00	0.0	14.4	0	0.00
2.36	76.0	50.4	65,155	551.68

Reach 10R: Existing Channel

Hydrograph

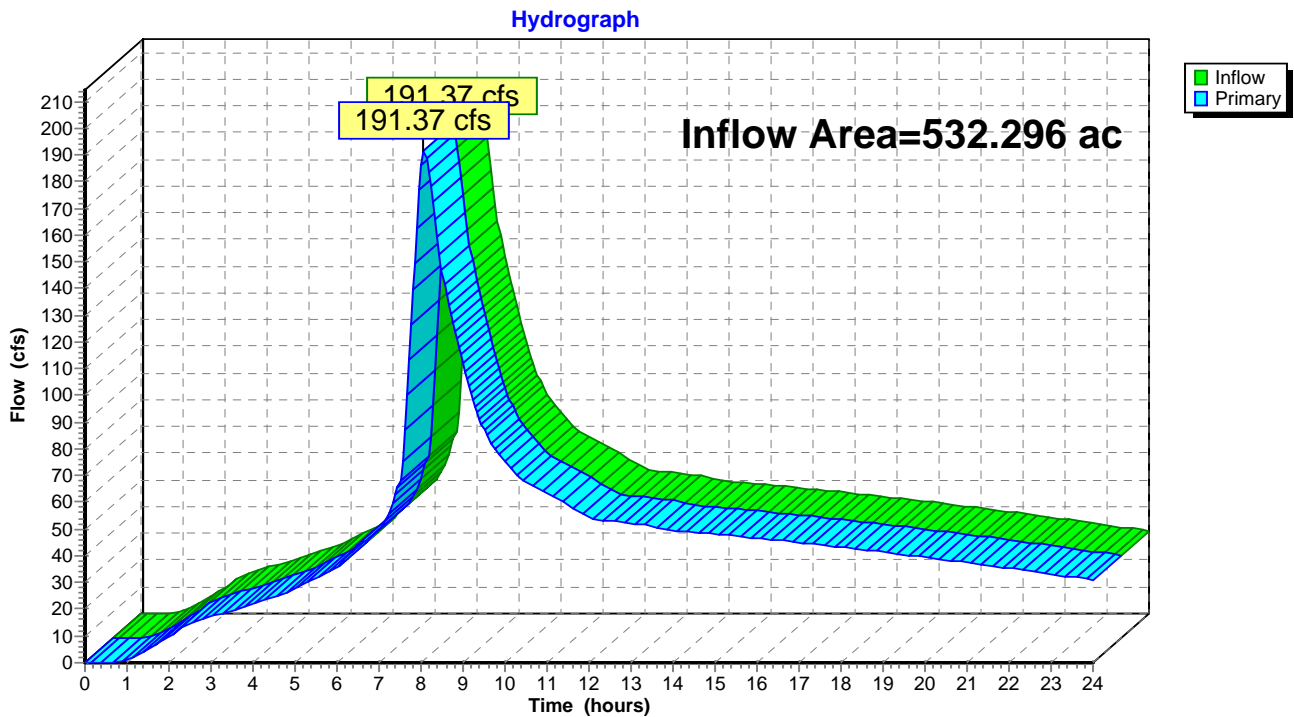


Summary for Link 1L: Discharge to Stormwater Facility

Inflow Area = 532.296 ac, 37.03% Impervious, Inflow Depth > 2.07" for 10-YR event
Inflow = 191.37 cfs @ 8.07 hrs, Volume= 91.980 af
Primary = 191.37 cfs @ 8.07 hrs, Volume= 91.980 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 1L: Discharge to Stormwater Facility



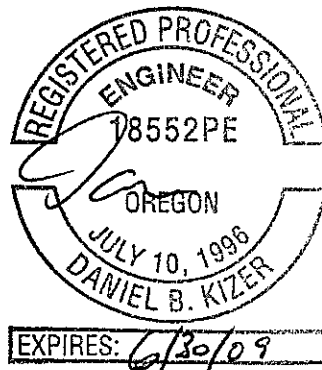
APPENDIX B
**WEST HILLS PROPERTIES STORMWATER
REPORT**

STORMWATER PLAN & CALCULATIONS

FOR

WEST HILLS PROPERTIES LLC

McMINNVILLE, OREGON



2272.2020.0

September 2007

WESTECH ENGINEERING, INC.
3841 Fairview Industrial Dr. SE, Suite 100
Salem, OR 97302
(503) 585-2474

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APPENDICES

APPENDIX 1: KHA PROPERTY PRE-DEVELOPED CONDITIONS CALCULATIONS

Master Summary
Tc Calculations
Curve Number Calculations

APPENDIX 2: KHA PROPERTY DEVELOPED CONDITIONS CALCULATIONS

Master Summary
Tc Calculations
Detention Pond Calculations

APPENDIX 3: TOTAL DRAINAGE BASIN DEVELOPED CONDITIONS CALCULATIONS

Master Summary
Tc Calculations
Future Detention Pond Calculations

APPENDIX 4: TOTAL DRAINAGE BASIN PRE-DEVELOPED CONDITIONS CALCULATIONS

Master Summary
Tc Calculations
Curve Number Calculations

APPENDIX 5: FULL SIZE WOODED & PASTURE AREA MAPS DELINEATION

APPENDIX 6: FULL SIZE – Overall Subdivision Map, Subdivision Basin Map and Total Drainage Basin Map

APPENDIX 7: YAMHILL COUNTY SOIL SURVEY & CURVE NUMBER TABLE

1.1 Project Overview

The West Hills Properties LLC property encompasses just over 200 acres and is made up of many different subdivisions including, West Hills Phases 1 – 5, Valley’s Edge Phases 2 – 5, Hillcrest Phases 6 – 8, and Northridge subdivision (Refer to Figure 1). These residential subdivisions will create approximately 690 lots. In order to maximize developable area and minimize construction costs a regional detention basin has been constructed based on the City of McMinnville detention requirements

1.2 McMinnville Stormwater Requirements

The City of McMinnville requires the detention on all developments that create a significant portion of impervious area. New developments are required to detain the difference between the post-developed 10-year 24-hour and the pre-developed 10-year 24-hour storm event, with a maximum release rate equal to the pre-developed 10-year 24-hour storm event.

1.3 Stormwater Detention Methodology and Criteria

The proposed residential subdivision will take up a significant portion of the drainage basin made up of forests and pasture, which upon development will require a significant amount of detention due to the addition of impervious area. In order to determine the size of the detention facility, maximum flow release rate from the detention facility, and bypass flow rate, and overflow rates must be determined. To determine the maximum flow release rate from the detention facility the 10-year, 24-hour pre-developed flow rates were determined for the land occupying the buildout development area (a significant portion of the entire drainage basin). These flow rates will later be used to help size the outlet orifice of our detention facility. The bypass flow rate for the detention facility can be sized by determining the peak 10-year, 24-hour runoff event for the entire upstream drainage basin and subtracting off the 10-year, 24-hour runoff event for the buildout development area. The developed 10-year, 24-hour runoff event for the entire drainage was used to determine the total overflow capacity of the detention pond.

The 10-year 24-hour runoff events for the development and the entire drainage basin were determined with the aid of the “PondPack” computer simulation program created by Haested Methods using the Santa Barbara Urban Hydrograph methodology. The Type 1A, 24-hour rainfall distribution was utilized to convert selected rainfall depths listed in Table 1 of a particular recurrence interval into a hyetograph.

Table 1: McMinnville 24-Hour Rainfall Events

<u>Recurrence Interval (years)</u>	<u>Rainfall Depth (inches)</u>
2	2.4
5	3.1
10	3.6
25	4.2
50	4.7
100	5.3

The total drainage basin was modeled as 11 sub-basins, while the subdivision was modeled as 9 sub-basins for both the predeveloped and developed conditions as illustrated in Figure 2 and Figure 3. The predeveloped curve numbers were determined for each sub-basin based on either a wooded or pasture land use. The area of woods vs. pasture was determined by using a scaled aerial photographs (Refer to Appendix 5 for full size sheets). Wooded and pasture land areas were assigned Curve Numbers (CN) equal to 70 and 74, respectively. The curve numbers were then weighted based on areas (refer to Appendix 1 through 4 for calculations). The curve numbers are associated with a type C and D soil per the City of McMinnville Storm Drainage Master Plan. However, for this project a type C soil was used though out the basin. Supporting soils maps CN selection tables can be found in Appendix 7.

Developed runoff conditions were determined by assigning curve numbers to each of the drainage basins based upon residential density. The subdivision had a residential density that ranged from 2.4 residential units per acre to 3.8 residential units per acre as shown in Table 2 and Table 3 and illustrated in Figure 2. If a sub-basin had a residential density less than 3 units per acre it was rounded up to 3 units per acre. If a sub-basin had a residential density between 3 and 4 units per acre the density was rounded up to 4 units per acre. Sub-basins with assigned residential density of 3 units per acre and 4 units per acre were assigned curve numbers of 83 and 81, respectively, and in accordance with TR-55 Curve Numbers.

Table 2: Subdivision Area Predeveloped and Developed Land-Use

BASIN	AREA	PREDEVELOPED LAND-USE		DEVELOPED LAND-USE (DU/Acre)		
		Woods Area	Pasture Area	DU	Calculated	Assigned
C1.0.A	58.9	0.0	58.9	189	3.2	4
C1.0.B	7.4	0.2	7.2	18	2.4	3
C1.1.A	44.5	0.0	44.5	162	3.6	4
C2.0.A	18.2	13.2	6.0	69	3.8	4
C3.0.A	23.2	8.4	14.8	78	3.4	4
C3.1.A	36.8	36.6	0.2	96	2.6	3
C3.2.A	8	8.0	0.0	20	2.5	3
C4.0.A	10.2	3.3	6.9	37	3.6	4
TOTAL	207.2	69.7	138.5	669	N/A	N/A

Table 3: Total Drainage Basin Predeveloped and Developed Land-Use

BASIN	AREA	PREDEVELOPED LAND-USE		DEVELOPED LAND-USE
		Woods Area	Pasture Area	Assigned DU/Acre
C1.0.A	54	0.0	54.0	4
C1.0.B	7.4	0.2	7.2	3
C1.1.A	43.3	0.0	43.3	4
C2.0.A	39.7	33.1	6.6	4
C2.1.A	11.5	8.2	3.3	4
C3.0.A	23.8	9.0	14.8	4
C3.1.1.A	95	45.6	49.4	4
C3.1.A	42.4	39.6	2.8	3
C3.2.A	78.4	61.5	16.9	4
C3.2.B	15.1	2.8	12.3	4
C4.0.A	49.1	18.6	30.5	4
C5.0.A	73.3	17.5	55.8	4
TOTAL	533	236.1	296.9	N/A

1.4 Calculations Summary

Refer to Appendix 1 through 4 for the runoff calculations, Tc calculations, and pond volume calculations. Table 4 and Table 5 provide a summary of all the peak runoff values for each sub-basin.

Table 4: Subdivision Pre and Post Developed Peak Flows

BASIN	10-Year, 24-Hour Predeveloped Flows (CFS)	10-Year, 24-Hour Developed Flows (CFS)
C1.0.A	10.78	23.88
C1.0.B	1.54	2.74
C1.1.A	7.43	17.03
C2.0.A	2.52	6.63
C3.0.A	3.54	0.87
C3.1.A	3.63	15.57
C3.2.A	0.78	2.32
C4.0.A	1.79	3.39
PEAK	31.64	70.17

Table 5: Total Drainage Basin Pre and Post Developed Peak Flows

BASIN	10-Year, 24-Hour Predeveloped Flows (CFS)	10-Year, 24-Hour Developed Flows (CFS)
C1.0.A	9.88	22.28
C1.0.B	1.54	2.8
C1.1.A	7.23	17.02
C2.0.A	4.32	16.02
C2.1.A	1.21	4.48
C3.0.A	2.52	9.33
C3.1.1.A	10.63	33.95
C3.1.A	10.92	14.36
C3.2.A	7.97	27.86
C3.2.B	2.42	5.65
C4.0.A	6.72	18.56
C5.0.A	9.93	27.27
PEAK	73.96	199.1

1.5 Detention Volume Determination

Please refer to Appendix 2 for the detention calculations and Figure 4. The detention volume was determined in compliance with McMinnville's required maximum release rate equal to the basins peak 10-year runoff event, while capturing the 10-year post-developed runoff event. Based on preliminary calculations we determined the approximate amount of storage required. The detention basins grading plan, i.e., the area as a function of height was entered into the "Pond Pack" computer program, which determines volume as a function of height. By iteration, the orifice size was adjusted until the maximum release rate was equal to the 10-year predeveloped runoff event. The maximum amount of water stored in the pond was equal to the required detention volume. The total detention required is 3.567 ac-ft or 155,379 cubic-feet. The detention pond as shown on sheet C8 of the Civil drawings and Figure 4 have a total detention capacity of approximately 190,000 cubic-feet.

The detention basin was sized to provide the volume necessary to limit the stormwater discharge rate to the release rate that is equivalent to the 10-year, 24-hour pre-developed runoff event for the total drainage basin (74 cfs).

The 10-year, 24-hour pre-developed runoff event for the total basin was calculated to be 74 cfs. Three pipe discharges on Redmond Hill Road are shown on construction drawing sheets St-2 and St-3. These 3 discharges are as follows:

1. Detention Pond 24-inch discharge pipe with 16.5-inch orifice, restricted the release rate to 14 cfs with the pond at water surface elevation 184.0
2. A 12-inch discharge pipe from a slope inlet set at elevation 180.0, which restricts the release rate at 7 cfs with the pond at water surface elevation 184.0.

3. A 48-inch cross culvert at Redmond Hill Road Station 38+25. At the ditch water surface elevation of 185.00 the water begins to flow overland east to the detention pond. At elevation 185.0, the 48-inch culvert can convey 54 cfs across Redmond Hill Road to the open ditch on the south side.

At elevation 185.50, the 48-inch culvert can convey 65 cfs across Redmond Hill Road to the open ditch on the south side. The overflow for the north-south ditch can convey 51 cfs at a depth of flow of 6-inches (Manning's value of 0.030 for the overland flow across the park grass.)

Refer to the Detention Pond Grading Plan on Sheet G9 for the surface overflow route for the north-south ditch.

1.6 Over Flow Routing Summary

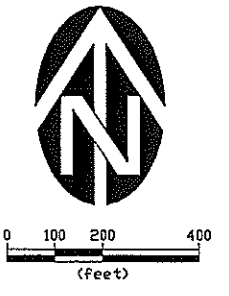
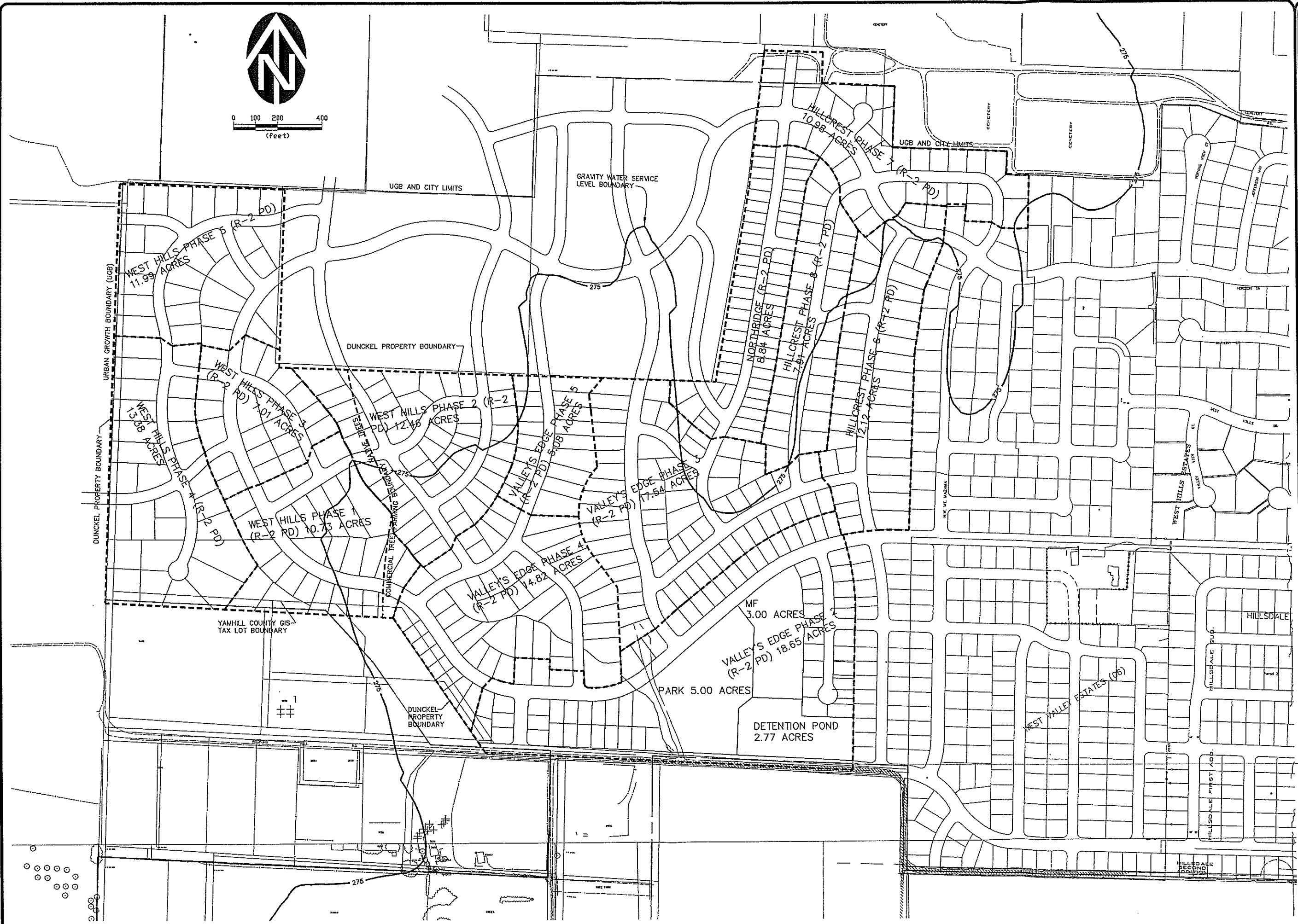
The detention pond was sized with a total overflow capacity equal to the post developed 10-year storm for the entire drainage basin or 199.1 cfs. As indicated on the Civil Drawings and in Figure 4 once the detention pond begins to fill until the stormwater reaches the overflow elevation of 184. At this elevation the orifice will release 21 cfs (the predeveloped 10-year flow for the total basin). Above this elevation (between 185 and 184) water will back up to the culvert west of the pond and a second Type III inlet. The capacity of the 125-foot long spillway at a flow depth of 3" is approximately 109 cfs.

The detention pond can overflow via 4 routes:

1. Water can flow into the two overflow catchbasins set at elevation 184.0 along the side of the south berm in the detention pond.
2. Water can overflow the flow control manhole riser piping inside the manhole at Redmond Hill Road Station 31+43.
3. Water can overflow the north, curbside sidewalk at elevation 184.98 at Redmond Hill Road Station 32+50. The sidewalk serves as the overland flow route for water to flow across Redmond Hill Road.

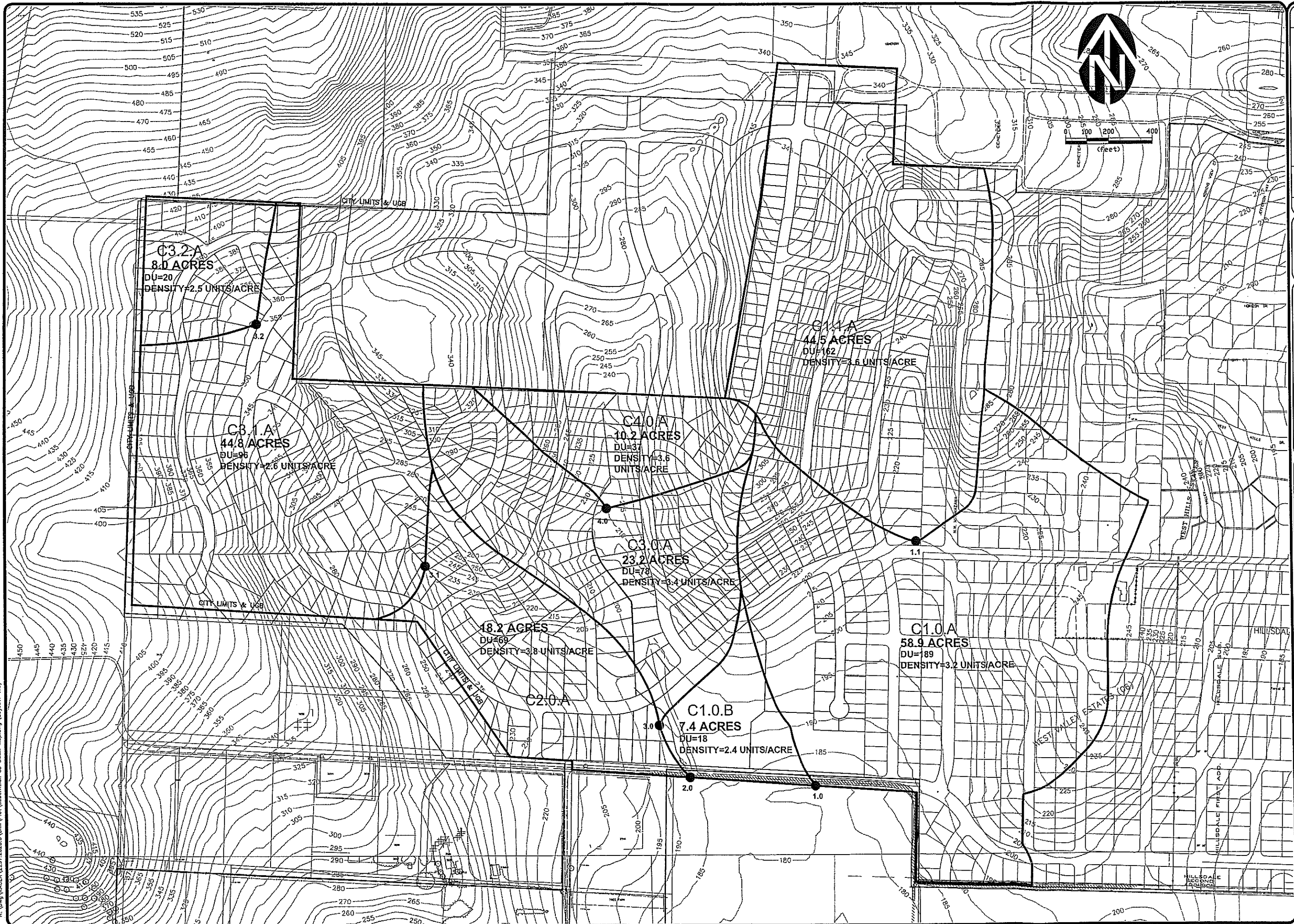
Above elevation 185.5, water can overflow through the remainder of the capacity of the 48-inch culvert crossing Redmond Hill Road at Station 38+25. Capacity is available between flow depth of 34-inches (elevation 185) flow depth of 48-inches (elevation 186.2).

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FIGURE 1. OVERALL SUBDIVISION MASTER PLAN	
SHEET X OF X JOB NUMBER 2257.2020.0	
KHA PROPERTIES LLC McMinnville, OREGON	

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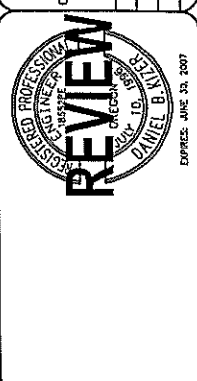
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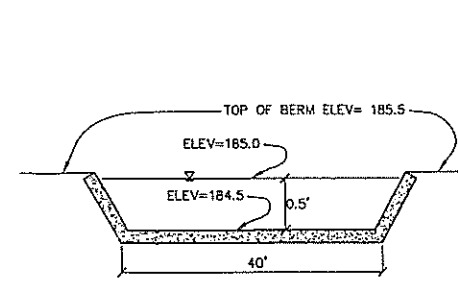
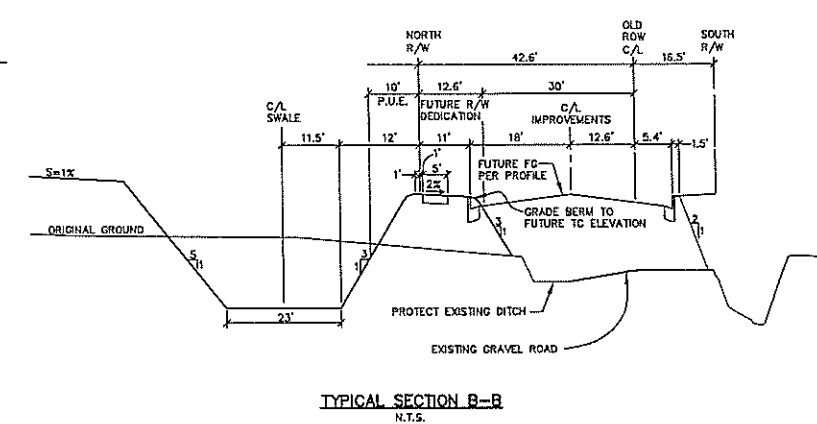
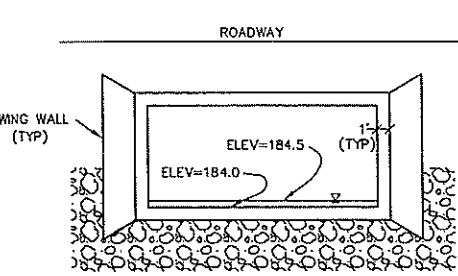
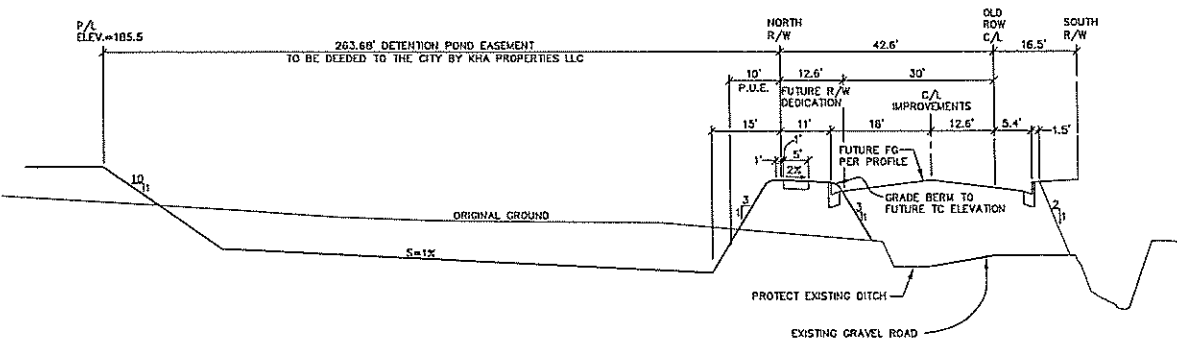
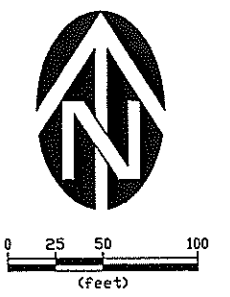
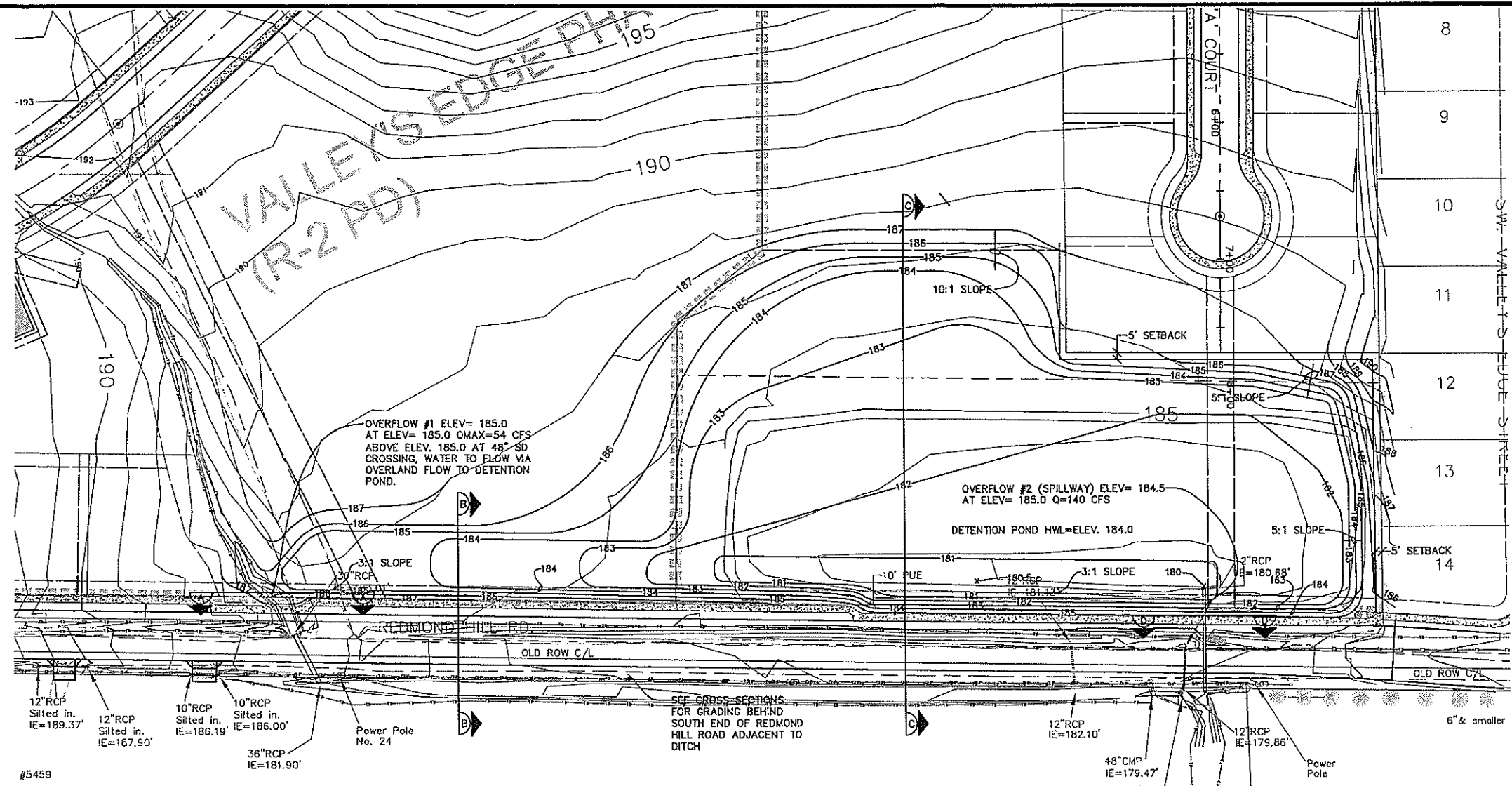
WE
WESTTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr., S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westtech@westtech-eng.com

KHA PROPERTIES LLC MCMINNVILLE, OREGON

FIGURE 2
SUBDIVISION SD BASIN MAP

SHEET
X OF **X**
JOB NUMBER
2257.2020.0

Oct. 08, 2007 - 7:58am
 R:\04\KALU\2257.2020.0\DWG\Plan\Detention Pond Grading Plan.dwg (0-10 tab)



DETENTION POND DEPTHS:

MAX. DETENTION ELEV.= 184.0

OVERFLOW #1 ELEV.= 184.5

OVERFLOW #2 (SPILLWAY) ELEV.= 185.0

KHA PROPERTIES AND WEST VALLEY ESTATES DETENTION POND CALCULATIONS:

DETENTION VOLUME REQUIRED= 155,379 CF.

DETENTION VOLUME PROVIDED= 190.00 CF.

EXISTING SITE 10-YR Q= 31.64 CFS.

DEVELOPED SITE 10-YR Q= 70.17 CFS.

TOTAL BASIN 10-YR PREDEVELOPED= 73.97 CFS.

TOTAL BASIN 10-YR POST-DEVELOPED= 199.1 CFS.

ORIFICE DIAMETER= 24.53 inches

TOTAL DETAINED RELEASE AT HWL=184.0=75 CFS (48" SD=54 CFS, EXIST. 24" SD=14 CFS, NEW 12" SD=7 CFS)

VERIFY SCALE HAS TO BE ONE INCH OR LARGER THAN ORIGINAL DRAWING IF NOT ONE INCH OR LARGER THAN ORIGINAL DRAWING SCALE ACCURATELY	DSN. DBK	NO. 1	DATE JUN 07
DRN. SSM	CKD. DBK	NO. 1	DATE JUN 07
DESCRIPTION	NO. 1	DATE JUN 07	BY
WESTECH ENGINEERING, INC. CONSULTING ENGINEERS AND PLANNERS 3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302 Phone: (503) 585-2474 Fax: (503) 585-3888 E-mail: westech@westech-eng.com			
KHA PROPERTIES LLC McMinnville, OR VALLEY'S EDGE PHASE 2 AND PHASE 3 DETENTION POND GRADING PLAN Figure 4			
SHEET G10 OF X			
JOB NUMBER 2257.2020.0			

APPENDIX C

**MCMINNVILLE STORM DRAINAGE MASTER
PLAN HYDROLOGICAL SOIL GROUP MAP**

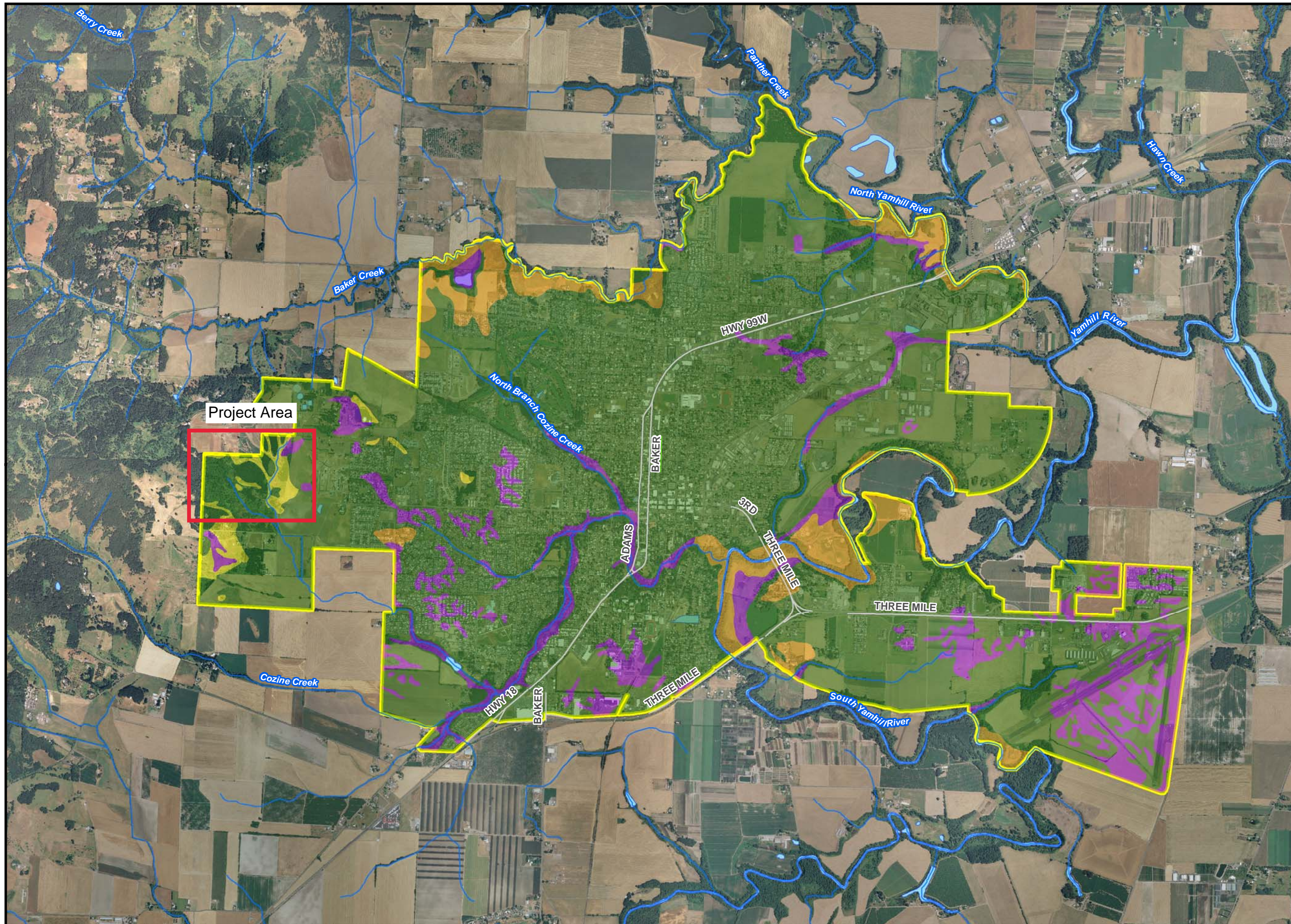









FIGURE 2-3

**SOIL INFILTRATION
CAPABILITY**

City of McMinnville
Stormwater Drainage Master Plan

Legend

-  Creek/River
-  Major Roads
-  Proposed UGB
- Hydrologic Soil Class**
-  A
-  B
-  C
-  D

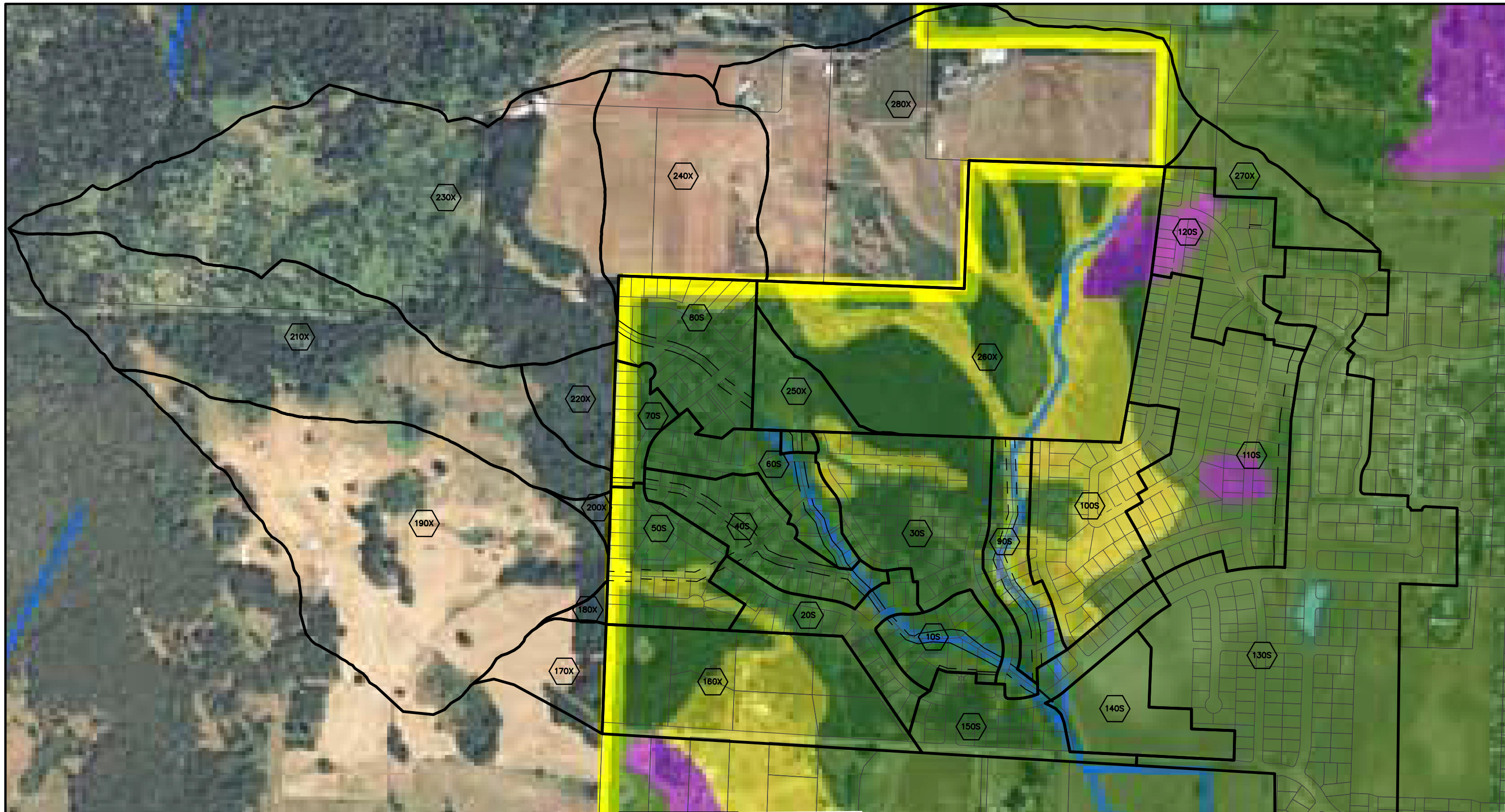


1 inch equals 3,000 feet

Source:
City of McMinnville
NRCS -
Soil Survey Geographic
(SSURGO) Database



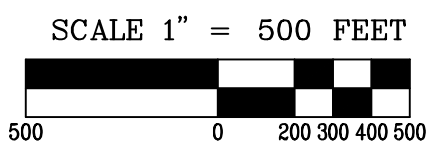
Date: 11/01/2007



DATE: 03/13/2017

Legend

- Creek/River
- Major Roads
- Proposed UGB
- Hydrologic Soil Class**
- A
- B
- C
- D



HYDROLOGICAL SOIL GROUP SITE MAP OVERLAY	FIGURE 3
HILLCREST MASTER PLAN AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 P: 503.563.6151 F: 503.563.6152 aks-eng.com	
	DRWN: CTS CHKD: PAS AKS JOB: 5147

APPENDIX D

TR55 RUNOFF CURVE NUMBERS

Table 2-2a Runoff curve numbers for urban areas ^{1/}

Cover description	Average percent impervious area ^{2/}	Curve numbers for hydrologic soil group			
		A	B	C	D
Fully developed urban areas (vegetation established)					
Open space (lawns, parks, golf courses, cemeteries, etc.) ^{3/} :					
Poor condition (grass cover < 50%)		68	79	86	89
Fair condition (grass cover 50% to 75%)		49	69	79	84
Good condition (grass cover > 75%)		39	61	74	80
Impervious areas:					
Paved parking lots, roofs, driveways, etc. (excluding right-of-way)		98	98	98	98
Streets and roads:					
Paved; curbs and storm sewers (excluding right-of-way)		98	98	98	98
Paved; open ditches (including right-of-way)		83	89	92	93
Gravel (including right-of-way)		76	85	89	91
Dirt (including right-of-way)		72	82	87	89
Western desert urban areas:					
Natural desert landscaping (pervious areas only) ^{4/}		63	77	85	88
Artificial desert landscaping (impervious weed barrier, desert shrub with 1- to 2-inch sand or gravel mulch and basin borders)		96	96	96	96
Urban districts:					
Commercial and business	85	89	92	94	95
Industrial	72	81	88	91	93
Residential districts by average lot size:					
1/8 acre or less (town houses)	65	77	85	90	92
1/4 acre	38	61	75	83	87
1/3 acre	30	57	72	81	86
1/2 acre	25	54	70	80	85
1 acre	20	51	68	79	84
2 acres	12	46	65	77	82

Developing urban areas

Newly graded areas (pervious areas only, no vegetation) ^{5/}

	77	86	91	94
--	----	----	----	----

Idle lands (CN's are determined using cover types similar to those in table 2-2c).

^{1/} Average runoff condition, and $I_a = 0.2S$.
^{2/} The average percent impervious area shown was used to develop the composite CN's. Other assumptions are as follows: impervious areas are directly connected to the drainage system, impervious areas have a CN of 98, and pervious areas are considered equivalent to open space in good hydrologic condition. CN's for other combinations of conditions may be computed using figure 2-3 or 2-4.
^{3/} CN's shown are equivalent to those of pasture. Composite CN's may be computed for other combinations of open space cover type.
^{4/} Composite CN's for natural desert landscaping should be computed using figures 2-3 or 2-4 based on the impervious area percentage (CN = 98) and the pervious area CN. The pervious area CN's are assumed equivalent to desert shrub in poor hydrologic condition.
^{5/} Composite CN's to use for the design of temporary measures during grading and construction should be computed using figure 2-3 or 2-4 based on the degree of development (impervious area percentage) and the CN's for the newly graded pervious areas.

Table 2-2b Runoff curve numbers for cultivated agricultural lands ^{1/}

Cover description			Curve numbers for hydrologic soil group			
Cover type	Treatment ^{2/}	Hydrologic condition ^{3/}	A	B	C	D
Fallow	Bare soil	—	77	86	91	94
	Crop residue cover (CR)	Poor	76	85	90	93
		Good	74	83	88	90
Row crops	Straight row (SR)	Poor	72	81	88	91
		Good	67	78	85	89
	SR + CR	Poor	71	80	87	90
		Good	64	75	82	85
	Contoured (C)	Poor	70	79	84	88
		Good	65	75	82	86
	C + CR	Poor	69	78	83	87
		Good	64	74	81	85
	Contoured & terraced (C&T)	Poor	66	74	80	82
		Good	62	71	78	81
C&T+ CR	Poor	65	73	79	81	
	Good	61	70	77	80	
Small grain	SR	Poor	65	76	84	88
		Good	63	75	83	87
	SR + CR	Poor	64	75	83	86
		Good	60	72	80	84
	C	Poor	63	74	82	85
		Good	61	73	81	84
	C + CR	Poor	62	73	81	84
		Good	60	72	80	83
	C&T	Poor	61	72	79	82
		Good	59	70	78	81
C&T+ CR	Poor	60	71	78	81	
	Good	58	69	77	80	
Close-seeded or broadcast legumes or rotation meadow	SR	Poor	66	77	85	89
		Good	58	72	81	85
	C	Poor	64	75	83	85
		Good	55	69	78	83
	C&T	Poor	63	73	80	83
		Good	51	67	76	80

¹ Average runoff condition, and $I_a=0.2S$

² Crop residue cover applies only if residue is on at least 5% of the surface throughout the year.

³ Hydraulic condition is based on combination factors that affect infiltration and runoff, including (a) density and canopy of vegetative areas, (b) amount of year-round cover, (c) amount of grass or close-seeded legumes, (d) percent of residue cover on the land surface (good $\geq 20\%$), and (e) degree of surface roughness.

Poor: Factors impair infiltration and tend to increase runoff.

Good: Factors encourage average and better than average infiltration and tend to decrease runoff.

Table 2-2c Runoff curve numbers for other agricultural lands ^{1/}

Cover description	Hydrologic condition	Curve numbers for hydrologic soil group			
		A	B	C	D
Pasture, grassland, or range—continuous forage for grazing. ^{2/}	Poor	68	79	86	89
	Fair	49	69	79	84
	Good	39	61	74	80
Meadow—continuous grass, protected from grazing and generally mowed for hay.	—	30	58	71	78
Brush—brush-weed-grass mixture with brush the major element. ^{3/}	Poor	48	67	77	83
	Fair	35	56	70	77
	Good	30 ^{4/}	48	65	73
Woods—grass combination (orchard or tree farm). ^{5/}	Poor	57	73	82	86
	Fair	43	65	76	82
	Good	32	58	72	79
Woods. ^{6/}	Poor	45	66	77	83
	Fair	36	60	73	79
	Good	30 ^{4/}	55	70	77
Farmsteads—buildings, lanes, driveways, and surrounding lots.	—	59	74	82	86

¹ Average runoff condition, and $I_a = 0.2S$.

² **Poor:** <50% ground cover or heavily grazed with no mulch.

Fair: 50 to 75% ground cover and not heavily grazed.

Good: > 75% ground cover and lightly or only occasionally grazed.

³ **Poor:** <50% ground cover.

Fair: 50 to 75% ground cover.

Good: >75% ground cover.

⁴ Actual curve number is less than 30; use CN = 30 for runoff computations.

⁵ CN's shown were computed for areas with 50% woods and 50% grass (pasture) cover. Other combinations of conditions may be computed from the CN's for woods and pasture.

⁶ **Poor:** Forest litter, small trees, and brush are destroyed by heavy grazing or regular burning.

Fair: Woods are grazed but not burned, and some forest litter covers the soil.

Good: Woods are protected from grazing, and litter and brush adequately cover the soil.

Table 2-2d Runoff curve numbers for arid and semiarid rangelands ^{1/}

Cover description		Curve numbers for hydrologic soil group			
Cover type	Hydrologic condition ^{2/}	A ^{3/}	B	C	D
Herbaceous—mixture of grass, weeds, and low-growing brush, with brush the minor element.	Poor		80	87	93
	Fair		71	81	89
	Good		62	74	85
Oak-aspen—mountain brush mixture of oak brush, aspen, mountain mahogany, bitter brush, maple, and other brush.	Poor		66	74	79
	Fair		48	57	63
	Good		30	41	48
Pinyon-juniper—pinyon, juniper, or both; grass understory.	Poor		75	85	89
	Fair		58	73	80
	Good		41	61	71
Sagebrush with grass understory.	Poor		67	80	85
	Fair		51	63	70
	Good		35	47	55
Desert shrub—major plants include saltbush, greasewood, creosotebush, blackbrush, bursage, palo verde, mesquite, and cactus.	Poor	63	77	85	88
	Fair	55	72	81	86
	Good	49	68	79	84

¹ Average runoff condition, and $I_a = 0.2S$. For range in humid regions, use table 2-2c.

² Poor: <30% ground cover (litter, grass, and brush overstory).

Fair: 30 to 70% ground cover.

Good: > 70% ground cover.

³ Curve numbers for group A have been developed only for desert shrub.

Exhibit F: Traffic Analysis Update Memo

Hillcrest Subdivision Analysis Update

To: Paul Sellke, AKS Engineering and Forestry, LLC
From: Michael Ard, PE
Date: March 8, 2017
Subject: Hillcrest Subdivision Analysis Update



321 SW 4th Ave., Suite 400
Portland, OR 97204
phone: 503.248.0313
fax: 503.248.9251
lancasterengineering.com

Lancaster Engineering prepared a detailed traffic impact study dated January, 2007 for the Hillcrest Subdivision in McMinnville, Oregon. Subsequent to approval of the 580-lot subdivision, changes have been proposed which would result in increased density, with a total development consisting of 579 single-family homes and 68 apartment units. This memorandum is written to provide information regarding the change in site trip generation as well as information regarding whether changes are required to the original mitigation recommendations contained in the January, 2007 analysis.

Trip Generation

The January, 2007 traffic impact study provided trip generation projections for three analysis scenarios. These included the maximum development permitted under the prior R1 Residential zoning (679 homes), the maximum development permitted under the current R2 Residential zoning (873 homes), and the then-proposed actual development scenario (580 homes). These analysis scenarios resulted in 601 trips, 754 trips and 522 trips, respectively during the critical evening peak hour.

If the proposed development plan is modified as proposed to include 579 single-family homes and 68 apartment units, the resulting trip generation during the critical evening peak hour would be 552 trips, which is an increase of 30 trips as compared to the original development scenario analysis and fewer site trips than would have been permitted under the prior R1 Residential zoning. Detailed trip generation worksheets showing the projected site trips for the single-family home and apartment land uses are included in the attached technical appendix.

Mitigation Analysis

Under the January, 2007 traffic impact study, an operational and safety analysis was prepared for the intersections of NW Hill Road at NW Horizon Drive, NW Hill Road at NW 2nd Street, and SW Hill Road at SW Redmond Hill Road. The analysis prepared for each of these intersections was revisited to determine whether the projected small increase in traffic would have resulted in the need for any additional mitigation.



NW Hill Road at NW Horizon Drive

For the intersection of NW Hill Road at NW Horizon Drive, the operational analysis showed that the intersection was projected to operate acceptably without the need for mitigation through year 2026 even with maximum development under the R2 Residential zoning. Since the number of site trips generated under this scenario is far in excess of the number of trips generated under the currently-proposed development scenario, it can be concluded that no mitigation will be needed to support added traffic at this intersection.

NW Hill Road at NW 2nd Street

For the intersection of NW Hill Road at NW 2nd Street, it was projected that the intersection would operate with volumes exceeding intersection capacity during the evening peak hour. It was recommended that the intersection be converted to all-way stop control in order to improve operation. With the conversion to all-way stop control the intersection was projected to operate acceptably through 2026 even with the addition of the maximum development levels permissible under the R-2 Residential zoning. Based on the prior analysis, it can be concluded that the recommended conversion to all-way stop control remains appropriate, and that the added trips from the currently-proposed development will not result in the need for any additional mitigation at this intersection. It should be noted that the conversion to all-way stop control has already been implemented at this intersection.

SW Hill Road at SW Redmond Hill Road

For the intersection of SW Hill Road at SW Redmond Hill Road, the operational analysis again showed that the intersection was projected to operate acceptably without the need for mitigation through year 2026 even with maximum development under the R2 Residential zoning. Since the number of site trips generated under this scenario is far in excess of the number of trips generated under the currently-proposed development scenario, it can be concluded that no additional mitigation will be needed to support added traffic at this intersection.

Turn Lane Warrant Analysis

In addition to the operational analysis of the three study intersections, a safety-based turn-lane warrant analysis was conducted for the study intersections. Based on the analysis, installation of a northbound left-turn lane on NW Hill Road at NW Horizon Drive was projected to be warranted upon development of the 290th home within the proposed subdivision. Similarly, northbound and southbound left-turn lanes were projected to be warranted on NW Hill Road at NW 2nd Street once site development reached 290 or more homes.

For the intersection of SW Hill Road at SW Redmond Hill Road it was determined that left-turn lane warrants would not be met under the maximum development scenario for the prior R1 Residential zoning (679 homes), but that installation of a left-turn lane would be warranted with maximum development under



March 8, 2017
Page 3 of 3

the current R2 Residential zoning (873 homes). Since the revised development scenario results in fewer trips than the levels allowed under the prior R1 Residential zoning, it can be concluded that installation of a left-turn lane will not be needed upon completion of the revised development plan.

Since completion of the January, 2007 traffic impact study, the intersection of NW Hill Road at NW 2nd Street has been converted to all-way stop control. This change to the traffic control means that the left-turn lane warrant analysis previously prepared for this intersection is no longer applicable. Warrants for left-turn lanes are based on the idea that vehicles stopping within an otherwise free-flowing travel lane can create an unexpected hazard to through traffic and can increase the risk of rear-end collisions, as well as turning-movement collisions that can occur when a stopped vehicle is rear-ended and pushed into the path of oncoming traffic. However, since all vehicles must now stop on all intersection approaches, the turn-lane warrants can no longer be appropriately applied to the intersection. Accordingly, recommendations regarding installation of any new approach lanes at the intersection of NW Hill Road at NW 2nd Street would be based solely on capacity and delay concerns, rather than turn-lane warrants.

Based on the updated operational analysis for the intersection, it is projected that the intersection will operate acceptably during the morning peak hours with the existing lane configuration, but will operate at level of service "F" during the evening peak hours. If the previously-recommended northbound and southbound left-turn lanes are provided, the intersection would be projected to operate at level of service C and with all movements within capacity. Based on this analysis, the prior recommendation for installation of northbound and southbound left turn lanes at NW 2nd Street remains valid under the proposed development plan.

Conclusions

Based on the detailed investigation of the revised development plan, the following improvement recommendations remain valid:

- A northbound left-turn lane should be provided on NW Hill Road at NW Horizon Drive once site development reaches a total of 290 homes.
- Northbound and southbound left-turn lanes should be provided on NW Hill Road at NW 2nd Street once site development reaches a total of 290 homes.

No other operational or safety mitigations are necessary or recommended in conjunction with the modified development proposal.

APPENDIX



TRIP GENERATION CALCULATIONS

Land Use: Single-Family Detached Housing
Land Use Code: 210
Variable: Dwelling Units
Variable Value: 579

AM PEAK HOUR

Trip Equation: $T = 0.70(X) + 9.74$

	Enter	Exit	Total
Directional Distribution	25%	75%	
Trip Ends	104	311	415

PM PEAK HOUR

Trip Equation: $\ln(T) = 0.90\ln(X) + 0.51$

	Enter	Exit	Total
Directional Distribution	63%	37%	
Trip Ends	321	189	510

WEEKDAY

Trip Equation: $\ln(T) = 0.92\ln(X) + 2.72$

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	2,642	2,642	5,284

SATURDAY

Trip Equation: $\ln(T) = 0.93\ln(X) + 2.64$

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	2,599	2,599	5,198



TRIP GENERATION CALCULATIONS

Land Use: Apartment
Land Use Code: 220
Variable: Dwelling Units
Variable Value: 68

AM PEAK HOUR

Trip Rate: 0.51

	Enter	Exit	Total
Directional Distribution	20%	80%	
Trip Ends	7	28	35

PM PEAK HOUR

Trip Rate: 0.62

	Enter	Exit	Total
Directional Distribution	65%	35%	
Trip Ends	27	15	42

WEEKDAY

Trip Rate: 6.65

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	226	226	452


















SATURDAY

Trip Rate: 6.39

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	217	217	434

HCM Unsignalized Intersection Capacity Analysis
 1: NW Hill Road & NW 2nd Street


















03/08/2017

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Sign Control		Stop			Stop			Stop			Stop	
Traffic Volume (vph)	51	177	46	41	71	67	28	182	122	149	132	29
Future Volume (vph)	51	177	46	41	71	67	28	182	122	149	132	29
Peak Hour Factor	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78
Hourly flow rate (vph)	65	227	59	53	91	86	36	233	156	191	169	37
Direction, Lane #	EB 1	EB 2	WB 1	NB 1	SB 1							
Volume Total (vph)	292	59	230	425	397							
Volume Left (vph)	65	0	53	36	191							
Volume Right (vph)	0	59	86	156	37							
Hadj (s)	0.08	-0.57	-0.13	-0.08	0.13							
Departure Headway (s)	7.8	3.2	7.9	7.1	7.4							
Degree Utilization, x	0.64	0.05	0.51	0.84	0.82							
Capacity (veh/h)	412	1121	399	485	468							
Control Delay (s)	23.6	6.4	18.7	37.6	35.4							
Approach Delay (s)	20.7		18.7	37.6	35.4							
Approach LOS	C		C	E	E							
Intersection Summary												
Delay			29.6									
Level of Service			D									
Intersection Capacity Utilization			76.2%		ICU Level of Service				D			
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis

1: NW Hill Road & NW 2nd Street




















03/08/2017

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Sign Control		Stop			Stop			Stop			Stop	
Traffic Volume (vph)	34	106	31	88	184	174	61	164	76	114	211	63
Future Volume (vph)	34	106	31	88	184	174	61	164	76	114	211	63
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	37	115	34	96	200	189	66	178	83	124	229	68
Direction, Lane #	EB 1	EB 2	WB 1	NB 1	SB 1							
Volume Total (vph)	152	34	485	327	421							
Volume Left (vph)	37	0	96	66	124							
Volume Right (vph)	0	34	189	83	68							
Hadj (s)	0.08	-0.57	-0.16	-0.04	0.03							
Departure Headway (s)	8.6	3.2	7.1	7.7	7.5							
Degree Utilization, x	0.36	0.03	0.96	0.70	0.87							
Capacity (veh/h)	378	1121	500	452	468							
Control Delay (s)	16.5	6.3	57.3	26.7	43.2							
Approach Delay (s)	14.6		57.3	26.7	43.2							
Approach LOS	B		F	D	E							
Intersection Summary												
Delay			40.5									
Level of Service			E									
Intersection Capacity Utilization			76.7%	ICU Level of Service	D							
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis

1: NW Hill Road & NW 2nd Street

03/08/2017

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Sign Control		Stop			Stop			Stop			Stop	
Traffic Volume (vph)	34	106	31	88	184	174	61	164	76	114	211	63
Future Volume (vph)	34	106	31	88	184	174	61	164	76	114	211	63
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	37	115	34	96	200	189	66	178	83	124	229	68
Direction, Lane #	EB 1	EB 2	WB 1	NB 1	NB 2	SB 1	SB 2					
Volume Total (vph)	152	34	485	66	261	124	297					
Volume Left (vph)	37	0	96	66	0	124	0					
Volume Right (vph)	0	34	189	0	83	0	68					
Hadj (s)	0.08	-0.57	-0.16	0.57	-0.15	0.57	-0.09					
Departure Headway (s)	7.8	3.2	6.5	8.4	7.6	8.2	7.5					
Degree Utilization, x	0.33	0.03	0.88	0.15	0.55	0.28	0.62					
Capacity (veh/h)	429	1121	535	402	438	416	452					
Control Delay (s)	14.6	6.3	40.1	11.7	18.5	13.2	20.8					
Approach Delay (s)	13.0		40.1	17.1		18.6						
Approach LOS	B		E	C		C						
Intersection Summary												
Delay			24.9									
Level of Service			C									
Intersection Capacity Utilization			65.5%		ICU Level of Service					C		
Analysis Period (min)			15									

May 9, 2017

Ron Pomeroy
Senior Planner
City of McMinnville
Planning Department
231 NE Fifth Street
McMinnville, OR 97128

RE: Supplemental Responses in Support of Block Length Adjustment for West Hills Properties Planned Development Modification Application

Dear Mr. Pomeroy,

Per our April 19, 2017, project coordination meeting, we would like to submit the following supplemental narrative and exhibits in further support of our requested block length adjustment for the Hillcrest Planned Development Modification. As we briefly described at the meeting, we believe such an adjustment is necessary to achieve an optimum balance between compliance with local street standards, Americans with Disabilities Act (ADA) intersection grade requirements, and natural resource protections.

City of McMinnville Street Grade Standards and ADA Intersection Requirements

City of McMinnville Zoning Ordinance (MZO) Section 17.53.103.B requires a maximum block length of 400-feet between street corner lines and a maximum block perimeter length of 1,600-feet unless topography or the location of adjoining streets justifies an exception. As shown in Exhibit A of the Applicant's March 30 submittal materials, the site is characterized by steeply sloping terrain (up to 30 percent grade) that has been carved out by several natural drainage ways that run through the site from north to south (see Exhibit C).

The proposed site layout seeks to balance the block length objectives of Section 17.53.103.B with the City's maximum street grade requirements and ADA requirements for maximum grades at public street intersections. MZO Section 17.53.101.L allows a maximum grade of 10% for collector roadways and 12% for local streets unless otherwise approved by the Planning Commission.

As shown in Exhibit A of the Applicant's March 30 submittal, the preliminary site grading plan maintains a maximum grade along W 2nd Street (classified as a collector in the City's TSP) of 10% or less, and includes short stretches of local street segments where grades are between 12% and 15%. This design prioritizes achieving a standard grade on the collector street at the expense of steeper local street segments for the purpose of optimizing the performance of the City's road network and improved overall safety for pedestrians and motorists.

Compounding the street network design equation is the need to provide intersection and pedestrian crossings which meet ADA guidelines (public intersections generally need to be at grades of 5% or less to allow for the design of ADA compliant crossings). Essentially, this ADA standard makes it impossible to meet the City's block length standard, in the context of this relatively steep site, because each new public street intersection results in a street grade between intersections that is prohibitively steep when also accounting for AASHTO requirements for vertical curves (see Exhibit A). Therefore, removing public street intersections, and subsequently lengthening block length and block perimeter distance, is the best way to achieve the ADA

guidelines at proposed intersections, minimize steep street grades, and maintain a 10% maximum grade on collector roadways.

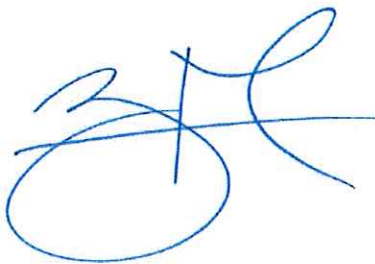
Drainageway and Natural Resource Protection

The street pattern and lot configuration included in this modification to the Planned Development (PD) approved in 2007 also incorporates natural resource protection measures that have been adopted since the original approval. While the 2007 approval recognized the need to provide some measure of stream corridor protection, it failed to identify and protect streams located on the western half of the site. The modified PD locates all three stream channels on-site almost entirely within conservation easements located at the rear of residential lots to ensure that new home construction on these lots will not adversely affect the habitat or water quality functions of these resources. Because the site design approved in 2007 failed to identify these drainage corridors, new home construction on the lots approved at that time would have most certainly resulted in the complete elimination or reconfiguration of these drainageways.

As stated above, the revised layout included in the modified PD seeks to strike a balance between natural resource protection, street and intersection grade requirements, and local block length standards. The Applicant believes the proposed layout provides the best possible mix of these competing objectives in the context of the difficult topography on this site and does so within the authority established in the City's Zoning Ordinance. In conclusion, it is our belief that the site's topography justifies an exception to the block length and block perimeter length as provided by MZO Section 17.53.103.B.

Sincerely,

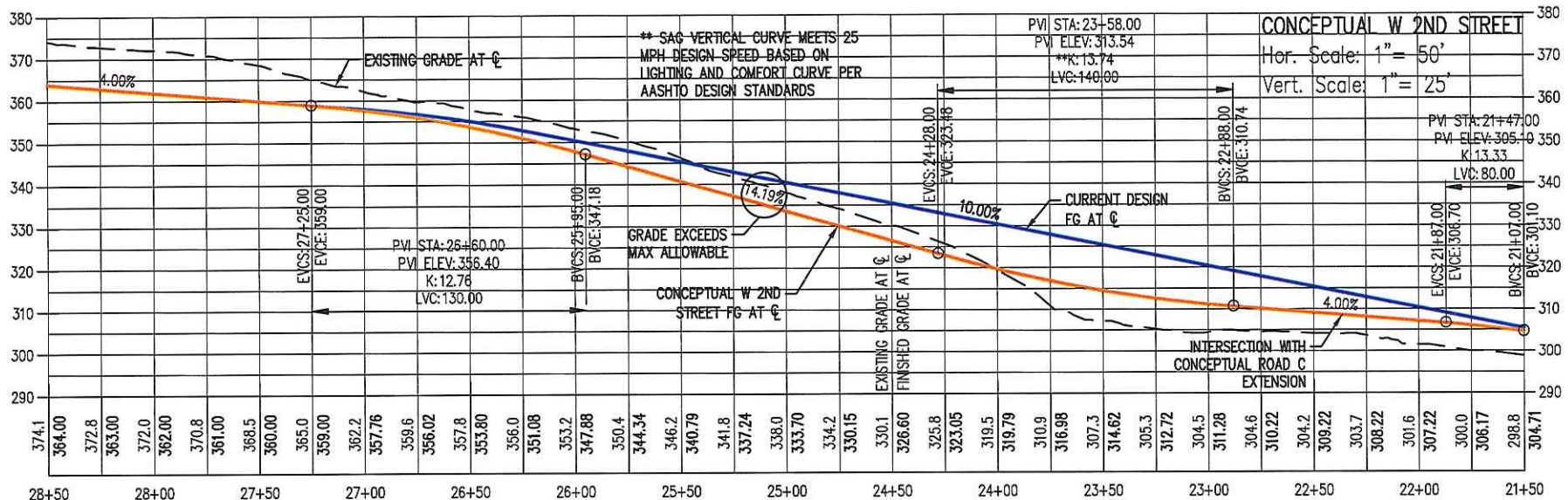
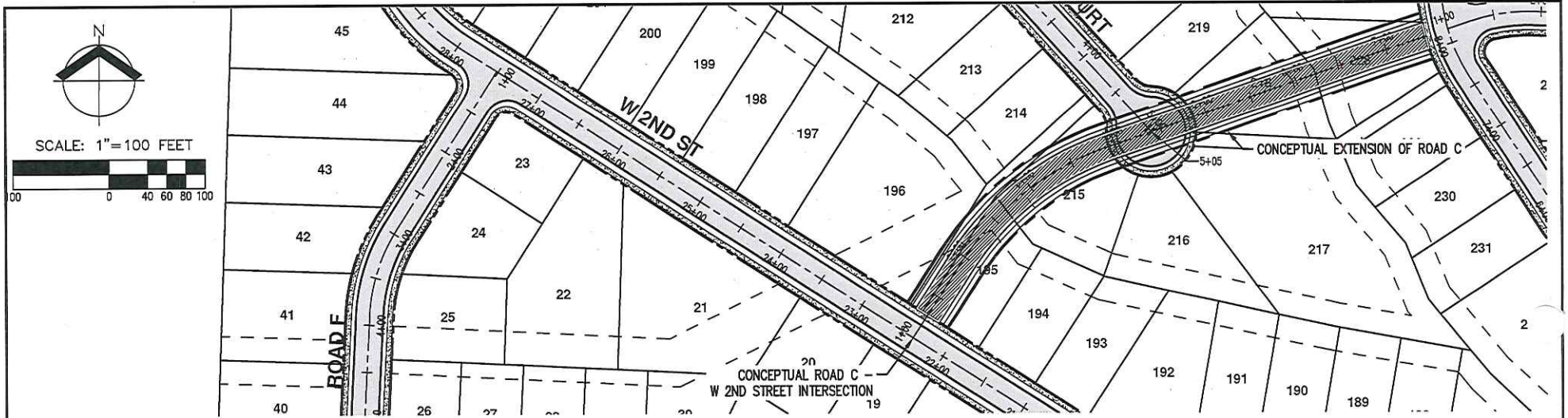
AKS ENGINEERING & FORESTRY, LLC



Zach Pelz, AICP
(503) 563-6151
pelzz@aks-eng.com

Cc: Howard Aster

Attached: Exhibit A – Effect of additional public street intersections on corresponding street grade
 Exhibit B – Blocks which do not meet length or perimeter standard
 Exhibit C – Existing site topography
 Exhibit D – Site layout showing drainage channels

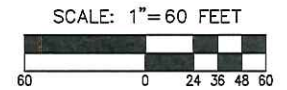
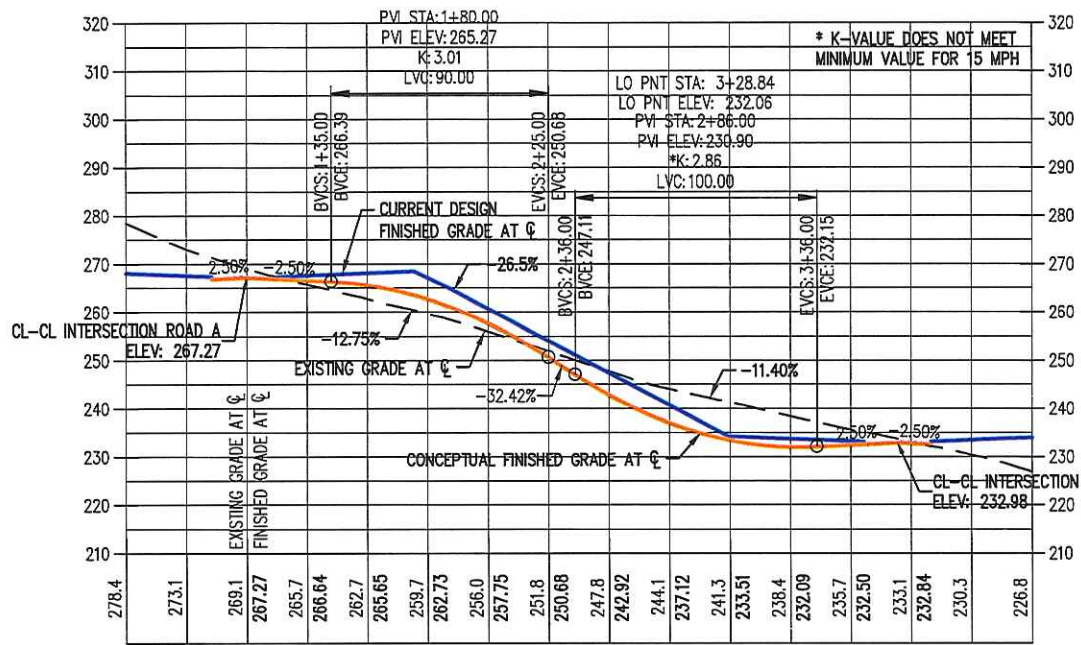
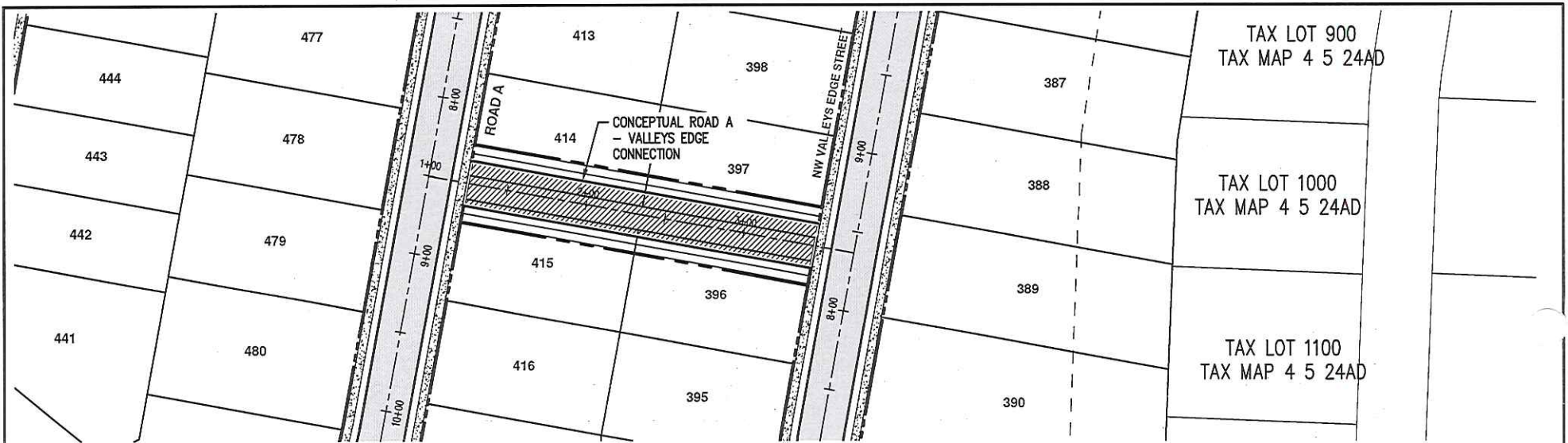


LEGEND

— CURRENT FINISHED GRADE

— CONCEPTUAL FINISHED GRADE

CONCEPTUAL ROAD C EXTENSION		EXHIBIT
HILLCREST PLANNED DEVELOPMENT MASTER PLAN		A1
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 P: 503.563.6151 F: 503.563.6152 aks-eng.com		DRWN: CTS CHKD: PAS AKS JOB: 5147



LEGEND
 — CURRENT FINISHED GRADE
 — CONCEPTUAL FINISHED GRADE

DATE: 05/09/2017

CONCEPTUAL ROAD A - VALLEYS EDGE CONNECTION	EXHIBIT
HILLCREST PLANNED DEVELOPMENT MASTER PLAN	A2
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 P: 503.563.6151 F: 503.563.6152 aks-eng.com	
AKS	DRWN: CTS CHKD: PAS AKS JOB: 5147



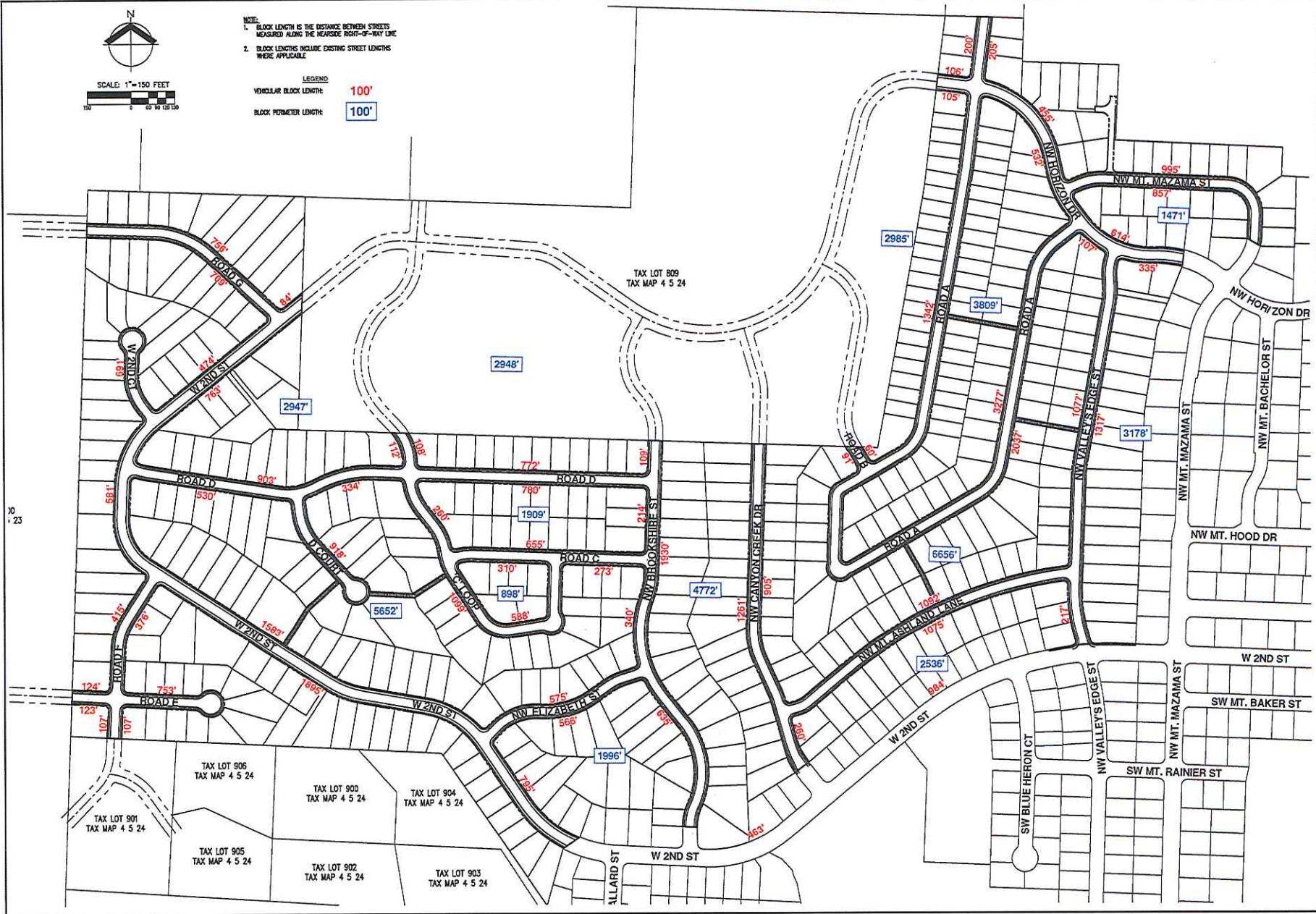
SCALE: 1"=150 FEET
0 50 100 150

- NOTE:
1. BLOCK LENGTH IS THE DISTANCE BETWEEN STREETS MEASURED ALONG THE HEARSDIE RIGHT-OF-WAY LINE
 2. BLOCK LENGTHS INCLUDE EXISTING STREET LENGTHS WHERE APPLICABLE

LEGEND

VEHICULAR BLOCK LENGTH: 100'

BLOCK PERIMETER LENGTH: 100'



HILLCREST PLANNED DEVELOPMENT MASTER PLAN UPDATE

McMINNVILLE OREGON

WHEEL COUNTY TAX MAP 4 5 24

ENGINEERING - SURVEYING - NATURAL RESOURCES
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

BLOCK LENGTHS AND PERIMETERS - MODIFIED LAYOUT

DESIGNED BY: []

DRAWN BY: []

CHECKED BY: []

SCALE: AS NOTED

DATE: 05/09/2017

PREPARED FOR: []

NOT FOR CONSTRUCTION

REVISION DATE: 6/28/18

REVISIONS:

JOB NUMBER: 5147

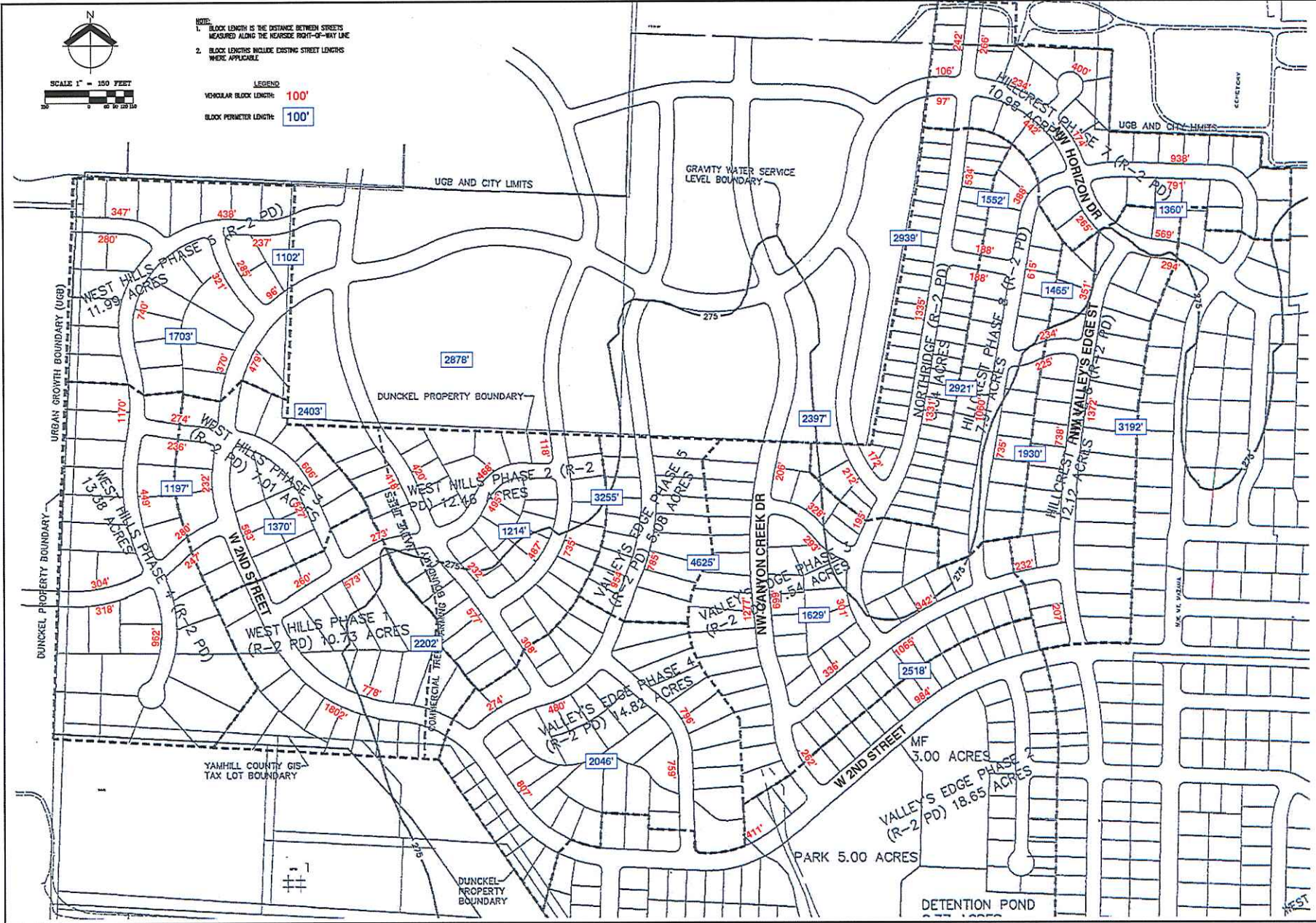
EXHIBIT: B1

AKS DRAWING FILE: 5147_BLOCK_LENGTHS-MODIFIED_LAYOUT_18-02



NOTE:
 1. BLOCK LENGTH IS THE DISTANCE BETWEEN STREETS MEASURED ALONG THE NEARER RIGHT-OF-WAY LINE
 2. BLOCK LENGTHS INCLUDE EXISTING STREET LENGTHS WHERE APPLICABLE

LEGEND
 VEHICULAR BLOCK LENGTH: 100'
 BLOCK PERIMETER LENGTH: 100'



AKS DUNCKEL FILE: 5117 BLOCK LENGTHS - ORIGINAL LAYOUT EXHIBIT

AKS
 AKS ENGINEERING & FORESTRY, LLC
 1725 SW PENNA RD STE 100
 TUALUMINA, OR 97058
 P: 503.344.6122
 fax: 503.344.6122
 akse-inc.com

ENGINEERING • SURVEYING • NATURAL RESOURCES
 FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

HILLCREST PLANNED DEVELOPMENT MASTER PLAN UPDATE

OREGON
 YAMHILL COUNTY 31A MAP 4.5.21

BLOCK LENGTHS AND PERIMETERS - ORIGINAL LAYOUT

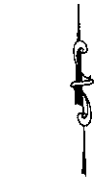
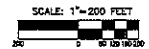
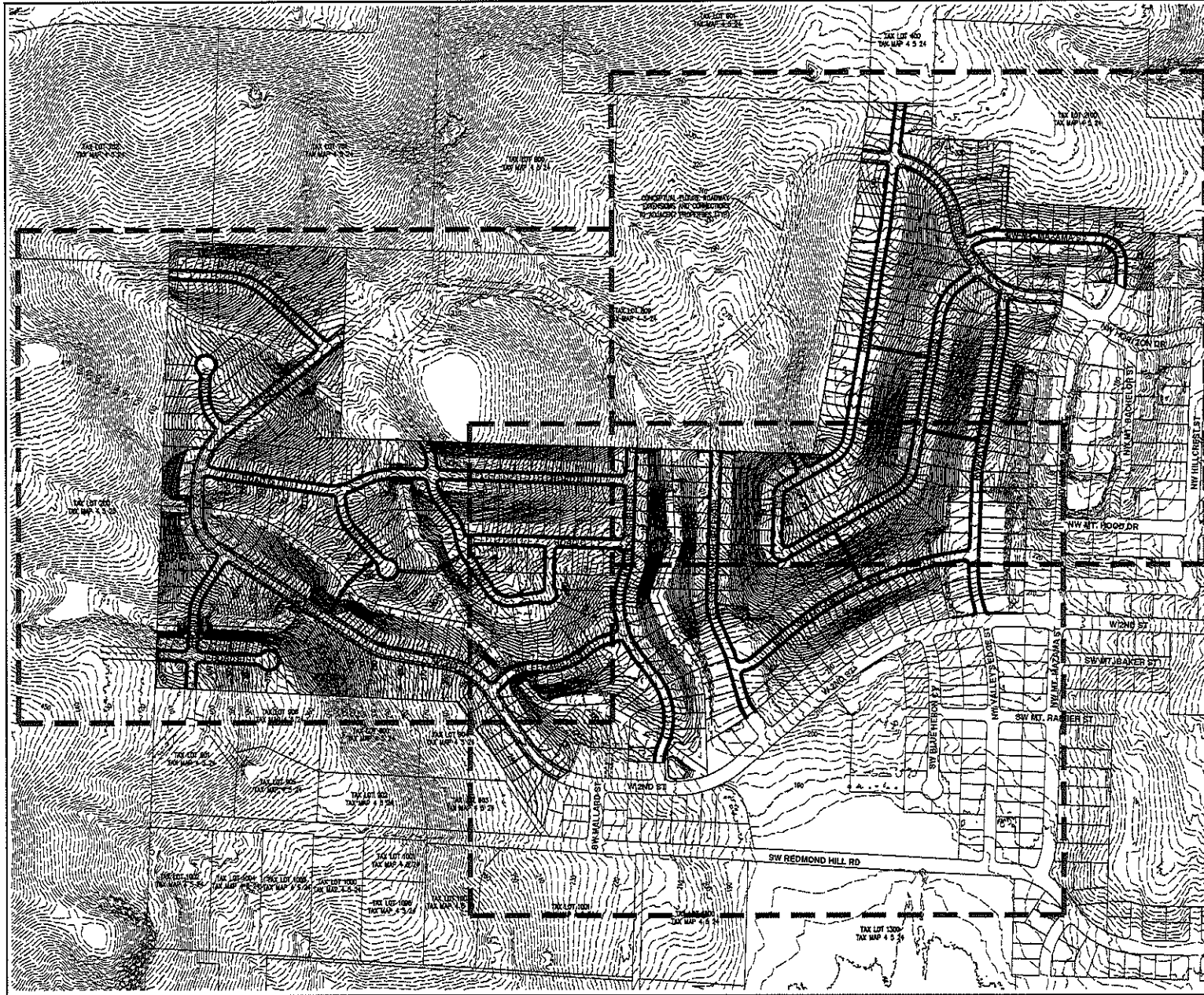
McMINNVILLE
 11/11/17

CREATED BY: []
 DRAWN BY: []
 CHECKED BY: []
 SCALE: AS NOTED
 DATE: 03/09/2017

REVISION DATE: 6/28/18
 REVISION: []

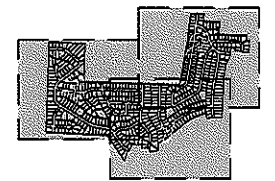
JOB NUMBER
5147

EXHIBIT
B2



- NOTES:**
1. CONTOUR INTERVAL SHOWN IS 2.00 FOOT. VERTICAL DATUM IS BASED ON THE NAVD 83 DATUM. CONTOURS SHOWN ARE BASED ON LEAS DATA PROVIDED BY OTHERS AND ARE CONSIDERED APPROXIMATE.
 2. THIS MAP IS FOR PRELIMINARY MAPPING PURPOSES ONLY AND IS NOT CONSIDERED A BOUNDARY SURVEY.
 3. THIS IS A CONCEPTUAL LAYOUT AND IS SUBJECT TO CHANGE BASED ON CITY REQUIREMENTS, UTILITY SERVICES, TRANSPORTATION REQUIREMENTS, NATURAL RESOURCES, SURVEY DATA, TOPOGRAPHIC CONSTRAINTS AND OTHER TERMS. PROPERTY LINES ARE BASED ON AVAILABLE GIS INFORMATION AND ARE APPROXIMATE.
 4. SHOWN ROAD GRADES ARE BASED ON PRELIMINARY DESIGN UTILIZING LIDAR CONTOURS AND IS SUBJECT TO CHANGE BASED ON CITY ENGINEERING REQUIREMENTS.

LEGEND	
EXISTING GROUND CONTOUR (2 FT)	--- 208 ---
EXISTING GROUND CONTOUR (10 FT)	--- 300 ---
FINISHED GRADE CONTOUR (2 FT)	--- 250 ---
FINISHED GRADE CONTOUR (10 FT)	--- 300 ---



KEY MAP
 SCALE: 1" = 1200'

EXHIBIT C

AKS
 AKS ENGINEERING & FORESTRY, LLC
 200 SW 10TH AVE., SUITE 100
 GAINESVILLE, FLORIDA 32609
 P. 352.339.2211
 F. 352.339.2212
 WWW.AKS-ENGINEERING.COM

ENGINEERING - SURVEYING - NATURAL RESOURCES
 FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

HILLCREST PLANNED DEVELOPMENT MASTER PLAN UPDATE

PRELIMINARY GRADING OVERVIEW

McMINNVILLE, OREGON
 WALSH COUNTY, OREGON MAP 4 221

DESIGNED BY: CTS

CHECKED BY: PAS

DATE: 05/20/2017

SCALE: AS NOTED

JOB NUMBER: 5147

SHEET: GR-00

NOTES:

1. THIS IS A CONCEPTUAL LAYOUT AND IS SUBJECT TO CHANGE BASED ON CITY REQUIREMENTS, UTILITY SERVICES, TRANSPORTATION REQUIREMENTS, NATURAL RESOURCES, SURVEY DATA, TOPOGRAPHIC CONSTRAINTS AND OTHER ITEMS. PROPERTY LINES AND TOPOGRAPHIC INFORMATION ARE BASED ON AVAILABLE GS INFORMATION AND ARE APPROXIMATE.
2. SHOWN TOPOGRAPHIC CONTOURS ARE BASED ON LIDAR DATA AND WILL CHANGE DURING FINAL DESIGN BASED ON TOPOGRAPHIC SURVEY.

EXHIBIT D

EXISTING GROUND CONTOUR (± FT) --- 252 ---
 EXISTING GROUND CONTOUR (10 FT) --- 250 ---

SCALE 1" = 150 FEET



AEC DRIVING FILE: 5147 LAYOUT WITH AERIALS | LAYOUT: P-01



HILLCREST PLANNED DEVELOPMENT MASTER PLAN UPDATE
 McMinnville, Oregon
 YUMEL COUNTY, OR, MAP 15.24

MASTER PLAN LAYOUT WITH AERIAL

DESIGNED BY: CTS
 DRAWN BY: PAS
 CHECKED BY: PAS
 SCALE: AS NOTED
 DATE: 05/29/2017



JOB NUMBER: 5147
 SHEET: P-01

PUBLIC HEARING NOTICE



NOTICE IS HEREBY GIVEN that the McMinnville Planning Commission will hold a public hearing on the 18th day of May, 2017, 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:

MODIFICATION OF AN EXISTING PLANNED DEVELOPMENT – WEST HILLS PROPERTIES, LLC

DOCKET NUMBER: ZC 6-17

West Hills Properties, LLC, is requesting approval to amend Planned Development Ordinance No. 4868 to allow exceptions to current street grade, block length, block circumference and lot depth to width standards. Also requested is approval to amend an approved residential subdivision and phasing plan on approximately 132 acres of land. The subject site is located north of West Second Street, west of NW Mt. Mazama Street and south of NW Fox Ridge Road and is more specifically described as Tax Lot 801, Section 24, T. 4 S., R. 5 W., W.M.

The Planning Commission will conduct a hearing and make a decision to recommend approval to the McMinnville City Council or to deny the application. 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 and City Council in making a decision.

The Planning Commission's recommendation 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 17.15 (R-2 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).

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;

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.

3. The requirements of McMinnville Planned Development Ordinance No. 4868.

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.

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, and is available for review in the Planning Department's portion of the city's website located at: www.mcminnvilleoregon.gov.

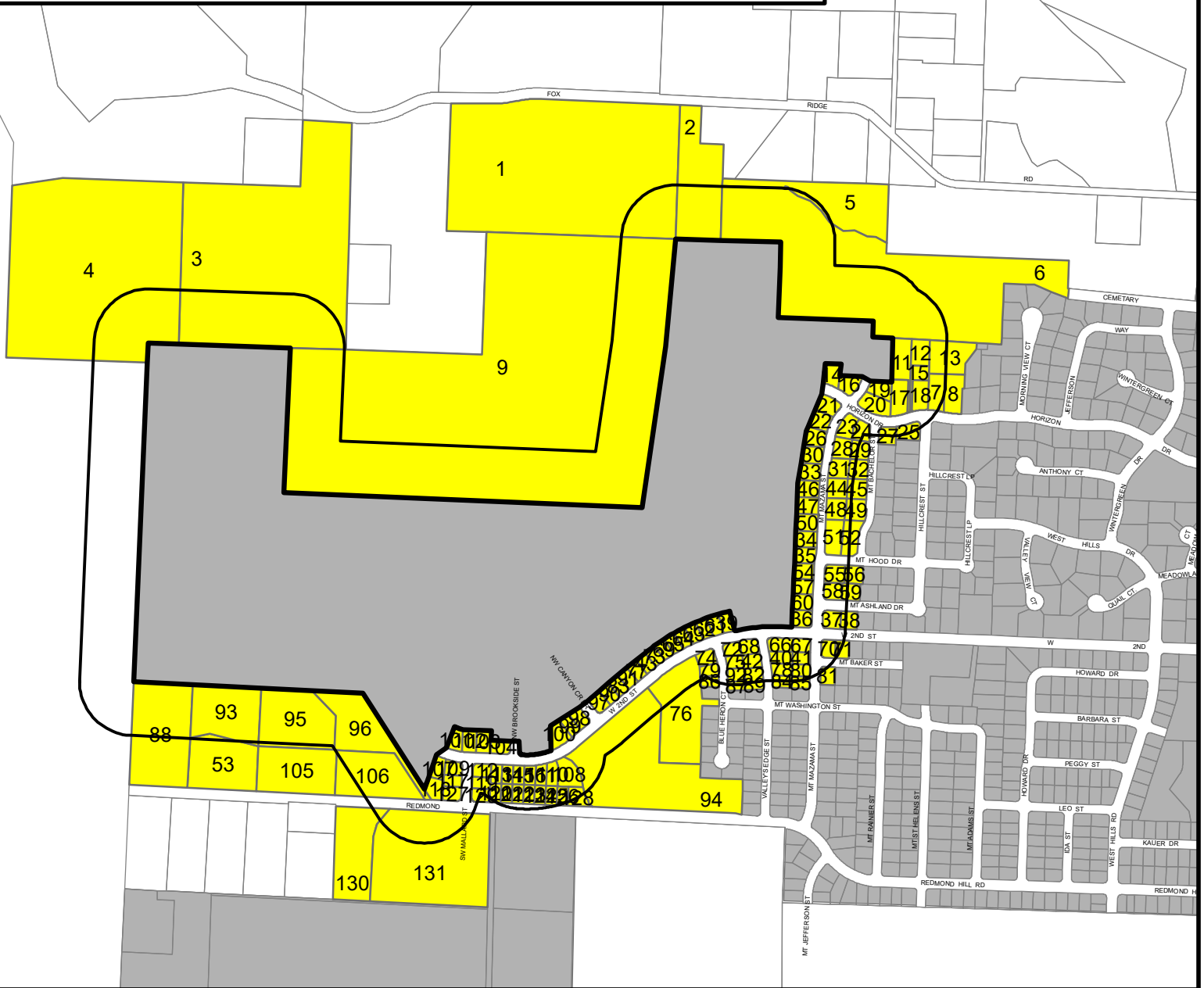
For additional information contact Ron Pomeroy, Principal Planner, at the above address, or phone (503) 434-7311.

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)

Notification Map



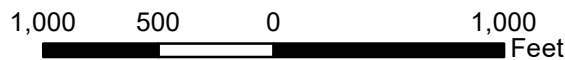
ZC 6-17
 West Hills Properties, LLC, is requesting approval to amend Planned Development Ordinance No. 4868 to allow exceptions to current street grade, block length, block circumference and lot depth to width standards. Also requested is approval to amend an approved residential subdivision and phasing plan on approximately 132 acres of land.

Recorded Owner:
 KHA Properties, LLC
 PO Box 731
 McMinnville, OR 97128



Geographic Information System

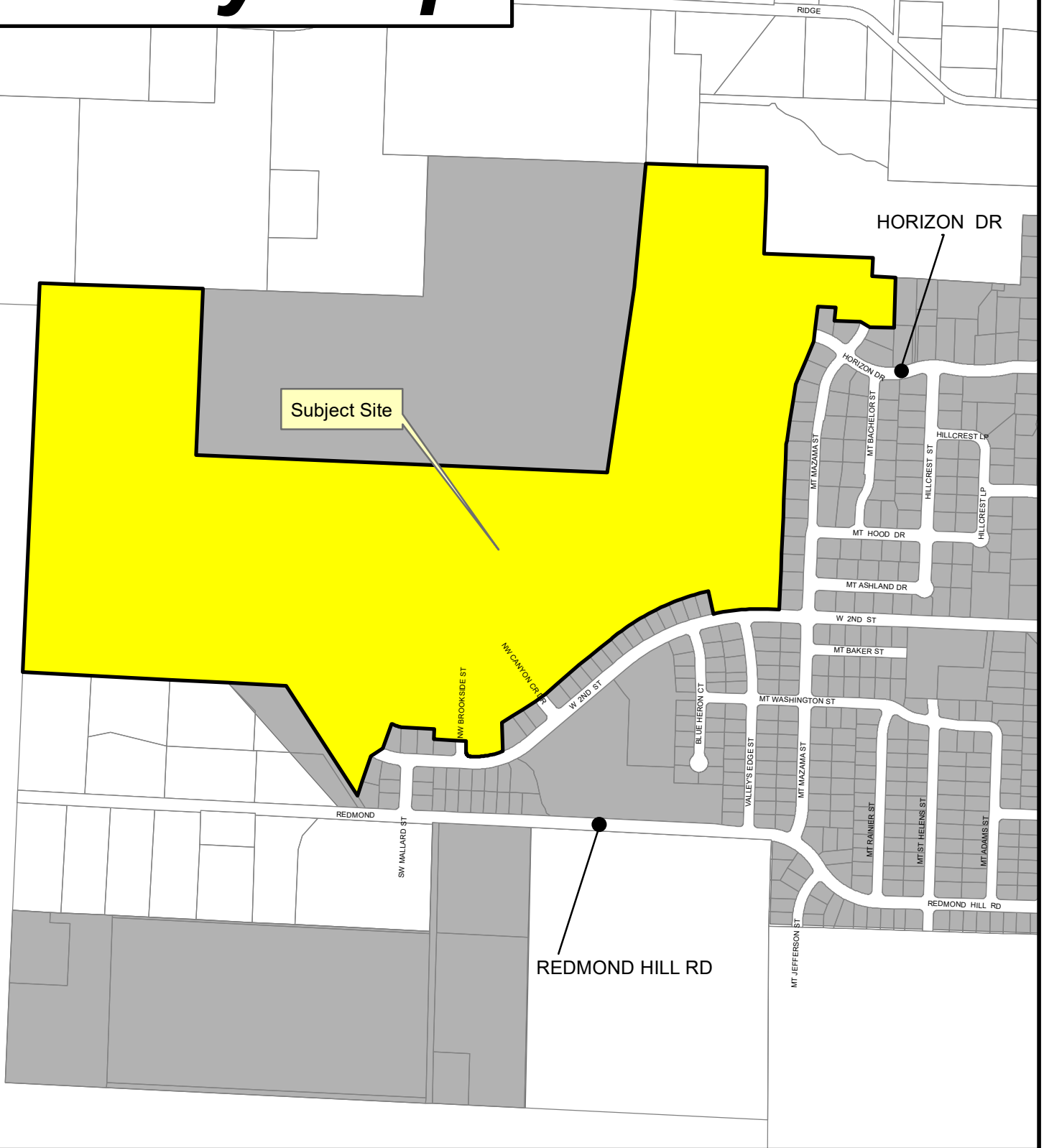
APPROVED BY: PLANNING COMMISSION
 CITY COUNCIL



ATTESTED TO BY: _____

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

Vicinity Map



Map No.	Tax Lot	Site Address	Owner	Attn:	Mailing Address	City State	Zip
1	R4524 00500	12821 SW FOX RIDGE RD	BRILL THAD	BRILL THAD R & KRISTINE K	12821 SW FOX RIDGE RD	MCMINNVILLE OR	97128
2	R4524 00400	12421 SW FOX RIDGE RD	LARSEN ALLAN	LARSEN ALLAN H REVOCABLE LIVING TRUST	12421 SW FOX RIDGE RD	MCMINNVILLE OR	97128
3	R4524 00701		KRAEMER DAVID	KRAEMER JOANNE A REVOC LIVING TRUST	11601 SW FOX RIDGE RD	MCMINNVILLE OR	97128
4	R4524 00700		MCMINNVILLE WATER	ATTN: GENERAL MANAGER	PO BOX 638	MCMINNVILLE OR	97128
5	R4524 00100		MORRISON CHERYL	INGLEDEW GEORGE F (WROS)	12021 SW FOX RIDGE RD	MCMINNVILLE OR	97128
6	R4419 02100		UNION LODGE	UNION LODGE NO 3 A F & A M	PO BOX 453	MCMINNVILLE OR	97128
7	R4419BB01200	2571 NW HORIZON DR	LEIFFERT RICHARD	GROSDIER AMANDA D	2571 NW HORIZON DR	MCMINNVILLE OR	97128
8	R4419BB00500	2557 NW HORIZON DR	LEWIS CAREN	LEWIS TIMOTHY A TRUST 1/3	603 SEAGAZE DR NO 603	OCEANSIDE CA	92054
9	R4524 00890		BARBER MAXINE	BARBER MAXINE P TRUST	13131 SW FOX RIDGE RD	MCMINNVILLE OR	97128
10	R4524 00800		KHA PROPERTIES	KHA PROPERTIES LLC	PO BOX 731	MCMINNVILLE OR	97128
11	R4419BB00900	2607 NW HORIZON DR	LEGARD JAY	LEGARD STEPHANIE A	2607 NW HORIZON DR	MCMINNVILLE OR	97128
12	R4419BB00800	2599 NW HORIZON DR	PUCCI ROBERT	PUCCI GAIL A	2599 NW HORIZON DR	MCMINNVILLE OR	97128
13	R4419BB00600	2543 NW HORIZON DR	TOWN LLOYD	TOWN LINDA M	2543 NW HORIZON DR	MCMINNVILLE OR	97128
14	R4524AD00400	2707 NW HORIZON DR	ALLEN JERRY	ALLEN EDITH	2707 NW HORIZON DR	MCMINNVILLE OR	97128
15	R4419BB00801	2597 NW HORIZON DR	WELLS RYAN	WELLS YUKA	15584 SW ORIOLE CT	SHERWOOD OR	97140
16	R4524AD00300	2701 NW HORIZON DR	HOLLIN MICHAEL	HOLLIN KIMBERLY K	2701 NW HORIZON DR	MCMINNVILLE OR	97128
17	R4419BB01000	2615 NW HORIZON DR	BROOKS SHAWN	BROOKS WENDY K	2615 NW HORIZON DR	MCMINNVILLE OR	97128
18	R4419BB01100	2585 NW HORIZON DR	MOSELEY GARY	MOSELEY GARY & PAMELA FAMILY TRUST	2585 NW HORIZON DR	MCMINNVILLE OR	97128
19	R4524AD00100	684 NW MT MAZAMA ST	FRICKE ERIC	FRICKE PEGGY L	PO BOX 1240	MCMINNVILLE OR	97128
20	R4524AD00200	2663 NW HORIZON DR	BAMER RONALD	BAMER FAMILY TRUST THE	2663 NW HORIZON DR	MCMINNVILLE OR	97128
21	R4524AD00500	2706 NW HORIZON DR	BLECK MARTIN	BLECK JANET P	2706 NW HORIZON DR	MCMINNVILLE OR	97128
22	R4524AD00600	613 NW MT MAZAMA ST	MCBRIDE PATRICK	MCBRIDE LORIL	613 NW MT MAZAMA ST	MCMINNVILLE OR	97128
23	R4524AD02100	608 NW MT MAZAMA ST	MANSFIELD SEAN	MANSFIELD KIM M	608 NW MT MAZAMA ST	MCMINNVILLE OR	97128
24	R4524AD02200	601 NW MT BACHELOR ST	GRILLO JOSEPH	GRILLO JOSEPH A	601 NW MT BACHELOR ST	MCMINNVILLE OR	97128
25	R4419BB01300	2620 NW HORIZON DR	JMCM CONSTRUCTION	JMCM CONSTRUCTION INC	PO BOX 234	SHERWOOD OR	97140
26	R4524AD00700	595 NW MT MAZAMA ST	MENKE GENE	MENKE GENE & KELLIE 75% &	595 NW MT MAZAMA ST	MCMINNVILLE OR	97128
27	R4524AD03700	604 NW MT BACHELOR ST	GALLUP DIANE	GALLUP REVOCABLE LIVING TRUST	604 NW MT BACHELOR ST	MCMINNVILLE OR	97128
28	R4524AD02000	573 NW MT BACHELOR ST	HUGHES MELVIN	HUGHES MELVIN D & SUSAN E REVOC TRUST	573 NW MT BACHELOR ST	MCMINNVILLE OR	97128
29	R4524AD02300	587 NW MT BACHELOR ST	SPENCER TERRY	SPENCER SHERRY K	587 NW MT BACHELOR ST	MCMINNVILLE OR	97128

Date Sent 4/21/17Sent By SAB

Map No.	Tax Lot	Site Address	Owner	Attn:	Mailing Address	City State	Zip
30	R4524AD00800	573 NW MT MAZAMA ST	COOPER GREGORY	COOPER TRUST THE	573 NW MT MAZAMA ST	MCMINNVILLE OR	97128
31	R4524AD01900	531 NW MT BACHELOR ST	HAN MUN	HAN TAE UNG	531 NW MT BACHELOR ST	MCMINNVILLE OR	97128
32	R4524AD02400	525 NW MT BACHELOR ST	BASRA HANISH	BASRA HANISH	1400 NE 19TH ST	MCMINNVILLE OR	97128
33	R4524AD00900	521 NW MT MAZAMA ST	GREGORY CLAUDE	GREGORY TARA L	521 NW MT MAZAMA ST	MCMINNVILLE OR	97128
34	R4524AD01300	415 NW MT MAZAMA ST	DE LAS	DE LAS HERAS CINDY	415 NW MT MAZAMA ST	MCMINNVILLE OR	97128
35	R4524AD01400	363 NW MT MAZAMA ST	GROSS JOHN	GROSS VICKIE R	363 NW MT MAZAMA ST	MCMINNVILLE OR	97128
36	R4524AD04300	151 NW MT MAZAMA ST	HALL JOHN	HALL KELLY A	PO BOX 1052	MCMINNVILLE OR	97128
37	R4524AD04400	120 NW MT MAZAMA ST	BUTLER JOHN	NEELSON CONSTANCE (WROS)	2688 NW MT ASHLAND DR	MCMINNVILLE OR	97128
38	R4524AD04500	2674 NW MT ASHLAND DR	GOATS WAYNE	GOATS FAMILY TRUST	2674 NW MT ASHLAND DR	MCMINNVILLE OR	97128
39	R4524DA09100	2807 NW 2ND ST	HANLEY SUSAN	HANLEY SUSAN D	2807 NW 2ND ST	MCMINNVILLE OR	97128
40	R4524DA04500	126 SW VALLEYS EDGE ST	LAKE RODNEY	LAKE RODNEY B	126 SW VALLEYS EDGE ST	MCMINNVILLE OR	97128
41	R4524DA00800	135 SW MT MAZAMA ST	WILDER JONATHAN	WILDER STEPHANIE	135 SW MT MAZAMA ST	MCMINNVILLE OR	97128
42	R4524DA07000	139 SW VALLEYS EDGE ST	MID-VALLEY REHABILITATION	MID-VALLEY REHABILITATION INC	16700 S HIGHWAY 99W	AMITY OR	97101
43	R4524DB00100	2875 SW 2ND ST	OLSEN KYLE	OLSEN MARIA E	2875 NW 2ND ST	MCMINNVILLE OR	97128
44	R4524AD01800	485 NW MT BACHELOR ST	VERNS CHANTANA	SUWANGOMOLKUL ARISARA	485 NW MT BACHELOR ST	MCMINNVILLE OR	97128
45	R4524AD02500	489 NW MT BACHELOR ST	NUTIAL KAREN	NUTIAL KAREN E	9455 SW CENTER ST	TIGARD OR	97223
46	R4524AD01000	491 NW MT MAZAMA ST	DESHON RICHARD	DESHON THERESA A	491 NW MT MAZAMA ST	MCMINNVILLE OR	97128
47	R4524AD01100	479 NW MT MAZAMA ST	CLEAVLAND LUCAS	CLEAVLAND LUCAS J	479 NW MT MAZAMA ST	MCMINNVILLE OR	97128
48	R4524AD01700	475 NW MT BACHELOR ST	PRIMOZICH STANLEY	PRIMOZICH JANICE L	475 NW MT BACHELOR ST	MCMINNVILLE OR	97128
49	R4524AD02600	463 NW MT BACHELOR ST	BROWN RODNEY	BROWN ALLISON E	463 NW MT BACHELOR ST	MCMINNVILLE OR	97128
50	R4524AD01200	447 NW MT MAZAMA ST	BANAGAY ROBERT	BANAGAY NINA M	447 NW MT MAZAMA ST	MCMINNVILLE OR	97128
51	R4524AD01600	394 NW MT MAZAMA ST	KHOURY GEORGE	KHOURY GEORGE	394 NW MT MAZAMA ST	MCMINNVILLE OR	97128
52	R4524AD02700	438 NW MT MAZAMA ST	GIGENA MANUEL	GIGENA NEVENKA	7629 OLYMPIC PKWY	SYLVANIA OH	43560
53	R4524 00905	3285 SW REDMOND HILL RD	FRAZER JAMES	FRAZER TERESA	3285 SW REDMOND HILL RD	MCMINNVILLE OR	97128
54	R4524AD01500	311 NW MT MAZAMA ST	CLARKSON LESLIE	CLARKSON LEE	311 NW MT MAZAMA ST	MCMINNVILLE OR	97128
55	R4524AD02800	312 NW MT MAZAMA ST	BURTON MICHAEL	BURTON LORI L	2690 NW MT HOOD DR	MCMINNVILLE OR	97128
56	R4524AD02900	2676 NW MT HOOD DR	RICHARDS HEATHER	RICHARDS HEATHER L	2676 NW MT HOOD DR	MCMINNVILLE OR	97128
57	R4524AD04100	235 NW MT MAZAMA ST	DECKER RICAHRD	DECKER FAMILY TRUST	235 NW MT MAZAMA ST	MCMINNVILLE OR	97128
58	R4524AD04000	2695 NW MT ASHLAND DR	JMCM CONSTRUCTION	JMCM CONSTRUCTION INC	PO BOX 234	SHERWOOD OR	97140

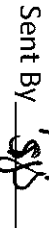
Date Sent 4/27/17
 Sent By SJK

Map No.	Tax Lot	Site Address	Owner	Attn:	Mailing Address	City State	Zip
59	R4524AD03900	2679 NW MT ASHLAND DR	GREENMAN ERIK	GREENMAN ERIK	2679 NW MT ASHLAND DR	MCMINNVILLE OR	97128
60	R4524AD04200	199 NW MT MAZAMA ST	PTACEK JASON	PTACEK SHANNON E	199 NW MT MAZAMA ST	MCMINNVILLE OR	97128
61	R4524DA09200	2819 NW 2ND ST	COCKRELL ANNA	COCKRELL CHADD	2819 NW 2ND ST	MCMINNVILLE OR	97128
62	R4524DA09300	2823 NW 2ND ST	COX JEFFREY	COX THERESA	2823 NW 2ND ST	MCMINNVILLE OR	97128
63	R4524DA09400	2831 NW 2ND ST	STICKEL CHRISTOPHER	STICKEL KRISTY	2831 NW 2ND ST	MCMINNVILLE OR	97128
64	R4524DA09500	2839 NW 2ND ST	KOCH DAVID	KOCH ROBIN L	2839 NW 2ND ST	MCMINNVILLE OR	97128
65	R4524DA09600	2843 NW 2ND ST	DEL BOCA	DEL BOCA VISTA LLC	700 N DEBORAH RD STE 200	NEWBERG OR	97132
66	R4524DA04400	112 SW VALLEY'S EDGE ST	NORTH MAC	NORTH MAC PROPERTIES LLC	PO BOX 594	MCMINNVILLE OR	97128
67	R4524DA00700	105 SW MT MAZAMA ST	GILLIS JOSHUA	GILLIS JOSHUA G	105 SW MT MAZAMA ST	MCMINNVILLE OR	97128
68	R4524DA07100	101 SW VALLEYS EDGE ST	SMITH THOMAS	SMITH ELIZABETH	101 SW VALLEYS EDGE ST	MCMINNVILLE OR	97128
69	R4524DA09700	2857 NW 2ND ST	DEL BOCA	DEL BOCA VISTA LLC	PO BOX 486	NEWBERG OR	97132
70	R4524DA00600	2699 SW MT BAKER ST	HITNER ZACHARY	HITNER ZACHARY A	2699 SW MT BAKER ST	MCMINNVILLE OR	97128
71	R4524DA00500	2687 SW MT BAKER ST	GUERRERO-ROSAS ISRAEL	GUERRERO-ROSAS ISRAEL	2687 SW MT BAKER ST	MCMINNVILLE OR	97128
72	R4524DA07200	110 SW BLUE HERON CT	MAGANA-PEREZ FRANCISCO	MAGANA-PEREZ FRANCISCO J	110 SW BLUE HERON CT	MCMINNVILLE OR	97128
73	R4524DA09800	2861 NW 2ND ST	SHELTON SCOTT	SHELTON ANGELLA N	2861 NW 2ND ST	MCMINNVILLE OR	97128
74	R4524DA09000	115 SW BLUE HERON CT	PARK GREGORY	SMITH EMILY M	115 SW BLUE HERON CT	MCMINNVILLE OR	97128
75	R4524DA07300	128 SW BLUE HERON CT	RUFO CHYNNA	RUFO CHYNNA	128 SW BLUE HERON CT	MCMINNVILLE OR	97128
76	R4524 00804	2850 SW 2ND ST	VALLEY POINT	VALLEY POINT APARTMENTS LLC	PO BOX 370	BROWNSVILLE OR	97327
77	R4524DB00200	2883 SW 2ND ST	FOUNTAIN ALISON	FOUNTAIN ALISON A	2883 NW 2ND ST	MCMINNVILLE OR	97128
78	R4524DA04600	144 SW VALLEYS EDGE ST	COWAN RICHARD	COWAN DIANA M	144 SW VALLEYS EDGE ST	MCMINNVILLE OR	97128
79	R4524DA08900	131 SW BLUE HERON CT	GALBREATH JASON	CRISTLER JAMIE L	131 SW BLUE HERON CT	MCMINNVILLE OR	97128
80	R4524DA00900	149 SW MT MAZAMA ST	SUSMILCH GREG	SUSMILCH SUE	1982 SW MANZANITA ST	MCMINNVILLE OR	97128
81	R4524DA04000	2692 SW MT BAKER ST	KELLER TAMERIA	KELLER TAMERIA R	2692 SW MT BAKER ST	MCMINNVILLE OR	97128
82	R4524DA06900	157 SW VALLEYS EDGE ST	MID-VALLEY REHABILITATION	MID-VALLEY REHABILITATION INC	16700 S HIGHWAY 99W	AMITY OR	97101
83	R4524DB00400	2907 SW 2ND ST	BROWN JOANN	BROWN JOANN M	2907 NW 2ND ST	MCMINNVILLE OR	97128
84	R4524DA04700	162 SW VALLEYS EDGE ST	BROWN JEAN	BROWN JEAN F	162 SW VALLEYS EDGE ST	MCMINNVILLE OR	97128
85	R4524DA01000	177 SW MT MAZAMA ST	COLAINNI BARBARA	COLAINNI BARBARA M	177 SW MT MAZAMA ST	MCMINNVILLE OR	97128
86	R4524DA08800	167 SW BLUE HERON CT	GRABOW JOHN	GRABOW JOHN J	167 SW BLUE HERON CT	MCMINNVILLE OR	97128
87	R4524DA07500	174 SW BLUE HERON CT	DLK PROPERTIES	DLK PROPERTIES LLC	7145 SE AMITY-DAYTON HWY	AMITY OR	97101

Date Sent **4/26/17**

Sent By **SP**

Map No.	Tax Lot	Site Address	Owner	Attn:	Mailing Address	City State	Zip
88	R4524 00901	3431 SW REDMOND HILL RD	MEKKERS WALLACE	MEKKERS LINDALOU	3431 SW REDMOND HILL RD	MCMINNVILLE OR	97128
89	R4524DA06800	175 SW VALLEYS EDGE ST	JONES CAROL	JONES CAROL L	175 SW VALLEYS EDGE ST	MCMINNVILLE OR	97128
90	R4524DB00500	2915 SW 2ND ST	GRIMM DONALD	GRIMM GLENDA M	2915 NW 2ND ST	MCMINNVILLE OR	97128
91	R4524DB00300	2895 SW 2ND ST	BOWER DAVID	BOWER KAY S	2895 NW 2ND ST	MCMINNVILLE OR	97128
92	R4524DA07400	152 SW BLUE HERON CT	KOENIG KARI	KOENIG KARI C	152 SW BLUE HERON CT	MCMINNVILLE OR	97128
93	R4524 00906		MEKKERS WALLACE	MEKKERS LINDALOU	3431 SW REDMOND HILL RD	MCMINNVILLE OR	97128
94	R4524 00803	2924 SW 2ND ST	MCMINNVILLE CITY	MCMINNVILLE CITY OF	230 NE 2ND ST	MCMINNVILLE OR	97128
95	R4524 00900		WORTH DOUGLASS	WORTH LAURA M	3275 SW REDMOND HILL RD	MCMINNVILLE OR	97128
96	R4524 00904		OLIVER DONALD	OLIVER LIVING TRUST	15519 NW ORCHARD VIEW RD	MCMINNVILLE OR	97128
97	R4524DB00600	2921 SW 2ND ST	BATTLE PATRICIA	BATTLE PATRICIA A	2921 NW 2ND ST	MCMINNVILLE OR	97128
98	R4524DB00700	2927 NW 2ND ST	BAKKE JERRY	BAKKE SHARON L	2927 NW 2ND ST	MCMINNVILLE OR	97128
99	R4524DB00800	2933 SW 2ND ST	CHISHOLM ANDREW	CHISHOLM ANDREW E	2933 NW 2ND ST	MCMINNVILLE OR	97128
100	R4524DB00900	2939 NW 2ND ST	GARCIA MARIA	GARCIA MARIA DJ	384 SW MT MAZAMA ST	MCMINNVILLE OR	97128
101	R4524DB01300	3011 NW 2ND ST	RAMSAY CATHY	RAMSAY CATHY W	3011 NW 2ND ST	MCMINNVILLE OR	97128
102	R4524DB01200	3005 NW 2ND ST	ENGLISH TIMOTHY	ENGLISH RHONDA A	PO BOX 1278	MCMINNVILLE OR	97128
103	R4524DB01100	2993 NW 2ND ST	EIDVOOG KENNETH	EIDVOOG CAROLE	2993 NW 2ND ST	MCMINNVILLE OR	97128
104	R4524DB01000	2977 NW 2ND ST	MARTIN KATHLEEN	MARTIN RODNEY D	2977 NW 2ND ST	MCMINNVILLE OR	97128
105	R4524 00903		CLEVENGER MARJORIE	CLEVENGER FAMILY TRUST	748 NW JEFFERSON WAY	MCMINNVILLE OR	97128
106	R4524 00903		CLEVENGER MARJORIE	CLEVENGER FAMILY TRUST	748 NW JEFFERSON WAY	MCMINNVILLE OR	97128
107	R4524DB01400	3016 SW 2ND ST	DAN JOHN	DAN JESSICA L	3016 SW 2ND ST	MCMINNVILLE OR	97128
108	R4524DB02800	2942 SW 2ND ST	ROBERTS ROBERT	ROBERTS ROBERT S	2942 SW 2ND ST	MCMINNVILLE OR	97128
109	R4524DB01600	3008 SW 2ND ST	LYONS LORA	LYONS LORA MAE TRUST	3008 SW 2ND ST	MCMINNVILLE OR	97128
110	R4524DB02700	2946 SW 2ND ST	GOLDEN STEVEN	GOLDEN CHRISTIE A	2946 SW 2ND ST	MCMINNVILLE OR	97128
111	R4524DB02600	2950 SW 2ND ST	LIMESAND PIYAMART	LIMESAND DARRIN M	2950 SW 2ND ST	MCMINNVILLE OR	97128
112	R4524DB02100	100 SW MALLARD ST	DAVIS JESSE	DAVIS JESSE W	100 SW MALLARD ST	MCMINNVILLE OR	97128
113	R4524DB02200	2984 SW 2ND ST	CARNES WILLIAM	CARNES LYNN S	2984 SW 2ND ST	MCMINNVILLE OR	97128
114	R4524DB02300	2970 SW 2ND ST	GAMBLE MICHAEL	GAMBLE MICHAEL S	2017 SE RHODDENDRON AVE	DALLAS OR	97338
115	R4524DB02400	2962 SW 2ND ST	MILNE MELINDA	MILNE GEORGE M	2962 SW 2ND ST	MCMINNVILLE OR	97128
116	R4524DB02500	2958 SW 2ND ST	PRIMROSE JAMES	PRIMROSE AUDREE L	2958 SW 2ND ST	MCMINNVILLE OR	97128

Date Sent 4/28/17
 Sent By 

Map No.	Tax Lot	Site Address	Owner	Attn:	Mailing Address	City State	Zip
117	R4524DB01700	137 SW MALLARD ST	SHAW KENNETH	SHAW GAIL C	137 SW MALLARD ST	MCMINNVILLE OR	97128
118	R4524DB01500	3015 SW REDMOND HILL RD	THOUBURN LELAND	THOUBURN CAROL A	3015 SW REDMOND HILL RD	MCMINNVILLE OR	97128
119	R4524DB02000	118 SW MALLARD ST	FEASEL ANDREW	FEASEL LAVERNE A	118 SW MALLARD ST	MCMINNVILLE OR	97128
120	R4524DB03600	2981 SW REDMOND HILL RD	VILJAK ESTHER	VILJAK-DIXON REVOCABLE LIVING TRUST	PO BOX 190	SHERIDAN OR	97378
121	R4524DB03500	2973 SW REDMOND HILL RD	HARLOW JORDAN	FULLER BRYNNA (WROS)	2973 SW REDMOND HILL RD	MCMINNVILLE OR	97128
122	R4524DB03400	2967 SW REDMOND HILL RD	EATON SHERMAN	EATON FAMILY TRUST	690 HERMOSA WAY	MENLO PARK CA	94025
123	R4524DB03300	2961 SW REDMOND HILL RD	EDIE DAVID	EDIE JUDY T	2961 SW REDMOND HILL RD	MCMINNVILLE OR	97128
124	R4524DB03200	2955 SW REDMOND HILL RD	GUIDRY DANIEL	GUIDRY SHAWNA L	2955 SW REDMOND HILL RD	MCMINNVILLE OR	97128
125	R4524DB03100	2951 SW REDMOND HILL RD	BILBREY LORI	BILBREY MICHAEL K	2951 SW REDMOND HILL RD	MCMINNVILLE OR	97128
126	R4524DB03000	2947 SW REDMOND HILL RD	HASSMANN RICHARD	HAASMANN FAMILY TRUST	2947 SW REDMOND HILL RD	MCMINNVILLE OR	97128
127	R4524DB01800	191 SW MALLARD ST	CARVER TOBY	CARVER DAWN R	191 SW MALLARD ST	MCMINNVILLE OR	97128
128	R4524DB02900	2943 SW REDMOND HILL RD	MACPHERSON WILLIAM	MACPHERSON SANDRA	2943 SW REDMOND HILL RD	MCMINNVILLE OR	97128
129	R4524DB01900	164 SW MALLARD ST	BEGGS MILDRED	BEGGS REVOCABLE LIVING TRUST	164 SW MALLARD RD	MCMINNVILLE OR	97128
130	R4524 01003	3150 SW REDMOND HILL RD	GILL DEAN	GILL DEAN R	3150 SW REDMOND HILL RD	MCMINNVILLE OR	97128
131	R4524 01001	3120 SW REDMOND HILL RD	ROOT DAVID	ROOT DAVID P SR & DONNA M	3120 SW REDMOND HILL RD	MCMINNVILLE OR	97128
Applicant			ASTER HOWARD	WEST HILLS PROPERTIES LLC	PO BOX 731	MCMINNVILLE OR	97128
Consultant			PAUL ELLKE	AKS ENGINEERING & FORESTRY LLC	12965 SW HERMAN RD STE 100	TUALATIN OR	97062

Date Sent 4/28/17

Sent By SP

ORDINANCE NO. 4868

An Ordinance rezoning certain property from an R-1 (Single-Family Residential) zone to an R-2 PD (Single-Family Residential Planned Development) zone on a parcel of land approximately 164.1 acres in size.

RECITALS

The Planning Commission received an application (ZC 19-06) from KHA Properties, LLC, dated December 14, 2007, for a zone change from an R-1 (Single-Family Residential) zone to an R-2 PD (Single-Family Residential Planned Development) zone on a parcel of land approximately 164.1 acres in size. The property is more specifically described as a Tax Lot 800, Section 24, T. 4 S., R. 5 W., W.M.

A public hearing was held on February 15, 2007 at 6:30 p.m. before the McMinnville Planning Commission after due notice had been given in the local newspaper on February 8, 2007, 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 request, found that said change conformed to the zone change review criteria listed in Chapter 17.72.035 of Ordinance No. 3380 based on the material submitted by the applicant and findings of fact and the conclusionary findings for approval contained in the staff report, all of which are on file in the Planning Department, and that the zone change is consistent with the Comprehensive Plan; and

The Planning Commission approved said zone change and has recommended said change to the Council; and

On March 8, 2007, an appeal of the Planning Commission's recommendation was filed with the City Planning Department. Consistent with the requirements of the McMinnville Zoning Ordinance, a public hearing was scheduled before the City Council on April 10, 2007 after due notice had been given in the local newspaper, 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 and materials and staff report were presented. Prior to public agency input being received, the hearing was continued by the City Council to its April 24, 2007 hearing where it was concluded and a decision reached; and now, therefore,

THE CITY OF McMINNVILLE ORDAINS AS FOLLOWS:

Section 1. That the Council adopts the findings and conclusions of the Planning Commission, staff report on file in the Planning Department, and the application filed by KHA Properties, LLC.

Section 2. That the property described in Exhibit "A," is hereby rezoned from an R-1 (Single-Family Residential) zone to an R-2 PD (Single-Family Residential Planned Development) zone, subject to the following conditions:

1. That the planned development overlay shall require the following setbacks:
 - A. Development of the multi-family lot and lots within the Northridge subdivision shall be to standard R-4 zone setbacks.
 - B. Lots within the Valley's Edge Phase 2 subdivision shall be to a standard R-3 zone setback.
 - C. All other lots shall meet applicable R-2 zoning setbacks.

The Planning Director is authorized to permit reductions or increases to these setback standards as may be necessary to provide for the retention of trees greater than nine (9) inches in diameter measured at 4.5 feet above grade. In no case, however, may the side yard setback be reduced to less than five feet, or the exterior side yard setback to less than 12 feet, or the distance from the property line to the front opening of a garage be reduced to less than 18 feet without approval of the Planning Commission pursuant to the requirements of Chapter 17.69 (Variance). A request to adjust the setbacks for these lots shall be accompanied by a building plan for the subject site that clearly indicates the location of existing trees. Trees to be retained shall be protected during all phases of home construction.

That existing trees greater than nine inches DBH (diameter at breast height) shall not be removed without prior review and written approval of the Planning Director. In addition, all trees shall be protected during home construction. A plan for such protection must be submitted with the building permit application and must meet with the approval of the Planning Director prior to release of construction or building permits within the subject site. Requests for removal of such trees based upon claims of disease, or hazard should be accompanied by a report from a licensed arborist.

2. That the "Hillcrest" tentative subdivision plan (revised as necessary to comply with the adopted conditions of approval) be placed on file with the Planning Department and that it become a part of the zone and binding on the property owner and developer, and shall in no way be binding on the City.

The developer shall be responsible for requesting approval of the Planning Commission for any major change of the details of the adopted plan. Minor changes to the details of the adopted plan may be approved by the 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 the Planning Director 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.

3. That site plans and building elevations for the proposed multi-family units must be submitted to the Planning Director for review and approval prior to the issuance of any building permits for said units. The following criteria shall apply:
 - A. The building layout must be nonlinear in design, even if to meet this goal the number of units has to be reduced.
 - B. The building roof lines and facades must be broken so as to avoid a flat, uniform appearance.

- C. The site shall be heavily landscaped with emphasis on those sides facing a public street. Street-side landscaping shall include berming, and street trees a minimum of two-inch caliper at time of planting. In addition, parking lots shall be broken up by landscaping, and usable open space shall be provided within the development.
 - D. Signage shall be limited to a maximum of two free-standing monument-type signs, each not more than four feet in height and not exceeding 36 square feet in area. The signs, if illuminated, must be indirectly illuminated and non flashing.
 - E. Horizontal lap siding or similar type siding must be used (no T-111 or similar), and architectural composition roofing or a similar or higher grade type of roofing must be applied.
4. Prior to the issuance of the 290th building permit for the master planned development, the developer shall complete the installation of left-turn-lane improvements, meeting the City's and Yamhill County's standards, at the intersections of Hill Road / Horizon Drive and Hill Road / West Second Street.
 5. That the minimum lot sizes within the Hillcrest development may be reduced below 7,000 square feet, provided the overall residential density within the subject site (less the parkland and storm detention areas) does not exceed the net density allowed by the R-2 zone (gross density reduced by 25 percent to account for public infrastructure).

Passed by the Council this 24th day of April 2007, by the following votes:

Ayes: Hansen, Hill, Menke, Olson, May, Yoder

Nays: _____

Approved this 24th day of April 2007.



MAYOR

COUNCIL PRESIDENT

Attest:


CITY RECORDER

Approved as to form:


CITY ATTORNEY

EXHIBIT "A"

A tract of land in Section 24, Township 4 South, Range 5 West, Yamhill County, Oregon, being part of the John B. Davis Donation Land Claim No. 44 and the William C. Davis Donation Land Claim No. 69, and also being part of the tract of land described in deed from BARRY HOUSE and ROBERTA HOUSE, HOWARD N. ASTER and MARGARAT E.B. ASTER, and RAYMOND C. KAUER and BARBARA M. KAUER to KHA PROEPRTIES, LLC and recorded in Instrument 200322470, Yamhill County Deed and Mortgage Records, and being more particularly described as follows:

Being at a point that is North 36.415 chains from the Southwest corner of said John B. Davis Donation Land Claim; thence South 89°10'43" East 3408.02 feet along the South line of that tract of land described in deed from BARRY HOUSE and ROBERTA HOUSE, HOWARD N. ASTER and MARGARAT E.B. ASTER, and RAYMOND C. KAUER and BARBARA M. KAUER to KHA PROEPRTIES, LLC and recorded in Instrument 200322470, Yamhill County Deed and Mortgage Records; thence North 00°20'28" West 629.86 feet; thence North 01°43'13" East 48.02 feet; thence North 00°39'53" West 52.35 feet; thence North 03°40'44" West 47.94 feet; thence North 06°24'27" West 75.06 feet; thence North 10°54'26" West 75.05 feet; thence North 14°29'26" West 76.51 feet; thence North 17°46'24" West 60.35 feet to the beginning of a non-tangent curve concave to the South having a radius of 1030.21 feet; thence Easterly 255.43 feet along said curve (chord=North 83°08'50" East 254.78 feet); thence South 89°45'00" East 50.70 feet; thence North 00°15'00" East 267.78 feet to the Southwest corner of HILLCREST PHASE 4; thence North 00°15'00" East 532.22 feet along the West line of HILLCREST PHASE 4; thence North 06°52'55" East 291.959 feet along said West line; thence North 20°40'09" East 224.52 feet along said West line; thence North 04°06'34" East 60.55 feet along said West line; thence North 04°35'27" East 108.63 feet along said West line to the Northwest corner of HILLCREST PHASE 4; thence North 89°55'14" East 87.28 feet along the north line of HILLCREST PHASE 4; thence South 04°31'24" West 64.21 feet along said North line; thence North 89°55'14" East 126.21 feet along said North line; thence South 61°40'46" East 52.10 feet along said line; thence North 89°32'11" East 117.10 feet along said line to the West line of HILLCREST PHASE 3; thence North 00°27'49" West 240.00 feet along said West line to the North line of said KHA PROPERTIES, LLC tract; thence North 89°06'31" West 50.3 feet along said North line; thence North 1.50 chains along said north line; thence North 89°30" West 8.71 chains along said line; thence North 00°45' East 6.25 chains along said line; thence South 89°45" West 24.89 chains along said line; thence South 690.73 feet along said line; thence West 28.25 chains along said line to the Northwest corner of said KHA PROPERTIES, LLC tract; thence South 37.985 chains along the West line of said tract to the point of beginning.

EXCEPTING THEREFROM that tract of land described in deed to Yamhill County and recorded August 5, 1926 in Book 94, Page 461, Yamhill County Deed Records.

ALSO EXCEPTING that tract of land described in deed from BARRY HOUSE and ROBERTA HOUSE, and RAYMOND C. KAUER and BARBARA M. KAUER to DONALD and JEAN OLIVER and recorded Film Volume 3096, Page 354, Yamhill County Deed Records.

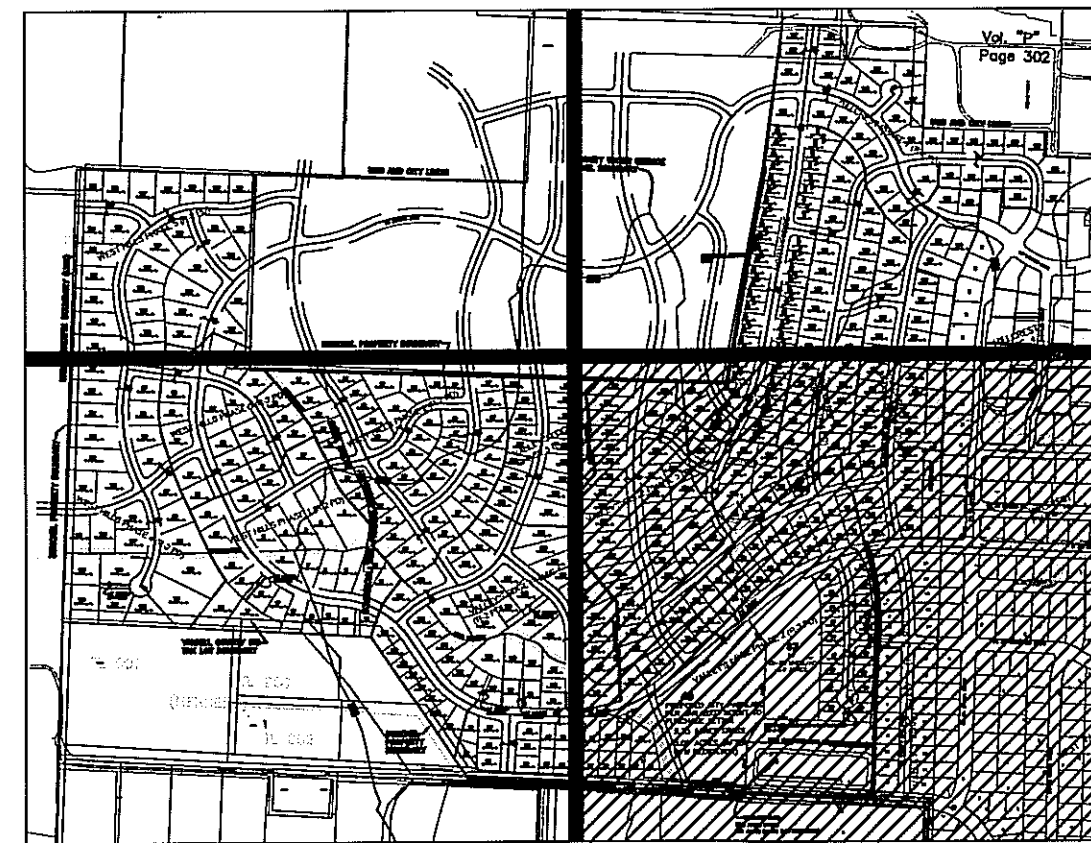
ALSO EXCEPTING that tract of land described in deed from BARRY HOUSE and ROBERTA HOUSE, and RAYMOND C KAUER and BARBARA M. KAUER to RICHARD and CHARLOTTE BORGEN and recorded in Film Volume 309, Page 433, Yamhill County Deed and Mortgage Records.

ALSO EXCEPTING that tract of land described in deed to UNION LODGE NO. 43 A.F. and A.M. and recorded November 24, 1906 in Book 46 Page 571, Yamhill County Deed Records.

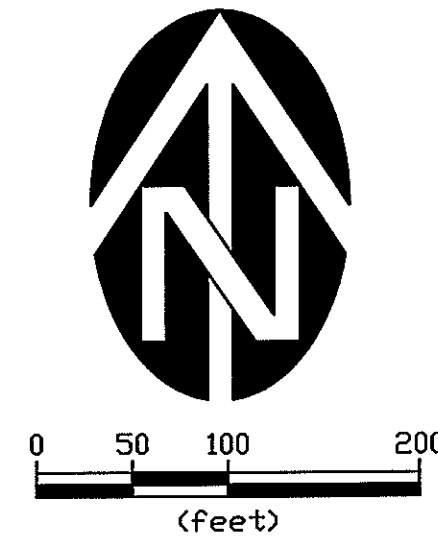
ALSO EXCEPTING that tract of land described in deed to LINFIELD COLLEGE, trustee of the RAYMOND C KAUER and BARBARA M. KAUER Charitable Remainder Unitrust and BARRY W. HOUSE and ROBERTA M. HOUSE Charitable Remainder Unitrust and recorded December 27, 1995 in Instrument No. 199517375 and Instrument No. 199517376, Yamhill County Deed and Mortgage Records.

ALSO EXCEPTING the following described tract: Beginning at a point that is North 36.415 chains from the Southwest corner of said John B. Davis Donation Land Claim; thence North 20.00 feet to the North line of the county road which is the TRUE POINT OF BEGINNING; thence East along the fence line bordering the county road 1471 feet to an aluminum pipe; thence North 37°19' West 450 feet to an aluminum pipe; thence North 44°27' West 316 feet to an aluminum pipe; thence West parallel with the county road 977.6 feet to a fence line now there, which is the West line of the John B. Davis donation Land Claim; thence South along said fence to the point of beginning.

Apr 05, 2007 - 11:56am
 R: DWIG KAUFER\Overall Master Plan_2006\Civil\Plot\Overall Subdivision Plan--April 2007.dwg (SCALE 100_SHT 5 tab)



ZONE LEGEND



MATCHLINE - SEE SHEET 4 FOR CONTINUATION

MATCHLINE - SEE SHEET 6 FOR CONTINUATION



NO.	DATE	DESCRIPTION	BY
1	APRIL/07	REVISED MF LOCATION	SSM

VERIFY SCALE
 BAR IS ONE INCH ON
 ORIGINAL DRAWING
 IF NOT ONE INCH ON
 THIS SHEET, ADJUST
 SCALES ACCORDINGLY

DATE: OCT 06

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

KHA PROPERTIES LLC
 McMinnville, Oregon

HILLCREST MASTER PLAN
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