

Tom Schauer

From: Ty Darby
Sent: Wednesday, September 6, 2023 4:41 PM
To: Tom Schauer
Subject: FW: Baker Creek North Commercial Application - PDA 3-23

Hi Tom,

Thanks for checking in today. Below is a list of a few things we would need to see to satisfy fire code requirements:

- A fire flow test confirming minimum GPM requirements.
- We would need to review a fire hydrant layout. Fire hydrants need to be within 600ft. of all buildings.
- Fire sprinkler FDC's need to be within 100ft of fire hydrants and separate from the building.

Please let me know if you have any questions.

Thank you,

Ty

Ty Darby
Assistant Chief - Fire Marshal
McMinnville Fire District
(503)435-5802

From: Amanda Winter <Amanda.Winter@mcminnvilleoregon.gov>
Sent: Wednesday, August 30, 2023 8:15 AM
To: Ty Darby <Ty.Darby@mcminnvilleoregon.gov>
Subject: FW: Baker Creek North Commercial Application - PDA 3-23

Morning Ty,

Hope all is well! I wanted to double check that you did not have any comments for the below application.

Thank you,



Amanda Winter
Planning Analyst
Office: (503) 474-5102
Cell: (971) 387-1803
231 NE Fifth Street McMinnville, OR 97128
www.mcminnvilleoregon.gov

From: Amanda Winter

Sent: Tuesday, August 15, 2023 4:27 PM

To: andrew.schurter@nwnatural.com; Anne Pagano <Anne.Pagano@mcminnvilleoregon.gov>; Jeff Gooden <Jeff.Gooden@mcminnvilleoregon.gov>; bskinner@msd.k12.or.us; Calo, Peter <Peter_Calo@comcast.com>; Dan Blue <DBLue@recology.com>; Christopher Carey <CCarey@recology.com>; Ernest Martin <EMartin@recology.com>; Kopp, Kevin (Tigard) <Kevin_Kopp@comcast.com>; David Renshaw <David.Renshaw@mcminnvilleoregon.gov>; Ty Darby <Ty.Darby@mcminnvilleoregon.gov>; E&O Engineering Mailbox <engineering@mc-power.com>; Heather Richards <Heather.Richards@mcminnvilleoregon.gov>; Jeff Towery <Jeff.Towery@mcminnvilleoregon.gov>; jevra.brown@state.or.us; Ken Friday <fridayk@co.yamhill.or.us>; Leland Koester <Leland.Koester@mcminnvilleoregon.gov>; Matt Scales <Matt.Scales@mcminnvilleoregon.gov>; Samuel Justice <SRJ@mc-power.com>; Stuart Ramsing <Stuart.Ramsing@mcminnvilleoregon.gov>; Susan Muir <Susan.Muir@mcminnvilleoregon.gov>; Jen Hawkins <JenH@mc-power.com>; Amy M. Gonzales <amg@mc-power.com>; Erin.SERRA@dsl.oregon.gov; odotr2planmgr@odot.state.or.us; scott.albert@ziply.com; James Lofton <James.Lofton@mcminnvilleoregon.gov>

Subject: Baker Creek North Commercial Application - PDA 3-23

Good afternoon all,

The provided material has been referred to you for your information, study, and official comments for the record. Your recommendations and suggestions will be used to guide the McMinnville Community Development Director and Planning Commission when reviewing this proposal. If you wish to have your comments on the provided material considered by the Planning Commission, please email your response back to our office by **August 29, 2023**. The Planning Commission will hold a public hearing to consider these matters on Thursday, **September 7, 2023** at 6:30 p.m., in-person at Civic Hall and via Zoom.

This is regarding the Baker Creek North Commercial Planned Development Amendment Application – [PDA 3-23](#)

Site Location: No address assigned; NE Corner of Baker Creek Rd. and Hill Rd.

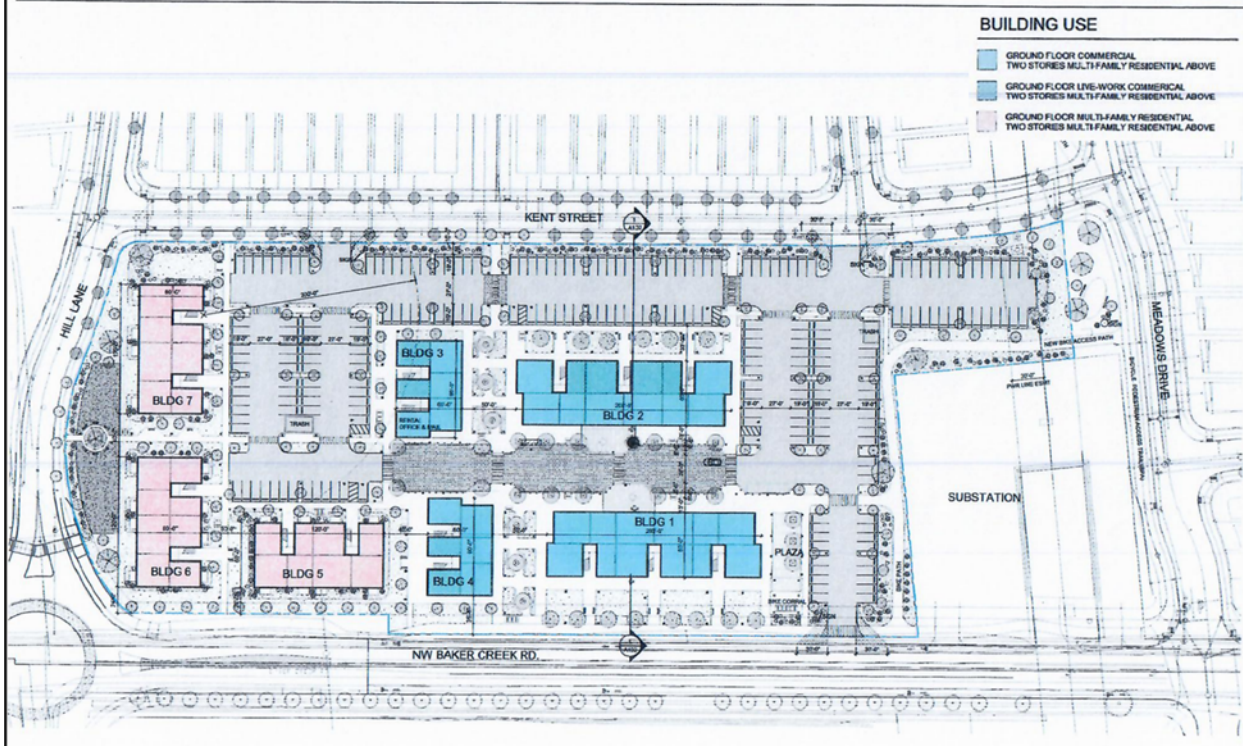
Map & Tax Lot(s): R4418 00100

Current Zone(s): C-3 PD (General Commercial with a Planned Development Overlay)

Applicant: Baker Creek 2, LLC, c/o Mark DeLapp

The applicant is requesting review and approval of a Planned Development Amendment for a mixed-use development on a 6.63-acre property located at the NE corner of Baker Creek Road and Hill Road. The application includes a request to amend provisions of Planned Development Ordinance #5086 and to approve the proposed master plan for the property.

The proposed master plan includes: four mixed use buildings with two stories of residential use above ground floor commercial use, three 3-story buildings with multi-dwelling residential use, and on-site green space, plaza, and bicycle and pedestrian amenities. This includes 30,000 total square feet of commercial space and 144 total residences (72 above the ground-floor commercial in the four mixed-use buildings and 24 in each of the three-story residential buildings).



Here is the link to application material on our website:

<https://www.mcminnvilleoregon.gov/cd/page/baker-creek-north-commercial-pda-3-23>

If you have any questions regarding this application, the Planner assigned to this project is Tom Schauer, you can reach out to them directly at Tom.Schauer@mcminnvilleoregon.gov or 503-474-5108.

If you have any questions regarding these applications, or if you are having trouble viewing the links, please email me directly or call our office at (503) 434-7311.

Please note that any written comments/correspondence returned (emails/letters) regarding this request become part of the public record.

Thank you,



PLANNING

Amanda Winter

Planning Analyst

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