



City of McMinnville  
Community Development Department  
231 NE Fifth Street  
McMinnville, OR 97128  
(503) 434-7311  
[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

## MEMO

**DATE:** September 7, 2023  
**TO:** Planning Commission Members  
**FROM:** Tom Schauer, Senior Planner  
**SUBJECT:** Additional Written Testimony Submitted for PDA 3-23

### STRATEGIC PRIORITY & GOAL:



### GROWTH & DEVELOPMENT CHARACTER

Guide growth & development strategically, responsibly & responsibly to enhance our unique character.

**OBJECTIVE/S:** Strategically plan for short and long-term growth and development that will create enduring value for the community

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Written public testimony for the Baker Creek North Mixed Use Development application, Docket PDA 3-23, which was submitted on or before August 31, 2023 was distributed with the Planning Commission packet.

Attached is written public testimony submitted after August 31, 2023 regarding this application.

- September 4, 2023 letter from Rob Hallyburton, Friends of Yamhill County



P.O. Box 1083  
McMinnville, Oregon 97128

Helping to shape the use of our natural resources to protect the quality of life in Yamhill County

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September 4, 2023

McMinnville Planning Commission  
Tom Schauer, Senior Planner  
231 NE Fifth Street  
McMinnville, OR 97128

**RE:** Docket PDA 3-23, Baker Creek 2, LLC

Friends of Yamhill County (FYC) works to protect natural resources through the implementation of land use planning goals, policies, and laws that maintain and improve the present and future quality of life in Yamhill County for both urban and rural residents.

Thank you for the opportunity to comment on Planned Development Amendment PDA 3-23. The master plan proposes 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 master plan is consistent with, and implements the city's Great Neighborhood Principles and we support its adoption. In addition, the proposed amendment will lead to efficient land use and improve the economic viability of the project, making it more likely to be a successful addition to the community.

This site is zoned for this use and the added housing will support the goals of the city's Affordable Housing Committee. Putting housing above retail stores or offices will eliminate some of the Baker creek Road traffic that would otherwise be generated by residents having to drive into town to conduct all of their shopping. The proposal to allow work/live units at least during the initial lease up of the property is an innovative way to make the project more feasible and could encourage similar uses in other areas of town.

We certainly sympathize with the sentiments expressed by the owner of the adjacent filbert orchard. Potential conflicts between housing developments and adjacent farm operations are real. Design elements such as a buffer consisting of a berm or dense hedgerow can help minimize these conflicts. We urge the planning commission to ensure that these, or similar, design elements are incorporated into the project.

We appreciate your consideration of our perspective and encourage you to approve the requested amendment. Please include these comments in the official record of this proceeding and notify us of your decision in this matter.

Sincerely,



Rob Hallyburton  
Vice President