



Planning Department
 231 NE Fifth Street ◦ McMinnville, OR 97128
 (503) 434-7311 Office ◦ (503) 474-4955 Fax
www.mcminnvilleoregon.gov

PDA 1-19

Office Use Only:	
File No.	509-19-00089-Plng
Date Received	4/26/19
Fee	2736.75
Receipt No.	200180
Received by	[Signature]

\$2,736.75

Planned Development Amendment Application

Applicant Information

Applicant is: Property Owner Contract Buyer Option Holder Agent Other _____

The City of McMinnville, acting by and through its Water and Light Commission (McMinnville Water and Light)
 Applicant Name _____ Phone 503-472-6158

Contact Name Samuel R. Justice, General Counsel Phone 503-435-3110
(If different than above)

Address 855 NE Marsh Lane, PO Box 638

City, State, Zip McMinnville, Oregon 97128

Contact Email srj@mc-power.com

Property Owner Information

Property Owner Name (same) _____ Phone _____
(If different than above)

Contact Name _____ Phone _____

Address _____

City, State, Zip _____

Contact Email _____

Site Location and Description

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

Property Address 1901 NW Baker Creek Road, McMinnville, OR 97128

Assessor Map No. R4W T4S - 18 - 00101 Total Site Area 1.22 Acres

Subdivision _____ Block _____ Lot _____

Comprehensive Plan Designation Commercial/Residential Zoning Designation EF-80 / R-1

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

See Exhibit 1, Section B. for explanation of the the reason for the amendment and planned use.

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

See Attached Exhibit 1, Section C, "Goals and Policies".

The criteria stated in Section 17.74.070, in attached Exhibit 1, at section D.2.

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

See attached Exhibit 1, at Section D.2 (3) for answer.

4. Describe any changes in the neighborhood or surrounding area which might support or warrant the request: _____

See attached Exhibit 1, at Section D.2 (4) for answer.

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:

See attached Exhibit 1, at Section D.2 (5) for answer.

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

See attached Exhibit 1, at Section D.2 (6) for answer.

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.). See Attachment 1, "site plan."
- A copy of the current planned development overlay ordinance. See Attachment 21, Ordinance 4633.
- A legal description of the subject site, preferably taken from the deed.
See Attachment 11, "vesting deed."
- Payment of the applicable review fee, which can be found on the Planning Department web page.

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


Applicant's Signature

4-24-19
Date


Property Owner's Signature: Mayor, Ex-officio
Member MW&L Comm.

4/24/19
Date

Attested By: 
Clerk of Commission

4/24/19
Date