

Chuck Darnell

From: gordonroot@aol.com
Sent: Friday, January 17, 2020 10:25 AM
To: Chuck Darnell; Heather Richards
Cc: morgan@staffordlandcompany.com
Subject: Revised Condition 20
Attachments: We sent you safe versions of your files; PD 1-19 Condition 20 GCR v4.docx

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

This message originated outside of the City of McMinnville.

Hello Chuck and Heather:

Attached is a revised Condition 20 that we feel meets both the needs of the builders and provides the architectural standards that the community is looking for, which allows the City to exercise oversight on what gets built.

We appreciate your time and consideration.

Thank you,

Gordon Root | Principal



StaffordLandCompany.com

[503.720.0914](tel:503.720.0914) | Cell

gordon@staffordlandcompany.com

[8840 SW Holly Lane, Wilsonville, OR 97070](https://www.staffordlandcompany.com/8840-SW-Holly-Lane-Wilsonville-OR-97070)

This e-mail message may contain confidential or legally privileged information and is intended only for the use of the intended recipient(s). Any unauthorized disclosure, dissemination, distribution, copying or the taking of any action in reliance on the information herein is prohibited. E-mails are not secure and cannot be guaranteed to be error free as they can be intercepted, amended, or contain viruses. Anyone who communicates with us by e-mail is deemed to have accepted these risks. Company Name is not responsible for errors or omissions in this message and denies any responsibility for any damage arising from the use of e-mail. Any opinion and other statement contained in this message and any attachments are solely those of the author and do not necessarily represent those of the company.

20. All homes constructed in Baker Creek North shall meet the following design standards.

Prior to issuance of residential building permits, the applicant shall submit dwelling unit building plans for review and approval by the Planning Director. The purpose of this review is to ensure that each dwelling unit constructed within the Planned Development meets the required design standards listed below.

The dwelling unit building plans submitted for review shall contain architectural elevations drawn to scale, details, materials, and colors for each building type. The dwelling unit design standards shall apply as described below. The building plans submitted for review shall show how the front façade and public facing building elevations meet the following standards:

- a. Style and Massing
 - i. Elevations shall provide vertical offsets, projections, or recesses to break up the building façade.
 1. Vertical projections may encroach into exterior side yard setbacks by up to 20 percent of the required setback distance.
- b. Quality and Type of Exterior Materials each dwelling shall include at least seven (7) of the following design features on street front and street side elevations, and at least four (4) when on an elevation facing a common open space or public park:
 - i. Elevations shall include horizontal elements to mark the break between floors or along rooflines including band course, band molding, bellyband, or belt course.
 - ii. A minimum of two types of building materials shall be used on the front elevations.
 - iii. Elevations shall have trim, sashes and mullions on all windows, and shall incorporate a paint scheme with three colors.
 - iv. The exterior finish has the appearance of either horizontal lap siding, shakes, shingles, stone, brick or stucco. Where horizontal lap siding is used, it appears to have a reveal of 3 to 8 inches.
 - v. The elevation containing the vehicular entrance for a garage has a covered porch or building plane variation from the plane of the garage door wall.
 - vi. A higher level of façade design with stone or masonry is incorporated over at least 10% of the elevation, excluding garage doors.
 - vii. The total garage door(s) width does not exceed 24 feet.
 - viii. The main entrance to each dwelling has either: a. A covered porch at least 36 square feet in area, with the minimum dimension of six feet on at least one side; or b. A recessed entry at least 24 square feet in area, with the minimum dimension of four feet on at least one side.
 - ix. The front of the dwelling contains an articulated roof line incorporating more than one pitch or elevation of the ridge line that is visible in the front elevation.
 - x. The front of the dwelling contains a gable, dormer, eyebrow, off-set roof line or other vertical, architectural extension of the building, at least 36 inches above the eave.
 - xi. The front of the dwelling contains a horizontal offset of at least 12 inches in depth and five feet in length.

- xii. Elevations adjacent to a street, open space or public park contain multiple windows.
 - xiii. A minimum of three different colors or color shades on the façade, and two on all other elevations.
 - xiv. A minimum of two different siding material types.
 - xv. The elevation incorporates a terrace or deck accessible from the interior of the dwelling.
 - xvi. The elevation has garage doors with decorative windows and paneling
 - xvii. Decorative front door (minimum 25 percent glazing).
 - xviii. Front door with transom and sidelight windows.
- c. Roof Design and Materials
- i. Use a variation in roof forms to visually break up monotony including pitched or sloping roof elements, variations in pitch and height of roof planes, variations in roof ridgeline directions, dormers, eaves, gable or dormer end brackets, corbels, or decorative wood timbers.
 - 1. The dwelling shall have a minimum roof pitch of 3:12.
 - 2. Roofing material shall be composition shingles, clay or concrete tile, metal, cedar shingles or shakes.
 - 3. Composition shingles are architectural style, with a certified performance of at least 25 years.
 - 4. Eaves of a dwelling unit or garage provide a minimum five-inch projection.
- d. Exterior Doors and Windows
- i. Windows shall be provided on all elevations and blank walls will be avoided.
- e. Garage Door Types
- i. Pair garages where possible to maximize planting strip and potential for street trees.
 - 1. The garage door opening is not wider than the maximum width of the driveway allowed on the private lot.
 - a. When the building includes interior living area above the garage which is recessed, the living area must be set back no more than 4 feet from the street-facing garage wall; or
 - b. When the building includes a covered balcony above the garage, it must be:
 - i. At least 4 feet deep; and
 - ii. Accessible from the interior living area of the dwelling unit.
 - ii. Garages shall not protrude from entrances or covered front porches.
- f. Exterior Lighting
- g. Sample Exterior Colors
- i. A variety of color schemes should be used throughout the development that are distinctly different from each other but enhance each other.