





485 South State Street  
Lake Oswego, OR 97034  
503.305.7647   
morgan@StaffordLandCompany.com 

October 5, 2018

Dear Neighbor,

We would like to invite you to a neighborhood meeting and join the conversation as we share details of our proposed development plan of the area shown on the attached known as Baker Creek North.

The meeting will be held at the following location and date & time:

Meeting Location:

Baker Creek Community Church  
325 NW Baker Creek Road  
McMinnville, OR 97128

Meeting Date:

Thursday, November 1, 2018

Time:

6:00 p.m. – 7:30 p.m.

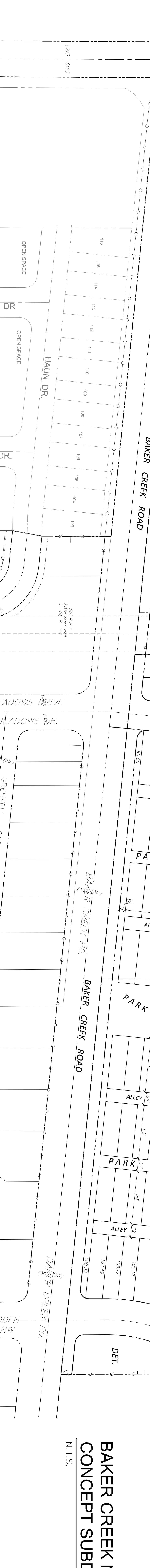
Sincerely,

A handwritten signature in blue ink that reads "Morgan Will". The signature is written in a cursive, flowing style.

**MORGAN WILL**

Project Manager

Acquisitions & Development



**BAKER CREEK NORTH -  
CONCEPT SUBDIVISION PLAN**  
N.T.S.

PRELIMINARY  
NOT TO BE CONSTRUCTION  
10-8-2018



R4417BB 01300  
James Frey li  
1271 NE Highway 99w NO 501  
Mcminnville, OR 97128

R4418AD 00200  
Julie Davis  
1769 NW Grenfell Loop  
Mcminnville, OR 97128

R4417BB 07005  
Larry & Donna Parr  
2824 NW Pinot Noir Dr  
Mcminnville, OR 97128

R4417BB 01800  
Thomas & Roxane Henderson  
2705 NW Riesling Way  
Mcminnville, OR 97128

R4417BB 01700  
Clinton & Andrea Gabrys  
2729 NW Riesling Way  
Mcminnville, OR 97128

R4418 00102  
Jesus Christ Of Latter Day Saints  
50 E North Temple  
Salt Lake City, UT 84150

R4418AD 00600  
Clinton & Stephanie Bergmann  
2382 NW Grenfell Loop  
Mcminnville, OR 97128

R4418AD 07300  
Patricia Craig  
1825 NW Grenfell Loop  
Mcminnville, OR 97128

R4417BB 02000  
Jeffery Schorzman  
2080 NW Yohn Ranch Dr  
Mcminnville, OR 97128

R4418AD 02000  
Lachlan & Mary Hall  
1036 SW 2nd St  
Mcminnville, OR 97128

R4417BB 07002  
Christopher Sandels  
2835 NW Pinot Noir Dr  
Mcminnville, OR 97128

R4418AD 11100  
Logan & Corissa Holmes  
1921 NW Haun Dr  
Mcminnville, OR 97128

R4417BB 07004  
James & Gail Norby  
140 NE 3rd St  
Mcminnville, OR 97128

R4417BB 07000  
Randolph & Sarah Heiman  
1546 NW Medinah Dr  
Mcminnville, OR 97128

R4417BB 01400  
David & Mary Benitz  
2753 NW Pinot Noir Dr  
Mcminnville, OR 97128

R4417BB 01900  
Gabrys Edward And Sylvia Family Trust  
2689 NW Riesling Way  
Mcminnville, OR 97128

R4418AD 11000  
Larry & Barbara Druliner  
1903 NW Haun Dr  
Mcminnville, OR 97128

R4418AD 00300  
Patric Mclaughlin & Manuel Abt  
1757 NW Grenfell Loop  
Mcminnville, OR 97128

R4418AD 07500  
Florencia & Leslie Soto  
1845 NW Grenfell Loop  
Mcminnville, OR 97128

R4418AD 03200  
David Beck  
Po Box 670  
Amity, OR 97101

R4418AD 07700  
Charles Fisher  
1865 NW Grenfell Loop  
Mcminnville, OR 97128

R4418AD 00500  
Scott & Lisa Clark  
2390 NW Grenfell Loop  
Mcminnville, OR 97128

R4418AD 03300  
Kevin & Lauren Stum  
2383 NW Victoria Ct  
Mcminnville, OR 97128

R4418AD 07800  
John & Virginia Lehde  
1015 E 4th St  
Yamhill, OR 97148

R4418AD 07100  
Armando Gomez  
1801 NW Grenfell Loop  
Mcminnville, OR 97128

R4418AD 01800  
Roy & Teresa Pivek  
2381 NW Shadden Dr  
Mcminnville, OR 97128

R4418AD 02100  
Kenneth Inlow  
2380 NW Shadden Dr  
Mcminnville, OR 97128

R4417BB 07001  
Chris & Jenifer Gubrud  
1572 NW Blake St  
Mcminnville, OR 97128

R4418AD 07400  
Aaron Schoof  
697 NW Allen Ct  
Mcminnville, OR 97128

R4418 01600  
Yamhill County  
Mcminnville, OR 97128

R4418 01700  
Can Enterprises Llc  
Po Box 778  
Newberg, OR 97132

R4418AD 10900  
Mcminnville City Of  
230 NE 2nd St  
Mcminnville, OR 97128

R4418AD 07600  
Roger & Gisela Howlett  
1857 NW Grenfell Loop  
Mcminnville, OR 97128

R4417BB 01500  
Jason & Angela Bourne  
2781 NW Pinot Noir Dr  
Mcminnville, OR 97128

R4418AD 01900  
Robert & Diane Fields  
17021 SE Walnut Hill Rd  
Amity, OR 97101

R4417BB 01000  
Gildardo & Donna Obregon  
2698 NW Riesling Way  
Mcminnville, OR 97128

R4418AD 03400  
Ernest & Karen Long  
2390 NW Victoria Ct  
Mcminnville, OR 97128

R4418AD 00400  
James & Barbara Straughan  
1747 NW Grenfell Loop  
Mcminnville, OR 97128

R4417BB 00100  
Michael Roberts & Roberts Sherill  
2812 NW Pinot Noir Dr  
Mcminnville, OR 97128

R4418AD 07200  
Clearkey Llc  
2597 NW Alice Kelley St  
Mcminnville, OR 97128

R4417BB 07003  
Brett & Stephanie Rudolph  
2849 NW Pinot Noir Dr  
Mcminnville, OR 97128

R4418AD 00100  
Gerardo Vargas  
1775 NW Grenfell Loop  
Mcminnville, OR 97128

R4407 00901  
Jacob & Kallena Fuhrer  
10715 NW Brentano Ln  
Mcminnville, OR 97128

R4407 00701  
Linda Davison  
10551 NW Brentano Ln  
Mcminnville, OR 97128

R4418 00105  
Baker Creek Development Llc  
485 S State St  
Lake Oswego, OR 97034

R4418 01200  
Dennis Draper  
11105 Baker Creek Rd  
Mcminnville, OR 97128

R4512 00100  
Can Enterprises Llc  
Po Box 778  
Newberg, OR 97132

R4418 00107  
Baker Creek Development Llc  
485 S State St  
Lake Oswego, OR 97034

R4418 00100  
Baker Creek Development Llc  
485 S State St  
Lake Oswego, OR 97034

R4407 00904  
Leon & Terri Eichler  
Po Box 250  
Amity, OR 97101

R4407 00900  
Baker Creek Development Llc  
485 S State St  
Lake Oswego, OR 97034

R4418 00101  
Mcminnville City Of  
Po Box 638  
Mcminnville, OR 97128

R4418 00103  
Jesus Christ Of Latter Day Saints  
50 E North Temple St  
Salt Lake, UT 0

R4418 00106  
Baker Creek Development Llc  
485 S State St  
Lake Oswego, OR 97034

R4407 00600  
Allen Schwartz & Schwartz Susan  
10225 NW Brentano Ln  
Mcminnville, OR 97128

R4407 00602  
Premier Development Llc  
1312 NE Highway 99w  
Mcminnville, OR 97128

R4417 01300  
Premier Home Builders Inc  
1312 NE Highway 99w  
Mcminnville, OR 97128

R4418 00203  
Baker Creek Development Llc  
485 S State St  
Lake Oswego, OR 97034

R4417BB 01600  
Jean Lierman  
2767 NW Pinot Noir Dr  
Mcminnville, OR 97128

McMinnville Planning Department  
231 NE 5<sup>th</sup> Street  
McMinnville, OR 97128

**NEIGHBORHOOD  
MEETING**

**FUTURE LAND USE APPLICATION:**

Baker Creek North

**DATE:** Thursday November 1, 2018

**TIME:** 6:00pm - 7:30pm

**MEETING LOCATION:**

Baker Creek Community Church  
325 NW Baker Creek Road  
McMinnville, OR 97128

**CONTACT NAME:** Morgan Will, Project Manager  
**CONTACT NUMBER:** (971) 206-8615

The Division of Professional Regulation  
Regulates the State of Oregon's Professions



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Baker Creek North  
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325 NW Baker Creek Road  
McMinnville, OR 97128  
CONTACT NAME: Morgan Will, Project Manager  
CONTACT NUMBER: (971) 206-8616

**Baker Creek North**

PLANNED DEVELOPMENT

**NEIGHBORHOOD MEETING**

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Thursday – November 1, 2018 – 6:00 to 7:30 P.M.  
Baker Creek Community Church – 325 NW Baker Creek Road – McMinnville

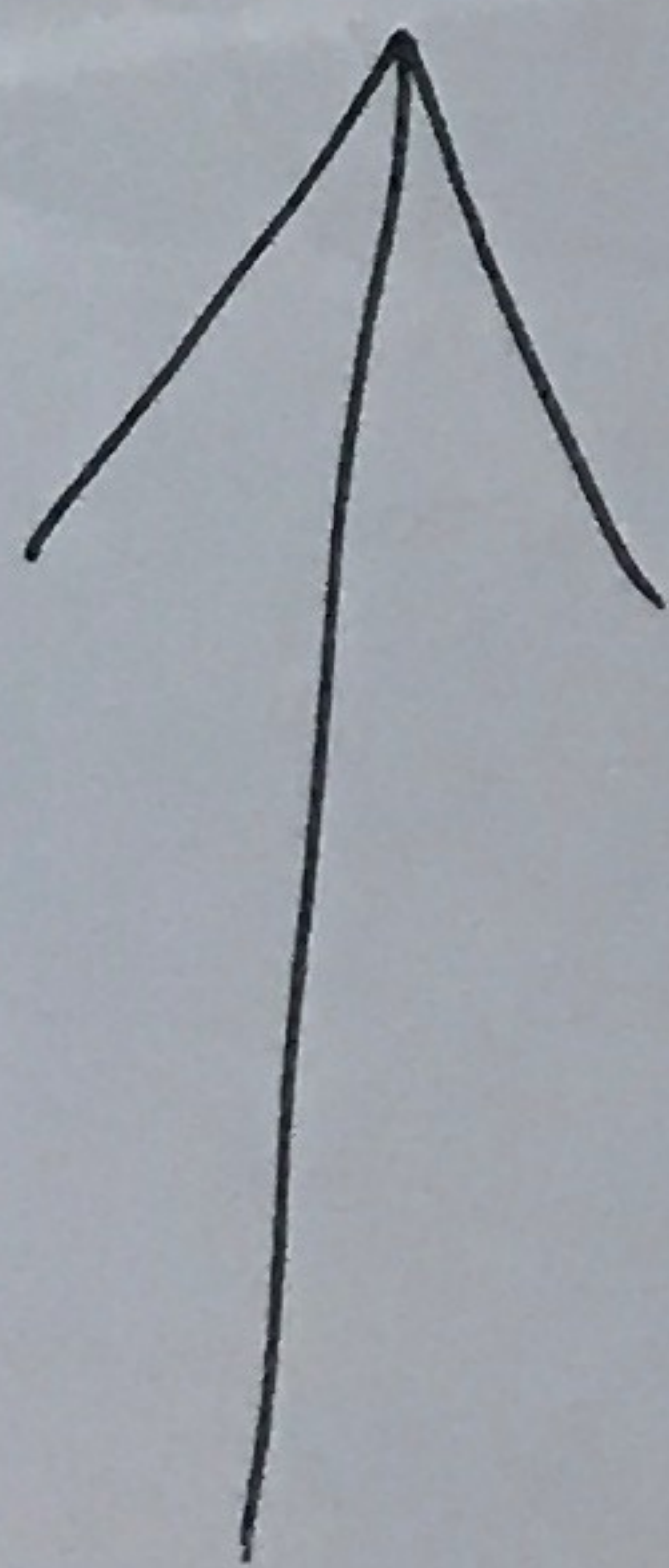
**NOTICE**

**OPEN TO THE PUBLIC**

**EVERYONE IS**

**WELCOME TO ATTEND**

**ENTER HERE**





# **Baker Creek North**

P L A N N E D   D E V E L O P M E N T

## **NEIGHBORHOOD MEETING**

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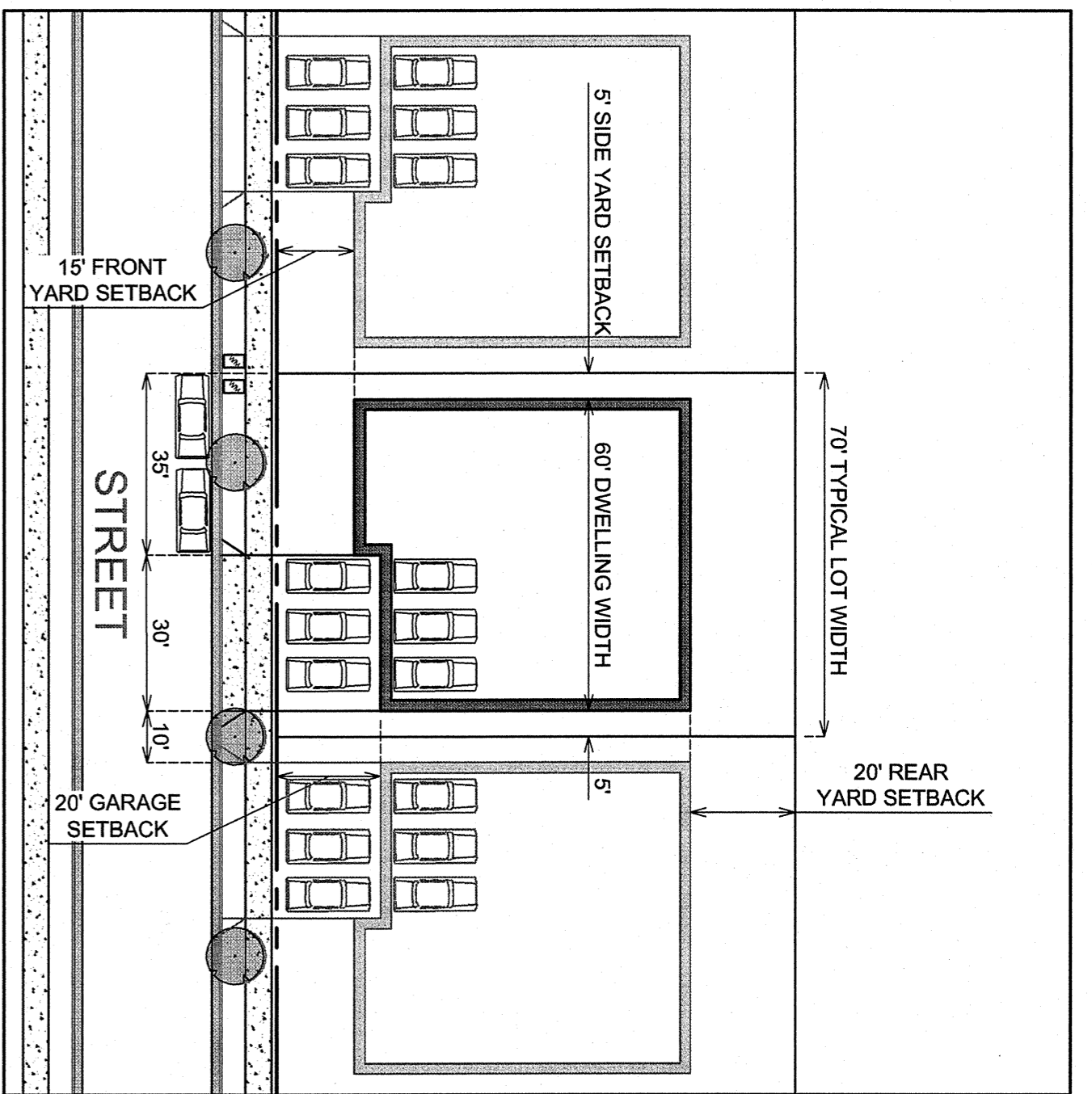
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**Thursday – November 1, 2018 – 6:00 to 7:30 P.M.**

**Baker Creek Community Church – 325 NW Baker Creek Road – McMinnville**

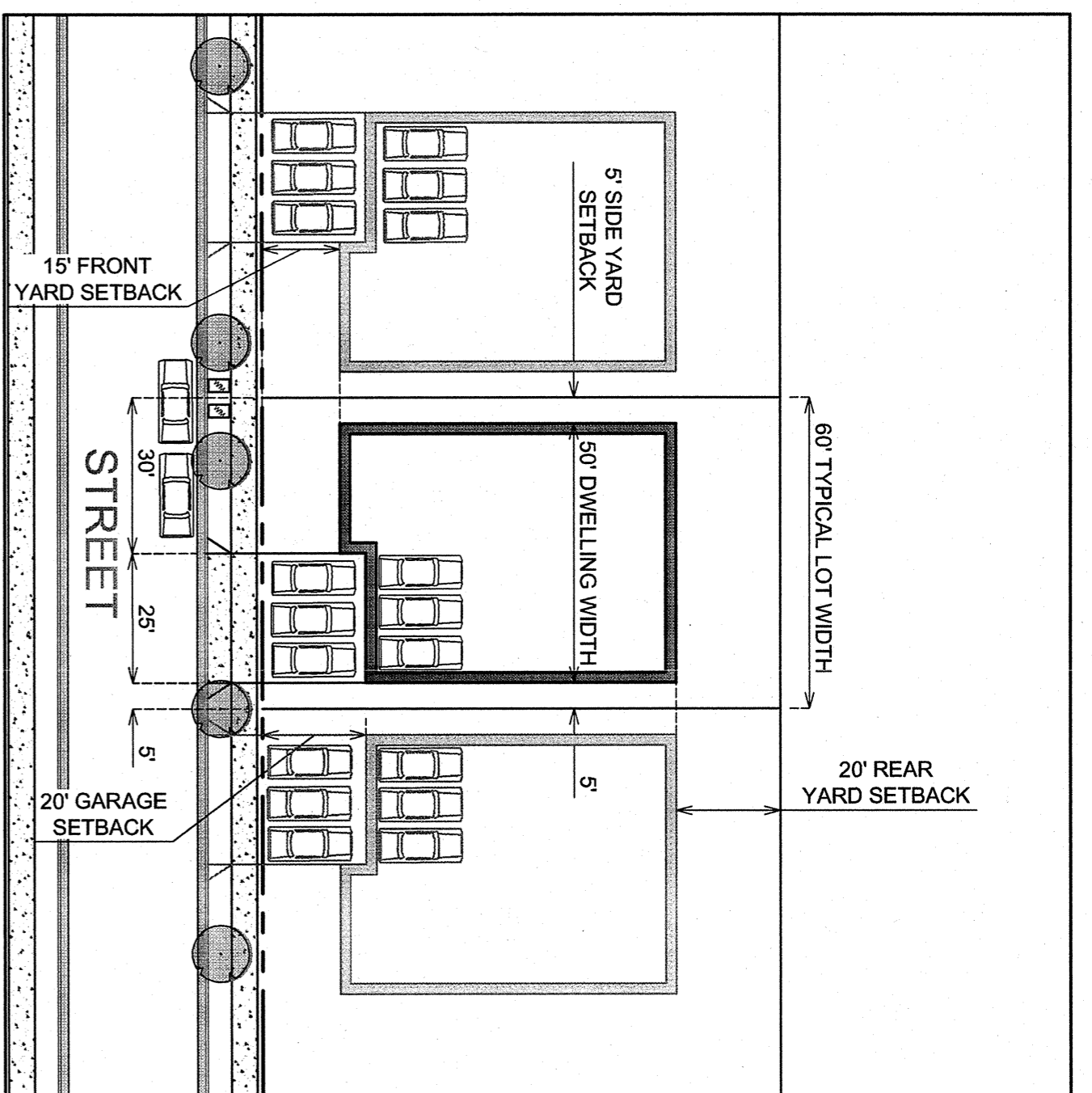
### **AGENDA ITEMS**

- I. Welcome & Introductions  
(6:00 – 6:15 p.m.)**
  
- II. Project Description  
(6:15 – 6:45 p.m.)**
  - a. The Conceptual Site Plan**
  - b. Land Uses, Housing Types, Sizes, Heights, Densities, and Commercial Area**
  - c. Access and Parking**
  - d. Open Space Areas and Recreational Amenities**
  - e. Landscaping and Protection of Natural Resources**
  
- III. Group Discussion / Q&A  
(6:45 – 7:15 p.m.)**
  
- IV. Next Steps for Project / Close of Meeting  
(7:15 – 7:30 p.m.)**



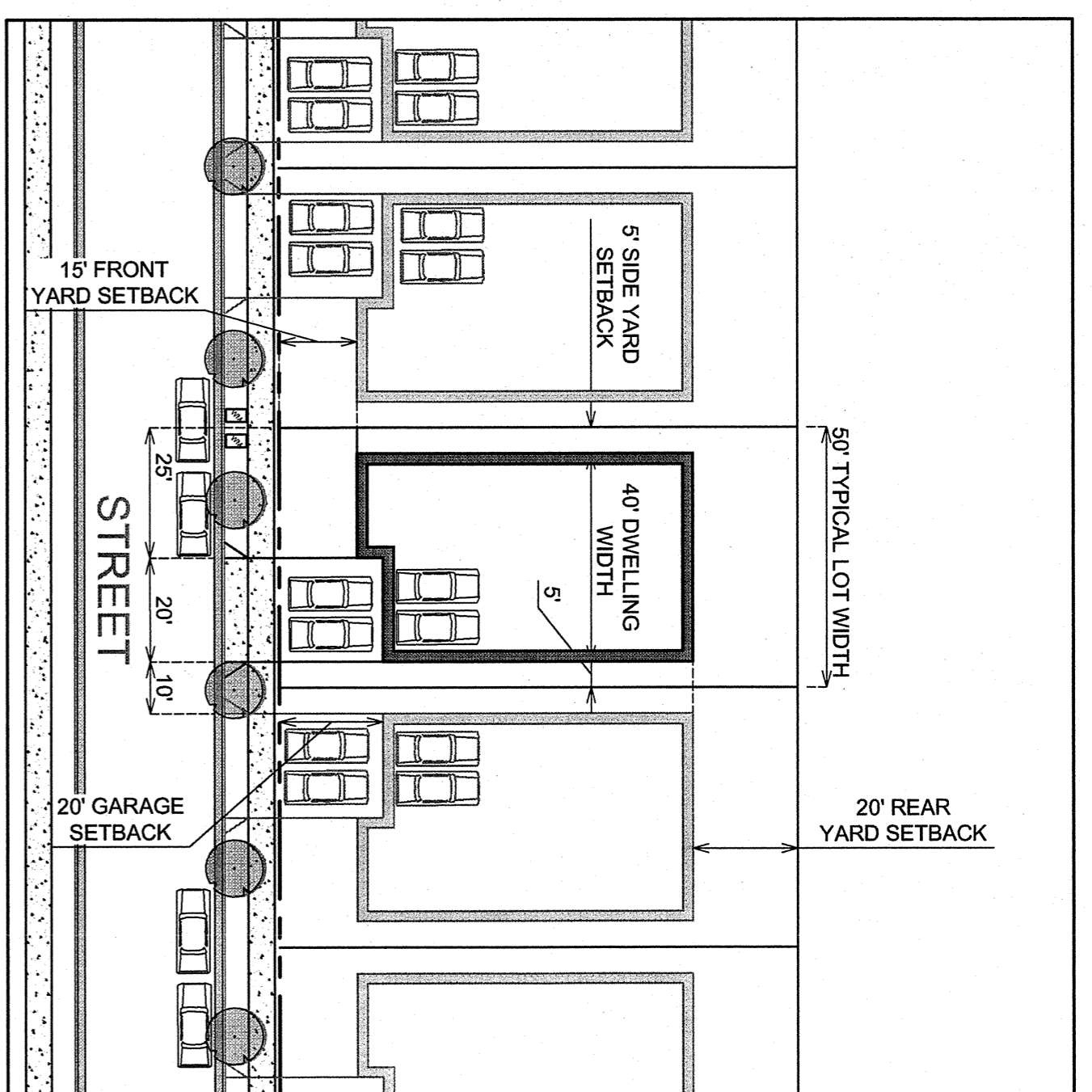
**SFD-70**  
N.T.S.

- SIMILAR TO STANDARD R-1 ZONE LOT
- 9,000+ S.F. LOT AREA
- 20' GARAGE/REAR SETBACKS
- 15' BUILDING SETBACK
- 5' SIDE-YARD SETBACKS
- 60'-WIDE DWELLING UNIT
- 4-6 OFF-STREET PARKING SPACES



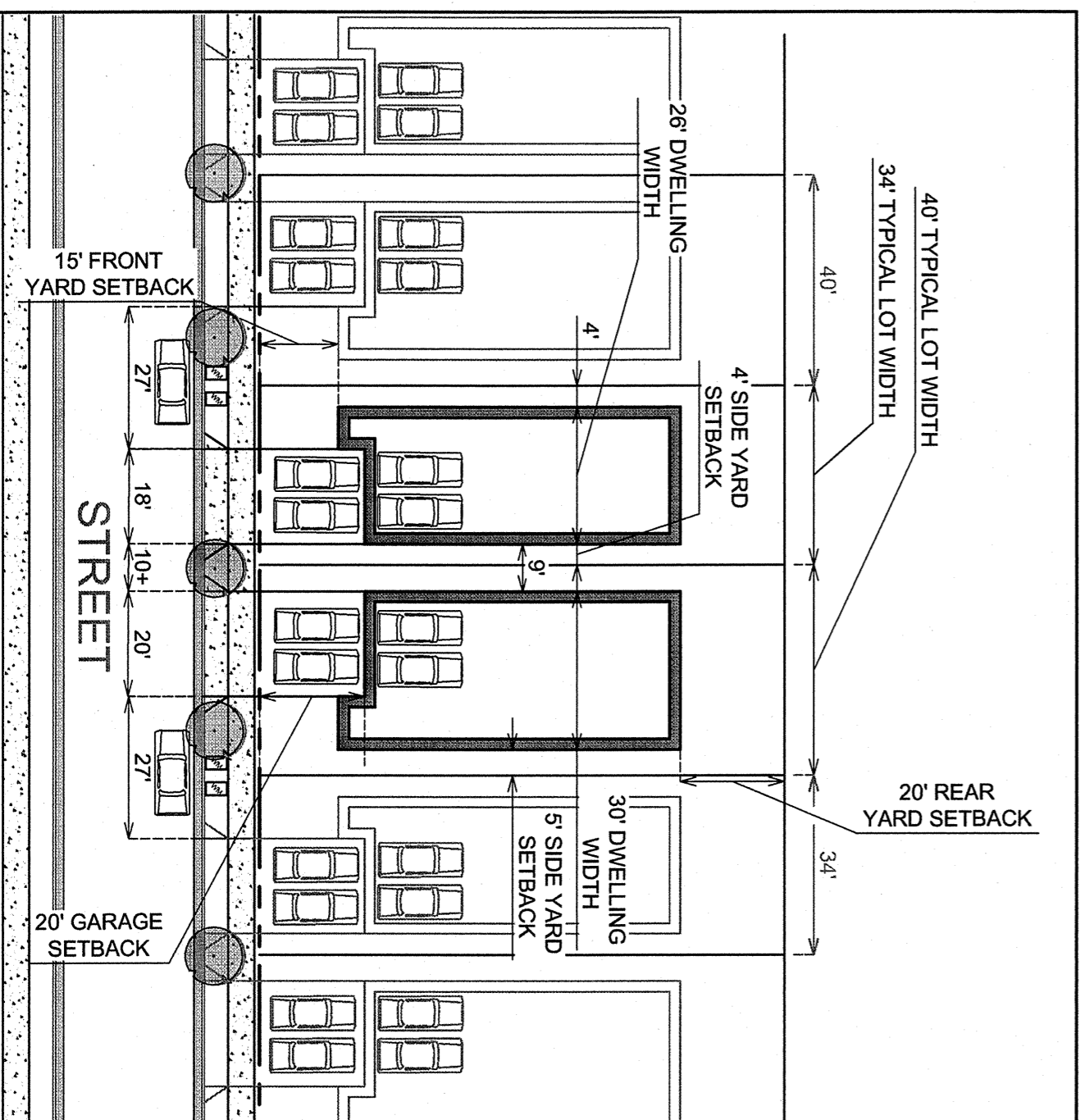
**SFD-60**  
N.T.S.

- SIMILAR TO STANDARD R4 ZONE LOT
- 5,000+ S.F. LOT AREA
- 20' GARAGE/REAR SETBACKS
- 15' BUILDING SETBACK
- 5' SIDE-YARD SETBACKS
- 50'-WIDE DWELLING UNIT
- 4 - 6 OFF-STREET PARKING SPACES



**SFD-50**  
N.T.S.

- SIMILAR TO STANDARD R-4 ZONE LOT
- 5,000+ S.F. LOT AREA
- 20' GARAGE/REAR SETBACKS
- 15' BUILDING SETBACK
- 5' SIDE-YARD SETBACKS
- 40'-WIDE DWELLING UNIT
- 4 OFF-STREET PARKING SPACES



**SFD-40 & SFD-34**  
N.T.S.

**SFD-40**

- SIMILAR TO STANDARD R-4 ZONE LOT
- 4,000 S.F. LOT AREA TYPICAL
- 20' GARAGE/REAR SETBACKS
- 15' BUILDING SETBACK
- 5' SIDE-YARD SETBACKS
- 30'-WIDE DWELLING UNIT
- 4 OFF-STREET PARKING SPACES

**SFD-34**

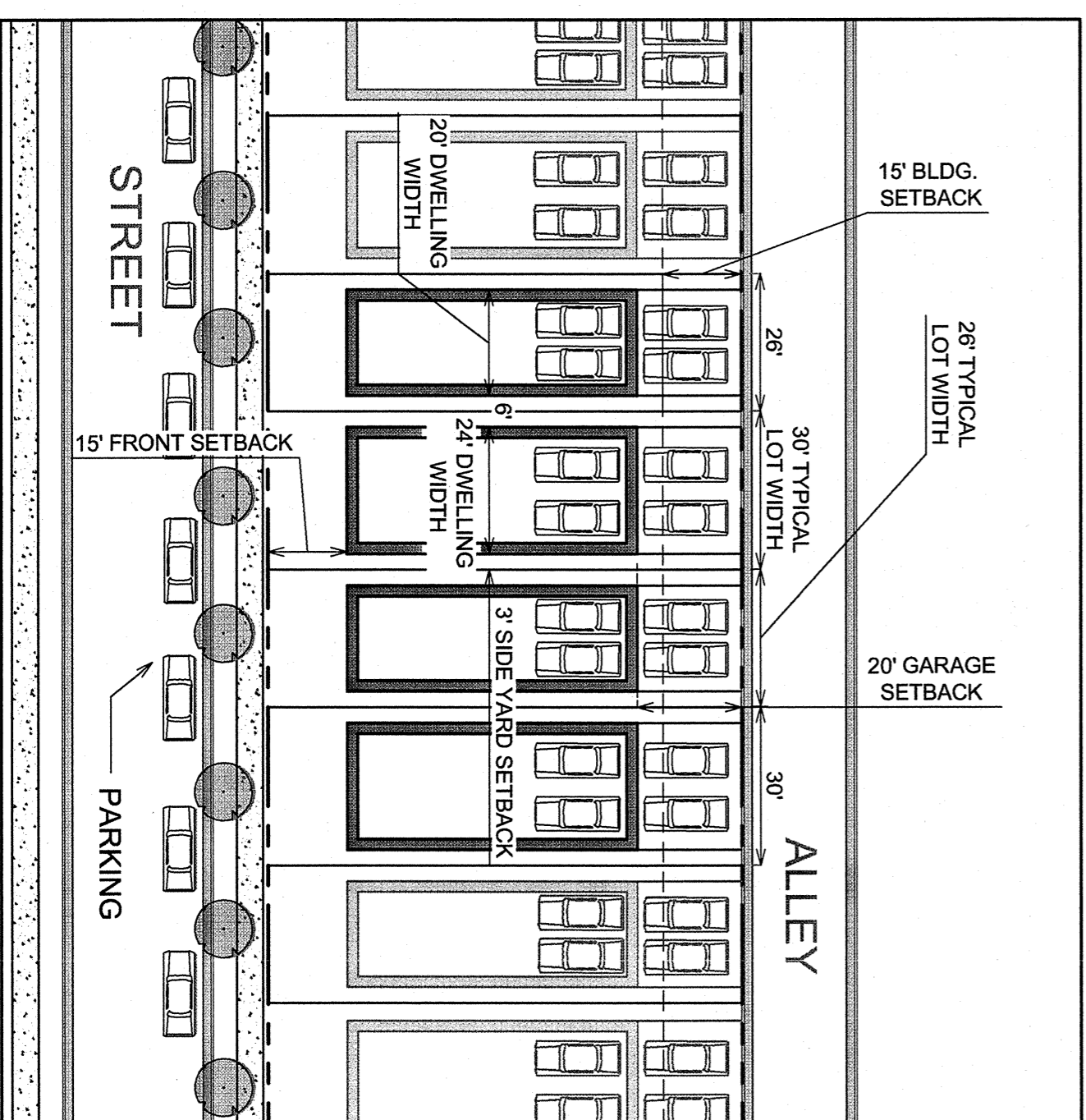
- INTERSPERSED WITH SFD-40
- PLANNED DEVELOPMENT
- R-4 DETACHED LOT
- 3,400 S.F. LOT AREA TYPICAL
- 20' GARAGE/REAR SETBACKS
- 15' BUILDING SETBACK
- 4' SIDE-YARD SETBACKS
- 26'-WIDE DWELLING UNIT
- 4 OFF-STREET PARKING SPACES

**SFDA-30**

- INTERSPERSED WITH SFD-26
- SIMILAR TO AN ATTACHED LOT IN THE R-4 ZONE
- 2,700 S.F. LOT AREA TYPICAL
- 20' GARAGE SETBACKS
- 15' BUILDING SETBACK
- 3' SIDE-YARD SETBACKS
- 24'-WIDE DWELLING UNIT
- 4 OFF-STREET PARKING SPACES

**SFDA-26**

- SIMILAR TO AN ATTACHED LOT IN THE R-4 ZONE
- 20' GARAGE SETBACKS
- 2,340 SF LOT AREA TYPICAL
- 15' BUILDING SETBACK
- 3' SIDE-YARD SETBACKS
- 20'-WIDE DWELLING UNIT
- 4 OFF-STREET PARKING SPACES



**SFDA-30 & SFDA-26**  
N.T.S.

NO.	DATE	DESCRIPTION	BY

REGISTERED PROFESSIONAL ENGINEER  
 NOV 12, 2008  
 WILLIAM J. WELLS  
 RENEWS: 6/30/2020

**REVIEW**

**WE** WESTECH ENGINEERING, INC.  
 CONSULTING ENGINEERS AND PLANNERS  
 3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302  
 Phone: (503) 585-2474 Fax: (503) 585-3986  
 E-mail: westech@westech-eng.com

STAFFORD DEVELOPMENT COMPANY, LLC  
 BAKER CREEK NORTH SUBDIVISION  
**TYPICAL LOTS**

DRAWING  
**P-1**  
 JOB NUMBER  
**2940.3000.0**

VERIFY SCALE  
 BAR IS ONE INCH ON ORIGINAL DRAWING  
 0 1"  
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY  
 DSN.  
 DRN.  
 CKD.  
 DATE: MAR 2017

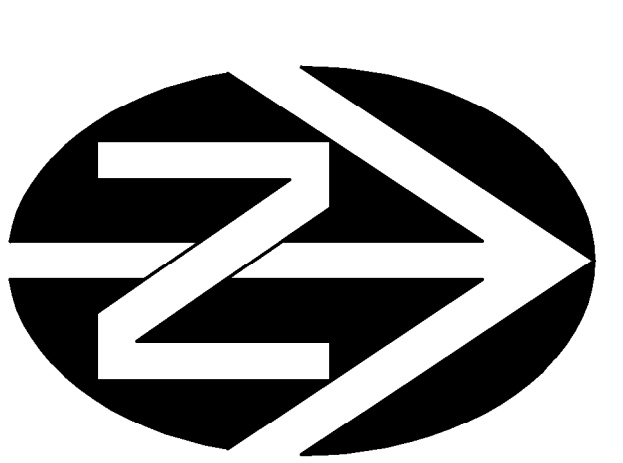


COMMERCIAL  
APPROX. 2.14 ACRES

APARTMENTS  
APPROX. 3.82 ACRES

BAKER CREEK NORTH -  
CONCEPT SUBDIVISION PLAN  
N.T.S.

PRELIMINARY  
NOT TO BE USED FOR CONSTRUCTION



**LEGEND**

	SFD-264 -	53 LOTS
	SFD-30A -	25 LOTS
	SFD-34 -	52 LOTS
	SFD-40 -	54 LOTS
	SFD-50 -	40 LOTS
	SFD-60 -	33 LOTS
	SFD-70 -	26 LOTS

TOTAL = 279 LOTS  
 APARTMENTS - 110 UNITS  
 GRAND TOTAL - 389 DWELLING UNITS  
 AVG. LOT SIZE = 4,926 SQ. FT.



**BAKER CREEK NORTH -  
 SUBDIVISION ZONING PLAN**  
 N.T.S.

**PRELIMINARY**  
 NOT TO BE USED FOR CONSTRUCTION



**Cascadia Planning + Development Services**

P.O. Box 1920  
Silverton, OR 97381  
(503) 804-1089  
steve@cascadiapd.com



**MEMO**

**DATE:** April 2, 2019

**TO:** Planning Department  
City of McMinnville

**FROM:** Steve Kay, AICP  
Cascadia Planning + Development Services

**RE:** Neighborhood Meeting Summary  
Baker Creek North Planned Development

Per the requirements of Section 17.72.095 of the McMinnville Zoning Ordinance, a meeting was held to familiarize neighbors with a proposed development located at 1755 NW Baker Creek Road (Tax Lots 100, 105, 106, and 107, Section 18, T. 4 S., R 4 W., W.M). The meeting allowed the applicant to identify potential neighbor concerns, and if possible, address those issues in the submitted Planned Development, Subdivision, Comprehensive Plan Map, and Zoning Map Amendment applications. To notice the meeting, the applicant invited all property owners within 300-ft. of the subject site by using a mailing list that was prepared by a title company. The meeting was held on November 1, 2018 at the Baker Creek Community Church and was facilitated by Gordon Root, Principal of Stafford Development Company, and Morgan Will, project manager. Also present were Josh Wells of Westech Engineering and Steve Kay of Cascadia Planning + Development Services. A total of 10 neighbors attended the meeting and a sign-in sheet for the meeting has been attached.

Mr. Root welcomed the attendees at 6:05 pm and began by describing the purpose of the meeting. He then used a PowerPoint to provide some information regarding Stafford Development Company, discussing their goal to build a residential community with housing affordability, balance, and choice. Mr. Root discussed how State requirements and urban growth boundaries currently influence density of housing in Oregon cities. He explained that Stafford's response to these higher density requirements is to apply an innovative approach to small lot development, by incorporating ample open space areas and alley-loaded garages on the smallest lots within their projects. He discussed how a variety of housing types and recreational amenities are included in their residential communities, providing affordability, balance and choice. While

most of the homes will be developed by home builders that purchase lots within the development, Stafford typically builds 25% of the homes within a subdivision. Mr. Root went on to explain how Stafford homes are constructed using high quality standards.

After providing his overview of Stafford Development Company, Mr. Root introduced Morgan Will. Mr. Will began by orienting meeting attendees to the project site, noting the surrounding neighborhoods, existing transportation system, and the Baker Creek area to the north of the site. Although specific phasing for the project had not been determined prior to the meeting, Mr. Will indicated that it is likely that the 1<sup>st</sup> phase will occur in the southeast and the last phase will include the northeast corner of the site. Mr. Will explained that the majority of the site does not currently have an assigned zoning. He discussed how the developer will request R-4 zoning for the property and is also proposing to reduce the amount of C-3 designated area on the site.

Mr. Will discussed how the proposed planned development will develop a path system and other recreational amenities when requesting flexibility in how City Code standards are applied to the project. He indicated that the development will have about a 5,000 square feet average lot size and that all of the homes will be developed as single-family detached dwellings. Mr. Will also outlined the goals of the Baker Creek North Development. The stated goals included creating a sense of place, developing a vibrant community, and establishing a wonderful place to live for residents. He explained that the project also aims to protect natural habitat areas on the site, including the Oak tree grove along the east boundary of the site, and along the site's north property line.

Mr. Will reserved the next portion of the presentation to discuss the 7 typical residential lot types within the development. The proposed lots range in width from 70' to 26' and range in size from over 7,000 to 2,300 square feet. All of the proposed residential lots will accommodate single-family dwellings. Most of the homes will have front-loaded garages, however many of the narrower lots will be provided alley access. Mr. Will indicated that it is anticipated that some apartment units will be developed within the C-3 zoned portion of the site. .

An overview of the proposed transportation improvements were also presented by Mr. Will. Using PowerPoint slides, he described which streets will be extended into the site. He also described what street frontage improvements will be installed along Baker Creek Road, including the development of a center turn lane, and construction of right-turn lanes for traffic exiting the development. Mr. Will also illustrated how off-street parking will be accommodated within the development, indicating that a minimum average of 4 off-street parking spaces will be provided for each dwelling. He also pointed out that the proposed off-street spaces will allow the streets to be more readily used for visitor parking.

Mr. Will wrapped up the presentation by reviewing the proposed open space amenities. He provided examples of proposed amenities including doggie refuse stations, trash receptacles, benches, and view corridors. Mr. Will also discussed the next steps for the project, and how attendees can attend future Planning Commission and City Council meetings. He indicated that based on the current schedule, the project is not anticipated to start construction until the

summer of 2019. After completing the presentation, Mr. Will encouraged meeting attendees to ask questions and provide feedback regarding the development.

During the discussion, a neighbor asked if builders could construct custom homes within the development. Mr. Root indicated that this will be a possible option for home buyers. He also said that lots in other phases of Baker Creek have been purchased by local home builders for spec homes. Another neighbor asked if there will be CC&Rs for the development. Mr. Will responded that a land use attorney will develop CC&Rs for Baker Creek North and the document will be recorded during the platting of the lots.

A neighbor asked if the development will include affordable housing. Mr. Will indicated that Stafford does not build what the government classifies as affordable housing, but it does build attainable housing. He explained that attainable housing includes many different product types and is geared to many income levels of prospective home buyers in McMinnville.

Another neighbor asked how access will be provided from Baker Creek Road to the initial phase of the development. Mr. Will indicated that Shadden Drive will be extended with the phase sited in the southeast corner of the site. A follow up question asked if the proposed development will provide access to the Premier Homes development site, located to the northeast of the proposed project. Mr. Will said that eventually, future phases of Baker Creek North will extend Shadden Drive all the way to the northern boundary of the site. He also indicated that Blake Street will be extended to the east to provide connection to the existing Oak Ridge subdivision and could be an access point for residents of adjacent developments. Mr. Will also added that eventually a nature trail along the bluff overlooking Baker Creek will connect from the BPA easement to a trail that Premier Homes is currently developing. The proposed trail would likely be a bark chip surface and follow the alignment of a farm haul road along the base of the bluff.

An individual asked whether the proposed roads will be the same width as Pinot Noir Street in the adjacent subdivision. The applicant's engineer Josh Wells indicated that existing streets to the east of the site have a pavement width of 26', however the proposed street will be wider. They will be built under the current City road standards and will have a pavement width of 28' from curb to curb. Another question asked if there would be a need for future improvements to Baker Creek Road as a result of the development. Mr. Will indicated that the City completed a transportation analysis for Baker Creek Road and determined that all planned development in the northwest quadrant of town could be accommodated by the recently improved Hill Road and the proposed improvements along the site's frontage on Baker Creek Road to meet the City standard section.

A neighbor asked how the proposed park facilities will be maintained. Mr. Root indicated that they are still in discussions with the City regarding maintenance responsibilities for the park areas. He said that the HOA could provide maintenance for the parks until the City took over that responsibility for areas the City will take ownership of. A follow up question asked if the City has taken any issue with how the development will impact natural habitat areas along Baker Creek. Mr. Will responded that the development will not extend beyond the bluff, and deeper lots have been proposed along the east property line so that the existing Oak tree grove can be protected.



To ensure long-term protection of the riparian area, the applicant believes that it would be beneficial to donate the land at the base of the bluff to the City.

Another neighborhood asked how the commercial zoned area will be used. Mr. Root indicated that it is likely that neighborhood commercial retail and services would occupy some of the proposed commercial space, along with some multi-family uses. He said that the commercial uses will likely be geared towards the needs of residents in this area of town.

An attendee asked if the powerlines will ever be extended to the north side of Baker Creek. Mr. Will discussed how a previous proposed UGB expansion proposal was strongly opposed for this area of town. He also indicated that the expansion of the UGB to the north of the site is highly unlikely due to the topography associated with the creek, and the expense to develop additional public infrastructure on the north side of the waterway.

The last questions were focused on the proposed housing types. One attendee asked if the proposed homes will be one or two stories. Mr. Root indicated that the larger lots will likely contain both two-level and one-level dwellings while the smaller lots will contain 2-story homes. Another citizen asked about the smallest home within the development. Mr. Root indicated that the smallest home will contain approximately 1,450 square feet. Many of these homes will be oriented towards common space areas.

Mr. Will concluded the discussion by encouraging the attendees to take his business card and contact him with any additional questions or concerns. He encouraged attendees to view the display boards for a few more minutes before the meeting ended. After thanking neighbors for their questions and feedback, the meeting was closed at approximately 7:45 pm.

Many of the questions presented by attendees to the neighborhood meeting were already addressed by elements of the plan.

Since the Neighborhood Meeting the Applicant has completed a property line adjustment to create a distinct lot at the base of the bluff area to donate to the City to protect the resources there and help the City meet its goal to create a Special Use Park in this area. The Applicant has also included in its application for planned development and subdivision several common open space tracts that the City may desire to acquire to support and augment this Special Use Park.

The proposed common open spaces now have detailed landscaping plans and proposed improvements shown in the preliminary plan set. This includes the mid-block paths. Minor adjustments were made to the lots and street circulation to improve the circulation pattern for vehicles and pedestrians. However, the plan remains essentially the same with access to Baker Creek Road at Shadden Drive and Meadows Drive with an added right-turn-out lane, a connection to the round about at Hill Road and improvements on the north side of Baker Creek Road along the subdivision's site frontage to accommodate bike lanes and a center turn lane.



