



231 NE Fifth Street • McMinnville, Oregon 97128 • www.mcminnvilleoregon.gov

June 20, 2017

Lori Zumwalt
Premier Development, LLC
1312 NE Highway 99W
McMinnville, OR 97128

RE: ZC 3-17 and ZC 4-17

Dear Mrs. Zumwalt:

This is to advise you that, at a meeting of the McMinnville City Council on Tuesday, June 13, 2017, your application for a zone change (ZC 3-17) from R-2 (Single-Family Residential) to R-4 (Multiple-Family Residential) and a zone change (ZC 4-17) from LDR-9,000 (Low-Density Residential – 9,000 Square Foot Minimum) to R-4 (Multiple-Family Residential) was considered. Based on the material submitted, testimony received, and the review criteria in Section 17.74.020 of the McMinnville Zoning Ordinance, the City Council voted to **APPROVE** your zone change request (ZC 3-17 and ZC 4-17), subject to the following conditions:

1. The site shall be designed to allow for a future bicycle/pedestrian connection to NE Baker Street, so that a bicycle/pedestrian connection to NE Baker Street could be made in the future, at such time that the roadway is improved to the complete street standards contained in the McMinnville Transportation System Plan.
2. Vehicular access from this site to NE Baker Street shall be prohibited.
3. Side yards setbacks shall be increased one foot for each foot of building height over thirty-five feet.
4. If the site is developed as multi-family residential, buffering along the northern and southern boundaries of this site shall be required and shall utilize methods for the express purpose of mitigating noise, headlight glare, and visual intrusion from this site onto the neighboring single-family developments located to the north and south of this site and shall include a mix of vertical and horizontal vegetation, fencing and/or berms, but shall not serve as a visual or physical barrier between this development and the surrounding neighborhood. The proposed buffers shall be submitted to the McMinnville Landscape Review Committee for the review and approval prior to the issuance of building permits for this site.

The subject site is located at 2640 NE Baker Street and 2501 NE Evans Street and is more specifically described as Tax Lots 3201 and 3200, Section 16BC, T. 4 S., R. 4 W., W.M.

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June 20, 2017
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Page 2

Pursuant to the Zoning Ordinance of the City of McMinnville, an action or ruling of the City Council may be appealed to the Land Use Board of Appeals (LUBA) within 21 (twenty-one) days of the date written notice of the decision is mailed. If no notice of intent to appeal to LUBA is submitted by July 11, 2017, the decision of the City Council will become final.

Enclosed for your records is the Decision Document, as well as a copy of Ordinance No. 5022, which was adopted by the City Council.

If you have any questions regarding this matter, please feel free to contact me at (503) 434-7330.

Sincerely,



Heather Richards, PCED
Planning Director

HR:sjs

c:

Dennis Lauber, 2445 NE Cowls Court, McMinnville, OR 97128
Gary Freuler, 2440 NE Cowls Court, McMinnville, OR 97128
Geneva Foster-Ward, 2447 NE Davis Court, McMinnville, OR 97128
Tyler Birman, 2450 NE Davis Court, McMinnville, OR 97128
Phillip Dorn, 630 NE 24th Street, McMinnville, OR 97128
Vernold Stevahn, 2413 NE Evans Street, McMinnville, OR 97128
Property Owner, 530 NE 26th Court, McMinnville, OR 97128
Steven Felty, 535 NE 26th Court, McMinnville, OR 97128
Property Owner, 2675 NE Evans Street, McMinnville, OR 97128
Alejandro Garcia, 2655 NE Evans Street, McMinnville, OR 97128
Edward Martin, 400 NE 27th Street, McMinnville, OR 97128
James Ragsdale, 380 NE 27th Street, McMinnville, OR 97128
John Rogers, 2435 NE Cowls Street, McMinnville, OR 97128
Rick Knutz, 2670 NE Baker Street, McMinnville, OR 97128
Michael Zenk, 7875 Tarpiscan Road, Malaga, WA 98828

Enclosures:

*Ordinance No. 5022;
Decision, Conditions of Approval, Findings of Fact and Conclusionary Findings for the
Approval of a Zone Change on the Northern Portion of the Property at 2640 NE Baker Street
and 2501 NE Evans Street.*