



PLANNING DEPARTMENT, 231 NE Fifth Street, McMinnville, Oregon 97128  
[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

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July 9, 2018

Morgan Will  
Stafford Development Company, LLC  
485 S State Street  
Lake Oswego, OR 97034

Re: Planned Development Amendment Review (ZC 2-18)

Dear Mr. Will:

This is to advise you that the McMinnville Planning Department has received and carefully studied your application (ZC 2-18) to amend an approved Planned Development (Ordinance No. 5021). Specifically, the amendments included a change in the numbering of lots within the Baker Creek West subdivision phases to reflect a recent partition of the multifamily development parcel, and an increase in the maximum height of the multifamily structures from 35 feet to 39 feet and 7 inches. The subject site is located at the SE corner of the intersection of NW Hill Road and NW Baker Creek Road and is more specifically described as Tax Lots 200 and 203, Section 18, T. 4 S., R. 4 W., W.M.

The Planning Director reviewed the proposed amendments and determined that the changes were minor and could be processed as minor amendments of the originally approved Planned Development. Under the provisions of Section 17.72.110 (Applications – Director’s Review with Notification) of the McMinnville Municipal Code, notice of the proposed Planned Development Amendment was provided to property owners within 100 feet of the subject site. The Planning Department did not receive any public testimony on the proposed amendments during the public comment period.

Based on the material submitted and the Planning Department evaluation, I have approved your request for a Planned Development Amendment (ZC 2-18), subject to conditions.

Attached is the land-use decision with the Findings of Fact and conditions of approval for your records. The conditions of approval are also outlined below:


1. That the maximum height of the multiple-family buildings, previously shown to be located on Lot 126 on the Baker Creek West tentative subdivision plan, be 39 feet 7 inches.
2. That all other applicable provisions and conditions of approval of McMinnville Ordinance No. 5021 shall remain in effect and apply to the subject property.

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July 9, 2018  
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Page 2

This letter shall act as official notification of my decision. Pursuant to Section 17.72.170 of the McMinnville Municipal Code, an appeal of this decision may be made to the Planning Commission if notice of intent to appeal is filed in the Planning Department no later than July 24, 2018. If no appeal is filed by this date, the decision shall be considered final

Sincerely,

A handwritten signature in black ink, appearing to read "Heather Richards", written in a cursive style.

Heather Richards, PCED  
Planning Director

HR:sjs

Attachments: *Decision, Conditions of Approval, Findings of Fact and Conclusionary Findings for the Approval of a Minor Amendment to the Approved Planned Development at Baker Creek West. (Docket ZC 2-18)*