



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

**NOTICE OF PENDING ADMINISTRATIVE DECISION
MINOR AMENDMENT TO PLANNED DEVELOPMENT
BAKER CREEK EAST**

NOTICE IS HEREBY GIVEN that an application for a minor amendment to the requirements of a Planned Development overlay ordinance has been submitted to the McMinnville Planning Department. The purpose of this notice is to provide an opportunity for surrounding property owners to submit comment regarding this application prior to a decision by the Planning Director. Please contact Chuck Darnell with any questions at 503-434-7311, or chuck.darnell@mcminnvilleoregon.gov.

DOCKET NUMBER: ZC 3-18 (Minor Planned Development Amendment)

REQUEST: Approval of the incorporation of a portion of an open space tract into the first phase of the two phases of the Baker Creek East subdivisions, approval of the adjustment of a common property line between two proposed lots (Lot 13 and Lot 14), approval of the combination of two lots (Lot 12 and Lot 13), and approval of the change in the numbering of lots within the Baker Creek East subdivision phases to reflect the above proposed changes to lots.

APPLICANT: Stafford Development Company, LLC

SITE LOCATION(S): South of Existing Shadden Claim Subdivision (see attached map)

MAP & TAX LOT(S): R4418 00205 and R4418 206

ZONE(S): R-1 PD (Single-Family Residential Planned Development)

MMC REQUIREMENTS: Chapter 17.51, Section 17.51.030(G), and Ordinance No. 5021 (see reverse side for specific review criteria)

NOTICE DATE: June 20, 2018

Persons are invited to register any statement in person, by attorney, or by mail to the McMinnville Planning Department to assist the Planning Director in making a decision on this application. Should you wish to submit comments or testimony on this application, please call the Planning Department office at (503) 434-7311, or forward them by mail to 231 NE Fifth Street, McMinnville, OR 97128, or by email to chuck.darnell@mcminnvilleoregon.gov. Alternatively, you may request that the application be considered at a public hearing before the McMinnville Planning Commission. A request for hearing must state the basis for the request. (Please see Section 17.72.120).

**COMMENTS OR REQUESTS FOR HEARING MUST BE RECIVED NO LATER THAN
5:00 pm, July 5, 2018**

Appeals of the Planning Director decision need to be made to the Planning Commission. Failure to raise an issue in person or by letter precludes appeals to the Planning Commission on this issue. (Please see Section 17.72.170)

The decision-making criteria, application, and records concerning this matter are available in the McMinnville Planning Department office at 231 NE 5th Street, McMinnville, Oregon during working hours and on the Planning Department's portion of the City of McMinnville webpage at www.mcminnvilleoregon.gov.

REVIEW CRITERIA:

McMinnville Municipal Code

17.51.030 Procedure [...]

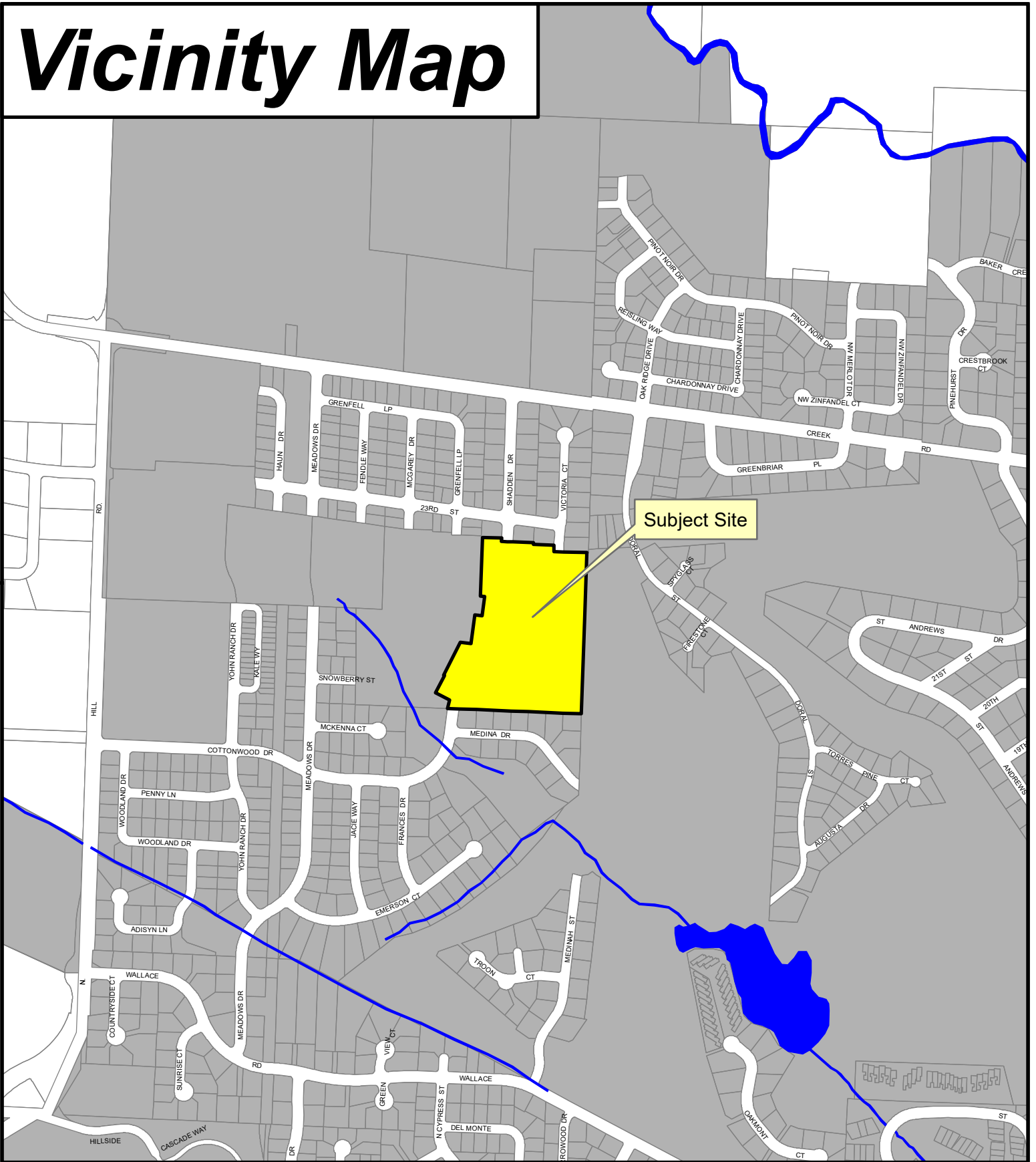
- G. Permits for construction in a planned development shall be issued only on the basis of the approved plan. The approved site plan shall be placed on file with the Planning Department and become a part of the zone and binding on the owner and developer. The developer is responsible for requesting permission of the Planning Commission for any major change of the details of the adopted site plan. Minor changes to the details of the adopted site plan may be approved by the City Planning Director. It shall be the Planning Director's decision as to what constitutes a major or minor change. An appeal from a ruling by him may be made only to the Commission. Review of the Planning Director's decision by the Planning Commission may be initiated at the request of any one of the Commissioners; [...]

Planned Development Overlay Ordinance (Ordinance No. 5021)

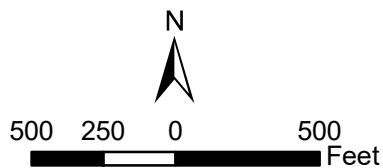
Exhibit A, Condition of Approvals

1. That the Baker Creek tentative subdivision plan shall be placed on file with the Planning Department and become a part of the zone and binding on the owner and developer. The developer will be responsible for requesting approval of the Planning Commission for any major change in the details of the adopted site plan. Minor changes to the details of the adopted plan may be approved by the City Planning Director. It shall be the Planning Director's decision as to what constitutes a major or minor change. An appeal from a ruling by the Planning Director may be made only to the Planning Commission. Review of the Planning Director's decision by the Planning Commission may be initiated at the request of any one of the commissioners

Vicinity Map



Geographic Information System



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