



Planning Department
 231 NE Fifth Street • McMinnville, OR 97128
 (503) 434-7311 Office • (503) 474-4955 Fax
www.mcminnvilleoregon.gov

RECEIVED

JUN 05 2018

COMMUNITY DEVELOPMENT
 CENTER

Office Use Only:	
File No.	ZC 3-18
Date Received	6/5/18
Fee	\$0
Receipt No.	N/A
Received by	CD

Planned Development Amendment Application

Applicant Information

Applicant is: Property Owner Contract Buyer Option Holder Agent Other _____

Applicant Name Stafford Development Company, LLC Phone 503-305-7647

Contact Name Morgan Will Phone _____
 (If different than above)

Address 485 S State St

City, State, Zip Lake Oswego, OR 97224

Contact Email morgan@staffordlandcompany.com

Property Owner Information

Property Owner Name Baker Creek Development, LLC & Stafford Development Company, LLC Phone 503-305-7647
 (If different than above)

Contact Name _____ Phone _____

Address SA ME AS ABOVE

City, State, Zip _____

Contact Email _____

Site Location and Description

(If metes and bounds description, indicate on separate sheet)

Property Address _____

Assessor Map No. R4 + 4 - 18 - TL 205 & 206 Total Site Area 23.01 Acres

Subdivision Baker Creek East Block _____ Lot _____

Comprehensive Plan Designation R1-PD Zoning Designation R1-PD

1. Show in detail how your request seeks to amend the existing planned development overlay. State the reason(s) for the request and the intended use(s) of the property: The proposed minor amendments to the Baker Creek East plat do not increase the amount of land within the subject site. They do not increase density or the number of housing units. They do not reduce the amount of open space. Nor do they change the vehicular system. The proposed amendments are not major changes to the adopted site plans. The proposed minor amendments include) including a portion of Tract "C" of BCE phase 2 in phase 1, 2) squaring the east property line of Lot 14 (Now Lot 13) with the rear property line increasing its size, 3) reducing the BCE phase 1 from 43 lots to 42 lots by combining into one lot the area of proposed lot 12 and Lot 13 to just be Lot 12, and 4) as a result of #3 above renumbering Lots 12-43 to be shown on the final plat as lots 12-42.

2. Show in detail, by citing specific goals and policies, how your request is consistent with applicable goals and policies of the McMinnville Comprehensive Plan (Volume II):

See Ordinance No. 5021

3. Considering the pattern of development in the area and surrounding land uses, show, in detail, how the proposed amendment is orderly and timely: The inclusion of a portion
Tract C of BCE phase 2 in Phase 1 is orderly and timely
because it will take an area of existing and improved detention
pond that will benefit both phases and put it into a
common area tract with phase 1, earlier, and secure
proper management of that areas landscaping by the HOA
and access easement to storm water management infra structure
by the public with an easement over the tract area.
The squaring off of property lines and consolidation lots will
create lots that are wider and better serve planned homes
on those lots. The change requires the lot numbers on
the plat to be renumbered to match the decrease,
by one lot, of the total number of lots, thus decreasing
the density to be more conforming with the underlying zone.

4. Describe any changes in the neighborhood or surrounding area which might support or warrant the request:

The Applicant plans to sell lots to builders planning
larger homes more in keeping with high quality homes
built on adjacent developments to the south and east.
The change will increase the average lots size and
value of homes in Baker Creek East and be an
improvement to the entire community

5. Document how the site can be efficiently provided with public utilities, including water, sewer, electricity, and natural gas, if needed, and that there is sufficient capacity to serve the proposed use:

The proposed utilities are already serving the areas modified by this request with improvements to BCE Phase 1. The capacity exists to serve tract C and the demand will decrease with the reduction of the plan of one fewer lots ensuring continued sufficient capacity

6. Describe, in detail, how the proposed use will affect traffic in the area. What is the expected trip generation?

Traffic in the area will remain the same or be reduced by the reduction of one dwelling unit from the approved site plans.

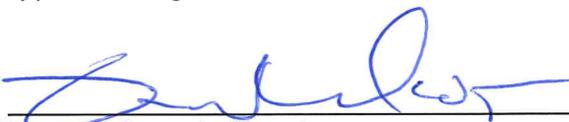
In addition to this completed application, the applicant must provide the following:

- A site plan (drawn to scale, legible, and of a reproducible size). The site plan should show existing and proposed features such as: access; lot and street lines with dimensions in feet; distances from property lines; improvements; north direction arrow, and significant features (slope, vegetation, adjacent development, drainage, etc.).
- A copy of the current planned development overlay ordinance.
- A legal description of the subject site, preferably taken from the deed.
- Payment of the applicable review fee, which can be found on the Planning Department web page.

I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.


Applicant's Signature

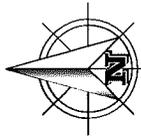
6/5/18
Date


Property Owner's Signature

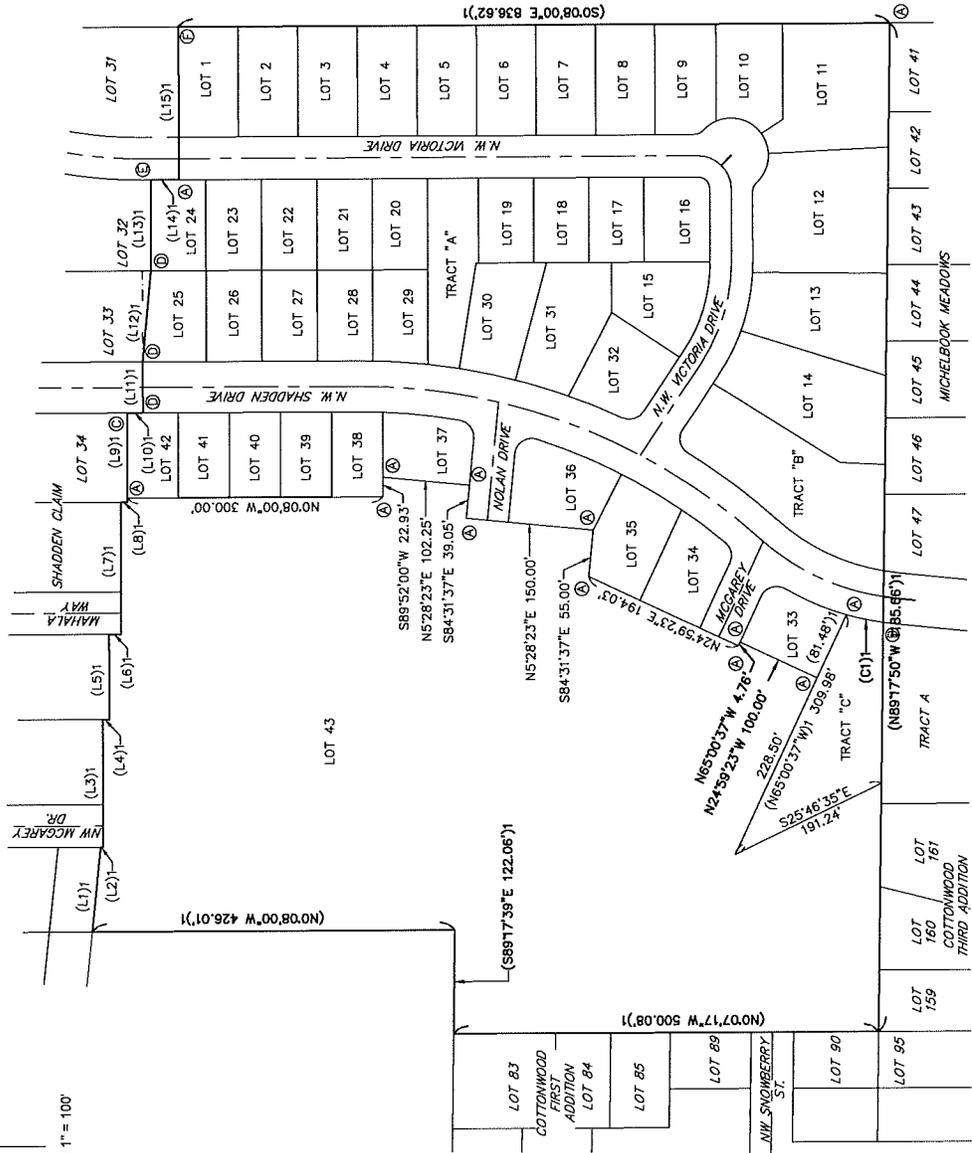
6/5/18
Date

BAKER CREEK EAST

A RE-PLAT OF PARCEL 1, PARTITION PLAT 2017-17
 LOCATED IN THE N.E. 1/4 AND S.E. 1/4 OF SECTION 18,
 T. 4 S., R. 4 W., OF THE WILLAMETTE MERIDIAN,
 CITY OF MCMINNVILLE, YAMHILL COUNTY, OREGON
 MAY 1, 2018



SCALE: 1" = 100'



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

O R E G O N
 JULY 16, 1984
 GREGORY WILSON
 5087

BARKER SURVEYING
 BARKER SURVEYING
 3657 KASHMIR WAY SE
 SALEM, OREGON 97317
 PHONE (503) 588-8800

EXPIRATION DATE: 6/30/2018

ORDINANCE NO. 5021

AN ORDINANCE AMENDING THE ZONING MAP DESIGNATION FROM EF- 80 (EXCLUSIVE FARM USE – 80-ACRE MINIMUM) TO R-1 PD (SINGLE-FAMILY RESIDENTIAL PLANNED DEVELOPMENT) ON APPROXIMATELY 13.6 ACRES OF LAND, AND FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO R-1 PD SINGLE-FAMILY RESIDENTIAL PLANNED DEVELOPMENT) ON APPROXIMATELY 17.23 ACRES OF LAND, AND AMENDING PLANNED DEVELOPMENT ORDINANCE NO. 4626 TO ENCOMPASS AN ADDITIONAL 30.83 ACRES OF LAND TO ALLOW VARIATION IN LOT SIZES AND SETBACK REQUIREMENTS TO INCLUDE: A REDUCTION IN THE FRONT YARD SETBACK FOR CERTAIN LOTS FROM 20 TO 15 FEET; A REDUCTION IN THE SIDE YARD SETBACK FOR CERTAIN LOTS FROM 10 FEET TO EITHER 7.5 FEET, 5 FEET OR 3 FEET; AND A REDUCTION IN THE EXTERIOR SIDE YARD SETBACK FOR CERTAIN LOTS FROM 20 FEET TO 15 FEET.

RECITALS:

The subject site is located south of Baker Creek Road and east of Hill Road and is more specifically described as Tax Lots 200, 203 and 205, Section 18, T. 4 S., R. 4 W., W.M.; and

The Planning Department received applications (ZC 1-16/ZC 2-16/S 3-16) on August 29, 2016, and deemed them complete on September 29, 2016. The first public hearing before the McMinnville Planning Commission was held on November 17, 2016. As new substantive information had been submitted to the Planning Department by the applicant prior to the November 17th public meeting, the hearing was opened and immediately continued to the December 15, 2016 Planning Commission meeting to afford sufficient time for staff and the public to review the material prior to the issuance of a staff report and findings document and prior to the receipt of oral testimony. Due to inclement weather, the Commission's December 15th public meeting was cancelled and rescheduled for January 19, 2017. At the January 19th meeting, the Commission conducted a public hearing on this proposal and elected to close the public hearing but keep the written record open until 5:00 p.m. February 2, 2017 for receipt of additional written testimony. The applicant provided their written rebuttal on Monday, February 6, 2017, and elected to dismiss the rest of their rebuttal period. At the February 16, 2017, Planning Commission public meeting to which this hearing had been continued, the Commission voted unanimously to deny the applicant's proposal. Specifically, the Planning Commission voted to deny ZC 1-16 and ZC 2-16 including the proposed amendment of Planned Development Ordinance No. 4626. This action by the Planning Commission was also a de-facto denial of the tentative phased subdivision plan S 3-16. Following this denial decision, an appeal period was provided until 5:00 p.m., March 13, 2017. The applicant filed an appeal of the Planning Commission's denial on March 13, 2017; and

A de-novo public hearing on the appeal was held on April 25, 2017 at 7:00 p.m. before the McMinnville City Council Planning Commission after due notice had been provided in the local newspaper on April 18, 2017, and written notice had been mailed to property owners within 500 feet of the affected property; and

At said public hearing, application materials and a staff report were presented and testimony was received; and

The City Council, being fully informed about said requests, found that the requested amendments conformed to the applicable Comprehensive Plan goals and policies, as well as the

zone change review criteria listed in Section 17.74.020 and Planned Development Amendment review criteria listed in Section 17.74.070 of the McMinnville Zoning Ordinance based on the material submitted by the applicant and the findings of fact and conclusionary findings for approval contained in Exhibit A; and

The City Council, has, on appeal, received the staff report and public testimony, and having deliberated; and

NOW, THEREFORE, THE COMMON COUNCIL FOR THE CITY OF MCMINNVILLE ORDAINS AS FOLLOWS:

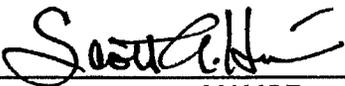
1. That the Council adopts the Findings of Fact, Conclusionary Findings, Decision and Conditions of Approval documented in Exhibit A for AP 1-17, (an appeal of a Planning Commission denial for ZC 1-16, ZC 2-16, S 3-16); and

2. That this Ordinance shall take effect 30 days after its passage by the City Council.

Passed by the Council this 26th day of April 2017, by the following votes:

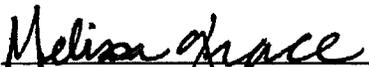
Ayes: Drabkin, Garvin, Jeffries, Menke, Stassens, Ruden

Nays: _____


MAYOR

Attest:

Approved as to form:


CITY RECORDER


CITY ATTORNEY

PARTITION PLAT NO. 2017-17

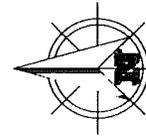
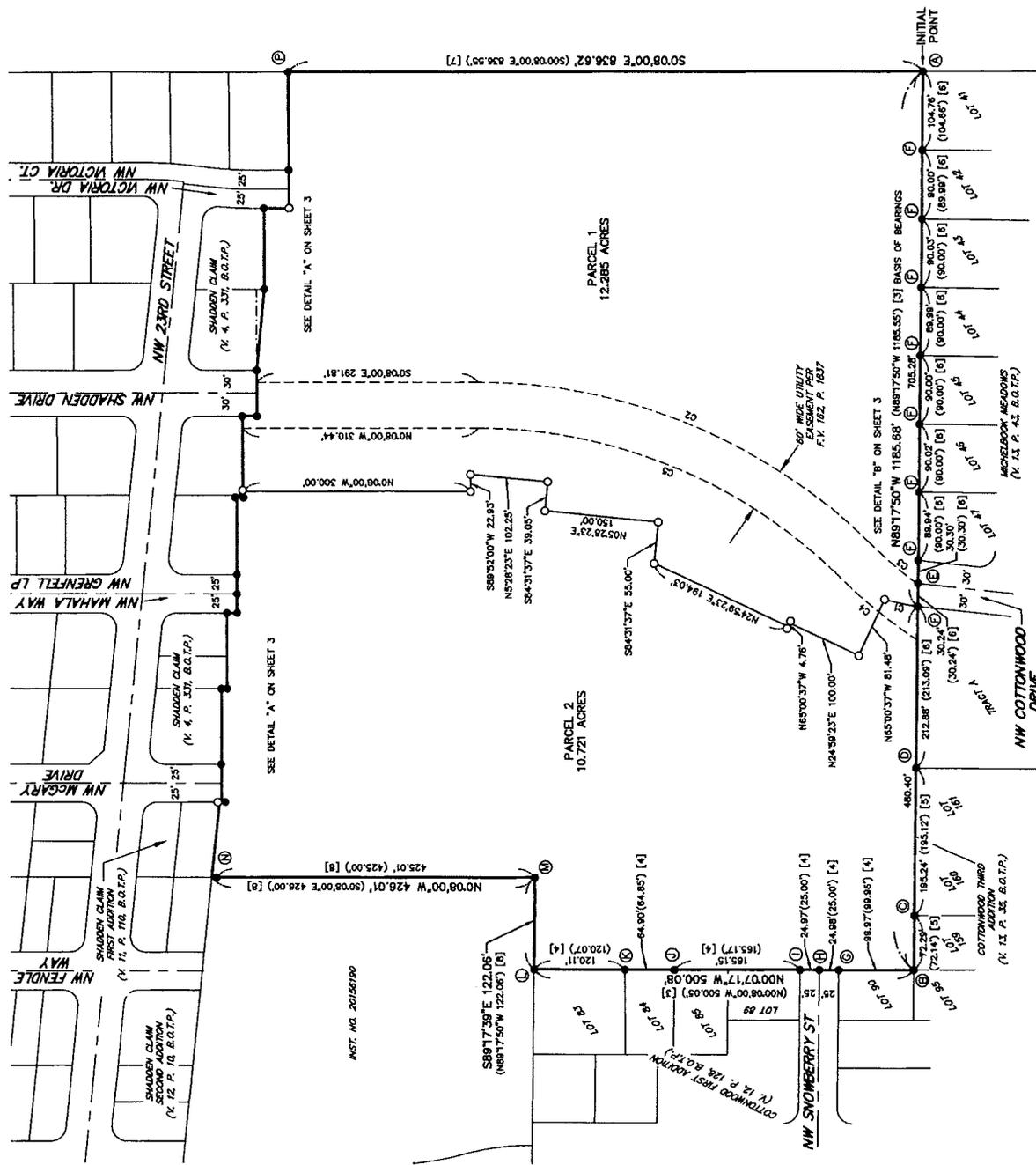
SHEET 2 OF 4

Received 11/14/2017
County Surveyor

A REPLAT OF A PORTION OF PARCEL 3, PARTITION PLAT 2010-07
LOCATED IN THE N.E. 1/4 AND S.E. 1/4 OF SECTION 18,
T. 4 S., R. 4 W., W.M., CITY OF MCMINVILLE, YAMHILL COUNTY, OREGON
PARTITION CASE MP 5-17
OCTOBER 9, 2017

- LEGEND**
- - Set 5/8" x 30" iron rod with yellow plastic cap stamped "WILSON PLS 2687"
 - - Monument found within 0.1' of ground surface or otherwise noted (See list on Sheet 3)
 - V. - Volume
 - R. - Reel
 - P. - Page
 - F.V. - Film Volume
 - C.S. - County Survey
 - B.O.T.P. - Book of Town Plats
 - P.P. - Partition Plat
 - INSTR. - Instrument
 - () - Bearing and Distance of Record

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING & DISTANCE
C1	306.00'	87.202°	44.54'	N11°46.21'E 44.50'
C2	730.00'	44.703°	398.89'	S27°05.45'W 559.77'
C3	670.00'	73.311°	37.89'	S40°35.56'W 67.88'
C4	730.00'	103.323°	138.75'	N35°24.35'E 138.34'
C5	670.00'	44.743°	396.03'	N22°05.46'E 397.34'



SCALE: 1" = 100'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gregory L. Wilgoin

GREGORY L. WILGOIN
2687
JULY 19, 1984

EXPIRATION DATE: 6/30/2018



BARKER SURVEYING

BARKER SURVEYING
3657 KASHMIR WAY SE
MCMINVILLE, OR 97128
PHONE (503) 585-8800
FAX (503) 383-2469
EMAIL: INFO@BARKERWILSON.COM

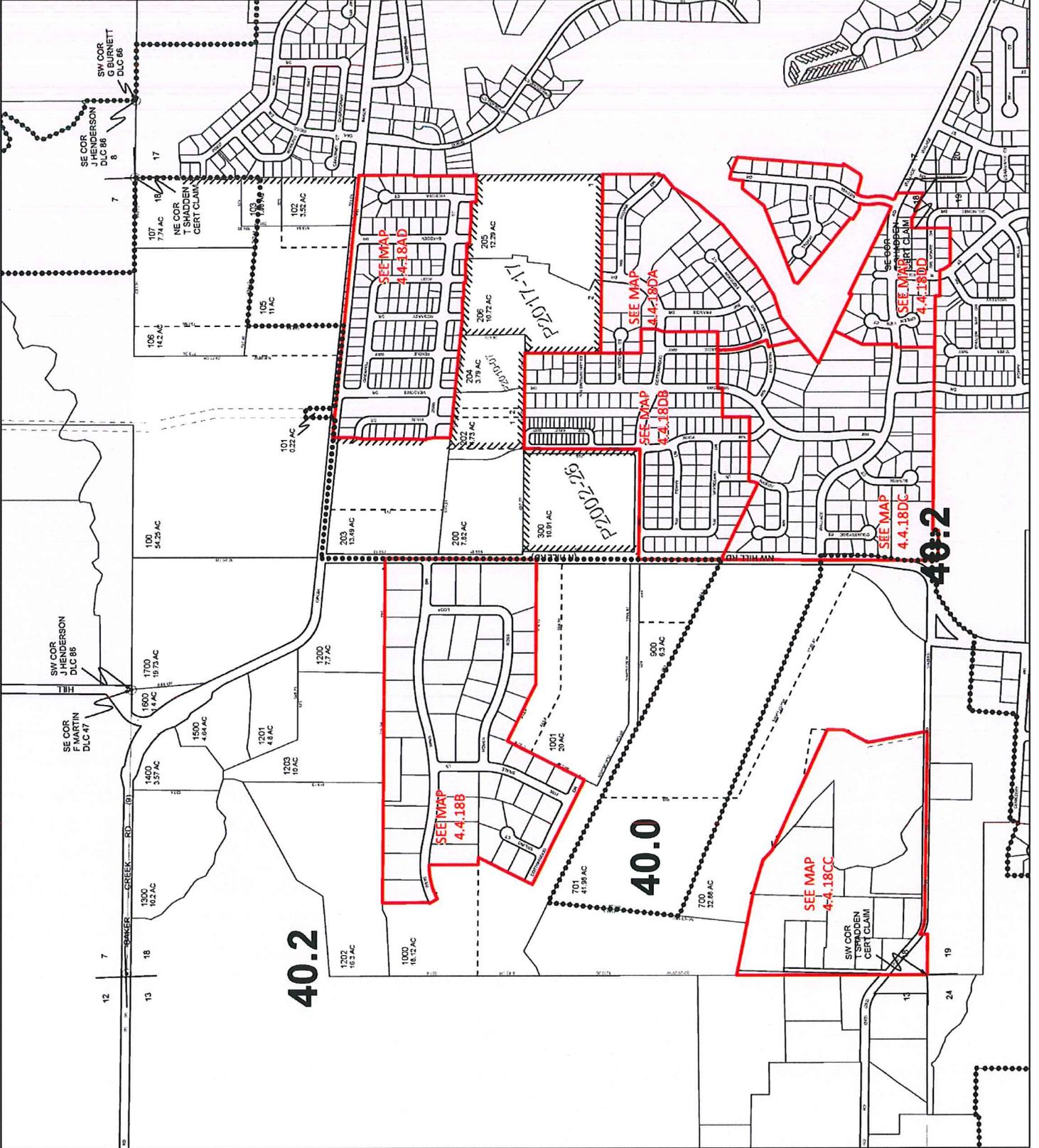
THIS IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT

INST. NO. 20165090



ASSESSMENT & TAX
CARTOGRAPHY

SECTION 18 T.4S. R.4W. W.M.
YAMHILL COUNTY OREGON
1" = 400'



CANCELLED TAXLOTS:

- 1100
- 800
- 500
- 501
- 500
- 401
- 400
- 306
- 305
- 304
- 303
- 302
- 301
- 201
- 104
- 2404

DATE PRINTED: 3/15/2018

This product is for Assessment and Taxation (A&T) purposes only and has not been prepared or is suitable for legal, engineering, surveying or any purposes other than assessment and taxation.