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February 20, 2019

Kathy Schlotfeldt  
MV Advancements  
319 NE 5<sup>th</sup> Street  
McMinnville, OR 97128

RE: Comprehensive Plan Amendment (CPA 2-18), Zone Change (ZC 4-18), & Planned Development Amendment (PDA 1-18)

Dear Ms. Schlotfeldt:

This is to advise you that, at a meeting of the McMinnville City Council on Tuesday, February 12, 2019, your applications for a Comprehensive Plan Map Amendment (CPA 2-18) from Residential to Commercial, a Zone Change (ZC 4-18) from R-4 PD (Multiple-Family Residential Planned Development) to O-R (Office/Residential), and a Planned Development Amendment (PDA 1-18) were presented and considered. The subject site is located at 600 SE Baker Street, and is more specifically described as Tax Lots 101 and 200, Section 20DD, T. 4 S., R. 4 W., W.M.

Based on the material submitted, testimony received, and the review criteria in Section 17.74.020 and Section 17.74.070 of the McMinnville Municipal Code, the City Council voted to **APPROVE** your Comprehensive Plan Map Amendment, Zone Change, and Planned Development Amendment requests (CPA 2-18, ZC 4-18, and PDA 1-18). Enclosed for your records is a copy of Ordinance No. 5061, which was adopted by the City Council on February 12, 2019, and includes your land use decisions with the Findings of Fact and Conclusionary Findings for approval.

The approval of the Zone Change and Planned Development Amendment requests included conditions of approval, which are included in Ordinance 5061 and your land use decisions. We have also outlined those conditions of approval below.

Zone Change (ZC 4-18) conditions of approval:

1. That the rezoning be contingent on the Comprehensive Plan Map amendment request (CPA 2-18) being approved by the McMinnville City Council.

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2. That if the site is developed as multiple-family residential, an additional area equivalent to 7 percent of the gross area of the site shall be reserved for usable open space for residents of the multiple-family development site. The usable open space area shall be a contiguous area, shall be located outside of the front yard setback area, and may be counted towards the minimum percent of the total area of the site required to be landscaped by Section 17.57.070(A) of the McMinnville City Code. The 7 percent usable open space area shall be calculated based on the area of the site outside of the floodplain zone.
3. That the large coniferous tree on the western portion of the site, identified as an "existing large cedar tree" on the concept plan provided in the application materials, as well as the large oak tree immediately southwest of the large coniferous tree described above, are preserved during the development of the site.

Planned Development Amendment (PDA 1-18) conditions of approval:

1. That Ordinance 4739 is amended to remove the subject site and properties from the Linfield College Master Plan area and Planned Development Overlay District, hereby adjusting the boundary of the Planned Development Overlay District. All other standards and conditions of approval adopted by Ordinance 4739 remain in effect.

Pursuant to Section 17.72.190 of the McMinnville Municipal Code, 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 March 13, 2019, the decision of the City Council will become final.

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

Sincerely,



Chuck Darnell  
Senior Planner

CD:sjs  
Encl.

c:

Dave Haugeberg, via email  
Mark Davis, 652 SE Washington Street, McMinnville, OR 97128

Enclosures:  
*Ordinance No. 5061*