

From: [Wendie Kellington](#)
To: [Jamie Fleckenstein](#); [Heather Richards](#)
Cc: [David Koch](#); [Lori Zumwalt](#); [Ron Pomeroy](#); [Steven Ward](#)
Subject: New Council Conditions and Question
Date: Monday, July 22, 2019 11:01:42 AM
Attachments: [We sent you safe versions of your files.msg](#)
[Exhibit 6ALT.pdf](#)
[NewConditions CITY COUNCIL FINAL.docx](#)
Importance: High

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Hi Jamie and Heather,

As promised, attached are revised conditions that the applicant asks the council to adopt in approving the Premier Development proposal.

- The first condition would replace existing proposed Condition 3 to PDA 4-18. It is similar to the one we proposed to the PC, only now simply makes moving the 5 lots mandatory – just in case they could be in the 100 year flood plain if it were re-studied, they are gone from the area of concern, removing that issue altogether.
- The second condition is also a final condition of approval to PDA 4-18. It specifically deals with the 100-year floodplain and requires an engineer's no rise certification and certification against downstream flood impacts. Again, ensuring there is no flooding concern issue.
- The third is merely a cleanup and conforms the condition's referenced Exhibit 6 site plan to Exhibit 6ALT.

FYI - I don't see any other plans that would need to change other than Exhibit 6 to 6ALT. The utility plan Exhibit 7 changes only to the extent that one area 5 lots are no longer served with utility service and in another area more lots are served. We will provide an Exhibit 7Alt for the record, but do not see any conditions that need to change for it or any place of prominence in the discussion given that it is a technical change. Please let me know if you disagree.

Finally, will you please confirm that your June city council power point is a part of the record? It is important that it be in the record so I just wanted to confirm that. Thank you!
Best, Wendie



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NEW CONDITION #3 PDA 4-18:

The applicant shall remove Lots 34, 35, 41, 42, and 43 as they are depicted on the application site plan Exhibit 6, and replace them elsewhere within the subdivision in substantial conformance with the site plan shown on the attached Exhibit 6ALT. The average lot size within the subdivision is authorized to be approximately 7,302 sq. ft. and the minimum lot size within the subdivision is authorized to be approximately 3,793 sq. ft. In all cases, the maximum lot depth to width ratio within the subdivision shall be 2.75:1. There would be 64 lots in the subdivision that would be less than 7,000 sq. ft in size.

This condition removes the strikeout text from the original version proposed to the planning commission a couple of months ago.

The average minimum lot size is larger than the 7,000 square feet required by the R-2 base zone. The PD is being adjusted by this application to establish a new average minimum lot size (approximately 7,302 square feet) for ORM.

NEW ADDITIONAL CONDITION # 20 PDA 4-18:

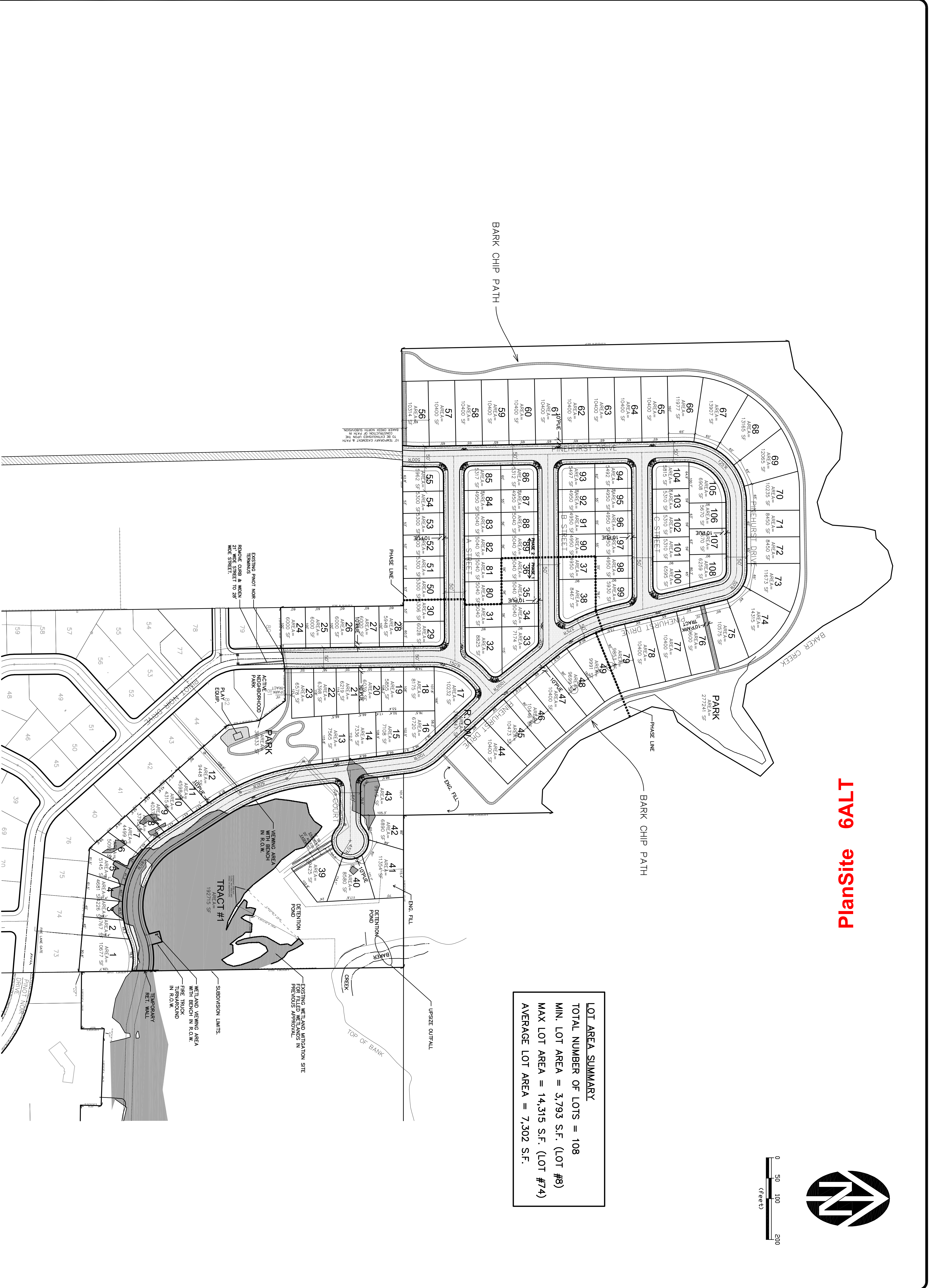
Applicant's professional engineers will provide a certified hydrologic and hydraulic evaluation of Baker Creek in the immediate vicinity of the Subject Property that complies with FEMA standards for a detailed flood study to ensure that the proposed lots as depicted in the application site plan (Exhibit 6ALT) will be not be subject to flooding during the 1-percent annual chance (100-year) flood. Applicant's professional engineers shall also demonstrate and certify that the proposed development will not increase the flood risk for adjacent and downstream properties.

NEW CONDITION #6 S 3-18:

That plat phasing is approved as depicted in the applicant's submittal listed as Exhibit 6ALT in the applicant's submittal and generally described as:

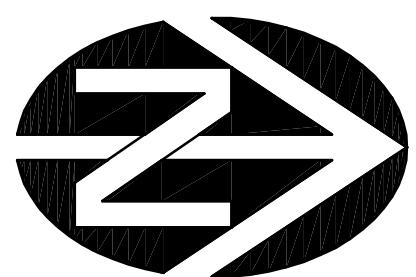
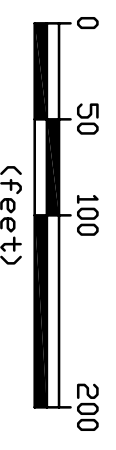
- a. Phase 1 – Lots 1 through 49, the northerly extension of Pinot Noir Drive, Pinehurst Drive generally south of "B" Street, "A" Court, and the easterly portions of "A" and "B" Streets. When required to meet applicable Fire Code requirements, homes shall be sprinkled.
- b. Phase 2 – The balance of Oak Ridge Meadows inclusive of the temporary emergency only access.

This just references that the proper subdivision layout plan is Exhibit 6ALT.



LTW9 PlanSite

LOT AREA SUMMARY
 TOTAL NUMBER OF LOTS = 108
 MIN. LOT AREA = 3,793 S.F. (LOT #8)
 MAX LOT AREA = 14,315 S.F. (LOT #74)
 AVERAGE LOT AREA = 7,302 S.F.



PREMIER DEVELOPMENT OAK RIDGE MEADOWS SUBDIVISION	WESTTECH ENGINEERING, INC. CONSULTING ENGINEERS AND PLANNERS 3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302 Phone: (503) 585-2474 Fax: (503) 585-3986 E-mail: westech@westech-eng.com	REVIEW REVIEW	VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY DSN. JW DRN. TN CKD. JW DATE: APR. 2018
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NO.	DATE	DESCRIPTION	BY

DRAWING
 C6.1
 JOB NUMBER
 2335.4000.0