

Memorandum
Date: July 22, 2019
Re: Oak Ridge Meadows



City of McMinnville
Planning Department
231 NE Fifth Street
McMinnville, OR 97128
(503) 434-7311

www.mcminnvilleoregon.gov

MEMORANDUM

DATE: July 22, 2019
TO: Mayor and City Councilors
FROM: Heather Richards, Planning Director
SUBJECT: PDA 3-18, PDA 4-18, S 3-18 (Revised Conditions of Approval to Address Risk of Flooding Identified in Friends of Baker Creek Hydrology Report).

Per the Staff Report for Ordinance No. 5065, 5069 and 5070, dated July 23, 2019, pages 18-22, there is a discussion about "How to Respond to the Friends of Baker Creek Hydrology Report".

As the Staff Report describes, after soliciting third party review it is clear that the Friends of Baker Creek Hydrology Report raises valid concerns that the floodplain in this vicinity could be larger than represented by FEMA FIRM panels adopted March 2, 2010 that govern development in the McMinnville Floodplain Zone. The report identifies specific concerns with lots 34, 35, 41, 42 and 43. However, it was also clear that the City of McMinnville could not exact conditions upon the applicant that were not supported by the current city's ordinances unless the applicant agreed to the condition.

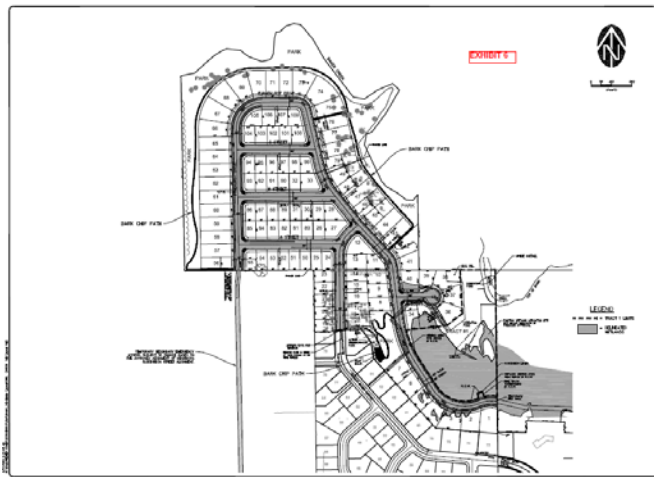
Staff prepared a proposed condition of approval for the applicant to consider, on page 21 of the Staff Report:

"Prior to any building permits being issued, the applicant will submit a Letter of Map Revision to FEMA for the subject site, and if there are any lots within the proposed subdivision that are located in the base floodplain elevation, that any new construction will follow the provisions of Section 5 of the Oregon Model Flood Damage Prevention Ordinance, Modified January 24."

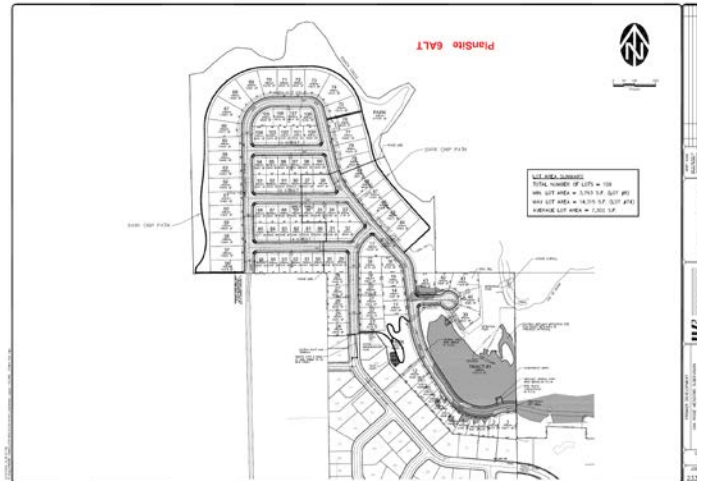
After the staff report was issued, the applicant contacted the City of McMinnville suggesting that they remove all five lots that are impacted by the report, and revise their subdivision plan to reflect Exhibit 6ALT which is attached to this memorandum, and was originally presented as an alternative on May 15, 2019, discussed at the Planning Commission meeting on May 16,

Attachments:
Exhibit 6ALT, Revised Tentative Subdivision Plan

2019, and provided to City Council as an alternative to consider on June 25, 2019. This revised tentative subdivision plan would retain the same number of lots, but remove five lots from the alleged expanded floodplain. It would also preserve more of the wetland that was impacted by two of the removed lots. Please see comparison below.



Original Tentative Subdivision Plan (Exhibit 6)



Revised Subdivision Plan (Exhibit 6ALT)

The applicant has also agreed to the following conditions of approval that would assure that their revised subdivision plan does not place any lots in a floodplain or impact properties downstream of the development.

Suggested Condition of Approval Language:

The applicant will provide a professionally engineered and 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 not be subject to flooding during the 1-percent annual chance (100-year) flood. The applicant shall also provide a professionally engineered and certified report that the proposed development will not increase the flood risk of adjacent and downstream properties.

If the City Council is interested in pursuing this as a solution to the flooding concerns raised by the Friends of Baker Creek, below are suggested revisions to the Ordinances and Decision Documents. We will provide hard copies tomorrow at the meeting. Changes are delineated below:

Ordinance No. 5069 (PDA 4-18, Planned Development Amendment, Oak Ridge Meadows):

Add the following Conditions of Approval to *Section II, Conditions*:

- 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 Exhibit 6ALT. The average lot size within the subdivision is authorized to be approximately 7,302 square feet and the minimum lot size within the subdivision is authorized to be approximately 3,793 square feet.
- The applicant will provide a professionally engineered and 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 not be subject to flooding during the 1-percent annual chance (100-year) flood. The applicant shall also provide a professionally engineered and certified report that the proposed development will not increase the flood risk of adjacent and downstream properties.

Add the following to the list of Attachments:

- PDA 4-18, Exhibit 6ALT (on file with the Planning Department).
- PDA 3-18, PDA 4-18, S 3-18 Staff Report, Attachments and Presentation to the McMinnville City Council, June 25, 2019 (on file with the Planning Department).

Ordinance No. 5070 (S 3-18, Tentative Subdivision Plan, Oak Ridge Meadows):

Add the following Conditions of Approval to *Section II, Conditions*:

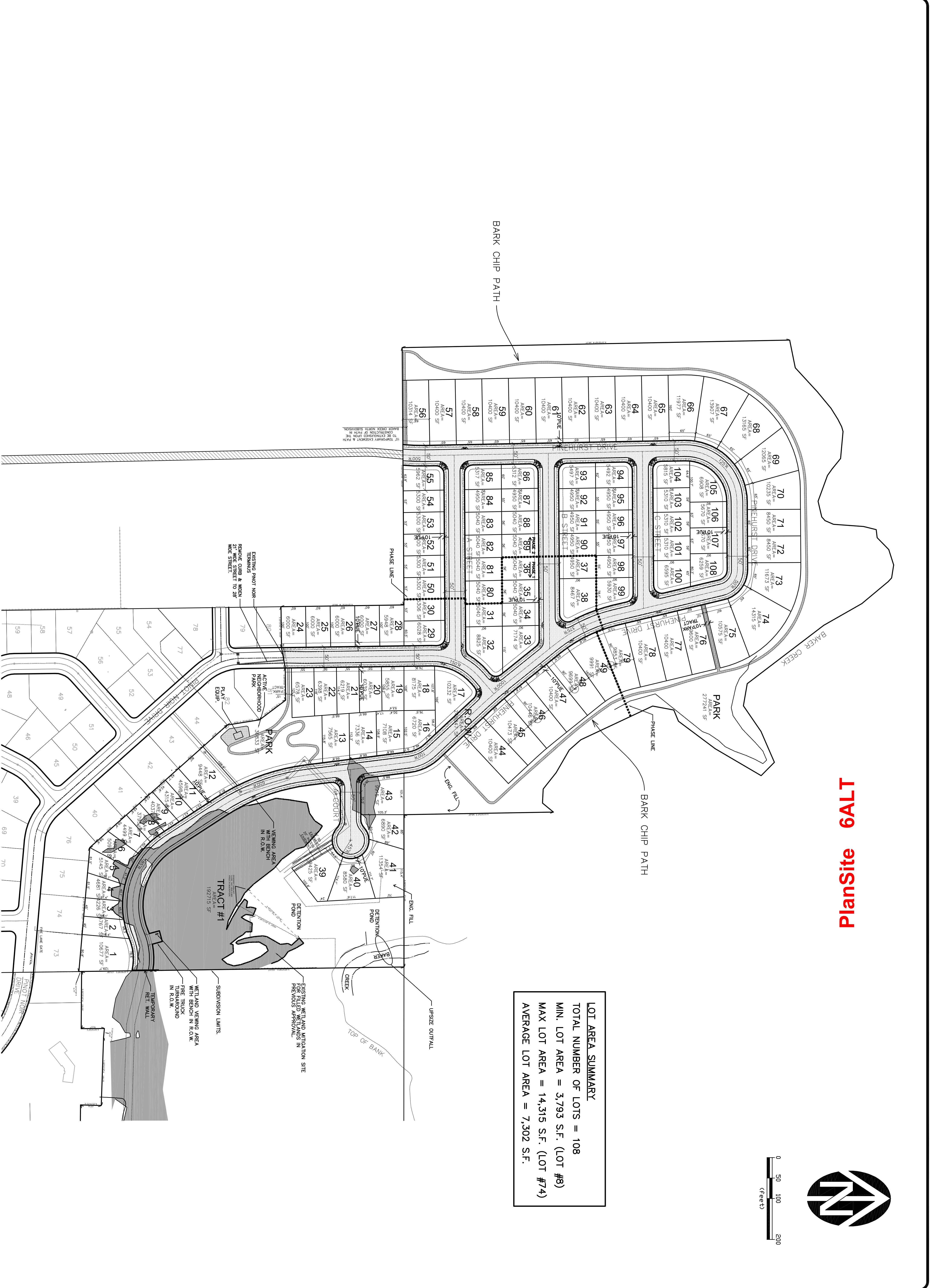
- The applicant shall remove Lots 34, 35, 41, 42 and 43 as they are depicted on the application site plan Exhibit 6, and replace them elsewhere within the subdivision in substantial conformance with the site plan shown on Exhibit 6ALT. The average lot size within the subdivision is authorized to be approximately 7,302 square feet and the minimum lot size within the subdivision is authorized to be approximately 3,793 square feet.
- 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:

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- 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.
 - b. Phase 2: The balance of Oak Ridge Meadows inclusive of the temporary emergency only access.
- The applicant will provide a professionally engineered and 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 not be subject to flooding during the 1-percent annual chance (100-year) flood. The applicant shall also provide a professionally engineered and certified report that the proposed development will not increase the flood risk of adjacent and downstream properties.

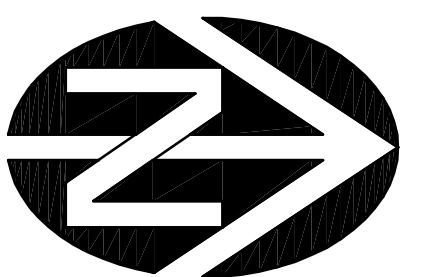
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LTW9 PlanSite

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.



0 50 100 200
 (feet)

DRAWING C6.1	JOB NUMBER 2335.4000.0	PREMIER DEVELOPMENT OAK RIDGE MEADOWS SUBDIVISION	WESTECH 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	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>DSN.</td> <td>JW</td> <td>NO.</td> <td>DATE</td> <td>DESCRIPTION</td> <td>BY</td> </tr> <tr> <td>DRN.</td> <td>TN</td> <td>1</td> <td></td> <td></td> <td></td> </tr> <tr> <td>CKD.</td> <td>JW</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="6">DATE: APR. 2018</td> </tr> </table>	DSN.	JW	NO.	DATE	DESCRIPTION	BY	DRN.	TN	1				CKD.	JW					DATE: APR. 2018					
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