

Exhibit 1

ORDINANCE NO. 4722

An Ordinance approving a comprehensive plan map amendment from Commercial to Residential, and zone changes from a County EF-80 (Exclusive Farm Use - 80-acre minimum) zone, a City R-1 (Single-Family Residential) zone, and a City C-3 PD (General Commercial Planned Development) zone to a City R-2 PD (Single-Family Residential - Planned Development) zone on approximately 30. 2 acres of land located north of Baker Creek Road, east of the Church of Jesus Christ of Latter Day Saints, and south of Baker Creek.

RECITALS

The Planning Commission received an application (CPA 10-99 / ZC 19-99 / S 6-99) from Premier Home Builders, Inc. dated October 13, 1999, requesting a comprehensive plan map amendment from Commercial to Residential and zone changes from a County EF-80 (Exclusive Farm Use - 80-acre minimum) zone, a City R-1 (Single-Family Residential) zone, and a City C-3 PD (General Commercial Planned Development) zone to a City R-2 PD (Single-Family Residential - Planned Development) zone on approximately 30.2 acres of land located north of Baker Creek Road, east of the Church of Jesus Christ of Latter Day Saints, and south of Baker Creek Road and more specifically identified as Tax Lot 1300, Section 17, T. 4 S., R. 4 W., W.M.

A public hearing was held November 18, 1999, at 7:30 p.m. before the McMinnville Planning Commission after due notice had been given in the local newspaper on November 13, 1999, and written notice had been mailed to property owners within 300 feet of the affected property; and

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

The Planning Commission, being fully informed about said request, found that said changes conformed to the zone change review criteria listed in Chapter 17. 72.035 of Ordinance No. 3380 based on the material submitted by the applicant and the findings of fact and the conclusionary findings for approval contained in the staff report, all of which are on file in the Planning Department, and that the plan amendments and zone changes are consistent with the Comprehensive Plan; and

The Planning Commission approved said comprehensive plan map amendments and zone changes and has, recommended said changes to the Council; and

Subsequently, the City Council called for a public hearing. In accordance with City ordinances, the public hearing was scheduled for January 25, 2000, at 7:30 p.m. in the McMinnville School District Board Room, and was continued for further discussion and decision on February 8, 2000. Notice of said hearing was given by written notice to affected property owners and to the general public by legal notice in the local newspaper; and

The McMinnville City Council conducted the scheduled hearing at the time and date specified above in accordance with the standards adopted in City of McMinnville Ordinance No. 3682. The testimony of the proponents and opponents was received and, in addition, the record generated by the McMinnville Planning Commission, supplemental staff reports, supplemental reports from other agencies and additional exhibits were duly incorporated into the record and were considered by the Council; and now, therefore,

THE CITY OF McMINNVILLE ORDAINS AS FOLLOWS:

Section 1. That the Council adopts the findings and conclusions of the Planning Commission, staff report on file in the Planning Department, and the application filed by Premier Home Builders, Inc.

Section 2. That the Comprehensive Plan Map shall be amended from a Commercial designation to a Residential designation for the property described in Exhibit "A" which is attached hereto and incorporated herein by this reference.

Section 3. That the property described in Exhibit "A" is hereby rezoned from a C-3 PD zone to an R-2 PD zone and from a County EF-80 zone and a City R-1 zone to a City R-2 PD zone subject to the following conditions:

1. That the comprehensive plan map amendment and zone change approvals (for those portions located outside of the current city limits) not take effect until and unless the City Council and the electorate approve the annexation request.
2. That the Oak Ridge subdivision tentative plan (or such plan as may be revised by conditions for approval of this development), be placed on file with the Planning Department and that it become a part of the zone and binding on the property owner and developer.

That the developer is responsible for requesting approval of the Planning Commission for any major change of the details of the adopted plan. Minor changes to the details of the adopted plan may be approved by the 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.

3. That the average lot size within the Oak Ridge subdivision shall be a minimum of 7,000 square feet.
4. That building setbacks for Lots 3, 4, 5, 13, 14, 87, 88, and 89 shall be as follows:
Front - 20 feet; however, the front yard setback measured to the open side of a garage or carport shall not be less than eighteen (18) feet.
Rear - 15 feet
Side - 7.5 feet
Exterior Side - 20 feet

The Planning Director is authorized to permit reductions or increases to these standards as may be necessary to provide for the retention of trees greater than nine inches in diameter measured at breast height. In no case, however, may the rear yard setback be reduced less than 5 feet, or the side yard setback to 5 feet, or the exterior side yard setback to 15 feet without approval of the Planning Commission pursuant to the requirements of Chapter 17.69 (Variance). A request to adjust the setbacks for these lots shall be accompanied by a building plan for the subject lot.

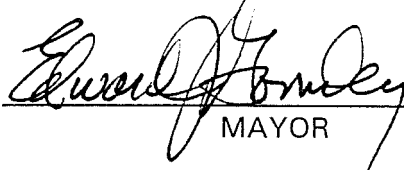
5. That existing trees greater than 9 inches in diameter measured 4.5 feet above grade, other than those identified for removal in the submitted arborist's report, shall not be removed without written permission of the McMinnville Planning Director. Trees to be retained shall be protected during all phases of home construction. A plan for the protection of trees to remain on site, and in particular, for the five "exceptional" Oregon white oak trees identified by the applicant's arborist, must be submitted to the City prior to construction of the proposed subdivision. In addition, such a plan shall also accompany any building permit for a lot on which trees are located. The plan must meet with the approval of the City prior to release of construction permits or building permits within the subject site.

Passed by the Council this 8th day of February 2000, by the following votes:

Ayes: Aleman, Hughes, Kirchner, Payne, Rabe, Windle

Nays: _____

Approved this 8th day of February 2000.



MAYOR

Attest:

Exhibit 2

ORDINANCE NO. 4822

An Ordinance rezoning certain property from a County EF-80 (Exclusive Farm Use - 80-acre minimum) zone to a City R-2 PD (Single-Family Residential Planned Development) zone on approximately 22.3 acres of land located northwest of the Oak Ridge residential development.

RECITALS

The Planning Commission received an application (ZC 12-04 / S 14-04) from Premier Development LLC, dated November 15, 2004, requesting a zone change from a County EF-80 (Exclusive Farm Use - 80-acre minimum) zone to a City R-2 PD (Single-Family Residential Planned Development) zone on approximately 22.3 acres of land located northwest of the Oak Ridge residential development. The property is further described as a portion of Tax Lot 600, Section 7, and Tax Lot 200, Section 8, T. 4 S., R. 4 W., W.M.

A public hearing was held on December 16, 2004 and continued on January 20, 2005, at 6:30 p.m. before the McMinnville Planning Commission after due notice had been given in the local newspaper on December 9, 2004, and written notice had been mailed to property owners within 300 feet of the affected property; and

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

The Planning Commission, being fully informed about said request, and after considerable deliberation as to whether the request conformed to the zone change review criteria listed in Chapter 17.72.035 of Ordinance No. 3380, could not reach consensus as to approval or denial of the submitted request, and, therefore, forwarded without recommendation the subject matter to the City Council; and

The City Council held a public hearing on February 22, 2005, at 6:30 p.m. after due notice had been given in the local newspaper on February 15, 2005, and written notice had been mailed to property owners within 300 feet of the affected property; and

At said public hearing, testimony was received, the application materials and a staff report were presented, and the proceedings and record of the prior Planning Commission hearings were entered into the Council hearing record; and

At the conclusion of the public hearing, the Council left open the record until 5:00 pm, March 1, 2005, for the purpose of receiving additional written testimony from opponents to the applicant's request. An additional seven days, to 5:00 p.m., March 8, 2005, was provided to the applicant for written rebuttal to the testimony received; and

On March 8, 2005, the City Council, being fully informed about said request, found that said change conformed to the zone change review criteria listed in Chapter 17.72.035 of Ordinance No. 3380 based on the material submitted by the applicant and findings of fact and the conclusory findings for approval (Exhibit "A"), all of which are on file in the Planning Department, and that the zone change is consistent with the Comprehensive Plan. The Council directed Planning Department staff to prepare the appropriate ordinance

memorializing their decision and to present it to them at their April 12, 2005 meeting for review and adoption; and now, therefore,

THE CITY OF McMinnville Ordains as follows:

Section 1. That the Council adopts the findings and conclusions as contained in the Findings of Fact and Conclusionary Findings for Approval (Exhibit "A," attached), the staff report on file in the Planning Department, and the application filed by Premier Development LLC.

Section 2. That the property described in Exhibit "B", is hereby rezoned from an EF-80 (Exclusive Farm Use - 80-acre minimum) zone to an R-2 PD (Single-Family Residential Planned Development) zone subject to the following conditions:

1. That the Oak Ridge Meadow subdivision tentative plan (or such plan as it may be revised by conditions for approval of this development), be placed on file with the Planning Department and that it become a part of the zone and binding on the property owner and developer.

That the developer is responsible for requesting approval of the Planning Commission for any major change of the details of the adopted plan. Minor changes to the details of the adopted plan may be approved by the 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.

2. That the average lot size within the Oak Ridge Meadow subdivision shall be 7,500 square feet.

- 3.
4. That setbacks for the Oak Ridge Meadows subdivision are as follows:

- Front Yard: 20 feet
- Side Yard: (Lots less than 6,000 square feet in area): 6 feet
- Side Yard (all other lots): 7.5 feet
- Exterior Side Yard (Lots 40, 45, 46, 52, 54, and 55): 15 feet
- Exterior Side Yard (all other lots): 20 feet
- Rear Yard: 20 feet
- Open side of garage: 20 feet

The Planning Director is authorized to permit reductions or increases to these setback standards as may be necessary to provide for the retention of trees greater than nine (9) inches in diameter measured at 4.5 feet above grade. In no case, however, may the rear yard setback or the side yard setback be reduced to less than five feet, or the exterior side yard setback to 15 feet, or the distance from the property line to the front opening of a garage to less than 18 feet without approval of the Planning Commission pursuant to the requirements of Chapter 17.69 (Variance). A request to adjust the setbacks for these lots shall be accompanied by a building

plan for the subject site that clearly indicates the location of existing trees. Trees to be retained shall be protected during all phases of home construction.

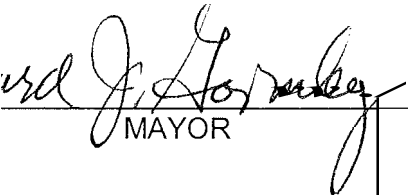
5. That existing trees greater than nine inches DBH (diameter at breast height) shall not be removed without prior review and written approval of the Planning Director. In addition, all trees shall be protected during home construction. A plan for such protection must be submitted with the building permit application and must meet with the approval of the Planning Director prior to release of construction or building permits within the subject site.
6. That the number of lots allowed within the Oak Ridge Meadow subdivision shall be limited to a maximum of 76 lots. Additional lots may be permitted consistent with the submitted tentative plan upon the completion and acceptance of public street improvements to City standards that extend south from Pinehurst Drive (as labeled on the applicant's submitted tentative subdivision plan) and connect to Baker Creek Road.

Passed by the Council this 12th day of April 2005 by the following votes:

Ayes: Hansen, Hill, Menke, Springer, Yoder

Nays: _____

Approved this 12th day of April 2005.


MAYOR

Attest:

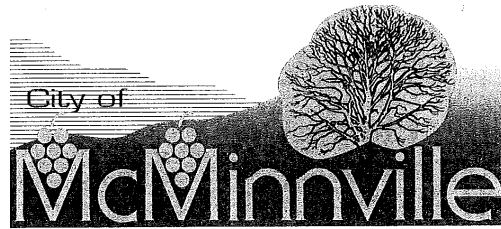
CITY RECORDER

Approved as to form:



CITY ATTORNEY

Exhibit 3



230 NE Second Street • McMinnville, Oregon 97128 www.ci.mcminnville.or.us

April 18, 2005

Premier Development LLC
1312 NE Highway 99W
McMinnville, OR 97128

RE: ZC 12-04/S14-04

Dear Jeff & Lori:

This is to advise you that, at a meeting of the McMinnville City Council on Tuesday, April 12, 2005, they took action to approve the attached ordinance and findings relative to your application for approval of a zone change from a County EF-80 (Exclusive Farm Use - 80 acre minimum) zone to a City R-2 PD (Single-Family Residential, Planned Development) zone on approximately 23 acres of land. The subject property is located north of Pinot Nair Drive and the Oak Ridge residential development and is more specifically described as a portion of Tax Lot 600, Section 7 and Tax Lot 200, Section 8, T. 4 S., R. 4 W., W.M.

As you may be aware, the Council took separate action on March 8, 2005, to approve your tentative subdivision plan for the same property. The conditions of approval for this subdivision are as follows:

1. That the subdivision approval does not take effect until and unless the companion zone change request is approved by the City Council.
2. That a detailed storm drainage plan, which incorporates the requirements of the City's Storm Drainage Master Plan must be submitted to, and approved by, the City Engineering Department. Any utility easements needed to comply with the approved plan must be reflected on the final plat. If the final storm drainage plan incorporates the use of backyard collection systems and easements, such must be private rather than public and private maintenance agreements must be approved by the City for them.
3. That a detailed sanitary sewage collection plan which incorporates the requirements of the City's Collection System Facilities Plan must be submitted to, and approved by, the City Engineering Department. Any utility easements needed to comply with the approved plan must be reflected on the final plat.
4. That the applicant secures from the Oregon Department of Environmental Quality (DEQ) applicable storm runoff and site development permits prior to construction of the required site improvements. Evidence of such permits shall be submitted to the City Engineer.

Community Development Department
Planning Department (503) 434-7311 FAX (503) 472-4104

5. That the developer enter into a construction permit agreement with the City Engineering Department for all public improvements and gain a fill and grading permit for lot fill and grading from the City Building Division.
6. That restrictive covenants shall be prepared for the development. At a minimum, the covenants shall address planting and maintenance of trees within the curbside planting strip, and requirements for tree removal, consistent with the planned development approved for this subdivision. The proposed covenants must meet with the approval of the Planning Director.
7. That the applicant plant street trees within curbside planting strips along all proposed streets in accordance with a street tree plan to be prepared by the applicant and submitted to the Landscape Review Committee for their review and approval. All street trees shall have a two-inch minimum caliper, exhibit size and growing characteristics appropriate for the particular planting strip, and be spaced as appropriate for the selected species and as may be required for the location of above-ground utility vaults, transformers, light poles, and hydrants. In addition, street trees shall not be planted within 30 feet of street intersections. All street trees shall be of good quality and shall conform to American Standard for Nursery Stock (ANSI Z60.1). The Planning Director reserves the right to reject any plant material that does not meet this standard.

Each year the applicant shall install street trees, from November 1 to March 1, adjacent to those properties on which a structure has been constructed and received final occupancy. This planting schedule shall continue until all platted lots have been planted with street trees. All required trees shall be installed by the applicant prior to final platting, or security equal to 120 percent of the cost of installing the required street trees shall be posted with the City. The amount and form of such security shall be as required by the Planning Director.

It shall be the applicant's responsibility to relocate trees as may be necessary to accommodate individual building plans. The applicant shall also be responsible for the maintenance of the street trees, and for the replacement of any trees that may die due to neglect or vandalism, for two years from the date of planting.

8. That all fill placed in the areas where building sites are expected shall be engineered and shall meet with the approval of the City Building Division and the City Engineering Department.
9. That prior to the submittal of the final plat, the names of all proposed streets shall be reviewed and approved by the Planning Director.
10. That 10-foot utility easements shall be provided along both sides of all public rights-of-way for the placement and maintenance of required utilities.
11. That cross sections for the entire street system shall be prepared which show utility location, street improvement elevation and grade, park strips, sidewalk location, and sidewalk elevation and grade.

12. Said cross sections shall be submitted to the Community Development Director for review and approval prior to submittal of the final plat. If the submitted information so indicates, the Planning Director may require the tentative subdivision plan be revised in order to provide for a more practical configuration of lots, utilities, and streets. All such submittals must comply with the requirements of 13A of the Land Division Ordinance and must meet with the approval of the City Engineer.
13. That all streets within the subdivision shall be improved with a 26-foot-wide paved section, curbside planting strips, and five-foot-wide sidewalks placed one foot from the property line within a 50-foot right-of-way, as required by the McMinnville Land Division Ordinance for local residential streets.
14. That the applicant extend water service to the subject site in accordance with McMinnville Water and Light requirements. Easements as may be required for the extension of water shall also be provided.
15. That approved, working fire hydrants must be installed prior to the issuance of building permits for the subject site.
16. That if the property owner wishes a one-year extension of the Commission approval of this tentative plan under the provisions of Section 16 of Ordinance No. 3702, a request for such extension must be filed in writing with the Planning Department a minimum of 30 days prior to the expiration date of this approval.
17. That a plan for the provision of secondary emergency access to the subject site shall be submitted to the McMinnville Fire Department for review and approval. At a minimum the required secondary emergency access must be constructed to include a 12-foot-wide paved travel lane with 20 feet of vertical clearance. All improvements required by this approved plan shall be constructed by the applicant prior to the filing of a final plat for the proposed subdivision.
18. That prior to construction of the proposed subdivision, the applicant shall secure all required state and federal permits, including, if applicable, those related to the federal Endangered Species Act (if applicable), Federal Emergency Management Act, and those required by the Oregon Division of State Lands, and U.S. Army Corps of Engineers. Copies of the approved permits shall be submitted to the City.
19. That barricades shall be installed by the applicant at the terminus of all public streets, consistent with City standards. The barricades shall include text stating: "This street is planned for extension in the future to serve proposed development."
20. That the submitted tentative plan shall be revised to include a public street extending south from "A" Street to serve future development of adjacent land. The street shall be centered approximately 225 feet east of the easterly right-of-way line of Pinehurst Drive so as to allow the future platting of lots some 100 feet in depth within the adjacent property to the south. In addition, the proposed cul-de-sac street ("C" Court) shall be redesigned as a through street connecting "B" Street and "A" Street. Adjustment of the submitted tentative plan is authorized as may be necessary to accommodate the provision of these streets.

21. That direct access to Lots 1-20, and 81-84 from Pinehurst Drive shall be prohibited. Access shall be provided by private joint access easements adjacent to and recorded on each lot. Such easements are required to be a minimum of 15 feet in width and otherwise dimensioned as proposed by the applicant (see Driveway and Easement Detail of the submitted Oak Ridge Meadows tentative plan).
22. That the applicant provide information to the City Engineer as to the design capacity of the existing downstream sanitary sewer pump station located in the Crestbrook subdivision, First Addition. If the information and studies provided by the applicant indicate that adequate capacity does not exist to support the proposed development of the Oak Ridge Meadows subdivision, then the applicant shall make improvements to the system as may be necessary and required by the City Engineer. Such improvements shall be at the expense of the applicant and shall be completed prior to release of the final plat.
23. That plat and construction phasing as described on the tentative plan is approved.
24. That the applicant provide to the Planning Department a mapped inventory of all trees greater than nine inches DBH (diameter at breast height) located within those areas of the subject site which may be impacted by the construction of streets, utilities, and future residences. This inventory shall be provided prior to construction of the proposed Oak Ridge Meadows subdivision.
25. That park fees shall be paid for each housing unit at the time of building permit application as required by McMinnville Ordinance 4282, as amended.

Please be advised that if no appeal is submitted to the Land Use Board of Appeals (LUBA) by May 9, 2005, the decision of the City Council as regards the subdivision and the zone change will become final.

If you have any questions or comments about this, please call me at (503) 434-7311.

Sincerely,

Doug Montgomery, AICP
Planning Director

DRM:pja
Encl.

c: Norm Hill, Webb, Martinis & Hill, 1114 - 11th St. SE, Salem, OR 97302
Dan Kizer, WesTech Engineering, 3841 Fairview Industrial Dr. SE, Ste. 100, Salem 97302
Jerry Hart, Craig, Brand, Lake & Hart, 330 N. Evans St., McMinnville
John Baskett, OKS Associates, 1400 SW Fifth Ave., Ste. 500, Portland 97201
Andrew Mortensen, The Transpo Group, 309 NE 3rd St., Ste. #5, McMinnville
Jeff Parr, 2718 NW Pinot Nair Drive, McMinnville

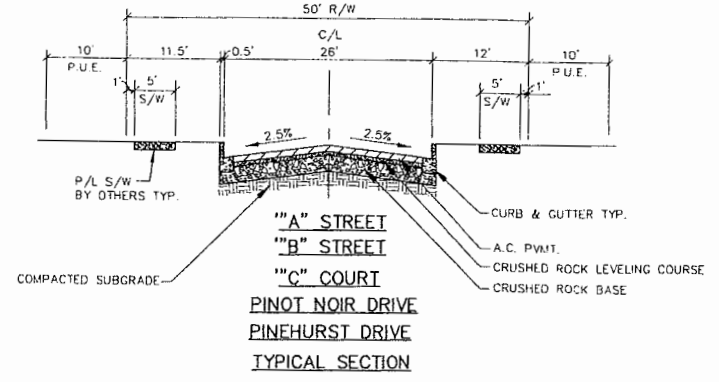
Premier Development LL(.,
April 18, 2005

Page 5

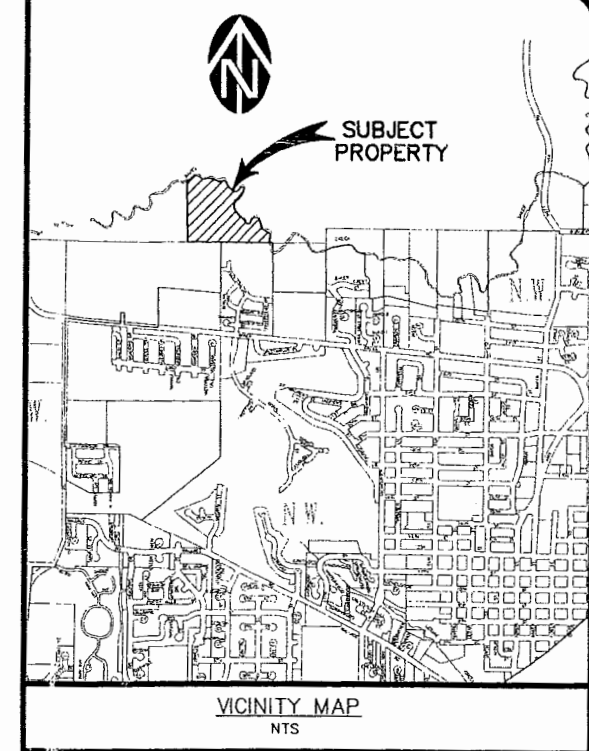
Jerry Stellflug, 2684 NW Pinot Noir Drive, McMinnville
Dudley Frost, 506 Altivo Avenue, La Selva Beach, CA 95076
Jeff & Carol Mason, 2610 Riesling Way, McMinnville
Melba L. Smith, 2780 NW Pinot Noir Dr., McMinnville
Robert & Dolores Blechman, 2812 NW Pinot Noir Dr., McMinnville
Emily Stater Duerfeldt, 1545 NW Cabernet Ct., McMinnville
Bart Ellinger, 2660 Pinehurst Drive, McMinnville
Paul Lunsford, 2737 NW Pinot Noir Drive, McMinnville
John Paul, 2731 NW Pinot Noir Drive, McMinnville
Lisa McKinney, 2684 NW Pinot Noir Drive, McMinnville
Dale & Rosalie McKinney, 1220 NW Greenbriar Place, McMinnville
Randy Hartzell, 1093 NW Baker Crest Court, McMinnville
Raymond & Nina Clevidence, 1493 NW Riesling Way, McMinnville



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(Feet)



REDUCED EXTERIOR SIDEYARD SETBACKS
ARE REQUESTED FOR THE FOLLOWING LOTS
21,26,27,32,40,45,46,52,54 & 55



SUBDIVIDER
PREMIER DEVELOPMENT, LLC
1312 NE HIGHWAY 99W
McMINNVILLE, OR 97128

OWNERS

- VINCENT C. BRENTANO 1/4 INTEREST
- DONNA L. BRENTANO 1/4 INTEREST
- VINCE P. BRENTANO 1/4 INTEREST
- JOHN W. ALTREE 1/4 INTEREST
- CHRISTINE M. ALTREE 1/4 INTEREST
- ALLEN L. SCHWARTZ 1/4 INTEREST
- M. SUSAN SCHWARTZ 1/4 INTEREST

ENGINEER
WESTECH ENGINEERING
3841 FAIRVIEW INDUSTRIAL DR. SE
SUITE 100
SALEM, OREGON 97302
PH: 503-585-2474

SURVEYOR
DUNCAN SURVEYING CO.
3765 RIVERSIDE DRIVE
McMINNVILLE, OREGON 97128
PH: 503-472-7904

WATER
McMINNVILLE WATER & LIGHT

POWER
McMINNVILLE WATER & LIGHT

SEWER/STREET/DRAINAGE
CITY OF McMINNVILLE

GAS
NORTHWEST NATURAL GAS CO.

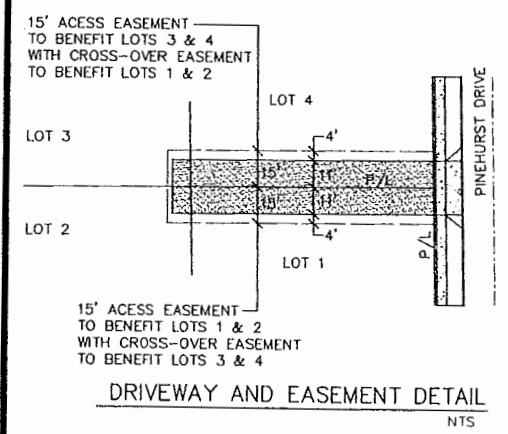
TELEPHONE
VERIZON

ZONE REQUESTED
R-2 PD

TAX LOT
600 SECTION 7 & 8 T4S R4W W.M.

AREA
APPROX. 22.3 ACRES

LOT COUNT
TOTAL 99 LOTS
PHASE 1 69 LOTS
PHASE 2 30 LOTS
AVG. LOT SIZE
8,059 SF
MAX. LOT SIZE
24,636 SF
MIN. LOT SIZE
5,400 SF



SEE DETAIL, THIS SHEET

CONCEPTUAL FUTURE STREET LOCATION

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OTHERWISE SPECIFIED
SCALE AS SHOWN

DSN: L.S.
DRN: L.S.
CKD: DBK
DATE: AUG. 03

WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS

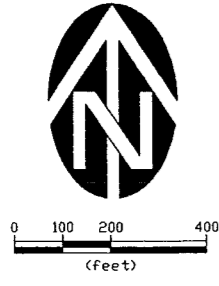
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westech@westech-eng.com

PREMIER HOMES McMinnville, OR
OAKRIDGE MEADOWS

TENTATIVE PLAN

SHEET
1 OF 3
JOB NUMBER
2335.3000.0

REV 14 2004 - 1 2400M
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PREMIER HOMES
OAKRIDGE MEADOWS
**LOCAL STREET ACCESS
PLAN**

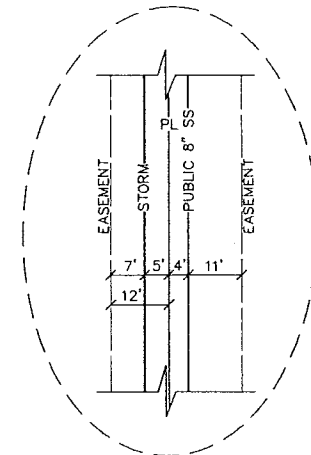
McMINNVILLE, OR
WESTTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 565-2474 Fax: (503) 565-3986
E-mail: westtech@westtech-eng.com

VERIFY SCALE
BY MEASURING ON
DRAWING OR MODEL
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DRAWING OR MODEL
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DRN. LBS
CKD. DBK
NO. DATE DESCRIPTION REVISIONS

NO.	DATE	DESCRIPTION	REVISIONS	BY
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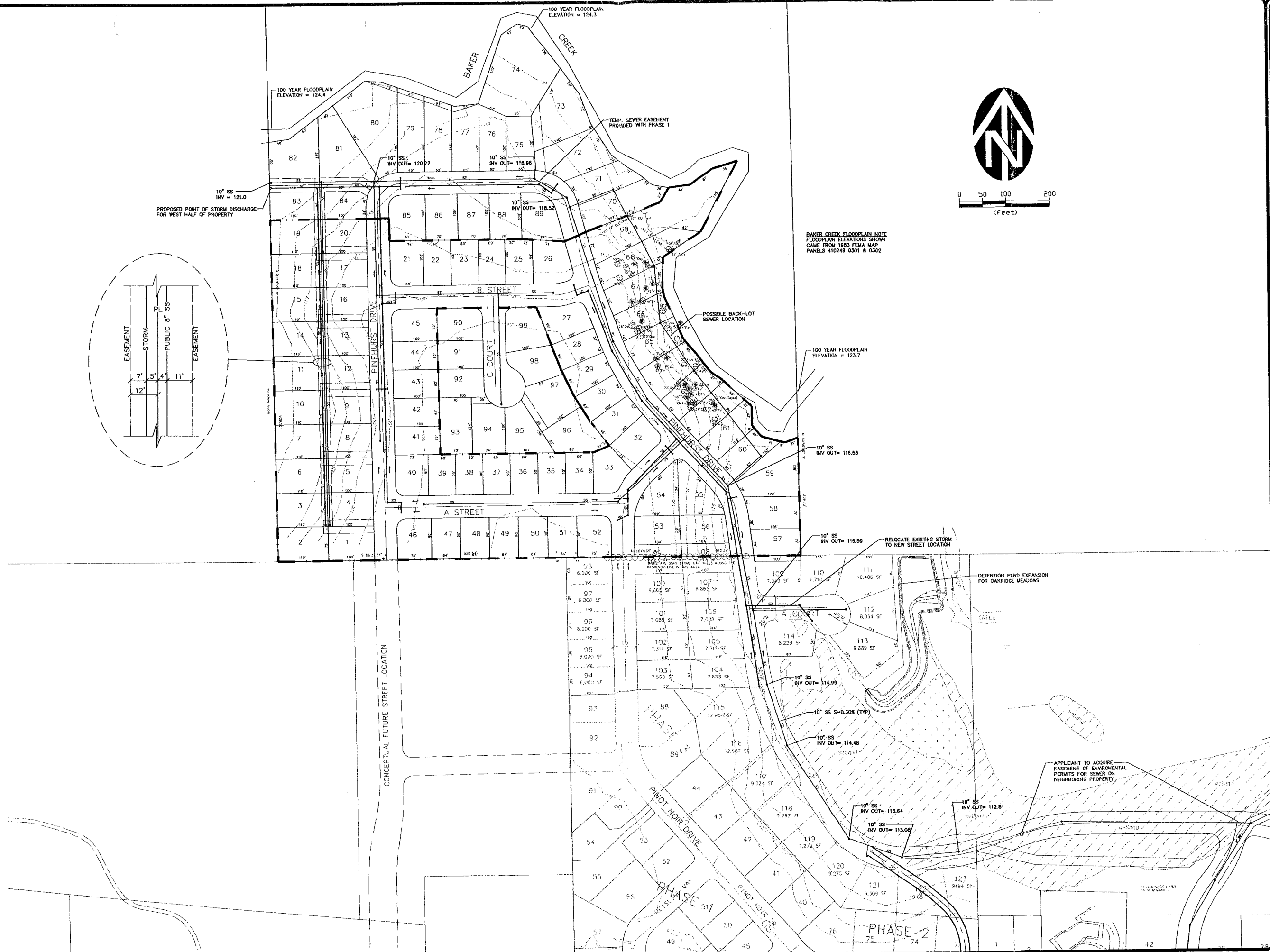
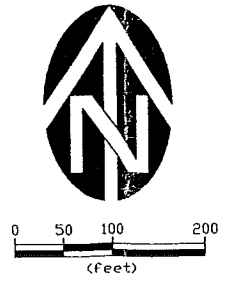


10" SS INV = 121.0
 PROPOSED POINT OF STORM DISCHARGE
 FOR WEST HALF OF PROPERTY

100 YEAR FLOODPLAIN ELEVATION = 124.4

100 YEAR FLOODPLAIN ELEVATION = 124.3

BAKER CREEK FLOODPLAIN NOTE
 FLOODPLAIN ELEVATIONS SHOWN
 CAME FROM 1983 FEMA MAP
 PANELS 410249 0301 & 0302



NO.	DATE	DESCRIPTION	BY

VERIFY SCALE
 IF NOT USE ON ORIGINAL DRAWING
 IF NOT ONE INCH OR
 MORE ACCURATELY
 DSN: DBK
 DRN: LS
 CKD: DBK
 DATE: AUG. 03

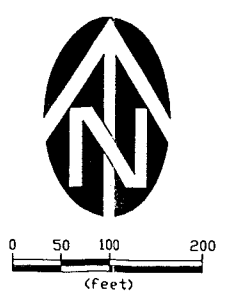
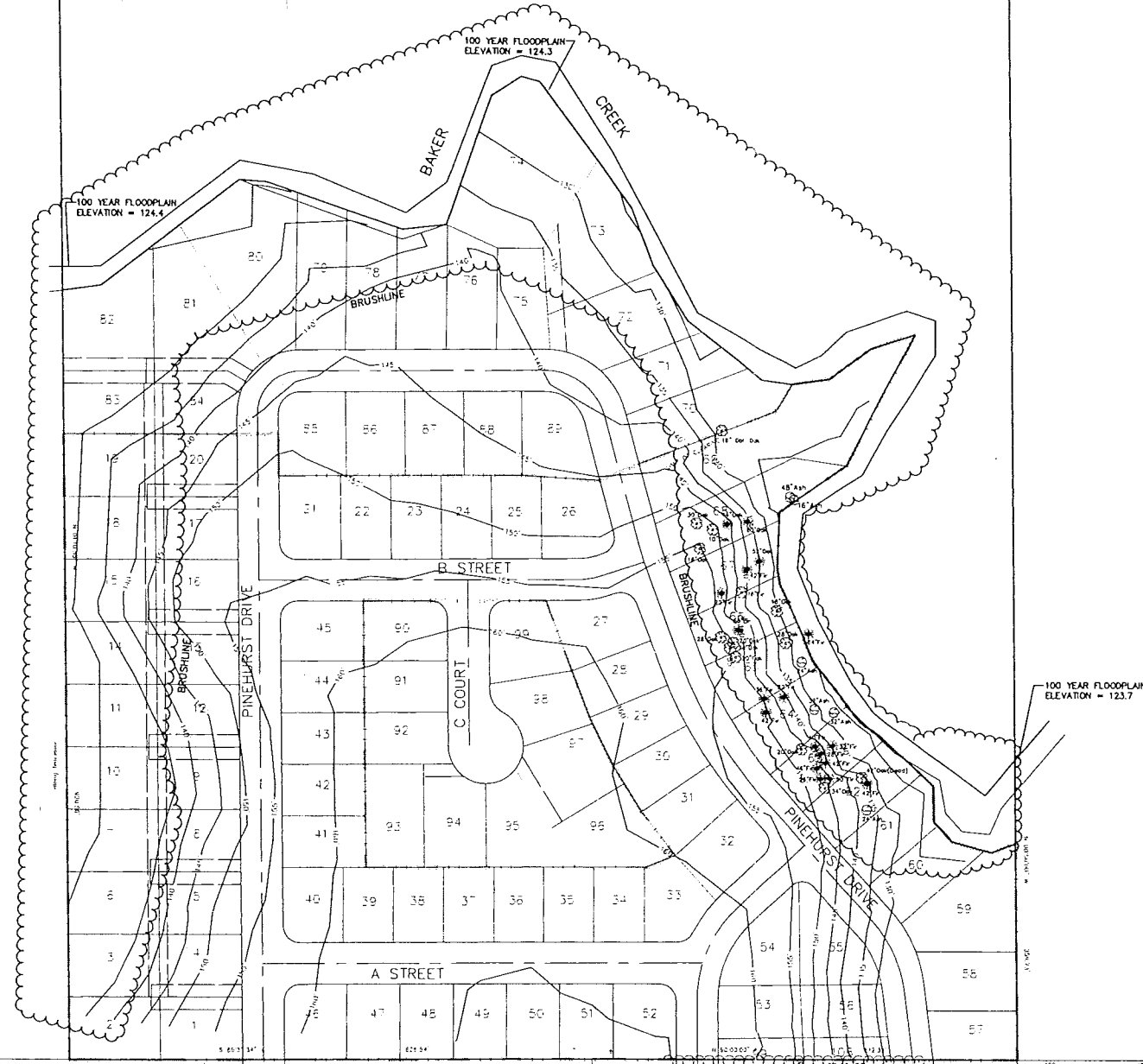
WE
WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-2474 Fax: (503) 585-3986
 E-mail: westtech@westtech-eng.com

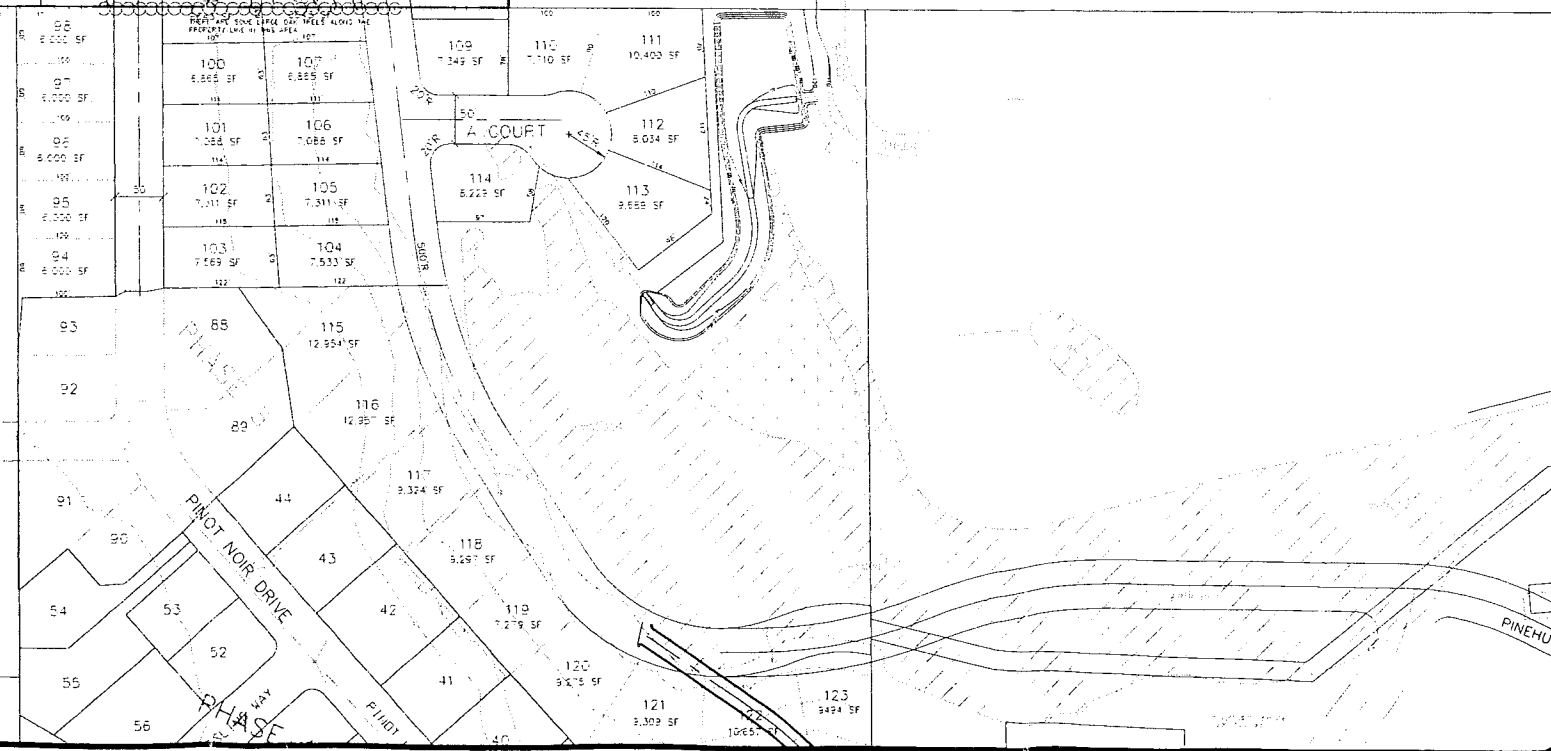
PREMIER HOMES
 OAKRIDGE MEADOWS
**PRELIMINARY SEWER
 & STORM DRAIN PLAN**

SHEET
3 OF 3
 JOB NUMBER
2335.3000.0

New 15, 2004 - 3, 12"
 P:\104\PREMIER HOMES\2335.3000.DWG\OPTION5.F-04\OPT1.DWG (TREE AND BRUSH ICB)



CONCEPTUAL FUTURE STREET LOCATION



VERIFY SCALE
 1" = 50'-0"
 0" = 0'-0"

DRN. DBK	NO.	DATE	DESCRIPTION	BY
DRN. LS	1			
CHK. DBK				
DATE: AUG., '03				

WESTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS
 3841 Fairview Industrial Dr. S.E. Suite 100, Salem, OR 97302
 Phone: (503) 585-2474 Fax: (503) 555-3986
 E-mail: westech@westech-eng.com

PREMIER HOMES MCMINVILLE, OR
OAKRIDGE MEADOWS
EXISTING TREE AND VEGETATION PLAN

SHEET
4 OF **4**
 JOB NUMBER
2335.3000.0

Exhibit 5

ORDINANCE NO. 4825

An Ordinance amending Ordinance 4822, which rezoned certain property from a County EF-80 (Exclusive Farm Use – 80-acre minimum) zone to a City R-2 PD (Single-Family Residential Planned Development) zone on approximately 22.3 acres of land located northwest of the Oak Ridge residential development, to adopt additional findings.

RECITALS

On April 12, 2005, the City Council approved Ordinance 4822, which implemented an application (ZC 12-04 / S 14-04) from Premier Development LLC, dated November 15, 2004, requesting a zone change from a County EF-80 (Exclusive Farm Use – 80-acre minimum) zone to a City R-2 PD (Single-Family Residential Planned Development) zone on approximately 23 acres of land located northwest of the Oak Ridge residential development. The property is further described as a portion of Tax Lot 600, Section 7, and Tax Lot 200, Section 8, T. 4 S., R. 4 W., W.M.

The applicant appealed the City Council's decision to the State of Oregon Land Use Board of Appeals ("LUBA"). LUBA remanded the decision back to the City Council for further consideration on one issue. Premier Development LLC v. City of McMinnville, _____ Or LUBA _____ (LUBA 2005-065, Dec. 20, 2005).

The City Council held a public hearing on remand and concluded that its April 12, 2005, decision complies with all applicable criteria. The Council decided to amend its April 12 decision to adopt additional findings in support of the decision; now, therefore,

THE CITY OF McMINNVILLE ORDAINS AS FOLLOWS:

Section 1. That the Council amends Section 1 of Ordinance 4822 to adopt the findings and conclusions as contained in the Supplemental Findings of Fact and Conclusionary Findings for Approval on Remand (Exhibit "A," attached) as additional findings and conclusions in support of its decision as set forth in Ordinance 4822.

Section 2. Except as provided by Section 1, Ordinance 4822 is unchanged.

Passed by the Council this 14th day of March 2006, by the following votes:

Ayes: Hansen, Hill, Menke, Olson, Springer, Yoder

Nays: _____

Approved this 14th day of March 2006.


MAYOR

Attest:


RECORDER

Approved as to form:


CITY ATTORNEY

9/27/2018 2:37:04 PM
 R:\041\PREMIER HOMES\2335.4000.DWG\Subdivision_Layout.DWG (24x36 - Sub_Layout_1.ctb)

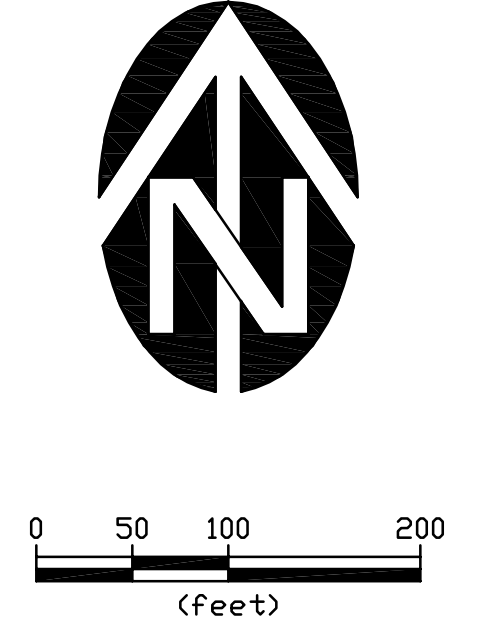
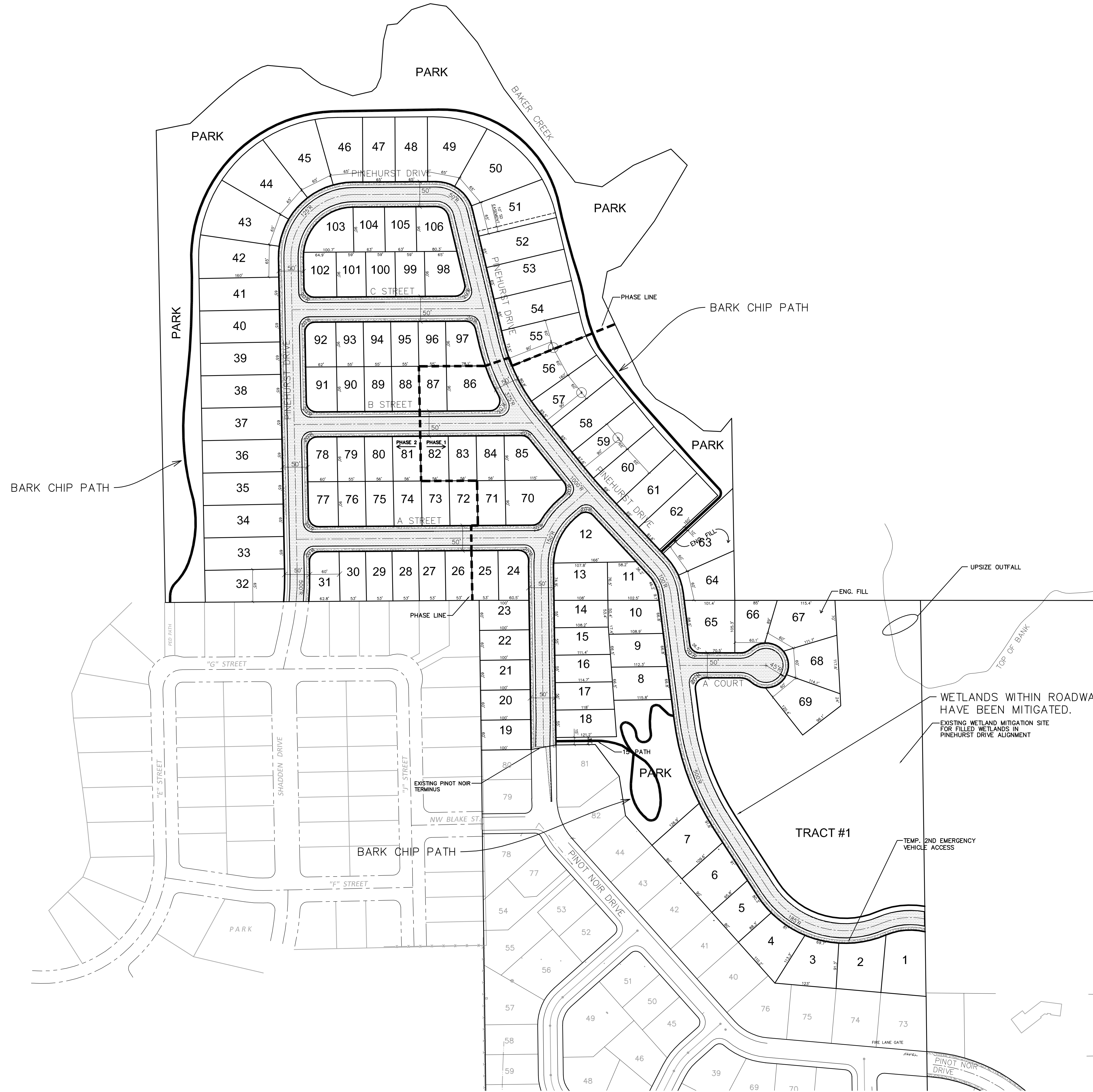


Exhibit 6

VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON SCALE APPROXIMATELY		DATE: APR. 2018	
DSN.	JW	NO.	1
DRN.	TN	DATE	
CYD.	JW	DESCRIPTION	REVISIONS
BY			

REVIEW REVIEW

WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS
 3841 Fairlane Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-2477 Fax: (503) 585-3866
 E-mail: westtech@westtech-eng.com

PREMIER DEVELOPMENT
 OAK RIDGE MEADOWS SUBDIVISION
SUBDIVISION LAYOUT

DRAWING
 1
 JOB NUMBER
 2335.4000.0

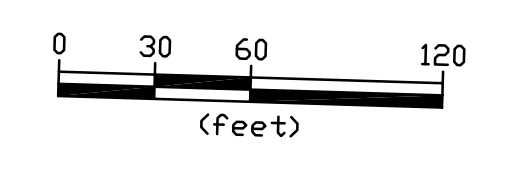
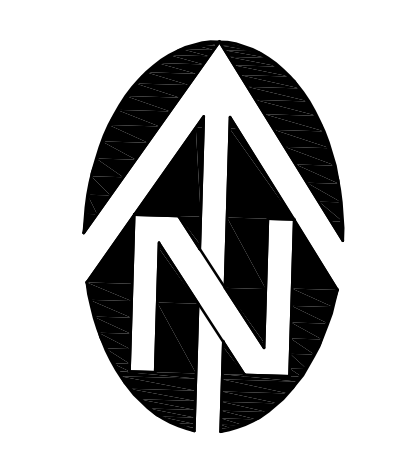


Exhibit 7



WETLANDS WITHIN ROADWAY HAVE BEEN MITIGATED.

TEMPORARY WETLAND IMPACTS FOR SEWER INSTALLATION.

TRACT #1

PARK

PARK

OPEN SPACE

2700

2665

Exhibit 8

OFFICIAL YAMHILL COUNTY RECORDS
JAN COLEMAN, COUNTY CLERK



\$56.00

200422594

9:30:27 AM 11/05/2004

PR-CRPR Cnt=1 Stn=3 SUSAN
\$35.00 \$10.00 \$11.00

DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE Oak Ridge Wetland Mitigation Site

THIS DECLARATION is made this 1st day of November 2004, by Premier Development, LLC. , (“Declarant”). This Declaration of Covenants is required as a permit condition which is part of the mitigation of impacts to wetlands regulated under Oregon’s Removal-Fill Law, ORS 196.800 et seq. ORS 182.060 provides that “Any instrument creating a[n]...easement...may be indexed and recorded in the records of deeds of real property in the county where such real property is located.” Further, ORS.060 provides that “When requested by a state board or commission, the county clerk shall file or record, or both, in the office of the clerk any instrument affecting real property and immediately shall return to the board or commission a receipt for the instrument, aptly describing it and showing the legal charge for the filing or recording or the instrument.” Therefore, the Division of State Lands, operating under the State Land Board, requires the recording of this instrument as described above.

RECITALS

1. WHEREAS, Declarant is the owner of the real property described in Exhibit “A” attached hereto and by this reference incorporated herein as the “Property”, and desires to create thereon wetlands to be maintained in accordance with the Permit Number approved by the Oregon Division of State Lands (“Division”), attached as Exhibit B;

2. WHEREAS, Declarant desires to provide for the preservation and enhancement of the wetland values of the Property and for the maintenance and management of the Property and improvements thereon, and to this end desires to subject the Property to the covenants, restrictions, easements and other encumbrances hereinafter set forth, each and all of which is and are for the benefit of the Property.

NOW, THEREFORE, the Declarant declares that the Property shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements and other encumbrances hereinafter set forth in this Declaration.

**ARTICLE 1
DEFINITIONS**

1.1 "Declaration" shall mean the covenants, restrictions, and all other provisions set forth in the Declaration of Covenants and Restrictions.

1.2 "Declarant" shall mean and refer to Premier Development, LLC., its successors or assigns.

1.3 "Removal fill permit" shall mean the final document approved by the Division that formally establishes the wetland mitigation and stipulates the terms and conditions of its construction, operation and long-term management.

1.4 "Property" shall mean and refer to the wetland mitigation site described in Exhibit "A".

**ARTICLE 2
PROPERTY SUBJECT TO THIS DECLARATION**

The real property which is and shall be held, transferred, sold, conveyed and occupied subject to this Declaration is located in Yamhill County, Oregon and is more particularly described as the wetland mitigation site described in Exhibit "A".

**ARTICLE 3
GENERAL PLAN OF DEVELOPMENT**

Declarant currently manages the property for the purpose of wetland mitigation. Current management is in accordance with Permit Number DSL #32996-RF.

**ARTICLE 4
USE RESTRICTIONS AND MANAGEMENT RESPONSIBILITIES**

The Property shall be used and managed for wetland mitigation purposes in accordance with Permit Number DSL #32996-RF. Declarant and all users of the Property are subject to any and all easements, covenants and restrictions of record affecting the Property.

1. There shall be no removal, destruction, cutting, trimming, mowing, alteration or spraying with biocides of any vegetation on the restricted property, nor any disturbance or change in the natural habitat of the property, except to remove non-native species.
2. There shall be no agricultural, commercial, or industrial activity undertaken or allowed in the property; nor shall any right of passage across or upon the property be allowed or granted if that right of passage is used in conjunction with agricultural, commercial or industrial activity.
3. No domestic animals shall be allowed on the property.
4. There shall be no filling, excavating, dredging, mining or drilling; no removal of topsoil, sand, gravel, rock minerals or other materials, nor any dumping of ashes, trash, garbage, or of any other material, and no changing of the topography of the land of the Property in any manner without written approval from the state and federal wetland regulatory agencies.
5. There shall be no construction or placing of buildings, mobile homes, advertising signs, billboards, or other advertising material, or other structures on the Property.
6. Crossings of the restricted property for utility line installation shall be allowed only if complete restoration of grades and vegetation is done.

ARTICLE 5
RESOLUTION OF DOCUMENT CONFLICTS

In the event of any conflict between this Declaration and Permit Number
 DSL #32996-RF, the permit shall control.

IN WITNESS WHEREOF, the undersigned being Declarant herein, has executed
 this instrument this 3rd day of November, 2004.

Premier Development, LLC:
 Yamhill County, Oregon

By: Lou J. Sumwalt, Member
 Title: Member

Matt Dunckel & Assoc.
3765 Riverside Drive
McMinnville, Oregon. 97128
Phone: 472-7904
Fax: 472-0367

Date: 1 Sept. 2004

PREMIER BUILDERS - Legal Description of Wetland Mitigation Area

A tract of land in Section 17, Township 4 South, Range 4 West, Yamhill County, Oregon, being more particularly described as follows:

Beginning at a point that is North $83^{\circ}59'30''$ East 405.48 feet from the north east corner of Lot 44 of OAK RIDGE SUBDIVISION, in the City of McMinnville; thence southeasterly 46.71 feet along a curve (C1) concave to the north having a radius of 147.70 feet (chord=South $51^{\circ}48'24''$ East 46.51 feet);
thence southeasterly 37.67 feet along a curve (C2) concave to the south having a radius of 2220.97 feet (chord=South $60^{\circ}22'49''$ East 37.67 feet);
thence southeasterly 21.84 feet along a curve (C3) concave to the north having a radius of 71.46 feet (chord=South $68^{\circ}38'57''$ East 21.75 feet);
thence southeasterly 20.12 feet along a curve (C4) concave to the north having a radius of 182.94 feet (chord=South $80^{\circ}33'17''$ East 20.11 feet);
thence southeasterly 13.81 feet along a curve (C5) concave to the south having a radius of 78.400 feet (chord=South $78^{\circ}39'27''$ East 13.80 feet);
thence southeasterly 10.39 feet along a curve (C6) concave to the south having a radius of 16.56 feet (chord=South $55^{\circ}38'35''$ East 10.22 feet);
thence southeasterly 18.03 feet along a curve (C7) concave to the north having a radius of 37.44 feet (chord=South $51^{\circ}28'16''$ East 17.85 feet);
thence southeasterly 17.06 feet along a curve (C8) concave to the south having a radius of 131.81 feet (chord=South $61^{\circ}33'27''$ East 17.05 feet);
thence southeasterly 12.51 feet along a curve (C9) concave to the north having a radius of 24.68 feet (chord=South $72^{\circ}22'29''$ East 12.38 feet);
thence northeasterly 18.99 feet along a curve (C10) concave to the north having a radius of 19.98 feet (chord=North $65^{\circ}52'03''$ East 18.28 feet);

Page 1 of 2

Date: 1 Sept. 2004

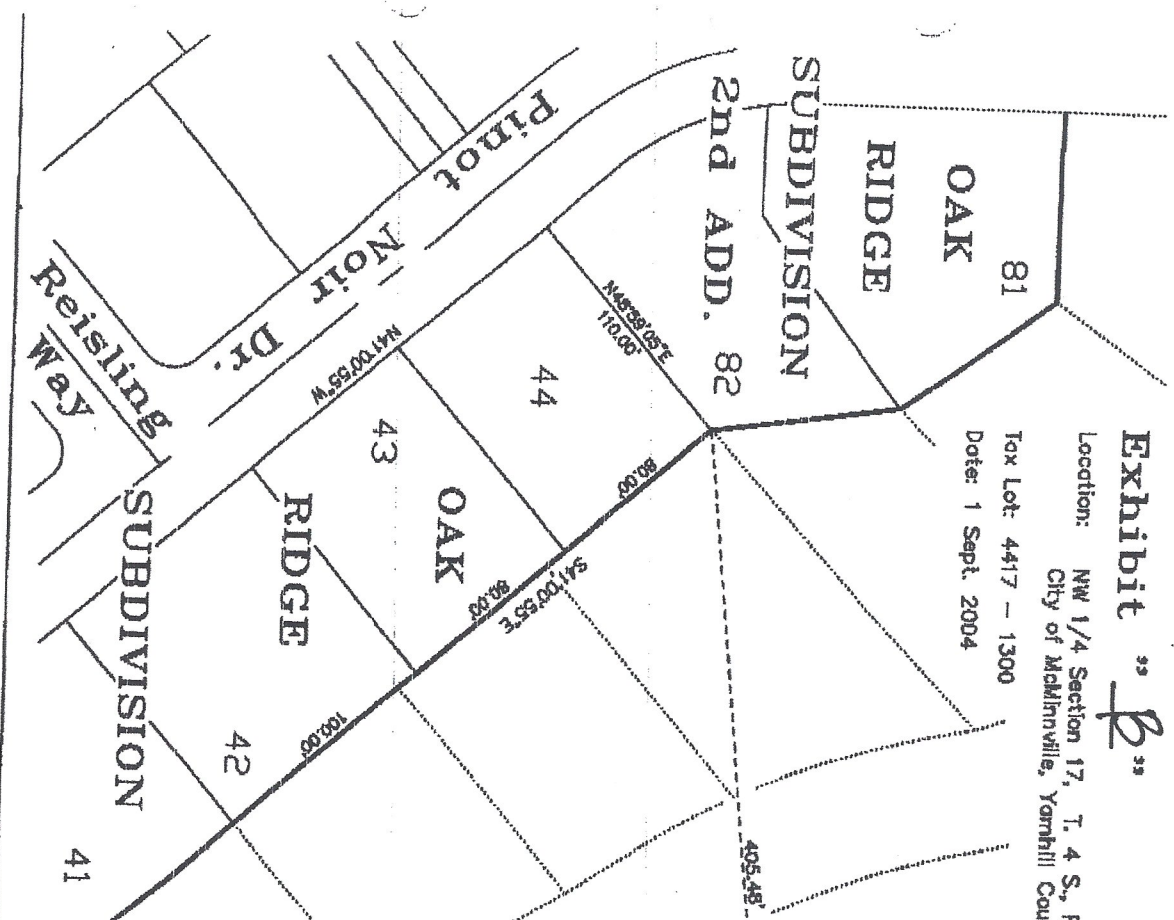
PREMIER BUILDERS - Legal Description of Wetland Mitigation Area

thence northeasterly 10.77 feet along a curve (C11) concave to the north having a radius of 27.57 feet (chord=North 28°03'55" East 10.11 feet);
 thence North 00°08'22" West 16.72 feet;
 thence northwesterly 18.04 feet along a curve (C12) concave to the east having a radius of 136.99 feet (chord=North 13°07'56" West 18.03 feet);
 thence northwesterly 9.52 feet along a curve (C13) concave to the west having a radius of 52.08 feet (chord=North 14°35'46" West 9.51 feet);
 thence northwesterly 15.76 feet along a curve (C14) concave to the east having a radius of 99.89 feet (chord=North 15°18'53" West 15.74 feet);
 thence northwesterly 24.01 feet along a curve (C15) concave to the west having a radius of 130.60 feet (chord=North 16°03'41" West 23.97 feet);
 thence northwesterly 17.35 feet along a curve (C16) concave to the west having a radius of 79.66 feet (chord=North 27°34'03" West 17.32 feet);
 thence northwesterly 19.62 feet along a curve (C17) concave to the east having a radius of 99.73 feet (chord=North 28°10'18" West 19.59 feet);
 thence northwesterly 23.84 feet along a curve (C18) concave to the west having a radius of 107.10 feet (chord=North 28°54'48" West 23.80 feet);
 thence northwesterly 21.30 feet along a curve (C19) concave to the east having a radius of 54.99 feet (chord=North 24°11'43" West 21.17 feet);
 thence northwesterly 15.36 feet along a curve (C20) concave to the west having a radius of 101.28 feet (chord=North 17°26'39" West 15.34 feet);
 thence northwesterly 34.56 feet along a curve (C21) concave to the west having a radius of 1369.28 feet (chord=North 22°30'42" West 34.55 feet);
 thence South 43°31'41" West 175.64 feet to the point of beginning as shown by Exhibit "___".

Exhibit "B"

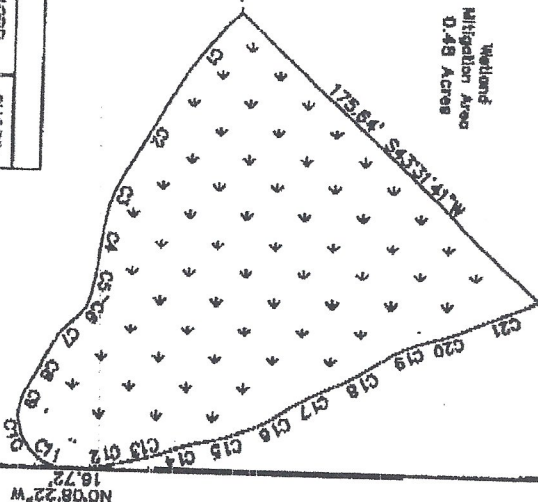
Location: NW 1/4 Section 17, T. 4 S., R. 4 W., WM,
City of MadlINVILLE, Yamhill County, OR

Tax Lot: 4417 - 1300
Date: 1 Sept. 2004



Scale: 1" = 100'

CURVE	RADIUS	LENGTH	DELTA ANGLE	CHORD BEARING	CHORD DISTANCE
C1	147.70	46.71	1807°09"	S51°48'24"E	46.51
C2	2220.97	37.67	0°58'18"	S80°22'48"E	37.67
C3	71.46	21.84	17°30'35"	S68°38'57"E	21.75
C4	182.84	20.12	61°8'06"	S80°33'17"E	20.11
C5	76.40	13.61	10°05'46"	S78°38'27"E	13.60
C6	16.56	10.39	35°55'58"	S55°38'35"E	10.22
C7	37.44	18.03	27°35'20"	S51°28'16"E	17.65
C8	131.81	17.05	7°24'56"	S51°33'27"E	17.05
C9	24.68	12.51	29°02'58"	S72°22'28"E	12.38
C10	18.98	18.98	54°27'57"	N65°52'03"E	18.28
C11	27.57	10.17	21°08'18"	N28°03'55"E	10.11
C12	136.99	18.04	7°32'48"	N13°07'38"W	18.03
C13	52.08	9.52	10°28'30"	N14°35'46"W	9.51
C14	98.89	15.78	9°02'17"	N15°18'53"W	15.74
C15	130.60	24.01	10°31'54"	N16°03'41"W	23.97
C16	79.66	17.35	12°28'51"	N27°34'03"W	17.32
C17	89.73	19.62	11°16'21"	N28°10'18"W	19.59
C18	107.10	23.84	12°45'20"	N28°54'48"W	23.80
C19	54.99	21.30	22°11'36"	N24°11'43"W	21.17
C20	101.28	15.36	8°41'22"	N17°26'39"W	15.34
C21	1589.28	34.56	1°26'45"	N22°30'42"W	34.56



Matt Durdakel & Assoc.
3765 Riverside Drive
MadlINVILLE, Oregon 97128
Phone : 503-472-7904
Fax: 503-472-0357
Email: durdakel@mlink.com

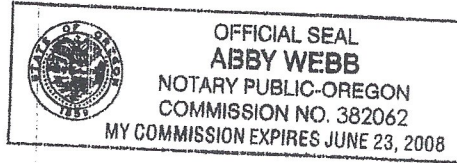
REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
MATTHEY E. DUNCKEL
1942

Remorede 31 December 2005
5144

STATE OF OREGON)

County of Yamhill)

SS:



This instrument was acknowledged and signed before me on November 3, 2004
by Lori L. Zumwalt

Abby Webb
Signature of Notarial Officer
My Commission Expires: June 23, 2008

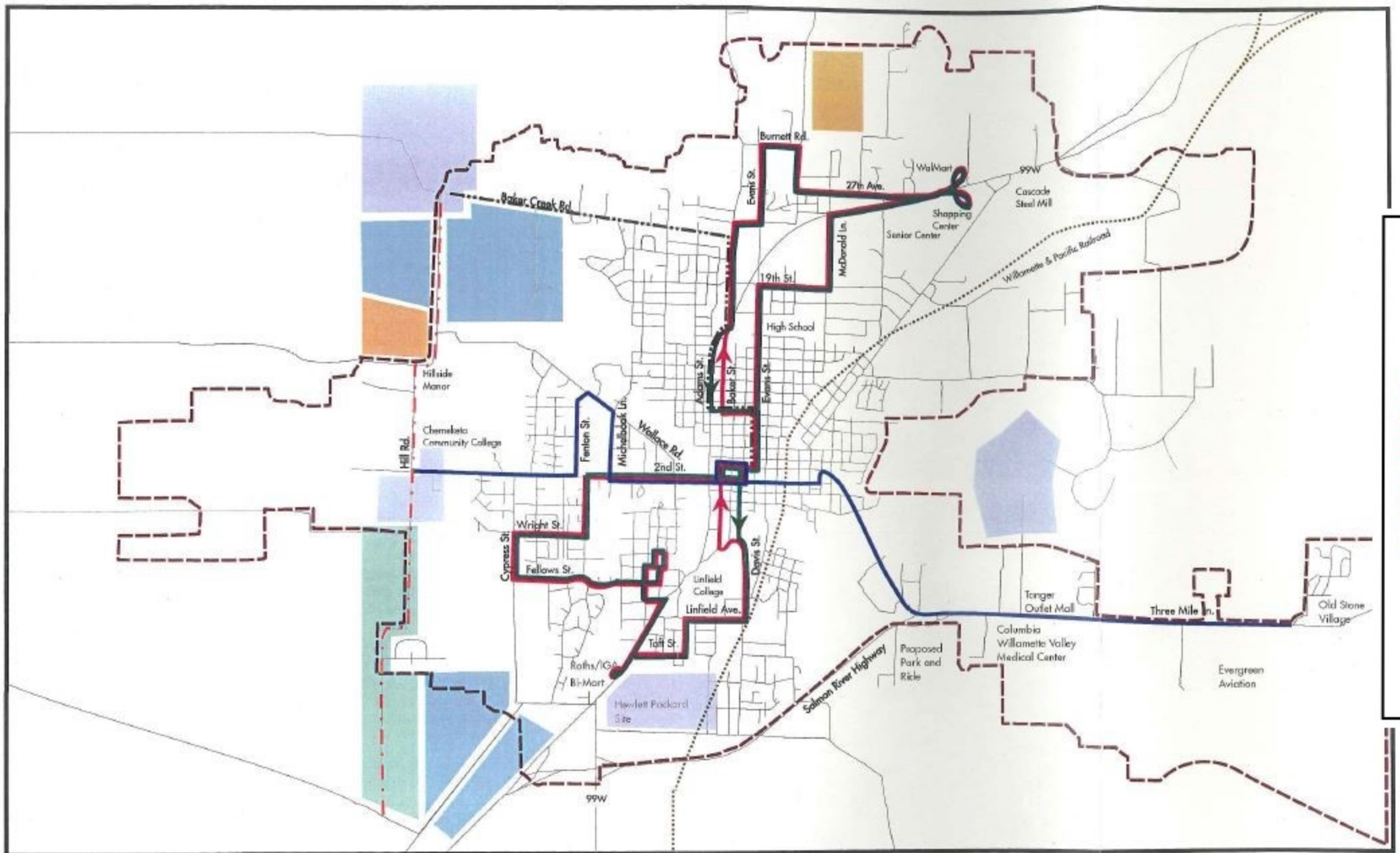


Exhibit 9

Proposed Bus Routes

- Red Route
- Blue Route
- Green Route

- Conceptual Bus Route 1
- Conceptual Bus Route 2

Proposed Urban Growth Areas

- Mixed Use Node
- Mixed Residential
- Density Corridor
- Future School Site

- Urban Growth Boundary
- Areas outside the Urban Growth Boundary have been recommended for inclusion by the Urban Growth Boundary Committee.*

Figure 5-6

Exhibit 10

Oak Ridge Meadows Phase I -- Lots		Oak Ridge Meadows Phase II -- Lots	
Lot #	Square Footage	Lot #	Square Footage
1	10,677	26	5,300
2	9,114	27	5,300
3	9,214	28	5,300
4	9,241	29	5,300
5	7,242	30	5,300
6	9,240	31	5,962
7	10,551	32	10,314
8	7,565	33	10,400
9	7,336	34	10,400
10	7,108	35	10,400
11	6,720	36	10,400
12	10,232	37	10,400
13	8,175	38	10,400
14	5,855	39	10,400
15	6,039	40	10,400
16	6,219	41	10,400
17	6,398	42	11,977
18	6,578	43	13,907
19	6,000	44	13,165
20	6,000	45	12,065
21	6,000	46	10,235
22	6,000	47	8,450
23	5,948	48	8,450
24	6,028	49	11,673
25	5,306	50	14,315
56	9,991	51	11,375
57	9,699	52	10,400
58	10,400	53	10,400
59	10,446	54	10,400
60	10,473	55	9,853
61	10,400	72	5,040
62	9,860	73	5,040
63	11,990	74	5,040
64	8,073	75	5,040
65	9,915	76	4,950
66	6,890	77	5,317
67	11,354	78	5,312
68	8,580	79	4,950
69	9,539	80	5,040
70	8,825	81	5,040
71	5,040	88	4,950
82	5,040	89	4,950
83	5,040	90	4,950
84	5,040	91	5,497
85	7,174	92	5,492
86	8,467	93	4,950
87	4,950	94	4,950
Average Sq. Footage	7,914	95	4,950
		96	4,950
		97	5,930
		98	6,595
		99	5,310
		100	5,310
		101	5,310
		102	5,815
		103	6,908
		104	5,670
		105	5,670
		106	6,259
		Average Sq. Footage	7,597
Total average for 106 Lots			
7,738			

9/27/2018 2:38:13 PM
R:\Ong\PREMIER HOMES\2335.4000\DWG\Subdivision Layout.DWG (2335.4000) Utility.tbl

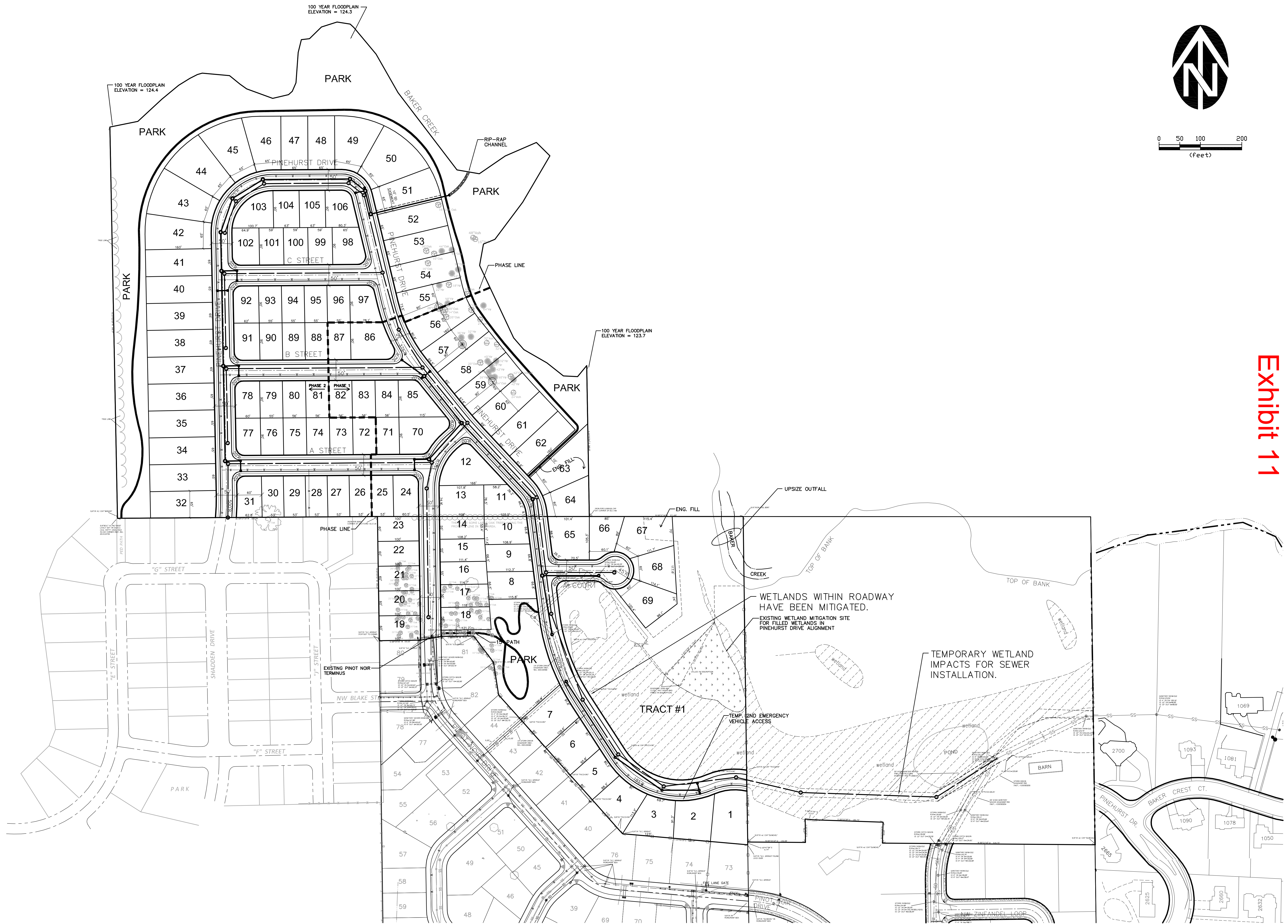


Exhibit 11

VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS DRAWING, INDICATE SCALES ACCORDINGLY		DATE: APR. 2018
DSN:	JW	NO. 1
DRN:	TJN	DATE
CYD:	JW	NO.
		DESCRIPTION
		REVISIONS
		BY

REVIEW REVIEW

WESTTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS

3841 Fairlane Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2477 Fax: (503) 585-3986
E-mail: westtech@westtech-eng.com

PREMIER DEVELOPMENT
OAK RIDGE MEADOWS SUBDIVISION
OVERALL UTILITY PLAN

DRAWING
2
JOB NUMBER
2335.4000.0

Exhibit 12

**NEIGHBORHOOD MEETING
FOR THE PROPOSED
OAK RIDGE MEADOWS SUBDIVISION**

DATE: July 26, 2018

TIME: 6:00 PM

LOCATION: McMinnville Community Center, Room 102

**THIS MEETING IS OPEN TO THE PUBLIC AND
INTERESTED PERSONS ARE INVITED TO ATTEND**

Exhibit 13

NEIGHBORHOOD MEETING for Oak Ridge Meadows PROPERTY DEVELOPMENT INFORMATION

DATE: July 26, 2018

TIME: 6:00 PM

LOCATION: McMinnville Community Center, Room 102

This is an opportunity for neighbors in the surrounding area to see and hear what residential development is going to be proposed to the Planning Commission in the near future. We invite anyone interested to come and have a conversation about the future development proposal.

Proposal: The description of the three applications we will be proposing is:

- A Planned Development Amendment to modify the Oak Ridge Planned Development (Ordinance No. 4722) to remove the unplatted fourth phase of the Oak Ridge phased subdivision (approximately 11.47 acres) from the boundary of the Oak Ridge Planned Development.
- A Planned Development Amendment application to amend the existing Oak Ridge Meadows Planned Development (Ordinance 4822) in a number of ways including: 1) Add the unplatted fourth phase of the Oak Ridge phased subdivision to the boundary of the Oak Ridge Meadows Planned Development; 2) Modify setbacks from those previously approved; 3) Allow construction of a portion of NW Pinehurst Drive to modified standards; 4) Allow for the designation of a private Nature Park; and, 5) Allow for dedication of public open space.
- A tentative phased residential subdivision plan on approximately 35.47 acres of land that, if approved, would provide for the construction of 106 single-family homes on lots ranging in size from 4,950 to 15,981 square feet and averaging 7,730 square feet in size.

Homes to be built are anticipated to range from approximately 1,800 to 3,500 square feet in size and will be single and two-story design. This development is expected to be done in two phases, with full build out in approximately 5 years.

Please come to this neighborhood meeting to receive information on the proposed development and to ask questions, provide input and voice any concerns you may have.

Attached: Tax map, Conceptual development plan

Thank you in advance for your participation.

Respectfully,
Lori Zumwalt, Member
Premier Development, LLC

Exhibit 14

Oak Ridge Meadows

Map No.	Tax Lot	Site Address	Owner	Attn:	Mailing Address	City State	Zip
1	R44178801600	2767 NW PINOT NOIR DR	LIERMAN JEAN TRUSTEE FOR THE	LIERMAN JEAN TRUSTEE FOR THE	2767 NW PINOT NOIR DR	MCMINNVILLE OR	97128
2	R4407 00701	10551 NW BRENTANO LN	DAVISON LINDA	DAVISON LINDA L FAMILY TRUST	10551 NW BRENTANO LN	MCMINNVILLE OR	97128
3	R44178806907	2646 NW CHARDONNAY DR	CLAYTON GEOFFREY R	CLAYTON GEOFFREY R	2646 NW CHARDONNAY DR	MCMINNVILLE OR	97128
4	R4407 00701	10551 NW BRENTANO LN	DAVISON LINDA	DAVISON LINDA L FAMILY TRUST	10551 NW BRENTANO LN	MCMINNVILLE OR	97128
5	R44178806200	1407 NW REISLING WAY	CUSCADEN ARTHUR B	CUSCADEN ARTHUR B	1407 NW REISLING WAY	MCMINNVILLE OR	97128
6	R4408 00200	3375 WESTSIDE RD CNTY	BERNARDS RUSSELL	BERNARDS KAREN J	8645 NW DONNELLY LN	MCMINNVILLE OR	97128
7	R44178806900	2658 NW PINOT NOIR DR	PREMIER DEVELOPMENT LLC	PREMIER DEVELOPMENT LLC	1312 NE HWY 99W	MCMINNVILLE OR	97128
8	R4418 00107	CNTY	BAKER CREEK	BAKER CREEK DEVELOPMENT LLC	485 S STATE ST	LAKE OSWEGO OR	97034
9	R4417 01202	MCMN	TOTH LESLIE A &	TOTH LESLIE A &	2700 NW PINEHURST DR	MCMINNVILLE OR	97128
10	R44178806300	1427 NW REISLING WAY	OWENS FREDERICK N	OWENS FREDERICK N	1427 NW REISLING WY	MCMINNVILLE OR	97128
11	R44178806906	2671 NW PINOT NOIR DR	KEARNS CALEB J	KEARNS CALEB J	2671 NW PINOT NOIR DR	MCMINNVILLE OR	97128
12	R44178800500	2718 NW PINOT NOIR DR	COLVIN CHARLES M TRUSTEE	COLVIN CHARLES M TRUSTEE	2718 NW PINOT NOIR DR	MCMINNVILLE OR	97128
13	R44178800600	2687 NW OAK RIDGE DR	FOX STEPHEN OWEN	FOX STEPHEN OWEN	2687 NW OAK RIDGE DR	MCMINNVILLE OR	97128
14	R44178800200	2780 NW PINOT NOIR DR	SMITH MELBA L	SMITH MELBA L	2780 NW PINOT NOIR DR	MCMINNVILLE OR	97128
15	R4408 00200	3375 WESTSIDE RD CNTY	BERNARDS RUSSELL	BERNARDS KAREN J	8645 NW DONNELLY LN	MCMINNVILLE OR	97128
16	R44178807005	2824 NW PINOT NOIR DR	PARR LARRY E	PARR LARRY E	2824 NW PINOT NOIR DR	MCMINNVILLE OR	97128
17	R44178806905	2679 NW PINOT NOIR DR	CHANG YONGJIAN	CHANG YONGJIAN	2260 NW WEST WIND DR	MCMINNVILLE OR	97128
18	R44178807004	2840 NW PINOT NOIR DR	NORBY JAMES M CO-TRUSTEE	NORBY JAMES M CO-TRUSTEE	2840 NW PINOT DR	MCMINNVILLE OR	97128
19	R44178801300	2741 NW PINOT NOIR DR	FREY JAMES A II & ANDREA L TRUSTEES	FREY JAMES A II & ANDREA L TRUSTEES	1271 NE HIGHWAY 99W #501	MCMINNVILLE OR	97128
20	R44178801700	2729 NW REISLING WAY	GABRYS CLINTON D	GABRYS CLINTON D	2729 NW REISLING WAY	MCMINNVILLE OR	97128
21	R4417 01300	1565 NW BAKER CREEK RD	PREMIER HOME BUILDERS INC	PREMIER HOME BUILDERS INC	1312 NE HIGHWAY 99W	MCMINNVILLE OR	97128
22	R44178801000	2698 NW REISLING WAY	OBREGON GILDARDO A	OBREGON GILDARDO A	PO BOX 865	MCMINNVILLE OR	97128
23	R44178807003	2849 NW PINOT NOIR DR	RUDOLPH BRETT &	RUDOLPH BRETT &	2849 NW PINOT NOIR DR	MCMINNVILLE OR	97128
24	R4417 01200	2616 NW PINOT NOIR DR	COMPTON HUNT M	COMPTON HUNT M	PO BOX 203	MCMINNVILLE OR	97128
25	R44178808600	2598 NW PINOT NOIR DR	HAUGHEY MATTHEW A TRUSTEE	HAUGHEY MATTHEW A TRUSTEE	2643 NW PINOT NOIR	MCMINNVILLE OR	97128
26	R44178801500	2781 NW PINOT NOIR DR	BOURNE JASON R &	BOURNE JASON R &	2781 NW PINOT NOIR DR	MCMINNVILLE OR	97128
27	R44178806600	1481 NW REISLING WAY	STORMS TREVOR M	STORMS TREVOR M	1481 NW REISLING WAY	MCMINNVILLE OR	97128
28	R44178806902	2684 NW PINOT NOIR DR	GOEKLER CATHERINE L	GOEKLER CATHERINE L	2684 NW PINOT NOIR DR	MCMINNVILLE OR	97128
29	R44178807002	2835 NW PINOT NOIR DR	SANDELS CHRISTOPHER M	SANDELS CHRISTOPHER M	2835 NE PINOT NOIR DR	MCMINNVILLE OR	97128
30	R44178807001	1572 NW BLAKE ST	GUBRUD CHRIS M	GUBRUD CHRIS M	1572 NW BLAKE ST	MCMINNVILLE OR	97128
31	R44178800700	2649 NW OAK RIDGE DR	CHASE DAVID B	CHASE DAVID B	2649 NW OAK RIDGE DR	MCMINNVILLE OR	97128
32	R44178806400	1449 NW REISLING WAY	KIMURA SCOTT M	KIMURA SCOTT M	1449 NW REISLING WY	MCMINNVILLE OR	97128
33	R44178800400	2732 NW PINOT NOIR DR	BROTT NORMA G TRUSTEE FOR	BROTT NORMA G TRUSTEE FOR	2732 NW PINOT NOIR DR	MCMINNVILLE OR	97128
34	R4408 00200	3375 WESTSIDE RD CNTY	BERNARDS RUSSELL	BERNARDS KAREN J	8645 NW DONNELLY LN	MCMINNVILLE OR	97128
35	R44178806901	2664 NW PINOT NOIR DR	PEDERSEN RODNEY N CO-TRUSTEE	PEDERSEN RODNEY N CO-TRUSTEE	2664 NW PINOT NOIR DR	MCMINNVILLE OR	97128
36	R44178801400	2753 NW PINOT NOIR DR	BENITZ DAVID P	BENITZ DAVID P	2753 NW PINOT NOIR DR	MCMINNVILLE OR	97128
37	R44178804700	2632 NW CHARDONNAY DR	EIDE NOLAN	EIDE NOLAN	2632 NW CHARDONNAY DR	MCMINNVILLE OR	97128
38	R44178807000	2795 NW PINOT NOIR DR	HEIMAN RANDOLPH T	HEIMAN RANDOLPH T	1546 NW MEDINAH DR	MCMINNVILLE OR	97128
39	R44178806903	2690 NW PINOT NOIR DR	WILKINS JOSEPH R	WILKINS JOSEPH R	2690 NW PINOT NOIR DR	MCMINNVILLE OR	97128
40	R44178800100	2812 NW PINOT NOIR DR	ROBERTS MICHAEL F	ROBERTS MICHAEL F	2812 NW PINOT NOIR DR	MCMINNVILLE OR	97128
41	R44178801100	2731 NW PINOT NOIR DR	UHRINAK TERRY A	UHRINAK TERRY A	2731 NW PINOT NOIR DR	MCMINNVILLE OR	97128
42	R4407 00600	10225 NW BRENTANO LN	BRENTANO VINCENT	SCHWARTZ FAMILY TRUST 74.11%	10225 NW BRENTANO LN	MCMINNVILLE OR	97128
43	R44178806904	2687 NW PINOT NOIR DR	HADFIELD SARAH &	HADFIELD SARAH &	2687 NW PINOT NOIR DR	MCMINNVILLE OR	97128
44	R4418 00106	CNTY	BAKER CREEK	BAKER CREEK DEVELOPMENT LLC	485 S STATE ST	LAKE OSWEGO OR	97034
45	R4407 00600	10225 NW BRENTANO LN	BRENTANO VINCENT	SCHWARTZ FAMILY TRUST 74.11%	10225 NW BRENTANO LN	MCMINNVILLE OR	97128
46	R44178806500	1463 NW REISLING WAY	WALDRON BERNARD E CO-TRUSTEE	WALDRON BERNARD E CO-TRUSTEE	1463 NW REISLING WAY	MCMINNVILLE OR	97128
47	R44178807400	2632 NW PINOT NOIR DR	COMPTON HUNT M	COMPTON HUNT M	PO BOX 203	MCMINNVILLE OR	97128
48	R44178807700	2621 NW PINOT NOIR DR	MOBERG RICHARD A	MOBERG RICHARD A	2621 NW PINOT NOIR DR	MCMINNVILLE OR	97128

Oak Ridge Meadows

49	R4417BB01200	2737 NW PINOT NOIR DR	LUNSFORD PAUL	LUNSFORD PAUL	2737 NW PINOT NOIR DR	MCWANNVILLE OR	97128
50	R4417BB06700	1493 NW REISLING WAY	CLEVIDENCE RAYMOND L JR	CLEVIDENCE RAYMOND L JR	1493 NW REISLING WAY	MCWANNVILLE OR	97128
51	R4417BB00300	2756 NW PINOT NOIR DR	WELLMAN SCOTT T	WELLMAN SCOTT T	2756 NW PINOT NOIR DR	MCWANNVILLE OR	97128
52	R4417BB07500	2650 NW PINOT NOIR DR	OLSEN STEVEN T & CATHERINE D TRUSTEE	OLSEN STEVEN T & CATHERINE D TRUSTEES	2650 NW PINOT NOIR DR	MCWANNVILLE OR	97128
53	R4417 01300	1565 NW BAKER CREEK RD	PREMIER HOME BUILDERS INC	PREMIER HOME BUILDERS INC	1312 NE HIGHWAY 99W	MCWANNVILLE OR	97128
54	R4417BB06800	2693 NW PINOT NOIR DR	ATHARINIKROUH EMILY G	ATHARINIKROUH EMILY G	2693 NW PINOT NOIR DR	MCWANNVILLE OR	97128
55	R4417BB04600	2608 NW CHARDONNAY DR	FUCHS ERIC C	FUCHS ERIC C	2608 NW CHARDONNAY DR	MCWANNVILLE OR	97128
56	R4417BB07600	2643 NW PINOT NOIR DR	HAUGHEY MATTHEW A TRUSTEE	HAUGHEY MATTHEW A TRUSTEE	2643 NW PINOT NOIR DR	MCWANNVILLE OR	97128
57	R4417 01202	MCMN	TOTH LESLIE A &	TOTH LESLIE A &	2700 NW PINEHURST DR	MCWANNVILLE OR	97128
58		City	City of McMinnville Planning Department	Chuck Darnell	231 NE 5th Street	MCWANNVILLE OR	97128
59		2610 NW Reisling Way	ISABELL DUTARTE	ISABELL DUTARTE	2610 NW Reisling Way	MCWANNVILLE OR	97128
60		2662 NW Reisling Way	STEPHENIE & RUSSELL BOYDEN	STEPHENIE & RUSSELL BOYDEN	2662 NW Reisling Way	MCWANNVILLE OR	97128
61		2705 NW Reisling Way	THOMAS E JR & ROXANE HENDERSON	THOMAS E JR & ROXANE HENDERSON	2705 NW Reisling Way	MCWANNVILLE OR	97128
62		2689 NW Reisling Way	GABRY'S EDWARD AND SYLVIA FAMILY TRUST	GABRY'S EDWARD AND SYLVIA FAMILY TRUST	2689 NW Reisling Way	MCWANNVILLE OR	97128
63		2665 NW Reisling Way	JEFFREY SCHORZMAN	JEFFREY SCHORZMAN	2080 John Ranch Drive	MCWANNVILLE OR	97128
64		2653 NW Reisling Way	JEFFREY & LYNNE MCLAUGHLIN	JEFFREY & LYNNE MCLAUGHLIN	2653 NW Reisling Way	MCWANNVILLE OR	97128
65		2641 NW Reisling Way	COLLEEN EGLEY	COLLEEN EGLEY	2641 NW Reisling Way	MCWANNVILLE OR	97128
66		2635 NW Reisling Way	STEPHEN & STEPHEN INKLES	STEPHEN & STEPHEN INKLES	2635 NW Reisling Way	MCWANNVILLE OR	97128
67		2619 NW Reisling Way	CHARLES & DIANE BERG	CHARLES & DIANE BERG	2619 NW Reisling Way	MCWANNVILLE OR	97128
68		2601 NW Reisling Way	GARY & KAREN THURMAN	GARY & KAREN THURMAN	2601 NW Reisling Way	MCWANNVILLE OR	97128
69		2571 NW Oak Ridge Drive	MARLENE & KEVIN TURNIPSEED	MARLENE & KEVIN TURNIPSEED	2571 NW Oak Ridge Drive	MCWANNVILLE OR	97128
70		2553 NW Oak Ridge Drive	DAVID & JAMI FLUKE	DAVID & JAMI FLUKE	2553 NW Oak Ridge Drive	MCWANNVILLE OR	97128
71		1545 NW Cabernet Court	JEFF TERRY	JEFF TERRY	1545 NW Cabernet Court	MCWANNVILLE OR	97128
72		1561 NW Cabernet Court	JOHN BARNES JR	JOHN BARNES JR	1561 NW Cabernet Court	MCWANNVILLE OR	97128
73		1564 NW Cabernet Court	FREDERICK & DANIELLE PAASCH	FREDERICK & DANIELLE PAASCH	1564 NW Cabernet Court	MCWANNVILLE OR	97128
74		1548 NW Cabernet Court	KENT HOUSTON	KENT HOUSTON	1548 NW Cabernet Court	MCWANNVILLE OR	97128
75		1520 NW Cabernet Court	JOHN & JENNIFER COLVIN	JOHN & JENNIFER COLVIN	1520 NW Cabernet Court	MCWANNVILLE OR	97128
76		1496 NW Chardonnay Drive	ADIRAN MORA	ADIRAN MORA	710 NW Cypress Street	MCWANNVILLE OR	97128
77		1478 NW Chardonnay Drive	LANE ROEWICK	LANE ROEWICK	1478 NW Chardonnay Drive	MCWANNVILLE OR	97128
78		1462 NW Chardonnay Drive	SPENCER & BEVERLY KOPPANG	SPENCER & BEVERLY KOPPANG	1462 NW Chardonnay Drive	MCWANNVILLE OR	97128
79		1452 NW Chardonnay Drive	PAULA HOFFMAN	PAULA HOFFMAN	1452 NW Chardonnay Drive	MCWANNVILLE OR	97128
80		1440 NW Chardonnay Drive	NORTH MAC PROPERTIES LLC	NORTH MAC PROPERTIES LLC	PO Box 594	MCWANNVILLE OR	97128
81		1426 NW Chardonnay Drive	LARRY GREEN	LARRY GREEN	1426 NW Chardonnay Drive	MCWANNVILLE OR	97128
82		1408 NW Chardonnay Drive	MICHAEL COLLINS	MICHAEL COLLINS	1408 NW Chardonnay Drive	MCWANNVILLE OR	97128
83		1400 NW Chardonnay Drive	LEON BENNETT	LEON BENNETT	1400 NW Chardonnay Drive	MCWANNVILLE OR	97128
84		2516 NW Chardonnay Drive	KENNETH BROWN	KENNETH BROWN	2516 NW Chardonnay Drive	MCWANNVILLE OR	97128
85		2530 NW Chardonnay Drive	KRISTINA MILLER	KRISTINA MILLER	2530 NW Chardonnay Drive	MCWANNVILLE OR	97128
86		2544 NW Chardonnay Drive	JOSE & ANGELICA SANCHEZ	JOSE & ANGELICA SANCHEZ	2544 NW Chardonnay Drive	MCWANNVILLE OR	97128
87		2556 NW Chardonnay Drive	KERMAN & SHIRLY BURNETT	KERMAN & SHIRLY BURNETT	2216 NW Doral Street	MCWANNVILLE OR	97128
88		2588 NW Chardonnay Drive	FLORENTINO MEDIAN-TORRES	FLORENTINO MEDIAN-TORRES	2588 NW Chardonnay Drive	MCWANNVILLE OR	97128
89		1411 NW Chardonnay Drive	ROSEMARIE GREENE	ROSEMARIE GREENE	1411 NW Chardonnay Drive	MCWANNVILLE OR	97128
90		1429 NW Chardonnay Drive	PHILINA PETERSON	PHILINA PETERSON	1429 NW Chardonnay Drive	MCWANNVILLE OR	97128
91		1443 NW Chardonnay Drive	SANG WOOK & MEE JAH YOON	SANG WOOK & MEE JAH YOON	1443 NW Chardonnay Drive	MCWANNVILLE OR	97128
92		1457 NW Chardonnay Drive	RONNIE & BARBARA WITWORTH	RONNIE & BARBARA WITWORTH	16500 S Henrioi Road	OREGON CITY OR	97045
93		1465 NW Chardonnay Drive	VINCE & MICHELLE BARRETT	VINCE & MICHELLE BARRETT	1465 NW Chardonnay Drive	MCWANNVILLE OR	97128
94		1483 NW Chardonnay Drive	PAMELA CUTTING	PAMELA CUTTING	1483 NW Chardonnay Drive	MCWANNVILLE OR	97128
95		1497 NW Chardonnay Drive	DENNIS DIMICK	DENNIS DIMICK	3030 SW Sherwood Place	PORTLAND OR	97201
96		1494 NW Chardonnay Drive	BARRY HOUSE	BARRY HOUSE	1494 NW Chardonnay Drive	MCWANNVILLE OR	97128
97		1482 NW Reisling Way	YANFEN & JIAN CHEN	YANFEN & JIAN CHEN	1482 NW Reisling Way	MCWANNVILLE OR	97128

Oak Ridge Meadows

98		1474 NW Reisling Way	JAMES & VANESSA FACKLER	JAMES & VANESSA FACKLER	1474 NW Reisling Way	MCMINNVILLE OR	97128
99		1456 NW Reisling Way	BARBARA FARMER	BARBARA FARMER	1456 NW Reisling Way	MCMINNVILLE OR	97128
100		1448 NW Reisling Way	LINDA CADINHA	LINDA CADINHA	19701 NE Trunk Road	DUNDEE OR	97115
101		1424 NW Reisling Way	NATHAN LEINWEBER	NATHAN LEINWEBER	1424 NW Reisling Way	MCMINNVILLE OR	97128
102		1404 NW Reisling Way	CONSTANCE JARIN	CONSTANCE JARIN	1404 NW Reisling Way	MCMINNVILLE OR	97128

Exhibit 15



 **First American Title**

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

geoAdvantage

Exhibit 16

**OAK RIDGE MEADOWS
SUBDIVISION**

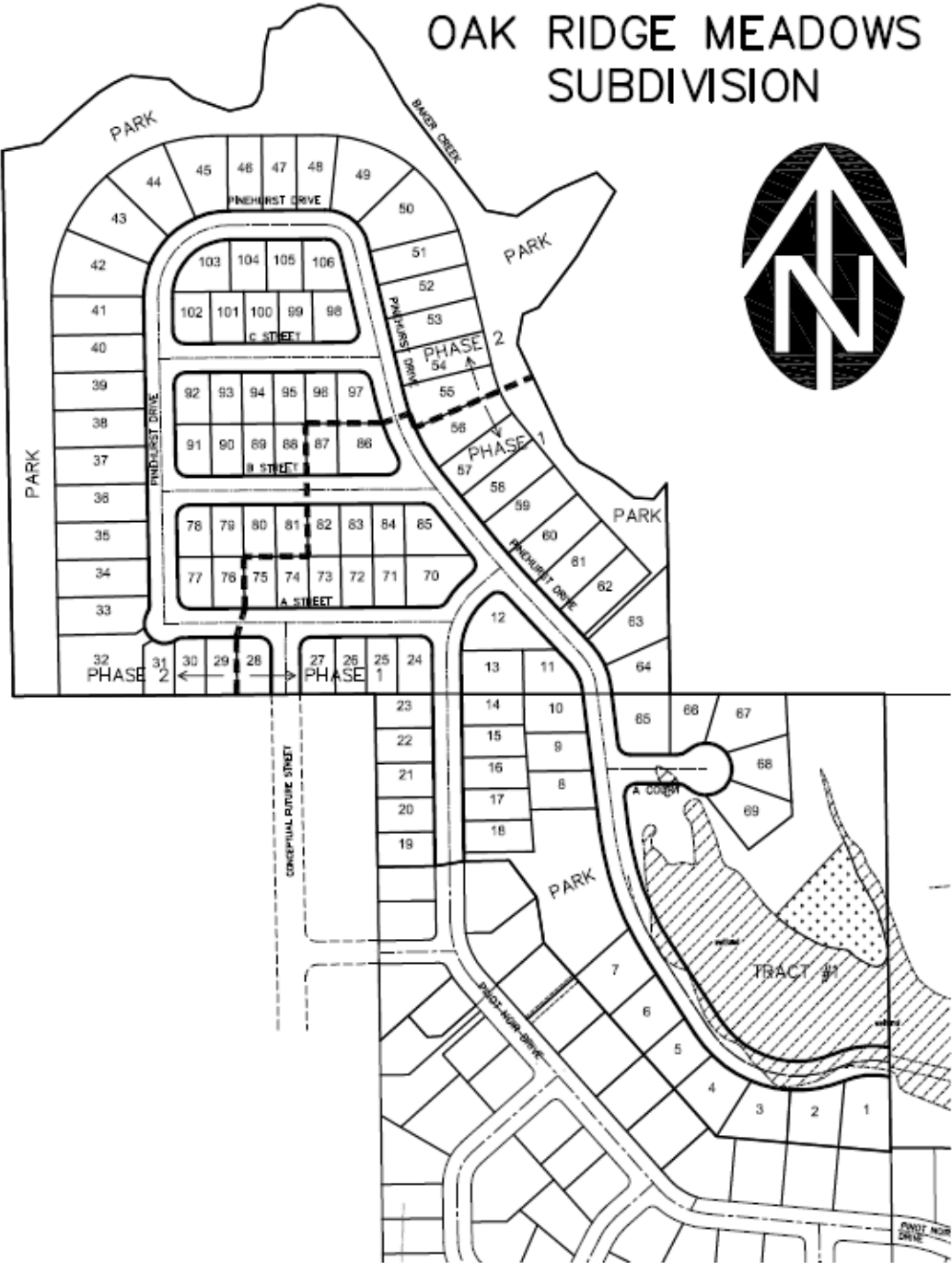
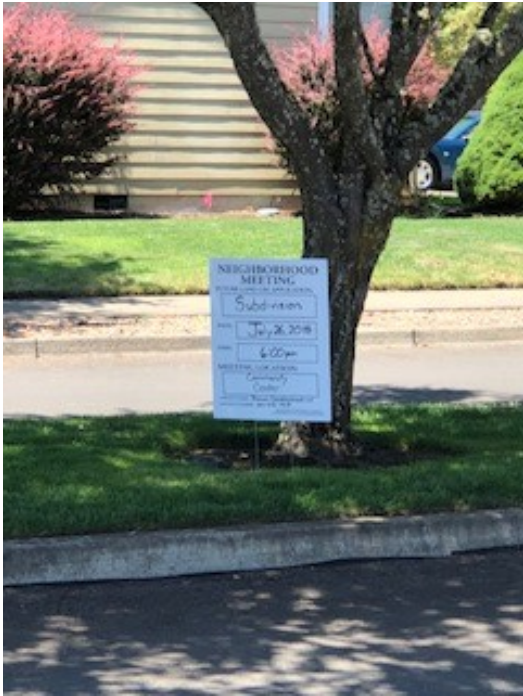


Exhibit 17

Posted Signs - July 26, 2018 Oak Ridge Meadows Neighborhood Meeting



Northern terminus of NW Pinot Noir Drive



Entrance to Oak Ridge Subdivision



NW Pinot Noir Drive just east of NW Chardonnay Drive

Exhibit 18

**NEIGHBORHOOD MEETING
For Oak Ridge Meadows
- AGENDA -**

DATE: July 26, 2018

TIME: 6:00 PM

LOCATION: McMinnville Community Center, Room 102

Agenda Items

1. Introduction and Attendee Sign-In Sheet
2. Invitation and Opportunity to view the tentative subdivision plan and other exhibits
3. Presentation of the Major Elements of the Proposal
 - a. The Applications
 - b. The Proposed Subdivision Design
 - c. Vehicular Access
 - d. Park Spaces and Natural Resources
4. Q & A: Invitation for Neighbor Comments, Questions and Concerns
5. Adjournment

Exhibit 19

OAK RIDGE MEADOWS- A Two Phase 106 Lot Residential Subdivision

Lots Ranging from 4,950 to 15,981 Square Feet
1 and 2-Story Single Family Detached Homes Ranging Typically Between
1,800 S.F. to 3,500 S.F. in Size.



Amenities Include:

- Curbside Planter Strips with Street Trees
- Preserved and Protected Natural Wetlands
- Publicly Accessible Nature Park to Provide Wetland and Natural Habitat Viewing
- 5.6 Acres of Public Open Space Greenway Along Baker Creek
- Temporary Emergency-Only Access Lane

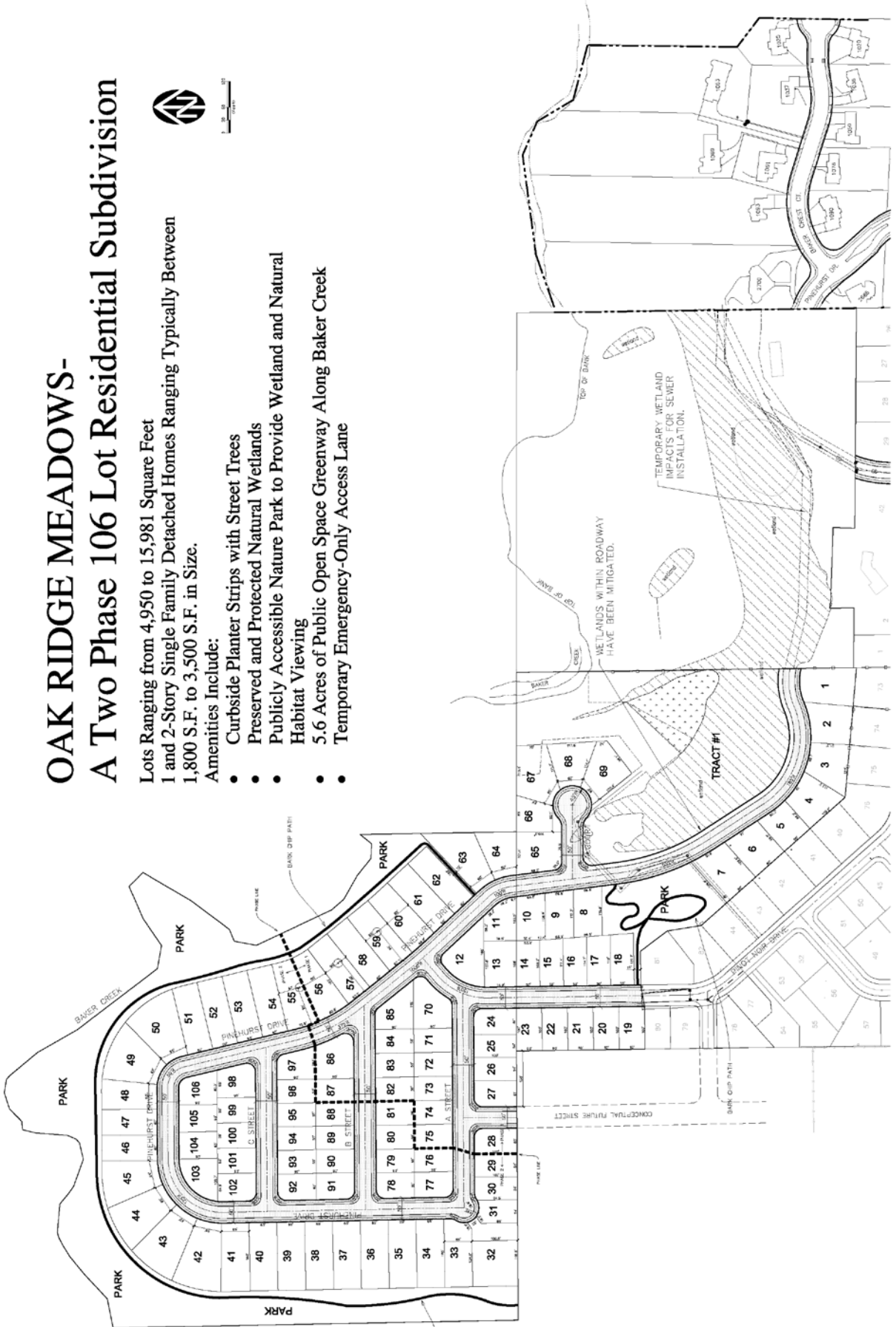


Exhibit 20



7/18/2018 4:51:24 PM
 R:\04\PREMIER HOMES\2335.4000\01\Civil\Works\Subdivision\Layout.DWG (2335.4000) Utility (tbl)

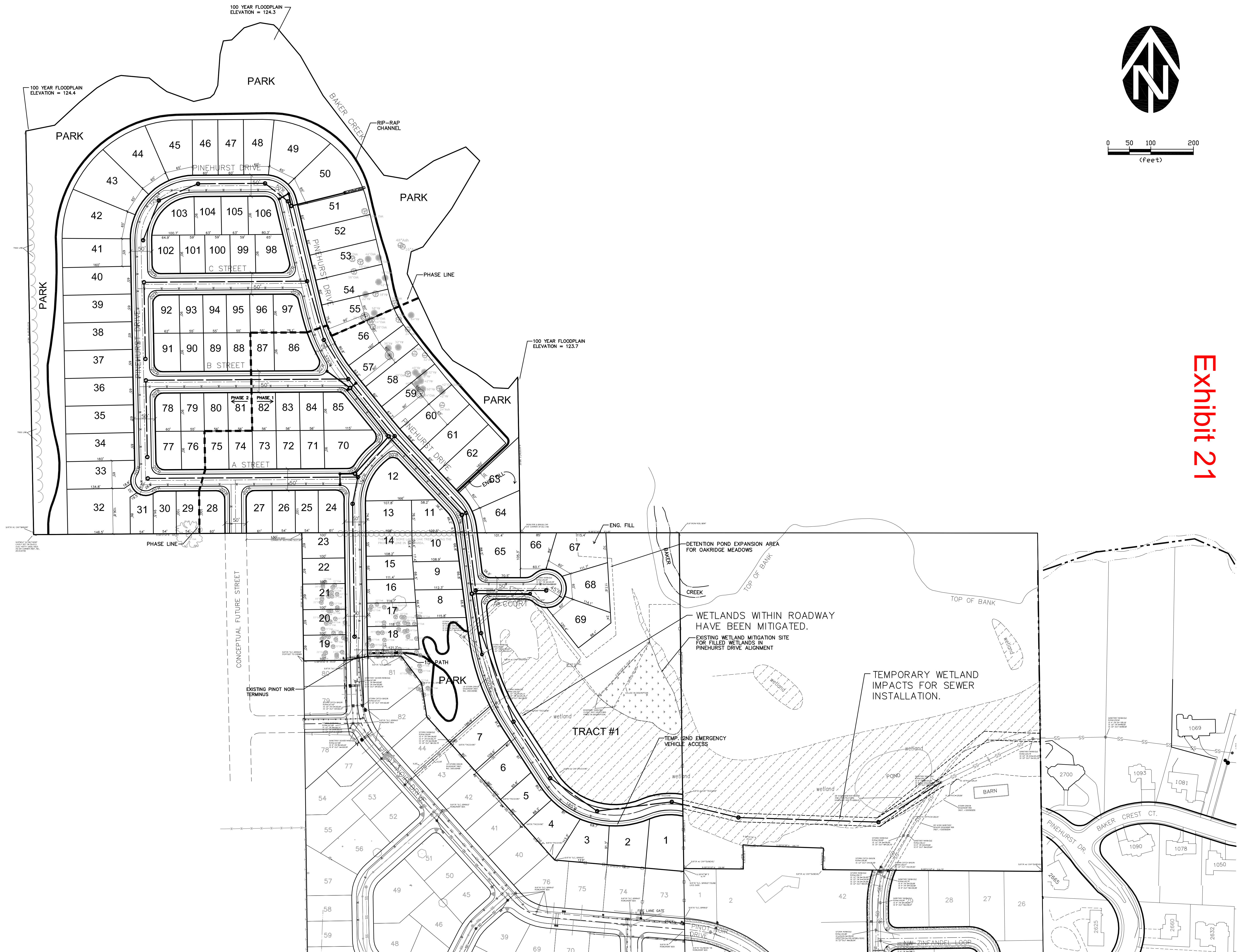


Exhibit 21

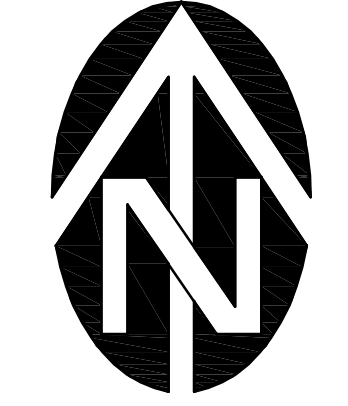
NO.	DATE	DESCRIPTION	BY

VERIFY SCALE
 BAR IS ONE INCH ON
 ORIGINAL DRAWING
 IF NOT ONE INCH ON
 THIS DRAWING
 SCALES ACCORDINGLY
 DSN: JTW
 DRN: JTW
 CVD: JTW
 DATE: APR. 2018

REVIEW REVIEW

WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS
 3841 Fairlane Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-2477 Fax: (503) 585-3966
 E-mail: westtech@westtech-eng.com

PREMIER DEVELOPMENT
 OAK RIDGE MEADOWS SUBDIVISION
 OVERALL UTILITY PLAN
 DRAWING
 2
 JOB NUMBER
 2335.4000.0



0 50 100 200
(feet)

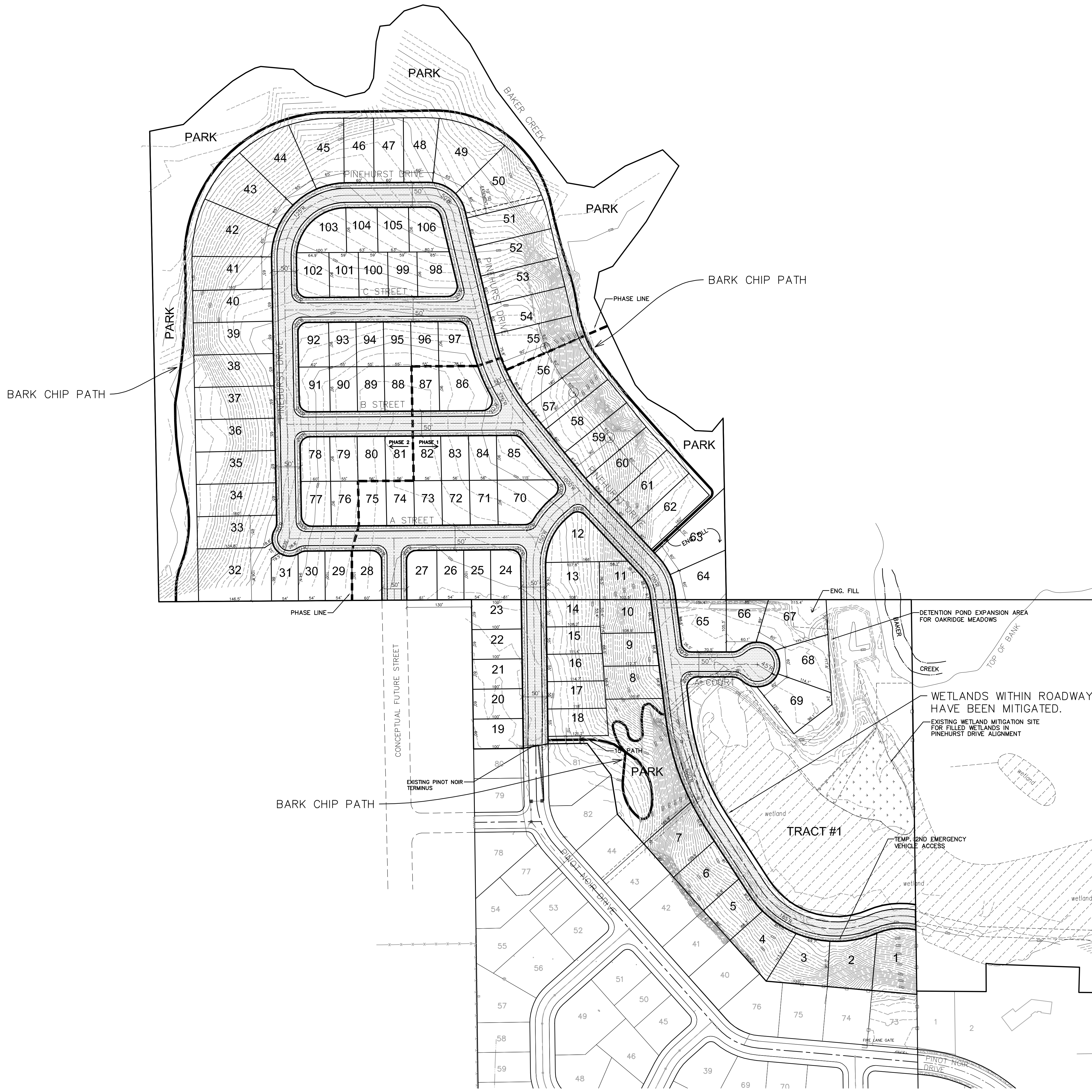


Exhibit 22

7/23/2018 10:58:29 AM
R:\Og\PREMIER HOMES\2335-4000.DWG\2335-4000-Division_Layout.DWG (2335-4000-Sub_Layout.tbl)

NO.	DATE	DESCRIPTION	BY

VERIFY SCALE
ON ORIGINAL DRAWING
THIS DRAWING IS FOR REVIEW ONLY
ALL DIMENSIONS AND SCALES SHALL ACCORD TO THE FOLLOWING
DSN: JLN
DRN: TJI
CYO: JLN
DATE: APR. 2018

REVIEW REVIEW

WESTTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
WE
3841 Fairlane Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2477 Fax: (503) 585-3986
E-mail: westtech@westtech-eng.com

PREMIER DEVELOPMENT
OAK RIDGE MEADOWS SUBDIVISION
SUBDIVISION LAYOUT

DRAWING
1
JOB NUMBER
2335.4000.0

Exhibit 23

**NEIGHBORHOOD MEETING
For Oak Ridge Meadows**

SIGN-IN SHEET

DATE: July 26, 2018

TIME: 6:00 PM

LOCATION: McMinnville Community Center, Room 102

NAME (Please Print)	Please provide your contact information (address or email)
Stephanie Janik	s.s.janik@gmail.com
Mike Janik	1310 NW Zinfandel Ct
Rod Pedersen	26301 NW Pinot Noir
Judy "	"
Scott T. Wellman	2756 NW Pinot
Dian Berg	2619 NW Riesling Way
Eric C Fuots	eric@spessart.com
Catherine Olson	combes 5071@mypacks.NET
Steve Olson	ed
Colleen Edaley	cedaley@oak.com
Joe Wilkins	joerwilkins@hotmail.com
David Chese	selma@praiseloveglobal.net
Rosalyn Selans	selma@praiselove.com
KAREN BERNARDOS	russsthefarmer@yahoo.com
William B. McCloskey	2536 NW ZINFANDEL LOOP

**NEIGHBORHOOD MEETING
For Oak Ridge Meadows**

SIGN-IN SHEET

DATE: July 26, 2018

TIME: 6:00 PM

LOCATION: McMinnville Community Center, Room 102

NAME (Please Print)	Please provide your contact information (address or email)
KAREN NICHOLS (CRESTBROOK HOA)	ia244@aol.com
PETER VON KLARNAED	VONKLARP@AOL.COM
Rogue Etanima Nelson	ruen-nelson78@gmail.com
Mandy Benitz	mandy16mb@gmail.com
Ryan Carlson	rccarlson4@gmail.com
Terry Dulan	tdulan8@gmail.com
Mike Roberts	mrobert@linfield.edu
John Colvia	JohnColvia4@aol.com
Sangtae Lee Kwon	msy3@att.net
Linda Pene	dlpene@comcast.net
Elsie Williams (Crestbrook)	lewilly13@gmail.com
Morgan Will	morgan@staffordlandscaping.com

**NEIGHBORHOOD MEETING
For Oak Ridge Meadows**

SIGN-IN SHEET

DATE: July 26, 2018

TIME: 6:00 PM

LOCATION: McMinnville Community Center, Room 102

NAME (Please Print)	Please provide your contact information (address or email)
KEVIN TURNIPSEEB	2571 NW OAK RIDGE DR.
JIM NORBY	2840 NW Pinot Noir Dr.
Coy & Julia Howard	2562 NW Meade PR
Sharon & Larry Parr	3324 NW Pinot Noir Dr.
Melba Smith	2780 NW Pinot Noir Dr.
Paul Lundford	" " " "
Anna Blumhauer	1493 NW Riesling Way
Art Casanova	1402 N Riesling Way
Merna Casanova	" " "
Stephanie Boyden	2662 NW Riesling
Lynn Sherman	2467 NW Pinot Noir
Norma Bratt	2782 NW Pinot Noir
CARMEN MENDENHALL	2410 NW Zinfandel Loop
STEVE INKELES	2635 NW RIESLING WAY
Cathy Gockley	5684 NW Pinot Noir
TJ & Roxane Hendersm	2705 NW Riesling Way
Amber Johnson	2462 NW Zinfandel Lp.
DENNIS FROST	2543 NW Zinfandel LP
Mark & Sandy Hyder	2510 NW Zinfandel Loop
Charles Hower	1020 NW Baker Crest Court

Exhibit 24

A Neighborhood Meeting was held from 6:00 p.m. to 7:30 p.m. in Room 102 of the McMinnville Community Center on Wednesday, July 28, 2018 in order to publicly present a Subdivision proposal (Oak Ridge Meadows), inclusive of two Planned Development Amendment proposals, and to provide an opportunity and invitation for the public to view the tentative subdivision plan and other exhibits and to ask questions, voice concerns and to engage in a conversation on the proposal. At this meeting, Premier Development, LLC was represented by Ron Pomeroy (Navigation Land Use Consulting, LLC) and Josh Wells (Westech Engineering, Inc.).

Two letters of testimony were provided at that meeting and are included below. Additional summary notes representing oral comments received at the meeting and, as required by McMinnville Zoning Ordinance 17.72.095(G)(5)(e), a summary of any of Premier Development's revisions made to the proposal based on comments received at the meeting follow.

18 July, 2016

To: Premier Development, LLC

From: M.E. and Bill Fleeger

2410 NW Pinehurst Drive

McMinnville, OR 97128

Re: Oak Ridge Meadows Proposal

Thank you for sending out information regarding your future applications to the planning council. Unfortunately, some of us cannot attend your meeting and are quite unclear about your proposals. The information presented in the handout was incomplete and inadequate to determine the extent of the impact to the surrounding neighbors, wetlands and floodplain. Specifically, we are unclear about the major ingress and egress routes from Baker Creek Rd. and how the additional traffic would be accommodated. Second, there is no mention of the impact on the wetlands, the required permits or how the impact to the wetlands would be mitigated. Third, we are also wondering if the low lying areas of development are within the floodplain? We appreciate your willingness to provide answers to our questions and address these concerns.

Sincerely,


William and Mary Ellen Fleeger





*Crestbrook Landscape Committee
McMinnville, Oregon*

SUBJECT: Comments and Concerns - Oak Ridge Meadows Planned Development, Amendment Application (Ordinances 4722 and 4822), Neighborhood Meeting hosted by Premier Development, LLC at the McMinnville Community Center, 26 July, 2018

1. Flooding. FEMA maps need to be provided and reviewed to identify the potential demands on first responders, the likely financial obligations on the City safety and public services budgets, and full disclosure to potential buyers.
2. Lighting. The varying elevations of this terrain require serious consideration of the effects of light pollution on after-dark activities. Safety and health concerns need to be given sufficient consideration to prevent neighbor-to-neighbor and public space light pollution. Lighting that complies with the "Dark Skies Initiative" can mitigate the potential for sleep disruptions and blinding glares that can degrade the quality of life for current Crestbrook residents as well as the future Oak Ridge population.
3. Access. Pinehurst Drive is currently the single entry point for 35 lots in the Crestbrook Homeowners' Association. These homeowners are currently assessed annual dues which are used to maintain and improve community landscaping and lighting. Access to the Oak Ridge development via Pinehurst Drive needs to be clearly delineated from the Crestbrook Subdivision. A mutually beneficial agreement between the two subdivisions may be necessary.
4. Covenants. Every effort should be made to ensure that the Oak Ridge Development meets or exceeds the existing Crestbrook Subdivision reputation for quality and security. A commonly recognized method to achieve and maintain these desired characteristics is to establish adequate Covenants and Restrictions under the oversight of a neighborhood governing body.
5. Traffic. An impact analysis of traffic flow between these two subdivisions as well as onto Baker Creek Road needs to be made public.
6. Environmental analysis of impacts on the nature areas including Baker Creek needs to be made public.
7. Plans for sewage pumps and distribution need to be made public.

Respectfully submitted this 26th day of July, 2018. Contact: Karen Nichols, 2579 NW Pinehurst Dr, McMinnville, OR 97128. Email iq104@aol.com, Phone 503.857.0110



Karen Nichols, Secretary/Treasurer

cc: McMinnville City Planning and Zoning Department

The format for the Neighborhood Meeting included presenter introductions and a description of the forthcoming applications and the main components of the tentative proposal leaving the majority of the time spent in an open dialogue with those in attendance.

The main topics verbally shared by attendees of the Neighborhood Meeting are summarized as follows. Although not required by McMinnville Zoning Ordinance 17.72.095(G)(5), brief responses are being provided which characterize those provided at the Neighborhood Meeting in addition to information now being provided in this Exhibit:

- Traffic – Development of the Oak Ridge Meadows proposal would result in too much traffic moving through adjacent subdivisions until such time that a second public street could be constructed on adjacent land, such as that owned by Stafford Land Company, to provide additional access to Oak Ridge Meadows.

Response: Premier Development previously discussed the adequacy of the adjacent street network to support this development proposal with the McMinnville Engineering Department and the McMinnville Planning Department. Premier Development was advised that a traffic study was neither necessary nor required for this proposal for two reasons: 1) The maximum average daily traffic on nearby streets resulting from this development would not exceed those streets' design capacity; and, 2) The McMinnville Transportation System Plan (2010) modeled future traffic volume for this site consistent with maximum buildout of its base zone (R-2 Single-Family Residential) and found the supporting street network sufficient to accommodate such traffic volume. This development proposal would result in fewer homes (and fewer vehicle trips) than were modeled for this area.

While no modifications to this proposal are required in response to this matter, Premier Development has taken note of this concern and has stepped forward to modify the originally proposed phasing plan for this subdivision. The plan presented to interested citizens at the Neighborhood Meeting proposed 54 single-family residential lots in Phase I. To reduce the amount of infrastructure construction and residential building occurring as part of Phase I, Premier Development has reduced the number of proposed lots in this phase from 54 lots to 48 lots (a reduction of 6 lots from Phase I by now shifting that number of lots into Phase II). This is done as a means to address the concern noted above that was raised during the Neighborhood Meeting. The submitted application narrative, findings and exhibits now all reflect this new reduced number of lots in Phase I of this proposal. Additionally, should the development proposal from Stafford Land Company west of the site, and which is in public review by the City, be approved, it is possible that a second public street connection may be made available to the Oak Ridge Meadows site prior to the full build-out of Oak Ridge Meadows Phase II.

- Displacement or loss of wildlife and natural habitat – Concerns were shared regarding the loss of trees, brush, understory, encroachment into the site's wetlands and nearby floodplain, and displacement or loss of wildlife presently onsite.

Response: Premier Development's consultants described the two parks proposed as part of this development totaling some 6.5 acres of park and open space for this approximately 35.5 acre site (about 18 percent of the site). The park spaces are comprised of an approximately 0.85 acre Nature Park internal to the development and an approximately 5.6 acre open space to be located along the Baker Creek greenway encircling most of the perimeter of the site. Both park spaces would be developed with

walking paths. It was also acknowledged that trees and brush would be removed in order to construct public streets and homes, should this proposal be approved, in the same manner as had occurred when the public streets and homes for the three existing phases of Oak Ridge were constructed.

Wetland mitigation was discussed and described, and it was shared with the attendees that the wetland impacts regarding the construction of the affected portion of NW Pinehurst Drive have already been mitigated. Additionally, that a copy of the Oregon Division of State Lands approved mitigation stipulation and permit number would be provided as an attachment to the forthcoming land use proposal. Premier Development proposes and anticipates no additional work within or impact upon the adjacent wetland area.

However, since it has been some number of years since this wetland mitigation has been completed, Premier Development wants to ensure that some part of the adjacent wetland area has not manifested into some location(s) of the already mitigated roadway area. To definitively determine if this has occurred, Premier Development has proactively hired the well-established environmental consulting team Pacific Habitat Services, Inc., to perform and provide a wetland analysis and assessment of this area. This is further addressed in the Findings portion of the application narrative at 17.53.103(C)(2).

Further, Premier Development is not proposing any work within the 100-year floodplain or Regulatory Floodway Zone AE as identified on FEMA Flood Insurance Rate Maps applicable to this site.

Premier Development is also requesting that the City of McMinnville condition the approval of this proposal, in part, on provision of a current arborist's report for the subject site.

- Site drainage – A concern was shared that the area where the southerly portion of Pinehurst Drive is proposed to be constructed currently experiences periodic flooding. Additionally, a concern was also shared that this development would be putting additional drainage water into the wetlands.

Response: The public storm sewer system that would be constructed to serve this area would transfer such surface water, and any additional flow, eastward beyond Premier Development's site through a public storm sewer system designed, constructed and approved to City standards.

- Divert all construction traffic to the Emergency-Only Access Easement – It was suggested that all construction traffic for this development be prohibited from traveling on public streets through adjacent neighborhoods and be required to use the temporary Emergency-Only Access Easement being offered for use by Stafford Land Company.

Response: The Secondary Emergency-Only Access Easement being temporarily offered by Stafford Land Company across property they own will become needed to serve Oak Ridge Meadows in order to exceed the construction limitation of 30 unsprinkled single-family dwellings being served with one access as per the McMinnville Fire Code Applications Guide. Premier Development understands that construction traffic moving along local streets can be an inconvenience to nearby residents. Premier

Development has considered the option and logistics of routing all such traffic across adjacent land and along the gravel emergency-only access easement as suggested during the Neighborhood Meeting. This option, if ultimately approved by the McMinnville Fire Department and the adjacent private land owner, would necessarily result in the creation of a series of changing, temporary gravel “roadways” throughout the Oak Ridge Meadows site in order to reach the various locations where utility improvements, road construction and home construction will be occurring until such time that the adjacent land owner receives land use approval and constructs a public street to City standards providing a secondary permanent public access to Oak Ridge Meadows.

The City allows construction vehicles full access to public rights-of-way the same as any other legally licensed vehicle. Premier Development is aware of and familiar with impacts of construction vehicles upon nearby neighborhoods. However, upon considering the options available, Premier Development will not be pursuing the requested dual-use of the emergency-only access easement and the provision of the resulting network of temporary gravel “roadways” across the Oak Ridge Meadows site. Rather, construction vehicles associated with this residential development will be utilizing the public street system throughout the build-out of this development which is a non-revocable right afforded to all legally licensed vehicles intended for public street use. -- No modifications to the proposal have been made in response to this concern.

- “Cookie Cutter” housing – Concerns were voiced that the development would exhibit “cookie cutter” style housing.

Response: It was shared with the attendees that Premier Development is offering that approval of this proposal be conditioned with a requirement to provide an Architectural Pattern Book to be approved by the Planning Director prior to the release of any residential building permits for the site. This condition would be the same as required of Stafford Land Company relative to their “Baker Creek South” development approval. The basic components of such an Architectural Pattern Book was explained for the attendees and are reproduced here in full.

“That, prior to issuance of residential building permits, the applicant shall submit a residential Architectural Pattern Book to the Planning Director for review and approval. The purpose of the Architectural Pattern Book is to provide an illustrative guide for residential design in the Oak Ridge Meadows development. This book will contain architectural elevations, details, materials and colors of each building type. The dominant building style for residences in the area identified in the Oak Ridge Meadows subdivision tentative plan can be best described as generally Northwest Craftsman or English Cottage style dwelling. In order to protect property values, front entries will need to be clearly defined, garages will need to either be on the same plane as the front entry or recessed from the front entry, at least three material types will need to be used on the front elevations, driveways should be adjacent to each other to enhance opportunities for front yards and landscaping, and a variety of color schemes should be used throughout the development that are distinctly different from each other but enhance each other.

At a minimum, the Architectural Pattern Book shall contain sections addressing:

- a) Style and Massing
- b) Quality and Type of Exterior Materials
- c) Front Porches / Entry Areas
- d) Roof Design and Materials
- e) Exterior Doors and Windows
- f) Garage Door Types
- g) Exterior Lighting
- h) Sample Exterior Colors”

And,

“In order to eliminate a cookie-cutter stylization of the neighborhood, no same home design shall be built in adjacency to another, including both sides of the street.”

Additionally, a condition of approval is also proposed requiring a portion of lots be made available for sale to other builders for a period of time.

Exhibit 25

OFFICIAL YAMHILL COUNTY RECORDS
BRIAN VAN BERGEN, COUNTY CLERK

201809672



\$96.00

00540348201800096720040044

07/03/2018 04:29:31 PM

DMR-EDMR Cnt=1 Stn=2 MILLSA
\$20.00 \$5.00 \$11.00 \$60.00

SANITARY SEWER EASEMENT

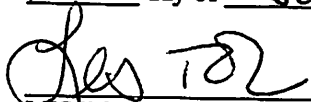
THIS INDENTURE MADE and entered into this 19th day of JUNE, 2018 by and between Les & Kathleen Toth, hereinafter referred to as the Grantors, and the City of McMinnville, a Municipal Corporation of the State of Oregon, hereinafter referred to as the Grantee.

That the Grantors, for and in consideration of the sum of No Dollars, (\$0.00), do hereby grant, bargain, sell and convey unto the Grantee, perpetual easement, as described herein, together with the right to go upon said easement area hereinafter described for the purpose of constructing, reconstructing, maintaining and using a public sanitary sewer system, on the following described property, to-wit:

(See attached Exhibit "A" for legal description and attached Exhibit "B" for map)

TO HAVE AND TO HOLD the above easement to the said Grantee, its successors and assigns forever.

19th IN WITNESS WHEREOF, The Grantor above named has hereunto set their hand and seal this day of JUNE, 2018.

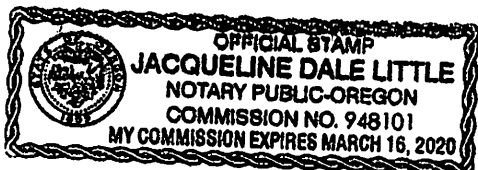


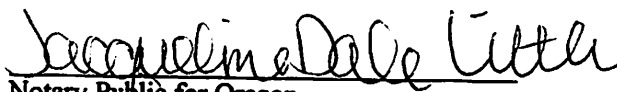
LES TOTH

STATE OF OREGON)
) ss.
County of Yamhill)

This instrument was acknowledged before me on the 19 day of JUNE, 2018, by LES TOTH.

(NOTARY SEAL)





Notary Public for Oregon
My Commission Expires: March 16, 2020

AFTER RECORDING City of McMinnville
RETURN TO: 230 NE 2nd Street
 McMinnville, Or 97128

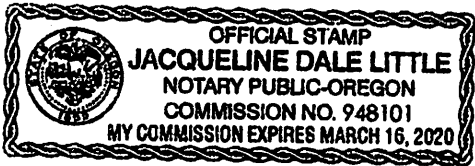
SEND TAX STATEMENTS TO: N/A

Kathleen Toth
KATHLEEN TOTH

STATE OF OREGON)
) ss.
County of Yamhill)

This instrument was acknowledged before me on the 19 day of June, 2018, by KATHLEEN TOTH.

(NOTARY SEAL)



Jacqueline Dale Little
Notary Public for Oregon
My Commission Expires: March 16, 2020

The City of McMinnville has reviewed the above document and hereby accepts the same.

By: [Signature]
Title: City Manager

AFTER RECORDING City of McMinnville
RETURN TO: 230 NE 2nd Street
 McMinnville, Or 97128

SEND TAX STATEMENTS TO: N/A

EXPIRES 31 DECEMBER 2018

Leland MacDonald & Assoc., LLC
Land Surveyors
3765 Riverside Drive
McMinnville, OR 97128
Phone: 472-7904
Fax: 472-0367

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JANUARY 16, 2002
Leland A. MacDonald
53226

EXHIBIT " A "

7 May 2018

Description of Real Property for: Les & Kathleen Toth & The City of McMinnville: Easement description

An easement located in Section 17, Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon, being a portion of that tract of land described by Deed from Compton Family Limited Partnership to Compton Crest, LLC and recorded in Instrument No. 200408905, Yamhill County Deed and Mortgage Records, and being a portion of Parcel 1 of Yamhill County Partition Plat 2000-37, being 20 feet in width, lying 10 feet each side of the centerline thereof, said centerline being more particularly described as follows:

Commencing at an iron rod marking the northeast corner of Lot 26 of Compton Crest subdivision, said point being on the east line of said Parcel 1; thence North $00^{\circ}07'08''$ West 315.00 feet along said east line to a point on the centerline of an existing sanitary sewer easement, said easement being 20 feet in width, lying 10 feet each side of centerline, recorded in Instrument No. 200503254, Deed Records of Yamhill County, Oregon; thence South $89^{\circ}49'57''$ West 15.00 feet along said centerline to a point; thence South $64^{\circ}36'04''$ West 243.01 feet to an angle point in said centerline and the POINT OF BEGINNING; thence South $58^{\circ}21'07''$ West 172.52 feet to a point on an existing sanitary sewer easement, said easement being 20 feet in width, lying 10 feet each side of centerline, recorded in Partition Plat 2000-37, Survey Records of Yamhill County, Oregon, as shown on a map attached, hereto and made a part thereof, the sidelines of said easement to extend and shorten with the west margin of said Instrument No. 200503254 and with the North and South margin of said easement per Partition Plat 2000-37.

End of Description

From: Les & Kathleen Toth
To: The City of McMinnville

Location: Section 17 T. 4 S., R. 4 W., WM.,
 City of McMinnville
 Yamhill County, OR

Tax Lot: 4417 - 1202

Date: 4 May 2018

Scale: 1" = 60'

Exhibit "B"
Easement Map

Sanitary Centerline Table	
LINE	BEARING DISTANCE
L1	N 30°06'31" E 97.45'
L2	N 32°49'35" E 141.89'
L3	S 64°36'04" W 243.01'
L4	S 89°49'57" W 15.00'
L5	S 87°08'06" E 128.10'
L6	N 51°43'58" E 322.64'
L7	N 87°24'22" W 327.16'
L8	S 58°21'07" W 172.52'

Existing sanitary sewer easement per PT-2000-37

20.00'

20.00'

S 02°22'58" W
54.99'

S 02°22'58" W
50.83'

153.70'

S 87°24'22" E
166.70'

Tax Lot:
4417 - 1200
Compton
Parcel 2
PT-2000-37

North

Expires 31 December 2018

Tax Lot: 4417 - 1202

Toth

Parcel 2

Instrument No. 201703759

20.00'

20.00'

L9

L8

L7

L6

L5

L4

L3

L2

L1

20.00'

20.00'

20.00'

20.00'

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20.00'

20.00'

20.00'

20.00'

20.00'

By : Leland MacDonald & Assoc., LLC
 Formerly dba Matt Dunckel & Assoc.
 3765 Riverside Drive
 McMinnville, Oregon 97128
 Phone : 503-472-7904
 Fax: 503-472-0367
 Email: lee@macdonaldsurveying.com

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 January 16, 2002
LELAND A. MACDONALD
 53226

Expires 31 December 2018

Existing sanitary sewer easement
 per Inst. No. 200503254

Legend

- = Monument Found, 5/8" iron rod with yellow plastic cap marked "Matt Dunckel & Assoc." set in the Compton Crest Subdivision.
- = Easement

Northeast corner of Lot 26 of
 Compton Crest Subdivision

361.05' to centerline easement

N 88°51'28" W 514.75'

Lot 29

Lot 28

Lot 27

Merlot Drive

153.70'

Compton Crest Subdivision

Compton Crest Subdivision

Lot 26

#8639

Instrument No. 201703759

Tax Lot: 4417 - 1202
 Toth

Pinehurst Drive

'00.51E W 80.70+00 N

10/8/2018 2:33:03 PM
 R:\Dwg\PREMIER HOMES\2335-4000\Civil\Yrret\Subdivision Layout.DWG (24X36 Emergency Access Plan tab)

MIN. 20' WIDE GRAVEL
 SECONDARY EMERGENCY
 VEHICLE ACCESS.

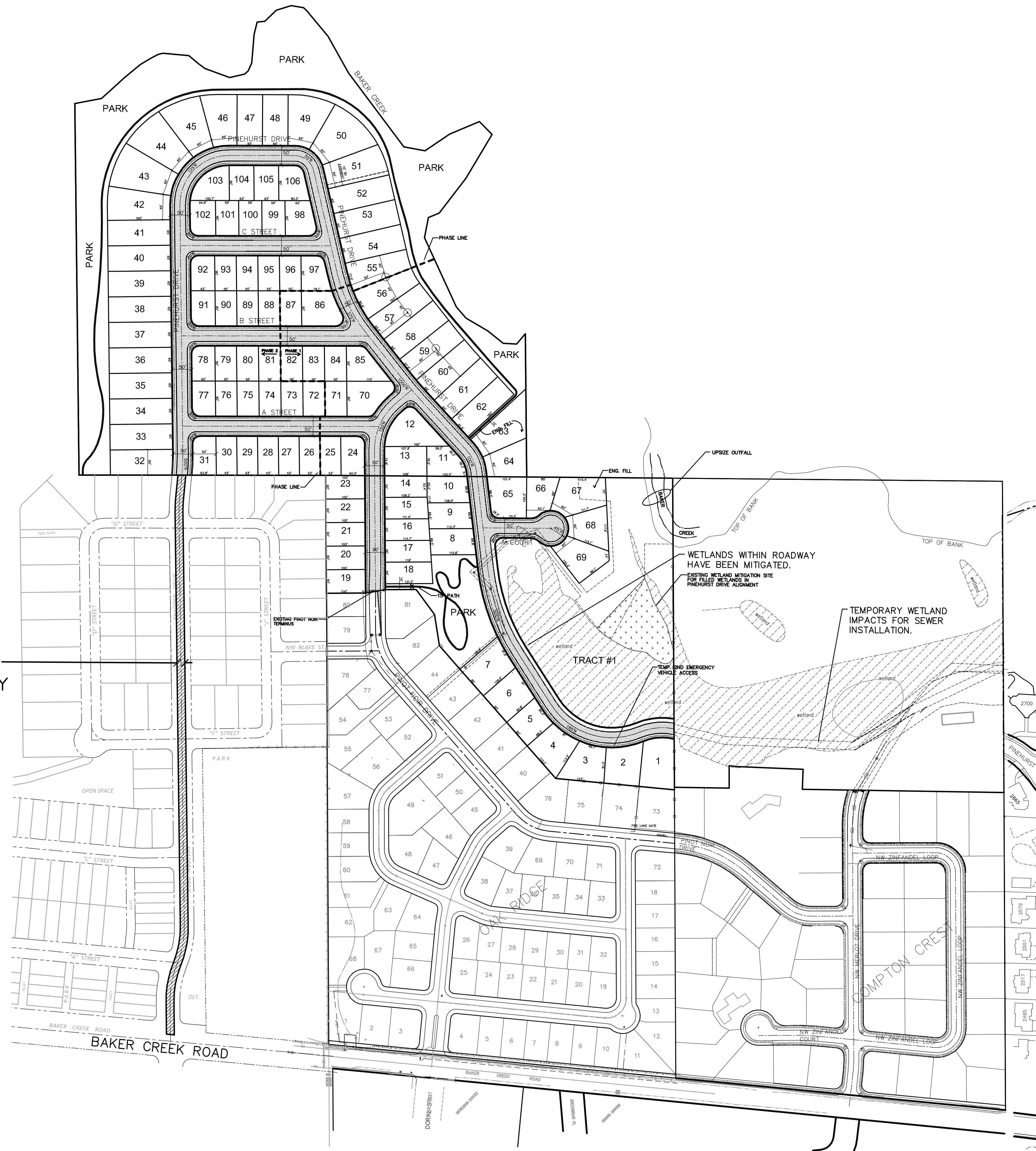


Exhibit 26

<p>VERIFY SCALE THIS IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SCALE, ACCORDINGLY</p>		<p>DATE: APR. 2018</p>
<p>DSN. JW DRN. JN CKD. JW</p>	<p>NO. 1</p>	<p>DATE</p>
<p>DESCRIPTION</p>		<p>REVISIONS</p>
<p>BY</p>		

REVIEW REVIEW

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: westtech@westtech-eng.com

PREMIER DEVELOPMENT
 OAK RIDGE MEADOWS SUBDIVISION
 EMERGENCY VEHICLE
 ACCESS PLAN

DRAWING
 1

JOB NUMBER
 2335.4000.0

Exhibit 27

From: gordonroot@aol.com

Subject: Re: Baker Creek North and Oak Ridge Meadows connection

Date: July 9, 2018 at 3:03:24 PM PDT

To: loriz.premier@gmail.com, gordon@staffordlandcompany.com

Cc: morgan@staffordlandcompany.com, ryanobrien1@frontier.com

Hi Lori:

In our pre-app meeting for Baker Creek North, in which all departments were represented, we told them that we are preparing to grant you a temporary secondary access easement over our property in order for you to proceed. We discussed the possible alignment and they preferred an alignment which follows the future alignment of Shadden Drive.

Basically, they would like to see a road base laid down that can support a fire truck in the rain. Depending upon your timing, the length of such will vary, as if you develop concurrent with our first phase, the temporary access road will be shorter, as we would be putting in the portion from Baker Creek Road to a point about 50% of the way to your project.

We have made many revisions to our site plan since I last sent you one based upon City Planning Staff input, and attached is a more recent version. Our final version is now being drawn in CAD. I will forward it to you once we have the plan back.

Morgan/Ryan, please confirm and make adjustments as necessary.

From what I can see, it looks as if we miss the tree.

Thank you,

Gordon Root | Principal

STAFFORD
LAND COMPANY
— INC —

StaffordLandCompany.com

503.720.0914 | Cell

gordon@staffordlandcompany.com

[485 South State Street, Lake Oswego, OR 97034](https://www.staffordlandcompany.com/485-South-State-Street-Lake-Oswego-OR-97034)

Exhibit 28

HALSTEAD'S ARBORICULTURE CONSULTANTS

David Halstead, Consultant B S

P O Box 1182, Tualatin, OR 97062

Phone (503) 245-1383

*"Specialists in the care and
preservation of trees"*

August 2, 1999

*ATTN.: Ms. Lori Zumwalt
Premier Home Builders
PO Box 43
McMinnville, OR 97128*

*Reference: Tree Assessment
Location: Elk's Park
Subject: All Trees*

*Per your request we have inspected all of the Oregon White Oak (*Quercus-garryana*) trees for the purpose of determining their health and structural condition and to select those trees that are exceptionally good and those that are structurally unsafe.*

The majority of the Oak trees are located within two groves; the south grove which is made up the largest and more stately trees and the north grove which is a thicker somewhat overcrowded grove of tall slender trees. There are approximately 10 Oregon White Oak and three (3) clumps of Black Cottonwood trees outside of the aforementioned groves as well as a Varsity of smaller trees along the west, north and south property line.

All of the trees on this property have been subjected to damage caused by severe winter storms and little or no professional arboriculture care has been taken to ensure their survival. Many of the trees are unsafe and/or marginal in both health and structure.

We have marked five (5) Oak trees with WHITE TAGS that are exceptional in size, health, structure and artistic characteristics, all of which are in the south grove. If preserved, any one of these trees with proper protection and care would be an outstanding asset to the forthcoming development.

In addition, we RED TAGGED fifty four (54) Oak trees that are unhealthy, structurally hazardous, overcrowded and/or affecting the health and stability of nearby trees of greater value, including the three (3) clumps of Cottonwood trees. Most of the trees red tagged were in the north grove.



Page 2

August 2, 1999

Reference: Tree Assessment

Location: Elk's Park

Subject: All Trees

The remaining Oregon White Oak trees are not tagged and their structure and/or health is marginal and will require therapeutic care in the form of therapeutic fertilization, insect and disease treatment, pruning and cabling for them to survive. Those trees that are subjected to construction trauma will need technical care both above and below ground.

Recommendations:

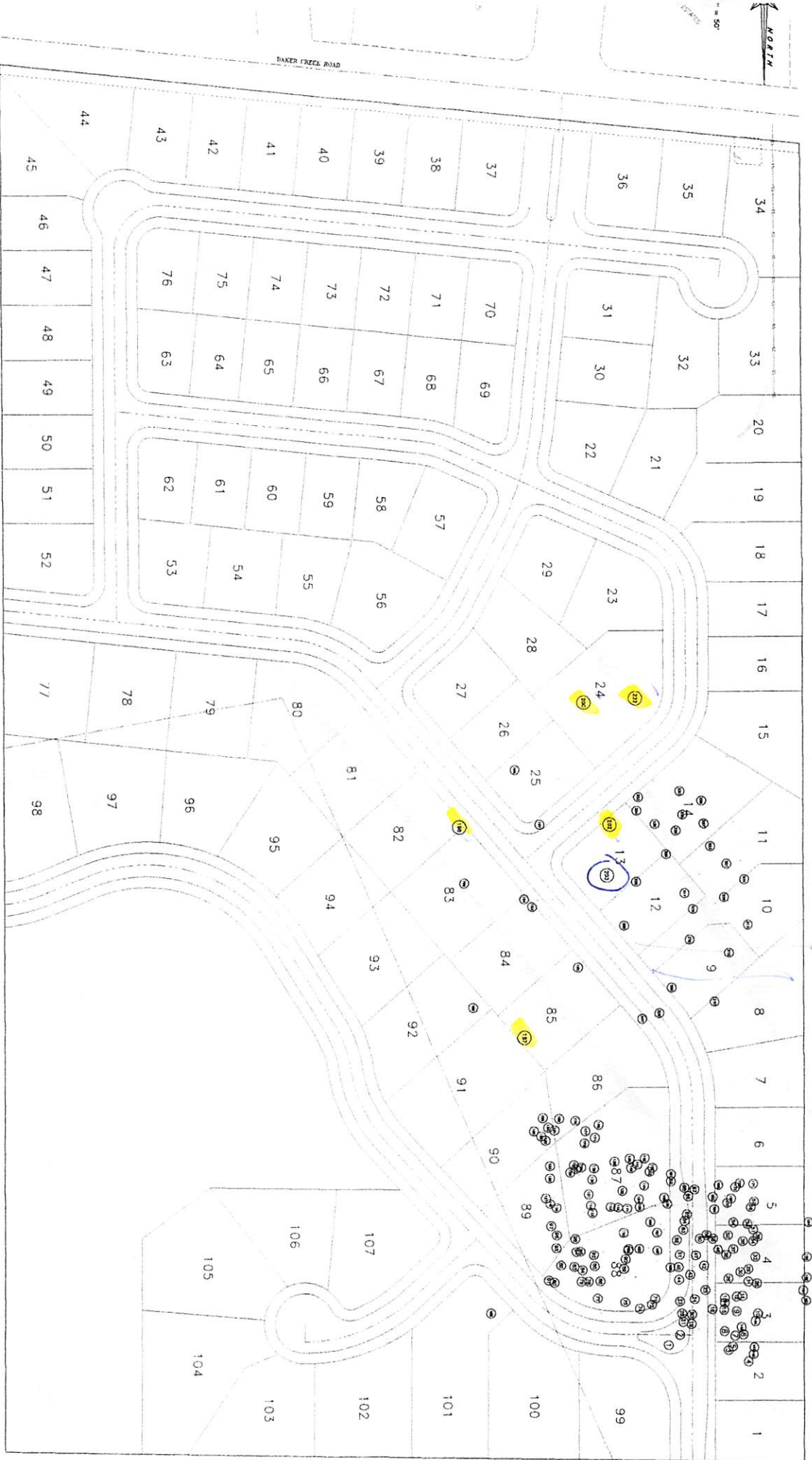
- 1. Trees to be preserved in groves rather than individually. In this way the trees will work as a unit both above and below ground and their protection and therapeutic treatment is more cost affective.*
- 2. Those individual trees outside of the groves that are selected for preservation will need enough root zone in order to survive. The root area will have to be determined on an individual tree bases. Further, these individual trees will require technical therapeutic care on a tree by tree bases before, during and after construction.*
- 3. Once all of the trees have been programmed onto the site plan and you have determined what trees that can be left on site we will inspect the selected trees and make precise recommendations for their survival.*

Enclosed, on separate heading is our THERAPEUTIC CARE AND PROTECTION PROGRAM, PRUNNING GUIDE that we have designed for trees under construction trauma and explains the different aspects of preservation and covers almost everything except the highly technical aspects of tree care. Also enclosed is our Resume.

Sincerely,



David Halstead BS CA
ASCA



NOTES:
 ⑩ REPORTED 1.5" DIAMETER TREE, LOCATED BY FIELD REFS. SEE ATTACHED 8 1/2" x 11" SHEETS FOR S.E.T. SPECIES AND NOTES.
 ⑪ REMOVED FLAGGED TREES AS IN EXCEPTIONALLY GOOD SHAPE AND SHOULD BE KEPT.

**OAK RIDGE SUBDIVISION
 TREE IDENTIFICATION MAP**

REVISED STREETS AND LOTS 6/21/79