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July 29, 2019

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

RE: Planned Development Amendment (PDA 3-18)

Dear Ms. Zumwalt:

This is to advise you that, at a meeting of the McMinnville City Council on Tuesday, July 23, 2019, your application for a Planned Development Amendment (PDA 3-18) was presented and considered. The subject site is located north of Baker Creek Road and NW Pinot Noir Drive, south of Baker Creek, and is more specifically described as Tax Lot 1300, Section 17, T. 4 S., R 4 W., W.M.

Based on the material submitted, testimony received, and the review criteria in Section 17.74.070 of the McMinnville Municipal Code, the City Council voted to **APPROVE** your Planned Development Amendment request (PDA 3-18). Enclosed for your records is a copy of Ordinance No. 5065, which was adopted by the City Council on July 23, 2019, and includes your land use decisions with the Findings of Fact and Conclusionary Findings for approval.

The Planned Development Amendment request included conditions of approval, which are included in Ordinance 5065 and your land use decision. We have also outlined those conditions of approval below.

Planned Development Amendment (PDA 3-18) conditions of approval:

1. That Ordinance 4722 is amended to remove the subject site and property, Tax Lot R441701300, from the Oak Ridge Planned Development Overlay District, hereby adjusting the boundary of the Planned Development Overlay District. All other standards and conditions of approval adopted by Ordinance 4722 remain in effect exclusive of the 11.47 acres that are subject to this Planned Development Amendment application (the unplatted fourth phase of Oak Ridge).
2. That Tax Lot R441701300 shall remain in the underlying R-2 zone when removed from the boundary of the Oak Ridge Planned Development Overlay District until such time that it is re-zoned.

Lori Zumwalt  
July 29, 2019  
Re: Planned Development Amendment Approval (PDA 3-18)  
Page 2

The City Council's decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date written notice of the City Council's decision is mailed to parties who participated in the local proceedings and are entitled to notice as provided in ORS 197.620 and ORS 197.830, and Section 17.72.190 of the McMinnville Municipal Code. If no appeal is filed on or before August 19, 2019, the decision of the City Council will be final.

If you have any questions regarding this matter, please feel free to contact me at (503) 474-4153.

Sincerely,



Jamie Fleckenstein  
Associate Planner

JF:sjs  
Encl.

c:

Steve and Catherine Olsen, 2650 NW Pinot Noir Drive, McMinnville, OR 97128  
Rodney and Judy Pedersen, 2664 NW Pinot Noir Drive, McMinnville, OR 97128  
Sandi Colvin, 2718 NW Pinot Noir Drive, McMinnville, OR 97128  
Mike Colvin, 2718 NW Pinot Noir Drive, McMinnville, OR 97128  
Friends of Baker Creek, 2718 NW Pinot Noir Drive, McMinnville, OR 97128  
Tim and Margaret Roberts, 1069 NW Baker Crest Court, McMinnville, OR 97128  
Kathryn Jernstedt, Friends of Yamhill County, PO Box 1083, McMinnville, OR 97128  
Barbara Boyer, Yamhill Soil & Water Conservation District, 2200 SW 2<sup>nd</sup> Street, McMinnville, OR 97128  
Jan and Randy Hartzell, 1093 NW Baker Crest Court, McMinnville, OR 97128  
Louise Dix, Fair Housing Council of Oregon, 1221 SW Yamhill Street #305, Portland, OR 97205  
Jennifer Bragar, Housing Land Advocates, 121 SW Morrison Street Suite 1850, Portland, OR 97204  
Glen Westlund, email  
Carmen Mendenhall, 2410 NW Zinfandel Loop, McMinnville, OR 97128  
Gail Norby, 2840 NW Pinot Noir Drive, McMinnville, OR 97128  
Scott Wellman, 2756 NW Pinot Noir Drive, McMinnville, OR 97128  
Bill Kabeiseman, Bateman Seidel, 888 SW 5<sup>th</sup> Avenue, Suite 1250, Portland, OR 97204  
Valerie Kelly, email  
Helen Bitar, 30500 SW Moriah Lane, Sheridan, OR 97378  
Rodney and Judy Pedersen, 2664 NW Pinot Noir Drive, McMinnville, OR 97128  
Michael and Sherill Roberts, 2812 NW Pinot Noir Drive, McMinnville, OR 97128  
Rob Stephenson, 1081 NW Baker Crest Court, McMinnville, OR 97128  
Justin Maynard, PBS Engineering, 415 W 6<sup>th</sup> Street, Vancouver, WA, 98660  
Les Toth, 2700 NW Pinehurst Drive, McMinnville, OR 97128  
Stephanie Rudolph, 2849 NW Pinot Noir Drive, McMinnville, OR 97128  
Melba Smith, 2780 NW Pinot Noir Drive, McMinnville, OR 97128  
Terry and Beth Uhrinak, 2731 NW Pinot Noir Drive, McMinnville, OR 97128  
Annie Dear Chappell, 1334 NW Zinfandel Court, McMinnville, OR 97128

Lori Zumwalt  
July 29, 2019  
Re: Planned Development Amendment Approval (PDA 3-18)  
Page 3

Erin Stanton & Sarah Hadfield, 2687 NW Pinot Noir Drive, McMinnville, OR 97128  
Steve and Sarah Fox, 2687 NW Oak Ridge Drive, McMinnville, OR 97128  
Ray and Nina Clevidence, 1493 NW Riesling Way, McMinnville, OR 97128  
Rick and Linda Thomas, 2631 NW Merlot Drive, McMinnville, OR 97128  
Mark and Sandy Hyder, 2510 NW Zinfandel Loop, McMinnville, OR 97128  
Lacy Brown, DKS Associates, 117 Commercial Street NE, Suite 310, Salem, OR 97301  
Wendie Kellington, Kellington Law Group, PO Box 159, Lake Oswego, OR 97034  
Ron Pomeroy, Navigation Land Use Consulting, PO Box 1514, McMinnville, 97128  
Josh Wells, Westech Engineering, Inc., 3841 Fairview Industrial Drive SE, Suite 100, Salem, OR 97302  
Steve Ward, Westech Engineering, Inc., 3841 Fairview Industrial Drive SE, Suite 100, Salem, OR 97302  
Caroline Rim, Pacific Habitat Services, 9450 SW Commerce Circle #180, Wilsonville, OR 97070  
Ali Soltani, 2632 NW Zinfandel Loop, McMinnville, OR 97128  
Cathy Goekler, 2684 NW Pinot Noir Drive, McMinnville, OR 97128  
James Tycker, 2641 Reisling Way, McMinnville, OR 97128  
Lon Skene, 2578 NW Merlot Drive, McMinnville, OR 97128  
Sid Friedman, Friends of Yamhill County, PO Box 1083, McMinnville, OR 97128  
Mark Bierly, 2729 NW Reisling Way, McMinnville, OR 97128  
Andrew Grasley, 2575 NW Pinot Noir Drive, McMinnville, OR 97128  
Mark Davis, 652 SE Washington Street, McMinnville, OR 97128  
Amie Loop-Frison, Yamhill Soil & Water Conservation District, 2200 SW 2<sup>nd</sup> Street, McMinnville, OR 97128  
Daniel Jackson, 1678 SW Wright Street, McMinnville, OR 97128

Enclosures: (Materials listed below are available on the city's website at <https://www.mcminnvilleoregon.gov/planning/page/planned-development-amendment-pda-3-18pda-4-18-subdivision-s-3-18> or copies can be obtained at the Planning Department)

*Ordinance No. 5065*

*Decision, Conditions, Findings Of Fact And Conclusionary Findings For The Approval Of A Planned Development Amendment To Remove Property From An Existing Planned Development Overlay District At R441701300. (Docket PDA 3-18)*