

Planned Development Amendments and Subdivision Requests

PDA 3-18 / PDA 4-18
S 2-18

Oak Ridge Meadows

Planning Commission
April 18, 2019

PLANNING COMMISSION. 4.18.19



EXISTING PLANNED DEVELOPMENT



Oak Ridge P.D.

- Ord. No. 4722 (2000)

Oak Ridge Meadows P.D.

- Ord. No. 4822 (2005)

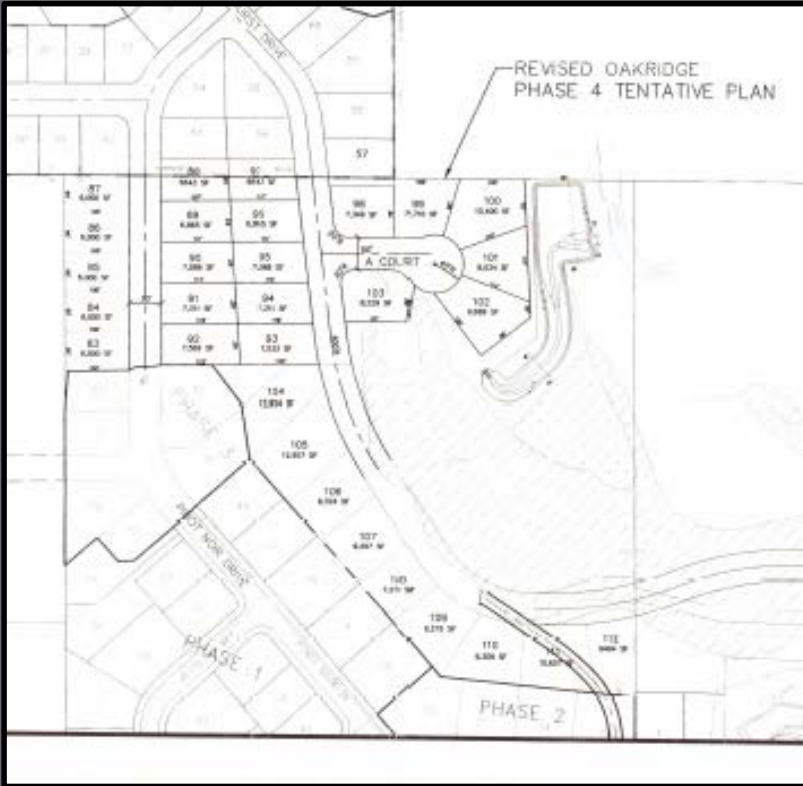
Development Plans previously approved with each P.D.

- Any new subdivision in compliance with existing PDs would be approved

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EXISTING PLANNED DEVELOPMENT



Oak Ridge Phase 4 (2004)
30 lots approved



Oak Ridge Meadows (2005)
99 lots approved

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EXISTING PLANNED DEVELOPMENT

What is in existing approved development plans vs. **proposed**?

- 129 total lots **108 lots proposed**
- Common tract with preserved wetlands **proposed**
- Wetland impacting development **proposed**
 - Pinehurst Drive
 - Residential lots
- Private development up to Baker Creek..... **public greenway proposed**

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EXISTING PLANNED DEVELOPMENT

What isn't in existing approved development plans, but **proposed**?

- Recreational open space.....**6.45 acres of parks proposed**
- Additional protections for environmentally sensitive areas
 - Slopes**large lots proposed minimize impact on environmentally sensitive features**
 - Trees
 - Riparian corridor.....**Floodplain protected through dedication**

Is proposed planned development better than what is currently approved for the sites today?

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PLN. DEV. AMENDMENT 3-18



Oak Ridge Planned Development

- Ord. No. 4722 (2000)
- 30.2 acres

Request:

- Remove 11.47 acres undeveloped, unplatted property from PD

Criteria:

- Section 17.74.070 – PD Amendment Review Criteria

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PLN. DEV. AMENDMENT 4-18



Oak Ridge Meadows PD

- Ord. No. 4822 (2005)
- 24 acres

Request:

- Add 11.47 acres property to PD
- Zoning departures
- Require amenities

Criteria:

- Section 17.74.070 – PD Amendment Review Criteria

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SUBDIVISION 3-18



Oak Ridge Meadows PD

- PD as amended by PDA 4-18
- 35.47 acres

Request:

- 108 lot single-family residential subdivision

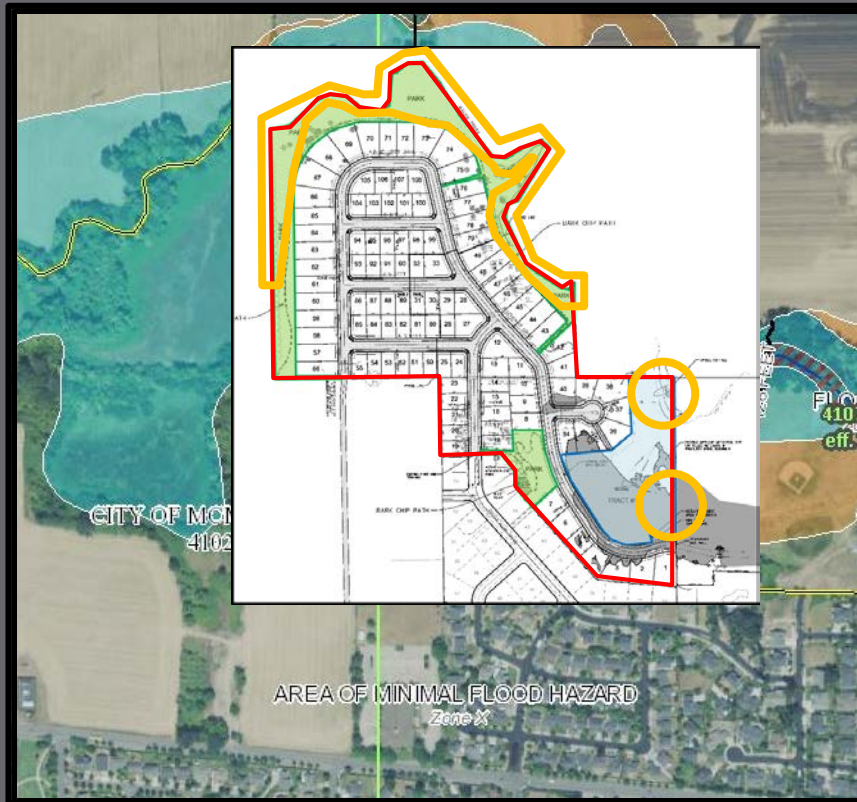
Criteria:

- Chapter 17.53 – Land Division Standards

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SITE LOCATION & CONTEXT



2010 FEMA Flood Map

North of Baker Creek Rd,
South of Baker Creek

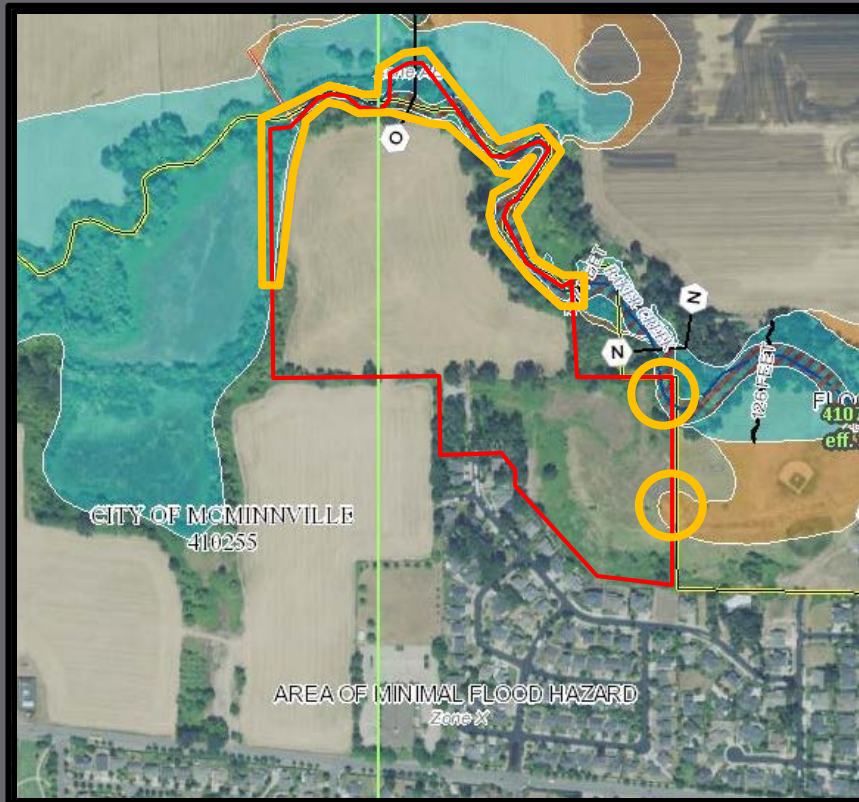
FEMA FIRM panels updated in 2010

- 1% Annual Chance Floodplain (100 year) found on site along the banks of Baker Creek
- 0.2% Annual Chance Floodplain (500 year) found on southeastern portion of site

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SITE LOCATION & CONTEXT



2010 FEMA Flood Map

- Development not allowed in 1% Annual Chance Floodplain
- 0.2% Annual Chance Floodplain is not regulated

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SITE LOCATION & CONTEXT



- East of undeveloped land owned by Stafford Land Company
- Anticipated future development: 300-350 dwelling units Baker Creek East & West
 - 278 total d.u.

- 2010 Transportation System Plan considers full buildout of land based on density allowed
- Street network designed to accommodate traffic

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SITE LOCATION & CONTEXT



Wetlands found on the 11.47 acre parcel

- 3.09 total acres natural wetland
 - 1.06 of 3.09 acres impacted by proposal
 - 2.03 of 3.09 acres untouched

McMinnville relies on state and federal agencies for wetland regulation

- Department of State Lands
- Army Corps of Engineers

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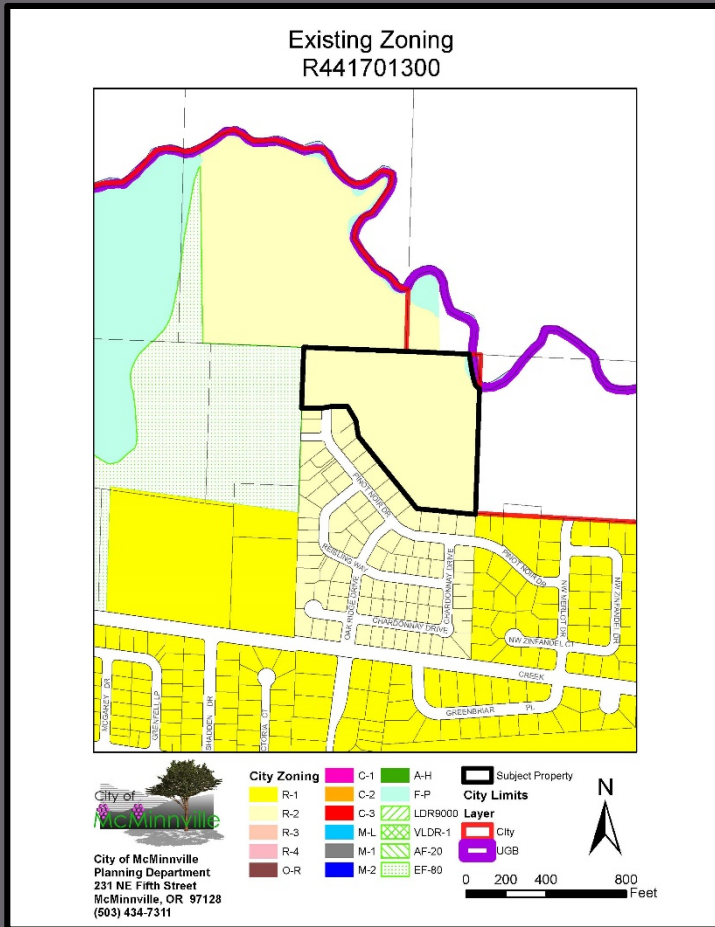
Planned Development Amendment

PDA 3-18

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PDA 3-18 ZONING



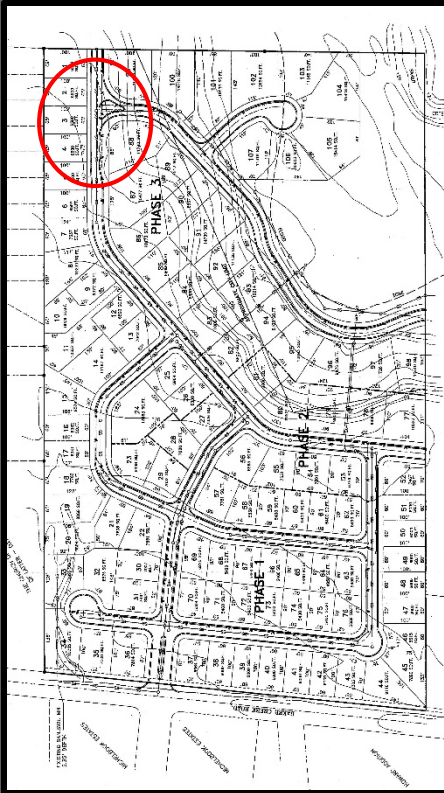
R-2 PD (Single-family Residential, Planned Development)

- Ordinance 4722 (2000)
 - Zoned 30.2 acres R-2 PD
 - Approved development plan for 107 lots
- Minor PDAs reallocated 107 lots from 3 phases to 4 phases
- 4th phase (30 lots) remains undeveloped/unplatted

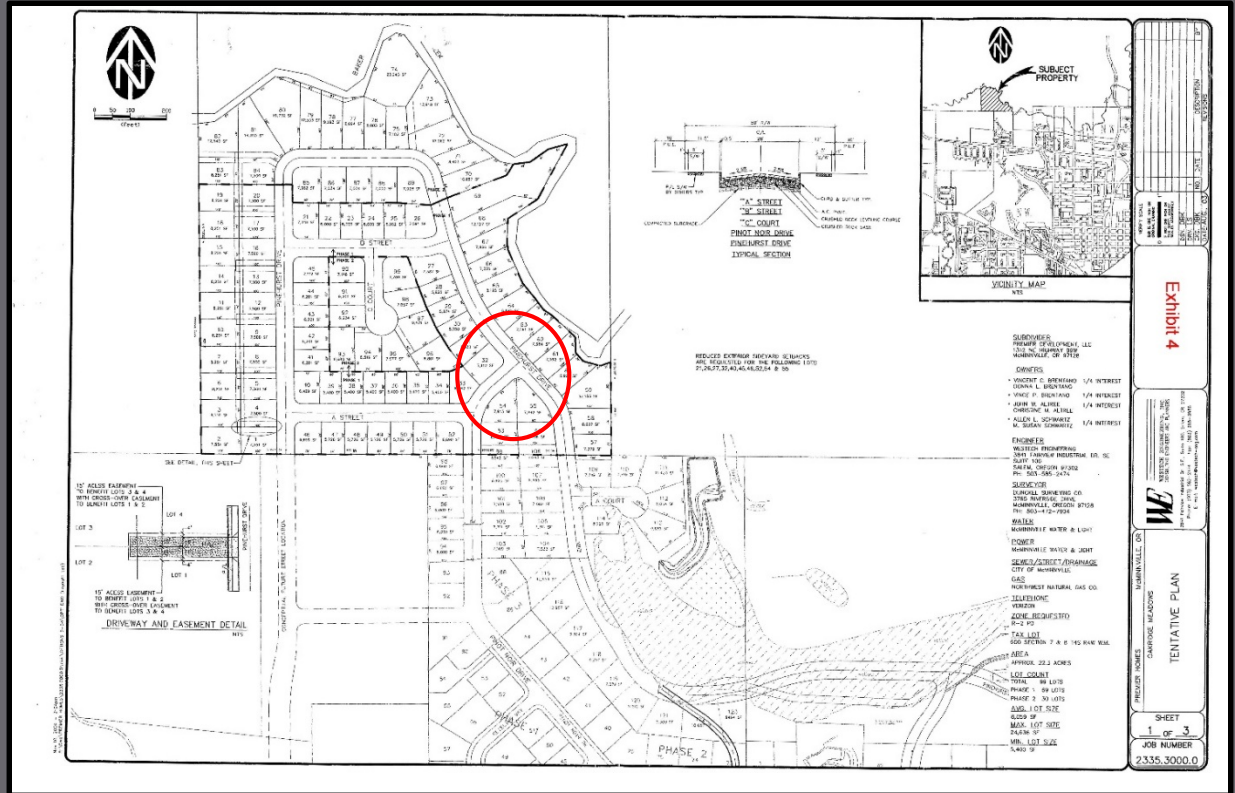
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APPROVED SITE PLAN



Oak Ridge (2000)



Oak Ridge Meadows (2005)

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PDA 3-18 REQUEST



Oak Ridge Planned Development

- Adopted by Ord. No. 4722 in 2000

Request:

- Remove 11.47 acres of undeveloped property from the Oak Ridge PD
- Parcel would remain in base R-2 zone until re-zoned

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PDA 3-18 ISSUES

Issue	Notes	Condition to Help Meet Criteria
Removes land from an existing PD to include in an adjacent PD for connectivity efficiency and open space planning.	Meets Comp Plan Policies and Code Criteria for Amendment. Oak Ridge Planned Development without planned Phase IV still meets the intent and covenants of the Comp Plan and the code.	Condition of Approval #1
What happens if the land is successfully removed from the Oak Ridge Planned Development but not successfully amended into the Oak Ridge Meadows Planned Development.	Land will be rezoned from R2-PD to R2, and future development will need to be compliant with the R2 zone.	Condition of Approval #2

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PDA 3-18 REVIEW CRITERIA

Section 17.74.070 – Planned Development Amendment – Review Criteria

1. There are special physical conditions or objectives of a development which the proposal will satisfy to warrant a departure from the standard regulation requirements.
 - Special Physical Conditions
 - Approved plans made simultaneous development necessary
 - Special Objective
 - Bring adjacent undeveloped parcels together in one planned development to achieve intended pacing

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PDA 3-18 REVIEW CRITERIA

2. Resulting development will not be inconsistent with the Comprehensive Plan objectives of the area.
 - No development is proposed to accommodate PDA 3-18.
 - Any future development would be reviewed for consistency with Comprehensive Plan.
 - Removal of parcel would not cause inconsistency between existing Oak Ridge development and Comp. Plan or Ord. 4722
 - Ord. 4722 would still apply to existing development

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PDA 3-18 REVIEW CRITERIA

3. The development shall be designed so as to provide for adequate access to and efficient provision of services to adjoining parcels.
- No development is proposed to accommodate PDA 3-18.
 - Any future development would be subject to review under applicable criteria at that time.

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PDA 3-18 REVIEW CRITERIA

4. The plan can be completed within a reasonable period of time.
 - No development is proposed to accommodate PDA 3-18.
 - Any future development would be subject to review under applicable criteria at that time.
 - Current planned development plan has been prohibitive to timely development

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PDA 3-18 REVIEW CRITERIA

5. The streets are adequate to support the anticipated traffic, and the development will not overload the streets outside the planned area.
- No development is proposed to accommodate PDA 3-18, and no streets exist on the site.
 - Any streets proposed to support future development would be subject to review under applicable criteria at that time.

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PDA 3-18 REVIEW CRITERIA

6. Proposed utility and drainage facilities are adequate for the population densities and type of development proposed.
- No development is proposed to accommodate PDA 3-18.
 - Any future development would be subject to review under applicable criteria at that time.

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PDA 3-18 REVIEW CRITERIA

7. The noise, air, and water pollutants caused by the development do not have an adverse effect upon surrounding areas, public utilities, or the city as a whole.
- Noise, air, and water pollutants are not expected as a result of removing undeveloped property from the PD boundary

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PDA 3-18 STAFF RECOMMENDATION

- Recommendation of Approval of Planned Development Amendment with Conditions outlined in Decision Document

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Planned Development Amendment

PDA 4-18

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PDA 4-18 REQUEST



Oak Ridge Meadows PD

- Ord. No. 4822 (2005)

Request:

- Add adjacent undeveloped 11.47 acre parcel to PD for a total area of 35.47 acres
- Zoning departures
- Require amenities

Criteria:

- Section 17.74.070

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PDA 4-18 REQUEST (cont'd)



- Average lot size amended from 7,500 sf to 7,770 sf
 - Ave. lot size, not a minimum
- Amended setbacks
 - 5 ft SY, 10 ft Ext SY
- Side Lot Lines
- Max. Block Length of 2,305 ft, max. 800 ft between ped. Ways

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PDA 4-18 REQUEST (cont'd)

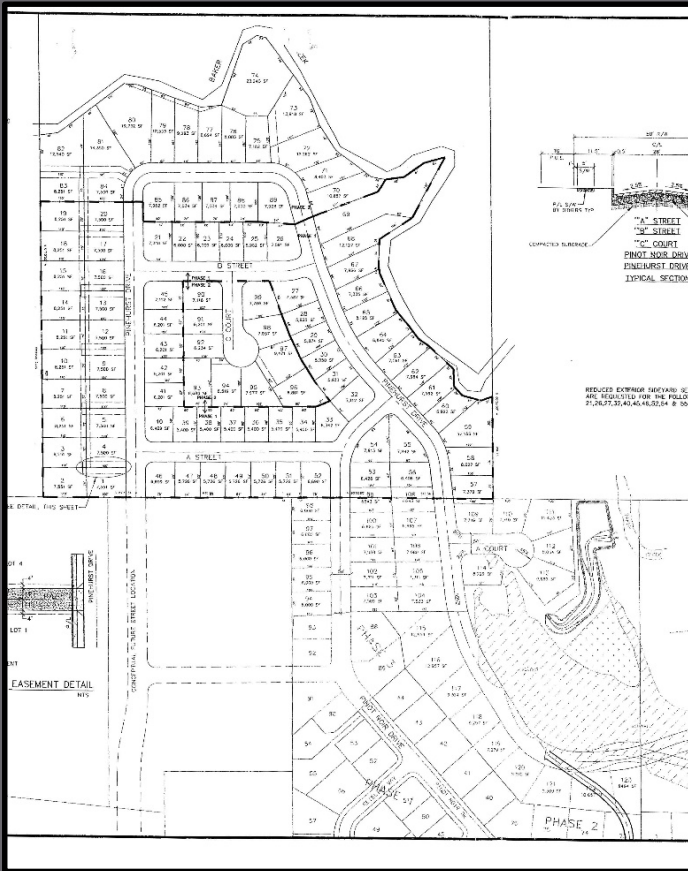


- Max. Lot Depth:Width of 2.75:1
- Minimum .85 acre private active neighborhood park be provided
- Minimum 5.6 acre public greenway be dedicated
- Wetland preservation and viewing areas

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PDA 4-18 REQUEST (cont'd)



Oak Ridge Meadows (2005)

- Original Oak Ridge Meadows planned development approval did not include any open space amenities.
- A similar subdivision could be proposed under the current planned development standards.

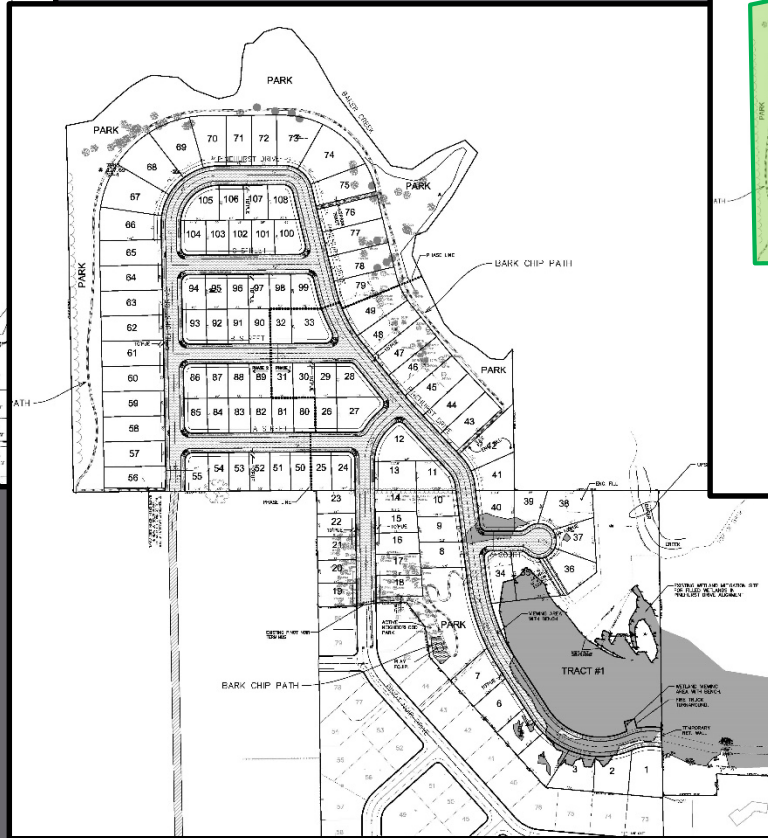
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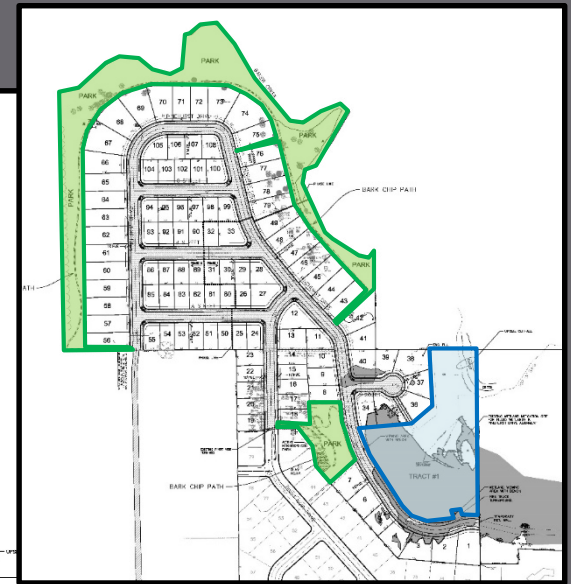
PDA 4-18 REQUEST (cont'd)



Oak Ridge Meadows
(2005)



Oak Ridge Meadows Proposed Subdivision (S 3-18)



PDA 4-18 req'd
open space

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PDA 4-18 REQUEST (cont'd)

Purpose of a Planned Development:

- provide greater flexibility and greater freedom of design
- encourage a variety in the development pattern of the community
- encourage mixed uses
- encourage developers to use a creative approach and apply new technology

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PDA 4-18 REQUEST (cont'd)

Purpose of a Planned Development:

- preserve significant man-made and natural features
- facilitate a desirable aesthetic and efficient use of open space
- create public and private common open spaces

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PDA 4-18 REQUEST (cont'd)

Requests:

- The addition of property to the Oak Ridge Meadows P.D.
 - Allow efficient use of open space & greater freedom in the development of the land
 - Allow for the preservation of significant natural features (wetlands, floodplains, significant trees over 9" dia.)
 - Establish a private neighborhood park for the benefit of the community

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PDA 4-18 REQUEST (cont'd)

Requests:

- Lot size averaging (vs. just minimum lot size in base R-2 zone)
 - Allow development flexibility and variety
 - Allow for the preservation of significant natural features
 - Increase types of housing products
- Modified setbacks
 - Allow development flexibility and variety
 - Allow for the preservation of significant natural features (trees)

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PDA 4-18 REQUEST (cont'd)

Requests:

- Non-standard side lot lines
 - Allow flexibility in the design and development of the land by letting the design respond to unique geographic features
- Non-standard block lengths
 - Allow flexibility in the design and development of the land by letting the design respond to unique geographic features
- Greater than standard Lot depth:width ratio
 - Allow preservation of natural features (sig. trees and slopes)

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PDA 4-18 REQUEST (cont'd)

Requests:

- Establishment of a private park
 - Encourage mixed use in the planned area and create a private common open space.
- Dedication of a public greenway park
 - Encourage mixed use in the planned area and create a public common open space.
- Preservation of wetlands and establishment of viewing areas
 - Encourage mixed use in the planned area and create a private common open space.

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PDA 4-18 ISSUES

Issue	Notes	Condition to Help Meet Criteria
Trade-Offs for Planned Development	Comp Plan, Volume 1, Chapter V, references the need for trade-offs that benefit the community in addition to a mixture of lot sizes and housing types.	Condition of Approval #8 identifies the provision of a private active neighborhood park within the subdivision. Condition of Approval #9, identifies the dedication, construction and maintenance of a 5.6 acre greenway and trail system along Baker Creek. Condition of Approval #10 identifies the preservation of the majority of wetlands with viewing areas.

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PDA 4-18 ISSUES

Issue	Notes	Condition to Help Meet Criteria
Street Specifications	Due to the unique site characteristics, a variance on right angle intersections was requested. Request meets Comp Plan policies and City Code with Condition.	Condition of Approval #5

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PDA 4-18 ISSUES

Issue	Notes	Condition to Help Meet Criteria
Lots Depth to Width Ratio	Due to the unique site characteristics, a variance on the lot depth to width ratio was requested. Request meets Comp Plan policies and City Code with Condition.	Condition of Approval #6

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PDA 4-18 ISSUES

Issue	Notes	Condition to Help Meet Criteria
Block Length	Due to the unique site characteristics, a variance on block lengths was requested. Request meets Comp Plan policies and City Code with Condition of approval that requires a bicycle and pedestrian mid-block connection at least every 800 feet.	Condition of Approval #7

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PDA 4-18 ISSUES

Issue	Notes	Condition to Help Meet Criteria
Provides Required Open Space	Meets Parks Master Plan and Comp Plan Policies with the construction and dedication of a 5.6 acre public greenway and trail system along Baker Creek, and a 0.85 acre private park, and preserved wetlands.	Condition of Approval #8 Condition of Approval #9 Condition of Approval #10

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PDA 4-18 ISSUES

Issue	Notes	Condition to Help Meet Criteria
Wetland Delineation	Wetland Delineation was updated and needs to be approved by Department of State Lands prior to platting. This is a state regulation and approval process.	Condition of Approval #11
Wetland Mitigation	Wetland Mitigation Plan will need to be submitted and approved by the Department of State Lands prior to any construction work impacting the wetland. This is a state regulation and approval process.	Condition of Approval #11

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PDA 4-18 ISSUES

Issue	Notes	Condition to Help Meet Criteria
Tree Preservation	Trees 9" or greater in diameter will need to be inventoried and a plan identifying preservation and removal needs to be submitted for approval by the Planning Department prior to construction.	Condition of Approval #12 Condition of Approval #13
Traffic Impact	A new traffic impact analysis was conducted indicating that Pinot Noir could accommodate the amount of trips generated by 108 dwelling units prior to a second public access street was constructed for the development.	Condition of Approval #15 limits the amount of dwelling units that can be constructed to 108 dwelling units prior to the construction of a second public access street.

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PDA 4-18 REVIEW CRITERIA

Section 17.74.070-Planned Development Amendment Review Criteria

1. There are special physical conditions or objectives of a development which the proposal will satisfy to warrant a departure from the standard regulation requirements.
 - Special Physical Conditions
 - Unique site topographical and natural features
 - Special Objective
 - Bring adjacent undeveloped parcels together in one planned development to achieve pacing intended by original PD and subdivision approvals
 - Provide additional open space amenities

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PDA 4-18 REVIEW CRITERIA

2. Resulting development will not be inconsistent with the Comprehensive Plan objectives of the area.

Natural Resources

Policy 2.00 The City of McMinnville shall continue to enforce appropriate development controls on lands with identified building constraints, including, but not limited to, excessive slope, limiting soil characteristic, and natural hazards.

- McMinnville relies on state and federal agencies for wetland regulation (Dept. of State Lands, Army Corps of Eng.)
- No development allowed in FEMA flood hazard zones

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PDA 4-18 REVIEW CRITERIA

2. Resulting development will not be inconsistent with the Comprehensive Plan objectives of the area. (cont'd)

Policy 9.00 The City of McMinnville shall continue to designate appropriate lands within its corporate limits as “floodplain” to prevent flood induced property damages and to retain and protect natural drainage ways from encroachment by inappropriate uses.

- Chapter 17.48 establishes and regulates land uses in areas designated as hazardous due to periodic flooding; protects natural floodways
- Includes all areas within Special Flood Hazard Areas identified in 2010 Flood Insurance Study for Yamhill County

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PDA 4-18 REVIEW CRITERIA



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PDA 4-18 REVIEW CRITERIA

2. Resulting development will not be inconsistent with the Comprehensive Plan objectives of the area. (cont'd)

Housing & Residential Development

Policy 70.00 The City of McMinnville shall continue to update zoning and subdivision ordinances to include innovative land development techniques and incentives that provide for a variety of housing types, densities, and price ranges that will adequately meet the present and future needs of the community.

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PDA 4-18 REVIEW CRITERIA

2. Resulting development will not be inconsistent with the Comprehensive Plan objectives of the area. (cont'd)

Housing & Residential Development

71.08 Slightly higher densities (R-2) should be permitted on lands that exhibit the above-listed characteristics (Policy 71.06), and following factors or areas:

- 6. Proximity to and having potential impact upon identified floodplains and other environmentally sensitive areas (the higher the potential impact, the lower the allowed density).*

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PDA 4-18 REVIEW CRITERIA

2. Resulting development will not be inconsistent with the Comprehensive Plan objectives of the area. (cont'd)

Housing & Residential Development

Planned Development Policies (72.00-78.00)

- *Social, Economic, Environmental Savings*
- *Variety of Housing & Prices*
- *Natural Features Retained*
- *Common Open Space*
- *Parks*
- *Internal traffic systems*
- *Traffic systems compatible with adjoining properties*

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PDA 4-18 REVIEW CRITERIA

2. Resulting development will not be inconsistent with the Comprehensive Plan objectives of the area. (cont'd)

Housing & Residential Development

Residential Design Policies (79.00-83.00)

- *Allowed Density*
- *Natural Features Preserved Where Feasible*
- *Ped/Bike Ways Encouraged*
- *Street Layout Preserves Dev. Potential of Adjacent Properties*
- *Site Orientation to Preserve Solar Energy*

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PDA 4-18 REVIEW CRITERIA

2. Resulting development will not be inconsistent with the Comprehensive Plan objectives of the area. (cont'd)

Transportation System

118.00 The City of McMinnville shall encourage development of roads that include the following design factors:

- 1. Minimal adverse effects on, and advantageous utilization of, natural features of the land.*

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PDA 4-18 REVIEW CRITERIA

2. Resulting development will not be inconsistent with the Comprehensive Plan objectives of the area. (cont'd)

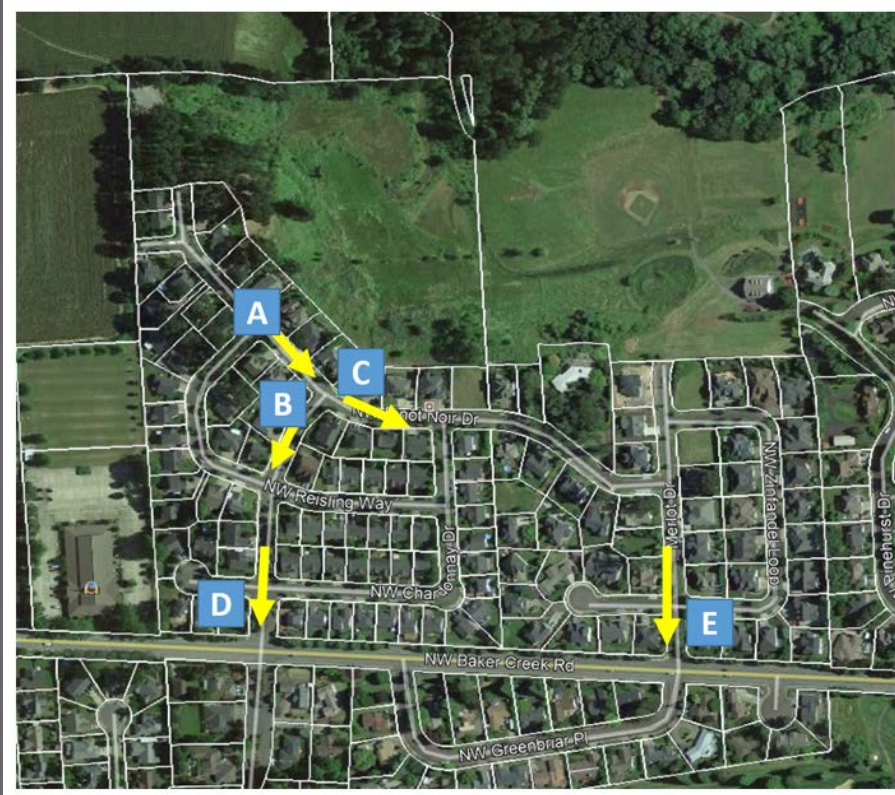
Transportation System

3. *Emphasis placed on existing and future needs of the area to be serviced. The function of the street and expected traffic volumes are important factors.*

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PDA 4-18 REVIEW CRITERIA



Traffic Impact Analysis

- Volume to Capacity Ratio
- Level of Service
- Neighborhood Livability

Prior to opening of Shadden Drive:

- V/C ratio well below City standard
- LOS = “C” (traffic moves w/o significant delay at peak times)
- Pinot Noir Dr. ADT = 1,200
 - Condition of Approval

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PDA 4-18 REVIEW CRITERIA

2. Resulting development will not be inconsistent with the Comprehensive Plan objectives of the area. (cont'd)

Transportation System

118.00 (cont'd)

5. *Connectivity of local residential streets shall be encouraged. Residential cul-de-sac streets shall be discouraged where opportunities for through streets exist*

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PDA 4-18 REVIEW CRITERIA

2. Resulting development will not be inconsistent with the Comprehensive Plan objectives of the area. (cont'd)

Transportation System

131.00 The City of McMinnville shall encourage development of bicycle and footpaths in scenic and recreational areas as part of future parks and activities.

132.00 The City of McMinnville shall encourage development of subdivision designs that include bike and foot paths that interconnect neighborhoods and lead to schools, parks, and other activity areas.

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PDA 4-18 REVIEW CRITERIA

2. Resulting development will not be inconsistent with the Comprehensive Plan objectives of the area. (cont'd)

Transportation System

132.32.00 The safe, rapid movement of fire, medical, and police vehicles shall be an integral part of the design and operation of the McMinnville transportation system.

132.46.05 Conservation – Streets should be located, designed, and improved in a manner that will conserve land, materials, and energy. Impacts should be limited to the minimum necessary to achieve the transportation objective.

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PDA 4-18 REVIEW CRITERIA

2. Resulting development will not be inconsistent with the Comprehensive Plan objectives of the area. (cont'd)

Community Facilities

159.00 The City of McMinnville's Parks, Recreation, and Open Space Master Plan shall serve to identify future needs of the community, available resources, funding alternatives, and priority projects.

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PDA 4-18 REVIEW CRITERIA

2. Resulting development will not be inconsistent with the Comprehensive Plan objectives of the area. (cont'd)

Community Facilities

163.00 The City of McMinnville shall continue to require land, or money in lieu of land, from new residential developments for the acquisition and/or development of parklands, natural areas, and open spaces.

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PDA 4-18 REVIEW CRITERIA

2. Resulting development will not be inconsistent with the Comprehensive Plan objectives of the area. (cont'd)

Community Facilities

164.00 The City of McMinnville shall continue to acquire floodplain lands through the provisions of Chapter 17.53 (Land Division Standards) of the zoning ordinance and other available means, for future use as natural areas, open spaces, and/or parks.

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PDA 4-18 REVIEW CRITERIA

2. Resulting development will not be inconsistent with the Comprehensive Plan objectives of the area. (cont'd)

Community Facilities

166.00 The City of McMinnville shall recognize open space and natural areas, in addition to developed park sites, as necessary elements of the urban area.

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PDA 4-18 REVIEW CRITERIA

3. The development shall be designed so as to provide for adequate access to and efficient provision of services to adjoining parcels.
- SE extension of Pinehurst Drive
 - Provides future access to land inside the UGB
 - Provides maintenance access to existing sewer service
 - SW extension of Pinehurst Drive
 - Provides future access to anticipated Baker Creek North development
 - Temporary emergency access easement

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PDA 4-18 REVIEW CRITERIA

4. The plan can be completed within a reasonable period of time.
 - Applicant indicates that development would begin immediately following permitting
 - Estimated 5 year plan
 - Phase 1: 2 years
 - Phase 2: 3 subsequent years

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PDA 4-18 REVIEW CRITERIA

5. The streets are adequate to support the anticipated traffic, and the development will not overload the streets outside the planned area.
 - 2010 TSP plans for full development within existing zoning.
 - Traffic Impact Analysis
 - Anticipated density of proposed development increases ADT of Pinot Noir Drive to its designed limit, not over.
 - At time of full build-out traffic levels reduce significantly.
 - Baker Creek Road improvements planned.

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PDA 4-18 REVIEW CRITERIA

6. Proposed utility and drainage facilities are adequate for the population densities and type of development proposed.
- Adequate levels of utilities and drainage facilities can serve the site:
 - Sanitary Sewer
 - Storm Sewer & Drainage Facilities
 - Municipal Water
 - Power

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PDA 4-18 REVIEW CRITERIA

7. The noise, air, and water pollutants caused by the development do not have an adverse effect upon surrounding areas, public utilities, or the city as a whole.
 - Noise, air, and water pollutants are not expected to be caused by residential development.
 - 2.03 acres of wetland preserved and protected.

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PDA 4-18 STAFF RECOMMENDATION

- Recommendation of Approval of Planned Development Amendment with Conditions outlined in Decision Document

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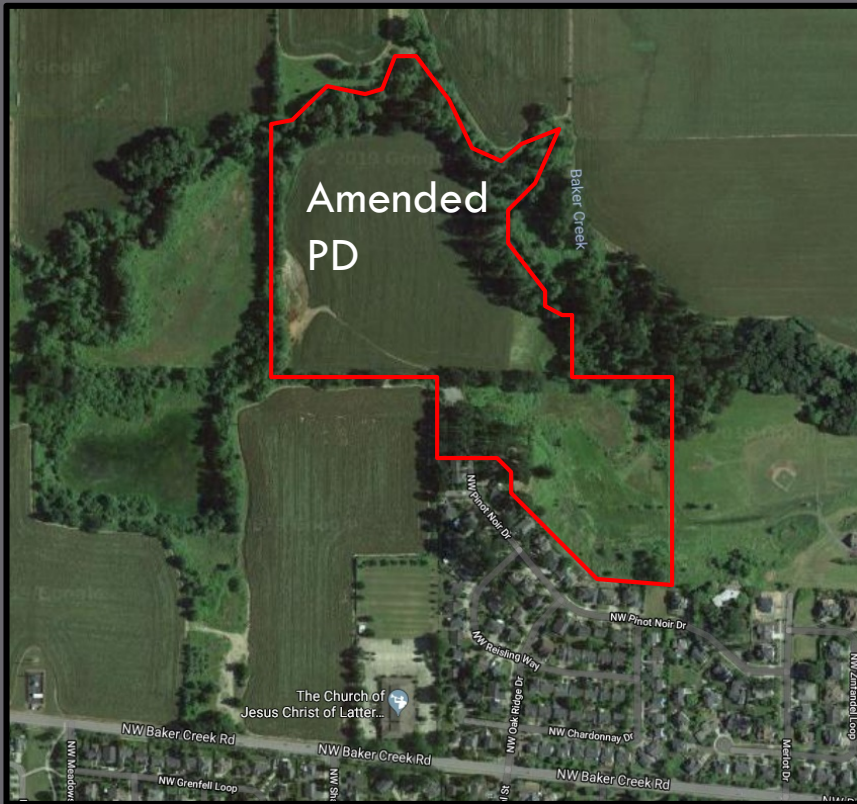
Tentative Subdivision

S 3-18

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S 3-18 REQUEST



Oak Ridge Meadows PD

- PD as amended by PDA 4-18

Request:

- 108 lot single-family residential subdivision on 35.47 acres

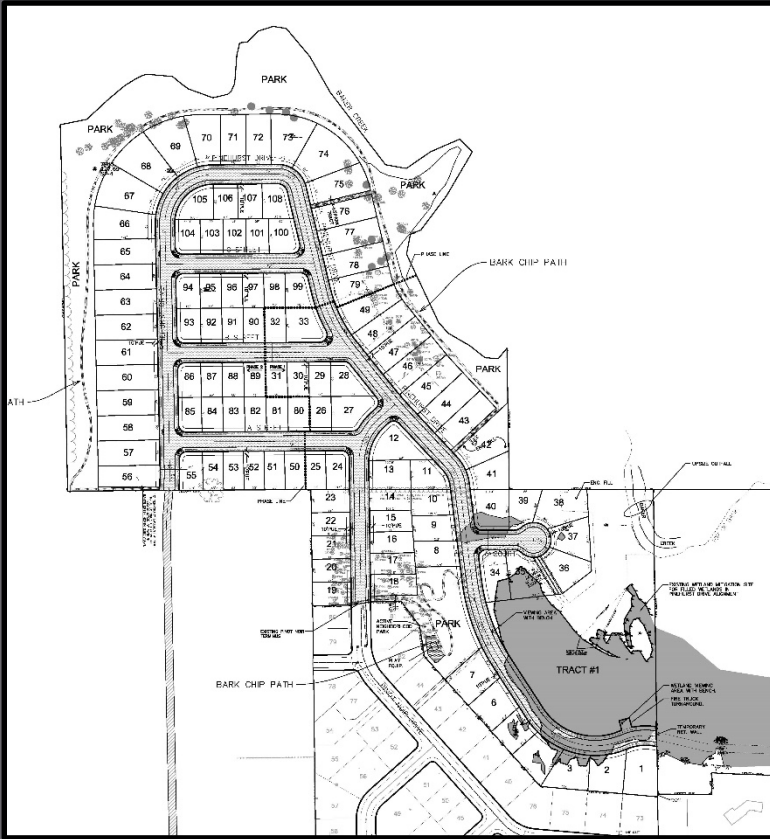
Criteria:

- Chapter 17.53 – Land Division Standards

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S 3-18 REQUEST



Proposed SF Residential Subdivision:

- 108 lots
- 7,770 sf average lot size
 - Min: 4,950 sf
 - Max: 14,315 sf
 - 54 lots < 7,000 sf

Conditioned on approval of Planned Development Amendment

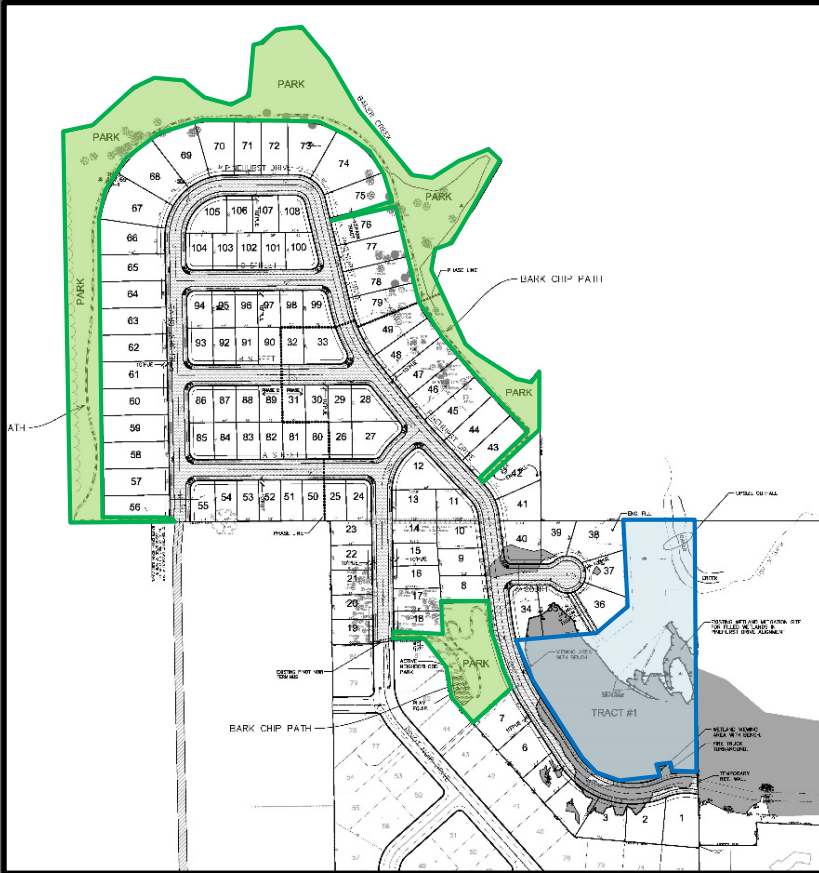
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S 3-18 REQUEST

Proposed SF Residential Subdivision:

- Open Space Provided
 - 0.85 acre private park
 - 5.6 acre public greenway
 - 2.03 acres preserved wetland w/ viewing areas



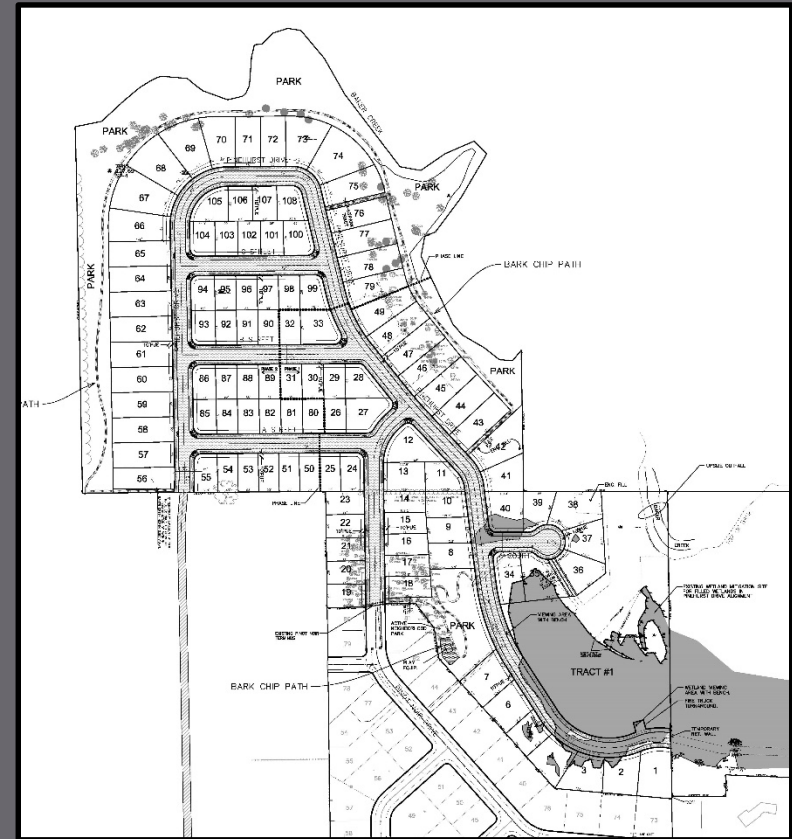
Conditioned on approval of Planned Development Amendment

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S 3-18 REVIEW CRITERIA

PDA 4-18 Zoning Standard	S 3-18
Average Lot Size ~7,770 sf	✓
Setbacks: FY 20'; SY 5'; Ext SY 10'; RY 20'; Garage 20'	✓
Non-90° lot side lines only where necessary	✓
Max Lot Depth:Width 2.75:1	✓
Max Block Length: 2,305 ft Ped/Bike Ways @ 800 ft	Condition
.85 acre private park	✓
5.6 acre public greenway	✓
Wetland preservation & viewing amenities	✓



PLANNING COMMISSION. 4.18.19



S 3-18 REVIEW CRITERIA

Chapter 17.53 – Land Division Standards

Approval of Streets and Ways

17.53.101 – Streets

- Layout and design of streets responds to unique topographic conditions on site
 - Avoid steep slopes
 - Minimize impact on wetland
- Would conform to PDA 4-18, if approved

PLANNING COMMISSION. 4.18.19



S 3-18 REVIEW CRITERIA

Approval of Streets and Ways (cont'd)

17.53.101 – Streets

- Existing principal streets to be extended
 - Pinot Noir Drive – local street
 - Pinehurst Drive – local street
 - Provides future access to adjacent parcels/neighborhoods
- All proposed streets to meet City standards for:
 - Width, Alignment, Grade

PLANNING COMMISSION. 4.18.19



S 3-18 REVIEW CRITERIA

Approval of Streets and Ways (cont'd)

17.53.101 – Streets

- (1) proposed Cul-de-Sac meets City standards.
 - Length: approximately 200 ft
 - Lots served: 7
- Sidewalks and park strips provided on all streets.

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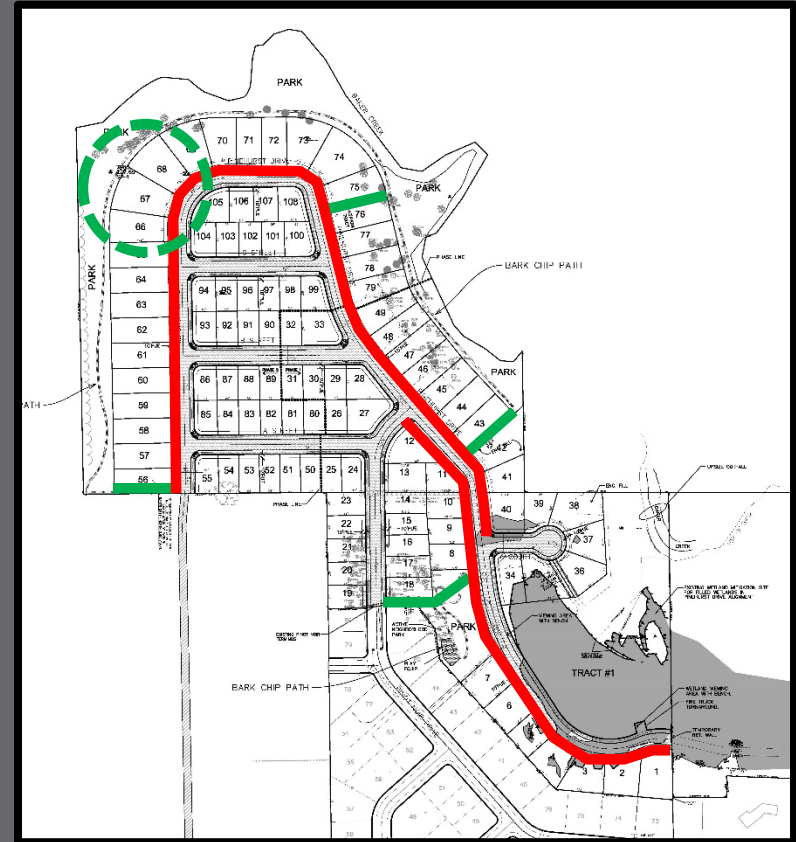


S 3-18 REVIEW CRITERIA

Approval of Streets and Ways (cont'd)

17.53.103 – Blocks

- Maximum block length established by PDA 4-18, if approved
 - 2,305 ft
 - Ped/Bike ways @ 800 ft, max.



PLANNING COMMISSION. 4.18.19



S 3-18 REVIEW CRITERIA

Approval of Streets and Ways (cont'd)

17.53.103(3) – Easements

- Public Utility Easements provided along all ROWs
- Existing drainage facility adjacent to wetland serving Oak Ridge development and Oak Ridge Meadows remains in easement

17.53.103(3) – Pedestrian Ways

- Meets requirements of PDA 4-18 (800 ft. max between ways) with condition

PLANNING COMMISSION. 4.18.19



S 3-18 REVIEW CRITERIA

Approval of Streets and Ways (cont'd)

17.53.105 – Lots

- Conform to zoning requirements of PDA 4-18
- Size and shape of lots are appropriate for proposed use, respond to topographic conditions of site
- Street access provided to each proposed lot per City standards

PLANNING COMMISSION. 4.18.19



S 3-18 STAFF RECOMMENDATION

- Recommendation of Approval of Tentative Subdivision with Conditions outlined in Decision Document

PLANNING COMMISSION. 4.18.19



TESTIMONY RECEIVED

- Six public testimonies received during public comment period, noted in record
- Six new testimonies received after meeting materials published, prior to public hearing
 - Staff response in presentation
- Two new testimonies received late Thursday afternoon (4/18/19), prior to public hearing
 - Staff unable to respond
- All testimonies received entered into record

PLANNING COMMISSION. 4.18.19



TESTIMONY RECEIVED

Tim & Margaret Rogers: Letter received April 15, 2019

- Concerns re: revisiting past land-use decisions; impact of fill on downstream development
- Staff Response:
 - Prior land-use decisions were approved – planned developments and subdivisions
 - No proposal to narrow Baker Creek, restrict flow, dike the natural water channel, or use fill to alter the route of water in Baker Creek

PLANNING COMMISSION. 4.18.19



TESTIMONY RECEIVED

1000 Friends of Yamhill County: email received April 15, 2019

- Concerns re: impact to wetland; suggests increasing density in other areas to accommodate housing and wetland
- Staff Response:
 - Comp Plan policy requires R-2 zone is highest density when in proximity to floodplain/wetlands
 - In a creative approach, most dense development is in the upland interior of site (54 lots < 7,000sf)
 - McMinnville allows wetland impact and mitigation that complies with State and Federal regulations

PLANNING COMMISSION. 4.18.19



TESTIMONY RECEIVED

Yamhill County Soil & Water Conservation District: email received April 16, 2019

- Concerns re: impact to wetland; downstream impact of development; loss of trees and shrubs along Baker Creek
- Staff Response:
 - McMinnville allows wetland impact and mitigation that complies with State and Federal regulations
 - Trees and shrubs along Baker Creek are preserved and protected in dedicated 5.6 acre public greenway

PLANNING COMMISSION. 4.18.19



TESTIMONY RECEIVED

Jan & Randy Hartzell: email received April 17, 2019

- Concerns re: accuracy of FEMA maps; downstream impact of development
- Staff Response:
 - FEMA FIRM panels updated in 2010
 - McMinnville allows wetland impact and mitigation that complies with State and Federal regulations

PLANNING COMMISSION. 4.18.19



TESTIMONY RECEIVED

Fair Housing Council of Oregon & Housing Land Advocates:
email received April 17, 2019

- Recommends deferring decisions until Findings relative to Statewide Planning Goal 10 provided, demonstrating that proposals do not leave City with less than adequate residential land supplies
- Staff Response:
- No change base R-2 zone
- 2001 BLI/HNA show need

Table 5-24. Land needed for residential use by zone designation (in acres), 2000-2020

Housing type	R-1		R-2		R-3		R-4		Total	
	DU	Acres	DU	Acres	DU	Acres	DU	Acres	DU	Acres
Single-family										
Detached	837	186.0	1,507	334.8	130	28.9	117	25.9	2,590	575.7
Manufactured	57	19.4	386	130.6	142	47.9	78	26.2	663	223.6
Row/townhouse	3	0.2	20	1.3	938	60.0	178	11.3	1,140	72.8
Multifamily										
Apartment	0	0.0	536	31.9	0	0.0	685	40.8	1,221	72.7
Group Quarters	na	0.0	na	0.0	na	4.1	na	4.1	163	8.2
Total	898	205.6	2,448	498.0	1,211	140.9	1,057	108.4	5,777	952.8

Source: ECONorthwest, 2000

PLANNING COMMISSION. 4.18.19



TESTIMONY RECEIVED

Glen Westlund: email received April 18, 2019

- Concerns re: loss of 12 acres of wetland and wetland function; loss of wildlife habitat
- Staff Response:
 - Of 3.09 wetland acres on site
 - 1.06 acres impacted, 2.03 acres preserved and protected
 - Dedication of 5.6 public greenway protects riparian corridor and wildlife habitat
 - Provision of .85 acre private park preserves habitat

PLANNING COMMISSION. 4.18.19



NEXT STEPS

Staff Recommendation

- PDA 3-18: Recommend Approval of Planned Development Amendment with Conditions outlined in Decision Document

PLANNING COMMISSION. 4.18.19



NEXT STEPS

Staff Recommendation

- PDA 4-18: Recommend Approval of Planned Development Amendment with Conditions outlined in Decision Document

PLANNING COMMISSION. 4.18.19



NEXT STEPS

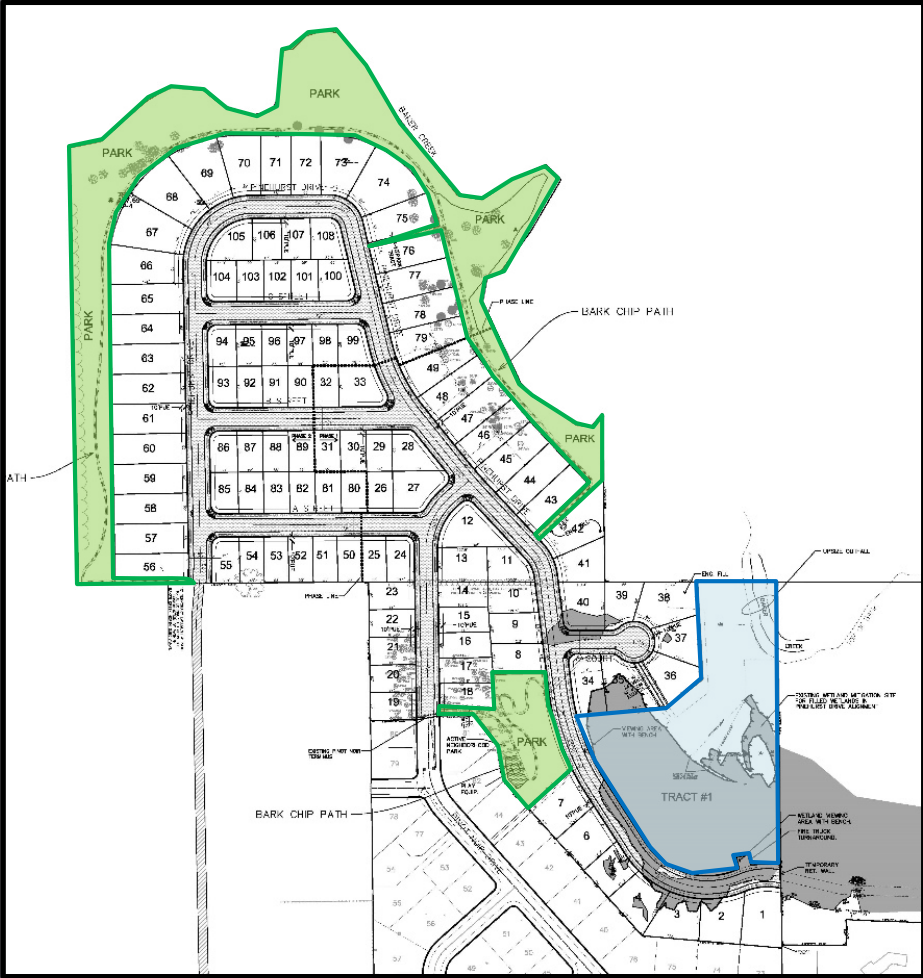
Staff Recommendation

- S 3-18: Approval of Tentative Subdivision with Conditions outlined in Decision Document

PLANNING COMMISSION. 4.18.19



QUESTIONS?



PLANNING COMMISSION. 4.18.19

