



PLANNING DEPARTMENT, 231 NE Fifth Street, McMinnville, Oregon 97128  
[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

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**PUBLIC HEARING NOTICE  
CITY COUNCIL REVIEW OF  
TWO (2) MAJOR AMENDMENTS TO PLANNED DEVELOPMENT  
OVERLAY ORDINANCES & 108 LOT SUBDIVISION REQUEST  
OAK RIDGE MEADOWS**

**July 23, 7:00 PM, Kent Taylor Civic Hall, 200 NE Second Street**

NOTICE IS HEREBY GIVEN that applications for two (2) major amendments to Planned Development overlay ordinances and a 108 lot subdivision have been submitted to the McMinnville Planning Department. These applications were reviewed by the Planning Commission who voted to recommend approval of them to the McMinnville City Council after a public hearing. The City Council has the opportunity to either move forward with their consideration of the Planning Commission recommendations or elect to hold a public hearing. At their meeting on June 25, 2019, the City Council considered the Planning Commission recommendations and elected to hold a public hearing on the three land-use applications.

The purpose of this notice is to let surrounding property owners know of this public hearing, provide an opportunity to submit comments regarding these applications in advance of the public hearing and/or to attend the public meeting of the City Council where this request will be reviewed and a public hearing will be held. Please contact Jamie Fleckenstein with any questions at (503) 434-4153, or [jamie.fleckenstein@mcminnvilleoregon.gov](mailto:jamie.fleckenstein@mcminnvilleoregon.gov).

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**DOCKET NUMBER / :  
ORDINANCE NUMBER** PDA 3-18 / Ordinance 5065 – Planned Development Amendment  
PDA 4-18 / Ordinance 5069 - Planned Development Amendment  
S 3-18 / Ordinance 5070 – Subdivision

**REQUEST:** PDA 3-18 / Ordinance No. 5065 - Premier Development, LLC is requesting Approval to amend Planned Development Ordinance 4722 (Oak Ridge Planned Development) to remove the unplatted fourth phase of the Oak Ridge phased subdivision from the boundary of the Oak Ridge Planned Development Overlay District.

PDA 4-18 / Ordinance No. 5069 - Premier Development, LLC is requesting Approval to amend Planned Development Ordinance 4822 (Oak Ridge Meadows Planned Development) to add the unplatted fourth phase of the Oak Ridge phased subdivision to the boundary of the Oak Ridge Meadows Planned Development; allow for lot size averaging; allow for modified setbacks; allow for some lots with side lot lines oriented other than at right angles to the street upon which the lots face; allow for some lots to exceed the recommended lot depth to width ratio; allow some block lengths to exceed the recommended maximum block length standard; allow for the designation of an approximately 0.85-acre active private neighborhood park; and allow for dedication of an approximately 5.6-acre public open-space greenway dedication along Baker Creek.

S 3-18 / Ordinance No. 5070 - Premier Development, LLC is requesting Approval of a 108 lot tentative two-phased single-family residential subdivision plan on approximately 35.47 acres of land with lots ranging from 4,950 to 14,315 square feet in size and averaging 7,771 square feet in size, referred to as Oak Ridge Meadows. In addition, an approximately 0.85-acre active private neighborhood park and an approximately 5.6-acre public open-space greenway dedication along Baker Creek are proposed.

**APPLICANT:** Premier Development, LLC

**SITE LOCATION(S):** The subject site, approximately 35.47 acres, is located generally north of Baker Creek Road and the multi-phased Oak Ridge residential development and south of Baker Creek. (see attached map)

**MAP & TAX LOT(S):** R4417 01300 & R4407 00602

**ZONE(S):** R-2 PD (Single Family Residential, Planned Development)

**MMC REQUIREMENTS:** McMinnville Municipal Code (MMC), Chapter 17.53 and Section 17.74.070 (see reverse side for specific review criteria)

**NOTICE DATE:** June 27, 2019

**PUBLIC HEARING DATE:** July 23, 2019 at 7:00 P.M.

**HEARING LOCATION:** McMinnville Civic Hall Building  
200 NE 2<sup>nd</sup> Street, McMinnville, OR, 97128

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**Proceedings:** A staff report will be provided at least seven days before the public hearing. This will be posted to the City of McMinnville website at [www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov), and be available at McMinnville City Hall at 220 NE Second Street. On July 23, 2019, the City Council will conduct a public hearing, take testimony, and then make a decision to either approve or deny the application.

Persons are hereby invited to attend the McMinnville City Council hearing to observe the proceedings, and to register any statements in person, by attorney, or by mail to assist the McMinnville City Council in making a decision. Should you wish to submit comments or testimony on this application prior to the public meeting, please call the Planning Department office at (503) 434-7311, forward them by mail to 231 NE 5<sup>th</sup> Street, McMinnville, OR 97128, or by email to [jamie.fleckenstein@mcminnvilleoregon.gov](mailto:jamie.fleckenstein@mcminnvilleoregon.gov).

The decision-making criteria, application, and records concerning this matter are available in the McMinnville Planning Department office at 231 NE 5<sup>th</sup> Street, McMinnville, Oregon during working hours and on the Planning Department's portion of the City of McMinnville webpage at [www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov).

**Appeal:** Failure to raise an issue in person or by letter prior to the close of the public hearing with sufficient specificity precludes appeal to the Land Use Board of Appeals (LUBA) on that issue.

The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the Council to respond to the issue precludes an action for damages in circuit court.

The meeting site is accessible to handicapped individuals. Assistance with communications (visual, hearing) must be requested 24 hours in advance by contacting the City Manager (503) 434-7405 – 1-800-735-1232 for voice, or TDY 1-800-735-2900.

## **REVIEW CRITERIA:**

### **McMinnville Municipal Code**

#### MMC, Section 17.74.070 Planned Development Amendment - Review Criteria.

An amendment to an existing planned development may be authorized, provided that the proposal satisfies all relevant requirements of this ordinance, and also provided that the applicant demonstrates the following:

- A. There are special physical conditions or objectives of a development which the proposal will satisfy to warrant a departure from the standard regulation requirements;
- B. Resulting development will not be inconsistent with the Comprehensive Plan objectives of the area;
- C. The development shall be designed so as to provide for adequate access to and efficient provision of services to adjoining parcels;
- D. The plan can be completed within a reasonable period of time;
- E. The streets are adequate to support the anticipated traffic, and the development will not overload the streets outside the planned area;
- F. Proposed utility and drainage facilities are adequate for the population densities and type of development proposed;
- G. 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.

#### MMC, Chapter 17.53 Land Division Standards

All applicable criteria found in Chapter 17.53 shall apply to this request.

#### MMC, Chapter 17.15 R-2 Single Family Residential Zone

All applicable criteria found in Chapter 17.15 shall apply to this request.

### **Planned Development Overlay Ordinances**

#### Ordinance No. 4722

All applicable criteria found in Planned Development Ordinances 4722 shall apply to this request.

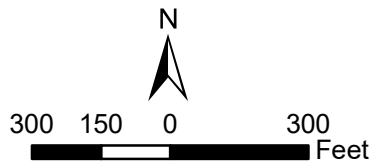
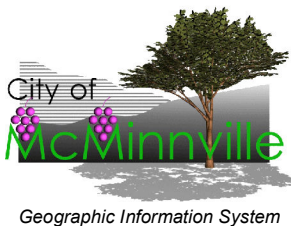
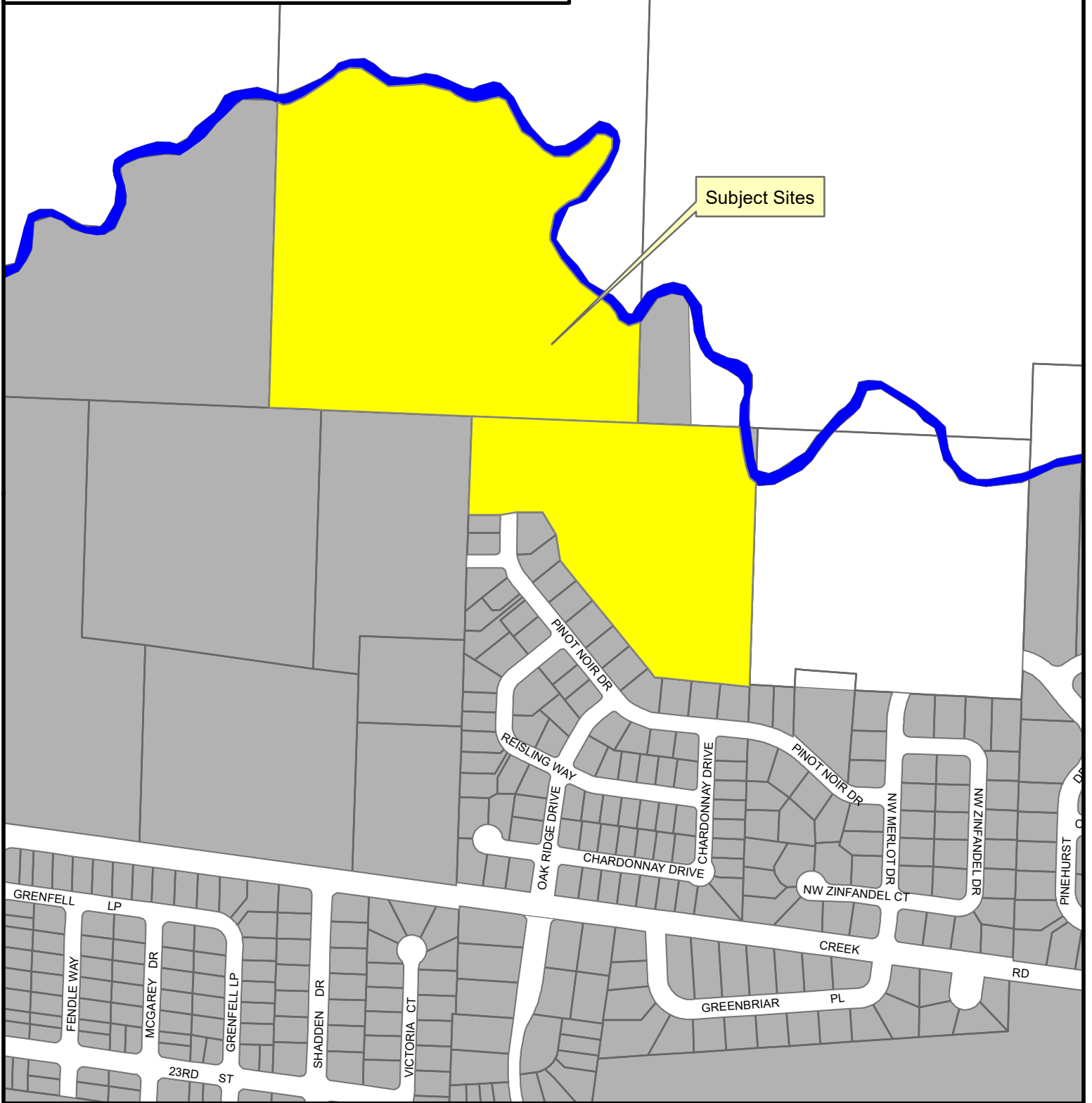
#### Ordinance No. 4822

All applicable criteria found in Planned Development Ordinances 4822 shall apply to this request.

#### Ordinance No. 4845

Ordinance No. 4845 amends the Findings of Ordinance No. 4822.

# Vicinity Map



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