



# Wetland Land Use Notification

## OREGON DEPARTMENT OF STATE LANDS

775 Summer Street NE, Suite 100, Salem, OR 97301-1279

Phone: (503) 986-5200

This form is to be completed by planning department staff for mapped wetlands and waterways.

### Responsible Jurisdiction



\*

City of  County of

**Municipality\***

McMinnville

**Date\***

3/29/2019

### Staff Contact

**First Name\***

Jamie

**Last Name\***

Fleckenstein

**Phone\***

503-474-4153

**Email\***

jamie.fleckenstein@mcminnvilleoregon.gov

### Applicant



**First Name\***

Lori

**Last Name\***

Zumwalt

**Mailing Address\***

Street Address

1312 NE Hwy 99W

Address Line 2

City

McMinnville

Postal / Zip Code

97128

State / Province / Region

OR

Country

United States

**Phone**

503-472-7514

**Email (?)**

loriz.premier@gmail.com

**Is the Property Owner name and address the same as the Applicant?\***

No  Yes

### Activity Location



**Township\* (?)**

04S

**Range\* (?)**

04W

**Section\* (?)**

17

**Quarter-quarter Section** (?)

**Tax Lot(s)**\*

1300

You can enter multiple tax lot numbers within this field. i.e. 100, 200, 300, etc.

To add additional tax map and lot information, please click the "add" button below.

**Township**\* (?)

04S

**Range**\* (?)

04W

**Section**\* (?)

07

**Quarter-quarter Section** (?)

**Tax Lot(s)**\*

602

You can enter multiple tax lot numbers within this field. i.e. 100, 200, 300, etc.

To add additional tax map and lot information, please click the "add" button below.

**Address**

Street Address

Address Line 2

City

State / Province / Region

Postal / Zip Code

Country

**County**\*

Yamhill

**Adjacent Waterbody**

Baker Cr

**Proposed Activity**



**Local Case File #**\*

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

**Zoning**

R-2 PD

**Proposed**

- Building Permit (new structures)
- Grading Permit
- Site Plan Approval
- Other (please describe)

- Conditional use Permit
- Planned Unit Development
- Subdivision

**Project**

Request for 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. Request for 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. Request for 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.

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**Required attachments with site marked: Tax map and site plan(s). (?)**

Exhibit 6 - 2019 Overall Subdivision Layout.pdf	2.64MB
Tax Lot Map.pdf	1.52MB

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**Additional Attachments**

Exhibit 8 - Wetlands Mitigation.pdf	5.58MB
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**Date**

3/29/2019