

**Planning Commission
Thursday, August 17, 2023
6:30 PM Regular Meeting**

HYBRID Meeting

IN PERSON – McMinnville Civic Hall, 200 NE Second Street, or ZOOM Online Meeting

Please note that this is a hybrid meeting that you can join in person at 200 NE Second Street or online via Zoom

ZOOM Meeting: You may join online via the following link:

<https://mcminnvilleoregon.zoom.us/j/89368634307?pwd=M0REY3RVSzFHeFdmK2pZUmJNdkdSZz09>

Meeting ID: 893 6863 4307

Meeting Password: 989853

Or you can call in and listen via zoom: 1 253 215 8782

Meeting ID: 893 6863 4307

Meeting Password: 989853

Public Participation:

Citizen Comments: If you wish to address the Planning Commission on any item not on the agenda, you may respond as the Planning Commission Chair calls for "Citizen Comments."

Public Hearing: To participate in the public hearings, please choose one of the following.

- 1) **Email in advance of the meeting** – Email at any time up to 12 p.m. the day before the meeting to heather.richards@mcminnvilleoregon.gov, that email will be provided to the planning commissioners, lead planning staff and entered into the record at the meeting.
- 2) **By ZOOM at the meeting** - Join the zoom meeting and send a chat directly to Planning Director, Heather Richards, to request to speak indicating which public hearing, and/or use the raise hand feature in zoom to request to speak once called upon by the Planning Commission chairperson. Once your turn is up, we will announce your name and unmute your mic.
- 3) **By telephone at the meeting** – If appearing via telephone only please sign up prior to the meeting by emailing the Planning Director, Heather.Richards@mcminnvilleoregon.gov as the chat function is not available when calling in zoom.

----- MEETING AGENDA ON NEXT PAGE -----

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.

*Please note that these documents are also on the City's website, www.mcminnvilleoregon.gov. You may also request a copy from the Planning Department.

Commission Members	Agenda Items
Sidonie Winfield, Chair	6:30 PM – REGULAR MEETING
Gary Langenwalter Vice - Chair	1. Call to Order
Matthew Deppe	2. Citizen Comments
Sylla McClellan	3. Minutes:
Elena Mudrak	<ul style="list-style-type: none"> • April 6, 2023 (<i>Exhibit 1</i>) • April 20, 2023 (<i>Exhibit 2</i>)
Meg Murray	4. Public Hearings:
Brian Randall	A. <u>Quasi-Judicial Hearing: Stratus Village: Planned Development Amendment (PDA 2-23), Three Mile Lane Design Review (TML 1-23), and Landscape Plan Review (L 25-23) – (Exhibit 3)</u>
Beth Rankin	Request: The applicant, Structure Development Advisors LLC c/o Mike Andrews, on behalf of property owner Housing Authority of Yamhill County (HAYC), is requesting concurrent review and approval of three applications for the Stratus Village 175-unit multi-dwelling development on a property of approximately 6.5 acres: a Planned Development Amendment (PDA 2-23), a Three Mile Lane Review (TML 1-23), and a Landscape Plan Review (L 25-23).
Dan Tucholsky	<p>PDA 2-23. The property is subject to an existing Planned Development Overlay Ordinance which includes the subject properties and adjacent properties. The proposal includes revisions to the original Planned Development master plan for the subject properties, which requires approval of a Planned Development Amendment. The master plan for the subject properties will replace the existing plan for medical offices with the proposed plan for apartments. The new Master Plan is also subject to the provisions of Ordinance 5095, which amended the terms of the previous Planned Development Overlay Ordinance.</p> <p>TML 1-23. The subject property is within the Three Mile Lane Planned Development Overlay, established by Ordinance 4131 and subsequently revised by Ordinances 4572, 4666, 4988, and 5101. The proposed development is subject to policies and standards of the Three Mile Lane Planned Development Overlay Ordinance.</p> <p>L 25-23. The proposal includes a landscape plan review, which is required for multi-dwelling development, subject to the provisions of Chapter 17.57 of the Zoning Ordinance.</p>

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*Please note that these documents are also on the City’s website, www.mcminvilleoregon.gov. You may also request a copy from the Planning Department.

Location: 235 SE Norton Lane, Tax Lots R4427 400, 404, and 405

Applicant: Structure Development Advisors LLC c/o Mike Andrews, on behalf of property owner Housing Authority of Yamhill County (HAYC),

B. Legislative Hearing: Comprehensive Plan Amendment and Zoning Ordinance Amendment (Docket G 3-22) – (Exhibit 4)

(Continued from July 20, 2023)

Proposal: **THE CITY OF MCMINNVILLE IS PROPOSING AMENDMENTS TO THE MCMINNVILLE COMPREHENSIVE PLAN AND ZONING ORDINANCE FOR A NATURAL HAZARDS INVENTORY AND MANAGEMENT PROGRAM, AS FOLLOWS:** Amendment to the McMinnville Comprehensive Plan, Volume I - Background Element, adopting the Natural Hazards Inventory and Management Program Options and Recommendations; amendment to the McMinnville Comprehensive Plan, Volume II – Goals and Policies, adding a new Chapter XI, entitled Natural Features; amendments to the McMinnville Municipal Code, Chapters 17.48, Flood Area Zone, and Chapter 17.49, Natural Hazard Overlay Subdistricts; and the adoption of the Natural Hazard Mitigation Zone (NH-M) and Natural Hazard Protection Zone (NH-P)

Applicant: City of McMinnville

5. Action Items: Request for Land-Use Decision Extension, MP 6-20, 835 SW Hilary Street. (Exhibit 5)

Applicant: Steve and Mary Allen

6. Commissioner Comments

7. Staff Comments

8. Adjournment

EXHIBIT 1 - MINUTES

**April 6, 2023
Planning Commission
Regular Meeting**

**6:30 pm
Hybrid Meeting
McMinnville, Oregon**

Members Present: Sidonie Winfield, Beth Rankin, Dan Tucholsky, Matt Deppe, Gary Langenwalter, Megan Murray, Sylla McClellan, and Brian Randall

Members Absent:

Staff Present: Heather Richards – Community Development Director, John Swanson – Senior Planner, Adam Tate – Associate Planner, and Bill Kabeiseman – Bateman Seidel Legal Counsel

1. Call to Order

Chair Winfield called the meeting to order at 6:30 p.m.

2. Citizen Comments

Mark Davis, McMinnville resident, commented on the hearings process. He did not think at the last meeting they should have asked if the Commission was in favor or opposed to the legislative item. He thought they should all be on the same page trying to figure out the best way to solve the problem, not being divided into pros and cons.

3. Public Hearings

- A. Legislative Hearing (Dockets G 3-22): Amendment to the McMinnville Comprehensive Plan, Volume I – Background Element, adopting the Natural Hazards Inventory and Management Program Options and Recommendations; amendment to the McMinnville Comprehensive Plan, Volume II – Goals and Policies, adding a new Chapter XI, entitled Natural Features; amendments to the McMinnville Municipal Code, Chapters 17.48, Flood Area Zone, and Chapter 17.49, Natural Hazard Overlay Subdistricts; and the adoption of the Natural Hazard Mitigation Zone (NH-M) and Natural Hazard Protection Zone (NH-P)**

Docket: G 3-22

Applicant: City of McMinnville

Chair Winfield opened the public hearing and read the hearing statement. She asked if there was any objection to the jurisdiction of the Commission to hear this matter. There was none. She asked if any Commissioner wished to make a disclosure or abstain from participating or voting on this application. There was none.

Staff Report: Community Development Director Richards provided a presentation on natural hazards planning. These actions would not impact properties within the UGB until they were annexed into the City limits. Most of the protection zone that was not also within the floodplain zone was in the UGB by Fox Ridge Road. She discussed Oregon land use law, McMinnville's Comprehensive Plan, City's Goal 7 – natural hazards work, what natural hazard planning was, State's Goal 7 – natural hazards, history of hazard planning, new data in 2018, Yamhill County update in 2018/19, Oregon Natural Hazards Mitigation Plan in 2020 and vulnerability assessments, landslide hazards and how McMinnville was a potential high risk for landslides, UGB work and hazard mapping in 2020, earthquakes and soil liquefaction, how McMinnville had a 45% chance of an earthquake with an intensity of VI or greater in the next 100 years, and policy directions for future development. Policies in the Comprehensive Plan were adopted to do a natural hazards inventory and develop a Natural Hazards Overlay Zone. The mitigation planning focused on geologic and wildfire hazards. Staff did a natural hazards inventory and risk assessment in 2021. That created the recommendation for two new natural hazards overlay zones, NH-M mitigation subdistrict and NH-P protection subdistrict. Questions from property owners were about conformance and exemptions. There were also requirements for new construction in these zones. They recommended new Comprehensive Plan policies and staff also recommended that 50% of development rights could be transferred to other residential property within the City with an average lot size reduction of 20%. This was for property in the NH-P zone. Partner agencies were all supportive of the recommendations but would provide technical feedback that would be brought back to the May 4 public hearing. She explained the public outreach and comments/concerns that had been received. She then reviewed the next steps, including continuing the hearing.

There were questions regarding how the hazard area was for slopes of 25% or more, properties grandfathered in, 100 year old floodplain map, transfer of development rights scenarios, additional studies on properties, difference between 50% and 100% property rights transfer, insurance risk, and refining the DOGAMI maps.

Mark Davis, McMinnville resident, was generally supportive of the idea of hazards planning, but there were a lot of unanswered questions. He thought they needed more accurate maps and calculations for risk. There would be a financial impact on property owners and affordable housing. The hazards should also take into account the floodplains.

David Koch, McMinnville resident, supported this work. However, he was concerned about the DOGAMI maps data being utilized. He explained the scale differences and how it was inappropriate to adopt the maps into land use planning documents and apply them on a lot and parcel level. More accurate mapping was needed. He also thought the Commission was being asked to adopt Comprehensive Plan rules regarding natural features and restrictions on trees and stream corridors.

Community Development Director Richards clarified they had removed the natural resources policies for more analysis. They were waiting for calculations for the natural hazard mitigation zones from the consultants.

Earl Anderson, McMinnville resident, discussed the added risk of development, especially if trees were removed on sloped areas and digging into the hillsides. He was concerned the mitigation would not be enough to decrease the risk if slopes were compromised.

Community Development Director Richards said they relied on reports from industry experts to know what was safe to build.

Cheryl Lambright, McMinnville resident, was also concerned about the trees and root systems being dug into, soil erosion, and building.

Kim Palacios, McMinnville resident, was not clear about the removal of trees. Chair Winfield clarified the concern was about future development and removal of trees and impact to the soil. Community Development Director Richards said there would be future work about protecting trees

and tree groves and review of their removal. Staff could help clarify if she was in the proposed hazard zones.

Allan Larsen, McMinnville resident, said most of the parcels on Fox Ridge Road had more acreage, and he wondered if all that would be allowed was one house on the lots.

Community Development Director Richards said if one of the properties chose to come into the City, the land could be subdivided for a planned development or they could do a transfer of development rights.

Commissioner McClellan MOVED to CONTINUE the hearing for G 3-22 to the May 4, 2023 meeting. SECONDED by Commissioner Langenwalter. The motion PASSED 8-0.

4. Commissioner Comments

Commissioner Rankin had just received the County Assessor's Office information on property transfers from corporations and would share her information at a future meeting.

5. Staff Comments

Community Development Director Richards said Commissioner Schanche had resigned and they were advertising for her position. The Gwendolyn Hotel decision had been appealed and would go before City Council later in April.

6. Adjournment

Chair Winfield adjourned the meeting at 8:41 p.m.

EXHIBIT 2 - MINUTES

**April 20, 2023
Planning Commission
Regular Meeting**

**6:30 pm
Hybrid Meeting
McMinnville, Oregon**

Members Present: Sidonie Winfield, Beth Rankin, Dan Tucholsky, Matt Deppe, Gary Langenwalter, Megan Murray, Sylla McClellan, and Brian Randall

Members Absent:

Staff Present: Heather Richards – Community Development Director, and Tom Schauer – Senior Planner

1. Call to Order

Chair Winfield called the meeting to order at 6:30 p.m.

2. Minutes

- **March 2, 2023**

Commissioner Tucholsky noted for the March 2 minutes, Casey Kuhla was not a McMinnville resident.

Commissioner McClellan moved to approve the March 2, 2023 minutes as amended. The motion was seconded by Commissioner Langenwalter and passed 8-0.

- **March 16, 2023**

Commissioner Tucholsky moved to approve the March 16, 2023 minutes. The motion was seconded by Commissioner Murray and passed 8-0.

3. Public Hearings

A. Quasi-Judicial Hearing: Comprehensive Plan Map Amendment (CPA 2-20) and Zone Change, including Planned Development Overlay Designation (ZC 3-20)

Location: 3310 SE Three Mile Lane, more specifically described at Tax Lot 700, Section 26, T.4S., R 4 W., W.M.

Applicant: Kimco McMinnville LLC, c/o Michael Strahs

B. Quasi-Judicial Hearing: Comprehensive Plan Map Amendment (CPA 1-21) and Zone Change, including Planned Development Overlay Designation (ZC 2-21)

Location: 3330 SE Three Mile Lane, more specifically described at Tax Lot 600, Section 26, T.4S., R 4 W., W.M.

Applicant: Ken Sandblast, Westlake Consultants, Inc. Representing property owner 3330 TML, c/o Bryan Hays

C. Quasi-Judicial Hearing: Comprehensive Plan Map Amendment (CPA 2-21) and Zone Change, including Planned Development Overlay Designation (ZC 3-21)

Location: Three Mile Lane and Cumulus Avenue, more specifically described at Tax Lot 100, Section 27, T.4S., R 4 W., W.M.

Applicant: Ken Sandblast, Westlake Consultants, Inc. Representing property owner 3330 TML, c/o Bryan Hays

Chair Winfield said all three applications would be bundled together, and all three had requests for continuance. She opened the public hearing and read the hearing statement. She asked if there was any objection to the jurisdiction of the Commission to hear this matter. There was none. She asked if any Commissioner wished to make a disclosure or abstain from participating or voting on this application. There was none. Chair Winfield asked if any Commissioner needed to declare any contact prior to the hearing with the applicant or any party involved in the hearing or any other source of information outside of staff regarding the subject of this hearing. There was none.

Staff Report: Senior Planner Schauer entered written testimony into the record that was received after the staff report. The applicants had requested a continuance to August 17 to ensure sufficient time to agree on a modified plan consistent with the 33 net developable acreage limitation in the 3MLAP and submit revised application materials without further continuances. Testimony from the opponents was against a continuance. The Chair opened the hearing to take testimony regarding the continuance only. He gave a background on the continuances of the applications. These were proposed amendments to the Comprehensive Plan and were not subject to the 120 day processing requirement. The "fixed goal post rule" did not apply, the parties involved could request a continuance at the first evidentiary hearing, and there were limitations on renewal of the applications. He then gave options for Commission action.

There was discussion regarding the rules and process that applied to the applications, including the continuance of the hearing to a date certain.

Applicant's Testimony: Mike Conners, representing two of the applicants, said they were requesting a continuance to provide time for the parties to work out a modified plan. He understood there was frustration about the ongoing continuances. He gave a background and context for the continuances including creating a proposal to meet the Three Mile Lane Area Plan, traffic analysis and transportation mitigation, concern about shadowing or complicating the Three Mile Lane area process, and Council-imposed 33 net developable acre limitation. He admitted there had been a lack of communication to the City on the status and reasons for the continuances. He thought the August date would allow them enough time to accomplish what was needed. He did not think it would benefit the City to open the hearing for a proposal that was in the process of being modified and denying the application, putting his clients in a position of trying to determine what to do next.

There was discussion regarding the reasons for the delay, the requirement to meet the Three Mile Lane area standards, and if the August date was sufficient.

Merissa Moeller, representing one of the applicants, reiterated the request to continue until August 17 for all the reasons given by Mr. Conners. They would use this time to further evaluate the new proposal.

Proponents: None

Opponents: Mark Davis, McMinnville resident, said the applicants received a letter from staff in October explaining what needed to happen. He did not think the applicants treated it as urgently as needed. He suggested they withdraw the applications and come back with a single application.

There was discussion regarding starting over which would add several months to the process.

Steve Iverson, McMinnville resident, agreed with the suggestion to withdraw and come back with a single application.

City Attorney Kabeiseman said it was up to the applicants whether they wanted to combine to a single application. The City could not force them to do so.

Senior Planner Schauer said they would create a planned development overlay that all the developments would have to follow. Also, a master plan would have to be submitted which also had a hearing process and required traffic analysis.

Commissioner Langenwalter MOVED to CONTINUE the hearings for CPA 2-20/ZC 3-20, CPA 1-21/ZC 2-21, and CPA 2-21/ZC 3-21 to the August 17, 2023 meeting with final documents to be submitted to staff by July 18, 2023. SECONDED by Commissioner Deppe. The motion PASSED 8-0.

4. Commissioner Comments

Commissioner Deppe thanked staff for the minute summaries.

There was discussion regarding paperless packets except plan sets that would still be copied.

5. Staff Comments

Community Development Director Richards said no final decision had been made on the Gwendolyn Hotel applications. However, the City Council had directed staff to write findings for denial. The final decision was due on May 9.

6. Adjournment

Chair Winfield adjourned the meeting at 7:59 p.m.



City of McMinnville
Community Development Department
231 NE Fifth Street
McMinnville, OR 97128
(503) 434-7311
www.mcminnvilleoregon.gov

EXHIBIT 3 - STAFF REPORT

DATE: August 17, 2023
TO: Planning Commission Members
FROM: Tom Schauer, Senior Planner
SUBJECT: Public Hearing – Planned Development Amendment PDA 2-23, Three Mile Lane Review TML 1-23, and Landscape Plan Review L 25-23

STRATEGIC PRIORITY & GOAL:



GROWTH & DEVELOPMENT CHARACTER

Guide growth & development strategically, responsively & responsibly to enhance our unique character.

OBJECTIVE/S: Strategically plan for short and long-term growth and development that will create enduring value for the community

Report in Brief:

This proceeding is a quasi-judicial public hearing of the Planning Commission to consider concurrent review of three applications for property totaling approximately 6.5 acres located at 235 SE Norton Lane (Tax Lots R4427 400, 404, and 405). **See Vicinity Map (Figure 1) and Zoning Map (Figure 2).**

The applications are: Planned Development Amendment PDA 2-23, Three Mile Lane Review TML 1-23, and Landscape Plan Review L 25-23.

The requests are summarized below. The applications are submitted as part of a proposal by Housing Authority of Yamhill County (HAYC) to develop a new 175-unit apartment development, “Stratus Village.” **Figure 3.**

PDA 2-23. The subject property is subject to an existing Planned Development Overlay Ordinance which includes the subject properties and adjacent properties. The proposal includes revisions to the original Planned Development master plan for the subject properties, which requires approval of a Planned Development Amendment. The master plan for the subject properties will replace the existing plan for medical offices with the proposed plan for apartments. The new Master Plan is also subject to the provisions of Ordinance 5095, which amended the terms of the previous Planned Development Overlay Ordinance.

TML 1-23. The subject property is within the Three Mile Lane Planned Development Overlay, established by Ordinance 4131 and subsequently revised by Ordinances 4572, 4666, 4988, and 5101. The proposed development is subject to policies and standards of the Three Mile Lane Planned Development Overlay Ordinance.

L 25-23. The proposal includes a landscape plan, which is required for multi-dwelling development, subject to the provisions of Chapter 17.57 of the Zoning Ordinance.

NOTE: *The applicant has also separately submitted an application for a parcel consolidation to combine the three existing parcels into a single parcel.*

This is a consolidated review to consider these three applications associated with the development of the subject property. There will be one public hearing to receive testimony, and then three separate votes will be taken: one vote for each application, based on the applicable criteria.

The consolidated review procedures specify that the decisions for all applications are subject to the procedure that affords the most opportunity for public hearing and notice:

17.72.070 Concurrent Applications. When a proposal involves more than one application for the same property, the applicant may submit concurrent applications which shall be processed simultaneously. In so doing, the applications shall be subject to the hearing procedure that affords the most opportunity for public hearing and notice.

The Planning Commission will make the decisions on the applications. That will be the final local decision unless the applications are appealed to City Council.

Background:

The applicable criteria and standards are summarized below:

- The applicable criteria for the Planned Development Amendment are specified in Section 17.74.070 of the Zoning Ordinance.
- The applicable criteria for the Landscape Plan Review are provided in Section 17.57.070 of the Zoning Ordinance.
- The applicable criteria for the Three Mile Lane Ordinance are provided in the policies and applicable provisions of Ordinance 4131 (as amended).
- Applicable Goals and Policies of the Comprehensive Plan are also criteria for land use decisions.

Some of the criteria also reference compliance with applicable provisions of the Zoning Ordinance and other applicable ordinances. These are summarized in the table below.

Criteria and Standards	Application			
	PDA 2-23	TML 1-23	L 25-23	Sign Permit Application (later submittal)
Planned Development Ordinance, Ord. 5095	X		X	X
Three Mile Lane Planned Development Ordinance, Ord. 4131 as amended	X	X		X
Comp Plan Goals and Policies Volume 2, Goals and Policies (including Great Neighborhood Principles)	X	X	X	
Three Mile Lane Area Plan, Policies (adopted by Ord. 5126)	X	X	X	?
Zoning Ordinance (Title 17 of the McMinnville Municipal Code):				

MMC 17.11. Residential Design and Development Standards	X			
MMC 17.33. C-3 Zone	X			
MMC 17.51. Planned Development Overlay	X			
MMC 17.52. Airport Overlay Zone	X			
MMC 17.54. General Provisions	X			
MMC 17.57. Landscaping			X	
MMC 17.58. Trees			X	
MMC 17.60. Off-Street Parking and Loading	X			
MMC 17.61. Solid Waste and Recycling Enclosure Plan	X		X	
MMC 17.62. Signs				X
MMC 17.74.070. Planned Development Amendment Criteria	X			

The subject property is zoned C-3 PD, which means it is subject to the provisions of the C-3 (General Commercial) zone, except as modified by the provisions of a Planned Development Overlay Ordinance applicable to the property. The C-3 zone typically allows a wide range of commercial, office, and multi-dwelling (apartment) uses. However, the original Planned Development Overlay Ordinance (Ordinance 4667) applied to the subject properties as well as other properties to the east and northeast of the subject property which are west of Norton Lane and south of Stratus Avenue, which have already been developed. That original Planned Development ordinance 4667 established use restrictions as well as additional development restrictions not otherwise applicable in the C-3 zone. For example, Ordinance 4667 precluded multi-dwelling development and other uses which are otherwise permitted uses in the C-3 zone and established height limits that are more restrictive than typically apply in the C-3 zone. In addition, the originally approved master plan for the subject properties provided for development of a medical office complex on the subject properties **See Figure 4.**

Ordinance 5095, adopted in 2020, modified the provisions of the original Planned Development Overlay Ordinance 4667. Ordinance 5095 modified some of the use and development restrictions. The ordinance authorized apartments (multi-dwelling development) as an additional permitted use, and also revised some of the development standards that were established by Ordinance 4667, which were more restrictive than the standards of the C-3 zone.

Discussion:

The proposed Planned Development Amendment application would amend the Planned Development to replace the previous portion of the medical office master plan for Tax Lots 400, 404, and 405 with the new master plan for the apartments, and address consistency with applicable development standards specified in Ordinance 5095. The other two applications TML 1-23 and L 25-23 address consistency with the Three Mile Lane Planned Development Overlay Ordinance and the Landscape Plan standards for the proposed development.

The proposed master plan would use the same access points to the public street system on Norton Lane via private access easement on onto Stratus Avenue as the previously approved master plan for the Planned Development.

There are several mutual easements on the properties which provided for shared access, circulation, parking, and utilities in the site among the separate parcels. Tax lots 400, 404, and 405 are being consolidated through a separate application, and any unneeded easements would be extinguished. Any necessary easements for public utilities or private easements to be retained related to the properties to the east and north east are to be retained as necessary.

Ordinance 5095 has 22 conditions for the Planned Development Overlay.

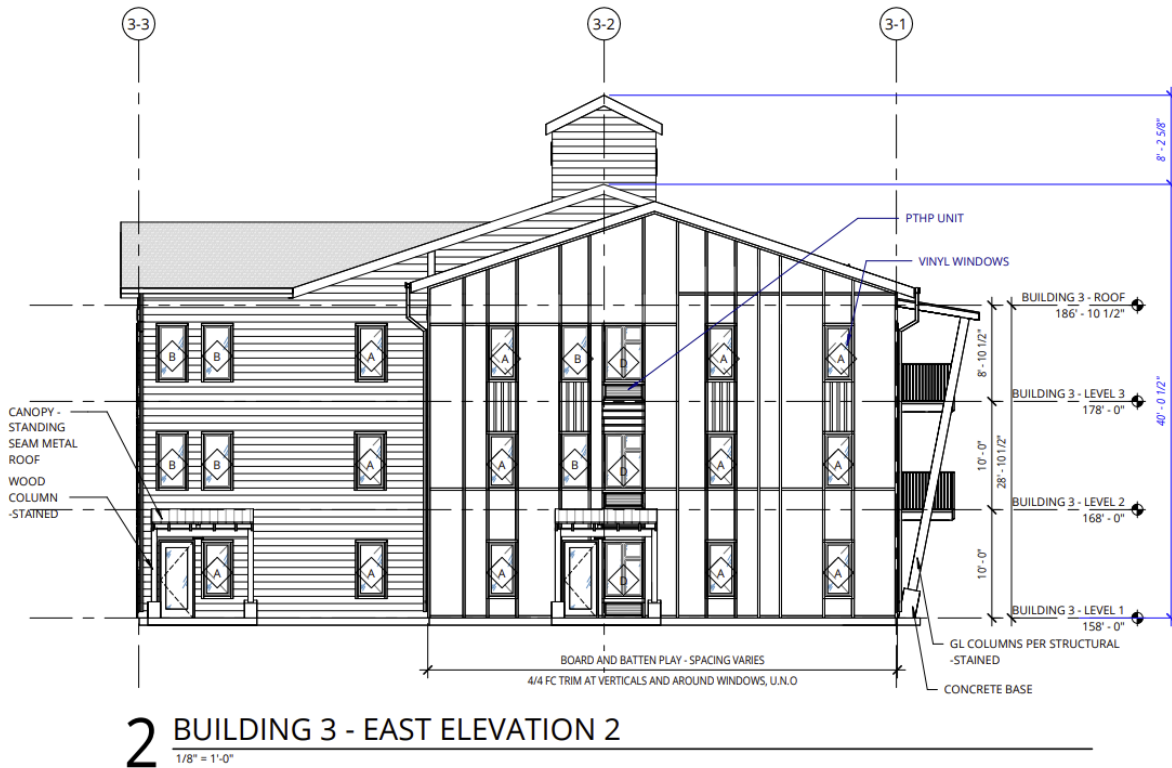
Condition 3 of Ordinance 5095 specifies the following:

- No building shall exceed the height of 35 feet, with the exception that tax lot 401 may be developed with a hotel with a maximum height of 45 feet, consistent with the drawing and plan submitted to the City as part of Docket ZC 10-05.

The applicant may request additional building height in excess of 35 feet for any future building on Parcel 1, Parcel 2, or Parcel 3 of Partition Plat 2007-12, if the request is made at the time of the submittal of the updated master plan and detailed building plans described in Condition 2 and Condition 22. The applicant's request for additional building height shall include an analysis and survey of the height and setback of surrounding buildings in the Three Mile Lane Planned Development Overlay District. The height and setback of any proposed building on Parcel 1, Parcel 2, or Parcel 3 of Partition Plat 2007-12 shall be similar to and consistent with the height and form of other buildings in the Three Mile Lane corridor and Three Mile Lane Planned Development Overlay District. The Planning Commission shall review and make a decision on the request for additional building height. The Planning Commission shall also take into consideration the proposed architectural and building form, and its compatibility with the architecture and building form of other buildings in the Three Mile Lane Planned Development Overlay District.

Per this provision, the applicant has requested additional building height in excess of 35 feet at the time of submittal of the updated master plan and detailed building plans. For Buildings 1-4, the majority of the eave lines remain less than 35 feet in height. Predominant ridge lines are approximately 38 feet tall and approximately 40 to 42 feet tall depending on the specific building. The tallest features are “cupola” elements that provide agricultural thematic elements resembling grain elevators, which are approximately 48 feet to the highest point. They add approximately 6.5 feet to the overall height above the tallest ridgelines where present. Those features are added to address the architectural character of the buildings per the Three Mile Lane Area Plan policies, agricultural architecture thematic elements similar to grain elevators and features on other buildings along the Three Mile Lane corridor. Building 5 is less than 35 feet in height.





Condition 7 of Ordinance 5095 specifies the following:

7. That the subject site, outside of that area identified for "future development" is limited to professional office use, medical office use, **multiple-family dwellings, community buildings appurtenant to residential uses,** or other compatible, small-scale commercial uses such as a delicatessen, florist, or day care facility. Uses other than professional office use, or medical office use, **multiple-family dwellings, or community buildings appurtenant to residential uses** may not exceed fifteen (15) percent of the total floor area proposed to be constructed within the subject site.

If the site is developed as multiple family dwellings, a minimum of 10 percent of the gross area of the site shall be reserved for usable open space for residents of the multiple-family development site. The open space area shall be contained within the boundaries of the parcel or parcels being developed and shall be contiguous. The open space area may be non-contiguous if approved by the Planning Commission at the time of the review of the updated master plan, as described in Condition 22. Area calculated and included as part of the 10 percent open space requirement shall have dimensions of at least 25 feet in length and shall be located outside of the front yard setback area. All usable open space areas may be counted towards the minimum 25 percent of the site area that must be landscaped.

As part of the Planned Development Amendment application, the applicant is also requesting flexibility regarding certain site design standards in Section 17.11 discussed in the application to also address provisions of Ordinance 5095 and the Three Mile Lane Area Plan.

With those provisions addressed as part of the Planned Development Amendment, the applications are consistent with applicable criteria and standards of the Zoning Ordinance and other ordinances, subject to conditions of approval.

The plans are designed to meet the standards of the Zoning Ordinance and Ordinance 5095. In addition, the designs address the policies of the Three Mile Lane Area plan, and the buildings and landscaping incorporate elements to address the thematic design objectives of the Three Mile Lane Area Plan, including agricultural themes.

Agency comments are included in the decision document. No written public comments have been submitted for the record as of August 10, 2023.

Attachments:

1. Decision Document
2. Applications and Attachments

Planning Commission Options:

1. **APPROVE** the applications as proposed by the applicant, per the decision document provided, which includes the findings of fact.
2. **CONTINUE** the public hearing to a specific date and time.
3. Close the public hearing, but **KEEP THE RECORD OPEN** for the receipt of additional written testimony until a specific date and time.
4. Close the public hearing and **DENY** the application, providing findings of fact for the denial, specifying which criteria are not satisfied, or specifying how the applicant has failed to meet the burden of proof to demonstrate all criteria are satisfied, in the motion to deny.

Staff Recommendation:

PDA 2-23

Staff has reviewed the proposal for consistency with the applicable criteria. Staff finds that, based on the findings in the attached Decision Document, the application submitted by the applicant and the record contain evidence that demonstrates that, with conditions, the application complies with the applicable criteria and that the applicant has met the burden of proof.

Staff **RECOMMENDS APPROVAL** of the application based on the findings in the attached Decision Document.

TML 1-23

Staff has reviewed the proposal for consistency with the applicable criteria. Staff finds that, based on the findings in the attached Decision Document, the application submitted by the applicant and the record contain evidence that demonstrates that, with conditions, the application complies with the applicable criteria and that the applicant has met the burden of proof.

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L 25-23

Staff has reviewed the proposal for consistency with the applicable criteria. Staff finds that, based on the findings in the attached Decision Document, the application submitted by the applicant and the record contain evidence that demonstrates that, with conditions, the application complies with the applicable criteria and that the applicant has met the burden of proof.

Staff **RECOMMENDS APPROVAL** of the application based on the findings in the attached Decision Document.

Suggested Motion:

PDA 2-23

BASED ON THE FINDINGS OF FACT, THE CONCLUSIONARY FINDINGS FOR APPROVAL, THE MATERIALS SUBMITTED BY THE APPLICANT, AND EVIDENCE IN THE RECORD, I MOVE THAT THE PLANNING COMMISSION APPROVE THE DECISION DOCUMENT AND APPROVE PLANNED DEVELOPMENT AMENDMENT, PDA 2-23, SUBJECT TO THE CONDITIONS IN SECTION II OF THE DECISION DOCUMENT.

TML 1-23

BASED ON THE FINDINGS OF FACT, THE CONCLUSIONARY FINDINGS FOR APPROVAL, THE MATERIALS SUBMITTED BY THE APPLICANT, AND EVIDENCE IN THE RECORD, I MOVE THAT THE PLANNING COMMISSION APPROVE THE DECISION DOCUMENT AND APPROVE THE THREE MILE LANE DESIGN REVIEW, TML 1-23, SUBJECT TO THE CONDITIONS IN SECTION II OF THE DECISION DOCUMENT.

L 25-23

BASED ON THE FINDINGS OF FACT, THE CONCLUSIONARY FINDINGS FOR APPROVAL, THE MATERIALS SUBMITTED BY THE APPLICANT, AND EVIDENCE IN THE RECORD, I MOVE THAT THE PLANNING COMMISSION APPROVE THE DECISION DOCUMENT AND APPROVE THE LANDSCAPE PLAN REVIEW, L 25-23. SUBJECT TO THE CONDITIONS IN SECTION II OF THE DECISION DOCUMENT.

Figure 1. Vicinity Map

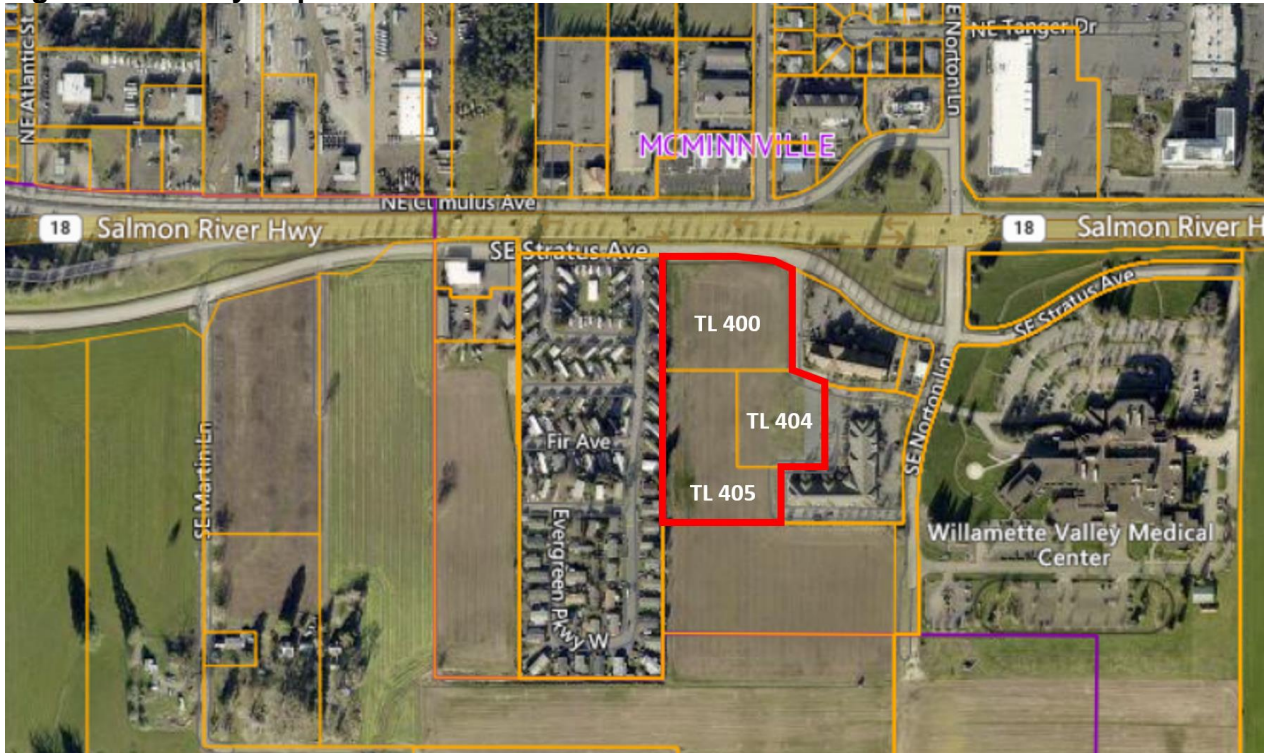


Figure 2. Zoning Map

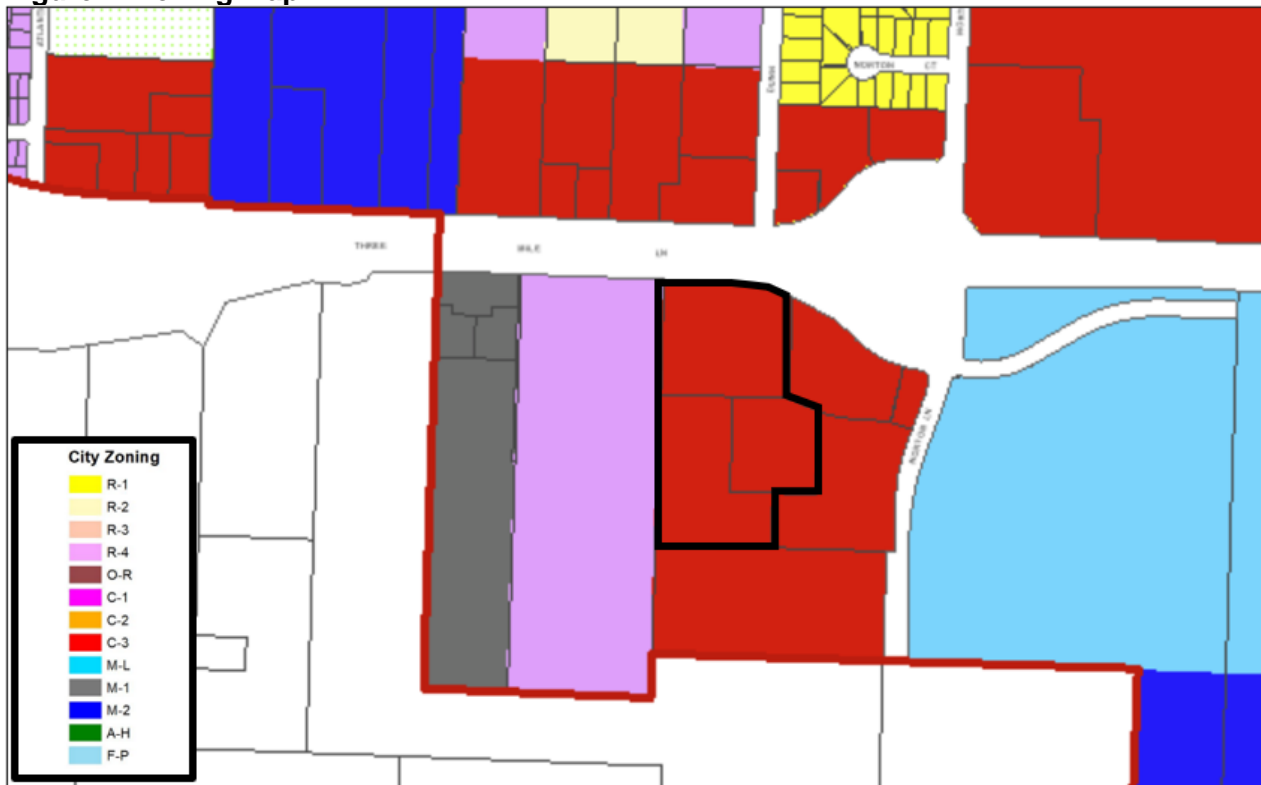


Figure 3a. Proposed Master Plan – Site and Landscape Plan Summary
(See applications for detailed plans).



- KEY
- A. Open Green / Commons
 - B. Nature Play Area
 - C. Community Gardens
 - D. Waste Collection Zone
 - E. Interior Walkways
 - F. The Meadow
 - G. Stratus Frontage
 - H. Parking Zones
 - I. Outdoor Fitness Areas

Figure 3b. Proposed Plan - Perspective View Looking South



Figure 3c. Proposed Plan - Perspective View Looking North Toward Open Green Space/ Commons "A"



(See applications for elevation drawings and additional perspective views).

**Figure 4a. Existing Planned Development Master Plan - Site Plan (Medical Office)
(Subject Properties Identified with Outline)**

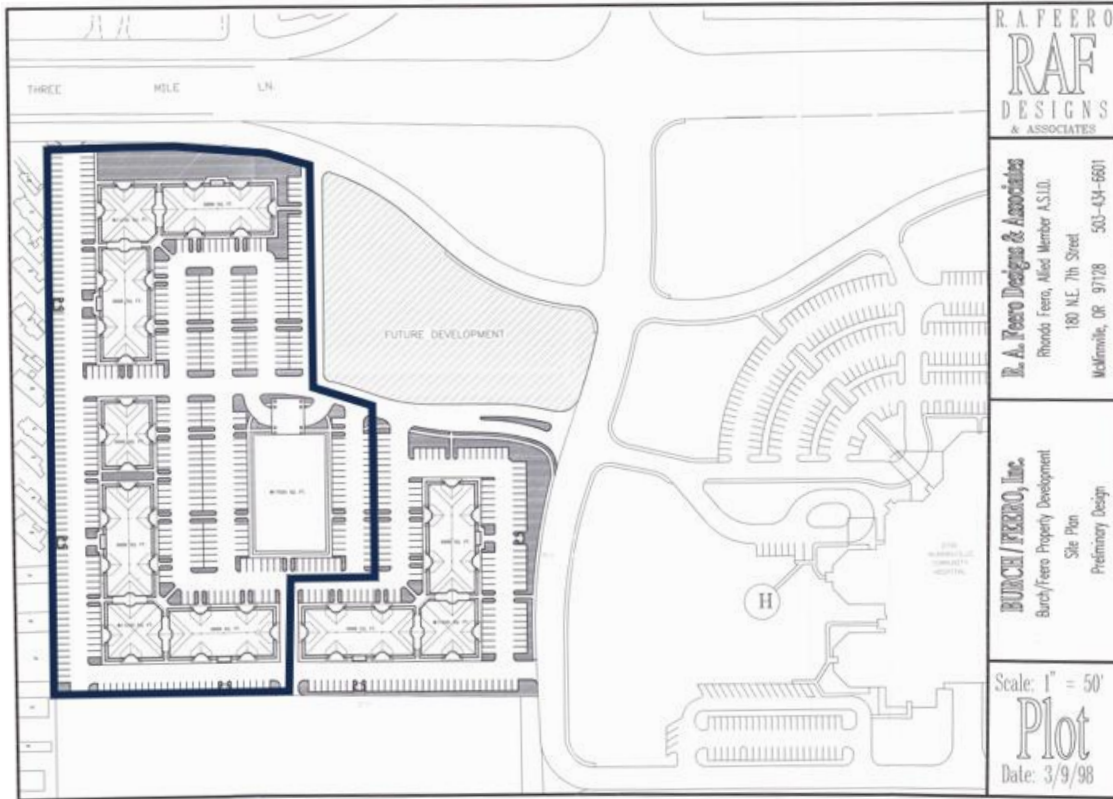


Figure 4b. Existing Planned Development Master Plan – Elevations (Medical Office)





CITY OF MCMINNVILLE
Community Development Department
231 NE FIFTH STREET
MCMINNVILLE, OR 97128

503-434-7311

www.mcminnvilleoregon.gov

DECISION, CONDITIONS, FINDINGS OF FACT AND CONCLUSIONARY FINDINGS FOR THE APPROVAL OF A PLANNED DEVELOPMENT AMENDMENT, THREE MILE LANE REVIEW, AND LANDSCAPE PLAN FOR PROPERTY AT 235 SE NORTON LANE, (TAX LOTS R4427 400, 404, AND 405)

DOCKET: PDA 2-23 (Planned Development Amendment)
TML 1-23 (Three Mile Lane Review)
L 25-23 (Landscape Plan Review)

REQUEST: Applications for a Planned Development Amendment (PDA 2-23), Three Mile Lane Review (TML 1-23), and Landscape Plan Review (L 25-23)

The requests are summarized below. The applications are submitted as part of a proposal by Housing Authority of Yamhill County (HAYC) to develop a new 175-unit apartment development, "Stratus Village," on properties totaling approximately 6.5 acres.

PDA 2-23. The subject property is subject to an existing Planned Development Overlay Ordinance. The proposal includes revisions to the original Planned Development master plan, which requires approval of a Planned Development Amendment. The new Master Plan is also subject to the provisions of Ordinance 5095, which amended the terms of the previous Planned Development Overlay Ordinance.

TML 1-23. The subject property is within the Three Mile Lane Planned Development Overlay, established by Ordinance 4131 and subsequently revised by Ordinances 4572, 4666, 4988, and 5101. The proposed development is subject to policies and standards of the Three Mile Lane Planned Development Overlay Ordinance.

L 25-23. The proposal includes a landscape plan, which is required for multi-dwelling development, subject to the provisions of Chapter 17.57 of the Zoning Ordinance.

NOTE: *The applicant has also separately submitted an application for a parcel consolidation to combine the three parcels into a single parcel.*

LOCATION: Address: 235 SE Norton Lane
Map & Tax Lot: R4427 400, 404, and 405

ZONING: C-3 PD

APPLICANT: Structure Development Advisors LLC, c/o Mike Andrews, on behalf of property owner Housing Authority of Yamhill County (HAYC)

STAFF: Tom Schauer, Senior Planner

DATE DEEMED COMPLETE: July 13, 2023

DECISION MAKING BODY & ACTION: The McMinnville Planning Commission makes the decision on the application. The Planning Commission’s decision is the final local decision unless their decision is appealed to City Council.

HEARING DATE & LOCATION: August 17, 2023

This will be a hybrid meeting with the opportunity to join an in-person meeting at Civic Hall or virtually on a zoom meeting.

Meeting Location:
McMinnville Civic Hall, 200 NE 2nd Street, McMinnville, OR 97128

Zoom Online Meeting:
<https://mcminnvilleoregon.zoom.us/j/89368634307?pwd=M0REY3RVSzFHeFd mK2pZUmJNdkdSZz09>

Meeting ID: 893 6863 4307 **Passcode:** 989853

The public may also join the Zoom meeting by phone by using the phone number and meeting ID below:

Phone: +1 253 215 8782, **Meeting ID:** 893 68634307

PROCEDURE: For consolidated application review, the applications are processed in accordance with the procedures in Section 17.72.120 of the Zoning Ordinance. The applications are reviewed by the Planning Commission in accordance with the quasi-judicial public hearing procedures specified in Section 17.72.130 of the Zoning Ordinance. As specified in Ordinance 5095, the Planning Commission makes the final local decision, unless their decision is appealed to City Council.

CRITERIA: McMinnville Municipal Code (MMC) and Other Ordinance Sections:
-Planned Development Amendment: MMC 17.74.070 & Ord. 5095
-Landscape Plan: MMC 17.57.070
-Three Mile Lane Review: Ord. 4131 as subsequently amended

Applicable Comprehensive Plan Goals and Policies are criteria for land use decisions.

APPEAL: The Planning Commission’s decision may be appealed to the City Council within 15 calendar days of the date the written notice of decision is mailed as specified in Section 17.72.180 of the Zoning Ordinance. The City’s final decision is subject to the 120-day processing timeline, including resolution of any local appeal. A

Attachments :
Attachments 1, 2, 3 – Application and Attachments; Attachment 4 Fire Marshal Comments Attachment

I. APPLICATION SUMMARY:***Subject Property & Request***

The subject property is approximately 6.5 acres located at 235 NE Norton Lane, south of Stratus Avenue and west of Norton Lane. The property is zoned C-3 PD. Evergreen mobile home park is located to the west, Comfort Inn and Suites, the Diner, and Altimus Plaza are located to the east, and property to the south is currently vacant. **See Figure 1 for Vicinity Map & Aerial Photo and Figure 2 for Zoning Map.**

Three applications were submitted as part of this proposal, which are reviewed through a consolidated concurrent review process. The applications are: Planned Development Amendment (PDA 2-23), Three Mile Lane Review (TML 1-23), and Landscape Plan Review (L 25-23).

The requests are summarized below. The applications are submitted as part of a proposal by Housing Authority of Yamhill County (HAYC) to develop a new 175-unit apartment development, "Stratus Village." **Figure 3.**

PDA 2-23. The subject property is subject to an existing Planned Development Overlay Ordinance which includes the subject properties and adjacent properties. The proposal includes revisions to the original Planned Development master plan for the subject properties, which requires approval of a Planned Development Amendment. The master plan for the subject properties will replace the existing plan for medical offices with the proposed plan for apartments. The new Master Plan is also subject to the provisions of Ordinance 5095, which amended the terms of the previous Planned Development Overlay Ordinance. The original Planned Development Ordinance 4667 was amended by Ordinance 5095 in 2020.

TML 1-23. The subject property is within the Three Mile Lane Planned Development Overlay, established by Ordinance 4131 and subsequently revised by Ordinances 4572, 4666, 4988, and 5101. The proposed development is subject to policies and standards of the Three Mile Lane Planned Development Overlay Ordinance.

L 25-23. The proposal includes a landscape plan, which is required for multi-dwelling development, subject to the provisions of Chapter 17.57 of the Zoning Ordinance.

The applicant will apply for sign permits at a later time. Upon submittal of the application, signage will be reviewed for compliance with applicable provisions including MMC 17.62, specific provisions regarding signage addressed in Ordinance 5095, and sign provisions of the Three Mile Lane Planned Development Overlay (Zone 3).

NOTE: *The applicant has also separately submitted an application for a parcel consolidation to combine the three existing parcels into a single parcel.*

Ordinance 5095 includes 22 conditions, including provisions addressing the Planned Development master plan and its amendment. The property is also located within the Three Mile Lane Planned Development Overlay (Ordinance 4131/4572), within the boundary of the new Three Mile Lane Area Plan (adopted by Ordinance 5126), and the Horizontal Surface Area of Airport Overlay Zone (MMC 17.52). The applicable criteria and standards for the applications are summarized in the table below.

Attachments :

Attachments 1, 2, 3 – Application and Attachments; Attachment 4 Fire Marshal Comments Attachment

Criteria and Standards	Application			
	PDA 2-23	TML 1-23	L 25-23	Sign Permit Application (later submittal)
Planned Development Ordinance, Ord. 5095	X		X	X
Three Mile Lane Planned Development Ordinance, Ord. 4131 as amended	X	X		X
Comp Plan Goals and Policies Volume 2, Goals and Policies (including Great Neighborhood Principles)	X	X		
Three Mile Lane Area Plan, Policies (adopted by Ord. 5126)	X	X	X	
Zoning Ordinance (Title 17 of the McMinnville Municipal Code):				
MMC 17.11. Residential Design and Development Standards	X			
MMC 17.33. C-3 Zone	X			
MMC 17.51. Planned Development Overlay	X			
MMC 17.52. Airport Overlay Zone	X			
MMC 17.54. General Provisions	X			
MMC 17.57. Landscaping			X	
MMC 17.58. Trees			X	
MMC 17.60. Off-Street Parking and Loading	X			
MMC 17.61. Solid Waste and Recycling Enclosure Plan	X		X	
MMC 17.62. Signs				X
MMC 17.74.070. Planned Development Amendment Criteria	X			

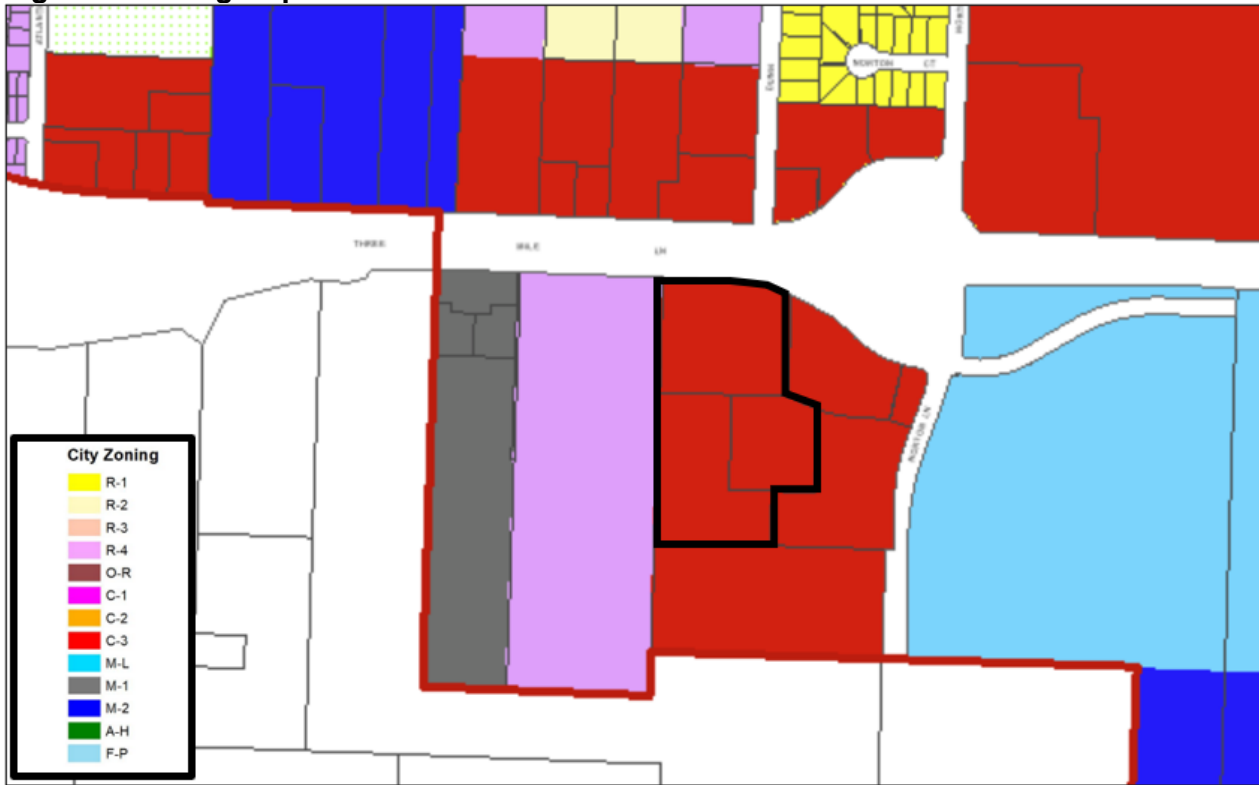
Figure 1. Vicinity Map



Attachments :

Attachments 1, 2, 3 – Application and Attachments; Attachment 4 Fire Marshal Comments Attachment

Figure 2. Zoning Map



Attachments :
Attachments 1, 2, 3 – Application and Attachments; Attachment 4 Fire Marshal Comments Attachment

Figure 3a. Proposed Master Plan – Site and Landscape Plan Summary
(See applications for detailed plans).



Attachments :

Attachments 1, 2, 3 – Application and Attachments; Attachment 4 Fire Marshal Comments Attachment

Figure 3b. Proposed Plan - Perspective View Looking South



Figure 3c. Proposed Plan - Perspective View Looking North Toward Open Green Space/ Commons "A"



(See applications for elevation drawings and additional perspective views).

Attachments :

Attachments 1, 2, 3 – Application and Attachments; Attachment 4 Fire Marshal Comments Attachment

**Figure 4a. Existing Planned Development Master Plan - Site Plan (Medical Office)
(Subject Properties Identified with Outline)**

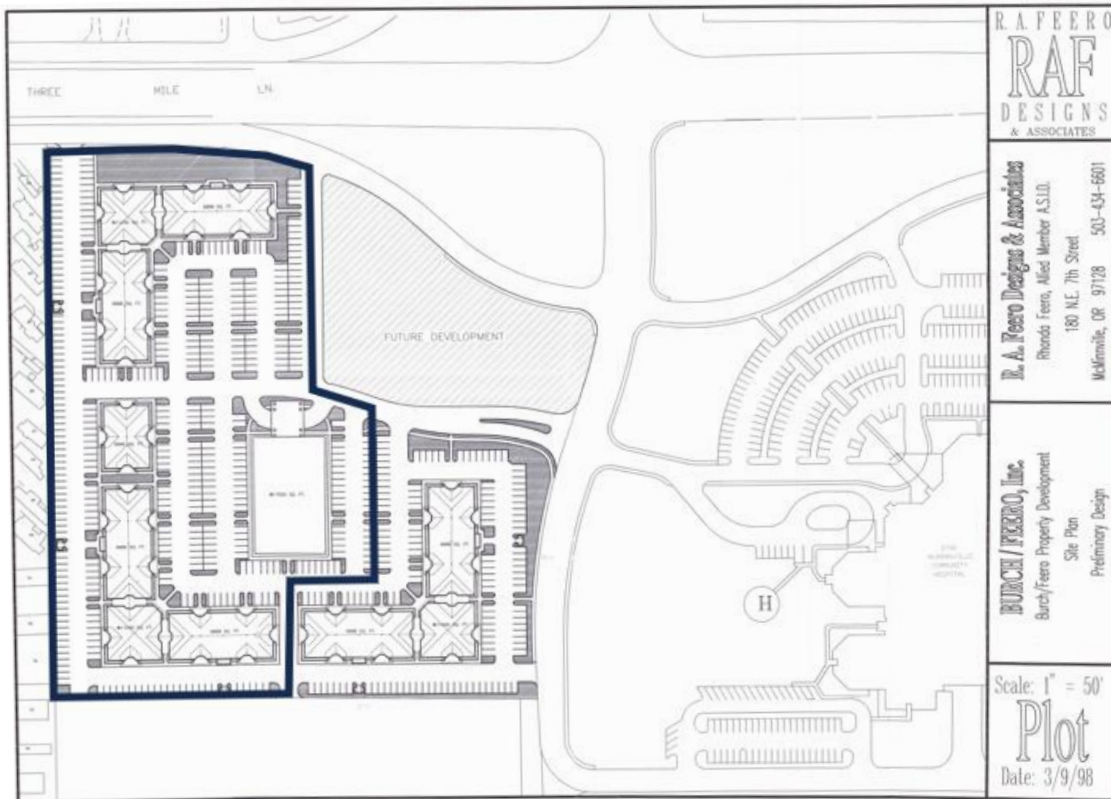
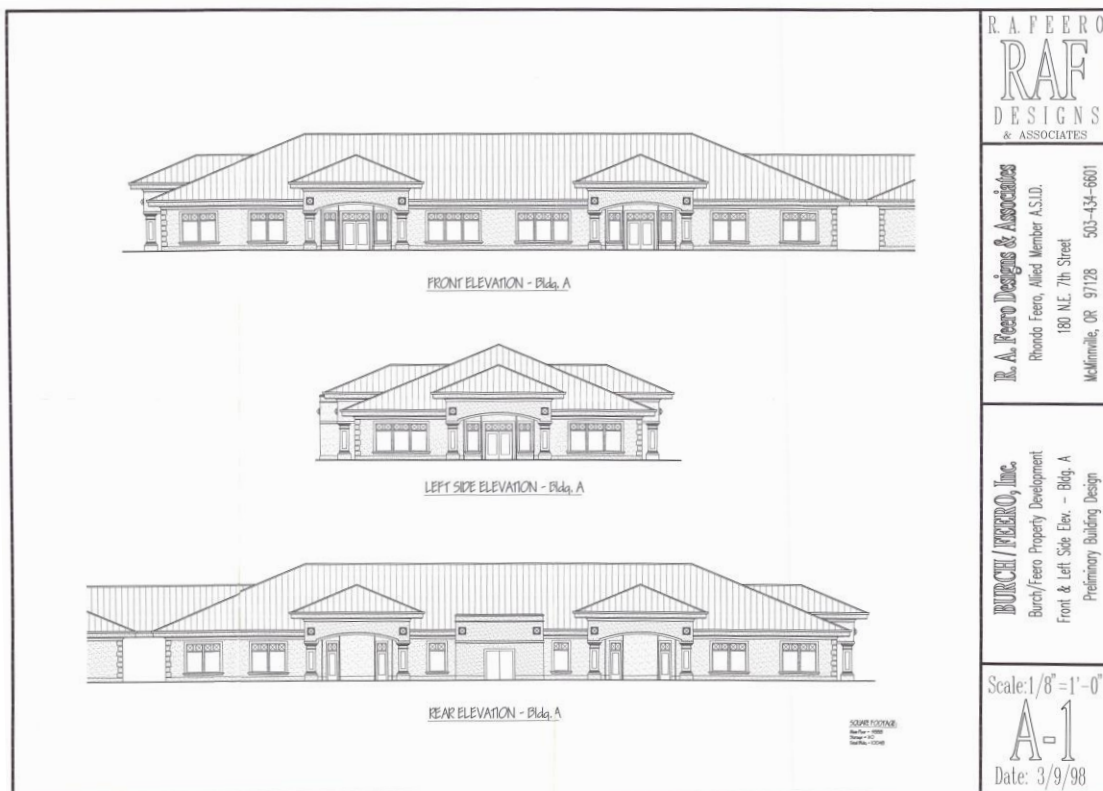


Figure 4b. Existing Planned Development Master Plan – Elevations (Medical Office)



Attachments :

Attachments 1, 2, 3 – Application and Attachments; Attachment 4 Fire Marshal Comments Attachment

Public Comments

No written public comments have been received as of August 10, 2023.

Agency Comments

Notice of the proposal was sent to affected agencies and departments. Comments received from agencies are provided in Section IV of this Decision Document.

II. CONDITIONS:

The applications are **approved subject to the following conditions:**

PDA 2-23 Conditions of Approval

1. The Planned Development Amendment PDA 2-23 authorizes the amendment to the existing approved master plan for medical office on Tax Lots 400, 404, and 405, to be replaced with the new master plan for the 175 apartment development, consistent with the site plan, landscape plan, and building elevations as approved herein, upon approval of revisions by the City as addressed in these conditions of approval. The Master Plan shall be part of the Planned Development and Zone of the property and a copy of the approved plans shall be placed on file with the Planning Department.
2. The applicant shall show the 120-foot setback from the centerline of Highway 18 on the site plan. **Note:** *If future improvements to Stratus Avenue required improvements within this setback area, it could impact the parking spaces on the north side of the parking aisle adjacent to Stratus Avenue. The parking calculations indicate the site still exceeds minimum parking requirements without those spaces.*
3. Dedicate a 10-foot public utility easement along the frontage of the revised right-of-way.
4. Submit plans for sidewalk frontage improvements along the Stratus Avenue frontage. Because the Three Mile Lane Area Plan includes an action item for future provision of an enhanced cross-section to better address bicycle and pedestrian facilities, the sidewalk improvements required for this approval relative to the existing curbline are an interim improvement. Due to the presence of the high pressure gas main and above-ground appurtenances the requirement for the frontage improvement is as follows:
 - a. Dedicate right-of-way equivalent to the depth required for a 10-foot sidewalk with the right-of-way located one foot behind back of sidewalk. The dedication width might not be uniform along the full frontage due to the location of the property line relative to the existing curb line.
 - b. Match the sidewalk improvement to the adjacent sidewalk improvement to the east, with a 6-foot curb-tight sidewalk and street trees installed behind the sidewalk within the public right-of-way, with root barrier installed between the trees and back of sidewalk. Where the above-ground gas line appurtenances are located, the sidewalk should meander so there is a planter strip in that section, which is to be planted with groundcover to be maintained by the property owner.
 - c. Minor adjustments may be made, to be approved by the Planning Director to address field conditions, slopes, etc.
5. Dedicate a 10-foot wide public utility easement from back of the new right-of-way along the Stratus Avenue frontage. **Note:** *the trees shown on the plans which are located on private property adjacent to the frontage shall be located behind the 10-foot public utility easement.*

Attachments :

Attachments 1, 2, 3 – Application and Attachments; Attachment 4 Fire Marshal Comments Attachment

6. Where the right-of-way dedication occurs along the frontage, if the dedication reduces the 20-foot landscape area between the right-of-way and the parking spaces to less than 20 feet, that reduction shall be recognized and authorized as part of the Planned Development Amendment and approved master plan. **Note:** *With the street trees located behind the sidewalk within the right-of-way, there is a wider contiguous landscape area between the back of sidewalk and the parking spaces.*
7. Clarify accessibility/universal design of any play areas and exercise features identified on the plan. **Note:** *The applicant is encouraged to exceed minimum accessibility requirements for recreational amenities.*
8. The applicant shall apply for and obtain all applicable permits from the City of McMinnville and other agencies, including building permit applications, ODOT approach permits, and DEQ erosion control permits.
9. Prior to issuance of building permits, the applicant shall apply for the property line vacation/lot consolidation. Prior to occupancy, the property line vacation application shall be finalized and recorded. Any required revisions to existing shared easements shall be completed.
10. The plan shall comply with the vision clearance standards of Chapter 17.54.
11. The applicant shall submit details of the proposed lighting to demonstrate the downcast/shielded nature of lighting such that it won't shine or cause glare facing streets or other properties.
12. No sign shall be installed without first applying for applicable sign permits, building permits, and electrical permits. Signs shall comply with all applicable provisions of MMC 17.62, Planned Development Ordinance 5095, and the Zone 3 provisions of the Three Mile Lane Planned Development Ordinance 4131 as subsequently amended by Ordinance 4572 and subsequent ordinances.
13. The Planning Director may authorize minor amendments to the plans without requiring review of a Planned Development Amendment by the Planning Commission. The Planning Director shall determine what constitutes a minor or major amendment.
14. Prior to issuance of a building permit, the applicant shall comply with all requirements of Ordinance 5095 and address all submittal requirements specified in the ordinance, including, but not limited to submittal of the affordability restriction per Condition #10, and submittal of the airspace agreement per Condition #21.
15. The applicant shall submit utility plans and constrictor agreements for review and approval of the respective standards. The applicant shall complete installation of utilities per approved plans prior to occupancy, or shall provide financial surety as may be authorized with deferred completion.
16. As part of the building permit/site development review process, address the requirements of the Engineering Department, including the following:
 - a. The applicant will enter into a Construction Permit Agreement with the City's Engineering Department.
 - b. The onsite Stormwater detention system will be designed to a 10 and 25-year storm event. The applicant shall submit stormwater report and design for the detention system that meets Oregon drainage law to the City Engineer.
 - c. Provide the City with ODOT approval of Stratus Avenue frontage Improvements.
 - d. Provide the City with an approved 1200C Permit from DEQ.

Attachments :

Attachments 1, 2, 3 – Application and Attachments; Attachment 4 Fire Marshal Comments Attachment

- e. ADA Sidewalk and Driveway Standards are now being applied to all new construction and remodels. These standards are intended to meet the current ADA Standards as shown in the "PROWAG" Design Guidelines. The standards can be found at the following webpage: <https://www.access-board.gov/files/prowag/PROW-SUP-SNPRM-2013.pdf> prior to final occupancy, the applicant shall construct new driveways and sidewalks in the right-of way that conform to these standards.
 - f. Provide ODOT approval for ADA curb ramps at the intersection of the "Private Road" and Stratus Ave. The Receiving ramp on the SE corner of this intersection shall be constructed to meet current PROWAG as well as the curb ramp on the SW corner of the intersection.
 - g. Street grades and profiles shall be designed and constructed to meet the adopted Land Division Ordinance standards and the requirements contained in the Public Right-of-Way Accessibility Guidelines (PROWAG). Additionally, corner curb ramps shall be constructed to meet PROWAG requirements.
 - h. That the street improvements shall have the City's typical "teepee" section.
 - i. The applicant shall secure from the Oregon Department of Environmental Quality (DEQ) any 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.
 - j. The applicant shall secure all required state and federal permits, including, if applicable, those related to construction of the storm drain outfalls, the federal Endangered Species Act, Federal Emergency Management Act, and those required by the Oregon Division of State Lands, and U.S. Army Corp of Engineers. Copies of the approved permits shall be submitted to the City.
 - k. That the applicant submit evidence that all fill placed in the areas where building sites are expected is engineered. Evidence shall meet with the approval of the City Building Division and the City Engineering Division.
 - l. A detailed, engineered sanitary sewage collection plan, which incorporates the requirements of the City's adopted Conveyance System Master Plan, must be submitted to and approved by the City Engineering Department.
 - m. Provide any necessary recorded survey documents to the City Engineering Department.
17. The applicant shall contact the appropriate utility-locate service (dial 811 or 800-332-2344) prior to any excavation to ensure that underground utilities are not damaged.
18. As part of the building permit/site development review process, address the requirements of the Fire Marshal, including the Fire Code requirements provided as an attachment.
19. As part of the building permit/site development review process, address the requirements of McMinnville Water and Light, including the following:
- a. Water – Extension Agreement will be required for public water for this project. L25-23 landscape plan will need to adhere to MW&L clearances around water facilities.
 - b. Power - This project will require an extension agreement. Final power design still to be coordinated and approved by McMinnville Water and Light. Landscape plan needs to allow for all McMinnville Water and Light clearance requirements around electrical equipment.

TML 1-23 Conditions of Approval

1. Approval of the TML 1-23 design review is contingent on approval of the proposed Planned Development Amendment/master plan amendment PDA 2-23.

Attachments :

Attachments 1, 2, 3 – Application and Attachments; Attachment 4 Fire Marshal Comments Attachment

2. The approved master plan for PDA 2-23, subject to its conditions of approval, and as revised to address conditions of PDA 2-23, demonstrates compliance with the requirements of the Three Mile Lane Review.
3. At the time of submittal of a sign permit application, in addition to other applicable standards the sign permit application shall be reviewed for compliance with the sign provisions for Zone 3 of the Three Mile Lane Planned Development Overlay Ordinance (Ordinance 4131 as amended by ordinance 4572 and other ordinances).
4. Because the plans become part of the Planned Development master plan, this approval doesn't expire unless the Master Plan undergoes a future major amendment, in which case a new concurrent Three Mile Lane Review would be required.

L 25-23 Conditions of Approval

1. Approval of the landscape plan is contingent on approval of the proposed Planned Development Amendment/master plan amendment PDA 2-23.
2. If any revisions are required to the plans for PDA 2-23 and TML 1-23, the applicant shall submit a revised landscape plan consistent with the revised site plan for review and approval, incorporating any required revisions of the site plan. The landscape plan shall be revised to address PDA 2-23 Conditions #4 and #5 regarding the location of street trees within the public right-of-way behind the sidewalk, and trees on private property to be behind the public utility easement.
3. Where Ponderosa Pines are specified within some parking areas, where conifers are prohibited parking lot trees, the applicant shall revise the plan to specify different trees for those locations.
4. The plan shall comply with the vision clearance standards of Chapter 17.54. The applicant shall show how proposed landscaping will screen the parking lot and also comply with the vision clearance height limits (not to exceed three feet) within vision clearance areas at driveway approaches.
5. The applicant shall install landscaping, including street trees, as shown on the revised and approved landscape plan, and shall comply with required conditions of approval. Landscaping shall be installed prior to occupancy or may be secured for up to six months as specified in Chapter 17.57.
6. The applicant shall contact the appropriate utility-locate service (dial 811 or 800-332-2344) prior to any planting excavation to ensure that underground utilities are not damaged.
7. The applicant shall maintain proper clearances around the existing and future water and electrical services that will be located on the site.
8. The planting of street trees shall be subject to the design drawings and specification developed by the City in May 2014. The applicant shall provide root barrier protection per standards in order to minimize sidewalk and tree root conflicts to a depth of eighteen (18) inches. In addition, street trees shall be staked and provided with two (2) deep watering tubes to promote deep root growth per the specification.
9. The applicant is reminded that trees are not to be planted within:
 - a. Five (5) feet of a private driveway or alley;
 - b. Ten (10) feet of a fire hydrant, transformer, power or water vault, water meter box, utility pole, sanitary sewer, storm or water line; or

Attachments :

Attachments 1, 2, 3 – Application and Attachments; Attachment 4 Fire Marshal Comments Attachment

- c. Twenty (20) feet of street light standards or street intersections.
10. All street trees shall be a minimum of two (2) inches in caliper measured at six (6) inches above grade. All trees shall be healthy grown nursery stock with a single straight trunk, a well-developed leader with tops and roots characteristic of the species cultivar or variety. All trees must be free of insects, diseases, mechanical injury, and other objectionable features when planted.
 11. The applicant shall schedule an inspection with the McMinnville Public Works Superintendent of the installed root barrier and water tubes prior to any street tree planting. Trees intended for planting shall be on-site and available for inspection. The applicant shall contact the McMinnville Public Works Superintendent, at (503) 434-7316 to schedule a planting inspection prior to backfilling.
 12. All approved landscaping and street trees shall be continually maintained, including necessary watering, weeding, pruning, and replacement, by the developer or property owner. Maintenance of the street trees shall be the continuing obligation of the abutting property owner.
 13. The approved landscape plan shall not expire unless the Planned Development is substantially amended, at which time a new landscape plan would be required. As provided in Section 17.57.070(C), minor changes in the landscape plan, such as like-for-like replacement of plants, shall be allowed, as long as they do not alter the character and aesthetics of the original plan. It shall be the Planning Director's decision as to what constitutes a major or minor change. Major changes to the landscape plan shall be reviewed and approved by the Landscape Review Committee.

III. ATTACHMENTS:

1. PDA 2-23 Application and Attachments (on file with the Planning Department)
2. TML 1-23 Application and Attachments (on file with the Planning Department)
3. L 25-23 Application and Attachments (on file with the Planning Department)
4. Comments from Fire Marshal

IV. COMMENTS:

Agency Comments

This matter was referred to the following public agencies for comment: McMinnville Fire Department, Police Department, Engineering Department, Building Department, Parks Department, Public Works Department, Waste Water Services, City Manager, and City Attorney; McMinnville Water and Light; McMinnville School District No. 40; Yamhill County Planning Department; Frontier Communications; Comcast; Recology; Oregon Department of State Lands; and Northwest Natural Gas. The following comments were received:

- **ODOT**
We have reviewed the proposal materials and have no additional comments. The applicant has been working with ODOT and is aware of the need for continued coordination to receive a construction permit for work in the state right-of-way.
- **McMinnville Engineering Department**
Suggested Conditions of Approval
 - The applicant will enter into a Construction Permit Agreement with the City's Engineering Department.

Attachments :

Attachments 1, 2, 3 – Application and Attachments; Attachment 4 Fire Marshal Comments Attachment

- The onsite Stormwater detention system will be designed to a 10 and 25-year storm event. The applicant shall submit stormwater report and design for the detention system that meets Oregon drainage law to the City Engineer.
 - Provide the City with ODOT approval of Stratus Avenue frontage Improvements.
 - Provide the City with an approved 1200C Permit from DEQ.
 - ADA Sidewalk and Driveway Standards are now being applied to all new construction and remodels. These standards are intended to meet the current ADA Standards as shown in the "PROWAG" Design Guidelines. The standards can be found at the following webpage: <https://www.access-board.gov/files/prowag/PROW-SUP-SNPRM-2013.pdf> prior to final occupancy, the applicant shall construct new driveways and sidewalks in the right-of way that conform to these standards.
 - Provide ODOT approval for ADA curb ramps at the intersection of the "Private Road" and Stratus Ave. The Receiving ramp on the SE corner of this intersection shall be constructed to meet current PROWAG as well as the curb ramp on the SW corner of the intersection.
 - Street grades and profiles shall be designed and constructed to meet the adopted Land Division Ordinance standards and the requirements contained in the Public Right-of-Way Accessibility Guidelines (PROWAG). Additionally, corner curb ramps shall be constructed to meet PROWAG requirements.
 - That the street improvements shall have the City's typical "teepee" section.
 - The applicant shall secure from the Oregon Department of Environmental Quality (DEQ) any 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.
 - The applicant shall secure all required state and federal permits, including, if applicable, those related to construction of the storm drain outfalls, the federal Endangered Species Act, Federal Emergency Management Act, and those required by the Oregon Division of State Lands, and U.S. Army Corp of Engineers. Copies of the approved permits shall be submitted to the City.
 - That the applicant submit evidence that all fill placed in the areas where building sites are expected is engineered. Evidence shall meet with the approval of the City Building Division and the City Engineering Division.
 - A detailed, engineered sanitary sewage collection plan, which incorporates the requirements of the City's adopted Conveyance System Master Plan, must be submitted to and approved by the City Engineering Department.
 - Provide any necessary recorded survey documents to the City Engineering Department.
- **McMinnville Fire Department**
The Fire District has no comments for TML 1-23 or L 25-23. We do have conditions as noted below for PDA 2-23: *(See Attachment)*
 - **McMinnville Water & Light**
McMinnville Water & Light has the following comments:

Water – Extension Agreement will be required for public water for this project. L25-23 landscape plan will need to adhere to MW&L clearances around water facilities.

Power - This project will require an extension agreement. Final power design still to be coordinated and approved by McMinnville Water and Light. Landscape plan needs to allow for all McMinnville Water and Light clearance requirements around electrical equipment.

Attachments :

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- **Comcast**
After reviewing the project, Comcast has no conflict or comment.

Public Comments

No public comments have been received as of August 10, 2023.

V. FINDINGS OF FACT - PROCEDURAL FINDINGS

1. The applicant mailed notice of a neighborhood meeting dated March 12, 2023 and held a neighborhood meeting on April 4, 2023.
2. The applicant submitted the applications with payment made on April 18, 2023 (PDA 2-23) and May 26, 2023 (TML 1-23 and L 25-23).
3. PDA 2-23 was deemed incomplete on May 18, 2023. The applicant submitted additional information and submitted the applications for TML 1-23 and L 25-23 on May 26, 2023. Additional information for the applications was submitted on June 21, 2023. The three applications were deemed complete on July 13, 2023.
4. On July 18, 2023, notice of the applications was referred to the following public agencies for comment in accordance with Section 17.72.120 of the Zoning Ordinance: McMinnville Fire Department, Police Department, Engineering Department, Building Department, Parks Department, Public Works Department, Waste Water Services, City Manager, and City Attorney; McMinnville Water and Light; McMinnville School District No. 40; Yamhill County Planning Department; Frontier Communications; Comcast; Recology; Oregon Department of State Lands; and Northwest Natural Gas.

Comments received from agencies are addressed in Section IV of this Decision Document.

5. On July 20, 2023, notice of the applications and the August 17, 2023 Planning Commission public hearing was mailed to property owners within 300 feet of the subject property in accordance with Section 17.72.120 of the Zoning Ordinance.
6. Notice of the application and the August 17, 2023 Planning Commission public hearing was published in the News Register on Friday, August 11, 2023, in accordance with Section 17.72.120 of the Zoning Ordinance.
7. On August 17, 2023, the Planning Commission held a duly noticed public hearing to consider the applications.

VI. FINDINGS OF FACT - GENERAL FINDINGS

1. **Location:**
 - a. Address: 235 SE Norton Lane
 - b. Map & Tax Lot: R4427 400, 404, and 405
2. **Size:** Approximately 6.5 acres
3. **Comprehensive Plan Map Designation:** Commercial
4. **Zoning:** C-3 PD (General Commercial with Planned Development Overlay, Ordinance 5095)

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5. **Overlay Zones/Special Districts/Area Plans:**
 - a. Three Mile Lane Planned Development Overlay
 - b. Airport Overlay Zone, Horizontal Surface
 - c. Three Mile Lane Area Plan
6. **Current Use:** Undeveloped
7. **Inventoried Significant Resources:**
 - a. **Historic Resources:** None
 - b. **Other:** None identified
8. **Other Features:**
 - a. **Slopes:** The site is generally flat.
 - b. **Easements:** No public easements identified. Numerous private cross access and utility easements.
9. **Utilities:** Water and sewer extensions will be necessary to serve the property.
10. **Transportation:** The subject property has frontage on Stratus Avenue and has access to Norton Lane via a shared private access. Stratus Avenue and Norton lane are minor collectors.

VII. CONCLUSIONARY FINDINGS:

The Conclusionary Findings are the findings regarding consistency with the applicable criteria and standards for the application.

McMinnville Zoning Ordinance

The following Sections of Title 17, Zoning Ordinance, of the McMinnville Municipal Code provide criteria and standards applicable to the requests:

Planned Development Amendment PDA 2-23 - Criteria

The applicable criteria for a Planned Development Amendment are specified in Section 17.74.070 of the Zoning Ordinance.

17.74.070 Planned Development Amendment - Review Criteria. An amendment to an existing planned development may be either major or minor. Minor changes to an adopted site plan may be approved by the Planning Director. Major changes to an adopted site plan shall be processed in accordance with Section 17.72.120, and include the following:

- *An increase in the amount of land within the subject site;*
- *An increase in density including the number of housing units;*
- *A reduction in the amount of open space; or*
- *Changes to the vehicular system which results in a significant change to the location of streets, shared driveways, parking areas and access.*

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:

FINDING: SATISFIED WITH CONDITIONS. This is a major amendment to the existing Planned Development. It is being processed per Section 17.72.120 and consistent with the provisions of the Planned Development Ordinance 5095 which applies to the property. As addressed under the

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respective relevant provisions of the Zoning Ordinance below, findings have been made that, with conditions, the application satisfies all relevant provisions of this ordinance and the provisions of 17.74.070(A)-(F) below.

The criteria for a Planend Development Amendment in 17.74.070(A)-(F) are the same as the provisions of Section 17.51.030(C)(1)-(7). Findings are made regarding the criteria in this section. The applicant has provided responses in both sections.

- 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;*

APPLICANT'S RESPONSE: This request is to an existing Planned Development per Ordinance #5095. Specifically, Condition #3:

3. No building shall exceed the height of 35 feet, with the exception that tax lot 401 may be developed with a hotel with a maximum height of 45 feet, consistent with the drawing and plan submitted to the City as part of Docket ZC 10-05. The applicant may request additional building height in excess of 35 feet for any future building on Parcel 1, Parcel 2, or Parcel 3 of Partition Plat 2007-12, if the request is made at the time of the submittal of the updated master plan and detailed building plans described in Condition 2 and Condition 22. The applicant's request for additional building height shall include an analysis and survey of the height and setback of surrounding buildings in the Three Mile Lane Planned Development Overlay District. The height and setback of any proposed building on Parcel 1, Parcel 21 or Parcel 3 of Partition Plat 2007-12 shall be similar to and consistent with the height and form of other buildings in the Three Mile Lane corridor and Three Mile Lane Planned Development Overlay District. The Planning Commission shall review and make a decision on the request for additional building height. The Planning Commission shall also take into consideration the proposed architectural and building form, and its compatibility with the architecture and building form of other buildings in the Three Mile Lane Planned Development Overlay District.

This application has requested a height increase of to 41'-10" to the ridge of the residential buildings roof and 48'-2" to the top of the ridge at the cupolas. This is an increase of approximately six feet for the residential buildings and 13 feet for the appurtenance.

As per the requirements of the condition, this request for increased height includes an analysis and survey of the height of surrounding buildings in the Three Mile Lane Planned Development Overlay District. No changes to the standards for setbacks are being proposed.

As noted on the Sheet G1.31, Elevations, the height requested for this project is similar and consistent with the heights of the surrounding buildings.

For the criteria, '*special objectives of the development which the proposal will satisfy....*', this project looks to the following:

The increase in height meets the '**objectives of the development**' in that the Three Mile Lane Plan calls for agrarian design, and both the requested height and the roof element reflects the design characteristics noted in the Three Mile Area Plan for agrarian/agricultural elements.

Additionally, the increase in height enables smaller building footprints, allowing for larger areas of landscaping and open space for residents including a community garden. The

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provision of landscaping and open space is a tenant of both the City's policies around housing and the standards in the Residential Design of Chapter 17.11.

The smaller building footprints provide for additional area for off-street parking, pathways and connection to the community. The resulting benefits to the site, including open space and landscaping benefits the entire community, as envisioned by the references to the purpose statement within Section 17.57, Landscaping, as "McMinnville cares about its appearance."

FINDING, SUBSECTION (A): SATISFIED WITH CONDITIONS. The subject properties are subject to a previously approved Planned Development Master Plan for medical office development, so a planned development amendment is necessary to replace that master plan with an amended master plan for the proposed apartment development.

In addition, the applicable Planned Development Ordinance 5095 contains some provisions which are more restrictive than the standard regulation requirements. Part of the requested planned development amendment is to address those more restrictive Planned Development provisions, where the proposal would otherwise comply with standard regulation requirements of the C-3 zone for the proposed use. For example the standard height provisions of the C-3 zone specify a maximum height of 80 feet. The C-3 zone also references the standards of the R-4 zone when developing apartments in the C-3 zone, and the R-4 zone which specifies a maximum height of 60 feet. The additional height requested is to address the provisions of Condition #3 of Ordinance 5095, not to deviate from a standard of the base zone.

Some of the additional height request is to address objectives of the Three Mile Lane Area Plan to include taller non-habitable architectural elements consistent with the agricultural architectural theme.

As part of the planned development amendment, the applicant is also requesting some flexibility to some provisions of the multi-dwelling standards in MMC 17.11, consistent with a Planned Development. The applicant has addressed those issues, which are addressed under 17.51 in this decision document.

- B. Resulting development will not be inconsistent with the Comprehensive Plan objectives of the area;*

APPLICANT'S RESPONSE: For the height request, one of the policies associated with this area are the Great Neighborhood criteria, specifically, the Human Scale Design:

8. Human Scale Design. Great Neighborhoods have buildings and spaces that are designed to be comfortable at a human scale and that foster human interaction within the built environment.

a. The size, form, and proportionality of development is designed to function and be balanced with the existing built environment.

The inclusion of additional height to portions of the buildings creates buildings that are functional and balanced within the existing built environment---As shown on the Sheet G1.31, Elevations, many buildings in the immediate vicinity have increased height.

Another policy referenced in the Great Neighborhood Principles is the Urban-Rural Interface:

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10. Urban-Rural Interface. Great Neighborhoods complement adjacent rural areas and transition between urban and rural uses.

a. Buffers or transitions in the scale of uses, buildings, or lots shall be provided on urban lands adjacent to rural lands to ensure compatibility.

As noted, this site is at the edge of the Urban Growth Boundary. As such, it is a transitional use from the agricultural uses to the south and the existing development. The scale proposed for this project, associated with the entire project, as well as with individual buildings, will function as a transition to the rural and urban areas. The increase in height will assist with that transition as it will create a site context that is more in line with design and context suggested by Three Mile Lane Plan.

Another policy referenced in the Great Neighborhood Principles is the Housing Variety:

12. Housing Variety. Great Neighborhoods have a variety of building forms and architectural variety to avoid monoculture design.

b. Similar housing types, when immediately adjacent to one another, shall provide variety in building form and design.

This increase in height, especially for the cupolas, provides for additional character and variety by varying the heights of the elements of the building.

FINDING: SATISFIED WITH CONDITIONS. In the respective sections below, findings have been made regarding consistency with the Goals and Policies in Volume II of the Comprehensive Plan and the objectives of the area provided in the Three Mile Lane Area Plan and the Three Mile Lane Planned Development Overlay Ordinance.

C. The development shall be designed so as to provide for adequate access to and efficient provision of services to adjoining parcels;

APPLICANT'S RESPONSE: The request for height will not preclude access to, or provision of services to adjoining parcels.

FINDING: SATISFIED WITH CONDITIONS. The planned development amendment would replace the previously approved master plan for medical office development with the proposed master plan for the apartment development. Other than the property to the south, other adjoining properties are already developed.

The proposal would not preclude access to any of the adjoining parcels. The proposal would not preclude efficient provision of services to the adjoining parcels. Developed properties would continue to use existing access and services. Easements would provide for continued access to shared private circulation of the subject properties and adjoining properties.

This development proposal will not impact the adequate access or efficient provision of services for the undeveloped property to the south. Access to that property is available to Norton Lane. Issues of serviceability were also reviewed with that property owner and the applicant for the current proposal to evaluate and resolve potential coordination regarding provision of services.

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D. The plan can be completed within a reasonable period of time;

APPLICANT’S RESPONSE: APPLICANT RESPONSE: The expected timeline for this project is as follows: Construction is to begin in Q4 2023. The construction duration is 19 months. Time is of the essence to contain construction cost pressure and uncertainty in the financial markets. The requested modifications from the City’s code will not cause to lengthen the above-noted timeline.

FINDING: SATISFIED. The applicant’s timeline demonstrates completion 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;

APPLICANT’S RESPONSE: The requested modification to increase the building’s height will not adjust the ability of the project to comply with City or other regulating agency’s compliance with street standards.

FINDING: SATISFIED WITH CONDITIONS. The currently approved master plan for tax lots 400, 404, and 405 is for the remaining 84,648 square feet of the total 115,624 square feet that was part of the approved master plan that included the developed TL 402 to the east. The proposed amendment would replace the currently approved master plan for TLs 400, 404, and 405 with the proposed master plan for apartments which is 175 units.

The difference between the currently approved master plan and the proposed master plan is a net reduction of trips.

Comparison of Trips for PD Master Plan (Original Approval vs. Proposed Amendment)						
Tax Lots R4427 400, 404, 405						
Based on Lancaster's December 18, 2018 Memo						
			RATE (Trips per 1,000sf or per DU)			
	ITE		AM	PM	Weekday	
	220 (per DU)		0.46	0.56	7.32	
	720 (per 1,000 sf)		2.78	3.46	34.8	
			COUNT			
Master Plan	ITE	SF or DUs	AM	PM	Weekday	
Original Approval	720	84,648 SF	235	293	2,946	
Proposed Amendment	220	175 DUs	81	98	1,281	
Difference			-155	-195	-1,665	

The proposed master plan utilizes the same access points to public streets and to existing shared private access drives as the previously approved master plan.

The applicant is proposing frontage improvements on the Stratus Avenue frontage road consistent with applicable standards, including sidewalk improvements. Right-of-way dedication and frontage improvements are addressed as conditions of approval. In addition, as a condition, the applicant will obtain applicable permits from ODOT for the proposed access to Stratus Avenue.

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- F. *Proposed utility and drainage facilities are adequate for the population densities and type of development proposed;*

APPLICANT'S RESPONSE: APPLICANT RESPONSE: As described, the site's utilities will be upgraded accordingly in order to provide for the project as proposed. The request for increased height will not adjust the project's ability to provide adequate utilities to the site.

FINDING: SATISFIED WITH CONDITIONS. Affected agencies and departments have reviewed the proposed development plans. Subject to conditions of approval, including requirements for provision of utilities and requirement addressing drainage, the development will have adequate utility and drainage facilities.

- 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.*

APPLICANT'S RESPONSE: As described in the previous section, the approval of multifamily as a use at this site, in comparison with the previous use of agricultural uses, the provision of multifamily housing has much less external noise, particulates in the air or direct pollutants. This project and the requested increase in height from Ordinance #5095 will not increase either the noise, air or water impacts associated with the multifamily project.

FINDING: SATISFIED. There are no aspects of this apartment development as a Planned Development that are substantively different than would otherwise occur if the site was developed without a Planned Development overlay as a permitted use in the underlying C-3 zone for this property. There are no unique noise, air, or water pollutants associated with this residential development.

Planned Development Overlay Ordinance 5095:

1. That landscape plans be submitted to and approved by the McMinnville Landscape Review Committee. A minimum of 14 percent of the site must be landscaped with emphasis placed at the street frontages. An arborvitae hedge or some similar type of planted visual screen shall be required along the property lines adjacent to residentially zoned lands. Street tree planting, as required by the City's tree ordinance, shall be provided as well.

APPLICANT RESPONSE: Landscape plans have been provided in conjunction with this application and a minimum of 14% of the site has been landscaped. This is greater than the 10% required by Condition #7, noted below. Site area calculations are included on Sheet G1.14 for reference.

FINDING: SATISFIED WITH CONDITIONS. This was a condition of the original Planned Development Ordinance 4667 which applies to the subject properties as well as the properties in the PD Overlay area to the east and northeast that have already developed. At the time those adjacent properties developed, they addressed landscaping along their respective frontage of Norton Lane and Stratus Avenue. With this application, the remaining street frontage is along Stratus Avenue.

With the current requests, the applicant submitted a landscape plan for review. Since there are concurrent applications, the application is processed together with the Planned Development and Three Mile Lane Review, and reviewed by the Planning Commission rather than Landscape Review Committee. Compliance with the criteria for landscape plan review is addressed in respective section of this decision document.

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In addition to the landscaping requirements for multi-dwelling development in Chapter 17.57 of the Zoning Ordinance, there are additional requirements for landscaping and open space in Ordinance 5095 and in the multi-dwelling development standards in Chapter 17.11 of the Zoning Ordinance. The plans submitted by the applicant demonstrate compliance with each of these requirements. The findings regarding each standard are addressed in the respective section of this decision document and calculations are provided on Sheet G1.14 of the plans submitted with the application.

The plans and calculations demonstrate compliance with the 14% landscaping requirement of Condition 1, the 10% open space and 25% landscape provisions of Condition #7 below, and the 25% landscaping provision for multi-dwelling development of Chapter 17.57, which section also addresses the potential to reduce the landscape percentage to no less than 15%.

The property to the west is zoned residential and developed with residential use. The property to the south is zoned commercial and expected to develop in residential use. The landscape plan specifies arbor vitae along those property lines.

Due to the presence of a high pressure gas line behind the curb, street tree planting will occur behind the sidewalk within the public right-of-way per conditions of approval.

2. Detailed plans showing building elevations, site layout, signage, landscaping, parking, and lighting must be submitted to and approved through the Three Mile Lane Development Review application process before actual development may take place. To the extent possible, the site and building design should be compatible with surrounding development. The provisions of Chapter 17.51 of the McMinnville Zoning Ordinance may be used to place conditions on any development and to determine whether or not specific uses are permissible.

APPLICANT RESPONSE: This application includes detailed plans illustrating the proposed building elevations, site layout, landscaping, parking and lighting. The application narrative (this document) affirms the application's compliance with the applicable sections of the City's Zoning Code including the base zone of C-3 PD/R-4; the Residential Design and Development criteria in Chapter 17.11, and the applicable provisions of Chapter 17.51, Landscaping, Chapter 17.60 Off Street Parking, Chapter 17.61 Solid Waste and Recycling Enclosure Plan. Signage in accordance with Chapter 17.62 will be provided in a separate permit and plan set.

Procedurally, Condition #22 of Ordinance #5095 and Chapter 17.74 have been followed.

FINDING: SATISFIED WITH CONDITIONS The applicant has submitted the application for Three Mile Lane review for concurrent review with this application. Findings regarding the provisions of the Three Mile Lane Planned Development Overlay Ordinance are addressed in the respective section of this decision document below. As a condition, the applicant shall provide information regarding the proposed lighting to ensure it is downcast/shielded from the street and adjacent properties.

3. No building shall exceed the height of 35 feet, with the exception that tax lot 401 may be developed with a hotel with a maximum height of 45 feet, consistent with the drawing and plan submitted to the City as part of Docket ZC 10-05.

The applicant may request additional building height in excess of 35 feet for any future building on Parcel 1, Parcel 2, or Parcel 3 of Partition Plat 2007-12, if the request is made at the time of the submittal of the updated master plan and detailed building plans described in Condition 2 and Condition 22. The applicant's request for additional building height shall include an analysis and survey of the height and setback of surrounding buildings in the Three Mile Lane Planned Development Overlay District. The height and setback of any proposed building on Parcel 1, Parcel 2, or Parcel 3 of Partition Plat 2007-12

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shall be similar to and consistent with the height and form of other buildings in the Three Mile Lane corridor and Three Mile Lane Planned Development Overlay District. The Planning Commission shall review and make a decision on the request for additional building height. The Planning Commission shall also take into consideration the proposed architectural and building form, and its compatibility with the architecture and building form of other buildings in the Three Mile Lane Planned Development Overlay District.

APPLICANT RESPONSE: A request for additional height has been requested in a very limited manner in order to preserve the site for open space and to include a design element, a cupola roof element. Both the requested height and the roof element reflects the design characteristics noted in the Three Mile Area Plan for agrarian/agricultural elements. A further description of this request and its justification can be found in Section IV for the responses to the Planned Development criteria in response to this request. Sheet G1.31, Elevations, included with this application denotes the analysis of the surrounding buildings in regards to height.

FINDING: SATISFIED. The applicant has requested additional building height in excess of 35 feet at the time of submittal of this updated master plan and detailed building plans.

For Buildings 1-4, the majority of the eave lines remain less than 35 feet in height. Predominant ridge lines are approximately 38 feet tall and approximately 42 feet tall. The cupolas are the tallest features, which are approximately 48 feet to the highest point. Where present, they add approximately 6.5 feet to the overall height above the tallest ridgelines. These are not continuous elements. Those features are added to address the architectural character of the buildings per the Three Mile Lane Area Plan policies, adding elements that represent agricultural architecture similar to grain elevators. The cupola elements are stepped back from surrounding properties.

Building 5 is less than 35 feet in height.

The applicant has provided a graphic showing the height relative to some other buildings in the Three Mile Lane area which are taller than the proposed buildings, including the 3-story Comfort Inn and Suites to the east, which is approximately 45 feet to the top of the predominant ridgeline and the Evergreen Museum which is approximately 100 feet tall. Other existing three-story buildings in the Three Mile Lane area include Chemeketa Community College and Evergreen Valley Apartments. The Willamette Valley Medical Center includes a 4-story section which is approximately 60 feet in height and also has additional rooftop mechanical equipment. Some of the buildings on the south side of the highway near the airport include similar heights to their primary ridgelines, with additional height for similar architectural elements above the main ridgelines.

4. That if outside lighting is to be provided, it must be directed down and away from residential areas and public streets.

APPLICANT RESPONSE: Information regarding outside lighting in its locations and typology is provided on Sheet L1.01, Preliminary Site Lighting Plan.

FINDING: SATISFIED WITH CONDITIONS. Sheet L1.01 provides the lighting legend below. As a condition of approval, prior to issuance of the building permits, the applicant shall provide documentation indicating the type of cut-off, downcast shielding or characteristics associated with the lighting, including the 18'-20' L1 light poles around the perimeter of the parking area near residential uses. In addition, the applicant shall provide documentation regarding the shielding and downcast directional nature of any wall-mounted lighting, such that it won't directed outward toward streets or residential areas.

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OUTDOOR LIGHTING - SEE ELECTRICAL

-  (L1) LIGHT POLE - TYPE 1 - PARKING
- 18'-20' POLE
- LIGMAN, LINEAR DENVER 1 OR EQ.
-  (L2) LIGHT POLE - TYPE 2 - PEDESTRIAN
- 12'-14' POLE
- LUMINIS BELLEVUE SERIES OR EQ.
-  (L3) ILLUMINATED BOLLARDS
- 36" HEIGHT
- LUMINIS BELLEVUE SERIES OR EQ.
-  (L4) STREET LIGHTS - SEE CIVIL

5. That the subject site, for purposes of signage, shall be redesignated to be a zone 3 property on the Three Mile Plan Map as contained in City Ordinance No. 4572. The entire parcel shall be entitled to two "monument" signs - one serving the entrance to the office complex and one serving the commercial area at the northeast corner of the site. These signs shall conform to the standards as set forth in the City Ordinance No. 4572.

APPLICANT RESPONSE: This is understood by the Applicant. A signage plan and permit will be applied for separately from this process.

FINDING: SATISFIED WITH CONDITIONS. The subject properties are subject to the sign provisions MMC 17.62, Ordinance 5095, and Zone 3 of the Three Mile Lane Planned Development Overlay Ordinance 4131 as subsequently amended by Ordinance 4572 and subsequent ordinances. At the time of sign permit application, the application shall be reviewed for consistency with these provisions.

6. All business, storage, or displays shall be conducted wholly within an enclosed building; except for off-street parking and loading. No drive up food service or beverage facility or facilities shall be permitted on the subject site.

APPLICANT RESPONSE: This is understood by the Applicant. No drive up food or beverage facility is proposed as part of this application.

FINDING: SATISFIED WITH CONDITIONS. The proposed use is residential and complies with this requirement. This also remains an applicable condition of approval of all properties subject to Planned Development Ordinance 5095.

7. That the subject site, outside of that area identified for "future development" is limited to professional office use, medical office use, multiple-family dwellings, community buildings appurtenant to residential uses, or other compatible, small-scale commercial uses such as a delicatessen, florist, or day care facility. Uses other than professional office use, medical office use, multiple-family dwellings, or community buildings appurtenant to residential uses may not exceed fifteen (15) percent of the total floor area proposed to be constructed within the subject site.

If the site is developed as multiple family dwellings, a minimum of 10 percent of the gross area of the site shall be reserved for usable open space for residents of the multiple-family development site. The open space area shall be contained within the boundaries of the parcel or parcels being developed and shall be contiguous. The open space area may be non-contiguous if approved by the Planning Commission at the time of the review of the updated master plan, as described in Condition 22. Area calculated and included as part of the 10 percent open space requirement shall have dimensions of at

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least 25 feet in length and shall be located outside of the front yard setback area. All usable open space areas may be counted towards the minimum 25 percent of the site area that must be landscaped.

APPLICANT RESPONSE: Landscape plans have been provided in conjunction with this application. There are a variety of standards within the City's code for ensuring that multifamily developments provide adequate landscaping and green space as part of the project. A detailed description of the site's landscaping provisions and percentages has been included with this application. See G.1.14, Site Area Calculations for details.

FINDING: SATISFIED WITH CONDITIONS. The proposed use is multi-dwellings with a community building appurtenant to the residential uses. The plans on Sheet G1-14 demonstrate compliance with these provisions addressing open space percentage and contiguity, as well as more stringent requirements of other ordinance provisions which are addressed under the respective findings.

8. That this zone change shall not take effect until and unless CPA 3-98 is approved by the City Council.

APPLICANT RESPONSE: This is understood by the Applicant.

FINDING: NOT APPLICABLE. This condition was carried over into Ordinance 5095 from the original PD overlay ordinance. The referenced comprehensive plan map amendment and zone change were previously approved.

9. That the conceptual master plan for that portion of the applicant's property identified for "future development" shall in no way be binding on the City.

APPLICANT RESPONSE: This is understood by the Applicant.

FINDING: NOT APPLICABLE. This condition was carried over into Ordinance 5095 from the original PD overlay ordinance. The "future development" area was the property where Comfort Inn and Suites and The Diner were developed. This doesn't apply to the subject property or current request.

10. That if restrictive covenants are proposed for the development they must meet with the approval of the Planning Director.

APPLICANT RESPONSE: This is understood by the Applicant. There will be a Land Use Restrictive Agreement (LURA) for affordability, but no other covenants are proposed at this time.

FINDING: SATISFIED WITH CONDITIONS. As a condition if approval, a copy of the affordability covenant shall be provided to the Planning Director.

11. That the Planning Director shall be granted authority to amend the submitted site plan as may be necessary to accommodate the requirements of the Oregon Department of Transportation. All amendments shall be consistent with the City's development codes.

APPLICANT RESPONSE: Understood by the Applicant.

FINDING: SATISFIED WITH CONDITIONS. ODOT responded that they have no comments and they have been working with the applicant, and the applicant will need to obtain a permit for the driveway approach on Stratus Avenue. This condition/provisions remains applicable as part of the Planned Development Ordinance.

12. That a drainage and grading plan be submitted to the City Engineer for review and approval prior to the issuance of any development permits. At a minimum, the plan should include the finished grades of

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proposed public streets, and the nature and extent of street and utility construction. Where any cut or fill will exceed three feet in depth, a cross section shall also be submitted.

APPLICANT RESPONSE: Understood by the Applicant. Documentation associated with grading and erosion control is noted on sheets: C1.40 - Erosion Control North; C1.41 - Erosion Control South; C1.50 - Erosion Control Details, which have been submitted as part of this application.

FINDING: SATISFIED WITH CONDITIONS. Drainage and grading plans shall be submitted for review and approval prior to issuance of development permits.

13. That utilities shall be extended to the property (or project) boundaries by the applicant, as may be required by the City Engineer or McMinnville Water and Light.

APPLICANT RESPONSE: Understood by the Applicant. Proposed utility improvements are provided on the Engineering-related plans in this application and are as follows for reference:

Sanitary sewer services currently do not exist within the surrounding public or private right-of-way, thus proposed is a short extension of the public sewer system located within SE Stratus Avenue, extending from the existing manhole to a point adjacent to the proposed driveway access in the northwest corner of the development site. From this point, the sewer system extends as a private main onto the site and within the west drive lane, providing for a downstream connection point for all proposed building sewer laterals.

Domestic, fire sprinkler and irrigation water services are proposed to be served from the existing termination point of the public 10-inch diameter water main located at the bend in the private access drive along the east property boundary. Services will include backflow prevention assemblies and water meter, to provide for domestic water and fire sprinkler supply to all buildings including onsite fire hydrants, along with landscape irrigation supply.

Stormwater management for the proposed site and building improvements will include collection systems for roof water and all parking lot surfaces via catch basins. All pipes will convey runoff from the new impervious surfaces to one of many points of connection to the existing private storm main that is located on/through the development site, refer to the Existing Conditions Plan for the location and routing of this existing pipe located within an easement as it traverses the development site. The storm drain design will include assemblies sized to detain site runoff, releasing at a rate at or below the pre-development conditions, so as to not overflow the downstream pipe and/or ditch system, which will convey runoff from the development site, as well as runoff from upstream developments located east of the project site, to an eventual outfall into the South Yamhill River.

FINDING: SATISFIED WITH CONDITIONS. The applicant shall provide utility plans for review and approval prior to issuance of building permits, and shall complete construction of required utilities consistent with approval plans and extension agreements.

14. That any and all fill in areas of proposed construction of buildings shall be engineered and shall meet the approval of the Building Department.

APPLICANT RESPONSE: Understood by the Applicant.

FINDING: SATISFIED WITH CONDITIONS. This shall be addressed as a condition of approval.

15. That areas identified on the submitted site plan for future development shall be subject to the requirements of this zone change approval.

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APPLICANT RESPONSE: Understood by the Applicant. This application and the associated documentation is in response, in part, to these approval criteria.

FINDING: NOT APPLICABLE. This condition carried over from the original Planned Development Ordinance and applied to the “Future Development” area that has already developed with Comfort Inn and Suites and The Diner. It is not applicable to the subject property or current request.

16. That the final master plan shall be placed on file with the Planning Department and become a part of the zone and binding on the owner and developer.

The developer will be responsible for requesting permission of the Planning Commission for any major change of the details of the adopted master plan. Minor changes to the details of the adopted plan may be approved by the City 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 the Planning Director 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.

APPLICANT RESPONSE: Understood by the Applicant. This application and the associated documentation is in response, in part, to these approval criteria.

FINDING: SATISFIED WITH CONDITIONS. As a condition of approval, the Planned Development master plan, as revised, shall be placed on file with the Planning Department and will become part of the zone and binding on the owner and developer.

17. That the applicant secure from the Oregon Department of Transportation (ODOT) a permit for access to Highway 18, and the south frontage road, pursuant to OAR 734-50 (Highway Approach Roads, Crossings, Access Control, and Weight Restrictions). Evidence of such permit shall be required prior to release of any permits for this project.

18. That improvements to the Highway 18 frontage, as required by ODOT and the City of McMinnville, be done at the applicant's expense and be finalized prior to occupancy.

APPLICANT RESPONSE(S): Understood by the Applicant. Per previous coordination with ODOT, it was determined the existing highway driveway approach onto Norton Lane approved by ODOT in 2007, will not trigger a “change of use” and can continue to be used with the existing permit. The proposed new driveway approach onto SE Stratus, near the northwest corner of the site, will require a State Highway Approach, which will be completed and submitted to ODOT for review and approval. Frontage improvements, including new 10-foot wide sidewalk and single corner ramp at the intersection of Stratus and the private access drive, will be submitted to ODOT and the city of McMinnville for review and approval.

FINDING: SATISFIED WITH CONDITIONS. This condition is carried over from the original Planned Development ordinance, and some of it is not applicable. No direct access to Highway is proposed, and there aren't improvements to the highway frontage. Instead, a new approach is proposed to the Stratus Avenue frontage road, and the applicant shall obtain an access permit from ODOT for that access. The applicant shall complete required frontage improvements including sidewalk along the Stratus Avenue frontage, including applicable right-of-way dedication.

19. That the subject site is subject to the provisions of the Three Mile Lane Planned Development Ordinance, as amended.

APPLICANT RESPONSE: Understood by the Applicant. This application and the associated documentation is in response, in part, to these approval criteria.

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FINDING: SATISFIED WITH CONDITIONS. The applicant submitted the necessary application TML 1-23. Findings regarding the provisions of the Three Mile Lane Planned Development Overlay Ordinance are provided below in the applicable section of this decision document.

20. The applicant shall agree to in the future close the proposed southern access to Norton Lane, if warranted by the development of the property to the south.

APPLICANT RESPONSE: This is understood by the Applicant.

FINDING: SATISFIED WITH CONDITIONS. This condition carried over into Ordinance 5095 from the original Planned Development Ordinance and shall continue to apply to properties subject to the Planned Development Overlay Zone. Closure of that access is not required for the proposed development of the subject properties (tax lots 400, 404, and 405) as part of this proposal.

21. That the owner must grant to the Willamette Valley Medical Center and the City of McMinnville the right to cause all airspace above the surface of the subject site such noise, vibrations, fumes, dust, fuel particles, and all other effects as may be caused by the operation of aircraft landing at or taking off from or operating at or on the Medical Center property and the McMinnville Municipal Airport. The owner must fully waive any right or cause of action which he may now or in the future raise against the Willamette Valley Medical Center and the City of McMinnville due to such circumstances noted above.

APPLICANT RESPONSE: Understood by the Applicant.

FINDING: SATISFIED WITH CONDITIONS. The applicant shall provide evidence of these documents have already been provided for the subject properties or shall complete and submit the executed documents as a condition of approval.

22. That an updated master plan shall be submitted to the Planning Commission for review and approval prior to any development of Parcel 1, Parcel 2, or Parcel 3 of Partition Plat 2007-12. The updated master plan shall replace the previously approved master plan and shall identify existing developed portions of the Planned Development Overlay District. The master plan shall incorporate necessary shared access, parking, and utility easements to allow the existing developed portions of the Planned Development Overlay District to continue to operate without disruption.

The review of the updated master plan shall be processed as a Planned Development Amendment. but the Planning Commission shall make the final decision on the updated master plan. The updated master plan shall be reviewed against the Planned Development Amendment review criteria in Section 17.74.070 of the McMinnville Municipal Code, and also against the Great Neighborhood Principles in Policy 187.50 of the McMinnville Comprehensive Plan.

APPLICANT RESPONSE: Understood by the Applicant. This application and the associated documentation is in response, in part, to these approval criteria. Section IV of this application includes responses to the criteria in Section 17.74.070. The Great Neighborhood Principles are reviewed in this Section of the application.

FINDING: SATISFIED WITH CONDITIONS. The proposed Planned Development Amendment is approved with conditions to satisfy the above requirements. Findings regarding the criteria in Section 17.74.070 are provided in this decision document. Findings regarding the goals and policies of the Comprehensive Plan include findings regarding the Great Neighborhood Principles in Policy 187.50.

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Three Mile Lane Review (TML 1-23). Subject to Ordinance 4131, as amended

Section 4. Policies. The following policies shall apply to the property described on the map in Exhibit "A":

A. The goals and policies of the McMinnville Comprehensive Plan, Volume II, applicable regulations and standards in Volume III, and other City codes shall be adhered to.

APPLICANT RESPONSE: The concurrent application, PDA 2-23, responded to the applicable Comprehensive Plan policies and the City's Zoning Ordinance.

FINDING: SATISFIED WITH CONDITIONS. Findings regarding the Goal and Policies in Volume II of the Comprehensive Plan are addressed in the respective sections of this decision document. Findings regarding applicable implementing regulations and standards that comprise Volume III of the Comprehensive Plan are also addressed in the respective sections of this decision document.

B. A one hundred twenty (120) foot setback from the centerline of Highway 18 shall be established both north and south of the highway.

APPLICANT RESPONSE: This has been met. Please see attached Site Plan, Centerline for the front setback distance to the centerline of Highway 18/Three Mile Lane.

FINDING: SATISFIED WITH CONDITIONS. The applicant shall show the location of the 120-foot centerline setback on the site plan. **Note:** This is estimated to be approximately 40 feet south of the existing property line.

C. Access requirements adopted hereafter in an access plan for this area shall be adhered to. Provisions of the plan shall include:

1. The minimization of entrances onto Three Mile Lane;

APPLICANT RESPONSE: No access plan is being proposed or modified as part of this request. Access to Highway 18/Three Mile Lane will continue to be taken from SE Stratus. As part of this application's review with the Oregon Department of Transportation (ODOT), the proposed new driveway approach onto SE Stratus, near the northwest corner of the site, will require a State Highway Approach, which will be completed and submitted to ODOT for review and approval. Frontage improvements, including new 10-foot wide sidewalk and single corner ramp at the intersection of Stratus and the private access drive, will be submitted to ODOT and the city of McMinnville for review and approval.

FINDING: SATISFIED. No direct access is proposed to Three Mile Lane for the subject property. Access to the proposed street system is proposed onto the Stratus Avenue frontage road and via an existing private shared access onto Norton Lane at the same locations as in the existing Planned Development master plan.

2. The development of on-site circulation systems, connecting to adjoining properties, including public frontage roads;

APPLICANT RESPONSE: A greater, on-site circulation system exists for this site and adjoining properties as part of the previously approved Planned Development Application. For context and the general vicinity of the project, see G1.11 Vicinity Maps as provided with the Planned Development Amendment concurrent submittal of this application. The proposed Planned Development Application/Three Mile Lane/Landscape Plan application is refining this existing circulation system to reflect multifamily housing development. See Sheet G1.12, Site Plan for the entire site's layout.

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FINDING: SATISFIED WITH CONDITIONS. No direct access is proposed to Three Mile Lane for the subject property. Access to the proposed street system is proposed onto the Stratus Avenue frontage road and via an existing private shared access onto Norton Lane at the same locations as in the existing Planned Development master plan. As a condition, the applicant shall obtain a permit from ODOT for the northwesterly approach on to Stratus Avenue.

3. *The provisions of acceleration-deceleration lanes and left-turn refuges when and where necessary and practicable.*

APPLICANT RESPONSE: The site accesses Three Mile Lane via SE Stratus. No new access to Three Mile Lane is being requested as part of this application.

FINDING: SATISFIED. The proposed master plan has a net reduction in trips compared to the existing master plan for the subject properties. New acceleration-deceleration lanes were not identified as necessary or practicable.

4. *The provision of bikeways along frontage roads or on-site circulation systems. Bikeway connections accessing Three Mile Lane shall be provided so that the frontage road or on-site circulation system can serve as an alternative route for cyclists traveling along Three Mile Lane.*

APPLICANT RESPONSE: The site accesses Three Mile Lane via SE Stratus. No new bicycle access to Three Mile Lane is being requested as part of this application.

FINDING: SATISFIED WITH CONDITIONS. Stratus Avenue is currently a 2-lane frontage road with curb and gutter, with approximately 14 feet of width from the centerline to the face of curb. There is no sidewalk along the frontage of the subject property. 6-foot curb tight sidewalk is present along the south side of the Stratus Avenue frontage of the property to the east. The Three Mile Lane Area Planned Development Ordinance specifies the 120 foot setback from the centerline of the highway. The Three Mile Lane Area Plan identifies action items for future enhanced design to accommodate a frontage road design with suitable provisions for pedestrians and bicycles. The current 14-foot paved width of Stratus isn't currently enough to accommodate dedicated bike lanes.

- D. Landscaping and buffer strips along the highway frontage may be required including noise buffering methods, such as berms and/or plantings.*

APPLICANT RESPONSE: As described previously in the concurrent Planned Development Application, landscaping has been provided along all property frontages, including SE Stratus. Plantings provided include ample landscaping along SE Stratus and include trees and a variety of plantings to help buffer the site from the proximity to Three Mile Lane. Landscape plans have been provided in conjunction with this application. There are a variety of standards within the City's code for ensuring that multifamily developments provide adequate landscaping and green space as part of the project. A detailed description of the site's landscaping provisions and percentages has been included with the plans associated with the concurrent Planned Development application. See Sheet G.1.14, Site Area Calculations for details.

FINDING: SATISFIED WITH CONDITIONS. The proposed landscaping plan proposes landscaping along the Straus Avenue frontage. As a condition of approval, the applicant shall demonstrate the proposed landscaping addresses parking lot screening and also addresses vision clearance height limits near driveway approaches.

- E. Mixed housing-type residential developments shall be allowed and encouraged in those areas designated as residential.*

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APPLICANT RESPONSE: This project provides a multifamily housing type with various bedroom sizes at a scale that respects the area. Several Comprehensive Plan policies for the City reflect the need and interest in providing a diversity of housing types at a variety of price points, including families, including:

- Policy 58: City land development ordinances shall provide opportunities for the development of various housing types and densities.
- Policy 59: Opportunities for multiple dwelling and mobile home developments shall be provided in McMinnville to encourage lower-cost renter and owner-occupied housing. Such housing shall be located and developed according to the residential policies in this plan and the city's land development regulations.
- Policy 64: The city of McMinnville shall cooperate with other governmental agencies, including the Mid-Willamette Valley Council of Governments and the Yamhill County Housing Authority, and private groups to determine housing needs, provide better housing opportunities and improve housing conditions for low and moderate-income families.

This evaluation of the use of this site for multifamily was affirmed with the approval of Planned Development Application, Ordinance #5095. Additionally, this project is located in an area of McMinnville that provides the infrastructure and public facilities to support the density of multifamily development.

FINDING: SATISFIED. The subject property is zoned C-3 PD, and the Planned Development Ordinance 5095 and underlying C-3 zone apartment/multi-dwelling development.

F. Temporary signage shall be allowed as per Section 17.62.060(B) (3) of the McMinnville Zoning Ordinance.

APPLICANT RESPONSE: This application is not requesting any temporary signage. The team understands that the site is located in Signage Zone #3 per Ordinance #4131. At the time of any (future) signage application, the team understands that multiple criteria exist from the associated Ordinances for this site and the City's Zoning Ordinance.

FINDING: SATISFIED/NOT APPLICABLE. No temporary signage is proposed, but would be authorized as specified in the Zoning Ordinance.

Section 5. Signs.

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Section 6. Procedures for Review

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FINDING: SATISFIED WITH CONDITIONS. The applicant isn't proposing signage at this time. The applicant will need to submit a sign permit application prior to any signage. The Planning Director will review signage for consistency with the provisions of Zone 3 of the Three Mile Lane Planned Development Ordinance as well as the provisions of Ordinance 5095 and Chapter 17.62 of the Zoning Ordinance.

Landscape Plan (L 25-23)

17.57.050(C)

The landscaping plan shall be approved if it is found to be compatible with the purpose, intent, and requirements of this chapter.

17.57.010. Purpose and intent. *The purpose and intent of this Chapter is to encourage and, where appropriate, require the use of landscape elements, particularly plant materials, in proposed*

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developments in an organized and harmonious manner that will enhance, protect and promote the economic, ecological and aesthetic environment of McMinnville. Landscaping is considered by McMinnville to be an integral part of a complete comprehensive development plan. The City recognizes the value of landscaping in achieving the following objectives:

- A. Provide guidelines and standards that will:
 1. Reduce soil erosion and the volume and rate of discharge of storm water runoff.
 2. Aid in energy conservation by shading structures from energy losses caused by weather and wind.
 3. Mitigate the loss of natural resources.
 4. Provide parking lot landscaping to reduce the harmful effects of heat, noise and glare associated with motor vehicle use.
 5. Create safe, attractively landscaped areas adjacent to public streets.
 6. Require the planting of street trees along the City's rights-of-way.
 7. Provide visual screens and buffers that mitigate the impact of conflicting land uses to preserve the appearance, character and value of existing neighborhoods.
 8. Provide shade, and seasonal color.
 9. Reduce glare, noise and heat.
- B. Promote compatibility between land uses by reducing the visual noise and lighting impacts of specific developments on users of the site and abutting properties.
- C. Unify development and enhance and define public and private places.
- D. Preserve existing mature trees.
- E. Enhance the urban forest and tree canopy.
- F. Encourage the use of plants native to the Willamette Valley to the maximum extent feasible, in order to reduce watering requirements and agricultural chemical applications, and to provide a sense of regional identity with plant communities unique to the area.
- G. Establish and enhance a pleasant visual character and structure to the built environment that is sensitive to safety and aesthetic issues.
- H. Support McMinnville as a community that cares about its appearance.

It is further recognized that landscaping increases property values, attracts potential residents and businesses to McMinnville, and creates safer, more pleasant living and working environments for all residents and visitors to the city.

The guidelines and standards contained in this chapter serve to help McMinnville realize the objectives noted above. These guidelines and standards are intended as minimum standards for landscape treatment. Owners and developers are encouraged to exceed these in seeking more creative solutions both for the enhanced value of their land and for the collective health and enjoyment of all citizens of McMinnville. The landscaping provisions in Section 17.57.070 are in addition to all other provisions of the zoning ordinance which relate to property boundaries, dimensions, setback, vehicle access points, parking provisions and traffic patterns. The landscaping objectives shall also seek to accomplish the purposes set forth in Section 17.03.020. (Ord. 5027 §2, 2017; Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).

APPLICANT'S RESPONSE: No response.

FINDING: SATISFIED. The proposed landscape plan is reviewed against the standards of Chapter 17.57 to address consistency with the demonstrates compliance with the purpose, intent, and objectives identified in Section 17.57.010. There are no existing trees on site to be preserved.

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17.57.070 Area Determination—Planning factors.

A. Landscaping shall be accomplished within the following ranges:

...

2. Multiple-dwelling, twenty-five percent of the gross area. This may be reduced to not less than fifteen percent upon approval of the review committee. (The gross area to be landscaped may only be reduced by the review committee if there is a showing by the applicant that the intent and purpose of this chapter and subsection B of this section are met.)

...

APPLICANT'S RESPONSE: This project is not providing Industrial or Commercial development. This is not applicable to this project.

This project is providing Multiple dwelling development. The project is providing landscaping in compliance with this standard. See Sheet G1.14 Site Area Calculations for area calculations associated with landscaping and open space.

FINDING: SATISFIED. The analysis and plan provided by the applicant on Sheet G1.14 of the application demonstrates compliance with this factor for the multi-dwelling development.

17.57.070 Area Determination—Planning factors (cont.)

B. The following factors shall be considered by the applicant when planning the landscaping in order to accomplish the purpose set out in Section 17.57.010. The Landscape Review Committee shall have the authority to deny an application for failure to comply with any or all of these conditions:

1. Compatibility with the proposed project and the surrounding and abutting properties and the uses occurring thereon.
2. Screening the proposed use by sight-obscuring, evergreen plantings, shade trees, fences, or combinations of plantings and screens.
3. The retention of existing trees and natural areas that may be incorporated in the development of the project. The existing grade should be preserved to the maximum practical degree. Existing trees shall be provided with a watering area equal to at least one-half the crown area.
4. The development and use of islands and plantings therein to break up parking areas.
5. The use of suitable street trees in the development of new subdivisions, shopping centers and like developments. Certain trees shall be prohibited in parking areas: poplar, willow, fruit, nut, birch, conifer, and ailanthus.
6. Suitable watering facilities or irrigation systems must be included in or near all planted areas;

APPLICANT'S RESPONSE:

(1) The proposed landscape design provides planting to integrate the project with its context, both in terms of native and adapted plants, and in harmony with the Architectural intent and inspiration from the site's agricultural history and character. The neighboring properties are also being considered through landscape treatments at the parking lots: Screening for neighboring properties to the west and south, and integration with the shared parking to the east. See Sheet L5.00, Planting Plan Overall for details associated with the landscaping design.

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(2) In addition to the parking screening, the West and South property edges will include a sight obscuring fence. At the north parking lot, a vegetated buffer engages with Stratus Ave. while the north-east corner completes the existing private road landscape with plantings trees and building articulation to create a streetscape harmonious with its context.

(3) There are no existing trees on site. The approach for site grading and site-work is to intend to respond to the existing grades and minimize earthwork mobilization and modifications of the existing drainage patterns. The excavation from the building pads may be used in the open space between Buildings #3 and #4 to create subtle mounding that will help articulate the space sequences and provide a sense of privacy to the patios facing the interior open space.

(4) The parking lot design considers planting islands with trees and plantings throughout, providing a rhythm of vegetation and legibility for circulation and wayfinding. See Sheet L5.00, Planting Plan Overall for details associated with the landscaping design.

(5) This project is not a subdivision or shopping center. However, this planting design incorporates native and adapted species. The plant choices have been chosen as particularly tried-and-true species for the parking lot and street trees to avoid issues with superficial roots. To reiterate, no species from the prohibited tree list will be used. See Sheet L5.00, Planting Plan Overall for tree species choices.

(6) The landscape design will include an automated irrigation system, designed under best practices for water conservation and proper zoning for the plant material to establish and thrive. See Sheet L4.00, Design Build Irrigation Plan for information about the proposed irrigation system.

FINDING: SATISFIED WITH CONDITIONS. The applicant's landscape plan and responses above demonstrate these factors are addressed with the proposal landscape plan. However, some Ponderosa Pines in part of the parking area, As described above, conifers are prohibited in parking areas, and the plan shall be revised to substitute for those trees, selecting trees that aren't conifers or prohibited trees for the parking areas.

17.57.070 Area Determination—Planning factors (cont.)

C. All landscaping approved through the Landscape Review Committee shall be continually maintained, including necessary watering, weeding, pruning, mowing, and replacement. Minor changes in the landscape plan, such as like-for-like replacement of plants, shall be allowed, as long as they do not alter the character and aesthetics of the original plan. It shall be the Planning Director's decision as to what constitutes a major or minor change. Major changes to the landscape plan shall be reviewed and approved by the Landscape Review Committee. (Ord. 5027 §2, 2017; Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).

APPLICANT'S RESPONSE: N/A.

FINDING: SATISFIED WITH CONDITIONS. A condition of approval is included to ensure compliance with this requirement.

Comprehensive Plan Volume II:

The implementation of the goal, policy, and proposal statements in Volume II of the Comprehensive Plan shall occur in one of two ways. First, the specific goal, policy, or proposal shall be applied to a land use decision as a criterion for approval, denial, or modification of the proposed request. In this case the

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goal, the policy, or the proposal is directly applied. The second method for implementing these statements is through the application of provisions and regulations in ordinances and measures created to carry out the goals and policies. This method involves the indirect application of the statements.

Certain Goals, Policies, and Proposals from Volume II of the Comprehensive Plan provide criteria applicable to this request. The implementation of many of the goals, policies, and proposals as they apply to quasi-judicial land use applications are accomplished through the provisions, procedures, and standards in the city codes and master plans, which are sufficient to adequately address applicable goals, policies, and proposals as they apply certain applications, and are not addressed below.

The following findings are made relating to specific Goals and Policies:

CHAPTER V. HOUSING AND RESIDENTIAL DEVELOPMENT

GOAL V.1: TO PROMOTE DEVELOPMENT OF AFFORDABLE, QUALITY HOUSING FOR ALL CITY RESIDENTS.

General Housing Policies

- Policy 58. City land development ordinances shall provide opportunities for development of a variety of housing types and densities.*
- Policy 59. Opportunities for multiple dwelling and mobile home developments shall be provided in McMinnville to encourage lower-cost renter and owner-occupied housing. Such housing shall be located and developed according to the residential policies in this plan and the land development regulations of the city.*

APPLICANT RESPONSE: This project provides for multi-family development in compliance with the Planned Development Amendment #5095 and the applicable elements of the City's zoning code.

FINDING: SATISFIED. Ordinance 5095 amended the original Planend Development Ordinance to include multi-dwelling development as a permitted use of the property. The applicant's proposal will meet needs for lower cost renter housing.

Low-Cost Housing Policies:

- Policy 64. The city of McMinnville shall work in cooperation with other governmental agencies, including the Mid-Willamette Valley Council of Governments and the Yamhill County Housing Authority, and private groups to determine housing needs, provide better housing opportunities and improve housing conditions for low and moderate income families.*
- Policy 65. The city of McMinnville shall coordinate with the Mid-Willamette Valley Council of Governments to develop a "fair share" plan to allocate low-cost housing throughout the tri-county region.*
- Policy 66. The city of McMinnville shall continue to allow development of its fair share of the region's low-cost housing. The share accepted will be based on quantifiable studies which take into account the amount of the low-cost housing already in the community and the overall housing opportunities in the city and region.*
- Policy 67. Subsidized low-cost housing shall be dispersed throughout the McMinnville urban area. Dispersal plans shall be coordinated with appropriate agencies.*

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APPLICANT RESPONSE: Oregon’s Statewide Housing Plan defines a shortage of 4,945 units of affordable housing in Yamhill County. The Owner is a “housing authority” defined by ORS Chapter 456, operating in Yamhill County for the purpose of providing, “To provide decent, safe and sanitary urban or rural housing for persons or families of lower income.” The Housing Authority of Yamhill County (HAYC) is the Owner and will be the Developer of this project.

There are some housing options in the area, these include the Affordable Mid-Coast Housing, the Olde Stone Village Mobile Home Park and the Evergreen Mobile Home Park-as noted on the Three Mile Lane Plan (2022). Although these options are within the area, none of them are subsidized or are managed as income-restricted housing. Therefore, the addition of this project to the area does not create a significant collection of affordable housing as to create a detractor on the neighborhood or its character.

FINDING: SATISFIED. Ordinance 5095 permits multi-dwelling development of the subject properties, and the proposal would develop housing designed to address the needs consistent with the above policies.

GOAL V.2: TO PROMOTE A RESIDENTIAL DEVELOPMENT PATTERN THAT IS LAND INTENSIVE AND ENERGY-EFFICIENT, THAT PROVIDES FOR AN URBAN LEVEL OF PUBLIC AND PRIVATE SERVICES, AND THAT ALLOWS UNIQUE AND INNOVATIVE DEVELOPMENT TECHNIQUES TO BE EMPLOYED IN RESIDENTIAL DESIGNS.

Planned Development Policies:

Policy 72. Planned developments shall be encouraged as a favored form of residential development as long as social, economic, and environmental savings will accrue to the residents of the development and the city.

APPLICANT RESPONSE: The existing amendments, Ordinance #5095 and Ordinance #4667 includes development standards to ensure a residential development. Condition #2 requires “to the extent possible, the site and building design should be compatible with the surrounding development.” This application will demonstrate compatibility with the surrounding development applying the base zone standards; the standards of Chapter 17.11 and the design of the Three Mile Area Plan (2022).

Policy 73. Planned residential developments which offer a variety and mix of housing types and prices shall be encouraged.

APPLICANT RESPONSE: This proposal will provide for a variety of housing type as Multi-Family at a variety of price points, with an emphasis on providing affordable residential apartments.

FINDING (Policies 72 and 73): SATISFIED. Ordinance 5095 authorizes multi-dwelling development as part of the Planned Development Overlay of the property. The affordability provisions will offer new housing construction not readily being supplied as market rate housing. t

Policy 74. Distinctive natural, topographic, and aesthetic features within planned developments shall be retained in all development designs.

APPLICANT RESPONSE: There are no distinctive natural, topographic or aesthetic features associated with the site. The property is flat, and currently abuts farm land to the south, a mobile home part to the west, and office and hospitality to the east.

FINDING: SATISFIED. As noted by the applicant, the site is generally level without distinctive features to be retained.

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Policy 75. Common open space in residential planned developments shall be designed to directly benefit the future residents of the developments. When the open space is not dedicated to or accepted by the city, a mechanism such as a homeowners association, assessment district, or escrow fund will be required to maintain the common area.

APPLICANT RESPONSE: The proposed Common Open Space areas will directly benefit the future residents in the following manner: the open space areas are programmed for a variety of outdoor activities including passive and active spaces for recreation, gardening and other pursuits.

The entire property will be controlled and operated by HAYC. Maintenance, repairs, ground keeping, and overall operations will be performed by HAYC. No condominium or associations will be part of this ownership as the property will be owned and managed by the Housing Authority of Yamhill County. See Sheet G1.12, Site Plan for information about the locations of the common open space areas.

FINDING: SATISFIED. As described by the applicant, the property will be a single parcel that includes the residential buildings, common open spaces, and amenities. The common open spaces will be commonly owned and maintained to benefit the future residents of the development.

Policy 76. Parks, recreation facilities, and community centers within planned developments shall be located in areas readily accessible to all occupants.

APPLICANT RESPONSE: A Community Center is proposed for this project. It will be located in an area that is readily accessible to all occupants.

FINDING. SATISFIED. As described above, the property will be a single parcel that includes the residential buildings, common open spaces and building, and amenities. These are located to be readily accessible to all occupants.

Policy 77. The internal traffic system in planned developments shall be designed to promote safe and efficient traffic flow and give full consideration to providing pedestrian and bicycle pathways.

FINDING. SATISFIED WITH CONDITIONS. The internal traffic system generally separates pedestrian circulation from vehicular traffic, providing sidewalk around the perimeter of the residential and open space areas and providing internal connections within those areas where there are amenities, open space, and gathering space. The proposal provides two points of connection between the on-site sidewalks and pedestrian paths to Stratus Avenue.

Policy 78. Traffic systems within planned developments shall be designed to be compatible with the circulation patterns of adjoining properties.

APPLICANT RESPONSE: Traffic system improvements have been developed in the immediate neighborhood, including the Highway 18/Three Mile Lane intersection with Norton Lane, and the SE Norton Lane intersection with SE Stratus Avenue. These improvements provide basic and adequate circulation into, out of, and throughout the immediate neighborhood. These street improvements were made to meet the anticipated development within the area.

FINDING: SATISFIED WITH CONDITIONS. The proposed development accesses Stratus and Norton at locations consistent with the previous master plan. Then applicant will need to obtain an approach permit from ODOT for the new approach on Stratus. The proposed development continues to provide the shared access and parking arrangements with the properties to the east. In addition, Condition 20 of Ordinance 5095 remains in place which states, "the applicant shall agree to in the future close the

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proposed southern access to Norton Lane, if warranted by the development of the property to the south.”

Multiple Dwelling Development Policies:

Policy 86. Dispersal of new multi-dwelling housing development will be encouraged throughout the city in areas designated for residential and mixed-use development to encourage a variety of housing types throughout the community and to avoid an undue concentration of multi-dwelling development in specific areas of the community leading to a segregation of multi-dwelling development in McMinnville from residential neighborhoods. Dispersal policies will be consistent with the Great Neighborhood Principles.

In areas where there are the amenities, services, infrastructure and public facilities to support a higher density of multi-dwelling development, and the area is commensurate with a higher concentration of multi-dwelling development without creating an unintended segregation of multi-dwelling development, such as McMinnville’s downtown, the area surrounding Linfield University and neighborhood activity centers, a higher concentration of multi-dwelling development will be encouraged.

APPLICANT RESPONSE: As provided for in the adoption of Ordinance #5095, this project is located in an area of McMinnville that provides the infrastructure and public facilities to support the density of Multi-Family development, while not supporting an unintended monoculture of Multi-Family development.

As described above, housing options do exist in the general area, including manufactured housing. The addition of this project to the area does not create a significant collection of affordable housing as to create a detractor on the neighborhood or its character. The Housing Authority of Yamhill County (HAYC) manages a number of properties within the City of McMinnville, however, these properties are all located outside of the immediate vicinity of this project.

This project will also support the Great Neighborhood Principles. See response to these Principles in Section II.

FINDING: SATISFIED. The C-3 PD zoning applicable to the property allows multi-dwelling development as a permitted use. This policy is addressed when designating land, not when reviewing a specific development proposal for a use which is specified as a permitted use of the property.

Policy 89. Zoning standards shall require that all multiple-dwelling housing developments provide landscaped grounds.

APPLICANT RESPONSE: Landscape plans have been provided in conjunction with this application. There are a variety of standards within the City’s code for ensuring that multifamily developments provide adequate landscaping and green space as part of the project. A detailed description of the site’s landscaping provisions and percentages has been included with this application on the associated Landscaping plans and in conjunction with responses to the various criteria throughout this application narrative.

FINDING: SATISFIED. This policy is implemented through ordinance provisions that require landscaped grounds. This policy is addressed through compatibility with the applicable standards.

Policy 90. Greater residential densities shall be encouraged to locate along collectors and minor arterials, within one-quarter mile from neighborhood and general commercial shopping

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centers or within neighborhood activity centers, and within a one-half-mile-wide corridor centered on existing or planned public transit routes.

Policy 91. *Multiple-dwelling housing developments, including condominiums, but excluding campus living quarters, shall be required to access off of arterials or collectors or streets determined by the city to have sufficient traffic carrying capacities to accommodate the proposed development.*

Policy 92. *High-density housing developments shall be encouraged to locate along existing or potential public transit routes.*

APPLICANT RESPONSE: This project is located off of SE Stratus Lane, which obtains direct access via Highway 18. Highway 18 is a Collector roadway and as such, contains a carrying capacity suitable to support Multi-Family development. See Figure 19 from Three Mile Lane Plan, March 2022:



FINDING. SATISFIED. Stratus Avenue and Norton Lane are designated as minor collectors. The highway is designated as a major arterial. YCTA transit serves this area.

Policy 92.01. *High-density housing shall not be located in undesirable places such as near railroad lines, heavy industrial uses, or other potential nuisance areas unless design factors are included to buffer the development from the incompatible use.*

Policy 92.02. *High-density housing developments shall, as far as possible, locate within reasonable walking distance to shopping, schools, and parks, or have access, if possible, to public transportation.*

APPLICANT RESPONSE: This project is not located in an area which contains railroad lines or heavy industrial uses. The project is located within walking distance of a number of amenities including the Willamette Valley Medical Center and the Chemeketa Community College.

FINDING: SATISFIED. In addition to the items noted in the applicant's response, there will also be on-site amenities and proximity to public transportation.

Urban Policies.

Policy 99. *An adequate level of urban services shall be provided prior to or concurrent with all proposed residential development, as specified in the acknowledged Public Facilities Plan. Services shall include, but not be limited to:*

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1. Sanitary sewer collection and disposal lines. Adequate municipal waste treatment plant capacities must be available.
2. Storm sewer and drainage facilities (as required).
3. Streets within the development and providing access to the development, improved to city standards (as required).
4. Municipal water distribution facilities and adequate water supplies (as determined by City Water and Light).

APPLICANT RESPONSE: Domestic , fire sprinkler and irrigation water services are proposed to be served from the existing termination point of the public 10-inch diameter water main located at the bend in the private access drive along the east property boundary. Services will include backflow prevention assemblies and water meter, to provide for domestic water and fire sprinkler supply to all buildings including onsite fire hydrants, along with landscape irrigation supply.

FINDING: SATISFIED WITH CONDITIONS. Subject to the conditions of approval, the property will be served with adequate public facilities described above.

CHAPTER IX URBANIZATION

GOAL IX 1: TO PROVIDE ADEQUATE LANDS TO SERVICE THE NEEDS OF THE PROJECTED POPULATION TO THE YEAR 2023, AND TO ENSURE THE CONVERSION OF THESE LANDS IN AN ORDERLY, TIMELY MANNER TO URBAN USES.

GOAL IX 2: TO ESTABLISH A LAND USE PLANNING FRAMEWORK FOR APPLICATION OF THE GOALS, POLICIES, AND PROPOSALS OF THE McMinnville Comprehensive Plan

GREAT NEIGHBORHOOD PRINCIPLES:

Note: The Great Neighborhood Principles are addressed in the applicant's narrative under the heading of Ordinance 5066, which was the ordinance that amended the Comprehensive Plan to adopt the Great Neighborhood Principles. The Great Neighborhood Principles are codified in Policy 187.50 in Volume II of the Comprehensive Plan. Staff has incorporated the applicant's responses here, and the numbering has also been updated below consistent with the Comprehensive Plan.

Policies:

187.50 The McMinnville Great Neighborhood Principles are provided below. Each Great Neighborhood Principle is identified by number below (numbers 1 – 13), and is followed by more specific direction on how to achieve each individual principle

APPLICANT RESPONSE: These have also been responded to in light of the Guiding Principles in Planned Development Residential Design and Development, Section 17.11.110.A.1 through 5.

1. Natural Feature Preservation. Great Neighborhoods are sensitive to the natural conditions and features of the land.

a. Neighborhoods shall be designed to preserve significant natural features including, but not limited to, watercourses, sensitive lands, steep slopes, wetlands, wooded areas, and landmark trees.

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APPLICANT RESPONSE: Although there are no distinctive natural, topographic or aesthetic features associated with the site, the improvements for the stormwater and site's drainage respond to the natural topography and will improve the site and the surrounding area.

FINDING: SATISFIED WITH CONDITIONS. The site is generally level without distinctive natural features such as those described above.

2. Scenic Views. Great Neighborhoods preserve scenic views in areas that everyone can access.

a. Public and private open spaces and streets shall be located and oriented to capture and preserve scenic views, including, but not limited to, views of significant natural features, landscapes, vistas, skylines, and other important features.

APPLICANT RESPONSE: There are no significant views of natural features or skylines in the vicinity of the project area, however, the open spaces have been designed to provide accessible natural areas, while ensuring that the spaces are not overwhelmed by the parking areas or other utilitarian features.

FINDING: SATISFIED WITH CONDITIONS. The site development will provide opportunities for views into the centrally located common open space area. The site plan provides opportunities for views from the buildings to the distant terrain, predominantly from the site to the south and east.

3. Parks and Open Spaces. Great Neighborhoods have open and recreational spaces to walk, play, gather, and commune as a neighborhood.

a. Parks, trails, and open spaces shall be provided at a size and scale that is variable based on the size of the proposed development and the number of dwelling units.

b. Central parks and plazas shall be used to create public gathering spaces where appropriate.

c. Neighborhood and community parks shall be developed in appropriate locations consistent with the policies in the Parks Master Plan.

APPLICANT RESPONSE: There is a large area identified as Open Green/Commons area that is centrally located, behind the Community Building. This area is to benefit all residents, but is in closest proximity to Buildings #1 and #2. There is also the Meadow open space area located between Buildings #3 and #4. There are also community garden areas at the Eastern edge of the site. See Sheet G1.12, Site Plan for information about the locations of the common open space areas.

FINDING: SATISFIED WITH CONDITIONS. The property will be developed as a single property with apartments and on-site amenities described by the applicant above. The amenities include a variety of features consistent with this policy which provide opportunities to walk, play, gather, and commune as a neighborhood.

4. Pedestrian Friendly. Great Neighborhoods are pedestrian friendly for people of all ages and abilities.

a. Neighborhoods shall include a pedestrian network that provides for a safe and enjoyable pedestrian experience, and that encourages walking for a variety of reasons including, but not limited to, health, transportation, recreation, and social interaction.

b. Pedestrian connections shall be provided to commercial areas, schools, community facilities, parks, trails, and open spaces, and shall also be provided between streets that are disconnected (such as cul-de-sacs or blocks with lengths greater than 400 feet).

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APPLICANT RESPONSE: The site layout for this project includes a variety of pedestrian-friendly amenities:

- There are internal pedestrian walkways leading from the residential unit entrances to the common areas (buildings and open space) to the parking and utilitarian areas;
- There are also pedestrian walkways which lead to the private drive, and;
- There is a pedestrian walkway which connects the site to the public sidewalk on SE Stratus.

See Sheet L1.00, Materials Plan for detailed information about the hardscaped areas associated with the project.

APPLICANT RESPONSE: Although no streets will be constructed as a result of this project, the overall site area connects to the greater McMinnville area in the following manner: The project is providing low-traffic connections to the surrounding area by way of pathways within the project that connect to the greater street network. This network will help to improve options for those getting around by bicycle and as a pedestrian. The pedestrian connection to SE Stratus from the front of the site will also facilitate use of the bus service Route #2 from the Yamhill County Transit Authority (YCTA) as a connection to Three Mile Lane/Highway 18.

FINDING: SATISFIED WITH CONDITIONS. The property will be developed as a single parcel. As described above, the design provides for internal pedestrian circulation as well as connections from the site to external pedestrian facilities and connections to Stratus Avenue and Norton Lane. The on-site circulation provides multiple pedestrian routes to and through the site and its amenities and pedestrian gathering places. **As a condition of approval, the applicant will construct sidewalk frontage improvements along Stratus Avenue.**

5. Bike Friendly. Great Neighborhoods are bike friendly for people of all ages and abilities.

a. Neighborhoods shall include a bike network that provides for a safe and enjoyable biking experience, and that encourages an increased use of bikes by people of all abilities for a variety of reasons, including, but not limited to, health, transportation, and recreation.

b. Bike connections shall be provided to commercial areas, schools, community facilities, parks, trails, and open spaces.

APPLICANT RESPONSE: As described in the Three Mile Area Plan, March 2022, the area has very limited bicycle facilities and suggests that *.....creating attractive, low-stress bicycle facilities on key routes within the study area will require examining traffic calming design adaptations and lower speed limits, and implementing buffered bike lanes or separated pathways will make cycling more attractive and safe.*

Although this project is not developing any new streets, the project is providing low-traffic connections to the surrounding area by way of pathways within the project and connecting outward. This will provide opportunities for cyclists in the way of off-road connections.

FINDING: SATISFIED. The property will be developed as single site. The applicant's response addresses this principle.

6. Connected Streets. Great Neighborhoods have interconnected streets that provide safe travel route options, increased connectivity between places and destinations, and easy pedestrian and bike use.

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a. Streets shall be designed to function and connect with the surrounding built environment and the existing and future street network, and shall incorporate human scale elements including, but not limited to, Complete Streets features as defined in the Comprehensive Plan, grid street networks, neighborhood traffic management techniques, traffic calming, and safety enhancements.

b. Streets shall be designed to encourage more bicycle, pedestrian and transit mobility with a goal of less reliance on vehicular mobility.

APPLICANT RESPONSE: Although no streets will be constructed as a result of this project, the overall site area connects to the greater McMinnville area in the following manner: The project is providing low-traffic connections to the surrounding area by way of pathways within the project that connect to the greater street network. This network will help to improve options for those getting around by bicycle and as a pedestrian. The pedestrian connection to Three Mile Lane/Highway 18 from the front of the site will also facilitate use of the bus service Route #2 from the Yamhill County Transit Authority (YCTA).

FINDING: SATISFIED WITH CONDITIONS. The site will develop as a single property and will continue to have access to the north and east, connecting to the frontage road and collector system of the area. The public street system standards are not at the discretion of the applicant; they will need to comply with adopted standards for the street system. The interim improvement will provide sidewalk improvements along the Stratus Avenue frontage. The Three Mile Lane Area Plan identifies future action items to for the frontage roads and collector system in the area to enhance bicycle and pedestrian facilities.

7. Accessibility. Great Neighborhoods are designed to be accessible and allow for ease of use for people of all ages and abilities.

a. To the best extent possible all features within a neighborhood shall be designed to be accessible and feature elements and principles of Universal Design.

b. Design practices should strive for best practices and not minimum practices.

APPLICANT RESPONSE: This project will comply with all federal and state building requirements for accessible design.

FINDING: SATISFIED WITH CONDITIONS. The applicant shall clarify accessibility features of outdoor play areas, outdoor fitness areas, and other amenities.

8. Human Scale Design. Great Neighborhoods have buildings and spaces that are designed to be comfortable at a human scale and that foster human interaction within the built environment.

a. The size, form, and proportionality of development is designed to function and be balanced with the existing built environment.

b. Buildings include design elements that promote inclusion and interaction with the right-of-way and public spaces, including, but not limited to, building orientation towards the street or a public space and placement of vehicle-oriented uses in less prominent locations.

c. Public spaces include design elements that promote comfortability and ease of use at a human scale, including, but not limited to, street trees, landscaping, lighted public areas, and principles of Crime Prevention through Environmental Design (CPTED).

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APPLICANT RESPONSE: Human-scaled design is an important consideration of this project, as the entire site is nearly 7 acres, which is a large site. The site's overall context is one of larger, development projects (medical facilities, commercial uses across Three Mile Lane/Highway 18; and even Highway 18 itself. Therefore, bringing the entire project's elements to a human-scale is important to ascertain and has been accomplished as follows.

For **human scale design**, this has been addressed in the following manner.

- Using the context of the giant aviation, farm, and industrial buildings as a start to inform the character of the project but also incorporating human scale elements with details along the ground floor like porch elements pieces that create the spaces that are livable and enjoyable for residents.

For a **balance of design** within the overall built environment, this was addressed in the following way:

- Maintain the site's parking out to the perimeter to create a collection of walkable outdoor spaces
- The site's design also ensures that these same parking areas are buffered from the neighboring properties to the west and south with a 10' landscape buffer, trees and plantings.
- The parking areas also include a landscape buffer along Stratus Lane, which will both buffer pedestrians walking along Stratus and also provides a pleasant pedestrian connection mid-block to Stratus from this project;
- The buildings themselves are located to create a variety of outdoor spaces and the layering of the entries and their context help create the idea of home (front yard, front porch, and backyard);

For provisions of **comfortability**, the project has created the following:

- A variety of inclusive spaces to create community—these are echoed with the community buildings and outdoor spaces; and move to the quasi-public porches. There are a variety of visual and physical pedestrian connections between open spaces and the buildings which also promote safe, enjoyable experiences, health, recreation, and social interaction.

See Sheet G0.21, Renderings for overall views of the buildings and see Sheet G1.12, Site Plan for information regarding the entire site's layout.

FINDING: SATISFIED. The conditions of Ordinance 5095 address a unique site-specific requirement of contiguous open space. To accomplish this, parking is provided around the perimeter of the site, dispersing parking while providing for a contiguous open space with buildings oriented to these interior common area and open spaces. That results in a trade-off where there is a row of parking between the buildings on the Stratus Avenue frontage road, but that is minimized, and the buildings are dual-facing toward Straus Avenue and the on-site open spaces, but are abutting the open space, providing an outdoor patio and gathering space. Pedestrian connections are also provided between Stratus and the on-site pedestrian circulation paths and sidewalks. The applicant's response further addresses this principle.

9. Mix of Activities. Great Neighborhoods provide easy and convenient access to many of the destinations, activities, and local services that residents use on a daily basis.

a. Neighborhood destinations including, but not limited to, neighborhood-serving commercial uses, schools, parks, and other community services, shall be provided in locations that are easily accessible to surrounding residential uses.

b. Neighborhood-serving commercial uses are integrated into the built environment at a scale that is appropriate with the surrounding area.

c. Neighborhoods are designed such that owning a vehicle can be optional.

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APPLICANT RESPONSE: This project is within a variety of a mix of activity centers including the Willamette Valley Medical Center, Chemeketa Community College, and a variety of neighborhood-serving commercial. See G1.11, Vicinity Maps for an aerial illustrations of the surrounding areas.

FINDING: SATISFIED. The property itself will be a single property of approximately 6.5 acres in one ownership developed with 175 apartments and amenities for the residents. Currently, there are limited amenities nearby, but the Three Mile Lane Area Plan includes opportunities for additional mixed-use development opportunities and public spaces in proximity to the property.

10. Urban-Rural Interface. Great Neighborhoods complement adjacent rural areas and transition between urban and rural uses.

a. Buffers or transitions in the scale of uses, buildings, or lots shall be provided on urban lands adjacent to rural lands to ensure compatibility.

APPLICANT RESPONSE: As noted, this site is at the edge of the Urban Growth Boundary. As such, it is a transitional use from the agricultural uses to the south and the existing development. The scale proposed for this project, associated with the entire project, as well as with individual buildings, will function as a transition to the rural and urban areas.

FINDING: SATISFIED. The subject property is surrounded on all sides by properties within the Urban Growth Boundary with C-3 and R-4 zoning.

11. Housing for Diverse Incomes and Generations. Great Neighborhoods provide housing opportunities for people and families with a wide range of incomes, and for people and families in all stages of life.

a. A range of housing forms and types shall be provided and integrated into neighborhoods to provide for housing choice at different income levels and for different generations.

APPLICANT RESPONSE: The project will provide affordability for households earning less than 60% of the Area Median Income. Oregon Housing and Community Services, Yamhill County, Confederated Tribes of Grand Ronde support the project and the Oregon Health Authority. Each of these partners have provided development capital to aid in achieving affordability.

FINDING: SATISFIED. This development will contribute additional housing forms and types to the neighborhood and surrounding area further diversifying the housing in the area.

12. Housing Variety. Great Neighborhoods have a variety of building forms and architectural variety to avoid monoculture design.

a. Neighborhoods shall have several different housing types.

b. Similar housing types, when immediately adjacent to one another, shall provide variety in building form and design.

APPLICANT RESPONSE: This application will provide for a multi-family housing type using a variety of building forms and variety within its design. The responses to the criteria for 17.11 Residential Design and Development Standards, noted below, illustrate how this project is in compliance with the design criteria for residential housing as required by this section of the code.

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FINDING: SATISFIED. This development introduces additional housing types into the neighborhood. The development provides for 175 units of rental housing. The structures have complementary architectural themes, but the buildings have variation in shape, features, materials, color, and design treatments. Therefore, they provide a variety of forms and architectural variety. The site is not being developed with the repeating “cookie cutter” building design repeated multiple times on the site.

13. Unique and Integrated Design Elements. Great Neighborhoods have unique features, designs, and focal points to create neighborhood character and identity. Neighborhoods shall be encouraged to have:

a. Environmentally friendly construction techniques, green infrastructure systems, and energy efficiency incorporated into the built environment.

b. Opportunities for public art provided in private and public spaces.

c. Neighborhood elements and features including, but not limited to, signs, benches, park shelters, street lights, bike racks, banners, landscaping, paved surfaces, and fences, with a consistent and integrated design that are unique to and define the neighborhood.

APPLICANT RESPONSE: There are a variety of unique and integrated design elements provided as part of this project.

- For item a. regarding environmentally friendly and energy efficiency, this project is targeting Earth Advantage certification;
- For item b., this project is providing a custom art mural in the common building; and
- In regards to item c., this project is providing a number of neighborhood elements, including outdoor lighting, outdoor seating, bicycle ribbon racks, and a variety of amenities throughout the site which will create a cohesive neighborhood. Amenities also include a community garden which, in addition to planting areas, will include seating and storage areas. Although not determined yet, project signage will be unified and will be limited to reflect the requirements of the previous Ordinance #5095, Criterion #5 and the applicable sections of Chapter 17.62, Signs. See Sheet L1.00 Materials Plan for information on locations of these amenities.
- There is also variety in the architecture building massing, materials and colors which also will contribute to the project’s unity and consideration as a neighborhood. See Sheet G0.21, Renderings for information about colors and materials of the proposed buildings.

FINDING: SATISFIED. While this will be single property, the common elements for the residents serve to provide a sense of community and create a unique sense of character and identify. The applicant’s responses further addresses specific unique and integrated design elements.

CHAPTER X: CITIZEN INVOLVEMENT AND PLAN AMENDMENT

GOAL X.1. TO PROVIDE OPPORTUNITIES FOR CITIZEN INVOLVEMENT IN THE LAND USE DECISION MAKING PROCESS ESTABLISHED BY THE CITY OF MCMINNVILLE.

Policies

188.00 *The City of McMinnville shall continue to provide opportunities for citizen involvement in all phases of the planning process. The opportunities will allow for review and comment by community residents and will be supplemented by the availability of information on planning requests and the provision of feedback mechanisms to evaluate decisions and keep citizens informed.*

APPLICANT’S RESPONSE: N/A

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FINDING: SATISFIED. The proposal includes a proposed amendment to a Planned Development and master plan, which requires a Planning Commission decision. The Zoning Ordinance provides for a concurrent consolidated review process when there are multiple applications associated with a development proposal, using the procedure that provides the greatest opportunity for public involvement. The Three Mile Lane Review and Landscape Plan Review are included in this concurrent review which provides greater opportunity for public involvement.

In addition, the procedures require the applicant to conduct a neighborhood meeting prior to submitting the application. The applicant conducted the required neighborhood meeting and submitted the required documentation with the application.

Three Mile Lane Area Plan (Ordinance 5126) – Policies and Urban Design Elements

Note: *The applicant’s narrative referenced the March 2022 draft document. The final plan was adopted in November 2002 by Ordinance 5126. Policies 1-21 cited by the applicant are the same as the adopted language. Policies 22-24 are also cited below.*

APPLICANT’S RESPONSE: As described in the Three Mile Lane Area Plan: “The [Area] is a unique district in the southeast portion of the City of McMinnville. The area contains approximately 1,340 acres of land with a variety of existing land uses and several large vacant parcels. The Three Mile Lane Area Plan is intended to create an implementable vision for the area’s future land uses and multi-modal transportation system.”

As this project site is located within the Area Plan, identified as the “New mixed-use and health care-related uses have been identified near the existing hospital. Housing, especially senior housing, is a very strong market opportunity. Building forms are expected to be horizontal mixed-use, rather than vertical mixed-use.”

Three Mile Lane Policies

As described in the Plan: “The following policies are intended to guide development and future planning decisions in the Three Mile Lane area. These policies implement the Three Mile Lane Area Plan goals and describe how Great Neighborhood Principles are expected to be expressed in the future growth and development of the Three Mile Lane Area.”

The responses to how this project is in agreement with the 21 policies of this Plan is noted below.

1. Require future development to be consistent with the design elements of the Three Mile Lane Area Plan.

APPLICANT RESPONSE: This project is located within the area identified as the Health Care Area and the applicable design elements of the Three Mile Lane Area Plan are as follows:

The Plan notes Transitions between uses such as Health care facilities and surrounding residential areas and Health care facilities and other commercial uses.

This project provides for multifamily housing with ample amount of site landscaping and buffering from the transportation generators of the nearby medical facilities. The project provides affordable housing for those who may work at the nearby medical facilities as well.

The Plan notes Walkability between uses, and reflects convenient, safe connections between a variety of uses in this area will be important to current and future users.

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This project provides for increased pedestrian connections in the form of a walkway system that connects residents throughout the site area as well as to the greater neighborhood.

Lastly, the Plan references, Visual quality of buildings facing OR 18 and that new development should avoid placing loading docks or creating blank walls visible from passing vehicles.

For this project, the buildings have been oriented to create some visual activity along OR 18, while understanding that this is balanced with the need to provide residents with an internal courtyard and open space amenities to create a neighborhood feeling. The visual quality of the site along Three Mile Lane/Oregon Highway 18 has been enhanced by the use of landscaping and building colors and materials. See G0.21, Renderings and G1.31, Elevations for views of the development and its visual quality along Three Mile Lane/Oregon Highway 18.

FINDING: SATISFIED. The Health Care Area, referenced by the applicant, states the key urban design elements listed below. Apartments are a permitted use on the subject property. The relationship to surrounding land uses and the internal design of the site addresses these elements as described by the applicant. The visual quality of the buildings facing the highway, including the 1-story building and the two residential structures have “faces” toward the highway, with architectural features windows and openings, and landscaping, which are appealing from passing vehicles.

Health Care Area

Key Urban Design Elements

- *Transitions between uses: Health care facilities and surrounding residential areas. Health care facilities are often active around the clock with bright lighting and they generate significant vehicle traffic. They also require a lot of delivery traffic and, in the case of a major medical center, helicopter use. Buffering between uses should be considered, particularly senior housing or market-rate apartments with trees, landscaping and other treatments. Assisted living or nursing care facilities, however, would benefit from close proximity to the hospital.*
- *Transitions between uses: Health care facilities and other commercial uses. The scale and orientation of existing uses, as related to future uses should be considered. For example, while Senior Housing might benefit from a location within walking distance of a retail center, there should be careful site planning to ensure the housing isn't directly adjacent to loading or parking facilities. It may be most feasible to place health-care related housing with an orientation south towards views and the river.*
- *Walkability between uses. Convenient, safe connections between a variety of uses in this area will be important to current and future users.*
- *Visual quality of buildings facing OR 18. New development should avoid placing loading docks or creating blank walls visible from passing vehicles.*

2. Public improvements and private development shall strive to protect tree groves and mature individual trees.

3. Riparian corridors and adjacent native landscape shall be protected.

APPLICANT RESPONSE(S): Although this site does not contain any significant trees or groves or riparian corridors, or native landscaping; the project is providing improved stormwater facilities

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which will benefit this site. The project's landscaping plan elevates native and indigenous plantings as part of the plant selection.

FINDING: (Policies 2 and 3): SATISFIED. There are no existing tree groves, mature individual trees, riparian corridors, or adjacent native landscaping.

4. The built environment will be designed to provide and protect views to rolling hills and volcanoes and to enhance visual and physical access to the North Yamhill River. New streets and open spaces will be oriented to capture views.

APPLICANT RESPONSE: The project's overall height and vertical units/balcony areas will provide views to the common open space areas and the greater view corridor.

FINDING: SATISFIED. No new streets are proposed. The structures are setback on the site such that existing views from the public right-of-way are maintained to the extent practical. Internally, the residential units have internal views of the common open space and landscaped areas, while external facing windows face toward the distant terrain to the south and east.

5. Enhancing connections to existing trails and open space, such as connections into Joe Dancer Park and McBee Park, and creating a public greenway along South Yamhill River with trails and connections to the Three Mile Lane Area is a priority.

APPLICANT RESPONSE: This project provides for increased pedestrian connections in the form of a walkway system that connects residents throughout the site area as well as the greater neighborhood. This increase in pedestrian connections assists with the connections to the overall trail system.

FINDING: SATISFIED. This site doesn't have direct connections to the parks or river, but provides pedestrian connectivity to multiple street frontages that would provide relatively direct pedestrian routes to connect to a greenway system as described in this policy.

6. New gathering spaces will be designed to incorporate natural areas and views.

APPLICANT RESPONSE: The project's design includes a variety of common open space areas which will create gathering spaces for residents.

FINDING: SATISFIED With surrounding development (existing and future), there are limited ground-level views from the site, but there are opportunities for views from upper story structures. There are no existing unique natural areas on the site to be incorporated into the gathering spaces, but the site includes a variety of natural elements into the gathering spaces and common areas, including a nature play area.

7. Require native landscape plantings with seasonal variation and tree plantings that include shade streets with mature tree canopy.

APPLICANT RESPONSE: In regards to native landscape plantings, the overall planting palette will be comprised of native and adapted species within the Willamette Valley, per the design team's professional best sustainability practices, and as a way to celebrate the identity and character of this local environment. Additionally, the design team is in contact with the Confederated Tribes of Grand Ronde to determine ways to incorporate first food and culturally significant plant species throughout the project, which will provide educational value and a sense of connection with the land. See Sheet L5.00, Planting Plan Overall for details on the types of plants and their location.

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In response to tree canopy, the project will provide a tree canopy at the perimeter of the buildings and along the main pedestrian walkways, as well as in the Meadow area and gathering spaces throughout the site. The street trees along the SE Stratus frontage will be per the City of McMinnville's approved tree list. The specific species selection for all trees will be chosen to enhance the overall tree canopy in the region. See Sheet L5.00, Planting Plan Overall for details on the types of trees and their location.

FINDING: SATISFIED WITH CONDITIONS. The landscape plan and applicant's response demonstrate consistency with this policy. There are some Ponderosa Pines in parking lot islands and adjacent to parking, some of which may need to be substituted or provided elsewhere on site as conifers are not permitted parking lot trees.

8. A network of sidewalks and trails will connect people to key locations within the Three Mile Lane Area.

APPLICANT RESPONSE: This project provides for increased pedestrian connections in the form of a walkway system that connects residents throughout the site area as well as the greater neighborhood. This increase in pedestrian connections assists with the connections to the overall trail system. See L1.00 Materials Plan, for details on the site's hardscape treatments.

FINDING: SATISFIED. The internal site design and connectivity to the adjacent street network provide opportunities for linkages to the sidewalk and trails system.

9. The Three Mile Lane Area will have safe bicycle routes for residents and touring cyclists.

10. Proposed new streets will connect to the existing local street grid, consistent with the conceptual designs in the Three Mile Lane Area Plan and in compliance with Transportation System Plan standards.

APPLICANT RESPONSE(S): The site design does not include any new streets; however, the increased amount of site connections will assist with providing options for bicycling off-of the greater street network which has higher speeds and is less conducive to bicycle travel. See L1.00 Materials Plan, for details on the site's hardscape treatments.

FINDING: SATISFIED WITH CONDITIONS. No new streets are proposed. The applicant will need to comply with the provisions of the Three Mile Lane Planned Development Ordinance, including requirements for frontage improvements and right-of-way along the Stratus Avenue frontage/collector road, which is intended to provide a safe network for all modes including pedestrians and bicycles. The current improvement will be an interim improvement that retains the current curb line and provides sidewalks along the Stratus Avenue frontage.

11. New commercial developments should be designed to be at a walkable, human scale and for ease of use by all ages and abilities.

APPLICANT RESPONSE: No commercial development is being included with this project.

FINDING: NOT APPLICABLE. The proposal is not a commercial development.

12. New commercial, office, mixed-use, and multi-family developments should be designed to reflect the micro-climate and enhance outdoor life through the incorporation of features such as porches, balconies, courtyards, plazas, etc.

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APPLICANT RESPONSE: As a multi-family project on a large site, special considerations have been made to also adapt to different conditions within the site as it relates to natural lighting, aspect, and micro-climates around the buildings. Specifically, this has been accomplished with more shade tolerant species on the north side of the buildings, and plants that thrive and require sun on the south sides and more exposed areas. The project has been designed with thoughtful open space areas at a variety of scales to encourage and enhance the resident's connections to nature and the outdoors. Information on the site's porches and balconies can be found on Sheet G1.13 and the site's overall features can be found on G1.12, Site Plan.

FINDING: SATISFIED. The plans and applicant's response demonstrate compliance with this policy.

13. New commercial, office, mixed-use, and industrial campus developments should promote inclusion and interaction within the right-of-way.

14. Encourage mixed-use development where feasible.

APPLICANT RESPONSE(S): No commercial, office or mixed use, industrial development is being included with this project.

FINDING: NOT APPLICABLE. The proposal doesn't include these uses.

15. Proposed site landscape for new development should strive to reflect patterns of wine industry—eg, rows of vines, southern orientation, shelter belts of trees – and consider functional site planning of vineyard and farm complexes as conceptual models.

APPLICANT RESPONSE: This project's landscaping is providing special attention to the agricultural history of the McMinnville area. It is doing so by providing a community garden—a community garden is a direct link to the agrarian heritage and will create community by providing opportunities for recreation and will enable residents to grow and eat locally grown food. Plants chosen for the community garden will be part of discussions with the Owner and the residents, but it could include plants such as raspberries, blueberries and table grapes that provide seasonal interest and edible fruit to the community. Additionally, the location of the plots is based on maximizing sun exposure, ease of access and visibility as a site amenity that celebrates community. See Sheet L5.00, Planting Plan Overall for details on the types of plants and their location.

FINDING: SATISFIED. Policy 7 above provides, "7. Require native landscape plantings with seasonal variation and tree plantings that include shade streets with mature tree canopy." Policy 15 addresses site landscape to reflect patterns of wine industry and consider functional site planning of vineyard and farm complexes as conceptual models.

The proposed landscape plan includes elements of both native plantings and design elements informed by agricultural patterns, both aesthetically and functionally.

16. New development should consider adjacency to agricultural fields and respect this heritage through careful transitions.

17. Architectural building design that includes simple roof forms (industrial and agricultural) is encouraged in the Three Mile Lane Area.

APPLICANT RESPONSE(S): This project provides a variety of responses in regards to the project's adjacency, both physically (site's proximity to the Urban Growth Boundary) and in a

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reflective manner (Three Mile Lane Plan and associated design framework), to the proximity and importance of agriculture within the City's context. These include the following:

- The project provides simplified buildings and gable roof forms that directly relate to the vernacular from the agricultural McMinnville context;
- The roof forms for the private open space porch and balcony elements are a simple, single-slope lean-to, reflecting agrarian forms;
- The materials for the patios, balconies and the common building incorporate natural materials like wood and metal (roofs). These materials connect, and draw inspiration from the agrarian architecture of the region; and,
- The decision to use a metal roof was important for the overall view the residents have from their apartment in the units above the ground level.

See G0.21, Renderings, for overall views of the project and the architectural forms which have been developed for this project.

FINDING: SATISFIED. The plans and applicant's response address this policy. In addition, the site isn't directly adjacent to agricultural lands outside the UGB. Surrounding properties are developed or planned for development.

18. Encourage a diversity of future housing forms, types, and design that respect the current character of the area.

APPLICANT RESPONSE(S): This project provides a multifamily housing type at a scale that is respectful of the area. This scale is evident in G1.31, Elevations and how the proposed height is respectful of the variation in surrounding buildings. The project's location, between larger institutional uses and residential uses, bridges this transition using moderate sized buildings, ample open space and agrarian transitional forms.

FINDING: SATISFIED. The plans and applicant's response address this policy.

19. Ensure that new commercial and industrial campus development creates a welcoming and visible interface with Three Mile Lane.

APPLICANT RESPONSE(S): No commercial or industrial development is being included with this project, however, this project's location and scale helps to create a welcoming and visible interface setback along Highway 18/Three Mile Lane.

FINDING: NOT APPLICABLE. This project is not commercial or industrial campus development.

20. Encourage site design and architecture that visibly convey the historic or current industry on the site (e.g., aviation, wine-making).

APPLICANT RESPONSE(S): This project provides a variety of both site design and architectural responses that reflect the proximity and importance of agriculture within the City's historical and current context. These include the following:

- The project's simple building forms, gable roofs, and a variety of windows and porches. All these elements are used to create a neighborhood that is a comfortable place to come home and relates to the agricultural vernacular found in the City of McMinnville.

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- The material palette is inspired by the agricultural architecture of the region and it achieves this by incorporating natural materials that are both timeless and durable.

FINDING: SATISFIED. The plans and applicant's response address consistency with this policy.

21. New commercial, mixed-use, office, and industrial campus development should consider using local materials for cladding and building structure (timber, corrugated steel cladding, red brick), and incorporating vibrant color.

APPLICANT RESPONSE(S): Although this project is not a mixed-use project, the color choices have been selected to reflect vibrancy in response to this attribute and to provide for a 'Unique and Integrated Design Element' as described in Great Neighborhood Principle #13. Each building has been selected for a different, yet, complementary color. The overall color palette was chosen to reflect to the local materials in the following manner:

- The residential buildings will have a color palette inspired by the weathered look of barnwood, and the red that is sometimes traditional in old barns. The result of the warm earthy tones derived from this palette ensures that each building will have its own unique color to create variety and interest, both from a site-wide perspective and to provide individual building character.
- The common building will be all stained fiber cement (Woodtone) to bring some warmth and complement the solid color material of the residential buildings. Stained fiber cement will also be used on the back wall at the recessed balconies of the residential buildings to create a connection with the common building, establishing a cohesive and unified design.

See G0.21, Renderings, for overall views of the project and the architectural forms which have been developed for this project.

FINDING: NOT APPLICABLE. The proposal doesn't include these uses.

22. Public safety services shall be considered as part of the master planning, including access, response times, and opportunity for substations if needed.

FINDING: SATISFIED WITH CONDITIONS. While this policy appears to address larger master planning aspects of Three Mile Lane, this application has been reviewed by the Fire Marshal, and the site development will need to be consistent with applicable fire codes.

23. Ensure that no incompatible heavy industrial uses are allowed along Highway 18 in the Three Mile Lane Area or as part of the Innovation Campus.

FINDING: NOT APPLICABLE. No industrial use is proposed.

24. Significant natural features shall be inventoried and protected as much as possible within new development plans.

FINDING: NOT APPLICABLE. No significant natural features are present.

ZONING ORDINANCE

Chapter 17.11. Residential Design and Development Standards.

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APPLICANT RESPONSES:**A. Chapter 17.11 Residential Design and Development Standards**

17.11.012 *Introduction to Housing Types.*

17.11.090 Apartments

...

B. Types of Apartments.

...

B.3. Apartment Block.

a. *Description: Stacked dwelling units in a single building or groups of buildings on a single lot. Parking is shared, and entrance to units is typically accessed through a shared lobby.*

b. *Appropriate Context: Apartments vary widely in size and design but typically have large footprints and fit in well to the edges of single dwelling neighborhoods and on major streets.*

c. *Also Named: Flats, multi-dwelling, apartments*

d. *Variations: Flats, lofts, two-level flats, split-level flats, through-building flats.*

e. *Lot Sizes: Vary widely, from 7,200 to 320,000 square feet.*

f. *Density Range: 10 - 200 units per acre. (Note, maximum density will be governed by McMinnville's municipal code.)*

g. *Building Height: 2-5 stories, if adjacent to or within a single dwelling neighborhood context. Can be much taller in central city areas. (Note, maximum height will be governed by McMinnville's Municipal Code.)*

h. *Construction Type and Building Code Issues: Type V frame construction for buildings under 5 stories. Type V frame construction over Type I, for 6 or 8 stories, or Type I for taller buildings. Sprinklers for fire suppression are required. Elevators needed if over 3 stories.*

Applicant Response: The use for this site is an Apartment Block, which, was evaluated and approved for this site per the approval of Planned Development Amendment #5095, Condition #7.

e. Lot size. The lot size for this project is approximately 7 acres/304,920 square feet.

f. Density: The proposed density for the project is 175 units; with a 7 acre site, this project site could support a higher density based on the applicable standard of the R-4 zone (the allowable residential density of the C-3 zone) in 17.21.060, Density requirements:

17.21.060 Density requirements.

In an R-4 zone, the maximum density for single attached dwelling may not exceed four dwelling units per 5,000 square feet. Density maximum may not apply to any other permitted housing types, including accessory dwelling units.

Four dwelling units per every 5,000 square feet would equate to 243 units based on the site size of 304,920 square feet. As a result, this project is under the maximum density for the site.

[Staff Note: As cited above, the maximum density provision only applies to single-attached dwellings, i.e. common-wall townhouse units where each dwelling is on a separate lot. "Density maximum may not apply to any other permitted housing types."]

g. Building height: The proposed height is at its highest point, approximately 48 feet tall. The project is proposing a modest three story building height for all buildings.

h. Construction type: The proposed construction type is 5B.

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C. Development Standards.

Applicant Response: Responses to the code criteria for 17.11.090.B.3 Apartment Block are noted in Table 1 below. See Sheet G1.12, Site Plan for all dimensions noted in Table 1.

TABLE 1. MULTI-DWELLING DEVELOPMENT STANDARDS

Code Requirement	Requirement for site without Alley	Applicant Response
a) Lot width (feet)	50 feet minimum	The existing lot(s) each contain a minimum of 50 feet of lot width. The resulting lot dimension after consolidation will be at least 50 feet at the street frontage of SE Stratus.
b) Lot depth (feet)	100 feet minimum	The existing lot(s) each contain a minimum of 100 feet of lot depth. The resulting lot dimension after consolidation will be at least 100 feet at the street frontage in parallel with SE Stratus.
c) Lot size	5,000 feet minimum	The existing lot(s) each contain a minimum of 5,000 square feet. The resulting lot dimension after consolidation will be at least 5,000 square feet.
d) Front Setback (feet)	15 feet minimum	The minimum front setback of 15 feet has been met along the frontage of SE Stratus.
e) Side Setback (feet)	Interior: Min. 3 or 5 feet Exterior: 10 feet	The minimum side setbacks of 10 feet (exterior) has been met along all property lines.
f) Rear setback (feet)	20 feet minimum	The minimum rear setbacks of 10 feet (exterior) has been met along all property lines.
g) Building height (feet)	Varies, See underlying zone	A request to modify the building's height from 35 feet (Condition #2) to 48 feet is noted in Section IV of this application.
h) Parking Zone	For lots without an alley: Parking is permitted to be located on the surface or in a garage. The front setback for garages is specified in Parking Development and Design Standards, Garage Setback.	No garages have been proposed as part of this design.
i) Driveways	Driveway spacing and width requirements are specified in Street Frontage, Frontage Types.	Proposed driveway locations have been noted on Sheet G1.12, Site Plan.
j) Off-street Parking	As per Chapter 17.60.060.A. The mix of units includes 1, 2 and 3 bedroom units and office space. The parking calculation references	Total required: 141 spaces: $145 \text{ units} * 0.5 = 72.5 \text{ spaces}$ (round up)

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Code Requirement	Requirement for site without Alley	Applicant Response
	<p>affordable housing for the 2-bedroom or less units and the multifamily requirement for the three-bedroom units and office for the areas devoted to staff.</p> <p>3. <u>One and one-half spaces per dwelling with less than three bedrooms, two spaces per dwelling unit with three or more bedrooms, and one space per dwelling unit which is expressly reserved for senior or handicapped persons.</u></p> <p>8. <u>Affordable Housing – Two - bedroom or less, serving households of 80% Area Median Income (AMI) or less (AMI is calculated per Yamhill County as determined by the State Housing Council based on information from the United States Department of Housing and Urban Development.)</u> Income levels will need to be certified.</p> <p>0.5 spaces per dwelling unit for units 2 bedroom or less.</p> <p>17. Professional office (non-medical or dental): 1 per 300 square feet.</p>	<p>30 units * 2 = 60 spaces Office/Common Building: 8 spaces based on square footage.</p> <p>The project is providing 5 required loading spaces per 17.60.070 Off-street loading requirements.</p> <p>Total provided: 211 parking and loading spaces + 41 shared parking spaces with the adjacent medical office per private agreement. Grand total: 252 spaces</p>

D. Design Standards.

The Apartment Design Standards for multi-dwelling housing are standards that apply to apartment housing types. These standards are related to site design and building frontage, parking, compatibility with neighboring homes, open space, and private space.

1. Context and Site Design.

Site design standards are intended to facilitate the development of attractive multi-dwelling housing. They encourage good site and building design, which contributes to livability, safety, and sustainability; helps create a stronger community, and fosters a quality environment for residents and neighbors.

1a. Mirror the scale of blocks and the block-like structure of the surrounding neighborhood.

APPLICANT RESPONSE: The site’s location is at a transition point from suburban to rural, (at the edge of the Urban Growth Boundary) and, therefore, the project is trying to create the neighborhood and scale which begins developing this urban context while responding appropriately to the surrounding context of the larger area. The surrounding buildings are mostly

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commercial or industrial, and so there is not a lot of residential context to relate to. However, the project is responding to this transition by having a finer grain than these existing institutional buildings. The project is keeping with the larger, simpler, building forms while bringing the human scale, applying residential elements, such as porches and open space areas. The project is seeking to create a neighborhood within the larger context of the City of McMinnville and being of this larger place while still maintaining its own unique identity.

1b. Connect the internal network of streets and paths to those of the surrounding area where possible.

APPLICANT RESPONSE: Although no streets will be constructed as a result of this project, the overall site area connects to the greater McMinnville area in the following manner: The project is providing low-traffic connections to the surrounding area by way of pathways within the project that connect to the greater street network. This network will help to improve options for those getting around by bicycle and as a pedestrian. The pedestrian connection to Three Mile Lane/Highway 18 from the front of the site will also facilitate use of the bus service Route #2 from the Yamhill County Transit Authority (YCTA).

1c. Configure apartments, parking areas, and common open space in clusters that mirror the scale of blocks of the surrounding neighborhood or are no more than 10,000 square feet in area per cluster.

APPLICANT RESPONSE: As described above, the surrounding sites and their buildings are mostly commercial or industrial and as such, have a very large scale. It is important to note that there is not a lot of residential context to relate to, however, the configuration of the site has been approached in the following manner:

- The project started by using the context of the larger aviation, farm, and industrial buildings to inform the character of the project.
- The site design divides the project into a north and south portion with a pedestrian connection in between that aligns with the surrounding road to the east of the site. This helps to set the scale for the buildings, while also responding to the expected scale of the neighborhood and establishing a relationship that makes it fit with the neighborhood;
- Similarly, the large site is divided east/west with a pedestrian path that connects with all the buildings through a variety of common open spaces that also helps to set the scale for the buildings; and
- The buildings are positioned on the site to create a variety of outdoor spaces which are both visually and physically accessible from each building.

See G1.12, Site Plan, for additional detail on the layout of the site.

1d. Residential units must be oriented to a common open space, including a common green, a plaza, or a pocket park.

APPLICANT RESPONSE: There is a large area identified as Open Green/Commons area that is centrally located, behind the Community building. This area is to benefit all residents, but is in closest proximity to Buildings #1 and #2. There is also the Meadow open space area located between Buildings #3 and #4. There are also community garden areas at the Eastern edge of the site.

1e. Orient all buildings around a shared open space that meets the requirements of a Common Open Space.

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APPLICANT RESPONSE: As described above, the site is comprised of multiple buildings and each building has access to two large common open spaces which meet the requirements of a Common Open Space. Both of these areas, the Open Green/Commons and the Meadow, include areas with clear functionality that serve as the focus to the surrounding buildings; they also area accessible to all residentials and provide opportunities for both active and passive activities.

1f. Align buildings to surrounding streets.

APPLICANT RESPONSE: The buildings have been designed to align to the surrounding public street (SE Stratus) and also the private access drive.

- The site design divides the project into a north and south portion with a pedestrian connection in between that aligns with the surrounding road to the east of the site. This helps to set the scale for the buildings, while also responding to the expected scale of the neighborhood and establishing a relationship that makes it fit with the neighborhood; and
- Similarly, buildings along SE Stratus are arranged to create a variety of scales: the large site is divided east/west with a pedestrian path that connects with all the buildings through a variety of common open spaces that also helps to set the scale for the buildings.

1g. Connect to surrounding neighborhoods, schools, parks, and other neighborhood destinations.

APPLICANT RESPONSE: Connections to surrounding destinations have been made at a variety of scales: from the automobile scale, providing access onto SE Stratus and the private access road and from a pedestrian and cyclist scale with a series of pedestrian connections to these roadways and throughout the site.

2. Large Site Design Requirements.

2a. Break up parking into smaller areas and access from side streets when possible

APPLICANT RESPONSE: The parking has been divided into multiple areas at the perimeter of the site. This has been done to create a collection of walkable outdoor spaces connected throughout the site. The access to the site is from SE Stratus and from the private access drive—both are lower-scale streets than the adjacent Three Mile Lane/Highway 18. Additionally, the building's and the associated parking areas are oriented so that each building has access to parking near residential units for convenience. The project has minimized the associated widths of the overall parking so that it functions more like a road than a parking lot. This also works to minimize the less-sightly views of an expanse of automobile parking.

2b. Connect parking areas, building entries, and open spaces with paved walkways.

APPLICANT RESPONSE: The site has connected all areas of the site with a hierarchy of hard-scaped walkways enabling residents, building users and visitors to circulate around the site and its amenities. See Sheet L1.00, Materials Plan for information about the hardscaped areas.

2c. Buffer parking areas with landscaping

APPLICANT RESPONSE: As described, a variety of landscaped buffers are provided: this includes a large buffered area at the west of the site which includes a fence and landscaping as

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well as along SE Stratus, which provides a large buffered area. Landscaping has also been used throughout the parking areas on an internal basis to help reduce the heat-island effect, manage stormwater and create a pleasant walking environment. See Sheet G1.14 Site Area Calculations for information on the quantities of landscaping throughout the site.

As a result of existing site conditions (an existing access/parking and maintenance easement, this project is requesting a modification for one area of required landscaped buffer. See Section IV of this application.

2d. Minimize the width and number of driveways and curb cuts

APPLICANT RESPONSE: There are a minimal number of driveways and curb cuts for the site. There is one access provided on SE Stratus and two along the private access drive. The dimensions and locations of these driveways are minimized to the required access needed for fire access, trash, parking and loading.

2e. Provide different types of open space throughout site, both active and passive, including playgrounds, trails, volleyball courts, bocce ball courts, community gardens, etc.

APPLICANT RESPONSE: As described, there are multiple locations throughout the site where residents may be able to have access to open space in a variety of formats. This includes two large common open spaces which meet the requirements of a Common Open Space. Both of these areas, the Open Green/Commons and the Meadow, include areas with clear functionality that serve as the focus to the surrounding buildings; they also area accessible to all residents and provide opportunities for both active and passive activities. There are also areas for a community garden as well.

2f. Align buildings to surrounding streets

APPLICANT RESPONSE: The buildings have been designed to align to the surrounding public street (SE Stratus) and also to the private access drive.

2g. Centrally locate common buildings and spaces

APPLICANT RESPONSE: A Common Building has been provided in a centrally located place on the site. There is also a complementary open space area adjacent to this Building. Additional open spaces have been provided throughout the site as well. These spaces all work together to create places for the community to come together and they are physically separated from the surrounding utilitarian uses of parking, enabling a safe, human-scale design.

2h. Group apartments, parking, and open space into smaller clusters

APPLICANT RESPONSE: As described above, the configuration of the site has been approached in the following manner to create smaller clusters at a residential-scale:

- The site design divides the project into a north and south portion with a pedestrian connection in between that aligns with the surrounding road to the east of the site. This helps to set the scale for the buildings, while also responding to the expected scale of the neighborhood and establishing a relationship that makes it fit with the neighborhood;
- Similarly, the large site is divided east/west with a pedestrian path that connects with all the buildings through a variety of common open spaces that also helps to set the scale for the buildings; and
- The buildings are positioned on the site to create a variety of outdoor spaces which are both visually and physically accessible from each building.

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See G1.12, Site Plan, for additional detail on the layout of the site.

3. Pedestrian Access. *On-site pedestrian circulation system shall include:*

3a. Continuous connections between the primary buildings, streets abutting the site, ground-level entrances, common buildings, common open space, and vehicle and bicycle parking areas.

3b. At least one pedestrian connection to an abutting street frontage for every 200 linear feet of street frontage.

3c. Pedestrian walkways shall be separated from vehicle parking and maneuvering areas by physical barriers such as planter strips, raised curbs, or bollards.

3d. Walkways shall be constructed with the hard surface material, shall be permeable for stormwater, and shall be no less than 3 feet to 5 feet wide. If adjacent to a parking area where vehicles will overhang the walkway, a 7-foot-wide walkway shall be provided. The walkways shall be separated from parking areas and internal driveways using curbing, landscaping, or distinctive paving materials.

3e. Spacing requirement: No further than 200 feet apart, on center. At least 1 pedestrian connection to an abutting street frontage for every 200 linear feet of street frontage.

3f. May be co-located with a common green.

APPLICANT RESPONSE: The front setback of the site fronts SE Stratus and as this distance exceeds 200 linear feet, a direct pedestrian connection is provided near mid lot to SE Stratus. See G1.12, Site Plan, for additional detail on the layout of the site.

4. Parking Lot Location and Design.

4a. Characteristics.

1. A parking lot is a storage space for cars and should provide secure storage.

2. It is also a place where everyone is a pedestrian while getting to or from their car. Therefore, it should be designed primarily for the ease, safety and comfort of a person rolling or on foot.

3. Clearly defined pathways through parking lots and garages to building entrances, surrounding sidewalks, and transit stops enhance pedestrian safety. These pathways also provide an opportunity to improve the appearance of parking lots.

4. Design parking lots and garages so that vehicles are not the dominant feature.

5. To encourage bicycling as a mode choice, bike parking areas should include bike repair, maintenance, and cleaning stations.

APPLICANT RESPONSE: Although this is not a criterion, the parking lot design and the corresponding parking lot location and criteria have responded to these criteria in a.1-5.

4b. Universal Design Standards for Nine Parking Spaces or More.

1. Parking lot pathways should be designed as part of the seamless accessibility network described in Apartment Standards, particularly the required Through Connection.

2. Driveways to shared parking areas are:

1. Limited to one driveway per street frontage.

2. Parallel parking is permitted on a driveway that crosses a front, side or rear yard abutting a street, but not within the required yard setback.

4c. Parking Lots For Small Multi-Dwelling Sites - Containing More Than Nine Parking Spaces but Fewer Than 16 Parking Spaces.

APPLICANT RESPONSE: This project is providing more than 16 parking spaces; this subsection is not applicable.

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4d. Parking Lots For Medium-to-Large Multi-Dwelling Sites-Containing More Than 16 Parking Spaces.

- 1. Interior landscaping, minimum area*
- 2. Interior landscaping shall be required for off-street parking areas 5,000 square feet or greater in size.*
- 3. For parking lots less than 50,000 square feet, the minimum landscaped area is 5 percent.*
- 4. For parking lots 50,000 square feet and greater, the minimum landscaped area is 8 percent.*

APPLICANT RESPONSE: The site's parking area is greater than 50,000 square feet and as such, is providing at least 8% in landscaping. Details on the percentage of landscaping can be found on Sheet G1.14, Site Area Calculations.

- 5. Planted areas may take the form of landscape areas and planter bays.*

APPLICANT RESPONSE: The planting areas proposed do include smaller landscaped areas and planter bays distributed throughout the parking area. Details on the percentage of landscaping can be found on Sheet G1.14, Site Area Calculations.

- 6. Landscaped areas along a through connection count toward required interior landscaping.*

APPLICANT RESPONSE: Understood by the Applicant.

- 7. Landscaped islands and peninsulas shall be evenly distributed throughout all parking areas and separated no more than 60 feet from another. Such islands shall be provided with raised curbs, be a minimum of five feet in width, and shall each contain at least one deciduous tree. To achieve the maximum canopy coverage, all trees shall be non-columnar and have root systems that form deep before spreading to decrease the episodes of buckled pavement.*

APPLICANT RESPONSE: The parking lot design considers planting islands with trees and plantings throughout, providing a rhythm of vegetation and legibility for circulation and wayfinding. Details on the plantings within the parking area can be found on Sheet L1.00, Materials Plan.

- 8. Trees may line the required Through Connection, and/or be clustered within landscape islands or planter bays, and/or shall be distributed throughout the off-street parking area to create a canopy effect and to break up expanses of paving and long rows of parking spaces.*

APPLICANT RESPONSE: As noted on the associated landscaping plans, trees appropriate for the location have been included in the parking areas and planter bays. Details on the plantings within the parking area can be found on Sheet L1.00, Materials Plan.

- 9. When a parking area abuts property in a residential zone, a site-obscuring fence or wall, either permanent or of living material, shall be placed along the affected property line.*

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APPLICANT RESPONSE: A parking area is located adjacent to residentially-zoned (R-4) property directly to the west of this site. As a result, a landscaping buffer, coupled with a site-obscuring fence has been provided along this length of the property. Details on the plantings within the parking area can be found on Sheet L1.00, Materials Plan.

4e. Parking Lot Setbacks Adjacent to Buildings and Structures. Where an off-street parking or vehicular use area is located adjacent to a building or structure, the off-street parking or vehicular use area shall be set back from the exterior wall of the building or structure by a minimum five-foot-wide landscape strip, or by a minimum five-foot-wide paved pedestrian walkway.

4f. Parking Lot Location. Off-street parking spaces and vehicle maneuvering areas shall not be located:

- 1. Within of 20 feet from any street property line, except alley property lines;*
- 2. Between a street property line and the front façade of cottages located closest to the street property line. This standard does not apply to alleys.*
- 3. Off-street parking spaces shall not be located within 10 feet of any other property line, except alley property lines. Driveways and drive aisles are permitted within 10 feet of other property lines.*

APPLICANT RESPONSE: The project meets the f.1 portion of this requirement: the parking area is not located within 20 feet of a street (SE Stratus) property line. Parking spaces are setback in order to meet this requirement. See Sheet G1.12, Site Plan for detail on this requirement.

This project is not providing cottage development, and therefore, criterion f.2 is not applicable.

For f.3, an existing and shared by easement parking area is located within 10 feet of another property line. This parking area is part of an existing access/maintenance/parking easement with the adjacent property owner. This situation is addressed as part of a modification for a reduced landscape buffer at this portion of the site. See Section IV for additional information regarding this request.

4. Landscaping, fencing, or walls at least three feet tall shall separate clustered parking areas and parking structures from common courtyards and public streets.

APPLICANT RESPONSE: The project is providing landscaping along SE Stratus to separate the parking from the public street of SE Stratus. Details on the plantings within the parking area can be found on Sheet L1.00, Materials Plan.

- 5. Garages and carports (whether shared or individual) must not abut common courtyards.*
- 6. Individual attached garages up to 200 square feet shall be exempted from the calculation of maximum building footprint for cottages.*
- 7. Individual detached garages must not exceed 400 square feet in floor area.*
- 8. Garage doors for attached and detached individual garages must not exceed 20 feet in width.*

APPLICANT RESPONSE: Garages and carports are not provided with this project. These criteria are not applicable.

4g. Parking Lot Required Through Connections. Through Connections may be multi-modal or used exclusively for bicycle and pedestrian access and need to meet the standards in Table 1 below.

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APPLICANT RESPONSE: As described, connections through the parking area(s) have been provided at a variety of points along the site, both to connect the site for pedestrian and cyclist convenience and for auto access as well. This includes two connections along the private access drive and one auto connection along SE Stratus. A pedestrian-only connection has been made mid-block at SE Stratus to the site as well.

5. Common Open Space.

5a. Characteristics.

- 1. Provide opportunities for formal and informal recreational use by residents of all ages. This could be a shared recreational facility including sports fields, play structures, bike tracks, courts, swimming pool, or other options.*
- 2. Provide tall deciduous trees for summer shade and winter solar access. When possible, preserve and incorporate large existing trees at least 9 inches in diameter as a focal point of open spaces.*
- 3. Enhance the usability of the space through the inclusion of elements including seating, outdoor lighting, weather protection and/or shade structures, and art, among other features.*
- 4. Incorporate landscaping that receives at least 50 percent of its irrigation from harvested rainwater.*
- 5. Provide opportunities for food cultivation including a community garden and/or incorporating cultivated species into the landscaping.*
- 6. A maximum of 50 percent of common open space may be provided in a rooftop deck that includes shared amenities, weather protection, and landscaping, and is accessible to all residents.*
- 7. A shared outdoor courtyard or shared street/woonerf that is fronted by individual entrances, windows, and balconies. There should be a combination of hardscape and landscaped space and/or planters.*

APPLICANT RESPONSE: These characteristics are not requirements, however the responses to the Required Elements noted below have been informed by these characteristics.

5b. Required Elements, General.

- 1. A common open space shall be provided that is centrally located and designed with a clear function that enhances the livability of residents. These functions shall include passive and active uses. The open space shall be accessible to all residents and if possible be fronted by clearly defined unit entrances. The common open space shall serve as the focus of surrounding buildings. Entries and windows shall face the common open space to provide informal surveillance. Common open spaces shall be accessible to all residents.*

APPLICANT RESPONSE: There are two common spaces proposed in the development. On the north side, between buildings 1, 2 and the Common building, an open green will provide a focal point for community activities, both active and passive, events and open play, and accessible to all. The north edge of the open green engages with the porch area of the common building to act as a potential stage; the south edge includes zones for nature play, with paths that connect with the rest of the development.

For Buildings 3 and 4, a meandering path with a meadow inspired landscape will provide a place for strolling, sitting and contemplation. The character of the landscape will create ties to the regional landscape and strengthen a sense of place.

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Individual units will have plenty of visibility towards these spaces, and in some instances building access/entry doors as well.

Information on the layout of these areas can be found on Sheet G1.12, Site Plan. Information on the details of the site furnishings can be found on Sheet L1.00 Materials Plan.

2. Common open space shall be a minimum of 15 percent of the site.

APPLICANT RESPONSE: This project will exceed a minimum of 15% of the site in common open space. Calculations are provided in conjunction with the landscaping plans provided with this application on Sheet G1.14, Site Area Calculations.

5c. Required Elements, Clustered Housing. Clustered housing, including cottage clusters and garden apartments, must share a common courtyard in order to provide a sense of openness and community of residents.

APPLICANT RESPONSE: This project is not providing Clustered housing. This subsection is not applicable.

6. Private Open Space.

6a. Characteristics.

1. Every dwelling needs private open space for relief from indoors and to provide access to fresh air, light, and nature. Private open space may take many forms based on the size of unit.

2. They should translate into a perception of an increase in living space and the ability to invite the outdoors in. Additionally, these open spaces can provide environmental benefits with plants that consume carbon dioxide and help reduce stormwater runoff. Spaces should be adequate to be usable, allowing space for a chair to sit in, a place to barbecue or hang clothes to dry, or for a pet to curl up.

3. Private open space should enhance the residential function of the building while also improving the appearance of the building. They should be integrated into the overall architectural form and add detail to the façade.

4. Placement can vary based on privacy concerns. It can be combined across multiple floors.

APPLICANT RESPONSE: The provision of private open space for residents has taken into consideration the characteristics of private open space noted above in conjunction with the required elements noted below. See Section IV regarding request for modification in conjunction with the Planned Development Review.

6b. Required Elements.

1. All units shall have a minimum of 36 square feet of private open space that allows for personalization and private use of the space and contributes to the livability and function of the dwelling. Any exterior private open spaces shall be supplemented with operable windows to allow for cross-ventilation, increase airflow and provide the ability to control access to the outdoors.

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APPLICANT RESPONSE: All ground-floor units meet this requirement. A request for a modification to this standard for the upper-floor units is requested in Section IV of this application. See Sheet G1.13, Open Space Diagrams for details of this design element.

2. At least 50 percent of upper units shall have a balcony that is accessible from the interior of the unit that is a minimum of 60 square feet with no dimension less than 6 feet. These balconies can be designed to be up to the full width of the apartment in order to provide adequate space for use and allow greater indoor/outdoor flow. Balconies can be cantilevered, semi-recessed, or fully recessed. They should be located based on privacy and environmental concerns. If balconies are transparent, adequate storage should be provided within the unit or the larger building so that balconies do not become informal storage spaces.

APPLICANT RESPONSE: A request for a modification to this standard is requested in Section IV of this application. See Sheet G1.13, Open Space Diagrams for details of this design element.

3. Private outdoor space at the ground level must meet the requirements of Universal Standards: Front Yard regardless of whether the private outdoor space is in the front, side, or rear of a building.

APPLICANT RESPONSE: The project meets the private outdoor space at the ground level, all units at the ground level provide a patio that serves as outdoor space and meets the requirements of Type 2 front yard per 17.11.90.D.10. wherever they are in the building (front, side, or back). See Sheet G1.13, Open Space Diagrams for details of this design element.

6c. Supplemental Elements. In addition to meeting the required elements above, projects must provide private open space in the form of one of the options listed below.

1. A "Juliet-style" balcony of 12-inch dimension that allows residents to bring a sense of the outdoors into the unit. Must have doors that can open inwards or full-height sliding glass doors to allow the introduction of fresh air and sunlight. If this item is selected, units must also include operable windows to increase airflow/ability to control access to the outdoors.

2. An upper story roof-top deck or terrace that may include space for outdoor seating, dining, and planters for cultivation. This terrace may be stepped back on structures over two stories so as to reduce the visual impact of upper floors.

3. Alternative option that meets the concept and guiding principles.

APPLICANT RESPONSE: As part of this application, the project is providing an option in compliance with c.3: 'an alternative option' which meets the concept and guiding principles. See Section IV for additional detail regarding the alternative option(s) proposed. See Sheet G1.13, Open Space Diagrams for details of this design element.

7. Alleys.

APPLICANT RESPONSE: Alleyways are not required to be provided and have not been provided as part of this project. This subsection is omitted.

8. Landscaping

8a. Characteristics.

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1. Use landscape elements, particularly plant materials, in an organized and harmonious manner that will enhance, protect and promote the economic, ecological, and aesthetic environment of McMinnville.

2. Landscaping is considered by McMinnville to be an integral part of a complete comprehensive development plan. The City recognizes the value of landscaping in achieving the following objectives:

- a. Reduce soil erosion and the volume and rate of discharge of stormwater runoff.
- b. Aid in energy conservation by shading structures from energy losses caused by weather and wind.
- c. Mitigate the loss of natural resources.
- d. Provide parking lot landscaping to reduce the harmful effects of heat, noise, and glare associated with motor vehicle use.
- e. Create safe, attractively landscaped areas adjacent to public streets.
- f. Require the planting of street trees along the City's rights-of-way.
- g. Provide visual screens and buffers that mitigate the impact of conflicting land uses to preserve the appearance, character, and value of existing neighborhoods.
- h. Provide shade, and seasonal color.
- i. Reduce glare, noise, and heat.
- j. Promote compatibility between land uses by reducing the visual noise and lighting impacts of specific developments on users of the site and abutting properties.
- k. Unify development and enhance and define public and private places.
- l. Preserve existing mature trees.
- m. Enhance the urban forest and tree canopy.
- n. Encourage the use of plants native to the Willamette Valley to the maximum extent feasible, in order to reduce watering requirements and agricultural chemical applications, and to provide a sense of regional identity with plant communities unique to the area.
- o. Establish and enhance a pleasant visual character and structure to the built environment that is sensitive to safety and aesthetic issues.
- p. Support McMinnville as a community that cares about its appearance. It is further recognized that landscaping increases property values, attracts potential residents and businesses to McMinnville, and creates safer, more pleasant living and working environments for all residents and visitors to the city.

APPLICANT RESPONSE: Response to the standards below, in Required Elements reflect these characteristics in a through manner.

8b. Required Elements.

1. All areas of the site not occupied by the structures or paved areas shall be landscaped in an attractive and functional manner.

APPLICANT RESPONSE: The landscaped areas will provide seasonal and year-long appeal, readability and wayfinding for building access, definition of common and private areas, as well as human scale relatability through trees, open space proportions, etc. From a functional aspect, the common green will support resident programming and in some cases the planting can also serve as an educational touch point with the use of native and culturally significant species. In addition to the planted areas, a community garden on the east portion of the site will provide food and plant production as a way to forge relationships with the land and the community.

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2. A minimum of 20 percent of the net site shall be landscaped. Paved pedestrian paths, when integrated within the landscaped area, may satisfy up to 5 percent of this requirement. Landscaped setback areas, landscaped common open spaces, eco-roofs, vegetated stormwater facilities, preserved natural areas, and planter areas can be credited toward the minimum landscape standard.

APPLICANT RESPONSE: This project will exceed a minimum of 20% of the net site in common open space. Calculations are provided in conjunction with the landscaping plans provided with this application. See Sheet G1.14, Site Area Calculations.

9. Privacy and Screening.

9a. *Characteristics. Low walls or fences are encouraged to provide separation between private open space and common open space, streets, or internal circulation paths. Fences should be designed to integrate with the architecture of the building and add visual interest through the use of materials, color, and detail.*

APPLICANT RESPONSE: The responses to the standards of the four Required Elements reflect this characteristic.

9b. *Required Elements.*

1. *All fences on the interior of the development shall be no more than 3 feet high. Fences along the rear or side property lines of the development may be up to 6 feet high. Chain-link fences are prohibited.*

APPLICANT RESPONSE: A fence is shown on the west side property line which is not more than 6 feet high. The fence is buffered with a landscaping screen. For details on this fence, see Sheet L5.00, Planting Plan Overall.

2. *Mechanical and communication equipment and outdoor garbage and recycling areas shall be screened so they are not visible from streets and common open spaces.*

3. *Utilities such as transformers, heating and cooling, electric meters, and other utility equipment shall not be located within 5 feet of a front entrance and shall be screened with sight-obscuring materials.*

APPLICANT RESPONSE(S): This project will have very limited mechanical locations. These locations will be screening by their location and with thoughtful use of landscaping and site layout. The garbage and recycling areas that are provided are located in a manner to be in compliance with the service provider (RECOLOGY) along with proximity to the residential spaces and access. Further information on the project's compliance with garbage and recycling areas can be found in the responses to Chapter 17.61, noted below.

4. *The placement of balconies above the first story shall not create a direct line of sight into the living spaces or backyards of adjacent residential properties.*

APPLICANT RESPONSE: For context, the balconies are significantly distanced from adjacent residential properties and, because of that distance, it would be difficult to see anything clearly and, as a result of this distance, there will be not be any sort of 'looming view' into adjacent residential properties. Additionally, the setbacks of the buildings from adjacent roads and parking areas, coupled with the proposed site plantings and fence create adequate separation between the balconies and the neighbors to the west and south. Lastly, the design of the balconies, with railings that incorporate mesh will help buffer any view that remains. See Sheet

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G1.41, Sections for information on the distances associated with these balconies to the residential property.

10. Front Yard.

10a. Characteristics.

1. *For all housing types the front setback—even when it is small or zero, should be designed to provide a transition from the public realm of the street to the private realm of the dwelling.*
2. *The front setback provides a vital transition between the public area of the street and the private spaces within the dwelling. The smaller the front setback is, the more important the concept of layering public to private spaces becomes. When multi-dwelling units are on the ground floor of the building and face the perimeter of the site and surrounding streets, they must meet the standards of this section.*

APPLICANT RESPONSE: The responses to the standards noted below as Required Elements and reflect the characteristics noted above.

10b. Required Elements.

1. *Dwelling units located on the ground floor of the building and facing the perimeter of the site and surrounding streets must meet the requirements of either:*
 - a. *Front Yard Type 1: Neighborhood (please see figure below)*
 - b. *Front Yard Type 2: Urban (please see figure below)*

(Figure Provided in Ordinance of Type 1 and Type 2)

Type 2: Urban Front Yard

- a. *Gateway*
- b. *Front Yard, Courtyard or Doorcourt,*
- c. *Porch, Stoop or Terrace*

APPLICANT RESPONSE: This project is providing a Type 2 Urban Front yard: each dwelling unit at the ground floor is provided a design element of a porch, stoop, terrace or other area to indicate a change in function and to identify for residents that they have arrived home. See Sheet G1.13, Open Space Diagrams for information about these areas.

11. Compatibility.

11a. Characteristics. *New multi-dwelling housing should be compatible with its surrounding context while introducing new shape, size, and detail variation, enabling different housing styles and types to sit side-by-side harmoniously.*

APPLICANT RESPONSE: This project provides both required elements and supplemental elements which emphasize the characteristic noted in a.

11b. Required Elements.

1. *On a site with multiple buildings of varying scales (or that vary from the surrounding context), provide a gradual transition between scales. For example, locate dwellings that are similar in scale and density along the street frontage and transition to lower scale and density buildings toward the rear of the site. Use rear driveways and landscaping as a buffer backing up to adjacent properties of a different scale.*

APPLICANT RESPONSE: In response to this criterion, there is variation of scale between buildings. This scale is varied between the residential buildings and the common building. This

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variation in scale also provides for the cupola's and their variety of heights. Overall, this has been done in a gradual transition: incorporating human scale elements with details along the ground floor like porch elements pieces that create spaces that are livable and enjoyable for residents.

2. Arrange building volumes and setbacks in a way that reflects neighborhood patterns along street frontages and contributes to the desired character.

APPLICANT RESPONSE: As described above, the surrounding sites and their buildings are mostly commercial or industrial and as such, have a very large scale. This existing neighborhood pattern may not be one that is desired to be mimicked; however, moving forward, the site design divides the project into a north and south portion with a pedestrian connection in between that aligns with the surrounding road to the east of the site. This helps to set the scale for the buildings, while also responding to the expected scale of the neighborhood while establishing a relationship with the surrounding neighborhood. This has also been accomplished with a division in the east/west axis, with a pedestrian path that connects with all the buildings through a variety of common open spaces that also helps to set the scale for the buildings. See Sheet G1.12, Site Plan.

3. Arrange courtyard apartments so that end units reflect a neighborhood context of detached units along the street frontage.

APPLICANT RESPONSE: The project is not courtyard apartment by the definition of 17.11.090. This criterion is not applicable.

4. Step down taller buildings next to smaller buildings to enable buildings of larger-scale but similar proportions to blend in with surroundings.

APPLICANT RESPONSE: In response to this criterion, there is variation of scale between buildings. This scale is varied between the residential buildings and the common building. This variation in scale also provides for the cupola's and their variety of heights. Overall, this has been done in a gradual transition: incorporating human scale elements with details along the ground floor like porch elements pieces that create spaces that are livable and enjoyable for residents.

5. Step back upper floors so that the first two stories frame the street and relate to the human scale and reduce the visual impact of the third and higher floor.

APPLICANT RESPONSE: For this project, the only applicable street frontage is SE Stratus Lane. There are two residential buildings located along this frontage. As noted previously, the site's overall layout is to create as much community space within the center of the project and this has been accomplished by providing well over the required amount of landscaping and common open space to the project. However, on balance, the buildings are located with a substantial setback from SE Stratus—this minimizes the need to create a visual impact of the upper floors from the street edge, as the street edge is substantially distanced away from the building. On balance, the project has provided a large landscaped buffer area along this street frontage which reduces the visual impact of the parking area. A request for a modification to this standard is requested in Section IV of this application. See Sheet G1.31, Elevations and G1.32 Overall Elevations for details on the proposal.

11c. Supplemental Elements. In addition to meeting the required elements above, projects must respond to the compatibility requirement in the form of three of the options listed below.

1. Use roof forms and bays to break up the overall mass of larger residential structures.

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2. Walls incorporate vertical wall offsets, projections, or recesses to reduce building façades into smaller volumes and define visually distinct living unit modules.
3. Step back upper floors so that the first two stories frame the street and relate to the human scale and reduce the visual impact of the third and higher floor.
4. Mark a distinct physical transition between the base and upper floors of a building through a change in brick pattern, change in materials and/or wall surface pattern, articulation of a floor line, or change in window types.
5. Use horizontal elements the entire width of the front façade to mark a break between floors or along the roofline including band course, band molding, bellyband, or belt course.
6. Use a variation in roof forms on all four elevations of a structure to visually break up monotony including pitched or sloping roof elements, variations in pitch and height of roof planes, dormers, eaves, gale, or dormer end brackets, corbels, or decorative wood timbers.
7. Limit continuous ridgelines to less than 40 feet in length and continuous eaves to 25 feet in length.
8. Step down taller buildings next to smaller buildings to enable buildings of larger-scale but similar proportions to blend in with surroundings.

APPLICANT RESPONSE: In response to this requirement for supplemental elements, the project has chosen 3 criteria which are as follows:

- Roof Forms (Criterion #1) and (Criterion #6). The roof forms provided work to break up the masses of the residential buildings;
- Walls incorporate vertical wall offsets/reduce building facades (Criterion #2). All of the walls of the project provide variation in order to reduce façade massing along all of the frontages;

See Sheets G1.31, Elevations and G1.32, Overall Elevations as provided with this application.

12. Wall and Roof Design.

12a. Characteristics.

1. For buildings that front the street, avoid long, monotonous, uninterrupted walls. Modulate buildings walls and roofs to prevent large, uninterrupted walls and building mass.
2. Differentiate between the base of the building and the top of the building to enhance the pedestrian realm. Make base treatment cohesive across façades and integrate with the architectural character of the building.
3. Multi-dwelling development must address the following design objectives:
 - a. Articulation – All street-facing buildings shall incorporate design elements that break up façades into smaller planes.
 - b. Eyes on the street – A certain percentage of the area of each street-facing façade must be windows or entrance doors.
 - c. Main entrance – On street-facing façades, at least one main entrance must meet standards for location, orientation, and visibility.
 - d. Detailed Design – All street-facing buildings shall include several features.

APPLICANT RESPONSE: This project provides both required elements and supplemental elements which emphasize the characteristic noted in a. characteristics, above along the facades of the buildings which front the street.

12b. Required Elements.

1. Articulation.

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a. For multi-dwelling buildings with 30 to 60 feet of street frontage, a minimum of one of the following elements shall be provided along the street-facing façades.

b. For buildings with over 60 feet of street frontage, at least one element below shall be provided for every 30 feet of street frontage. Elements shall be distributed along the length of the façade so that there are no more than 30 feet between two elements.

1. A porch at least 5 feet deep.
2. A balcony that is at least 2 feet deep and is accessible from an interior room.
3. A bay window that extends at least 2 feet.
4. A section of the façade that is recessed by at least 2 feet deep and 6 feet long.
5. A gabled dormer.

c. Buildings under 30 feet in length are exempt from these requirements.

APPLICANT RESPONSE: This criteria is applicable as the site contains 334 feet of street frontage along SE Stratus. To comply with meeting the standard requiring two design elements, the project's design has provided the following:

For Buildings #1, #2, and #5 which front SE Stratus, each entryway contains a porch element that is at least 5 feet in depth. Additionally, for Buildings #1, #2 and #5, sections of the facades contain recesses of at least 2 feet. These design elements are distributed across multiple buildings and multiple building types (residential and common buildings) which are spaced across the lengthy street frontage. This variety, along with the design element's repetition, meets the criteria of this standard regarding diversity along with repetition.

See Sheets G1.31, Elevations and G1.32, Overall Elevations as provided with this application.

2. Eyes on The Street.

a. At least 15 percent of the area of each street-facing façade must be windows or entrance doors. Windows used to meet this standard must be transparent and allow views from the building to the street. Glass blocks and privacy windows in bathrooms do not meet this standard.

b. Window area is considered the entire area within the outer window frame, including any interior window grid.

c. Doors used to meet this standard must face the street or be at an angle of no greater than 45 degrees from the street.

APPLICANT RESPONSE: This is applicable as the site contains 334 feet of street frontage along SE Stratus. To provide for ground floor activity and interest, there are multiple areas of activity which create additional 'eyes on the street' on the ground level.

- Common building. The common building (Building #5) provides for activity at the ground floor in the form of office space and resident services;
- Residential buildings. Building #1 and #2 also provide for activity and glass/window area in the form of ground floor entries, porches and doorways.

See Sheets G1.31, Elevations and G1.32, Overall Elevations as provided with this application.

These design components are provided along the site's frontage along on a very large, lengthy, transitional site. The project's overall layout responds to requirements to create an internal

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community, while not turning its back on a busy street along SE Stratus and the even busier Three Mile Lane/Highway 18.

The design components provided meet the requirement of 15% for the street-facing façade.

See G1.31, Elevations and G1.32, Overall Elevations as provided with this application.

3. Main Entrances.

Main entrances must meet both of the following standards.

- a. Be no further than 8 feet behind the longest street-facing wall of the building.*
- b. Face the street, be at an angle of up to 45 degrees from the street, or open onto a porch. If the entrance opens up onto a porch, the porch must meet all of these additional standards.*
 - 1. Be at least 25 square feet in area with a minimum 4 feet depth.*
 - 2. Have at least one porch entry facing the street.*
 - 3. Have a roof that is no more than 12 feet above the floor of the porch.*
 - 4. Have a roof that covers at least 30 percent of the porch area.*

APPLICANT RESPONSE: This is applicable as the site contains 334 feet of street frontage along SE Stratus. SE Stratus is a busy street and is visually connected to the even busier Three Mile Lane/Highway 18. The provision of a main entrance requirement is to provide additional activity along public street frontages, while ensuring that the overall project maintains activity along street frontages. In this situation, architectural activity along SE Stratus has to be balanced with the provision of auto parking, overall site safety and establishing internal areas which lend themselves to community. For this project, each building contains individual main entrances along the ground floor.

As a result, a modification request has been included with this application in the form of a request in conjunction with the Planned Development Application. A full response to the criteria associated with this request is included in Section IV of this application.

4. Detailed Design.

- a. For multi-dwelling buildings with up to 30 feet or more of street frontage, a minimum of two of the elements shall be provided along the street-facing façade or façades.*
- b. For buildings with over 30 feet of street frontage, at least one element shall be provided for every 30 feet of street frontage. Elements shall be distributed along the length of the façade so that there are no more than 30 feet between two elements.*
 - 1. Covered porch at least 5 feet deep, as measured horizontally from the face of the main building façade to the edge of the deck, and at least 5 feet wide.*
 - 2. Recessed entry area at least 2 feet deep, as measured horizontally from the face of the main building façade, and at least 5 feet wide.*
 - 3. Offset on the building face of at least 16 inches from one exterior wall surface to the other.*
 - 4. Dormer that is at least 4 feet wide and integrated into the roof form.*
 - 5. Roof eaves with a minimum projection of 12 inches from the intersection of the roof and the exterior walls.*
 - 6. Roofline offsets of at least 2 feet from the top surface of one roof to the top surface of the other.*

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7. Horizontal lap siding between 3 to 7 inches wide (the visible portion once installed). The siding material may be wood, fiber-cement, or vinyl.
8. Brick, cedar shingles, stucco, or other similar decorative materials covering at least 40 percent of the street-facing façade.
9. Gable roof, hip roof, or gambrel roof design.
10. Window trim around all windows at least 3 inches wide and 5/8 inches deep.
11. Window recesses, in all windows, of at least 3 inches as measured horizontally from the face of the building façade.
12. Balcony that is at least 3 feet deep, 5 feet wide, and accessible from an interior room.
13. Bay window at least 2 feet deep and 5 feet long.
14. One roof pitch of at least 500 square feet in area that is sloped to face the southern sky and has its eave line- oriented within 30 degrees of the true north/ south axis.

APPLICANT RESPONSE: This is applicable as the site contains 334 feet of street frontage along SE Stratus. In response, elements 1, 3, 5 and 7 have been provided as part of this project. Each of these elements have been spaced across each of the applicable elevations so as to be cohesive across multiple buildings. These different features respond to the larger scale than is expected with a single building. For example, element 5 is provided in the main roof of the building but not the cupolas. Element 7 is provided on partial portions of the elevation at Building #1 and #2. Architectural elements are spaced based on the building spacing. Detailed information has been provided on each elevation for each building as part of the series of Building Elevations provided with this application plan set.

FINDING (Section 17.11.090, Residential Design and Development Standards: Apartments): SATISFIED WITH CONDITIONS. The applicant's plans and narrative address the standards for apartments/multi-dwelling development, except the applicant has requested flexibility to certain standards for certain parts of the development. Consistency with these standards is contingent on approval of the master plan, incorporating and authorizing the flexibility requested with the Planned Development Amendment.

17.11.100 Universal Design Standards.

APPLICANT RESPONSE: The proposed housing type, Apartment Blocks, are not required to respond to this criteria. This subsection is omitted.

NOTE: ADA as per federal standards is still applicable and will be addressed per Building Permit.

FINDING (Section 17.11.100. Residential Design and Development Standards: Residential Universal Design Standards). NOT APPLICABLE. This section doesn't apply to apartments.

17.11.110 Planned Development Residential Design and Development Standards.

Chapter 17.51 of the McMinnville Municipal Code allows for planned development overlays in McMinnville as a means of providing greater flexibility and greater freedom of design in the development of land than may be possible under strict interpretation of the provisions of the zoning ordinance. McMinnville encourages residential planned developments as a means of achieving the City's adopted Great Neighborhood Principles.

A. Guiding Principles.

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A1. Appropriate site size and scale. Small to medium sites (10,000 square feet to 40,000 square feet) should act as infill sites and respond to the surrounding neighborhood in scale, character, building design, details and materials. Large sites (over 40,000 square feet) should provide a variety of housing types, centralized common open space, and an interconnected system of streets and pathways that connect to the surrounding neighborhood.

APPLICANT RESPONSE: The site is over 40,000 square feet and provides a variety of apartment homes, at 1,2 and 3 bedroom formats. It also provides multiple, centralized common open space areas with a connected system of pathways and access points which connect to the surrounding neighborhood. See Sheet G1.12, Site Plan.

A2. Livability. Residential Planned Developments should contribute to a livable neighborhood by incorporating visually pleasing design, minimizing the impact of vehicles, emphasizing pedestrian and bicycle connections, and providing public and private open spaces for outdoor use.

APPLICANT RESPONSE: This development creates a livable neighborhood on a transitional site: it does this by creating a modest scale, with multiple buildings. These buildings are situated across a site layout which focuses on the large central open spaces provided for residents. Pedestrians and cyclists are connected to the greater neighborhood at a variety of points and vehicle impacts are minimized, by limiting them to the edges of the site. See Sheet G1.12, Site Plan.

A3. Compatibility. Residential Developments should have a scale that is appropriate for the surrounding neighborhood and maintains the overall residential character of McMinnville.

APPLICANT RESPONSE: As shown on the G1.31, Elevations Plan, the scale of the proposed project is compatible with the surrounding buildings.

A4. Safety and Functionality. Developments should be safe and functional, by providing visibility into and within a residential development and by creating a circulation system that prioritizes bicycle and pedestrian safety.

APPLICANT RESPONSE: Access and circulation through the site will be available via three auto access points: one on SE Stratus and then three from the private access drive. The project will manage site circulation by the residents in the following manner: they will provide signage on-site which will lead residents to use the private access drive closest to SE Stratus. The circulation patterns for trash and recycling as well as fire access are noted on Sheet G1.12, Site Plan and reflect the requirements for access widths for safety and maneuverability.

A5. Enduring quality. Residential Planned Developments should incorporate design and building practices that promote the economic, ecological, and aesthetic environment of McMinnville, such as energy conservation, preservation of trees and open space, and quality building materials.

APPLICANT RESPONSE: This planned development meets the criteria for enduring quality based on the following: the project will be energy efficient, based on the project targeting Earth Advantage certification. The provision of landscaping, in a variety of formats, including trees and native plantings in excess of the City's requirement of 25% will also provide a sense of quality and permeance to the neighborhood. Additionally, the building materials which are chosen to be long lasting and which resonate with the agrarian aesthetic will also provide enduring quality to the project. Detailed information for the building materials has been provided on each elevation

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for each building as part of the series of Building Elevations provided with this application plan set.

B. Required Elements, Great Neighborhood Principles. All residential planned developments shall meet the Great Neighborhood Principles as identified below.

- B1. Natural Feature Preservation.*
- B2. Scenic Views.*
- B3. Parks and Open Spaces.*
- B4. Pedestrian Friendly.*
- B5. Bike Friendly.*
- B6. Connected Streets.*
- B7. Accessibility.*
- B8. Human Scale Design.*
- B9. Mix of Activities.*
- B10. Urban-Rural Interface.*
- B11. Housing for Diverse Incomes and Generations.*
- B12. Housing Variety.*
- B13. Unique and Integrated Design Elements.*

APPLICANT RESPONSE: See response to the standards for the Great Neighborhood Principles in Section II of this application.

C. Required Elements, Common Open Space. All Residential Planned Developments over four units shall meet the fundamental and supplemental requirements for Common Open Space.

C1. Characteristics.

- a. Common open spaces offer residents social and health benefits while also defining and bringing character to a development.*
- b. Common open spaces may include shared recreational facilities such as play areas, sports fields or swimming pools; rooftop decks that prompt interaction and include shared amenities such as grills, play space, or seating.*

C2. Guiding Principles.

- a. Common open space should be appropriately located so users feel safe and residents take ownership and responsibility for the shared space.*
- b. The design should take into account its relationship to units, entries, and windows, as well as how landscaping or other barriers may impact sight corridors.*
- c. Common open spaces should have clear intended uses with visual cues to inform users as to the desired function.*
- d. Avoid large, hard-surfaced or landscaped areas that lack furnishings or other design elements suggesting specific activities.*
- e. Break down large spaces into smaller, comfortable outdoor rooms through the use of fencing or low walls, furnishings and lighting, building placement, and plantings.*
- f. Sensitive design will produce greater benefits than expensive materials or furnishings and certainly more options for use than large undefined open areas.*

APPLICANT RESPONSE: The responses noted below for meeting the Fundamental Requirements reflect these Characteristics and Guiding Principles.

C3. Fundamental Requirements.

- a. A common open space shall be provided that is centrally located and designed with a clear function that enhances the livability of residents in the planned development. These*

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functions shall include passive and active uses. The open space shall be accessible to all residents and if possible be fronted by clearly defined unit entrances. The common open space shall serve as the focus of surrounding buildings. Entries and windows shall face the common open space to provide informal surveillance. Common open space shall be accessible to all residents.

APPLICANT RESPONSE: There are two common spaces proposed in the development. On the north side, between Buildings #1, #2 and the Common building, an open green will provide a focal point for community activities, both active and passive, events and open play, and accessible to all. The north edge of the open green engages with the porch area of the common building to act as a potential stage; the south edge includes two zones for nature play, with paths that connect with the rest of the development.

For Buildings #3 and #4, a meandering path with a meadow inspired landscape will provide a place for strolling, sitting and contemplation. The character of the landscape will create ties to the regional landscape and strengthen a sense of place.

Residential units will have plenty of visibility towards these spaces, and in some instances building access/entry doors as well.

Information on the areas provided for common open space can be found on Sheet G1.12, Site Plan and detailed information on the materials and furnishings of each of the associated common open space areas can be found on Sheet L1.00, Materials Plan.

b. Common open space shall be a minimum of 15 percent of the planned development. Passive open space shall not be more than 5 percent of the planned development.

APPLICANT RESPONSE: This project exceeds the requirements for Common Open Space across the project. Quantities and calculations of open space areas are noted on Sheet G1.14, Site Area Calculations.

c. When vehicular areas are located between dwellings and common open space, clearly defined pathways shall be provided to enhance pedestrian safety.

APPLICANT RESPONSE: Thoughtful consideration has been put into the layout and circulation of the site, with no vehicular areas are located between dwellings and common open space.

d. Pathway surface shall be clearly marked and differentiated from the vehicular area with paint or alternative paving material.

APPLICANT RESPONSE: All vehicular areas are paved with asphalt, while pedestrian circulation is paved with concrete; at crossings and transitions between pedestrian and vehicular circulation, the pedestrian corridors create a raised table in addition to tactile warning for added awareness. See Sheet L1.00, Materials Plan for details on the hardscaping elements.

e. Common open space shall have a minimum dimension of 20 feet at the narrowest part.

APPLICANT RESPONSE: All Common Open Space areas contain a minimum dimension of 20 feet. Quantities and calculations of open space areas are noted on Sheet G1.14, Site Area Calculations.

f. Walkways are required between dwellings and common open space.

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APPLICANT RESPONSE: Walkways are provided around the common green, nature play and community gardens. These connect to the site circulation system to provide access between buildings, parking and other areas. Of note, is that the Meadow (area) has a meandering path across the space, with only visual connections from the units and private patios to provide privacy and separation between common and private space. See Sheet L1.00, Materials Plan for details on the hardscaping elements.

C4. Supplemental Requirements. Provide at least four of the options listed below.

To comply with this supplemental requirement, four of the options below have been incorporated into the design. This includes recreational areas, tree canopy, site amenities for seating and weather protection and a community garden. Details are noted as follows:

a. Provide opportunities for formal and informal recreational use by residents of all ages. This could be a shared recreational facility including sport fields, play structure, bike track, courts, swimming pool, or other options.

APPLICANT RESPONSE: There are multiple recreational activity locations on site. These include provisions for common open space, open spaces in conjunction with the Community Building and areas identified as the Meadow and Community Gardens. See Sheet L1.00, Materials Plan for details on the various site furnishings which will be used to program the common open space areas.

b. Provide tall deciduous trees for summer shade and winter solar access. When possible preserve and incorporate large existing trees at least 9 inches in diameter as a focal point of open spaces.

APPLICANT RESPONSE: A variety of trees have been provided across the site. They have been chosen for their appropriateness and to contribute to the shading and solar access at either summer or winter seasons. No existing trees are currently on-site. See Sheet L5.00, Planting Plan Overall for tree species details at all site locations.

c. Enhance the usability of the space through the inclusion of elements including seating, outdoor lighting, weather protection and/or shade structures, and art, among other features.

APPLICANT RESPONSE: The project will include a variety of seating options, appropriate lighting and weather protection/shade. See Sheet L1.00, Materials Plan for details on the various site furnishings which will be used to program the common open space areas.

d. Incorporate landscaping that receives at least 50 percent of its irrigation from harvested rainwater.

APPLICANT RESPONSE: Irrigation has been provided in the form of an automatic irrigation system. See Sheet L4.00, Design-Build Irrigation for information about the proposed system.

e. Provide opportunities for food cultivation. Include a community garden and/or incorporate cultivated species into the landscaping.

APPLICANT RESPONSE: As described, a community garden has been proposed. The location of the plots is based on maximizing sun exposure, ease of access and visibility as a site amenity that celebrates community. Additional seating and storage areas are also proposed to enhance

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the functionality and enjoyment of the garden. See Sheet L1.00, Materials Plan for details on the various site furnishings provided in conjunction with the community garden.

D. Supplemental Elements, Consideration.

D1. Modular Block Layouts.

a. An intermix of housing types is possible if blocks are platted with a lot width module that can be aggregated. If lots are increments of 25 to 30 feet wide and can be aggregated into lots that are 50 or 60 feet wide (or 75 or 90 feet wide), a wide variety of dwelling types can occupy the same block.

1. For example, narrow lot dwellings such as townhouses or tiny houses on 25 foot lots may sit next to larger lot dwellings such as courtyard apartments or cottage clusters on a 50- or 75-foot lot.

b. In a new planned development, the greatest flexibility for lot variety is provided by having an alley serve as parking and driveway to each lot (see Figure "Block with Alley").

c. When parking is accessed via a driveway from the front of the lot, the lot width is governed by frontage requirements of Universal Design Standards – Street Frontage, and the minimum lot width will be 40 feet (see Figure "Block without Alley").

APPLICANT RESPONSE: These are supplemental elements for consideration and are not requirements. As described, the site's area is existing.

D2. Block Lengths

...

D3. Partial Alley at End of Block

...

D4. Usable Side Yard Setback.

...

FINDING (Residential Design and Development Standards. Section 17.11.110. Planned Development Residential Design and Development Standards): SATISFIED WITH CONDITIONS.

- As specified in Section 17.11.011, the standards in this chapter are applicable to new housing construction.
- The application is subject to the provisions of Section 17.11.090, Apartments.
- As specified in Section 17.11.100, the Universal Design Standards in that section are not applicable to apartments.
- Because the property is subject to a Planned Development Ordinance, the provisions of Section 17.11.110, Planned Development Residential Design and Development Standards, apply. Some are optional.

The applicant has provided a narrative with responses addressing each of the standards, in addition, the plans and elevations submitted by the applicant provide the information needed to determine compliance with the applicable provisions of Chapter 17.11. As part of the Planned Development Amendment, the applicant has also requested flexibility regarding certain multi-dwelling standards in Chapter 17.11, which are addressed under the provisions for Section 17.51 of this decision document.

Chapter 17.33. C-3 Zone.

APPLICANT RESPONSE: This site's base zoning is C-3, General Commercial, however, the Planned Development Ordinance #5095 provides the de-facto zoning for the site.

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FINDING (Chapter 17.33): SATISFIED. The property is subject to the provisions of the C-3 zone, as modified by the provisions of the Planned Development Overlay Ordinance 5095. Apartments are a permitted use in the C-3 zone, subject to the provisions of the R-4 zone. Some of those provisions are governed by the provisions of Planned Development Overlay Ordinance 5095, which contains some provisions which are more restrictive than those of the C-3 and R-4 zones. The R-4 zone specifies that density maximum may not apply to permitted housing types other than single attached dwellings. In addition, some of the multi-dwelling standards in 17.11.090, including some standards for a lot over 14,000 square feet in size, supersede some provisions of the R-4 zone.

Chapter 17.52. Airport Overlay Zone

...

17.52.030 *General Restrictions. No use in the Airport Overlay Zone shall:*

- A. *Create electrical interference with navigational signals or radio communication between the airport and aircraft; or*
- B. *Otherwise endanger or interfere with the landing, takeoff, or maneuvering of aircraft intending to use the airport.*

...

17.52.060 *Horizontal Zone Restrictions. The following uses are prohibited in the Horizontal Zone: Any structure which exceeds a height greater than 309 feet above MSL except that a structure may be constructed to a vertical height no greater than 35 feet above the ground in the Eola Hills.*

...

FINDING (Chapter 17.52): SATISFIED WITH CONDITIONS. The subject property is within the Airport Overlay Zone, which is comprised of several sub-areas. The subject property is within the Horizontal Zone. 17.52.030, General Restrictions, and 17.52.060, Horizontal Zone Restrictions, apply to the subject property.

The general restrictions of the Airport Overlay Zone will continue to be applicable to the property and the operation of the use since it is located within the Airport Overlay Zone. There is nothing related to the residential use or development that is expected to create electrical interference or otherwise endanger or interfere with the landing, takeoff, or maneuvering of aircraft intending to use the airport.

The proposed structures will not exceed a height greater than 309 feet above mean sea level (MSL). The published airport elevation is 163 above MSL, so a building exceeding 309 feet above MSL would be approximately 146 feet tall.

Chapter 17.54. General Provisions

FINDING (Chapter 17.54): SATISFIED WITH CONDITIONS. This Chapter includes various provisions, including those regarding exceptions to building height, fences (recodified as MMC 8.10.210), yards, and clear vision areas. Fences within interior side and rear yards are limited to seven feet in height. Clear vision areas are to be maintained at driveway approaches and street intersections. A clear vision area shall contain no planting, fence, wall, structure or temporary or permanent obstruction exceeding three (3) feet in height, measured from the top of the curb or, where no curb exists, from three and one-half (3.5) feet above the edge of the pavement, or top of asphalt measured at the property line, except that the following may be allowed in a clear vision area.

1. Trees exceeding this height may be located in the clear vision area provided all branches and foliage are removed to a height of eight feet above the grade;
2. Telephone, power, and cable television pole, electrical junction boxes.
3. Government issued traffic safety signs.
4. Telephone switch boxes provided they are less than 10 inches wide at the widest dimension.

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Chapter 17.57. Landscaping

FINDING (Chapter 17.57): *The findings regarding the applicable provisions of this chapter are addressed in the findings for the landscape plan review in this decision document.*

Chapter 17.58. Trees

...
17.58.080 Street Tree Planting - When Required. *All new multi-dwelling development, commercial or industrial development, subdivisions, partitions, or parking lots fronting on a public roadway which has a designated curb-side planting strip or planting island shall be required to plant street trees in accordance with the standards listed in Section 17.58.090.*

17.58.100 Street Tree Plans.

A. Submittal.

...
2. *Commercial, Industrial, Parking Lots, and Multi-dwelling Residential Development: Landscape plans, to include street tree planting as may be required by this ordinance, shall be submitted to the Landscape Review Committee for review and approval prior to the issuance of a building permit.*

17.58.110 Street Tree Planting.

...
B. *Commercial, Industrial, Multi-dwelling, Parking Lot Development.*
1. *Planting Schedule: Street trees required of a commercial, industrial, multi-dwelling, or parking lot development shall be installed at the time all other required landscaping is installed.*

FINDING (Chapter 17.58): *The findings regarding the applicable provisions of this chapter are addressed in the findings for the landscape plan review in this decision document.*

Chapter 17.60. Off-Street Parking and Loading

Section 17.60.060.A. *Spaces, Number required.*

Residential land use categories

3. *One and one-half spaces per dwelling with less than three bedrooms, two spaces per dwelling unit with three or more bedrooms, and one space per dwelling unit which is expressly reserved for senior or handicapped persons.*

8. *Affordable Housing – Two - bedroom or less, serving households of 80% Area Median Income (AMI) or less (AMI is calculated per Yamhill County as determined by the State Housing Council based on information from the United States Department of Housing and Urban Development.) Income levels will need to be certified.*

0.5 spaces per dwelling unit for units 2 bedroom or less.

17. *Professional office (non-medical or dental): 1 per 300 square feet.*

APPLICANT RESPONSE: The mix of units includes 1, 2 and 3 bedroom units and secondary office space. The parking calculation references affordable housing for the 2-bedroom or less units and the multifamily requirement for the three-bedroom units and office for the areas devoted to staff.

145 units * 0.5 = 72.5 spaces (rounding up)

30 units * 2 = 60 spaces

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8 spaces for Office/Common Building

Based on these requirements, the total number of required spaces is 141 spaces. However, this project has been able to provide a total of 211 parking and loading spaces, plus an additional 41 parking spaces that are shared in an easement benefitting the adjacent land owner (medical office) per a private agreement, for a site total of 252 spaces. See Sheet G1.12, Site Plan for locations and further details on quantities.

17.60.070 Off-street loading requirements.

A. Buildings or structures to be built or substantially altered which receive and distribute materials and merchandise by trucks shall provide and maintain off- street loading berths in sufficient number and size to adequately handle the needs of the particular use.

B. The following standards shall be used in establishing the minimum number of berths required:

Gross Floor area of the Building in Square Feet

5,000 to 10,000: 1 Berth

10,000 and over: 2 Berths

APPLICANT RESPONSE: Five loading spaces have been provided for the project. See Sheet G1.12, Site Plan for locations.

17.60.080 Design requirements.

A. All parking lots and driving aisles shall be asphaltic cement concrete or Portland cement concrete with driving aisles, maneuvering aisle and parking spaces clearly marked, except that in an industrial zone, parking spaces which are in addition to those required by this chapter, may be surfaced with a minimum of treated gravel and maintained dust free.

APPLICANT RESPONSE: All parking areas are hard surfaced as required above.

B. In a residential zone, a required front yard or a required side yard adjacent to the street shall not be used for any purpose except for off-street parking of motor vehicles, unless otherwise allowed by this ordinance, and such parking space shall not be less than twenty feet in depth from the property line.

APPLICANT RESPONSE: An off-street parking area has been noted between the buildings and SE Stratus. The parking area is not less than 20 feet in depth from the property line. This dimension is referenced on Sheet G1.12, Site Plan.

C. Safe access shall be provided as follows:

- 1. Access aisles shall be of sufficient width for all vehicular turning and maneuvering.*
- 2. Groups of more than four parking spaces shall be so located and served by a driveway that their use will require no backing movements or other maneuvering within a street right-of-way other than an alley.*
- 3. Driveways to off-street parking areas shall be designed and constructed to facilitate the flow of traffic and to provide for maximum safety of pedestrians and vehicular traffic on the site.*
- 4. Clear vision areas shall be provided at driveway exits for all uses except single-detached dwellings and plexes, shall have minimum dimensions of ten feet measured along the street right-of-way and the edge of the driveway. In commercial and industrial zones, buildings and signs may be constructed with cantilevers which extend out over the clear vision area at a height greater than eight feet when measured from the top of the curb, or where no curb exists, from the established centerline grade. Except for existing permanent buildings and structures (other*

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than signs), nonconformities shall be made to comply with the provisions of this section within seven years from the date of its adoption.

5. Driveway cuts shall be a minimum of twenty feet from a street intersection.

D. Parking areas shall be made compatible with surrounding uses as follows:

1. Parking spaces along the outer boundaries of a parking area shall be contained by a curb or a bumper rail so placed to prevent a motor vehicle from extending over an adjacent property, sidewalk, or street.

2. When a parking area in a commercial or industrial zone abuts a property in a residential zone, a site-obscuring fence or wall, either permanent or of living material, shall be placed along the affected property line. The responsibility for placement of the fence or wall lies with the commercial or industrial property.

3. Artificial lighting which may be provided shall be so deflected as not to shine or create glare in any residential zone or on any adjacent dwelling.

E. Space size minimum shall be as follows:

1. Handicap parking spaces shall be a minimum of twelve feet wide and 19 feet in length.

2. Compact and subcompact parking spaces shall be a minimum of eight feet by sixteen feet.

3. Standard parking spaces shall be a minimum of eight feet six inches by nineteen feet.

F. The type of space shall be set as follows:

1. Handicap spaces shall be required and designated as per current federal, state, and local regulations.

2. Standard spaces shall comprise not less than sixty-five percent of all newly constructed lot spaces.

APPLICANT RESPONSE: The parking area spaces and drive aisles meets the dimensions of the Parking Maneuvering Room Table.

17.60.125 Shared access: Shared access.

When it is in the public interest, a shared driveway and circulation subject to a shared access easement and agreement may be authorized by the Planning Director when it would achieve one or more objectives of the Comprehensive Plan or this ordinance, such as reducing access points onto access-managed streets or reducing the amount of land required for access to parking spaces. Except where otherwise provided in this ordinance, a shared driveway to access parking spaces shall not replace the requirements for street frontage or other provisions of this code. The Planning Director may require that a shared driveway be located on the common property line between properties in certain circumstances, such as a situation where access is shared, but parking is not.

APPLICANT RESPONSE: As part of the previous (and existing) private agreements for this site, a shared access/parking/maintenance agreement and easements with the adjacent property owner exists. Documentation associated with these agreements is included in this application.

Access and circulation through the site will be available via three auto access points: one on SE Stratus and then three from the private access drive. The project will manage site circulation by the residents in the following manner: they will provide signage on-site which will lead residents to use the private access drive closest to SE Stratus. The circulation patterns for trash and recycling as well as fire access are noted on the Site Plan and reflect their requirements for access widths for safety and maneuverability. See Sheet G1.12, Site Plan for notations regarding site circulation and access.

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17.60.140 Bicycle parking.**A. Bicycle parking facilities shall be required as follows:**

1. In any commercial (C-1, C-2, and C-3) or office/residential (O-R) zone, bicycle parking facility requirements shall be based on the amount of automobile parking required. The minimum number of bicycle parking spaces provided shall be ten percent of the automobile parking spaces required.
2. The uses exempted from bicycle parking requirements include: residential uses, drive-in theaters, mortuaries, motels, hotels, and automobile service stations
3. In all zones, for each fifteen automobile parking spaces required, a required automobile parking space may be eliminated if five bicycle parking spaces are provided.

APPLICANT RESPONSE: This project is not required to provide bicycle parking; however, as detailed on Sheet L1.00, Materials Plan, the project is providing dispersed ribbon racks throughout the site in order to provide convenient locations for bicycle parking associated with residents, visitors and staff.

FINDING (Chapter 17.60. Off-Street Parking and Loading): SATISFIED WITH CONDITIONS. The plans submitted by the applicant, together with the above responses, demonstrate compliance with the off-street parking and loading standards of Chapter 17.60.

Chapter 17.61. Solid Waste and Recycling Enclosure Plan**17.61.030 Guidelines and Standards (Trash Enclosure)****17.61.030 Guidelines and Standards.**

A. The location of an enclosure must allow for collection agency drive-in access. A fifty-foot (50) access approach is recommended. In addition to the approach, either an exit that allows the truck to move forward or a turn area with a minimum radius of 46.5 feet is preferred. Both approach and location shall be unobstructed and free of over head wires and low hanging trees. An eighteen-foot (18) minimum height clearance above the enclosure approach is required and a thirty-two-foot (32) vertical clearance is required above the container itself. The enclosure shall be of sufficient size to store trash and recycling receptacles, the size of which shall be determined by the collection agency and will be based on proposed use. A minimum distance of two-feet (2) is required between the container and existing or proposed structures. The enclosure shall be a minimum of six-feet (6) tall or six inches (6) higher than the top of the tallest container.

APPLICANT RESPONSE: See Sheet 4-A511, Enlarged Plans, Trash Enclosure for details on the size and dimensions of the enclosure. The location of the site's enclosure can be found on the Sheet G1.12, Site Plan along with the provisions for access to this area.

B. Solid waste enclosures shall not be located within twenty-feet (20) of a required front or exterior yard and should be placed at the rear of a building whenever possible. Should an enclosure be placed within a required landscaped front or exterior yard, additional landscaping must be provided elsewhere on the property to compensate for the encroachment into the required landscaped yard. Any modifications to required landscaping must meet the approval of the Landscape Review Committee.

APPLICANT RESPONSE: The solid waste and recycling location is not located on the front or exterior yard. The location is near the parking area on the east side of the site. This portion of the site is not adjacent to any residential uses, and is surrounded by parking and utilitarian functions.

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C. Any trash or recycling enclosure which is visible from the street must provide landscaping around three (3) sides of the structure. Climbing vines and screening shrubs or hedges are appropriate and landscaping must be a minimum of three-feet (3) in height at the time of planting.

APPLICANT RESPONSE: The solid waste and recycling location is not located in an area where it is visible from street frontage.

D. Where a commercial or industrial zone abuts a residential zone, enclosures must be placed a minimum of thirty-feet (30) from any residential structure or as otherwise approved by the Planning Director.

APPLICANT RESPONSE: The solid waste and recycling enclosure is located on the opposite side of the site from the residentially-zoned adjacent property.

E. Generally, the design of the structure should match the exterior surface of the building and can be constructed of masonry, wood or concrete blocks in combination with plant material capable of forming a complete evergreen hedge. The floor of the enclosure shall be a concrete holding pad which must extend eight-feet (8) beyond the gates.

APPLICANT RESPONSE: See Sheet 4-A511, Enlarged Plans, Trash Enclosure for details on the size and dimensions of the enclosure.

F. Gates that screen the containers are required and must remain closed at all times except at times of service.

APPLICANT RESPONSE: Gates have been provided and are shown on the details for the trash enclosure. See Sheet 4-A511, Enlarged Plans, Trash Enclosure for details on the size and dimensions of the enclosure. Their closure is understood by the Applicant.

G. Parking is prohibited in front of the enclosure and all parked vehicles must be located at a safe distance. A "No Parking" sign must be visibly placed on the gates of the enclosure.

APPLICANT RESPONSE: This is understood by the Applicant. A separate signage application will be provided to the City.

H. Solid waste and recycling enclosures must be placed in a location that is compatible with the City of McMinnville's Fire Code.

APPLICANT RESPONSE: The location of the site's enclosure can be found on the Sheet G1.12, Site Plan along with the provisions for access to this area including the standards associated with the Fire Code.

FINDING (CHAPTER 17.61. SOLID WASTE AND RECYCLING ENCLOSURE PLAN): SATISFIED WITH CONDITIONS. As provided in Section 17.61.020, this chapter applies to new multi-dwelling developments of three or more dwelling units. The plans and applicant's responses demonstrate compliance with these standards. The referenced drawing indicates the trash enclosure will be masonry with solid gates.

Chapter 17.62. Signs

APPLICANT RESPONSE: An application for signage associated with this project will be provided separately from this application.

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FINDING (Chapter 17.62. Signs): SATISFIED WITH CONDITIONS. As a condition of approval, the applicant shall separately submit an application for a sign permit. The application will be reviewed for consistency with the applicable sign regulations of this Chapter and the specific provisions of Planned Development Overlay Ordinance 5095 which applies to the properties encompassed in the original Planned Development Overlay area and which addresses total signage for these properties together. The sign permit application will also be reviewed for consistency with the provisions of Zone 3 of the Three Mile Lane Planned Development Overlay Ordinance, which is also referenced in Ordinance 5095.

Chapter 17.51 Planned Development Overlay

17.51.010. Purpose.

The purpose of a planned development is to provide greater flexibility and greater freedom of design in the development of land than may be possible under strict interpretation of the provisions of the zoning ordinance. Further, the purpose of a planned development is to encourage a variety in the development pattern of the community; encourage mixed uses in a planned area; encourage developers to use a creative approach and apply new technology in land development; preserve significant man-made and natural features; facilitate a desirable aesthetic and efficient use of open space; and create public and private common open spaces. A planned development is not intended to be simply a guise to circumvent the intent of the zoning ordinance.

In approving a planned development, the Council and the Planning Commission shall also take into consideration those purposes set forth in 17.03.020 of {the Zoning Ordinance}...

17.03.020. Purpose.

The purpose of the ordinance codified in Chapters 17.03 (General Provisions) through 17.74 (Review Criteria) is to encourage appropriate and orderly physical development in the city through standards designed to protect residential, commercial, industrial, and civic areas from the intrusions of incompatible uses; to provide opportunities for establishments to concentrate for efficient operation in mutually beneficial relationship to each other and to shared services; to provide adequate open space, desired levels of population densities, workable relationships between land uses and the transportation system, and adequate community facilities; to provide assurance of opportunities for effective utilization of the land resources; and to promote in other ways public health, safety, convenience, and general welfare.

A planned development shall be considered as an overlay to an existing zone, and the development of said property shall be in accordance with that zone's requirements, except as may be specifically allowed by the planning commission. For purposes of implementing these objectives, two means are available:

A. The property owner or his representative may apply for a planned development to overlay an existing zone and shall submit an acceptable plan and satisfactory assurances it will be carried out in accordance with MMC 17.51.030. Such plan should accomplish substantially the same general objectives as proposed by the comprehensive plan and zoning ordinance for the area; (The fee charged for processing such an application shall be equal to the one charged for zone changes.)

APPLICANT RESPONSE: This application is a refinement to an existing Planned Development, Ordinance #5095. As shown in Section II. A, this application is in substantial conformance with the conditions of approval adopted with this Ordinance and therefore, is accomplishing 'substantially the same general objectives'. In the instances where these vary from what was conditioned previously, this application shows compliance with the Comprehensive Plan and zoning ordinance.

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B. The Council, the Commission, or the property owner of a particular parcel may apply for a planned development designation to overlay an existing zone without submitting any development plans; however, no development of any kind may occur until a final plan has been submitted and approved. (The planning director shall note such properties and direct that no building permit be issued in respect thereto.)

1. A planned development overlay may be approved under these circumstances for a property which has unique characteristics (e.g., geological, ecological, location, or the nature of the surrounding property) and the development of which may have an impact upon the surrounding area or the city as a whole. A planned development overlay initiated by the council or the planning commission shall address itself to the purposes set forth herein.

2. The council and planning commission shall set forth the reasons for approval and the areas of concern that must be addressed when final plan are submitted;

C. The council and planning commission, with the assistance of the planning director, shall ensure that no planned development overlay granted under subsection A or B of this section which is merely a guise to circumvent the intent of the zoning ordinance shall be approved. A denial of such a zone request based upon this principle shall be enunciated in the findings of fact adopted by the Planning Commission;

APPLICANT RESPONSE: This application is not a guise to circumvent sections of the Code. As is described in Section II, this application meets or exceeds the majority of the standards associated with multifamily development including Landscaping, Common Open Space and Off-street Parking. The requests associated with the requested modifications reflect either site-specific conditions that were present prior to this development (existing parking area/landscaping buffer requirement); an interest in better meeting design principles for the area as described in the Three Mile Lane Plan (Building Height request and Compatibility, Wall and Roof) or in the case of the Private Open Space request, an option which provides an “Alternative option that meets the concept and guiding principles” (17.11.090.D.6.c.3).

D. A planned development overlay shall be heard and approved under the public hearing procedures set forth in Chapter 17.72 MMC (Applications and Review Process). (A planned development overlay and change of the underlying zone may be processed simultaneously.)

APPLICANT RESPONSE: This process was amended per Ordinance #5095, Condition #22, noted below. As such, the Applicant understands that this application will be reviewed by staff and the final decision will be made by the Planning Commission.

Condition #22. That an updated master plan shall be submitted to the Planning Commission for review and approval prior to any development of Parcel 1, Parcel 2, or Parcel 3 of Partition Plat 2007-12. The updated master plan shall replace the previously approved master plan and shall identify existing developed portions of the Planned Development Overlay District. The master plan shall incorporate necessary shared access, parking, and utility easements to allow the existing developed portions of the Planned Development Overlay District to continue to operate without disruption.

The review of the updated master plan shall be processed as a Planned Development Amendment. but the Planning Commission shall make the final decision on the updated master plan. The updated master plan shall be reviewed against the Planned Development Amendment review criteria in Section 17.74.070 of the McMinnville Municipal Code, and also against the Great Neighborhood Principles in Policy 187.50 of the McMinnville Comprehensive Plan.

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E. A planned development overlay proposed by the council, the planning commission, or the property owner under subsection B of this section shall be subject to all of the hearing requirements again at such time as the final plans under MMC 17.51.030 are submitted, unless those requirements have been specifically changed in the planned development approval;

APPLICANT RESPONSE: This application is being reviewed per Ordinance #5095, Condition #22 as noted above.

F. A property owner shall not be required to pay an additional fee when the planned development overlay was originally initiated by the council or planning commission.

APPLICANT RESPONSE: This Planned Development Overlay Amendment has not been initiated by the City Council or Planning Commission.

17.51.020 Standards and requirements. *The following standards and requirements shall govern the application of a planned development in a zone in which it is permitted:*

A. The principal use of land in a planned development shall reflect the type of use indicated on the comprehensive plan or zoning map for the area. Accessory uses within the development may include uses permitted in any zone, except uses permitted only in the M-2 zone are excluded from all other zones. Accessory uses shall not occupy more than 25 percent of the lot area of the principal use;

APPLICANT RESPONSE: Condition #7 of Ordinance #5095: Allowed uses include multiple-family dwellings and office use as allowed per this Condition. Therefore, the principal use of land is in conformance with this requirement. See Condition #7, noted below.

7. That the subject site, outside of that area identified for "future development" is limited to professional office use, medical office use, multiple-family dwellings, community buildings appurtenant to residential uses, or other compatible, small-scale commercial uses such as a delicatessen, florist, or day care facility. Uses other than professional office use, medical office use, multiple-family dwellings, or community buildings appurtenant to residential uses may not exceed fifteen (15) percent of the total floor area proposed to be constructed within the subject site.

If the site is developed as multiple family dwellings, a minimum of 10 percent of the gross area of the site shall be reserved for usable open space for residents of the multiple-family development site. The open space area shall be contained within the boundaries of the parcel or parcels being developed and shall be contiguous. The open space area may be non-contiguous if approved by the Planning Commission at the time of the review of the updated master plan, as described in Condition 22. Area calculated and included as part of the 10 percent open space requirement shall have dimensions of at least 25 feet in length and shall be located outside of the front yard setback area. All usable open space areas may be counted towards the minimum 25 percent of the site area that must be landscaped.

B. Density for residential planned development shall be determined by the underlying zone designations.

APPLICANT RESPONSE: For this site, the allowable residential density of the C-3 zone is noted as a standard for the R-4 zone, specifically, in 17.21.060, Density requirements:

17.21.060 Density requirements.

In an R-4 zone, the maximum density for single attached dwelling may not exceed four dwelling

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units per 5,000 square feet. Density maximum may not apply to any other permitted housing types, including accessory dwelling units.

Based on this applicable standard of the R-4 zone, four dwelling units per every 5,000 square feet would equate to 243 units based on the site size of 304,920 square feet. The proposed density for the project is 175 units and is, therefore, within the allowable density for the site.

[Staff Note: *Density maximum may not apply to permitted housing types of the than single-attached housing (townhouses), so maximum density doesn't apply to multi-dwelling development].*

17.51.030 Procedure. *The following procedures shall be observed when a planned development proposal is submitted for consideration:*

A. An applicant shall submit 21 copies of a preliminary development plan to the commission for study at least 30 days prior to the commission meeting at which it is to be considered. The preliminary plan shall include the following information:

- 1. Proposed land uses, building locations and housing unit densities.*
- 2. Proposed circulation pattern indicating the status of street ownership.*
- 3. Proposed open space uses.*
- 4. Proposed grading and drainage pattern.*
- 5. Proposed method of water supply and sewage disposal.*
- 6. The location, size, and type of any isolated trees over four inches in diameter one foot from ground level and any groups of trees.*
- 7. Relation of the proposed development to the surrounding area and the comprehensive plan;*

APPLICANT RESPONSE: This application package includes a Plan Set and supplemental materials which include the required information noted in items A.1-7 above.

B. Prior to discussion of the plan at a commission meeting, copies shall be submitted by the planning director to city departments for study and comment;

APPLICANT RESPONSE: This is understood by the Applicant.

C. The commission shall consider the preliminary development plan at a meeting at which time the findings of persons reviewing the proposal shall also be considered. In reviewing the plan, the commission shall need to determine that:

C1. There are special physical conditions or objectives of a development which the proposal will satisfy to warrant a departure from the standard regulation requirements;

APPLICANT RESPONSE: The majority of this Plan Amendment is in full compliance with the variety of policies and code standards applicable to this site.

However, as the project has been further refined from what was initiated with the adoption of Ordinance #5095, there are special objectives of development which warrant the following requested departures from the standard regulations.

These objectives of development include the incorporation of the newly adopted Three Mile Lane Plan and the Residential Design and Development Standards in Chapter 17.11. As a result of the application of both the Three Mile Lane Plan and the Standards in Chapter 17.11, the following modifications have been proposed which maintain the project's compatibility in

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light of each of the associated policies and standards as outlined in Section II of this application.

The requests are as follows:

- 17.11.090.D.4.f.3 Parking Lot Location
- 17.11.090.D.6.b.1 and b.2 Private Open Space
- 17.11.090.D.11.b.5 Compatibility, Step back
- 17.11.090.D.12.B.3. Wall and Roof Design, Main Entrance

Parking Lot Location

17.11.090.D.4.f.3

This request is to provide off-street parking within 10 feet of a property line (internal property line) as a modification to Section 17.11.090.D.4.f.3 Parking lot location, at a portion of the eastern property line.

4.f.3 Off-street parking spaces shall not be located within 10 feet of any other property line, except alley property lines. Driveways and drive aisles are permitted within 10 feet of other property lines.

This parking area is a non-conforming situation which predates the current zoning code. There is no alleyway here, although the length of the private access drive serves access to a larger parking area. In this situation, the parking area is directly adjacent to another existing parking area on the opposite side of the property line.

There is an existing access/parking/maintenance agreement and easement between the two properties, to the benefit of the adjacent property owner. This is a special condition which warrants additional flexibility.

To mitigate for any visual hardship associated with a larger than average section of off-street parking, landscaping has been provided both within the existing parking area and along the eastern property line. In addition, the area of auto parking has been mitigated by the development of a community garden at that side of the property as well. The provision of additional landscaping within the parking area, and within the overall project area is a public benefit, as landscaping provides benefits to the micro-climate within parking areas, encouraging shade, reduces heat-island effects and provides opportunities for stormwater management.

Although the location of the off-street parking in this location, does not meet the letter of the code, the situation which it is trying to protect (buffering an adjacent property from off-street parking) is not present in this situation. In this situation, there is an existing parking area on the opposite side of the property line. Therefore, the conditions for a buffered area don't exist because there is parking area directly adjacent to parking area.

Private Open Space

17.11.090.D.6.b.1 and b.2 Private Open Space

This request is to provide both private and semi-private open space for every residential unit. For detailed information about the provision of private open space, see Sheet G1.13, Open Space Diagram. The requirement is noted below:

b. Required Elements.

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1. All units shall have a minimum of 36 square feet of private open space that allows for personalization and private use of the space and contributes to the livability and function of the dwelling. Any exterior private open spaces shall be supplemented with operable windows to allow for cross-ventilation, increase airflow and provide the ability to control access to the outdoors.

2. At least 50 percent of upper units shall have a balcony that is accessible from the interior of the unit that is a minimum of 60 square feet with no dimension less than 6 feet. These balconies can be designed to be up to the full width of the apartment in order to provide adequate space for use and allow greater indoor/outdoor flow. Balconies can be cantilevered, semi-recessed, or fully recessed. They should be located based on privacy and environmental concerns. If balconies are transparent, adequate storage should be provided within the unit or the larger building so that balconies do not become informal storage spaces.

For this project, all of the ground floor units, a total of 55 units of varying sizes (1, 2 and 3 bedroom) will have private, covered patio spaces. These patios at the ground floor are six feet deep and 10 feet wide, for a total of 60 square feet—this is 66% more than the requirement of 36 square feet. Additionally, the requirement does not specify whether or not the balconies are to be covered, which, increases their useability and functionality. The standard is being exceeded for the ground floor units.

For the upper floors, the project design is providing semi-private open space for all 120 upper-story units. The dimensions of these semi-private, covered, spaces will be about 80 square feet and result in a space that is useable and functional. This option will enable all of the upper floor units to have direct access to a balcony at the same level, rather than only half the units as noted by the requirement in b.2.

This request, for 100% of the upper units, is in conjunction with the supplemental element of this requirement, this project is pursuing option c.3, Alternative option that meets the concept and guiding principles.

In a review of the request, it is important to look to the characteristics of Private Open Space as follows:

Characteristics.

1. Every dwelling needs private open space for relief from indoors and to provide access to fresh air, light, and nature. Private open space may take many forms based on the size of unit.

For this project, the unit count is a variety of 1,2 and 3 bedroom units. As the characteristics note, 'private open space may take many forms based on the size of the unit', this project has provided a large open space for all units, regardless of the size of the unit.

For the semi-private open spaces at the upper floors, the access to fresh air, light and nature is maintained by the project's proposal.

2. They should translate into a perception of an increase in living space and the ability to invite the outdoors in. Additionally, these open spaces can provide environmental benefits with plants that consume carbon dioxide and help reduce stormwater runoff. Spaces should be adequate to be usable, allowing space for a chair to sit in, a place to barbecue or hang clothes to dry, or for a pet to curl up.

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For the semi-private open spaces at the upper floors, the access to the space is and its perception of being part of the outdoors is maintained. Specifically, each cluster of units on a floor (with no more than four) would be provided a shared space. Spatially, the physical distance to the balcony is closer than the furthest point of the unit itself. This translates that it is not a burden or a challenge to access the balcony space, it continues to be accessible. Additionally, the larger size of the balcony area encourages its useability as described above. The consideration is that the balcony areas will primarily be used by the people living directly adjacent to them, but the size of the balconies at 80 square feet, can also provide space for neighbors to come together. The types of units accessing the semi-private balconies vary, but it is not limited to one unit type: it is a mix of 1-2 and 3 bedroom units.

3. Private open space should enhance the residential function of the building while also improving the appearance of the building. They should be integrated into the overall architectural form and add detail to the façade.

As described, the project uses a combination of simple building forms and appropriately sized detail elements to create a human scale. The project limits protrusions, which enables one to focus on the clear and coherent massing. This creates a cohesive design that relates to the farming and industrial buildings of the Three Mile context. This approach has been applied to the provision of the private open space. By regulating the number of three-story balcony elements in the facades and the patio spaces as covered structures, the design strikes a balance between functionality and integrating into the overall architectural expression of the buildings. This approach meets this design criteria.

4. Placement can vary based on privacy concerns. It can be combined across multiple floors.

Placement for the ground floor units in terms of privacy has been a consideration in their design. The landscaping between the patios and the common open space will provide a transitional zone between the dwelling units and the public areas of the project for the units that are facing the central common open space. For the units that are facing outward to the private access road or parking areas there will be landscaping and a low wall to provide a transitional zone between the dwelling units and the sidewalks.

Placement for the semi-private open spaces on the upper floors has been combined between units, rather than across multiple floors. In this manner, the useability and functionality of the private open space has been encouraged: rather than provide small, step-out, Juliet-style balconies, as described by the supplemental option, this project has chosen to provide larger than required spaces that will allow for additional outdoor space and functionality. The functionality of all these open spaces will be enhanced by their ability to be covered and provide protection from the elements.

Lastly, in light of this request, it is important to note how, overall, the project is exceeding the amount of Common Open Space required for the project. As described, the common open spaces provided are a variety of open and covered spaces. For covered spaces, there will be a large porch area at the Common Building and a large porch by the laundry. These spaces, in conjunction with the private open spaces will all work together to provide a variety of covered gathering spaces for residents, at a variety of scales, enabling useability during all weather.

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Compatibility, Step back
17.11.090.D.11.b.5

This request is to maintain the building wall at the upper floors in lieu of providing a step-back as noted by the requirement below:

5. Step back upper floors so that the first two stories frame the street and relate to the human scale and reduce the visual impact of the third and higher floor.

This requirement assumes a building wall at the street frontage. In this project's site, the buildings are already setback from the street.

The characteristic associated with this requirement is still being met by the design:

a. New multi-dwelling housing should be compatible with its surrounding context while introducing new shape, size, and detail variation, enabling different housing styles and types to sit side-by-side harmoniously.

As shown on the Sheet G1.31, Elevations, provided with this application, the project is compatible with the surrounding context. The majority of the buildings have a suburban character, setback from the street. In this case, Stratus Village balances that context and creates a neighborhood context, by reducing the visual impact of the upper floors by providing ample setbacks. These setbacks also work to ensure compatibility with the surrounding developments, specifically, the residential development to the west.

Wall and Roof Design, Main Entrance
17.11.090.D.12.B.3.B

This request is to reduce the amount of street-facing entrances on the front façade of the building. For this project, the main entrances of the buildings which face SE Stratus are all facing towards to center of the site. As noted previously, the goal for this project's design was to balance the interest in creating a presence on SE Stratus while facing outward with the importance of creating sizeable community areas at the center of the site. On balance, the design creates both differentiation at the street (landscaping, pedestrian pathways and other cues) while maintaining a focus at the central community area at the Meadow and other common open space areas.

B.3. Main entrance – On street-facing façades, at least one main entrance must meet standards for location, orientation, and visibility.

As with previous requests, it is important to look to the Characteristics associated with this subsection, and note that this project and its design continues to meet the characteristics and therefore, the intent, of the standard.

A. Characteristics.

- 1. For buildings that front the street, avoid long, monotonous, uninterrupted walls. Modulate buildings walls and roofs to prevent large, uninterrupted walls and building mass.*
- 2. Differentiate between the base of the building and the top of the building to enhance the pedestrian realm. Make base treatment cohesive across façades and integrate with the architectural character of the building.*

The treatment of the design continues to avoid long, uninterrupted walls: it does this by providing a variation in building, in building scale and in its distance to the street frontage on

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SE Stratus. This variation also includes the provision of a variety of landscaping at a variety of scales, which also help to buffer the pedestrian along SE Stratus.

3. Multi-dwelling development must address the following design objectives:

A. Articulation – All street-facing buildings shall incorporate design elements that break up façades into smaller planes.

B. Eyes on the street – A certain percentage of the area of each street-facing façade must be windows or entrance doors.

C. Main entrance – On street-facing façades, at least one main entrance must meet standards for location, orientation, and visibility.

D. Detailed Design – All street-facing buildings shall include several features.

These Characteristics are continuing to be addressed by providing a variety of articulation, window areas and detailed design along all the frontages which face SE Stratus. For example, the design exceeds the overall number of Detailed Design elements also required in this code section. Material and color choices also provide design elements which support the project's orientation and visibility from SE Stratus. See the series of building elevations for all building facades as provided with this application plan set for details on the materials and facades associated with each facade.

As a result of the pedestrian pathways, overall site access points and landscaping/wayfinding clues, the project's overall orientation and visibility for residents, guests and visitors is being maintained.

C2. Resulting development will not be inconsistent with the comprehensive plan objectives of the area;

APPLICANT RESPONSE: As described in Section II of this application, this project can be shown to meet the objectives of the Comprehensive Plan, including those noted in Comprehensive Plan Policies, Volume II, Chapter V HOUSING AND RESIDENTIAL DEVELOPMENT. Addressed in Section II of this application. These include the project's ability to provide for a wide range of housing types at a variety of affordability levels; the ability of the project to provide for a substantial quantity of open space that has been well-designed for programming and aesthetics and the project provides for a high degree of compatibility when viewed in light of the neighborhood and this area of the City.

Additionally, the Three Mile Area Plan included design guidelines that reflected the Three Mile Lane's pattern area as well as a reflection on the Great Neighborhood Principles. Both of these policy documents' content has been reflected in the project's overall design, as provided in Section II. These policy documents are also noted, where applicable, in each of the responses to the criteria for this project.

C3. The development shall be designed so as to provide for adequate access to and efficient provision of services to adjoining parcels;

APPLICANT RESPONSE: The requested modifications from the City's code regarding design from the Residential Design Standards in 17.11 and the request for landscaping reduction in 17.57 will not impede the project's ability to provide for adequate access and efficient provision of services to the surrounding parcels. Additionally, as described previously, the provision of services such as stormwater improvements will improve access and provision of these services to adjacent parcels.

Public right-of-way improvements along Stratus Avenue are anticipated to include the retainage of the existing concrete curb and gutter along the south side of Stratus Avenue, with the development of a new 10-foot wide concrete sidewalk constructed to directly abut the existing curb. Improvements also

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include a single ADA ramp at the corner of Stratus and the Private Access Drive, directing pedestrians across the private drive. This improvement, as required by city of McMinnville Zoning Code specific to a Minor Collector, which is the designation of Stratus Avenue, will trigger a required right-of-way dedication in the amount of a to-be-determined amount. This dedication and proposed improvement will also require the shift and re-recording of (2) existing easements that overlap and run parallel with the existing north property line. These easements include a 7-foot wide slope, power, communication and water easement, and a separate 10-foot utility easement.

C4. The plan can be completed within a reasonable period of time;

APPLICANT RESPONSE: The expected timeline for this project is as follows: Construction is to begin in Q4 2023. The construction duration is 19 months. Time is of the essence to contain construction cost pressure and uncertainty in the financial markets. The requested modifications from the City's code will not cause to lengthen the above-noted timeline.

C5. The streets are adequate to support the anticipated traffic, and the development will not overload the streets outside the planned area;

APPLICANT RESPONSE: The requested modifications will not adjust the ability of the project to comply with City or other regulating agency's compliance with street standards. Evaluation of the proposed use of multi-family and any expected impacts on traffic was resolved as part of the adoption of Ordinance #5095.

C6. Proposed utility and drainage facilities are adequate for the population densities and type of development proposed;

APPLICANT RESPONSE: Utility and drainage facilities will be updated for this site in order to support this development as follows:

Sanitary sewer services currently do not exist within the surrounding public or private right-of-way, thus proposed is a short extension of the public sewer system located within SE Stratus Avenue, extending from the existing manhole to a point adjacent to the proposed driveway access in the northwest corner of the development site. From this point, the sewer system extends as a private main onto the site and within the west drive lane, providing for a downstream connection point for all proposed building sewer laterals.

Stormwater management for the proposed site and building improvements will include collection systems for roof water and all parking lot surfaces via catch basins. All pipes will convey runoff from the new impervious surfaces to one of many points of connection to the existing private storm main that is located on/through the development site, refer to the Existing Conditions Plan for the location and routing of this existing pipe located within an easement as it traverses the development site. The storm drain design will include assemblies sized to detain site runoff, releasing at a rate at or below the pre-development conditions, so as to not overflow the downstream pipe and/or ditch system, which will convey runoff from the development site, as well as runoff from upstream developments located east of the project site, to an eventual outfall into the South Yamhill River.

None of the requested modifications as cited above will reduce the project's ability to comply with utility or drainage requirements for the site.

C7. 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;

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APPLICANT RESPONSE: As described in the previous decision (Ordinance #5095) approving multi-family as a use at this site, in comparison with the previous use of agricultural uses, the provision of multifamily housing has much less external noise, particulates in the air or direct pollutants. This project and the requested modifications regarding design from the Residential Design Standards in 17.11 will not increase either the noise, air or water impacts associated with the multifamily project.

D. If, in the opinion of the commission, the foregoing provisions are satisfied, the proposal shall be processed according to this section. If the commission finds to the contrary, they may recommend the application be denied or return the plan to the applicant for revision;

APPLICANT RESPONSE: This is understood by the Applicant.

E. The commission may attach conditions to carry out the purpose of this ordinance provided that such conditions are not used to exclude needed housing or unnecessarily reduce planned densities, and do not result in unnecessary costs or delay;

APPLICANT RESPONSE: This is understood by the Applicant.

F. Before approving a planned development, the commission shall follow the procedure for considering an amendment as required in Chapter 17.72 MMC (Applications and Review Process) of this ordinance;

APPLICANT RESPONSE: As described previously, Condition #22 of Ordinance #5095 as the process to follow as noted below. This narrative includes responses to the criteria noted within this Condition.

Ordinance #5095, Condition #22. That an updated master plan shall be submitted to the Planning Commission for review and approval prior to any development of Parcel 1, Parcel 2, or Parcel 3 of Partition Plat 2007-12. The updated master plan shall replace the previously approved master plan and shall identify existing developed portions of the Planned Development Overlay District. The master plan shall incorporate necessary shared access, parking, and utility easements to allow the existing developed portions of the Planned Development Overlay District to continue to operate without disruption.

The review of the updated master plan shall be processed as a Planned Development Amendment. but the Planning Commission shall make the final decision on the updated master plan. The updated master plan shall be reviewed against the Planned Development Amendment review criteria in Section 17.74.070 of the McMinnville Municipal Code, and also against the Great Neighborhood Principles in Policy 187.50 of the McMinnville Comprehensive Plan.

G. Permits for construction in a planned development shall be issued only on the basis of the approved plan. The approved site plan shall be placed on file with the planning department and become a part of the zone and binding on the owner and developer. The developer is responsible for requesting permission of the planning commission for any major change of the details of the adopted site plan. Minor changes to the details of the adopted site plan may be approved by the city 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;

APPLICANT RESPONSE: This is understood by the Applicant.

H. An approved planned development shall be identified on the zoning map in addition to the existing zoning.

APPLICANT RESPONSE: This is understood by the Applicant.

Attachments :

Attachments 1, 2, 3 – Application and Attachments; Attachment 4 Fire Marshal Comments Attachment

FINDING (Chapter 17.51): SATISFIED WITH CONDITIONS. The applicant is not requesting a new Planned Development, but is rather requesting a Planned Development Amendment. The criteria for a Planned Development Amendment are provided in Section 17.74.080(A)-(G), which are also identical to the provisions in 17.51.030(C)(1)-(7). The applicant has provided responses in both sections. Findings are provided in the section of this decision document addressing 17.74.080 and are not duplicated here.

The applicant is requesting the Planned Development Amendment to amend a portion of the existing Planned Development master plan for medical office on the subject property with a revised master plan for apartment use and development on the subject property. Accordingly, the applicant needs to demonstrate consistency with the terms of the Planned Development Ordinance 5095 for an amended master plan. This also requires the applicant to demonstrate the proposed master plan is also consistent with other applicable plans, ordinances, standards, and provisions of the Zoning Ordinance.

In addition, as part of the Planned Development Amendment request, the applicant is requesting flexibility regarding the following subsections of the residential design and development standards for multi-dwelling development provided in Section 17.11.090:

- 17.11.090.D.4.f.3 Parking Lot Location
- 17.11.090.D.6.b.1 and b.2 Private Open Space
- 17.11.090.D.11.b.5 Compatibility, Step back
- 17.11.090.D.12.B.3. Wall and Roof Design, Main Entrance

As part of the request for amendment, the applicant has described the specific requests and rationale under Section 17.51.030(C) above, including information regarding Subsection C1:

C1. There are special physical conditions or objectives of a development which the proposal will satisfy to warrant a departure from the standard regulation requirements;

The request is specific to, and attached to, the proposed master plan. Approval of the master plan as proposed includes approval of these items.

TS

Attachments :

Attachments 1, 2, 3 – Application and Attachments; Attachment 4 Fire Marshal Comments Attachment



Planning Department
 231 NE Fifth Street ◦ McMinnville, OR 97128
 (503) 434-7311 Office ◦ (503) 474-4955 Fax
www.mcminnvilleoregon.gov

Office Use Only:	
File No.	PDA 2-23
Date Received	4/18/23
Fee	\$1,794.25
Receipt No.	207851
Received by	AJO

Planned Development Application

Applicant Information

Applicant is: Property Owner Contract Buyer Option Holder Agent Other _____

Applicant Name Mike Andrews, Principal Phone 503-318-5658 c

Contact Name _____ Phone 503-249-5658 o
(If different than above)

Address 2826 NE Hamblet St

City, State, Zip Portland OR 97212

Contact Email mike@structurepdx.com

Property Owner Information

Property Owner Name Housing Authority of Yamhill County Phone 503-833-4334
(If different than above)

Contact Name Vickie Ybarguen Phone _____

Address 135 NE Dunn Pl, _____ Text _____

City, State, Zip McMinnville, Oregon 97218

Contact Email vybarguen@hayc.org

Site Location and Description

(If metes and bounds description, indicate on separate sheet)

Property Address 235 SE Norton LN C, McMinnville, OR 97128
R4427 00400 (Parent tax lot), R4427 00404 and R4427 00405

Assessor Map No. R4 - - Total Site Area 6.98 acres

Subdivision _____ Block _____ Lot _____

Comprehensive Plan Designation Commercial Zoning Designation C-3, PD

Please see application narrative for full contact list

1. Show in detail your request for a Planned Development. State the reason(s) for the request and the intended use(s) of the property: _____

Please see attached narrative

2. Describe the specific regulations this proposal wishes to modify (e.g., setbacks, density) and how the physical site conditions or objectives of the proposed development warrant a departure from those regulations: _____

Please see attached narrative

3. Show in detail, by citing specific goals and policies, how your request is consistent with applicable goals and policies of the McMinnville Comprehensive Plan (Volume II): _____

Please see attached narrative

4. Considering the pattern of development in the area and surrounding land uses, show, in detail, how the proposal is orderly and timely:_____

Please see attached narrative

5. Describe any changes in the neighborhood or surrounding area which might support or warrant the request:_____

Please see attached narrative

6. Document how the site can be efficiently provided with public utilities, including water, sewer, electricity, and natural gas, if needed, and that there is sufficient capacity to serve the proposed use:_____

Please see attached narrative

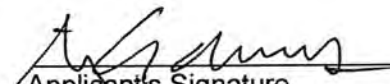
7. Describe, in detail, how the proposed use will affect traffic in the area. What is the expected trip generation? _____

_____ Please see attached narrative _____

In addition to this completed application, the applicant must provide the following:

- A site plan (drawn to scale, legible, and of a reproducible size) indicating existing and proposed features such as: access; lot and street lines with dimensions in feet; distances from property lines; improvements; north direction arrow, and significant features (slope, vegetation, adjacent development, drainage, etc.).
- A legal description of the subject site, preferably taken from the deed. Title report attached
- Compliance of Neighborhood Meeting Requirements.
- Payment of the applicable review fee, which can be found on the Planning Department web page. *Affordable project: 50% fee reduction from \$3,588.50 to \$1,794.25

I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.



Applicant's Signature
STRUCTURE DEVELOPMENT ADVERS

4/4/2023

Date



Property Owner's Signature
Executive Director - HA4C

4/4/23

Date



Planned Development Amendment,
Three Mile Lane Design Review,
and Landscape Plan Review

Application Narrative

Stratus Village

235 Norton Lane

McMinnville, Oregon



PLACE

Project:	Stratus Village
Location:	235 NE Norton Lane McMinnville, OR 97128
Property ID	R4427 00400 (Parent tax lot), R4427 00404 and R4427 00405
Applicant:	Mike Andrews, Principal Structure Development Advisors, LLC 503-318-5658 Mike@structurepdx.com
Applicant's Representative	Robin Scholetzky, AICP, Principal UrbanLens Planning LLC 971-706-8720 robin@urbanlensplanning.net
Owner:	Housing Authority of Yamhill County Vickie Ybarguen, Executive Director 503-883-4318 vybarguen@hayc.org
Development Team:	Michael Bonn, Ankrom Moisan Architects Robert Lecher, Ankrom Moisan Architects Tania Feliciano, Ankrom Moisan Architects Janet Turner, Janet Turner Engineering Miguel Camacho-Serna PLACE Landscape Architecture
Site Zoning:	C-3, PD (General Commercial Planned Development)
Overlay Zone Special Districts	Three Mile Lane Planned Development Overlay District (Ordinance #5095, #4131 and Ordinance #4572)
Request:	<u>Planned Development Amendment, Three Mile Lane Design Review and Landscape Plan Review</u>
Submittal includes:	01 <u>City of McMinnville Application Forms</u> 02 <u>Application Narrative/Approval Criteria (this document) Revised, May 24, 2023</u> 03 <u>Neighborhood meeting materials</u> 04 <u>Title Report</u> 05 <u>Easement documentation</u> 06 <u>Plan set</u> G0.21 <u>Renderings</u> G1.11 <u>Vicinity Maps</u> G1.12 <u>Site Plan</u> G1.13 <u>Private Open Space</u> G1.31 <u>Overall Elevations – Site Context</u> G1.32 <u>Overall Elevations – Site Context</u> G1.41 <u>Sections</u> 1-A3.11 <u>Building 1 Elevations</u> 1-A3.12 <u>Building 1 Elevations</u> 2-A3.11 <u>Building 2 Elevations</u> 2-A3.12 <u>Building 2 Elevations</u> 3-A3.11 <u>Building 3 Elevations</u> 3-A3.12 <u>Building 3 Elevations</u> 4-A3.11 <u>Building 4 Elevations</u> 4-A3.12 <u>Building 4 Elevations</u> 4-A5.11 <u>Trash Enclosure</u> 5-A3.11 <u>Building 5 Elevations</u>

	<p>5-A3.12 Building 5 Elevations C0.02 - Existing Conditions Plan C1.40 - Erosion Control North C1.41 - Erosion Control South C1.50 - Erosion Control Details C3.01 - Storm Drain North C3.02 - Storm Drain South C3.03 - Storm Drain Details C4.01 - Sewer, Water and Fire North C4.02- Sewer, Water and Fire South C4.04 - Sewer, Water & Fire Details C4.05 - Sewer, Water & Fire Details L1.00 Materials Plan L1.01 Preliminary Site Lighting Plan L4.00 Design-Build Irrigation Plan L5.00 Planting Plan Overall</p> <p><u>07 Ordinances 4915, 4131, 4572 and Ordinance 5095</u> <u>08 Norton Lane Planned Development Overlay Amendment Trip Generation & Transportation Planning Rule Analysis</u></p>
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I. Project Overview

A. Proposal.

This project is a multifamily housing project on a site which is on the edge of the City's Urban Growth Boundary. The property directly fronts on SE Stratus and is adjacent to Three Mile Lane/Highway 18. It is currently in intermittent use as agricultural land and is approximately a 7 acre site. It has been the subject of a number of Planned Development applications and is located within the Three Mile Planned Development Area. It was purchased by the Housing Authority of Yamhill County (HAYC) in 2020.

The project will have 175 multi-family units in four buildings with a multipurpose building functioning for supportive uses, such as property management and a community room for small events and gatherings. The site will also provide multiple areas for gathering and open spaces that provide substantial areas for outdoor activities. The project is also a partnership with the Confederated Tribes of the Grande Ronde.

The project is being developed as affordable housing: affordable to those making 60% of Area Median Income. The project will be a mix of one, two and three bedroom units and will provide off-street parking over the minimum auto parking required.

The site currently has limited access to utilities. The site's utilities, including sanitary sewer, domestic, fire sprinkler and irrigation water as well as stormwater will all be improved as part of this project and information about the proposed improvements are included throughout this application.

The proposed landscape design provides planting to integrate the project with its context, both in terms of native and adapted plants, and in harmony with the Architectural intent and inspiration from the site's agricultural history and character. The neighboring properties are also being considered through landscape treatments at the parking lots: Screening for neighboring properties to the west and south, and integration with the shared parking to the east.

B. Surrounding Land uses and Street Network

North: Immediately north of the site is SE Stratus Avenue and Three Mile Lane/Highway 18. Across Highway 18 are a variety of commercial uses, including the offices of the Housing Authority of Yamhill County.

East: The property immediately north of the subject property is the Altimus Plaza Medical Offices. Further to the north at the Stratus Avenue intersection are the Comfort Inn & Suites and the Diner restaurant.

South: The property immediately south is currently vacant.

West: The property immediately west of the subject property is the Evergreen Estates Mobile Home Park, which is zoned R-4.

The site directly fronts SE Stratus and a private, access drive, which connects to SE Norton Lane. The site is included in the greater Three Mile Lane area which also includes the minor collectors of Cumulus Ave and Norton Lane, and a network of local streets. For context and the general vicinity of the project, see G1.11 Vicinity Maps.

C. Previous Permits.

The subject site is within the Three Mile Lane Planned Development Overlay area, originally established by Ordinance #4131 in 1981 and updated by Ordinance #4572 in 1994.

By Ordinance #4131, the City of McMinnville established Planned Development requirements for the Three Mile Lane area (Oregon Highway 18 Corridor). The area covered by this requirement extends north and south of Highway 18 from the eastern city limits west to the vicinity of the Three Mile Lane Spur intersection with Highway 18.

In 1994, Ordinance #4131 was amended to add specific development policies (Section 4) and signage regulations for Commercial lands (Section 5) by Ordinance #4572.

In 1998, the Owner made application for and received approval for Planned Development Amendment, Ordinance #4667.

The Master Plan submitted in support of Ordinance #4667 include this project site and two additional parcel (R4427 00402 and R4427 00401) that are not part of this application. The Master Plan called for development of an office park on this project site and additional two tax lots. Development did not occur.

In 2020, the Owner at that time and the Housing Authority of Yamhill County made an application for and received approval for Planned Development Amendment, Ordinance #5095. The Amendment was adopted and recorded in 2020.

This application is to further refine the Plan and provide for detailed development in conjunction with the processes, policies and standards noted within the Ordinance #5095; the City of McMinnville Comprehensive Plan, applicable policy documents and the zoning/development standards in Chapter 17, the City of McMinnville Zoning Code.

D. Neighborhood meeting

A Neighborhood Meeting was held on April 4, 2023. The meeting was noticed per the requirements of 17.72.095. As found in the submittal package, this application includes a copy of the mailed notice that was sent to surrounding property owners; a copy of the mailing list; and a photograph of the posting of the site. These meet the requirements of Chapter 17.72.095.G. Evidence of Compliance. This package also includes a copy of the materials presented at the meeting and the meeting notes.

E. Other Permits

The site is currently in multiple parcels as described as part of the Title Report, provided with this application. Upon completion of this Planned Development Amendment, the Owner will work with the City of McMinnville and Yamhill County Surveyors Office to develop a Property Line Adjustment application in order to facilitate a consolidation of these multiple parcels into a single parcel.

Related to the consolidation of the parcels, there are a number of private easements on-site. The expectation is that as part of the pending lot consolidation process with the City of McMinnville, any unwarranted private easements will be modified and adjusted accordingly in conjunction with the resulting lot and property lines. Documentation associated with these easements has been provided with this application.

For public easements, it is expected that there will be some dedication of right of way for sidewalk improvements along SE Straus as well as some of the associated utility easements along the north property line. As with the private easements, these will be adjusted in conjunction with the City and other applicable entities as part of the lot consolidation process.

A signage plan and permit will also be applied for separately from this process.

II. Related Ordinances and Policies

Section II.A includes the prior adopted Ordinance (#5095) which continue to apply to the site and this Applicant's response to those Ordinance Conditions.

Section II.B includes the responses to the Three Mile Lane Area Plan.

Section II.C includes responses to the City's Comprehensive Plan Policies, for housing, residential development and planned developments.

A. Planned Development Ordinance: Ordinance #5095 Compliance

1. That landscape plans be submitted to and approved by the McMinnville Landscape Review Committee. A minimum of 14 percent of the site must be landscaped with emphasis placed at the street frontages. An arborvitae hedge or some similar type of planted visual screen shall be required along the property lines adjacent to residentially zoned lands. Street tree planting, as required by the City's tree ordinance, shall be provided as well.

APPLICANT RESPONSE: Landscape plans have been provided in conjunction with this application and a minimum of 14% of the site has been landscaped. This is greater than the 10% required by Condition #7, noted below. Site area calculations are included on Sheet G1.14 for reference.

2. Detailed plans showing building elevations, site layout, signage, landscaping, parking, and lighting must be submitted to and approved through the Three Mile Lane Development Review application process by the McMinnville Three Mile Lane Design Review Committee before actual development may take place. To the extent possible, the site and building design should be
Stratus Village Planned Development Amendment, Three Mile Lane Design Review and Landscape Plan Review 3
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compatible with surrounding development. The provisions of Chapter 17.51 of the McMinnville Zoning Ordinance may be used to place conditions on any development and to determine whether or not specific uses are permissible. The applicant may appeal the decision of the Three Mile Lane Design Review Committee to the Planning Commission if notice of intent to appeal is filed in the Planning Department office within fifteen (15) days of the Committee's decision.

APPLICANT RESPONSE: This application includes detailed plans illustrating the proposed building elevations, site layout, landscaping, parking and lighting. The application narrative (this document) affirms the application's compliance with the applicable sections of the City's Zoning Code including the base zone of C-3 PD/R-4; the Residential Design and Development criteria in Chapter 17.11, and the applicable provisions of Chapter 17.51, Landscaping, Chapter 17.60 Off Street Parking, Chapter 17.61 Solid Waste and Recycling Enclosure Plan. Signage in accordance with Chapter 17.62 will be provided in a separate permit and plan set.

Procedurally, Condition #22 of Ordinance #5095 and Chapter 17.74 have been followed.

3. No building shall exceed the height of 35 feet, with the exception that tax lot 401 may be developed with a hotel with a maximum height of 45 feet, consistent with the drawing and plan submitted to the City as part of Docket ZC 10-05. The applicant may request additional building height in excess of 35 feet for any future building on Parcel 1, Parcel 21 or Parcel 3 of Partition Plat 2007-12, if the request is made at the time of the submittal of the updated master plan and detailed building plans described in Condition 2 and Condition 22. The applicant's request for additional building height shall include an analysis and survey of the height and setback of surrounding buildings in the Three Mile Lane Planned Development Overlay District. The height and setback of any proposed building on Parcel 1, Parcel 21 or Parcel 3 of Partition Plat 2007-12 shall be similar to and consistent with the height and form of other buildings in the Three Mile Lane corridor and Three Mile Lane Planned Development Overlay District. The Planning Commission shall review and make a decision on the request for additional building height. The Planning Commission shall also take into consideration the proposed architectural and building form, and its compatibility with the architecture and building form of other buildings in the Three Mile Lane Planned Development Overlay District.

APPLICANT RESPONSE: A request for additional height has been requested in a very limited manner in order to preserve the site for open space and to include a design element, a cupola roof element. Both the requested height and the roof element reflects the design characteristics noted in the Three Mile Area Plan for agrarian/agricultural elements. A further description of this request and its justification can be found in Section IV for the responses to the Planned Development criteria in response to this request. Sheet G1.31, Elevations, included with this application denotes the analysis of the surrounding buildings in regards to height.

4. That if outside lighting is to be provided, it must be directed down and away from residential areas and public streets.

APPLICANT RESPONSE: Information regarding outside lighting in its locations and typology is provided on Sheet L1.01, Preliminary Site Lighting Plan.

5. That the subject site, for purposes of signage, shall be redesignated to be a zone 3 property on the Three Mile Plan Map as contained in City Ordinance No. 4572. The entire parcel shall be entitled to two "monument" signs - one serving the entrance to the office complex and one serving the commercial area at the northeast corner of the site. These signs shall conform to the standards as set forth in the City Ordinance No. 4572.

APPLICANT RESPONSE: This is understood by the Applicant. A signage plan and permit will be applied for separately from this process.

6. All business, storage, or displays shall be conducted wholly within an enclosed building; except for off-street parking and loading. No drive up food service or beverage facility or facilities shall be permitted on the subject site.

APPLICANT RESPONSE: This is understood by the Applicant. No drive up food or beverage facility is proposed as part of this application.

7. That the subject site, outside of that area identified for "future development" is limited to professional office use, medical office use, multiple-family dwellings, community buildings appurtenant to residential uses, or other compatible, small-scale commercial uses such as a delicatessen, florist, or day care facility. Uses other than professional office use, medical office use, multiple-family dwellings, or community buildings appurtenant to residential uses may not exceed fifteen (15) percent of the total floor area proposed to be constructed within the subject site.

If the site is developed as multiple family dwellings, a minimum of 10 percent of the gross area of the site shall be reserved for usable open space for residents of the multiple-family development site. The open space area shall be contained within the boundaries of the parcel or parcels being developed and shall be contiguous. The open space area may be non-contiguous if approved by the Planning Commission at the time of the review of the updated master plan, as described in Condition 22. Area calculated and included as part of the 10 percent open space requirement shall have dimensions of at least 25 feet in length and shall be located outside of the front yard setback area. All usable open space areas may be counted towards the minimum 25 percent of the site area that must be landscaped.

APPLICANT RESPONSE: Landscape plans have been provided in conjunction with this application. There are a variety of standards within the City's code for ensuring that multifamily developments provide adequate landscaping and green space as part of the project. A detailed description of the site's landscaping provisions and percentages has been included with this application. See G.1.14, Site Area Calculations for details.

8. That this zone change shall not take effect until and unless CPA 3-98 is approved by the City Council.

APPLICANT RESPONSE: This is understood by the Applicant.

9. That the conceptual master plan for that portion of the applicant's property identified for "future development" shall in no way be binding on the City.

APPLICANT RESPONSE: This is understood by the Applicant.

10. That if restrictive covenants are proposed for the development they must meet with the approval of the Planning Director.

APPLICANT RESPONSE: This is understood by the Applicant. There will be a Land Use Restrictive Agreement (LURA) for affordability, but no other covenants are proposed at this time.

11. That the Planning Director shall be granted authority to amend the submitted site plan as may be necessary to accommodate the requirements of the Oregon Department of Transportation. All amendments shall be consistent with the City's development codes.

APPLICANT RESPONSE: Understood by the Applicant.

12. That a drainage and grading plan be submitted to the City Engineer for review and approval prior to the issuance of any development permits. At a minimum, the plan should include the finished grades of proposed public streets, and the nature and extent of street and utility construction. Where any cut or fill will exceed three feet in depth, a cross section shall also be submitted.

APPLICANT RESPONSE: Understood by the Applicant. Documentation associated with grading and erosion control is noted on sheets: C1.40 - Erosion Control North; C1.41 - Erosion Control South; C1.50 - Erosion Control Details, which have been submitted as part of this application.

13. That utilities shall be extended to the property (or project) boundaries by the applicant, as may be required by the City Engineer or McMinnville Water and Light.

APPLICANT RESPONSE: Understood by the Applicant. Proposed utility improvements are provided on the Engineering-related plans in this application and are as follows for reference:

Sanitary sewer services currently do not exist within the surrounding public or private right-of-way, thus proposed is a short extension of the public sewer system located within SE Stratus Avenue, extending from the existing manhole to a point adjacent to the proposed driveway access in the northwest corner of the development site. From this point, the sewer system extends as a private main onto the site and within the west drive lane, providing for a downstream connection point for all proposed building sewer laterals.

Domestic, fire sprinkler and irrigation water services are proposed to be served from the existing termination point of the public 10-inch diameter water main located at the bend in the private access drive along the east property boundary. Services will include backflow prevention assemblies and water meter, to provide for domestic water and fire sprinkler supply to all buildings including onsite fire hydrants, along with landscape irrigation supply.

Stormwater management for the proposed site and building improvements will include collection systems for roof water and all parking lot surfaces via catch basins. All pipes will convey runoff from the new impervious surfaces to one of many points of connection to the Stratus Village Planned Development Amendment, Three Mile Lane Design Review and Landscape Plan Review
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existing private storm main that is located on/through the development site, refer to the Existing Conditions Plan for the location and routing of this existing pipe located within an easement as it traverses the development site. The storm drain design will include assemblies sized to detain site runoff, releasing at a rate at or below the pre-development conditions, so as to not overflow the downstream pipe and/or ditch system, which will convey runoff from the development site, as well as runoff from upstream developments located east of the project site, to an eventual outfall into the South Yamhill River.

14. That any and all fill in areas of proposed construction of buildings shall be engineered and shall meet the approval of the Building Department.

APPLICANT RESPONSE: Understood by the Applicant.

15. That areas identified on the submitted site plan for future development shall be subject to the requirements of this zone change approval.

APPLICANT RESPONSE: Understood by the Applicant. This application and the associated documentation is in response, in part, to these approval criteria.

16. That the final master plan development plans as approved by the Three Mile Lane Design Review, Committee shall be placed on file with the Planning Department and become a part of the zone and binding on the owner and developer.

The developer will be responsible for requesting permission of the Planning Commission for any major change of the details of the adopted master plan. Minor changes to the details of the adopted plan may be approved by the City 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 the Planning Director 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.

APPLICANT RESPONSE: Understood by the Applicant. This application and the associated documentation is in response, in part, to these approval criteria.

17. That the applicant secure from the Oregon Department of Transportation (ODOT) a permit for access to Highway 18, and the south frontage road, pursuant to OAR 734-50 (Highway Approach Roads, Crossings, Access Control, and Weight Restrictions). Evidence of such permit shall be required prior to release of any permits for this project.

18. That improvements to the Highway 18 frontage, as required by ODOT and the City of McMinnville, be done at the applicant's expense and be finalized prior to occupancy.

APPLICANT RESPONSE(S): Understood by the Applicant. Per previous coordination with ODOT, it was determined the existing highway driveway approach onto Norton Lane approved by ODOT in 2007, will not trigger a "change of use" and can continue to be used with the existing permit. The proposed new driveway approach onto SE Stratus, near the northwest corner of the site, will require a State Highway Approach, which will be completed and submitted to ODOT for Stratus Village Planned Development Amendment, Three Mile Lane Design Review and Landscape Plan Review 7
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May 24, 2023

review and approval. Frontage improvements, including new 10-foot wide sidewalk and single corner ramp at the intersection of Stratus and the private access drive, will be submitted to ODOT and the city of McMinnville for review and approval.

19. That the subject site is subject to the provisions of the Three Mile Lane Planned Development Ordinance, as amended.

APPLICANT RESPONSE: Understood by the Applicant. This application and the associated documentation is in response, in part, to these approval criteria.

20. (Amended Condition from Ordinance #5095...)In addition, the applicant shall agree to in the future close the proposed southern access to Norton Lane, if warranted by the development of the property to the south.

APPLICANT RESPONSE: This is understood by the Applicant.

21. That the owner must grant to the Willamette Valley Medical Center and the City of McMinnville the right to cause all airspace above the surface of the subject site such noise, vibrations, fumes, dust, fuel particles, and all other effects as may be caused by the operation of aircraft landing at or taking off from or operating at or on the Medical Center property and the McMinnville Municipal Airport. The owner must fully waive any right or cause of action which he may now or in the future raise against the Willamette Valley Medical Center and the City of McMinnville due to such circumstances noted above.

APPLICANT RESPONSE: Understood by the Applicant.

22. That an updated master plan shall be submitted to the Planning Commission for review and approval prior to any development of Parcel 1, Parcel 2, or Parcel 3 of Partition Plat 2007-12. The updated master plan shall replace the previously approved master plan and shall identify existing developed portions of the Planned Development Overlay District. The master plan shall incorporate necessary shared access, parking, and utility easements to allow the existing developed portions of the Planned Development Overlay District to continue to operate without disruption.

The review of the updated master plan shall be processed as a Planned Development Amendment. but the Planning Commission shall make the final decision on the updated master plan. The updated master plan shall be reviewed against the Planned Development Amendment review criteria in Section 17.74.070 of the McMinnville Municipal Code, and also against the Great Neighborhood Principles in Policy 187.50 of the McMinnville Comprehensive Plan.

APPLICANT RESPONSE: Understood by the Applicant. This application and the associated documentation is in response, in part, to these approval criteria. Section IV of this application includes responses to the criteria in Section 17.74.070. The Great Neighborhood Principles are reviewed in this Section of the application.

B. Three Mile Lane Area Plan March 2022

As described in the Three Mile Lane Area Plan: “The [Area] is a unique district in the southeast portion of the City of McMinnville. The area contains approximately 1,340 acres of land with a variety of existing land uses and several large vacant parcels. The Three Mile Lane Area Plan is intended to create an implementable vision for the area’s future land uses and multi-modal transportation system.”

As this project site is located within the Area Plan, identified as the “*New mixed-use and health care-related uses have been identified near the existing hospital. Housing, especially senior housing, is a very strong market opportunity. Building forms are expected to be horizontal mixed-use, rather than vertical mixed-use.*”

Three Mile Lane Policies

As described in the Plan: “*The following policies are intended to guide development and future planning decisions in the Three Mile Lane area. These policies implement the Three Mile Lane Area Plan goals and describe how Great Neighborhood Principles are expected to be expressed in the future growth and development of the Three Mile Lane Area.*”

The responses to how this project is in agreement with the 21 policies of this Plan is noted below.

1. Require future development to be consistent with the design elements of the Three Mile Lane Area Plan.

APPLICANT RESPONSE: This project is located within the area identified as the Health Care Area and the applicable design elements of the Three Mile Lane Area Plan are as follows:

The Plan notes ***Transitions between uses*** such as *Health care facilities and surrounding residential areas and Health care facilities and other commercial uses.*

This project provides for multifamily housing with ample amount of site landscaping and buffering from the transportation generators of the nearby medical facilities. The project provides affordable housing for those who may work at the nearby medical facilities as well.

The Plan notes ***Walkability between uses***, and *reflects convenient, safe connections between a variety of uses in this area will be important to current and future users.*

This project provides for increased pedestrian connections in the form of a walkway system that connects residents throughout the site area as well as to the greater neighborhood.

Lastly, the Plan references, ***Visual quality of buildings facing OR 18*** and *that new development should avoid placing loading docks or creating blank walls visible from passing vehicles.*

For this project, the buildings have been oriented to create some visual activity along OR 18, while understanding that this is balanced with the need to provide residents with an internal

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courtyard and open space amenities to create a neighborhood feeling. The visual quality of the site along Three Mile Lane/Oregon Highway 18 has been enhanced by the use of landscaping and building colors and materials. See G0.21, Renderings and G1.31, Elevations for views of the development and its visual quality along Three Mile Lane/Oregon Highway 18.

2. Public improvements and private development shall strive to protect tree groves and mature individual trees.

3. Riparian corridors and adjacent native landscape shall be protected.

APPLICANT RESPONSE(S): Although this site does not contain any significant trees or groves or riparian corridors, or native landscaping; the project is providing improved stormwater facilities which will benefit this site. The project's landscaping plan elevates native and indigenous plantings as part of the plant selection.

4. The built environment will be designed to provide and protect views to rolling hills and volcanoes and to enhance visual and physical access to the North Yamhill River. New streets and open spaces will be oriented to capture views.

APPLICANT RESPONSE: The project's overall height and vertical units/balcony areas will provide views to the common open space areas and the greater view corridor.

5. Enhancing connections to existing trails and open space, such as connections into Joe Dancer Park and McBee Park, and creating a public greenway along South Yamhill River with trails and connections to the Three Mile Lane Area is a priority.

APPLICANT RESPONSE: This project provides for increased pedestrian connections in the form of a walkway system that connects residents throughout the site area as well as the greater neighborhood. This increase in pedestrian connections assists with the connections to the overall trail system.

6. New gathering spaces will be designed to incorporate natural areas and views.

APPLICANT RESPONSE: The project's design includes a variety of common open space areas which will create gathering spaces for residents.

7. Require native landscape plantings with seasonal variation and tree plantings that include shade streets with mature tree canopy.

APPLICANT RESPONSE: In regards to **native landscape plantings**, the overall planting palette will be comprised of native and adapted species within the Willamette Valley, per the design team's professional best sustainability practices, and as a way to celebrate the identity and character of this local environment. Additionally, the design team is in contact with the Confederated Tribes of Grand Ronde to determine ways to incorporate first food and culturally significant plant species throughout the project, which will provide educational value and a sense of connection with the land. See Sheet L5.00, Planting Plan Overall for details on the types of plants and their location.

In response to **tree canopy**, the project will provide a tree canopy at the perimeter of the buildings and along the main pedestrian walkways, as well as in the Meadow area and gathering spaces throughout the site. The street trees along the SE Stratus frontage will be per the City of McMinnville's approved tree list. The specific species selection for all trees will be chosen to enhance the overall tree canopy in the region. See Sheet L5.00, Planting Plan Overall for details on the types of trees and their location.

8. A network of sidewalks and trails will connect people to key locations within the Three Mile Lane Area.

APPLICANT RESPONSE: This project provides for increased pedestrian connections in the form of a walkway system that connects residents throughout the site area as well as the greater neighborhood. This increase in pedestrian connections assists with the connections to the overall trail system. See L1.00 Materials Plan, for details on the site's hardscape treatments.

9. The Three Mile Lane Area will have safe bicycle routes for residents and touring cyclists.

10. Proposed new streets will connect to the existing local street grid, consistent with the conceptual designs in the Three Mile Lane Area Plan and in compliance with Transportation System Plan standards.

APPLICANT RESPONSE(S): The site design does not include any new streets; however, the increased amount of site connections will assist with providing options for bicycling off-of the greater street network which has higher speeds and is less conducive to bicycle travel. See L1.00 Materials Plan, for details on the site's hardscape treatments.

11. New commercial developments should be designed to be at a walkable, human scale and for ease of use by all ages and abilities.

APPLICANT RESPONSE: No commercial development is being included with this project.

12. New commercial, office, mixed-use, and multi-family developments should be designed to reflect the micro-climate and enhance outdoor life through the incorporation of features such as porches, balconies, courtyards, plazas, etc.

APPLICANT RESPONSE: As a multi-family project on a large site, special considerations have been made to also adapt to different conditions within the site as it relates to natural lighting, aspect, and micro-climates around the buildings. Specifically, this has been accomplished with more shade tolerant species on the north side of the buildings, and plants that thrive and require sun on the south sides and more exposed areas. The project has been designed with thoughtful open space areas at a variety of scales to encourage and enhance the resident's connections to nature and the outdoors. Information on the site's porches and balconies can be found on Sheet G1.13 and the site's overall features can be found on G1.12, Site Plan.

13. New commercial, office, mixed-use, and industrial campus developments should promote inclusion and interaction within the right-of-way.

14. *Encourage mixed-use development where feasible.*

APPLICANT RESPONSE(S): No commercial, office or mixed use, industrial development is being included with this project.

15. *Proposed site landscape for new development should strive to reflect patterns of wine industry—eg, rows of vines, southern orientation, shelter belts of trees – and consider functional site planning of vineyard and farm complexes as conceptual models.*

APPLICANT RESPONSE: This project’s landscaping is providing special attention to the agricultural history of the McMinnville area. It is doing so by providing a community garden—a community garden is a direct link to the agrarian heritage and will create community by providing opportunities for recreation and will enable residents to grow and eat locally grown food. Plants chosen for the community garden will be part of discussions with the Owner and the residents, but it could include plants such as raspberries, blueberries and table grapes that provide seasonal interest and edible fruit to the community. Additionally, the location of the plots is based on maximizing sun exposure, ease of access and visibility as a site amenity that celebrates community. See Sheet L5.00, Planting Plan Overall for details on the types of plants and their location.

16. *New development should consider adjacency to agricultural fields and respect this heritage through careful transitions.*

17. *Architectural building design that includes simple roof forms (industrial and agricultural) is encouraged in the Three Mile Lane Area.*

APPLICANT RESPONSE(S): This project provides a variety of responses in regards to the project’s adjacency, both physically (site’s proximity to the Urban Growth Boundary) and in a reflective manner (Three Mile Lane Plan and associated design framework), to the proximity and importance of agriculture within the City’s context. These include the following:

- The project provides simplified buildings and gable roof forms that directly relate to the vernacular from the agricultural McMinnville context;
- The roof forms for the private open space porch and balcony elements are a simple, single-slope lean-to, reflecting agrarian forms;
- The materials for the patios, balconies and the common building incorporate natural materials like wood and metal (roofs). These materials connect, and draw inspiration from the agrarian architecture of the region; and,
- The decision to use a metal roof was important for the overall view the residents have from their apartment in the units above the ground level.

See G0.21, Renderings, for overall views of the project and the architectural forms which have been developed for this project.

18. *Encourage a diversity of future housing forms, types, and design that respect the current character of the area.*

APPLICANT RESPONSE(S): This project provides a multifamily housing type at a scale that is respectful of the area. This scale is evident in G1.31, Elevations and how the proposed height is respectful of the variation in surrounding buildings. The project's location, between larger institutional uses and residential uses, bridges this transition using moderate sized buildings, ample open space and agrarian transitional forms.

19. Ensure that new commercial and industrial campus development creates a welcoming and visible interface with Three Mile Lane.

APPLICANT RESPONSE(S): No commercial or industrial development is being included with this project, however, this project's location and scale helps to create a welcoming and visible interface setback along Highway 18/Three Mile Lane.

20. Encourage site design and architecture that visibly convey the historic or current industry on the site (e.g., aviation, wine-making).

APPLICANT RESPONSE(S): This project provides a variety of both site design and architectural responses that reflect the proximity and importance of agriculture within the City's historical and current context. These include the following:

- The project's simple building forms, gable roofs, and a variety of windows and porches. All these elements are used to create a neighborhood that is a comfortable place to come home and relates to the agricultural vernacular found in the City of McMinnville.
- The material palette is inspired by the agricultural architecture of the region and it achieves this by incorporating natural materials that are both timeless and durable.

21. New commercial, mixed-use, office, and industrial campus development should consider using local materials for cladding and building structure (timber, corrugated steel cladding, red brick), and incorporating vibrant color.

APPLICANT RESPONSE(S): Although this project is not a mixed-use project, the color choices have been selected to reflect vibrancy in response to this attribute and to provide for a 'Unique and Integrated Design Element' as described in Great Neighborhood Principle #13. Each building has been selected for a different, yet, complementary color. The overall color palette was chosen to reflect to the local materials in the following manner:

- The residential buildings will have a color palette inspired by the weathered look of barnwood, and the red that is sometimes traditional in old barns. The result of the warm earthy tones derived from this palette ensures that each building will have its own unique color to create variety and interest, both from a site-wide perspective and to provide individual building character.
- The common building will be all stained fiber cement (Woodtone) to bring some warmth and complement the solid color material of the residential buildings. Stained fiber cement will also be used on the back wall at the recessed balconies of the residential

buildings to create a connection with the common building, establishing a cohesive and unified design.

See G0.21, Renderings, for overall views of the project and the architectural forms which have been developed for this project.

C. Comprehensive Plan Policies, Volume II
Chapter V HOUSING AND RESIDENTIAL DEVELOPMENT

General Housing Policies

Policy 58. City land development ordinances shall provide opportunities for development of a variety of housing types and densities.

Policy 59. Opportunities for multiple dwelling and mobile home developments shall be provided in McMinnville to encourage lower-cost renter and owner-occupied housing. Such housing shall be located and developed according to the residential policies in this plan and the land development regulations of the city.

APPLICANT RESPONSE: This project provides for multi-family development in compliance with the Planned Development Amendment #5095 and the applicable elements of the City’s zoning code.

Low-Cost Housing Policies:

Policy 64. The city of McMinnville shall work in cooperation with other governmental agencies, including the Mid-Willamette Valley Council of Governments and the Yamhill County Housing Authority, and private groups to determine housing needs, provide better housing opportunities and improve housing conditions for low and moderate income families.

Policy 65. The city of McMinnville shall coordinate with the Mid-Willamette Valley Council of Governments to develop a “fair share” plan to allocate low-cost housing throughout the tri-county region.

Policy 66. The city of McMinnville shall continue to allow development of its fair share of the region’s low-cost housing. The share accepted will be based on quantifiable studies which take into account the amount of the low-cost housing already in the community and the overall housing opportunities in the city and region.

Policy 67. Subsidized low-cost housing shall be dispersed throughout the McMinnville urban area. Dispersal plans shall be coordinated with appropriate agencies.

APPLICANT RESPONSE: Oregon’s Statewide Housing Plan defines a shortage of 4,945 units of affordable housing in Yamhill County. The Owner is a “housing authority” defined by ORS Chapter 456, operating in Yamhill County for the purpose of providing, “To provide decent, safe and sanitary urban or rural housing for persons or families of lower income.” The Housing Authority of Yamhill County (HAYC) is the Owner and will be the Developer of this project.

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There are some housing options in the area, these include the Affordable Mid-Coast Housing, the Olde Stone Village Mobile Home Park and the Evergreen Mobile Home Park-as noted on the Three Mile Lane Plan (2022). Although these options are within the area, none of them are subsidized or are managed as income-restricted housing. Therefore, the addition of this project to the area does not create a significant collection of affordable housing as to create a detractor on the neighborhood or its character.

Planned Development Policies:

Policy 72. Planned developments shall be encouraged as a favored form of residential development as long as social, economic, and environmental savings will accrue to the residents of the development and the city.

APPLICANT RESPONSE: The existing amendments, Ordinance #5095 and Ordinance #4667 includes development standards to ensure a residential development. Condition #2 requires “to the extent possible, the site and building design should be compatible with the surrounding development.” This application will demonstrate compatibility with the surrounding development applying the base zone standards; the standards of Chapter 17.11 and the design of the Three Mile Area Plan (2022).

Policy 73. Planned residential developments which offer a variety and mix of housing types and prices shall be encouraged.

APPLICANT RESPONSE: This proposal will provide for a variety of housing type as Multi-Family at a variety of price points, with an emphasis on providing affordable residential apartments.

Policy 74. Distinctive natural, topographic, and aesthetic features within planned developments shall be retained in all development designs.

APPLICANT RESPONSE: There are no distinctive natural, topographic or aesthetic features associated with the site. The property is flat, and currently abuts farm land to the south, a mobile home part to the west, and office and hospitality to the east.

Policy 75. Common open space in residential planned developments shall be designed to directly benefit the future residents of the developments. When the open space is not dedicated to or accepted by the city, a mechanism such as a homeowners association, assessment district, or escrow fund will be required to maintain the common area.

APPLICANT RESPONSE: The proposed Common Open Space areas will directly benefit the future residents in the following manner: the open space areas are programmed for a variety of outdoor activities including passive and active spaces for recreation, gardening and other pursuits.

The entire property will be controlled and operated by HAYC. Maintenance, repairs, ground keeping, and overall operations will be performed by HAYC. No condominium or associations will be part of this ownership as the property will be owned and managed by the Housing

Authority of Yamhill County. See Sheet G1.12, Site Plan for information about the locations of the common open space areas.

Policy 76. Parks, recreation facilities, and community centers within planned developments shall be located in areas readily accessible to all occupants.

APPLICANT RESPONSE: A Community Center is proposed for this project. It will be located in an area that is readily accessible to all occupants.

Policy 77. The internal traffic system in planned developments shall be designed to promote safe and efficient traffic flow and give full consideration to providing pedestrian and bicycle pathways.

Policy 78. Traffic systems within planned developments shall be designed to be compatible with the circulation patterns of adjoining properties.

APPLICANT RESPONSE: Traffic system improvements have been developed in the immediate neighborhood, including the Highway 18/Three Mile Lane intersection with Norton Lane, and the SE Norton Lane intersection with SE Stratus Avenue. These improvements provide basic and adequate circulation into, out of, and throughout the immediate neighborhood. These street improvements were made to meet the anticipated development within the area.

Multiple Dwelling Development Policies:

Policy 86. Dispersal of new multi-dwelling housing development will be encouraged throughout the city in areas designated for residential and mixed-use development to encourage a variety of housing types throughout the community and to avoid an undue concentration of multi-dwelling development in specific areas of the community leading to a segregation of multi-dwelling development in McMinnville from residential neighborhoods. Dispersal policies will be consistent with the Great Neighborhood Principles.

In areas where there are the amenities, services, infrastructure and public facilities to support a higher density of multi-dwelling development, and the area is commensurate with a higher concentration of multi-dwelling development without creating an unintended segregation of multi-dwelling development, such as McMinnville's downtown, the area surrounding Linfield University and neighborhood activity centers, a higher concentration of multi-dwelling development will be encouraged.

APPLICANT RESPONSE: As provided for in the adoption of Ordinance #5095, this project is located in an area of McMinnville that provides the infrastructure and public facilities to support the density of Multi-Family development, while not supporting an unintended monoculture of Multi-Family development.

As described above, housing options do exist in the general area, including manufactured housing. The addition of this project to the area does not create a significant collection of affordable housing as to create a detractor on the neighborhood or its character. The Housing Authority of Yamhill County (HAYC) manages a number of properties within the City of McMinnville, however, these properties are all located outside of the immediate vicinity of this project.

This project will also support the Great Neighborhood Principles. See response to these Principles in Section II.

Policy 89. Zoning standards shall require that all multiple-dwelling housing developments provide landscaped grounds.

APPLICANT RESPONSE: Landscape plans have been provided in conjunction with this application. There are a variety of standards within the City's code for ensuring that multifamily developments provide adequate landscaping and green space as part of the project. A detailed description of the site's landscaping provisions and percentages has been included with this application on the associated Landscaping plans and in conjunction with responses to the various criteria throughout this application narrative.

Policy 90. Greater residential densities shall be encouraged to locate along collectors and minor arterials, within one-quarter mile from neighborhood and general commercial shopping centers or within neighborhood activity centers, and within a one-half-mile-wide corridor centered on existing or planned public transit routes.

Policy 91. Multiple-dwelling housing developments, including condominiums, but excluding campus living quarters, shall be required to access off of arterials or collectors or streets determined by the city to have sufficient traffic carrying capacities to accommodate the proposed development.

Policy 92. High-density housing developments shall be encouraged to locate along existing or potential public transit routes.

APPLICANT RESPONSE: This project is located off of SE Stratus Lane, which obtains direct access via Highway 18. Highway 18 is a Collector roadway and as such, contains a carrying capacity suitable to support Multi-Family development. See Figure 19 from Three Mile Lane Plan, March 2022:

Figure 19. YCTA Route 2 in the Three Mile Lane Area



Policy 92.01. High-density housing shall not be located in undesirable places such as near railroad lines, heavy industrial uses, or other potential nuisance areas unless design factors are included to buffer the development from the incompatible use.

Policy 92.02. High-density housing developments shall, as far as possible, locate within reasonable walking distance to shopping, schools, and parks, or have access, if possible, to public transportation.

APPLICANT RESPONSE: This project is not located in an area which contains railroad lines or heavy industrial uses. The project is located within walking distance of a number of amenities including the Willamette Valley Medical Center and the Chemeketa Community College.

Urban Policies.

Policy 99. An adequate level of urban services shall be provided prior to or concurrent with all proposed residential development, as specified in the acknowledged Public Facilities Plan. Services shall include, but not be limited to:

- 1. Sanitary sewer collection and disposal lines. Adequate municipal waste treatment plant capacities must be available.*
- 2. Storm sewer and drainage facilities (as required).*
- 3. Streets within the development and providing access to the development, improved to city standards (as required).*
- 4. Municipal water distribution facilities and adequate water supplies (as determined by City Water and Light).*

APPLICANT RESPONSE: Domestic , fire sprinkler and irrigation water services are proposed to be served from the existing termination point of the public 10-inch diameter water main located at the bend in the private access drive along the east property boundary. Services will include backflow prevention assemblies and water meter, to provide for domestic water and fire sprinkler supply to all buildings including onsite fire hydrants, along with landscape irrigation supply.

D. Related Ordinance, Ordinance #5066 McMinnville Great Neighborhood Principles

Each Great Neighborhood Principle is identified by number below (numbers 1 – 13), and is followed by more specific direction on how to achieve each individual principle.

APPLICANT RESPONSE: These have also been responded to in light of the Guiding Principles in Planned Development Residential Design and Development, Section 17.11.110.A.1 through 5.

1. Natural Feature Preservation. Great Neighborhoods are sensitive to the natural conditions and features of the land.

a. Neighborhoods shall be designed to preserve significant natural features including, but not limited to, watercourses, sensitive lands, steep slopes, wetlands, wooded areas, and landmark trees.

APPLICANT RESPONSE: Although there are no distinctive natural, topographic or aesthetic features associated with the site, the improvements for the stormwater and site's drainage respond to the natural topography and will improve the site and the surrounding area.

2. Scenic Views. Great Neighborhoods preserve scenic views in areas that everyone can access.

a. Public and private open spaces and streets shall be located and oriented to capture and preserve scenic views, including, but not limited to, views of significant natural features, landscapes, vistas, skylines, and other important features.

APPLICANT RESPONSE: There are no significant views of natural features or skylines in the vicinity of the project area, however, the open spaces have been designed to provide accessible natural areas, while ensuring that the spaces are not overwhelmed by the parking areas or other utilitarian features.

3. Parks and Open Spaces. Great Neighborhoods have open and recreational spaces to walk, play, gather, and commune as a neighborhood.

a. Parks, trails, and open spaces shall be provided at a size and scale that is variable based on the size of the proposed development and the number of dwelling units.

b. Central parks and plazas shall be used to create public gathering spaces where appropriate.

c. Neighborhood and community parks shall be developed in appropriate locations consistent with the policies in the Parks Master Plan.

APPLICANT RESPONSE: There is a large area identified as Open Green/Commons area that is centrally located, behind the Community Building. This area is to benefit all residents, but is in closest proximity to Buildings #1 and #2. There is also the Meadow open space area located between Buildings #3 and #4. There are also community garden areas at the Eastern edge of the site. See Sheet G1.12, Site Plan for information about the locations of the common open space areas.

4. Pedestrian Friendly. Great Neighborhoods are pedestrian friendly for people of all ages and abilities.

- a. *Neighborhoods shall include a pedestrian network that provides for a safe and enjoyable pedestrian experience, and that encourages walking for a variety of reasons including, but not limited to, health, transportation, recreation, and social interaction.*
- b. *Pedestrian connections shall be provided to commercial areas, schools, community facilities, parks, trails, and open spaces, and shall also be provided between streets that are disconnected (such as cul-de-sacs or blocks with lengths greater than 400 feet).*

APPLICANT RESPONSE: The site layout for this project includes a variety of pedestrian-friendly amenities:

- There are internal pedestrian walkways leading from the residential unit entrances to the common areas (buildings and open space) to the parking and utilitarian areas;
- There are also pedestrian walkways which lead to the private drive, and;
- There is a pedestrian walkway which connects the site to the public sidewalk on SE Stratus.

See Sheet L1.00, Materials Plan for detailed information about the hardscaped areas associated with the project.

APPLICANT RESPONSE: Although no streets will be constructed as a result of this project, the overall site area connects to the greater McMinnville area in the following manner: The project is providing low-traffic connections to the surrounding area by way of pathways within the project that connect to the greater street network. This network will help to improve options for those getting around by bicycle and as a pedestrian. The pedestrian connection to SE Stratus from the front of the site will also facilitate use of the bus service Route #2 from the Yamhill County Transit Authority (YCTA) as a connection to Three Mile Lane/Highway 18.

5. *Bike Friendly. Great Neighborhoods are bike friendly for people of all ages and abilities.*

a. *Neighborhoods shall include a bike network that provides for a safe and enjoyable biking experience, and that encourages an increased use of bikes by people of all abilities for a variety of reasons, including, but not limited to, health, transportation, and recreation.*

b. *Bike connections shall be provided to commercial areas, schools, community facilities, parks, trails, and open spaces.*

APPLICANT RESPONSE: As described in the Three Mile Area Plan, March 2022, the area has very limited bicycle facilities and suggests that*creating attractive, low-stress bicycle facilities on key routes within the study area will require examining traffic calming design adaptations and lower speed limits, and implementing buffered bike lanes or separated pathways will make cycling more attractive and safe.*

Although this project is not developing any new streets, the project is providing low-traffic connections to the surrounding area by way of pathways within the project and connecting outward. This will provide opportunities for cyclists in the way of off-road connections.

6. *Connected Streets. Great Neighborhoods have interconnected streets that provide safe travel route options, increased connectivity between places and destinations, and easy pedestrian and bike use.*

a. *Streets shall be designed to function and connect with the surrounding built environment and the existing and future street network, and shall incorporate human scale elements including, but not limited to, Complete Streets features as defined in the Comprehensive Plan, grid street networks, neighborhood traffic management techniques, traffic calming, and safety enhancements.*

b. *Streets shall be designed to encourage more bicycle, pedestrian and transit mobility with a goal of less reliance on vehicular mobility.*

APPLICANT RESPONSE: Although no streets will be constructed as a result of this project, the overall site area connects to the greater McMinnville area in the following manner: The project is providing low-traffic connections to the surrounding area by way of pathways within the project that connect to the greater street network. This network will help to improve options for those getting around by bicycle and as a pedestrian. The pedestrian connection to Three Mile Lane/Highway 18 from the front of the site will also facilitate use of the bus service Route #2 from the Yamhill County Transit Authority (YCTA).

7. *Accessibility. Great Neighborhoods are designed to be accessible and allow for ease of use for people of all ages and abilities.*

a. *To the best extent possible all features within a neighborhood shall be designed to be accessible and feature elements and principles of Universal Design.*

b. *Design practices should strive for best practices and not minimum practices.*

APPLICANT RESPONSE: This project will comply with all federal and state building requirements for accessible design.

8. *Human Scale Design. Great Neighborhoods have buildings and spaces that are designed to be comfortable at a human scale and that foster human interaction within the built environment.*

a. *The size, form, and proportionality of development is designed to function and be balanced with the existing built environment.*

b. *Buildings include design elements that promote inclusion and interaction with the right-of-way and public spaces, including, but not limited to, building orientation towards the street or a public space and placement of vehicle-oriented uses in less prominent locations.*

c. *Public spaces include design elements that promote comfortability and ease of use at a human scale, including, but not limited to, street trees, landscaping, lighted public areas, and principles of Crime Prevention through Environmental Design (CPTED).*

APPLICANT RESPONSE: Human-scaled design is an important consideration of this project, as the entire site is nearly 7 acres, which is a large site. The site's overall context is one of larger, development projects (medical facilities, commercial uses across Three Mile Lane/Highway 18; and even Highway 18 itself. Therefore, bringing the entire project's elements to a human-scale is important to ascertain and has been accomplished as follows.

For **human scale design**, this has been addressed in the following manner.

- Using the context of the giant aviation, farm, and industrial buildings as a start to inform the character of the project but also incorporating human scale elements with details along the ground floor like porch elements pieces that create the spaces that are livable and enjoyable for residents.

For a **balance of design** within the overall built environment, this was addressed in the following way:

- Maintain the site's parking out to the perimeter to create a collection of walkable outdoor spaces
- The site's design also ensures that these same parking areas are buffered from the neighboring properties to the west and south with a 10' landscape buffer, trees and plantings.
- The parking areas also include a landscape buffer along Stratus Lane, which will both buffer pedestrians walking along Stratus and also provides a pleasant pedestrian connection mid-block to Stratus from this project;
- The buildings themselves are located to create a variety of outdoor spaces and the layering of the entries and their context help create the idea of home (front yard, front porch, and backyard);

For provisions of **comfortability**, the project has created the following:

- A variety of inclusive spaces to create community—these are echoed with the community buildings and outdoor spaces; and move to the quasi-public porches. There are a variety of visual and physical pedestrian connections between open spaces and the buildings which also promote safe, enjoyable experiences, health, recreation, and social interaction.

See Sheet G0.21, Renderings for overall views of the buildings and see Sheet G1.12, Site Plan for information regarding the entire site's layout.

9. Mix of Activities. Great Neighborhoods provide easy and convenient access to many of the destinations, activities, and local services that residents use on a daily basis.

a. Neighborhood destinations including, but not limited to, neighborhood-serving commercial uses, schools, parks, and other community services, shall be provided in locations that are easily accessible to surrounding residential uses.

b. Neighborhood-serving commercial uses are integrated into the built environment at a scale that is appropriate with the surrounding area.

c. Neighborhoods are designed such that owning a vehicle can be optional.

APPLICANT RESPONSE: This project is within a variety of a mix of activity centers including the Willamette Valley Medical Center, Chemeketa Community College, and a variety of neighborhood-serving commercial. See G1.11, Vicinity Maps for an aerial illustrations of the surrounding areas.

10. Urban-Rural Interface. Great Neighborhoods complement adjacent rural areas and transition between urban and rural uses.

a. Buffers or transitions in the scale of uses, buildings, or lots shall be provided on urban lands adjacent to rural lands to ensure compatibility.

APPLICANT RESPONSE: As noted, this site is at the edge of the Urban Growth Boundary. As such, it is a transitional use from the agricultural uses to the south and the existing development. The scale proposed for this project, associated with the entire project, as well as with individual buildings, will function as a transition to the rural and urban areas.

11. Housing for Diverse Incomes and Generations. Great Neighborhoods provide housing opportunities for people and families with a wide range of incomes, and for people and families in all stages of life.

a. A range of housing forms and types shall be provided and integrated into neighborhoods to provide for housing choice at different income levels and for different generations.

APPLICANT RESPONSE: The project will provide affordability for households earning less than 60% of the Area Median Income. Oregon Housing and Community Services, Yamhill County, Confederated Tribes of Grand Ronde support the project and the Oregon Health Authority. Each of these partners have provided development capital to aid in achieving affordability.

12. Housing Variety. Great Neighborhoods have a variety of building forms and architectural variety to avoid monoculture design.

a. Neighborhoods shall have several different housing types.

b. Similar housing types, when immediately adjacent to one another, shall provide variety in building form and design.

APPLICANT RESPONSE: This application will provide for a multi-family housing type using a variety of building forms and variety within its design. The responses to the criteria for 17.11 Residential Design and Development Standards, noted below, illustrate how this project is in compliance with the design criteria for residential housing as required by this section of the code.

13. Unique and Integrated Design Elements. Great Neighborhoods have unique features, designs, and focal points to create neighborhood character and identity. Neighborhoods shall be encouraged to have:

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a. *Environmentally friendly construction techniques, green infrastructure systems, and energy efficiency incorporated into the built environment.*

b. *Opportunities for public art provided in private and public spaces.*

c. *Neighborhood elements and features including, but not limited to, signs, benches, park shelters, street lights, bike racks, banners, landscaping, paved surfaces, and fences, with a consistent and integrated design that are unique to and define the neighborhood.*

APPLICANT RESPONSE: There are a variety of unique and integrated design elements provided as part of this project.

- For item a. regarding environmentally friendly and energy efficiency, this project is targeting Earth Advantage certification;
- For item b., this project is providing a custom art mural in the common building; and
- In regards to item c., this project is providing a number of neighborhood elements, including outdoor lighting, outdoor seating, bicycle ribbon racks, and a variety of amenities throughout the site which will create a cohesive neighborhood. Amenities also include a community garden which, in addition to planting areas, will include seating and storage areas. Although not determined yet, project signage will be unified and will be limited to reflect the requirements of the previous Ordinance #5095, Criterion #5 and the applicable sections of Chapter 17.62, Signs. See Sheet L1.00 Materials Plan for information on locations of these amenities.
- There is also variety in the architecture building massing, materials and colors which also will contribute to the project's unity and consideration as a neighborhood. See Sheet G0.21, Renderings for information about colors and materials of the proposed buildings.

III. Applicable Zoning Code Chapters

This Section corresponds to each of the applicable sections of the City's Zoning Code.

A. Chapter 17.11 Residential Design and Development Standards

17.11.012 Introduction to Housing Types.

17.11.090 Apartments

B.3. Apartment Block.

a. Description: Stacked dwelling units in a single building or groups of buildings on a single lot. Parking is shared, and entrance to units is typically accessed through a shared lobby.

b. Appropriate Context: Apartments vary widely in size and design but typically have large footprints and fit in well to the edges of single dwelling neighborhoods and on major streets.

c. Also Named: Flats, multi-dwelling, apartments

d. Variations: Flats, lofts, two-level flats, split-level flats, through-building flats.

e. Lot Sizes: Vary widely, from 7,200 to 320,000 square feet.

f. Density Range: 10 - 200 units per acre. (Note, maximum density will be governed by McMinnville's municipal code.)

g. Building Height: 2-5 stories, if adjacent to or within a single dwelling neighborhood context. Can be much taller in central city areas. (Note, maximum height will be governed by McMinnville’s Municipal Code.)

h. Construction Type and Building Code Issues: Type V frame construction for buildings under 5 stories. Type V frame construction over Type I, for 6 or 8 stories, or Type I for taller buildings. Sprinklers for fire suppression are required. Elevators needed if over 3 stories.

Applicant Response: The use for this site is an Apartment Block, which, was evaluated and approved for this site per the approval of Planned Development Amendment #5095, Condition #7.

e. Lot size. The lot size for this project is approximately 7 acres/304,920 square feet.

f. Density: The proposed density for the project is 175 units; with a 7 acre site, this project site could support a higher density based on the applicable standard of the R-4 zone (the allowable residential density of the C-3 zone) in 17.21.060, Density requirements:

17.21.060 Density requirements.

In an R-4 zone, the maximum density for single attached dwelling may not exceed four dwelling units per 5,000 square feet. Density maximum may not apply to any other permitted housing types, including accessory dwelling units.

Four dwelling units per every 5,000 square feet would equate to 243 units based on the site size of 304,920 square feet. As a result, this project is under the maximum density for the site.

g. Building height: The proposed height is at its highest point, approximately 48 feet tall. The project is proposing a modest three story building height for all buildings.

h. Construction type: The proposed construction type is 5B.

C. Development Standards.

Applicant Response: Responses to the code criteria for 17.11.090.B.3 Apartment Block are noted in Table 1 below. See Sheet G1.12, Site Plan for all dimensions noted in Table 1.

TABLE 1. MULTI-DWELLING DEVELOPMENT STANDARDS

Code Requirement	Requirement for site without Alley	Applicant Response
a) Lot width (feet)	50 feet minimum	The existing lot(s) each contain a minimum of 50 feet of lot width. The resulting lot dimension after consolidation will be at least 50 feet at the street frontage of SE Stratus.
b) Lot depth (feet)	100 feet minimum	The existing lot(s) each contain a minimum of 100 feet of lot depth. The resulting lot dimension after consolidation will be at least 100 feet at the street frontage in parallel with SE Stratus.

Code Requirement	Requirement for site without Alley	Applicant Response
c) Lot size	5,000 feet minimum	The existing lot(s) each contain a minimum of 5,000 square feet The resulting lot dimension after consolidation will be at least 5,000 square feet.
d) Front Setback (feet)	15 feet minimum	The minimum front setback of 15 feet has been met along the frontage of SE Stratus.
e) Side Setback (feet)	Interior: Min. 3 or 5 feet Exterior: 10 feet	The minimum side setbacks of 10 feet (exterior) has been met along all property lines.
f) Rear setback (feet)	20 feet minimum	The minimum rear setbacks of 10 feet (exterior) has been met along all property lines.
g) Building height (feet)	Varies, See underlying zone	A request to modify the building's height from 35 feet (Condition #2) to 48 feet is noted in Section IV of this application.
h) Parking Zone	For lots without an alley: Parking is permitted to be located on the surface or in a garage. The front setback for garages is specified in Parking Development and Design Standards, Garage Setback.	No garages have been proposed as part of this design.
i) Driveways	Driveway spacing and width requirements are specified in Street Frontage, Frontage Types.	Proposed driveway locations have been noted on Sheet G1.12, Site Plan.
j) Off-street Parking	<p>As per Chapter 17.60.060.A. The mix of units includes 1, 2 and 3 bedroom units and office space. The parking calculation references affordable housing for the 2-bedroom or less units and the multifamily requirement for the three-bedroom units and office for the areas devoted to staff.</p> <p><i>3. One and one-half spaces per dwelling with less than three bedrooms, <u>two spaces per dwelling unit with three or more bedrooms</u>, and one space per dwelling unit which is expressly reserved for senior or handicapped persons.</i></p> <p><i>8. Affordable Housing – Two - bedroom or less, serving households of 80% Area Median Income (AMI) or less (AMI is calculated per Yamhill County as determined by the State Housing Council based on information from the United States Department of Housing and Urban Development.) Income levels will need to be certified.</i></p> <p><i>0.5 spaces per dwelling unit for units 2 bedroom or less.</i></p>	<p>Total required: 141 spaces: 145 units * 0.5 = 72.5 spaces (round up) 30 units * 2 = 60 spaces Office/Common Building: 8 spaces based on square footage.</p> <p>The project is providing 5 required loading spaces per 17.60.070 Off-street loading requirements.</p> <p>Total provided: 211 parking and loading spaces + 41 shared parking spaces with the adjacent medical office per private agreement. Grand total: 252 spaces</p>

Code Requirement	Requirement for site without Alley	Applicant Response
	17. Professional office (non-medical or dental): 1 per 300 square feet.	

D. Design Standards.

The Apartment Design Standards for multi-dwelling housing are standards that apply to apartment housing types. These standards are related to site design and building frontage, parking, compatibility with neighboring homes, open space, and private space.

1. Context and Site Design.

Site design standards are intended to facilitate the development of attractive multi-dwelling housing. They encourage good site and building design, which contributes to livability, safety, and sustainability; helps create a stronger community, and fosters a quality environment for residents and neighbors.

a. Mirror the scale of blocks and the block-like structure of the surrounding neighborhood.

APPLICANT RESPONSE: The site’s location is at a transition point from suburban to rural, (at the edge of the Urban Growth Boundary) and, therefore, the project is trying to create the neighborhood and scale which begins developing this urban context while responding appropriately to the surrounding context of the larger area. The surrounding buildings are mostly commercial or industrial, and so there is not a lot of residential context to relate to. However, the project is responding to this transition by having a finer grain than these existing institutional buildings. The project is keeping with the larger, simpler, building forms while bringing the human scale, applying residential elements, such as porches and open space areas. The project is seeking to create a neighborhood within the larger context of the City of McMinnville and being of this larger place while still maintaining its own unique identity.

b. Connect the internal network of streets and paths to those of the surrounding area where possible.

APPLICANT RESPONSE: Although no streets will be constructed as a result of this project, the overall site area connects to the greater McMinnville area in the following manner: The project is providing low-traffic connections to the surrounding area by way of pathways within the project that connect to the greater street network. This network will help to improve options for those getting around by bicycle and as a pedestrian. The pedestrian connection to Three Mile Lane/Highway 18 from the front of the site will also facilitate use of the bus service Route #2 from the Yamhill County Transit Authority (YCTA).

c. Configure apartments, parking areas, and common open space in clusters that mirror the scale of blocks of the surrounding neighborhood or are no more than 10,000 square feet in area per cluster.

APPLICANT RESPONSE: As described above, the surrounding sites and their buildings are mostly commercial or industrial and as such, have a very large scale. It is important to note that there is

not a lot of residential context to relate to, however, the configuration of the site has been approached in the following manner:

- The project started by using the context of the larger aviation, farm, and industrial buildings to inform the character of the project.
- The site design divides the project into a north and south portion with a pedestrian connection in between that aligns with the surrounding road to the east of the site. This helps to set the scale for the buildings, while also responding to the expected scale of the neighborhood and establishing a relationship that makes it fit with the neighborhood;
- Similarly, the large site is divided east/west with a pedestrian path that connects with all the buildings through a variety of common open spaces that also helps to set the scale for the buildings; and
- The buildings are positioned on the site to create a variety of outdoor spaces which are both visually and physically accessible from each building.

See G1.12, Site Plan, for additional detail on the layout of the site.

d. Residential units must be oriented to a common open space, including a common green, a plaza, or a pocket park.

APPLICANT RESPONSE: There is a large area identified as Open Green/Commons area that is centrally located, behind the Community building. This area is to benefit all residents, but is in closest proximity to Buildings #1 and #2. There is also the Meadow open space area located between Buildings #3 and #4. There are also community garden areas at the Eastern edge of the site.

e. Orient all buildings around a shared open space that meets the requirements of a Common Open Space.

APPLICANT RESPONSE: As described above, the site is comprised of multiple buildings and each building has access to two large common open spaces which meet the requirements of a Common Open Space. Both of these areas, the Open Green/Commons and the Meadow, include areas with clear functionality that serve as the focus to the surrounding buildings; they also area accessible to all residentials and provide opportunities for both active and passive activities.

f. Align buildings to surrounding streets.

APPLICANT RESPONSE: The buildings have been designed to align to the surrounding public street (SE Stratus) and also the private access drive.

- The site design divides the project into a north and south portion with a pedestrian connection in between that aligns with the surrounding road to the east of the site. This helps to set the scale for the buildings, while also responding to the expected scale of the neighborhood and establishing a relationship that makes it fit with the neighborhood; and

- Similarly, buildings along SE Stratus are arranged to create a variety of scales: the large site is divided east/west with a pedestrian path that connects with all the buildings through a variety of common open spaces that also helps to set the scale for the buildings.

g. Connect to surrounding neighborhoods, schools, parks, and other neighborhood destinations.

APPLICANT RESPONSE: Connections to surrounding destinations have been made at a variety of scales: from the automobile scale, providing access onto SE Stratus and the private access road and from a pedestrian and cyclist scale with a series of pedestrian connections to these roadways and throughout the site.

2. Large Site Design Requirements.

1. Break up parking into smaller areas and access from side streets when possible

APPLICANT RESPONSE: The parking has been divided into multiple areas at the perimeter of the site. This has been done to create a collection of walkable outdoor spaces connected throughout the site. The access to the site is from SE Stratus and from the private access drive—both are lower-scale streets than the adjacent Three Mile Lane/Highway 18. Additionally, the building's and the associated parking areas are oriented so that each building has access to parking near residential units for convenience. The project has minimized the associated widths of the overall parking so that it functions more like a road than a parking lot. This also works to minimize the less-sightly views of an expanse of automobile parking.

2. Connect parking areas, building entries, and open spaces with paved walkways.

APPLICANT RESPONSE: The site has connected all areas of the site with a hierarchy of hard-scaped walkways enabling residents, building users and visitors to circulate around the site and its amenities. See Sheet L1.00, Materials Plan for information about the hardscaped areas.

3. Buffer parking areas with landscaping

APPLICANT RESPONSE: As described, a variety of landscaped buffers are provided: this includes a large buffered area at the west of the site which includes a fence and landscaping as well as along SE Stratus, which provides a large buffered area. Landscaping has also been used throughout the parking areas on an internal basis to help reduce the heat-island effect, manage stormwater and create a pleasant walking environment. See Sheet G1.14 Site Area Calculations for information on the quantities of landscaping throughout the site.

As a result of existing site conditions (an existing access/parking and maintenance easement, this project is requesting a modification for one area of required landscaped buffer. See Section IV of this application.

4. Minimize the width and number of driveways and curb cuts

APPLICANT RESPONSE: There are a minimal number of driveways and curb cuts for the site. There is one access provided on SE Stratus and two along the private access drive. The dimensions and locations of these driveways are minimized to the required access needed for fire access, trash, parking and loading.

5. Provide different types of open space throughout site, both active and passive, including playgrounds, trails, volleyball courts, bocce ball courts, community gardens, etc.

APPLICANT RESPONSE: As described, there are multiple locations throughout the site where residents may be able to have access to open space in a variety of formats. This includes two large common open spaces which meet the requirements of a Common Open Space. Both of these areas, the Open Green/Commons and the Meadow, include areas with clear functionality that serve as the focus to the surrounding buildings; they also area accessible to all residents and provide opportunities for both active and passive activities. There are also areas for a community garden as well.

6. Align buildings to surrounding streets

APPLICANT RESPONSE: The buildings have been designed to align to the surrounding public street (SE Stratus) and also to the private access drive.

7. Centrally locate common buildings and spaces

APPLICANT RESPONSE: A Common Building has been provided in a centrally located place on the site. There is also a complementary open space area adjacent to this Building. Additional open spaces have been provided throughout the site as well. These spaces all work together to create places for the community to come together and they are physically separated from the surrounding utilitarian uses of parking, enabling a safe, human-scale design.

8. Group apartments, parking, and open space into smaller clusters

APPLICANT RESPONSE: As described above, the configuration of the site has been approached in the following manner to create smaller clusters at a residential-scale:

- The site design divides the project into a north and south portion with a pedestrian connection in between that aligns with the surrounding road to the east of the site. This helps to set the scale for the buildings, while also responding to the expected scale of the neighborhood and establishing a relationship that makes it fit with the neighborhood;
- Similarly, the large site is divided east/west with a pedestrian path that connects with all the buildings through a variety of common open spaces that also helps to set the scale for the buildings; and
- The buildings are positioned on the site to create a variety of outdoor spaces which are both visually and physically accessible from each building.

See G1.12, Site Plan, for additional detail on the layout of the site.

3. Pedestrian Access.

On-site pedestrian circulation system shall include the following:

- a. Continuous connections between the primary buildings, streets abutting the site, ground-level entrances, common buildings, common open space, and vehicle and bicycle parking areas.*
- b. At least one pedestrian connection to an abutting street frontage for every 200 linear feet of street frontage.*
- c. Pedestrian walkways shall be separated from vehicle parking and maneuvering areas by physical barriers such as planter strips, raised curbs, or bollards.*
- d. Walkways shall be constructed with the hard surface material, shall be permeable for stormwater, and shall be no less than 3 feet to 5 feet wide. If adjacent to a parking area where vehicles will overhang the walkway, a 7-foot-wide walkway shall be provided. The walkways shall be separated from parking areas and internal driveways using curbing, landscaping, or distinctive paving materials.*
- e. Spacing requirement: No further than 200 feet apart, on center. At least 1 pedestrian connection to an abutting street frontage for every 200 linear feet of street frontage.*
- f. May be co-located with a common green.*

APPLICANT RESPONSE: The front setback of the site fronts SE Stratus and as this distance exceeds 200 linear feet, a direct pedestrian connection is provided near mid lot to SE Stratus. See G1.12, Site Plan, for additional detail on the layout of the site.

4. Parking Lot Location and Design.

a. Characteristics.

- 1. A parking lot is a storage space for cars and should provide secure storage.*
- 2. It is also a place where everyone is a pedestrian while getting to or from their car. Therefore, it should be designed primarily for the ease, safety and comfort of a person rolling or on foot.*
- 3. Clearly defined pathways through parking lots and garages to building entrances, surrounding sidewalks, and transit stops enhance pedestrian safety. These pathways also provide an opportunity to improve the appearance of parking lots.*
- 4. Design parking lots and garages so that vehicles are not the dominant feature.*
- 5. To encourage bicycling as a mode choice, bike parking areas should include bike repair, maintenance, and cleaning stations.*

APPLICANT RESPONSE: Although this is not a criterion, the parking lot design and the corresponding parking lot location and criteria have responded to these criteria in a.1-5.

b. Universal Design Standards for Nine Parking Spaces or More.

- 1. Parking lot pathways should be designed as part of the seamless accessibility network described in Apartment Standards, particularly the required Through Connection.*
- 2. Driveways to shared parking areas are:
 - 1. Limited to one driveway per street frontage.*
 - 2. Parallel parking is permitted on a driveway that crosses a front, side or rear yard abutting a street, but not within the required yard setback.**

c. Parking Lots For Small Multi-Dwelling Sites - Containing More Than Nine Parking Spaces but Fewer Than 16 Parking Spaces.

APPLICANT RESPONSE: This project is providing more than 16 parking spaces; this subsection is not applicable.

d. Parking Lots For Medium-to-Large Multi-Dwelling Sites-Containing More Than 16 Parking Spaces.

- 1. Interior landscaping, minimum area*
- 2. Interior landscaping shall be required for off-street parking areas 5,000 square feet or greater in size.*
- 3. For parking lots less than 50,000 square feet, the minimum landscaped area is 5 percent.*
- 4. For parking lots 50,000 square feet and greater, the minimum landscaped area is 8 percent.*

APPLICANT RESPONSE: The site's parking area is greater than 50,000 square feet and as such, is providing at least 8% in landscaping. Details on the percentage of landscaping can be found on Sheet G1.14, Site Area Calculations.

5. Planted areas may take the form of landscape areas and planter bays.

APPLICANT RESPONSE: The planting areas proposed do include smaller landscaped areas and planter bays distributed throughout the parking area. Details on the percentage of landscaping can be found on Sheet G1.14, Site Area Calculations.

6. Landscaped areas along a through connection count toward required interior landscaping.

APPLICANT RESPONSE: Understood by the Applicant.

7. Landscaped islands and peninsulas shall be evenly distributed throughout all parking areas and separated no more than 60 feet from another. Such islands shall be provided with raised curbs, be a minimum of five feet in width, and shall each contain at least one deciduous tree. To achieve the maximum canopy coverage, all trees shall be non-columnar and have root systems that form deep before spreading to decrease the episodes of buckled pavement.

APPLICANT RESPONSE: The parking lot design considers planting islands with trees and plantings throughout, providing a rhythm of vegetation and legibility for circulation and wayfinding. Details on the plantings within the parking area can be found on Sheet L1.00, Materials Plan.

8. Trees may line the required Through Connection, and/or be clustered within landscape islands or planter bays, and/or shall be distributed throughout the off-street parking area to create a canopy effect and to break up expanses of paving and long rows of parking spaces.

APPLICANT RESPONSE: As noted on the associated landscaping plans, trees appropriate for the location have been included in the parking areas and planter bays. Details on the plantings within the parking area can be found on Sheet L1.00, Materials Plan.

9. When a parking area abuts property in a residential zone, a site-obscuring fence or wall, either permanent or of living material, shall be placed along the affected property line.

APPLICANT RESPONSE: A parking area is located adjacent to residentially-zoned (R-4) property directly to the west of this site. As a result, a landscaping buffer, coupled with a site-obscuring fence has been provided along this length of the property. Details on the plantings within the parking area can be found on Sheet L1.00, Materials Plan.

e. Parking Lot Setbacks Adjacent to Buildings and Structures. Where an off-street parking or vehicular use area is located adjacent to a building or structure, the off-street parking or vehicular use area shall be set back from the exterior wall of the building or structure by a minimum five-foot-wide landscape strip, or by a minimum five-foot-wide paved pedestrian walkway.

f. Parking Lot Location. Off-street parking spaces and vehicle maneuvering areas shall not be located:

- 1. Within of 20 feet from any street property line, except alley property lines;*
- 2. Between a street property line and the front façade of cottages located closest to the street property line. This standard does not apply to alleys.*
- 3. Off-street parking spaces shall not be located within 10 feet of any other property line, except alley property lines. Driveways and drive aisles are permitted within 10 feet of other property lines.*

APPLICANT RESPONSE: The project meets the f.1 portion of this requirement: the parking area is not located within 20 feet of a street (SE Stratus) property line. Parking spaces are setback in order to meet this requirement. See Sheet G1.12, Site Plan for detail on this requirement.

This project is not providing cottage development, and therefore, criterion f.2 is not applicable.

For f.3, an existing and shared by easement parking area is located within 10 feet of another property line. This parking area is part of an existing access/maintenance/parking easement with the adjacent property owner. This situation is addressed as part of a modification for a reduced landscape buffer at this portion of the site. See Section IV for additional information regarding this request.

4. Landscaping, fencing, or walls at least three feet tall shall separate clustered parking areas and parking structures from common courtyards and public streets.

APPLICANT RESPONSE: The project is providing landscaping along SE Stratus to separate the parking from the public street of SE Stratus. Details on the plantings within the parking area can be found on Sheet L1.00, Materials Plan.

5. Garages and carports (whether shared or individual) must not abut common courtyards.

6. Individual attached garages up to 200 square feet shall be exempted from the calculation of maximum building footprint for cottages.

7. Individual detached garages must not exceed 400 square feet in floor area.

8. Garage doors for attached and detached individual garages must not exceed 20 feet in width.

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APPLICANT RESPONSE: Garages and carports are not provided with this project. These criteria are not applicable.

g. Parking Lot Required Through Connections. Through Connections may be multi-modal or used exclusively for bicycle and pedestrian access and need to meet the standards in Table 1 below.

APPLICANT RESPONSE: As described, connections through the parking area(s) have been provided at a variety of points along the site, both to connect the site for pedestrian and cyclist convenience and for auto access as well. This includes two connections along the private access drive and one auto connection along SE Stratus. A pedestrian-only connection has been made mid-block at SE Stratus to the site as well.

5. Common Open Space.

a. Characteristics.

- 1. Provide opportunities for formal and informal recreational use by residents of all ages. This could be a shared recreational facility including sports fields, play structures, bike tracks, courts, swimming pool, or other options.*
- 2. Provide tall deciduous trees for summer shade and winter solar access. When possible, preserve and incorporate large existing trees at least 9 inches in diameter as a focal point of open spaces.*
- 3. Enhance the usability of the space through the inclusion of elements including seating, outdoor lighting, weather protection and/or shade structures, and art, among other features.*
- 4. Incorporate landscaping that receives at least 50 percent of its irrigation from harvested rainwater.*
- 5. Provide opportunities for food cultivation including a community garden and/or incorporating cultivated species into the landscaping.*
- 6. A maximum of 50 percent of common open space may be provided in a rooftop deck that includes shared amenities, weather protection, and landscaping, and is accessible to all residents.*
- 7. A shared outdoor courtyard or shared street/woonerf that is fronted by individual entrances, windows, and balconies There should be a combination of hardscape and landscaped space and/or planters.*

APPLICANT RESPONSE: These characteristics are not requirements, however the responses to the Required Elements noted below have been informed by these characteristics.

b. Required Elements, General.

- 1. A common open space shall be provided that is centrally located and designed with a clear function that enhances the livability of residents. These functions shall include passive and active uses. The open space shall be accessible to all residents and if possible be fronted by clearly defined unit entrances. The common open space shall serve as the focus of surrounding*

buildings. Entries and windows shall face the common open space to provide informal surveillance. Common open spaces shall be accessible to all residents.

APPLICANT RESPONSE: There are two common spaces proposed in the development. On the north side, between buildings 1, 2 and the Common building, an open green will provide a focal point for community activities, both active and passive, events and open play, and accessible to all. The north edge of the open green engages with the porch area of the common building to act as a potential stage; the south edge includes zones for nature play, with paths that connect with the rest of the development.

For Buildings 3 and 4, a meandering path with a meadow inspired landscape will provide a place for strolling, sitting and contemplation. The character of the landscape will create ties to the regional landscape and strengthen a sense of place.

Individual units will have plenty of visibility towards these spaces, and in some instances building access/entry doors as well.

Information on the layout of these areas can be found on Sheet G1.12, Site Plan. Information on the details of the site furnishings can be found on Sheet L1.00 Materials Plan.

2. Common open space shall be a minimum of 15 percent of the site.

APPLICANT RESPONSE: This project will exceed a minimum of 15% of the site in common open space. Calculations are provided in conjunction with the landscaping plans provided with this application on Sheet G1.14, Site Area Calculations.

c. Required Elements, Clustered Housing. Clustered housing, including cottage clusters and garden apartments, must share a common courtyard in order to provide a sense of openness and community of residents.

APPLICANT RESPONSE: This project is not providing Clustered housing. This subsection is not applicable.

6. Private Open Space.

a. Characteristics.

1. Every dwelling needs private open space for relief from indoors and to provide access to fresh air, light, and nature. Private open space may take many forms based on the size of unit.

2. They should translate into a perception of an increase in living space and the ability to invite the outdoors in. Additionally, these open spaces can provide environmental benefits with plants that consume carbon dioxide and help reduce stormwater runoff. Spaces should be adequate to be usable, allowing space for a chair to sit in, a place to barbecue or hang clothes to dry, or for a pet to curl up.

3. Private open space should enhance the residential function of the building while also improving the appearance of the building. They should be integrated into the overall architectural form and add detail to the façade.

4. Placement can vary based on privacy concerns. It can be combined across multiple floors.

APPLICANT RESPONSE: The provision of private open space for residents has taken into consideration the characteristics of private open space noted above in conjunction with the required elements noted below. See Section IV regarding request for modification in conjunction with the Planned Development Review.

b. Required Elements.

1. All units shall have a minimum of 36 square feet of private open space that allows for personalization and private use of the space and contributes to the livability and function of the dwelling. Any exterior private open spaces shall be supplemented with operable windows to allow for cross-ventilation, increase airflow and provide the ability to control access to the outdoors.

APPLICANT RESPONSE: All ground-floor units meet this requirement. A request for a modification to this standard for the upper-floor units is requested in Section IV of this application. See Sheet G1.13, Open Space Diagrams for details of this design element.

2. At least 50 percent of upper units shall have a balcony that is accessible from the interior of the unit that is a minimum of 60 square feet with no dimension less than 6 feet. These balconies can be designed to be up to the full width of the apartment in order to provide adequate space for use and allow greater indoor/outdoor flow. Balconies can be cantilevered, semi-recessed, or fully recessed. They should be located based on privacy and environmental concerns. If balconies are transparent, adequate storage should be provided within the unit or the larger building so that balconies do not become informal storage spaces.

APPLICANT RESPONSE: A request for a modification to this standard is requested in Section IV of this application. See Sheet G1.13, Open Space Diagrams for details of this design element.

3. Private outdoor space at the ground level must meet the requirements of Universal Standards: Front Yard regardless of whether the private outdoor space is in the front, side, or rear of a building.

APPLICANT RESPONSE: The project meets the private outdoor space at the ground level, all units at the ground level provide a patio that serves as outdoor space and meets the requirements of Type 2 front yard per 17.11.90.D.10. wherever they are in the building (front, side, or back). See Sheet G1.13, Open Space Diagrams for details of this design element.

c. Supplemental Elements. In addition to meeting the required elements above, projects must provide private open space in the form of one of the options listed below.

1. A "Juliet-style" balcony of 12-inch dimension that allows residents to bring a sense of the outdoors into the unit. Must have doors that can open inwards or full-height sliding glass doors to allow the introduction of fresh air and sunlight. If this item is selected, units must also include operable windows to increase airflow/ability to control access to the outdoors.

2. *An upper story roof-top deck or terrace that may include space for outdoor seating, dining, and planters for cultivation. This terrace may be stepped back on structures over two stories so as to reduce the visual impact of upper floors.*

3. *Alternative option that meets the concept and guiding principles.*

APPLICANT RESPONSE: As part of this application, the project is providing an option in compliance with c.3: 'an alternative option' which meets the concept and guiding principles. See Section IV for additional detail regarding the alternative option(s) proposed. See Sheet G1.13, Open Space Diagrams for details of this design element.

7. Alleys.

APPLICANT RESPONSE: Alleyways are not required to be provided and have not been provided as part of this project. This subsection is omitted.

8. Landscaping

a. Characteristics.

1. *Use landscape elements, particularly plant materials, in an organized and harmonious manner that will enhance, protect and promote the economic, ecological, and aesthetic environment of McMinnville.*

2. *Landscaping is considered by McMinnville to be an integral part of a complete comprehensive development plan. The City recognizes the value of landscaping in achieving the following objectives:*

a. Reduce soil erosion and the volume and rate of discharge of stormwater runoff.

b. Aid in energy conservation by shading structures from energy losses caused by weather and wind.

c. Mitigate the loss of natural resources.

d. Provide parking lot landscaping to reduce the harmful effects of heat, noise, and glare associated with motor vehicle use.

e. Create safe, attractively landscaped areas adjacent to public streets.

f. Require the planting of street trees along the City's rights-of-way.

g. Provide visual screens and buffers that mitigate the impact of conflicting land uses to preserve the appearance, character, and value of existing neighborhoods.

h. Provide shade, and seasonal color.

i. Reduce glare, noise, and heat.

j. Promote compatibility between land uses by reducing the visual noise and lighting impacts of specific developments on users of the site and abutting properties.

k. Unify development and enhance and define public and private places.

l. Preserve existing mature trees.

m. Enhance the urban forest and tree canopy.

- n. Encourage the use of plants native to the Willamette Valley to the maximum extent feasible, in order to reduce watering requirements and agricultural chemical applications, and to provide a sense of regional identity with plant communities unique to the area.*
- o. Establish and enhance a pleasant visual character and structure to the built environment that is sensitive to safety and aesthetic issues.*
- p. Support McMinnville as a community that cares about its appearance. It is further recognized that landscaping increases property values, attracts potential residents and businesses to McMinnville, and creates safer, more pleasant living and working environments for all residents and visitors to the city.*

APPLICANT RESPONSE: Response to the standards below, in Required Elements reflect these characteristics in a through m.

b. Required Elements.

1. All areas of the site not occupied by the structures or paved areas shall be landscaped in an attractive and functional manner.

APPLICANT RESPONSE: The landscaped areas will provide seasonal and year-long appeal, readability and wayfinding for building access, definition of common and private areas, as well as human scale relatability through trees, open space proportions, etc. From a functional aspect, the common green will support resident programming and in some cases the planting can also serve as an educational touch point with the use of native and culturally significant species. In addition to the planted areas, a community garden on the east portion of the site will provide food and plant production as a way to forge relationships with the land and the community.

2. A minimum of 20 percent of the net site shall be landscaped. Paved pedestrian paths, when integrated within the landscaped area, may satisfy up to 5 percent of this requirement. Landscaped setback areas, landscaped common open spaces, eco-roofs, vegetated stormwater facilities, preserved natural areas, and planter areas can be credited toward the minimum landscape standard.

APPLICANT RESPONSE: This project will exceed a minimum of 20% of the net site in common open space. Calculations are provided in conjunction with the landscaping plans provided with this application. See Sheet G1.14, Site Area Calculations.

9. Privacy and Screening.

a. Characteristics. Low walls or fences are encouraged to provide separation between private open space and common open space, streets, or internal circulation paths. Fences should be designed to integrate with the architecture of the building and add visual interest through the use of materials, color, and detail.

APPLICANT RESPONSE: The responses to the standards of the four Required Elements reflect this characteristic.

b. Required Elements.

1. All fences on the interior of the development shall be no more than 3 feet high. Fences along the rear or side property lines of the development may be up to 6 feet high. Chain-link fences are prohibited.

APPLICANT RESPONSE: A fence is shown on the west side property line which is not more than 6 feet high. The fence is buffered with a landscaping screen. For details on this fence, see Sheet L5.00, Planting Plan Overall.

2. Mechanical and communication equipment and outdoor garbage and recycling areas shall be screened so they are not visible from streets and common open spaces.

3. Utilities such as transformers, heating and cooling, electric meters, and other utility equipment shall not be located within 5 feet of a front entrance and shall be screened with sight-obscuring materials.

APPLICANT RESPONSE(S): This project will have very limited mechanical locations. These locations will be screening by their location and with thoughtful use of landscaping and site layout. The garbage and recycling areas that are provided are located in a manner to be in compliance with the service provider (RECOLOGY) along with proximity to the residential spaces and access. Further information on the project's compliance with garbage and recycling areas can be found in the responses to Chapter 17.61, noted below.

4. The placement of balconies above the first story shall not create a direct line of sight into the living spaces or backyards of adjacent residential properties.

APPLICANT RESPONSE: For context, the balconies are significantly distanced from adjacent residential properties and, because of that distance, it would be difficult to see anything clearly and, as a result of this distance, there will be not be any sort of 'looming view' into adjacent residential properties. Additionally, the setbacks of the buildings from adjacent roads and parking areas, coupled with the proposed site plantings and fence create adequate separation between the balconies and the neighbors to the west and south. Lastly, the design of the balconies, with railings that incorporate mesh will help buffer any view that remains. See Sheet G1.41, Sections for information on the distances associated with these balconies to the residential property.

10.Front Yard.

a. Characteristics.

1. For all housing types the front setback—even when it is small or zero, should be designed to provide a transition from the public realm of the street to the private realm of the dwelling.

2. The front setback provides a vital transition between the public area of the street and the private spaces within the dwelling. The smaller the front setback is, the more important the concept of layering public to private spaces becomes. When multi-dwelling units are on the ground floor of the building and face the perimeter of the site and surrounding streets, they must meet the standards of this section.

APPLICANT RESPONSE: The responses to the standards noted below as Required Elements and reflect the characteristics noted above.

b. Required Elements.

1. Dwelling units located on the ground floor of the building and facing the perimeter of the site and surrounding streets must meet the requirements of either:

a. Front Yard Type 1: Neighborhood (please see figure below)

b. Front Yard Type 2: Urban (please see figure below)

Type 2: Urban Front Yard

a. Gateway

b. Front Yard, Courtyard or Doorcourt,

c. Porch, Stoop or Terrace

APPLICANT RESPONSE: This project is providing a Type 2 Urban Front yard: each dwelling unit at the ground floor is provided a design element of a porch, stoop, terrace or other area to indicate a change in function and to identify for residents that they have arrived home. See Sheet G1.13, Open Space Diagrams for information about these areas.

11. Compatibility.

a. Characteristics. New multi-dwelling housing should be compatible with its surrounding context while introducing new shape, size, and detail variation, enabling different housing styles and types to sit side-by-side harmoniously.

APPLICANT RESPONSE: This project provides both required elements and supplemental elements which emphasize the characteristic noted in a.

b. Required Elements.

1. On a site with multiple buildings of varying scales (or that vary from the surrounding context), provide a gradual transition between scales. For example, locate dwellings that are similar in scale and density along the street frontage and transition to lower scale and density buildings toward the rear of the site. Use rear driveways and landscaping as a buffer backing up to adjacent properties of a different scale.

APPLICANT RESPONSE: In response to this criterion, there is variation of scale between buildings. This scale is varied between the residential buildings and the common building. This variation in scale also provides for the cupola's and their variety of heights. Overall, this has been done in a gradual transition: incorporating human scale elements with details along the ground floor like porch elements pieces that create spaces that are livable and enjoyable for residents.

2. Arrange building volumes and setbacks in a way that reflects neighborhood patterns along street frontages and contributes to the desired character.

APPLICANT RESPONSE: As described above, the surrounding sites and their buildings are mostly commercial or industrial and as such, have a very large scale. This existing neighborhood pattern may not be one that is desired to be mimicked; however, moving forward, the site design divides the project into a north and south portion with a pedestrian connection in between that Stratus Village Planned Development Amendment, Three Mile Lane Design Review and Landscape Plan Review 40 Concurrent Application Narrative May 24, 2023

aligns with the surrounding road to the east of the site. This helps to set the scale for the buildings, while also responding to the expected scale of the neighborhood while establishing a relationship with the surrounding neighborhood. This has also been accomplished with a division in the east/west axis, with a pedestrian path that connects with all the buildings through a variety of common open spaces that also helps to set the scale for the buildings. See Sheet G1.12, Site Plan.

3. Arrange courtyard apartments so that end units reflect a neighborhood context of detached units along the street frontage.

APPLICANT RESPONSE: The project is not courtyard apartment by the definition of 17.11.090. This criterion is not applicable.

4. Step down taller buildings next to smaller buildings to enable buildings of larger-scale but similar proportions to blend in with surroundings.

APPLICANT RESPONSE: In response to this criterion, there is variation of scale between buildings. This scale is varied between the residential buildings and the common building. This variation in scale also provides for the cupola's and their variety of heights. Overall, this has been done in a gradual transition: incorporating human scale elements with details along the ground floor like porch elements pieces that create spaces that are livable and enjoyable for residents.

5. Step back upper floors so that the first two stories frame the street and relate to the human scale and reduce the visual impact of the third and higher floor.

APPLICANT RESPONSE: For this project, the only applicable street frontage is SE Stratus Lane. There are two residential buildings located along this frontage. As noted previously, the site's overall layout is to create as much community space within the center of the project and this has been accomplished by providing well over the required amount of landscaping and common open space to the project. However, on balance, the buildings are located with a substantial setback from SE Stratus—this minimizes the need to create a visual impact of the upper floors from the street edge, as the street edge is substantially distanced away from the building. On balance, the project has provided a large landscaped buffer area along this street frontage which reduces the visual impact of the parking area. A request for a modification to this standard is requested in Section IV of this application. See Sheet G1.31, Elevations and G1.32 Overall Elevations for details on the proposal.

c. Supplemental Elements. In addition to meeting the required elements above, projects must respond to the compatibility requirement in the form of three of the options listed below.

- 1. Use roof forms and bays to break up the overall mass of larger residential structures.*
- 2. Walls incorporate vertical wall offsets, projections, or recesses to reduce building façades into smaller volumes and define visually distinct living unit modules.*
- 3. Step back upper floors so that the first two stories frame the street and relate to the human scale and reduce the visual impact of the third and higher floor.*

4. *Mark a distinct physical transition between the base and upper floors of a building through a change in brick pattern, change in materials and/or wall surface pattern, articulation of a floor line, or change in window types.*
5. *Use horizontal elements the entire width of the front façade to mark a break between floors or along the roofline including band course, band molding, bellyband, or belt course.*
6. *Use a variation in roof forms on all four elevations of a structure to visually break up monotony including pitched or sloping roof elements, variations in pitch and height of roof planes, dormers, eaves, gable, or dormer end brackets, corbels, or decorative wood timbers.*
7. *Limit continuous ridgelines to less than 40 feet in length and continuous eaves to 25 feet in length.*
8. *Step down taller buildings next to smaller buildings to enable buildings of larger-scale but similar proportions to blend in with surroundings.*

APPLICANT RESPONSE: In response to this requirement for supplemental elements, the project has chosen 3 criteria which are as follows:

- Roof Forms (Criterion #1) and (Criterion #6). The roof forms provided work to break up the masses of the residential buildings;
- Walls incorporate vertical wall offsets/reduce building facades (Criterion #2). All of the walls of the project provide variation in order to reduce façade massing along all of the frontages;

See Sheets G1.31, Elevations and G1.32, Overall Elevations as provided with this application.

12. Wall and Roof Design.

a. Characteristics.

1. *For buildings that front the street, avoid long, monotonous, uninterrupted walls. Modulate buildings walls and roofs to prevent large, uninterrupted walls and building mass.*
2. *Differentiate between the base of the building and the top of the building to enhance the pedestrian realm. Make base treatment cohesive across façades and integrate with the architectural character of the building.*
3. *Multi-dwelling development must address the following design objectives:*
 - A. *Articulation – All street-facing buildings shall incorporate design elements that break up façades into smaller planes.*
 - B. *Eyes on the street – A certain percentage of the area of each street-facing façade must be windows or entrance doors.*
 - C. *Main entrance – On street-facing façades, at least one main entrance must meet standards for location, orientation, and visibility.*
 - D. *Detailed Design – All street-facing buildings shall include several features.*

APPLICANT RESPONSE: This project provides both required elements and supplemental elements which emphasize the characteristic noted in a. characteristics, above along the facades of the buildings which front the street.

b. Required Elements.

1. *Articulation.*

A. For multi-dwelling buildings with 30 to 60 feet of street frontage, a minimum of one of the following elements shall be provided along the street-facing façades.

B. For buildings with over 60 feet of street frontage, at least one element below shall be provided for every 30 feet of street frontage. Elements shall be distributed along the length of the façade so that there are no more than 30 feet between two elements.

1. A porch at least 5 feet deep.
2. A balcony that is at least 2 feet deep and is accessible from an interior room.
3. A bay window that extends at least 2 feet.
4. A section of the façade that is recessed by at least 2 feet deep and 6 feet long.
5. A gabled dormer.

C. Buildings under 30 feet in length are exempt from these requirements.

APPLICANT RESPONSE: This criteria is applicable as the site contains 334 feet of street frontage along SE Stratus. To comply with meeting the standard requiring two design elements, the project's design has provided the following:

For Buildings #1, #2, and #5 which front SE Stratus, each entryway contains a porch element that is at least 5 feet in depth. Additionally, for Buildings #1, #2 and #5, sections of the facades contain recesses of at least 2 feet. These design elements are distributed across multiple buildings and multiple building types (residential and common buildings) which are spaced across the lengthy street frontage. This variety, along with the design element's repetition, meets the criteria of this standard regarding diversity along with repetition.

See Sheets G1.31, Elevations and G1.32, Overall Elevations as provided with this application.

2. *Eyes on The Street.*

A. *At least 15 percent of the area of each street-facing façade must be windows or entrance doors. Windows used to meet this standard must be transparent and allow views from the building to the street. Glass blocks and privacy windows in bathrooms do not meet this standard.*

B. *Window area is considered the entire area within the outer window frame, including any interior window grid.*

C. *Doors used to meet this standard must face the street or be at an angle of no greater than 45 degrees from the street.*

APPLICANT RESPONSE: This is applicable as the site contains 334 feet of street frontage along SE Stratus. To provide for ground floor activity and interest, there are multiple areas of activity which create additional 'eyes on the street' on the ground level.

- Common building. The common building (Building #5) provides for activity at the ground floor in the form of office space and resident services;
- Residential buildings. Building #1 and #2 also provide for activity and glass/window area in the form of ground floor entries, porches and doorways.

See Sheets G1.31, Elevations and G1.32, Overall Elevations as provided with this application.

These design components are provided along the site's frontage along on a very large, lengthy, transitional site. The project's overall layout responds to requirements to create an internal community, while not turning its back on a busy street along SE Stratus and the even busier Three Mile Lane/Highway 18.

The design components provided meet the requirement of 15% for the street-facing façade.

See G1.31, Elevations and G1.32, Overall Elevations as provided with this application.

3. Main Entrances.

Main entrances must meet both of the following standards.

A. Be no further than 8 feet behind the longest street-facing wall of the building.

B. Face the street, be at an angle of up to 45 degrees from the street, or open onto a porch.

If the entrance opens up onto a porch, the porch must meet all of these additional standards.

1. Be at least 25 square feet in area with a minimum 4 feet depth.

2. Have at least one porch entry facing the street.

3. Have a roof that is no more than 12 feet above the floor of the porch.

4. Have a roof that covers at least 30 percent of the porch area.

APPLICANT RESPONSE: This is applicable as the site contains 334 feet of street frontage along SE Stratus. SE Stratus is a busy street and is visually connected to the even busier Three Mile Lane/Highway 18. The provision of a main entrance requirement is to provide additional activity along public street frontages, while ensuring that the overall project maintains activity along street frontages. In this situation, architectural activity along SE Stratus has to be balanced with the provision of auto parking, overall site safety and establishing internal areas which lend themselves to community. For this project, each building contains individual main entrances along the ground floor.

As a result, a modification request has been included with this application in the form of a request in conjunction with the Planned Development Application. A full response to the criteria associated with this request is included in Section IV of this application.

4. Detailed Design.

A. For multi-dwelling buildings with up to 30 feet or more of street frontage, a minimum of two of the elements shall be provided along the street-facing façade or façades.

B. For buildings with over 30 feet of street frontage, at least one element shall be provided for every 30 feet of street frontage. Elements shall be distributed along the length of the façade so that there are no more than 30 feet between two elements.

1. Covered porch at least 5 feet deep, as measured horizontally from the face of the main building façade to the edge of the deck, and at least 5 feet wide.

2. Recessed entry area at least 2 feet deep, as measured horizontally from the face of the main building façade, and at least 5 feet wide.

3. Offset on the building face of at least 16 inches from one exterior wall surface to the other.

4. Dormer that is at least 4 feet wide and integrated into the roof form.

5. *Roof eaves with a minimum projection of 12 inches from the intersection of the roof and the exterior walls.*
6. *Roofline offsets of at least 2 feet from the top surface of one roof to the top surface of the other.*
7. *Horizontal lap siding between 3 to 7 inches wide (the visible portion once installed). The siding material may be wood, fiber-cement, or vinyl.*
8. *Brick, cedar shingles, stucco, or other similar decorative materials covering at least 40 percent of the street-facing façade.*
9. *Gable roof, hip roof, or gambrel roof design.*
10. *Window trim around all windows at least 3 inches wide and 5/8 inches deep.*
11. *Window recesses, in all windows, of at least 3 inches as measured horizontally from the face of the building façade.*
12. *Balcony that is at least 3 feet deep, 5 feet wide, and accessible from an interior room.*
13. *Bay window at least 2 feet deep and 5 feet long.*
14. *One roof pitch of at least 500 square feet in area that is sloped to face the southern sky and has its eave line- oriented within 30 degrees of the true north/ south axis.*

APPLICANT RESPONSE: This is applicable as the site contains 334 feet of street frontage along SE Stratus. In response, elements 1, 3, 5 and 7 have been provided as part of this project. Each of these elements have been spaced across each of the applicable elevations so as to be cohesive across multiple buildings. These different features respond to the larger scale than is expected with a single building. For example, element 5 is provided in the main roof of the building but not the cupolas. Element 7 is provided on partial portions of the elevation at Building #1 and #2. Architectural elements are spaced based on the building spacing. Detailed information has been provided on each elevation for each building as part of the series of Building Elevations provided with this application plan set.

17.11.100 Universal Design Standards.

APPLICANT RESPONSE: The proposed housing type, Apartment Blocks, are not required to respond to this criteria. This subsection is omitted.

NOTE: ADA as per federal standards is still applicable and will be addressed per Building Permit.

17.11.110 Planned Development Residential Design and Development Standards.

Chapter 17.51 of the McMinnville Municipal Code allows for planned development overlays in McMinnville as a means of providing greater flexibility and greater freedom of design in the development of land than may be possible under strict interpretation of the provisions of the zoning ordinance. McMinnville encourages residential planned developments as a means of achieving the City's adopted Great Neighborhood Principles.

A. Guiding Principles.

1. Appropriate site size and scale. Small to medium sites (10,000 square feet to 40,000 square feet) should act as infill sites and respond to the surrounding neighborhood in scale, character, building design, details and materials. Large sites (over 40,000 square feet) should provide a variety of housing types, centralized common open space, and an interconnected system of streets and pathways that connect to the surrounding neighborhood.

APPLICANT RESPONSE: The site is over 40,000 square feet and provides a variety of apartment homes, at 1,2 and 3 bedroom formats. It also provides multiple, centralized common open space areas with a connected system of pathways and access points which connect to the surrounding neighborhood. See Sheet G1.12, Site Plan.

2. Livability. Residential Planned Developments should contribute to a livable neighborhood by incorporating visually pleasing design, minimizing the impact of vehicles, emphasizing pedestrian and bicycle connections, and providing public and private open spaces for outdoor use.

APPLICANT RESPONSE: This development creates a livable neighborhood on a transitional site: it does this by creating a modest scale, with multiple buildings. These buildings are situated across a site layout which focuses on the large central open spaces provided for residents. Pedestrians and cyclists are connected to the greater neighborhood at a variety of points and vehicle impacts are minimized, by limiting them to the edges of the site. See Sheet G1.12, Site Plan.

3. Compatibility. Residential Developments should have a scale that is appropriate for the surrounding neighborhood and maintains the overall residential character of McMinnville.

APPLICANT RESPONSE: As shown on the G1.31, Elevations Plan, the scale of the proposed project is compatible with the surrounding buildings.

4. Safety and Functionality. Developments should be safe and functional, by providing visibility into and within a residential development and by creating a circulation system that prioritizes bicycle and pedestrian safety.

APPLICANT RESPONSE: Access and circulation through the site will be available via three auto access points: one on SE Stratus and then three from the private access drive. The project will manage site circulation by the residents in the following manner: they will provide signage on-site which will lead residents to use the private access drive closest to SE Stratus. The circulation patterns for trash and recycling as well as fire access are noted on Sheet G1.12, Site Plan and reflect the requirements for access widths for safety and maneuverability.

5. Enduring quality. Residential Planned Developments should incorporate design and building practices that promote the economic, ecological, and aesthetic environment of McMinnville, such as energy conservation, preservation of trees and open space, and quality building materials.

APPLICANT RESPONSE: This planned development meets the criteria for enduring quality based on the following: the project will be energy efficient, based on the project targeting Earth Advantage certification. The provision of landscaping, in a variety of formats, including trees and native plantings in excess of the City's requirement of 25% will also provide a sense of quality and permeance to the neighborhood. Additionally, the building materials which are chosen to

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be long lasting and which resonate with the agrarian aesthetic will also provide enduring quality to the project. Detailed information for the building materials has been provided on each elevation for each building as part of the series of Building Elevations provided with this application plan set.

B. Required Elements, Great Neighborhood Principles. All residential planned developments shall meet the Great Neighborhood Principles as identified below.

- 1. Natural Feature Preservation.*
- 2. Scenic Views.*
- 3. Parks and Open Spaces.*
- 4. Pedestrian Friendly.*
- 5. Bike Friendly.*
- 6. Connected Streets.*
- 7. Accessibility.*
- 8. Human Scale Design.*
- 9. Mix of Activities.*
- 10. Urban-Rural Interface.*
- 11. Housing for Diverse Incomes and Generations.*
- 12. Housing Variety.*
- 13. Unique and Integrated Design Elements.*

APPLICANT RESPONSE: See response to the standards for the Great Neighborhood Principles in Section II of this application.

C. Required Elements, Common Open Space. All Residential Planned Developments over four units shall meet the fundamental and supplemental requirements for Common Open Space.

- 1. Characteristics.*
 - a. Common open spaces offer residents social and health benefits while also defining and bringing character to a development.*
 - b. Common open spaces may include shared recreational facilities such as play areas, sports fields or swimming pools; rooftop decks that prompt interaction and include shared amenities such as grills, play space, or seating.*
- 2. Guiding Principles.*
 - a. Common open space should be appropriately located so users feel safe and residents take ownership and responsibility for the shared space.*
 - b. The design should take into account its relationship to units, entries, and windows, as well as how landscaping or other barriers may impact sight corridors.*
 - c. Common open spaces should have clear intended uses with visual cues to inform users as to the desired function.*
 - d. Avoid large, hard-surfaced or landscaped areas that lack furnishings or other design elements suggesting specific activities.*
 - e. Break down large spaces into smaller, comfortable outdoor rooms through the use of fencing or low walls, furnishings and lighting, building placement, and plantings.*

f. Sensitive design will produce greater benefits than expensive materials or furnishings and certainly more options for use than large undefined open areas.

APPLICANT RESPONSE: The responses noted below for meeting the Fundamental Requirements reflect these Characteristics and Guiding Principles.

3. Fundamental Requirements.

a. A common open space shall be provided that is centrally located and designed with a clear function that enhances the livability of residents in the planned development. These functions shall include passive and active uses. The open space shall be accessible to all residents and if possible be fronted by clearly defined unit entrances. The common open space shall serve as the focus of surrounding buildings. Entries and windows shall face the common open space to provide informal surveillance. Common open space shall be accessible to all residents.

APPLICANT RESPONSE: There are two common spaces proposed in the development. On the north side, between Buildings #1, #2 and the Common building, an open green will provide a focal point for community activities, both active and passive, events and open play, and accessible to all. The north edge of the open green engages with the porch area of the common building to act as a potential stage; the south edge includes to zones for nature play, with paths that connect with the rest of the development.

For Buildings #3 and #4, a meandering path with a meadow inspired landscape will provide a place for strolling, sitting and contemplation. The character of the landscape will create ties to the regional landscape and strengthen a sense of place.

Residential units will have plenty of visibility towards these spaces, and in some instances building access/entry doors as well.

Information on the areas provided for common open space can be found on Sheet G1.12, Site Plan and detailed information on the materials and furnishings of each of the associated common open space areas can be found on Sheet L1.00, Materials Plan.

b. Common open space shall be a minimum of 15 percent of the planned development. Passive open space shall not be more than 5 percent of the planned development.

APPLICANT RESPONSE: This project exceeds the requirements for Common Open Space across the project. Quantities and calculations of open space areas are noted on Sheet G1.14, Site Area Calculations.

c. When vehicular areas are located between dwellings and common open space, clearly defined pathways shall be provided to enhance pedestrian safety.

APPLICANT RESPONSE: Thoughtful consideration has been put into the layout and circulation of the site, with no vehicular areas are located between dwellings and common open space.

d. Pathway surface shall be clearly marked and differentiated from the vehicular area with paint or alternative paving material.

APPLICANT RESPONSE: All vehicular areas are paved with asphalt, while pedestrian circulation is paved with concrete; at crossings and transitions between pedestrian and vehicular circulation, the pedestrian corridors create a raised table in addition to tactile warning for added awareness. See Sheet L1.00, Materials Plan for details on the hardscaping elements.

e. Common open space shall have a minimum dimension of 20 feet at the narrowest part.

APPLICANT RESPONSE: All Common Open Space areas contain a minimum dimension of 20 feet. Quantities and calculations of open space areas are noted on Sheet G1.14, Site Area Calculations.

f. Walkways are required between dwellings and common open space.

APPLICANT RESPONSE: Walkways are provided around the common green, nature play and community gardens. These connect to the site circulation system to provide access between buildings, parking and other areas. Of note, is that the Meadow (area) has a meandering path across the space, with only visual connections from the units and private patios to provide privacy and separation between common and private space. See Sheet L1.00, Materials Plan for details on the hardscaping elements.

4. Supplemental Requirements. Provide at least four of the options listed below.

To comply with this supplemental requirement, four of the options below have been incorporated into the design. This includes recreational areas, tree canopy, site amenities for seating and weather protection and a community garden. Details are noted as follows:

a. Provide opportunities for formal and informal recreational use by residents of all ages. This could be a shared recreational facility including sport fields, play structure, bike track, courts, swimming pool, or other options.

APPLICANT RESPONSE: There are multiple recreational activity locations on site. These include provisions for common open space, open spaces in conjunction with the Community Building and areas identified as the Meadow and Community Gardens. See Sheet L1.00, Materials Plan for details on the various site furnishings which will be used to program the common open space areas.

b. Provide tall deciduous trees for summer shade and winter solar access. When possible preserve and incorporate large existing trees at least 9 inches in diameter as a focal point of open spaces.

APPLICANT RESPONSE: A variety of trees have been provided across the site. They have been chosen for their appropriateness and to contribute to the shading and solar access at either summer or winter seasons. No existing trees are currently on-site. See Sheet L5.00, Planting Plan Overall for tree species details at all site locations.

c. Enhance the usability of the space through the inclusion of elements including seating, outdoor lighting, weather protection and/or shade structures, and art, among other features.

APPLICANT RESPONSE: The project will include a variety of seating options, appropriate lighting and weather protection/shade. See Sheet L1.00, Materials Plan for details on the various site furnishings which will be used to program the common open space areas.

d. Incorporate landscaping that receives at least 50 percent of its irrigation from harvested rainwater.

APPLICANT RESPONSE: Irrigation has been provided in the form of an automatic irrigation system. See Sheet L4.00, Design-Build Irrigation for information about the proposed system.

e. Provide opportunities for food cultivation. Include a community garden and/or incorporate cultivated species into the landscaping.

APPLICANT RESPONSE: As described, a community garden has been proposed. The location of the plots is based on maximizing sun exposure, ease of access and visibility as a site amenity that celebrates community. Additional seating and storage areas are also proposed to enhance the functionality and enjoyment of the garden. See Sheet L1.00, Materials Plan for details on the various site furnishings provided in conjunction with the community garden.

D. Supplemental Elements, Consideration.

5. Modular Block Layouts.

a. An intermix of housing types is possible if blocks are platted with a lot width module that can be aggregated. If lots are increments of 25 to 30 feet wide and can be aggregated into lots that are 50 or 60 feet wide (or 75 or 90 feet wide), a wide variety of dwelling types can occupy the same block.

1. For example, narrow lot dwellings such as townhouses or tiny houses on 25 foot lots may sit next to larger lot dwellings such as courtyard apartments or cottage clusters on a 50- or 75-foot lot.

b. In a new planned development, the greatest flexibility for lot variety is provided by having an alley serve as parking and driveway to each lot (see Figure "Block with Alley").

c. When parking is accessed via a driveway from the front of the lot, the lot width is governed by frontage requirements of Universal Design Standards – Street Frontage, and the minimum lot width will be 40 feet (see Figure "Block without Alley").

APPLICANT RESPONSE: These are supplemental elements for consideration and are not requirements. As described, the site's area is existing.

B. Other Zoning Requirements

Chapter 17.33 C-3, General Commercial Zone

APPLICANT RESPONSE: This site's base zoning is C-3, General Commercial, however, the Planned Development Ordinance #5095 provides the de-facto zoning for the site.

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Chapter 17.57 Landscaping

17.57.070 Area Determination—Planning factors.

A. Landscaping shall be accomplished within the following ranges:

1. Industrial, at least seven percent of the gross area. This may be reduced to not less than five percent upon approval of the review committee. (The gross area to be landscaped may only be reduced by the review committee if there is a showing by the applicant that the intent and purpose of this chapter and subsection B of this section are met.)

2. Commercial, at least seven percent of the gross area. This may be reduced to not less than five percent upon approval of the review committee. (The gross area to be landscaped may only be reduced by the review committee if there is a showing by the applicant that the intent and purpose of this chapter and subsection B of this section are met.)

APPLICANT RESPONSE: This project is not providing Industrial or Commercial development. This is not applicable to this project.

3. Multiple-dwelling, twenty-five percent of the gross area. This may be reduced to not less than fifteen percent upon approval of the review committee. (The gross area to be landscaped may only be reduced by the review committee if there is a showing by the applicant that the intent and purpose of this chapter and subsection B of this section are met.)

APPLICANT RESPONSE: This project is providing Multiple dwelling development. The project is providing landscaping in compliance with this standard. See Sheet G1.14 Site Area Calculations for area calculations associated with landscaping and open space.

17.57.070.B Landscaping Criteria

1. Compatibility with the proposed project and the surrounding and abutting properties and the uses occurring thereon.

APPLICANT RESPONSE: The proposed landscape design provides planting to integrate the project with its context, both in terms of native and adapted plants, and in harmony with the Architectural intent and inspiration from the site's agricultural history and character. The neighboring properties are also being considered through landscape treatments at the parking lots: Screening for neighboring properties to the west and south, and integration with the shared parking to the east. See Sheet L5.00, Planting Plan Overall for details associated with the landscaping design.

2. Screening the proposed use by sight-obscuring, evergreen plantings, shade trees, fences, or combinations of plantings and screens.

APPLICANT RESPONSE: In addition to the parking screening, the West and South property edges will include a sight obscuring fence. At the north parking lot, a vegetated buffer engages with Stratus Ave. while the north-east corner completes the existing private road landscape with plantings trees and building articulation to create a streetscape harmonious with its context.

3. *The retention of existing trees and natural areas that may be incorporated in the development of the project. The existing grade should be preserved to the maximum practical degree. Existing trees shall be provided with a watering area equal to at least one-half the crown area.*

APPLICANT RESPONSE: There are no existing trees on site. The approach for site grading and site-work is to intend to respond to the existing grades and minimize earthwork mobilization and modifications of the existing drainage patterns. The excavation from the building pads may be used in the open space between Buildings #3 and #4 to create subtle mounding that will help articulate the space sequences and provide a sense of privacy to the patios facing the interior open space.

4. *The development and use of islands and plantings therein to break up parking areas.*

APPLICANT RESPONSE: The parking lot design considers planting islands with trees and plantings throughout, providing a rhythm of vegetation and legibility for circulation and wayfinding. See Sheet L5.00, Planting Plan Overall for details associated with the landscaping design.

5. *The use of suitable street trees in the development of new subdivisions, shopping centers and like developments. Certain trees shall be prohibited in parking areas: poplar, willow, fruit, nut, birch, conifer, and ailanthus.*

APPLICANT RESPONSE: This project is not a subdivision or shopping center. However, this planting design incorporates native and adapted species. The plant choices have been chosen as particularly tried-and-true species for the parking lot and street trees to avoid issues with superficial roots. To reiterate, no species from the prohibited tree list will be used. See Sheet L5.00, Planting Plan Overall for tree species choices.

6. *Suitable watering facilities or irrigation systems must be included in or near all planted areas;*

APPLICANT RESPONSE: The landscape design will include an automated irrigation system, designed under best practices for water conservation and proper zoning for the plant material to establish and thrive. See Sheet L4.00, Design Build Irrigation Plan for information about the proposed irrigation system.

Chapter 17.60 Off Street Parking

*Section 17.60.060.A. Spaces, Number required.
Residential land use categories*

APPLICANT RESPONSE: The mix of units includes 1, 2 and 3 bedroom units and secondary office space. The parking calculation references affordable housing for the 2-bedroom or less units and the multifamily requirement for the three-bedroom units and office for the areas devoted to staff.

3. One and one-half spaces per dwelling with less than three bedrooms, two spaces per dwelling unit with three or more bedrooms, and one space per dwelling unit which is expressly reserved for senior or handicapped persons.

8. Affordable Housing – Two - bedroom or less, serving households of 80% Area Median Income (AMI) or less (AMI is calculated per Yamhill County as determined by the State Housing Council based on information from the United States Department of Housing and Urban Development.) Income levels will need to be certified.

0.5 spaces per dwelling unit for units 2 bedroom or less.

17. Professional office (non-medical or dental): 1 per 300 square feet.

145 units * 0.5 = 72.5 spaces (rounding up)

30 units * 2 = 60 spaces

8 spaces for Office/Common Building

Based on these requirements, the total number of required spaces is 141 spaces. However, this project has been able to provide a total of 211 parking and loading spaces, plus an additional 41 parking spaces that are shared in an easement benefitting the adjacent land owner (medical office) per a private agreement, for a site total of 252 spaces. See Sheet G1.12, Site Plan for locations and further details on quantities.

17.60.070 Off-street loading requirements.

A. Buildings or structures to be built or substantially altered which receive and distribute materials and merchandise by trucks shall provide and maintain off- street loading berths in sufficient number and size to adequately handle the needs of the particular use.

B. The following standards shall be used in establishing the minimum number of berths required:

Gross Floor area of the Building in Square Feet

5,000 to 10,000: 1 Berth

10,000 and over: 2 Berths

APPLICANT RESPONSE: Five loading spaces have been provided for the project. See Sheet G1.12, Site Plan for locations.

17.60.080 Design requirements.

A. All parking lots and driving aisles shall be asphaltic cement concrete or Portland cement concrete with driving aisles, maneuvering aisle and parking spaces clearly marked, except that in an industrial zone, parking spaces which are in addition to those required by this chapter, may be surfaced with a minimum of treated gravel and maintained dust free.

APPLICANT RESPONSE: All parking areas are hard surfaced as required above.

B. In a residential zone, a required front yard or a required side yard adjacent to the street shall not be used for any purpose except for off-street parking of motor vehicles, unless otherwise

allowed by this ordinance, and such parking space shall not be less than twenty feet in depth from the property line.

APPLICANT RESPONSE: An off-street parking area has been noted between the buildings and SE Stratus. The parking area is not less than 20 feet in depth from the property line. This dimension is referenced on Sheet G1.12, Site Plan.

C. Safe access shall be provided as follows:

- 1. Access aisles shall be of sufficient width for all vehicular turning and maneuvering.*
- 2. Groups of more than four parking spaces shall be so located and served by a driveway that their use will require no backing movements or other maneuvering within a street right-of-way other than an alley.*

- 3. Driveways to off-street parking areas shall be designed and constructed to facilitate the flow of traffic and to provide for maximum safety of pedestrians and vehicular traffic on the site.*

- 4. Clear vision areas shall be provided at driveway exits for all uses except single-detached dwellings and plexes, shall have minimum dimensions of ten feet measured along the street right-of-way and the edge of the driveway. In commercial and industrial zones, buildings and signs may be constructed with cantilevers which extend out over the clear vision area at a height greater than eight feet when measured from the top of the curb, or where no curb exists, from the established centerline grade. Except for existing permanent buildings and structures (other than signs), nonconformities shall be made to comply with the provisions of this section within seven years from the date of its adoption.*

- 5. Driveway cuts shall be a minimum of twenty feet from a street intersection.*

D. Parking areas shall be made compatible with surrounding uses as follows:

- 1. Parking spaces along the outer boundaries of a parking area shall be contained by a curb or a bumper rail so placed to prevent a motor vehicle from extending over an adjacent property, sidewalk, or street.*

- 2. When a parking area in a commercial or industrial zone abuts a property in a residential zone, a site-obscuring fence or wall, either permanent or of living material, shall be placed along the affected property line. The responsibility for placement of the fence or wall lies with the commercial or industrial property.*

- 3. Artificial lighting which may be provided shall be so deflected as not to shine or create glare in any residential zone or on any adjacent dwelling.*

E. Space size minimum shall be as follows:

- 1. Handicap parking spaces shall be a minimum of twelve feet wide and 19 feet in length.*

- 2. Compact and subcompact parking spaces shall be a minimum of eight feet by sixteen feet.*

- 3. Standard parking spaces shall be a minimum of eight feet six inches by nineteen feet.*

F. The type of space shall be set as follows:

- 1. Handicap spaces shall be required and designated as per current federal, state, and local regulations.*

2. *Standard spaces shall comprise not less than sixty-five percent of all newly constructed lot spaces.*

APPLICANT RESPONSE: The parking area spaces and drive aisles meets the dimensions of the Parking Maneuvering Room Table.

17.60.125 Shared access: Shared access.

When it is in the public interest, a shared driveway and circulation subject to a shared access easement and agreement may be authorized by the Planning Director when it would achieve one or more objectives of the Comprehensive Plan or this ordinance, such as reducing access points onto access-managed streets or reducing the amount of land required for access to parking spaces. Except where otherwise provided in this ordinance, a shared driveway to access parking spaces shall not replace the requirements for street frontage or other provisions of this code. The Planning Director may require that a shared driveway be located on the common property line between properties in certain circumstances, such as a situation where access is shared, but parking is not.

APPLICANT RESPONSE: As part of the previous (and existing) private agreements for this site, a shared access/parking/maintenance agreement and easements with the adjacent property owner exists. Documentation associated with these agreements is included in this application.

Access and circulation through the site will be available via three auto access points: one on SE Stratus and then three from the private access drive. The project will manage site circulation by the residents in the following manner: they will provide signage on-site which will lead residents to use the private access drive closest to SE Stratus. The circulation patterns for trash and recycling as well as fire access are noted on the Site Plan and reflect their requirements for access widths for safety and maneuverability. See Sheet G1.12, Site Plan for notations regarding site circulation and access.

17.60.140 Bicycle parking.

A. Bicycle parking facilities shall be required as follows:

- 1. In any commercial (C-1, C-2, and C-3) or office/residential (O-R) zone, bicycle parking facility requirements shall be based on the amount of automobile parking required. The minimum number of bicycle parking spaces provided shall be ten percent of the automobile parking spaces required.*
- 2. The uses exempted from bicycle parking requirements include: residential uses, drive-in theaters, mortuaries, motels, hotels, and automobile service stations*
- 3. In all zones, for each fifteen automobile parking spaces required, a required automobile parking space may be eliminated if five bicycle parking spaces are provided.*

APPLICANT RESPONSE: This project is not required to provide bicycle parking; however, as detailed on Sheet L1.00, Materials Plan, the project is providing dispersed ribbon racks throughout the site in order to provide convenient locations for bicycle parking associated with residents, visitors and staff.

Chapter 17.61 Solid Waste and Recycling Enclosure Plan

17.61.030 Guidelines and Standards.

A. *The location of an enclosure must allow for collection agency drive-in access. A fifty-foot (50) access approach is recommended. In addition to the approach, either an exit that allows the truck to move forward or a turn area with a minimum radius of 46.5 feet is preferred. Both approach and location shall be unobstructed and free of over head wires and low hanging trees. An eighteen-foot (18) minimum height clearance above the enclosure approach is required and a thirty-two-foot (32) vertical clearance is required above the container itself. The enclosure shall be of sufficient size to store trash and recycling receptacles, the size of which shall be determined by the collection agency and will be based on proposed use. A minimum distance of two-feet (2) is required between the container and existing or proposed structures. The enclosure shall be a minimum of six-feet (6) tall or six inches (6) higher than the top of the tallest container.*

APPLICANT RESPONSE: See Sheet 4-A511, Enlarged Plans, Trash Enclosure for details on the size and dimensions of the enclosure. The location of the site's enclosure can be found on the Sheet G1.12, Site Plan along with the provisions for access to this area.

B. *Solid waste enclosures shall not be located within twenty-feet (20) of a required front or exterior yard and should be placed at the rear of a building whenever possible. Should an enclosure be placed within a required landscaped front or exterior yard, additional landscaping must be provided elsewhere on the property to compensate for the encroachment into the required landscaped yard. Any modifications to required landscaping must meet the approval of the Landscape Review Committee.*

APPLICANT RESPONSE: The solid waste and recycling location is not located on the front or exterior yard. The location is near the parking area on the east side of the site. This portion of the site is not adjacent to any residential uses, and is surrounded by parking and utilitarian functions.

C. *Any trash or recycling enclosure which is visible from the street must provide landscaping around three (3) sides of the structure. Climbing vines and screening shrubs or hedges are appropriate and landscaping must be a minimum of three-feet (3) in height at the time of planting.*

APPLICANT RESPONSE: The solid waste and recycling location is not located in an area where it is visible from street frontage.

D. *Where a commercial or industrial zone abuts a residential zone, enclosures must be placed a minimum of thirty-feet (30) from any residential structure or as otherwise approved by the Planning Director.*

APPLICANT RESPONSE: The solid waste and recycling enclosure is located on the opposite side of the site from the residentially-zoned adjacent property.

E. *Generally, the design of the structure should match the exterior surface of the building and can be constructed of masonry, wood or concrete blocks in combination with plant material*

capable of forming a complete evergreen hedge. The floor of the enclosure shall be a concrete holding pad which must extend eight-feet (8) beyond the gates.

APPLICANT RESPONSE: See Sheet 4-A511, Enlarged Plans, Trash Enclosure for details on the size and dimensions of the enclosure.

F. Gates that screen the containers are required and must remain closed at all times except at times of service.

APPLICANT RESPONSE: Gates have been provided and are shown on the details for the trash enclosure. See Sheet 4-A511, Enlarged Plans, Trash Enclosure for details on the size and dimensions of the enclosure. Their closure is understood by the Applicant.

G. Parking is prohibited in front of the enclosure and all parked vehicles must be located at a safe distance. A “No Parking” sign must be visibly placed on the gates of the enclosure.

APPLICANT RESPONSE: This is understood by the Applicant. A separate signage application will be provided to the City.

H. Solid waste and recycling enclosures must be placed in a location that is compatible with the City of McMinnville’s Fire Code.

APPLICANT RESPONSE: The location of the site’s enclosure can be found on the Sheet G1.12, Site Plan along with the provisions for access to this area including the standards associated with the Fire Code.

Chapter 17. 62 Signs

APPLICANT RESPONSE: An application for signage associated with this project will be provided separately from this application.

IV. Application Criteria

A. Chapter 71.51 Planned Development Overlay

17.51.010. Purpose.

The purpose of a planned development is to provide greater flexibility and greater freedom of design in the development of land than may be possible under strict interpretation of the provisions of the zoning ordinance. Further, the purpose of a planned development is to encourage a variety in the development pattern of the community; encourage mixed uses in a planned area; encourage developers to use a creative approach and apply new technology in land development; preserve significant man-made and natural features; facilitate a desirable aesthetic and efficient use of open space; and create public and private common open spaces. A planned development is not intended to be simply a guise to circumvent the intent of the zoning ordinance.

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In approving a planned development, the council and the planning commission shall also take into consideration those purposes set forth in MMC 17.03.020.

17.03.020. Purpose.

The purpose of the ordinance codified in Chapters 17.03 (General Provisions) through 17.74 (Review Criteria) is to encourage appropriate and orderly physical development in the city through standards designed to protect residential, commercial, industrial, and civic areas from the intrusions of incompatible uses; to provide opportunities for establishments to concentrate for efficient operation in mutually beneficial relationship to each other and to shared services; to provide adequate open space, desired levels of population densities, workable relationships between land uses and the transportation system, and adequate community facilities; to provide assurance of opportunities for effective utilization of the land resources; and to promote in other ways public health, safety, convenience, and general welfare.

A planned development shall be considered as an overlay to an existing zone, and the development of said property shall be in accordance with that zone's requirements, except as may be specifically allowed by the planning commission. For purposes of implementing these objectives, two means are available:

A. The property owner or his representative may apply for a planned development to overlay an existing zone and shall submit an acceptable plan and satisfactory assurances it will be carried out in accordance with MMC 17.51.030. Such plan should accomplish substantially the same general objectives as proposed by the comprehensive plan and zoning ordinance for the area; (The fee charged for processing such an application shall be equal to the one charged for zone changes.)

APPLICANT RESPONSE: This application is a refinement to an existing Planned Development, Ordinance #5095. As shown in Section II. A, this application is in substantial conformance with the conditions of approval adopted with this Ordinance and therefore, is accomplishing 'substantially the same general objectives'. In the instances where these vary from what was conditioned previously, this application shows compliance with the Comprehensive Plan and zoning ordinance.

B. The Council, the Commission, or the property owner of a particular parcel may apply for a planned development designation to overlay an existing zone without submitting any development plans; however, no development of any kind may occur until a final plan has been submitted and approved. (The planning director shall note such properties and direct that no building permit be issued in respect thereto.)

1. A planned development overlay may be approved under these circumstances for a property which has unique characteristics (e.g., geological, ecological, location, or the nature of the surrounding property) and the development of which may have an impact upon the surrounding area or the city as a whole. A planned development overlay initiated by the council or the planning commission shall address itself to the purposes set forth herein.

2. *The council and planning commission shall set forth the reasons for approval and the areas of concern that must be addressed when final plan are submitted;*

C. The council and planning commission, with the assistance of the planning director, shall ensure that no planned development overlay granted under subsection A or B of this section which is merely a guise to circumvent the intent of the zoning ordinance shall be approved. A denial of such a zone request based upon this principle shall be enunciated in the findings of fact adopted by the Planning Commission;

APPLICANT RESPONSE: This application is not a guise to circumvent sections of the Code. As is described in Section II, this application meets or exceeds the majority of the standards associated with multifamily development including Landscaping, Common Open Space and Off-street Parking. The requests associated with the requested modifications reflect either site-specific conditions that were present prior to this development (existing parking area/landscaping buffer requirement); an interest in better meeting design principles for the area as described in the Three Mile Lane Plan (Building Height request and Compatibility, Wall and Roof) or in the case of the Private Open Space request, an option which provides an “Alternative option that meets the concept and guiding principles” (17.11.090.D.6.c.3).

D. A planned development overlay shall be heard and approved under the public hearing procedures set forth in Chapter 17.72 MMC (Applications and Review Process). (A planned development overlay and change of the underlying zone may be processed simultaneously.)

APPLICANT RESPONSE: This process was amended per Ordinance #5095, Condition #22, noted below. As such, the Applicant understands that this application will be reviewed by staff and the final decision will be made by the Planning Commission.

Condition #22. That an updated master plan shall be submitted to the Planning Commission for review and approval prior to any development of Parcel 1, Parcel 2, or Parcel 3 of Partition Plat 2007-12. The updated master plan shall replace the previously approved master plan and shall identify existing developed portions of the Planned Development Overlay District. The master plan shall incorporate necessary shared access, parking, and utility easements to allow the existing developed portions of the Planned Development Overlay District to continue to operate without disruption.

The review of the updated master plan shall be processed as a Planned Development Amendment. but the Planning Commission shall make the final decision on the updated master plan. The updated master plan shall be reviewed against the Planned Development Amendment review criteria in Section 17.74.070 of the McMinnville Municipal Code, and also against the Great Neighborhood Principles in Policy 187.50 of the McMinnville Comprehensive Plan.

E. A planned development overlay proposed by the council, the planning commission, or the property owner under subsection B of this section shall be subject to all of the hearing requirements again at such time as the final plans under MMC 17.51.030 are submitted, unless those requirements have been specifically changed in the planned development approval;

APPLICANT RESPONSE: This application is being reviewed per Ordinance #5095, Condition #22 as noted above.

F. A property owner shall not be required to pay an additional fee when the planned development overlay was originally initiated by the council or planning commission.

APPLICANT RESPONSE: This Planned Development Overlay Amendment has not been initiated by the City Council or Planning Commission.

17.51.020 Standards and requirements.

The following standards and requirements shall govern the application of a planned development in a zone in which it is permitted:

A. The principal use of land in a planned development shall reflect the type of use indicated on the comprehensive plan or zoning map for the area. Accessory uses within the development may include uses permitted in any zone, except uses permitted only in the M-2 zone are excluded from all other zones. Accessory uses shall not occupy more than 25 percent of the lot area of the principal use;

APPLICANT RESPONSE: Condition #7 of Ordinance #5095: Allowed uses include multiple-family dwellings and office use as allowed per this Condition. Therefore, the principal use of land is in conformance with this requirement. See Condition #7, noted below.

7. That the subject site, outside of that area identified for "future development" is limited to professional office use, medical office use, multiple-family dwellings, community buildings appurtenant to residential uses, or other compatible, small-scale commercial uses such as a delicatessen, florist, or day care facility. Uses other than professional office use, medical office use, multiple-family dwellings, or community buildings appurtenant to residential uses may not exceed fifteen (15) percent of the total floor area proposed to be constructed within the subject site.

If the site is developed as multiple family dwellings, a minimum of 10 percent of the gross area of the site shall be reserved for usable open space for residents of the multiple-family development site. The open space area shall be contained within the boundaries of the parcel or parcels being developed and shall be contiguous. The open space area may be non-contiguous if approved by the Planning Commission at the time of the review of the updated master plan, as described in Condition 22. Area calculated and included as part of the 10 percent open space requirement shall have dimensions of at least 25 feet in length and shall be located outside of the front yard setback area. All usable open space areas may be counted towards the minimum 25 percent of the site area that must be landscaped.

B. Density for residential planned development shall be determined by the underlying zone designations.

APPLICANT RESPONSE: For this site, the allowable residential density of the C-3 zone is noted as a standard for the R-4 zone, specifically, in 17.21.060, Density requirements:

17.21.060 Density requirements.

In an R-4 zone, the maximum density for single attached dwelling may not exceed four dwelling units per 5,000 square feet. Density maximum may not apply to any other permitted housing types, including accessory dwelling units.

Based on this applicable standard of the R-4 zone, four dwelling units per every 5,000 square feet would equate to 243 units based on the site size of 304,920 square feet. The proposed density for the project is 175 units and is, therefore, within the allowable density for the site.

17.51.030 Procedure.

The following procedures shall be observed when a planned development proposal is submitted for consideration:

A. An applicant shall submit 21 copies of a preliminary development plan to the commission for study at least 30 days prior to the commission meeting at which it is to be considered. The preliminary plan shall include the following information:

- 1. Proposed land uses, building locations and housing unit densities.*
- 2. Proposed circulation pattern indicating the status of street ownership.*
- 3. Proposed open space uses.*
- 4. Proposed grading and drainage pattern.*
- 5. Proposed method of water supply and sewage disposal.*
- 6. The location, size, and type of any isolated trees over four inches in diameter one foot from ground level and any groups of trees.*
- 7. Relation of the proposed development to the surrounding area and the comprehensive plan;*

APPLICANT RESPONSE: This application package includes a Plan Set and supplemental materials which include the required information noted in items A.1-7 above.

B. Prior to discussion of the plan at a commission meeting, copies shall be submitted by the planning director to city departments for study and comment;

APPLICANT RESPONSE: This is understood by the Applicant.

C. The commission shall consider the preliminary development plan at a meeting at which time the findings of persons reviewing the proposal shall also be considered. In reviewing the plan, the commission shall need to determine that:

- 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;*

APPLICANT RESPONSE: The majority of this Plan Amendment is in full compliance with the variety of policies and code standards applicable to this site.

However, as the project has been further refined from what was initiated with the adoption of Ordinance #5095, there are special objectives of development which warrant the following requested departures from the standard regulations.

These objectives of development include the incorporation of the newly adopted Three Mile Lane Plan and the Residential Design and Development Standards in Chapter 17.11. As a result of the application of both the Three Mile Lane Plan and the Standards in Chapter 17.11, the following modifications have been proposed which maintain the project's compatibility in light of each of the associated policies and standards as outlined in Section II of this application.

The requests are as follows:

- 17.11.090.D.4.f.3 Parking Lot Location
- 17.11.090.D.6.b.1 and b.2 Private Open Space
- 17.11.090.D.11.b.5 Compatibility, Step back
- 17.11.090.D.12.B.3. Wall and Roof Design, Main Entrance

Parking Lot Location

17.11.090.D.4.f.3

This request is to provide off-street parking within 10 feet of a property line (internal property line) as a modification to Section 17.11.090.D.4.f.3 Parking lot location, at a portion of the eastern property line.

4.f.3 Off-street parking spaces shall not be located within 10 feet of any other property line, except alley property lines. Driveways and drive aisles are permitted within 10 feet of other property lines.

This parking area is a non-conforming situation which predates the current zoning code. There is no alleyway here, although the length of the private access drive serves access to a larger parking area. In this situation, the parking area is directly adjacent to another existing parking area on the opposite side of the property line.

There is an existing access/parking/maintenance agreement and easement between the two properties, to the benefit of the adjacent property owner. This is a special condition which warrants additional flexibility.

To mitigate for any visual hardship associated with a larger than average section of off-street parking, landscaping has been provided both within the existing parking area and along the eastern property line. In addition, the area of auto parking has been mitigated by the development of a community garden at that side of the property as well. The provision of additional landscaping within the parking area, and within the overall project area is a public benefit, as landscaping provides benefits to the micro-climate within parking areas, encouraging shade, reduces heat-island effects and provides opportunities for stormwater management.

Although the location of the off-street parking in this location, does not meet the letter of the code, the situation which it is trying to protect (buffering an adjacent property from off-street

parking) is not present in this situation. In this situation, there is an existing parking area on the opposite side of the property line. Therefore, the conditions for a buffered area don't exist because there is parking area directly adjacent to parking area.

Private Open Space

17.11.090.D.6.b.1 and b.2 Private Open Space

This request is to provide both private and semi-private open space for every residential unit. For detailed information about the provision of private open space, see Sheet G1.13, Open Space Diagram. The requirement is noted below:

b. Required Elements.

1. All units shall have a minimum of 36 square feet of private open space that allows for personalization and private use of the space and contributes to the livability and function of the dwelling. Any exterior private open spaces shall be supplemented with operable windows to allow for cross-ventilation, increase airflow and provide the ability to control access to the outdoors.

2. At least 50 percent of upper units shall have a balcony that is accessible from the interior of the unit that is a minimum of 60 square feet with no dimension less than 6 feet. These balconies can be designed to be up to the full width of the apartment in order to provide adequate space for use and allow greater indoor/outdoor flow. Balconies can be cantilevered, semi-recessed, or fully recessed. They should be located based on privacy and environmental concerns. If balconies are transparent, adequate storage should be provided within the unit or the larger building so that balconies do not become informal storage spaces.

For this project, all of the ground floor units, a total of 55 units of varying sizes (1, 2 and 3 bedroom) will have private, covered patio spaces. These patios at the ground floor are six feet deep and 10 feet wide, for a total of 60 square feet—this is 66% more than the requirement of 36 square feet. Additionally, the requirement does not specify whether or not the balconies are to be covered, which, increases their useability and functionality. The standard is being exceeded for the ground floor units.

For the upper floors, the project design is providing semi-private open space for all 120 upper-story units. The dimensions of these semi-private, covered, spaces will be about 80 square feet and result in a space that is useable and functional. This option will enable all of the upper floor units to have direct access to a balcony at the same level, rather than only half the units as noted by the requirement in b.2.

This request, for 100% of the upper units, is in conjunction with the supplemental element of this requirement, this project is pursuing option c.3, *Alternative option that meets the concept and guiding principles.*

In a review of the request, it is important to look to the characteristics of Private Open Space as follows:

Characteristics.

1. *Every dwelling needs private open space for **relief from indoors and to provide access to fresh air, light, and nature. Private open space may take many forms based on the size of unit.***

For this project, the unit count is a variety of 1,2 and 3 bedroom units. As the characteristics note, 'private open space may take many forms based on the size of the unit', this project has provided a large open space for all units, regardless of the size of the unit.

For the semi-private open spaces at the upper floors, the access to fresh air, light and nature is maintained by the project's proposal.

2. *They should translate into a **perception of an increase in living space and the ability to invite the outdoors in.** Additionally, these open spaces can provide environmental benefits with plants that consume carbon dioxide and help reduce stormwater runoff. Spaces should **be adequate to be usable**, allowing space for a chair to sit in, a place to barbecue or hang clothes to dry, or for a pet to curl up.*

For the semi-private open spaces at the upper floors, the access to the space is and its perception of being part of the outdoors is maintained. Specifically, each cluster of units on a floor (with no more than four) would be provided a shared space. Spatially, the physical distance to the balcony is closer than the furthest point of the unit itself. This translates that it is not a burden or a challenge to access the balcony space, it continues to be accessible. Additionally, the larger size of the balcony area encourages its useability as described above. The consideration is that the balcony areas will primarily be used by the people living directly adjacent to them, but the size of the balconies at 80 square feet, can also provide space for neighbors to come together. The types of units accessing the semi-private balconies vary, but it is not limited to one unit type: it is a mix of 1-2 and 3 bedroom units.

3. *Private open space should enhance the residential function of the building while also **improving the appearance of the building.** They should be integrated into the overall architectural form and add detail to the façade.*

As described, the project uses a combination of simple building forms and appropriately sized detail elements to create a human scale. The project limits protrusions, which enables one to focus on the clear and coherent massing. This creates a cohesive design that relates to the farming and industrial buildings of the Three Mile context. This approach has been applied to the provision of the private open space. By regulating the number of three-story balcony elements in the facades and the patio spaces as covered structures, the design strikes a balance between functionality and integrating into the overall architectural expression of the buildings. This approach meets this design criteria.

4. *Placement can vary based on privacy concerns. It can be combined across multiple floors.*

Placement for the ground floor units in terms of privacy has been a consideration in their design. The landscaping between the patios and the common open space will provide a transitional zone between the dwelling units and the public areas of the project for the units that are facing the central common open space. For the units that are facing outward to the

private access road or parking areas there will be landscaping and a low wall to provide a transitional zone between the dwelling units and the sidewalks.

Placement for the semi-private open spaces on the upper floors has been combined between units, rather than across multiple floors. In this manner, the useability and functionality of the private open space has been encouraged: rather than provide small, step-out, Juliet-style balconies, as described by the supplemental option, this project has chosen to provide larger than required spaces that will allow for additional outdoor space and functionality. The functionality of all these open spaces will be enhanced by their ability to be covered and provide protection from the elements.

Lastly, in light of this request, it is important to note how, overall, the project is exceeding the amount of Common Open Space required for the project. As described, the common open spaces provided are a variety of open and covered spaces. For covered spaces, there will be a large porch area at the Common Building and a large porch by the laundry. These spaces, in conjunction with the private open spaces will all work together to provide a variety of covered gathering spaces for residents, at a variety of scales, enabling useability during all weather.

Compatibility, Step back

17.11.090.D.11.b.5

This request is to maintain the building wall at the upper floors in lieu of providing a step-back as noted by the requirement below:

5. Step back upper floors so that the first two stories frame the street and relate to the human scale and reduce the visual impact of the third and higher floor.

This requirement assumes a building wall at the street frontage. In this project's site, the buildings are already setback from the street.

The characteristic associated with this requirement is still being met by the design:

- a. New multi-dwelling housing **should be compatible with its surrounding context** while introducing new shape, size, and detail variation, enabling different housing styles and types to sit side-by-side harmoniously.*

As shown on the Sheet G1.31, Elevations, provided with this application, the project is compatible with the surrounding context. The majority of the buildings have a suburban character, setback from the street. In this case, Stratus Village balances that context and creates a neighborhood context, by reducing the visual impact of the upper floors by providing ample setbacks. These setbacks also work to ensure compatibility with the surrounding developments, specifically, the residential development to the west.

Wall and Roof Design, Main Entrance

17.11.090.D.12.B.3.B

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This request is to reduce the amount of street-facing entrances on the front façade of the building. For this project, the main entrances of the buildings which face SE Stratus are all facing towards to center of the site. As noted previously, the goal for this project’s design was to balance the interest in creating a presence on SE Stratus while facing outward with the importance of creating sizeable community areas at the center of the site. On balance, the design creates both differentiation at the street (landscaping, pedestrian pathways and other cues) while maintaining a focus at the central community area at the Meadow and other common open space areas.

B.3. Main entrance – On street-facing façades, at least one main entrance must meet standards for location, orientation, and visibility.

As with previous requests, it is important to look to the Characteristics associated with this subsection, and note that this project and its design continues to meet the characteristics and therefore, the intent, of the standard.

A. Characteristics.

*1. For buildings that front the street, **avoid long, monotonous, uninterrupted walls.** Modulate buildings walls and roofs to prevent large, uninterrupted walls and building mass.*

*2. **Differentiate between the base of the building and the top of the building** to enhance the pedestrian realm. Make **base treatment cohesive across façades** and integrate with the architectural character of the building.*

The treatment of the design continues to avoid long, uninterrupted walls: it does this by providing a variation in building, in building scale and in its distance to the street frontage on SE Stratus. This variation also includes the provision of a variety of landscaping at a variety of scales, which also help to buffer the pedestrian along SE Stratus.

3. Multi-dwelling development must address the following design objectives:

A. Articulation – All street-facing buildings shall incorporate design elements that break up façades into smaller planes.

B. Eyes on the street – A certain percentage of the area of each street-facing façade must be windows or entrance doors.

*C. Main entrance – On street-facing façades, at least one main entrance must meet standards for **location, orientation, and visibility.***

D. Detailed Design – All street-facing buildings shall include several features.

These Characteristics are continuing to be addressed by providing a variety of articulation, window areas and detailed design along all the frontages which face SE Stratus. For example, the design exceeds the overall number of Detailed Design elements also required in this code section. Material and color choices also provide design elements which support the project’s orientation and visibility from SE Stratus. See the series of building elevations for all building facades as provided with this application plan set for details on the materials and facades associated with each facade.

As a result of the pedestrian pathways, overall site access points and landscaping/wayfinding clues, the project's overall orientation and visibility for residents, guests and visitors is being maintained.

2. Resulting development will not be inconsistent with the comprehensive plan objectives of the area;

APPLICANT RESPONSE: As described in Section II of this application, this project can be shown to meet the objectives of the Comprehensive Plan, including those noted in Comprehensive Plan Policies, Volume II, Chapter V HOUSING AND RESIDENTIAL DEVELOPMENT. Addressed in Section II of this application. These include the project's ability to provide for a wide range of housing types at a variety of affordability levels; the ability of the project to provide for a substantial quantity of open space that has been well-designed for programming and aesthetics and the project provides for a high degree of compatibility when viewed in light of the neighborhood and this area of the City.

Additionally, the Three Mile Area Plan included design guidelines that reflected the Three Mile Lane's pattern area as well as a reflection on the Great Neighborhood Principles. Both of these policy documents' content has been reflected in the project's overall design, as provided in Section II. These policy documents are also noted, where applicable, in each of the responses to the criteria for this project.

3. The development shall be designed so as to provide for adequate access to and efficient provision of services to adjoining parcels;

APPLICANT RESPONSE: The requested modifications from the City's code regarding design from the Residential Design Standards in 17.11 and the request for landscaping reduction in 17.57 will not impede the project's ability to provide for adequate access and efficient provision of services to the surrounding parcels. Additionally, as described previously, the provision of services such as stormwater improvements will improve access and provision of these services to adjacent parcels.

Public right-of-way improvements along Stratus Avenue are anticipated to include the retainage of the existing concrete curb and gutter along the south side of Stratus Avenue, with the development of a new 10-foot wide concrete sidewalk constructed to directly abut the existing curb. Improvements also include a single ADA ramp at the corner of Stratus and the Private Access Drive, directing pedestrians across the private drive. This improvement, as required by city of McMinnville Zoning Code specific to a Minor Collector, which is the designation of Stratus Avenue, will trigger a required right-of-way dedication in the amount of a to-be-determined amount. This dedication and proposed improvement will also require the shift and re-recording of (2) existing easements that overlap and run parallel with the existing north property line. These easements include a 7-foot wide slope, power, communication and water easement, and a separate 10-foot utility easement.

4. The plan can be completed within a reasonable period of time;

APPLICANT RESPONSE: The expected timeline for this project is as follows: Construction is to begin in Q4 2023. The construction duration is 19 months. Time is of the essence to contain construction cost pressure and uncertainty in the financial markets. The requested modifications from the City's code will not cause to lengthen the above-noted timeline.

5. The streets are adequate to support the anticipated traffic, and the development will not overload the streets outside the planned area;

APPLICANT RESPONSE: The requested modifications will not adjust the ability of the project to comply with City or other regulating agency's compliance with street standards. Evaluation of the proposed use of multi-family and any expected impacts on traffic was resolved as part of the adoption of Ordinance #5095.

6. Proposed utility and drainage facilities are adequate for the population densities and type of development proposed;

APPLICANT RESPONSE: Utility and drainage facilities will be updated for this site in order to support this development as follows:

Sanitary sewer services currently do not exist within the surrounding public or private right-of-way, thus proposed is a short extension of the public sewer system located within SE Stratus Avenue, extending from the existing manhole to a point adjacent to the proposed driveway access in the northwest corner of the development site. From this point, the sewer system extends as a private main onto the site and within the west drive lane, providing for a downstream connection point for all proposed building sewer laterals.

Stormwater management for the proposed site and building improvements will include collection systems for roof water and all parking lot surfaces via catch basins. All pipes will convey runoff from the new impervious surfaces to one of many points of connection to the existing private storm main that is located on/through the development site, refer to the Existing Conditions Plan for the location and routing of this existing pipe located within an easement as it traverses the development site. The storm drain design will include assemblies sized to detain site runoff, releasing at a rate at or below the pre-development conditions, so as to not overflow the downstream pipe and/or ditch system, which will convey runoff from the development site, as well as runoff from upstream developments located east of the project site, to an eventual outfall into the South Yamhill River.

None of the requested modifications as cited above will reduce the project's ability to comply with utility or drainage requirements for the site.

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;

APPLICANT RESPONSE: As described in the previous decision (Ordinance #5095) approving multi-family as a use at this site, in comparison with the previous use of agricultural uses, the provision of multifamily housing has much less external noise, particulates in the air or direct pollutants. This project and the requested modifications regarding design from the Residential Stratus Village Planned Development Amendment, Three Mile Lane Design Review and Landscape Plan Review [68](#)
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Design Standards in 17.11 will not increase either the noise, air or water impacts associated with the multifamily project.

D. If, in the opinion of the commission, the foregoing provisions are satisfied, the proposal shall be processed according to this section. If the commission finds to the contrary, they may recommend the application be denied or return the plan to the applicant for revision;

APPLICANT RESPONSE: This is understood by the Applicant.

E. The commission may attach conditions to carry out the purpose of this ordinance provided that such conditions are not used to exclude needed housing or unnecessarily reduce planned densities, and do not result in unnecessary costs or delay;

APPLICANT RESPONSE: This is understood by the Applicant.

F. Before approving a planned development, the commission shall follow the procedure for considering an amendment as required in Chapter 17.72 MMC (Applications and Review Process) of this ordinance;

APPLICANT RESPONSE: As described previously, Condition #22 of Ordinance #5095 as the process to follow as noted below. This narrative includes responses to the criteria noted within this Condition.

Ordinance #5095, Condition #22. That an updated master plan shall be submitted to the Planning Commission for review and approval prior to any development of Parcel 1, Parcel 2, or Parcel 3 of Partition Plat 2007-12. The updated master plan shall replace the previously approved master plan and shall identify existing developed portions of the Planned Development Overlay District. The master plan shall incorporate necessary shared access, parking, and utility easements to allow the existing developed portions of the Planned Development Overlay District to continue to operate without disruption.

The review of the updated master plan shall be processed as a Planned Development Amendment. but the Planning Commission shall make the final decision on the updated master plan. The updated master plan shall be reviewed against the Planned Development Amendment review criteria in Section 17.74.070 of the McMinnville Municipal Code, and also against the Great Neighborhood Principles in Policy 187.50 of the McMinnville Comprehensive Plan.

G. Permits for construction in a planned development shall be issued only on the basis of the approved plan. The approved site plan shall be placed on file with the planning department and become a part of the zone and binding on the owner and developer. The developer is responsible for requesting permission of the planning commission for any major change of the details of the adopted site plan. Minor changes to the details of the adopted site plan may be approved by the city 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;

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APPLICANT RESPONSE: This is understood by the Applicant.

H. An approved planned development shall be identified on the zoning map in addition to the existing zoning.

APPLICANT RESPONSE: This is understood by the Applicant.

B. 17.74.070 Planned Development Amendment – Review Criteria.

An amendment to an existing planned development may be either major or minor. Minor changes to an adopted site plan may be approved by the planning director. Major changes to an adopted site plan shall be processed in accordance with MMC 17.72.120, and include the following:

- An increase in the amount of land within the subject site;*
- An increase in density including the number of housing units;*
- A reduction in the amount of open space; or*
- Changes to the vehicular system which results in a significant change to the location of streets, shared driveways, parking areas and access.*

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;

APPLICANT RESPONSE: This request is to an existing Planned Development per Ordinance #5095. Specifically, Condition #3:

3. No building shall exceed the height of 35 feet, with the exception that tax lot 401 may be developed with a hotel with a maximum height of 45 feet, consistent with the drawing and plan submitted to the City as part of Docket ZC 10-05. The applicant may request additional building height in excess of 35 feet for any future building on Parcel 1, Parcel 21 or Parcel 3 of Partition Plat 2007-12, if the request is made at the time of the submittal of the updated master plan and detailed building plans described in Condition 2 and Condition 22. The applicant's request for additional building height shall include an analysis and survey of the height and setback of surrounding buildings in the Three Mile Lane Planned Development Overlay District. The height and setback of any proposed building on Parcel 1, Parcel 21 or Parcel 3 of Partition Plat 2007-12 shall be similar to and consistent with the height and form of other buildings in the Three Mile Lane corridor and Three Mile Lane Planned Development Overlay District. The Planning Commission shall review and make a decision on the request for additional building height. The Planning Commission shall also take into consideration the proposed architectural and building form, and its compatibility with the architecture and building form of other buildings in the Three Mile Lane Planned Development Overlay District.

This application has requested a height increase of to 41'-10" to the ridge of the residential buildings roof and 48'-2" to the top of the ridge at the cupolas. This is an increase of approximately six feet for the residential buildings and 13 feet for the appurtenance.

As per the requirements of the condition, this request for increased height includes an analysis and survey of the height of surrounding buildings in the Three Mile Lane Planned Development Overlay District. No changes to the standards for setbacks are being proposed.

As noted on the Sheet G1.31, Elevations, the height requested for this project is similar and consistent with the heights of the surrounding buildings.

For the criteria, '*special objectives of the development which the proposal will satisfy....*', this project looks to the following:

The increase in height meets the '**objectives of the development**' in that the Three Mile Lane Plan calls for agrarian design, and both the requested height and the roof element reflects the design characteristics noted in the Three Mile Area Plan for agrarian/agricultural elements.

Additionally, the increase in height enables smaller building footprints, allowing for larger areas of landscaping and open space for residents including a community garden. The provision of landscaping and open space is a tenant of both the City's policies around housing and the standards in the Residential Design of Chapter 17.11.

The smaller building footprints provide for additional area for off-street parking, pathways and connection to the community. The resulting benefits to the site, including open space and landscaping benefits the entire community, as envisioned by the references to the purpose statement within Section 17.57, Landscaping, as "McMinnville cares about its appearance."

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

APPLICANT RESPONSE: For the height request, one of the policies associated with this area are the Great Neighborhood criteria, specifically, the Human Scale Design:

8. Human Scale Design. Great Neighborhoods have buildings and spaces that are designed to be comfortable at a human scale and that foster human interaction within the built environment.

a. The size, form, and proportionality of development is designed to function and be balanced with the existing built environment.

The inclusion of additional height to portions of the buildings creates buildings that are functional and balanced within the existing built environment---As shown on the Sheet G1.31, Elevations, many buildings in the immediate vicinity have increased height.

Another policy referenced in the Great Neighborhood Principles is the Urban-Rural Interface:
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10. Urban-Rural Interface. Great Neighborhoods complement adjacent rural areas and transition between urban and rural uses.

a. Buffers or transitions in the scale of uses, buildings, or lots shall be provided on urban lands adjacent to rural lands to ensure compatibility.

As noted, this site is at the edge of the Urban Growth Boundary. As such, it is a transitional use from the agricultural uses to the south and the existing development. The scale proposed for this project, associated with the entire project, as well as with individual buildings, will function as a transition to the rural and urban areas. The increase in height will assist with that transition as it will create a site context that is more in line with design and context suggested by Three Mile Lane Plan.

Another policy referenced in the Great Neighborhood Principles is the Housing Variety:

12. Housing Variety. Great Neighborhoods have a variety of building forms and architectural variety to avoid monoculture design.

b. Similar housing types, when immediately adjacent to one another, shall provide variety in building form and design.

This increase in height, especially for the cupolas, provides for additional character and variety by varying the heights of the elements of the building.

C. The development shall be designed so as to provide for adequate access to and efficient provision of services to adjoining parcels;

APPLICANT RESPONSE: The request for height will not preclude access to, or provision of services to adjoining parcels.

D. The plan can be completed within a reasonable period of time;

APPLICANT RESPONSE: The expected timeline for this project is as follows: Construction is to begin in Q4 2023. The construction duration is 19 months. Time is of the essence to contain construction cost pressure and uncertainty in the financial markets. The requested modifications from the City's code will not cause to lengthen the above-noted timeline.

E. The streets are adequate to support the anticipated traffic, and the development will not overload the streets outside the planned area;

APPLICANT RESPONSE: The requested modification to increase the building's height will not adjust the ability of the project to comply with City or other regulating agency's compliance with street standards.

F. Proposed utility and drainage facilities are adequate for the population densities and type of development proposed;

APPLICANT RESPONSE: As described, the site’s utilities will be upgraded accordingly in order to provide for the project as proposed. The request for increased height will not adjust the project’s ability to provide adequate utilities to the site.

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.

APPLICANT RESPONSE: As described in the previous section, the approval of multi-family as a use at this site, in comparison with the previous use of agricultural uses, the provision of multifamily housing has much less external noise, particulates in the air or direct pollutants. This project and the requested increase in height from Ordinance #5095 will not increase either the noise, air or water impacts associated with the multifamily project.

V. Conclusion

In conclusion, the Stratus Village project provides for 175 new homes to the City of McMinnville on behalf of the Housing Authority of Yamhill County and the Confederated Tribes of Grand Ronde. This application has been provided to illustrate the project’s compliance with the local regulatory framework in McMinnville on a number of levels:

Policy

This project reflects the values of the community with its adherence to the requirements of the City’s Comprehensive Plan policies including the design-oriented, context-specific, Three Mile Lane Plan.

Planned Development

The project also continues to meet the intent as prescribed by the Planned Development Overlay and the subsequent adopted Ordinances, including #5095.

Residential Design, Landscaping, Off-street Parking

Zoning code standards, specifically, the newly adopted standards of Chapter 17.11

The project creates an infill residential community on a site imposed with the transition from rural to urban. It does this by developing 175 new homes with a moderate amount of density, thoughtful layout which preserves large areas of the site for landscaping and shared spaces and ample off-street parking. It includes multiple community-boosting amenities including a community building with a flexible outdoor area which may be used by the greater McMinnville community; supportive spaces for residents. The project also incorporates all of the residential design and development standards adopted in mid-2022, including those specific to Planned Developments.

Modifications

The requests for modifications as noted, meet the applicable criteria for flexibility of design to achieve community goals as noted by the criteria for Planned Developments.

March 12, 2023

RE: NOTICE OF NEIGHBORHOOD REVIEW MEETING
TITLE 17 ZONING CODE
STRATUS VILLAGE

Dear Resident or Property Owner;

Structure Development Advisors represents the Housing Authority of Yamhill County (“Owner”), who owns the property located south of SE Stratus Avenue and west of SE Norton Lane, specifically, tax lots R4427 00400, R4427 00405, and R4427 00404, respectively, as shown in the attached map. The Owner is preparing to submit an application to the City of McMinnville relating to sections of The McMinnville Zoning Ordinance and ORD 5095.

Before applying to the City of McMinnville, we would like to take the opportunity to discuss the proposal in more detail with you.

The planned project includes constructing 175 units on 6.98 acres of land. A total of five buildings are included in the plan, four are residential, and one is a community building. All buildings are wood frame construction designed to reflect the character and heritage of the community. Residential buildings are three stories, and the community building is one story tall. Parking is included on-site.

The owner will seek approvals relating to the Landscape Plan, Residential Design and Development Standards, Three Mile Land Development Review, and responding to elements of the previously approved amendment to Planned Development Overlay Ordinance 4667 (ORS 5095).

The purpose of this neighborhood meeting is to provide an informal forum for the applicant and surrounding property owners/residents to review the proposal and to identify issues so that such issues may be considered before the formal application is turned in to the City. This meeting allows you to share any information you know about the property involved. We will attempt to answer questions that may be relevant to meeting development standards consistent with the City of McMinnville’s Community Development Code.

According to Section 17.72.095 of the McMinnville Development Code, you are invited to attend a Neighborhood meeting on:

Tuesday, April 4, 2023 at 6:00 pm
Chemeketa Community College
288 NE Norton Ln, McMinnville, OR 97128
(Signs on site will direct you to the room)

This meeting will be to discuss the development plans for the project. Depending upon the type of land use action required, you may receive a future official notice from the City for you to either participate with written comments and/or an opportunity to attend a public hearing.

I look forward to discussing the proposal with you. Please feel free to contact me at 503-318-5658 or email at mike@structurepdx.com if you have any questions.

Mike Andrews
Principal

Zoning Map and Aerial Photo

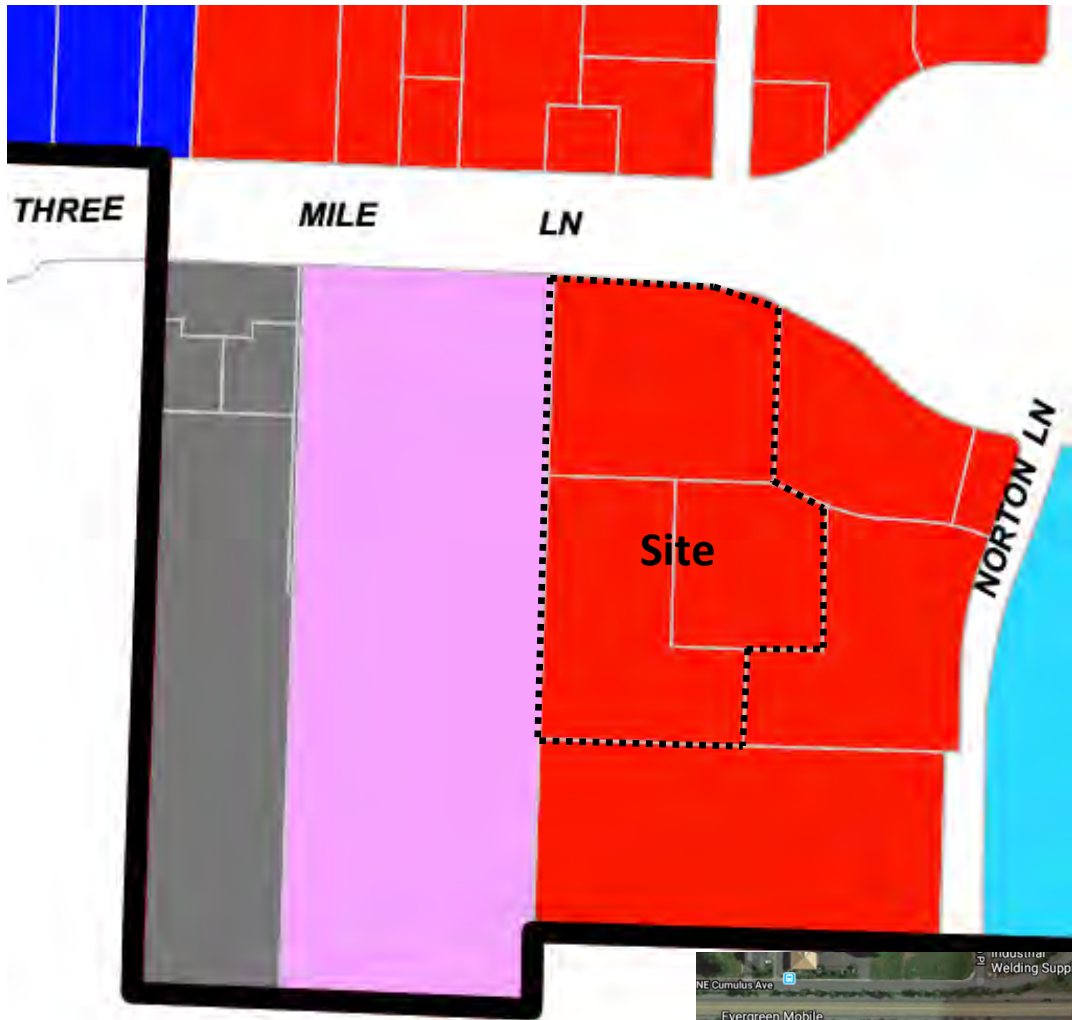


Figure 1 City of McMinnville Zoning



Figure 2 Google Maps

Conceptual Site Plan





HOUSING AUTHORITY
OF YAMHILL COUNTY

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McMinnville, OR 97128-9081



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MOTEL 6 MCMINNVILLE PARAM LLC
C/O GANESH SONPATKI
415 SW MONTGOMERY ST
PORTLAND, OR 97201



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OF YAMHILL COUNTY

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CITY OF MCMINNVILLE
231 NE FIFTH STREET
MCMINNVILLE, OR 97128



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MPT OF MCMINNVILLE-CAPELLA LLC
ATTN: MEDICAL PROPERTIES TRUST INC
1000 URBAN CENTER DR SUITE 501
BIRMINGHAM, AL 35242


HAYC
HOUSING AUTHORITY
OF YAMHILL COUNTY
135 N.E. Dunn Place
McMinnville, OR 97128-9081




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TNY COMMERCIAL PROPERTIES TWO LLC
ATTN: TODD NELSON
14700 WEBB LN
DALLAS, OR 97338


HAYC
HOUSING AUTHORITY
OF YAMHILL COUNTY
135 N.E. Dunn Place
McMinnville, OR 97128-9081




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KWDS LLC
PO BOX 145
WILSONVILLE, OR 97070


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HOUSING AUTHORITY
OF YAMHILL COUNTY
135 N.E. Dunn Place
McMinnville, OR 97128-9081



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ROBERTI INVESTMENT COMPANY LLC
10333 MAIN ST STE 263
BELLEVUE, WA 98004

TAXLOT	SITUS	OWNER	OWNER2	MAILING ADD	MAILING ADD	MAILING ADD	MAILING ADD	
1 R4427	00701	KWDS LLC		PO BOX 145	WILSONVILLE	OR	97070	
2 R4427	00402	ROBERTI INVESTMENT COMPANY LLC		10333 MAIN ST STE 263	BELLEVUE	WA	98004	
3 R4427	00404	HOUSING AUTHORITY OF YAMHILL COUNTY		135 NE DUNN PL	MCMINNVILLE	OR	97128	
4 R4427	00405	HOUSING AUTHORITY OF YAMHILL COUNTY		135 NE DUNN PL	MCMINNVILLE	OR	97128	
5 R4427	00403	2580 SE STRATUS AVE	TNY COMMERCIAL PROPERTIES TWO LLC	ATTN: TODD NELSON	14700 WEBB LN	DALLAS	OR	97338
6 R4427	00301	2700 SE THREE MILE LN	MPT OF MCMINNVILLE-CAPELLA LLC	ATTN: MEDICAL PROPERTIES TRUST INC	1000 URBAN CENTER DR SUITE 501	BIRMINGHAM	AL	35242
7 R4427	00301	2700 SE STRATUS AVE 403	MPT OF MCMINNVILLE-CAPELLA LLC	ATTN: MEDICAL PROPERTIES TRUST INC	1000 URBAN CENTER DR SUITE 501	BIRMINGHAM	AL	35242
8 R4427	00401	2520 SE STRATUS AVE	MOTEL 6 MCMINNVILLE PARAM LLC	C/O GANESH SONPATKI	415 SW MONTGOMERY ST	PORTLAND	OR	97201
9 R4427	00301	2700 SE THREE MILE LN	MPT OF MCMINNVILLE-CAPELLA LLC	ATTN: MEDICAL PROPERTIES TRUST INC	1000 URBAN CENTER DR SUITE 501	BIRMINGHAM	AL	35242
10 R4427	00301	2700 SE STRATUS AVE 403	MPT OF MCMINNVILLE-CAPELLA LLC	ATTN: MEDICAL PROPERTIES TRUST INC	1000 URBAN CENTER DR SUITE 501	BIRMINGHAM	AL	35242
11 R4427	00400	0 SE STRATUS AVE	HOUSING AUTHORITY OF YAMHILL COUNTY		135 NE DUNN PL	MCMINNVILLE	OR	97128
12			CITY OF MCMINNVILLE		231 NE FIFTH STREET	MCMINNVILLE	OR	97128





Stratus Village

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PROJECT TEAM

HOUSING AUTHORITY OF YAMHILL COUNTY - OWNER

THE CONFEDERATED TRIBES OF GRAND RONDE - PARTNER

STRUCTURE - DEVELOPER

BREMIK - CONTRACTOR

ANKROM MOISAN ARCHITECTS

PLACE - LANDSCAPE ARCHITECTS

STONEWOOD - STRUCTURAL ENGINEER

JANET TURNER ENGINEERING - CIVIL ENGINEER

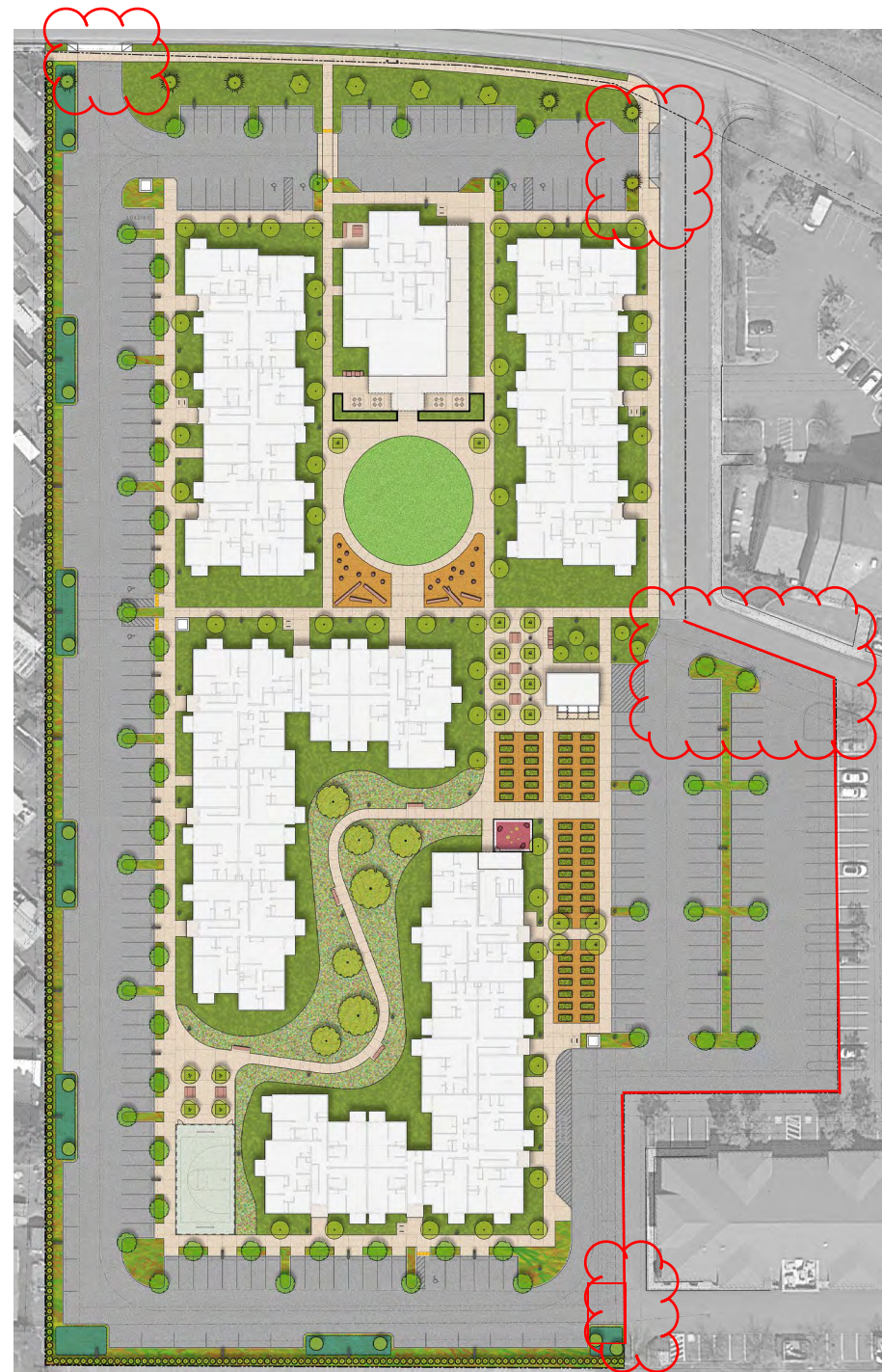
URBANLENS PLANNING







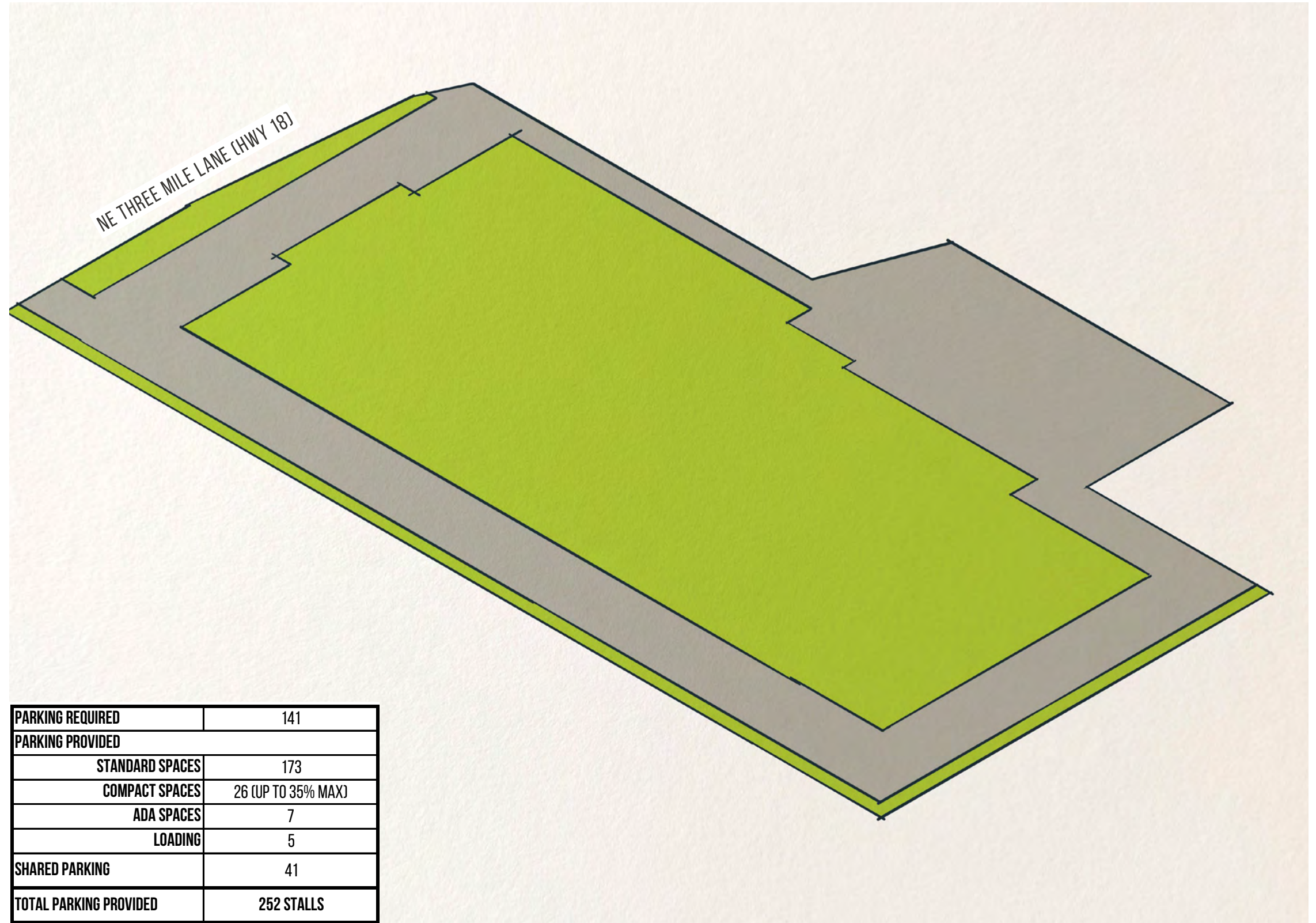
RESPECTFUL OF CONTEXT
FAMILY LEGACY
ORGANIC



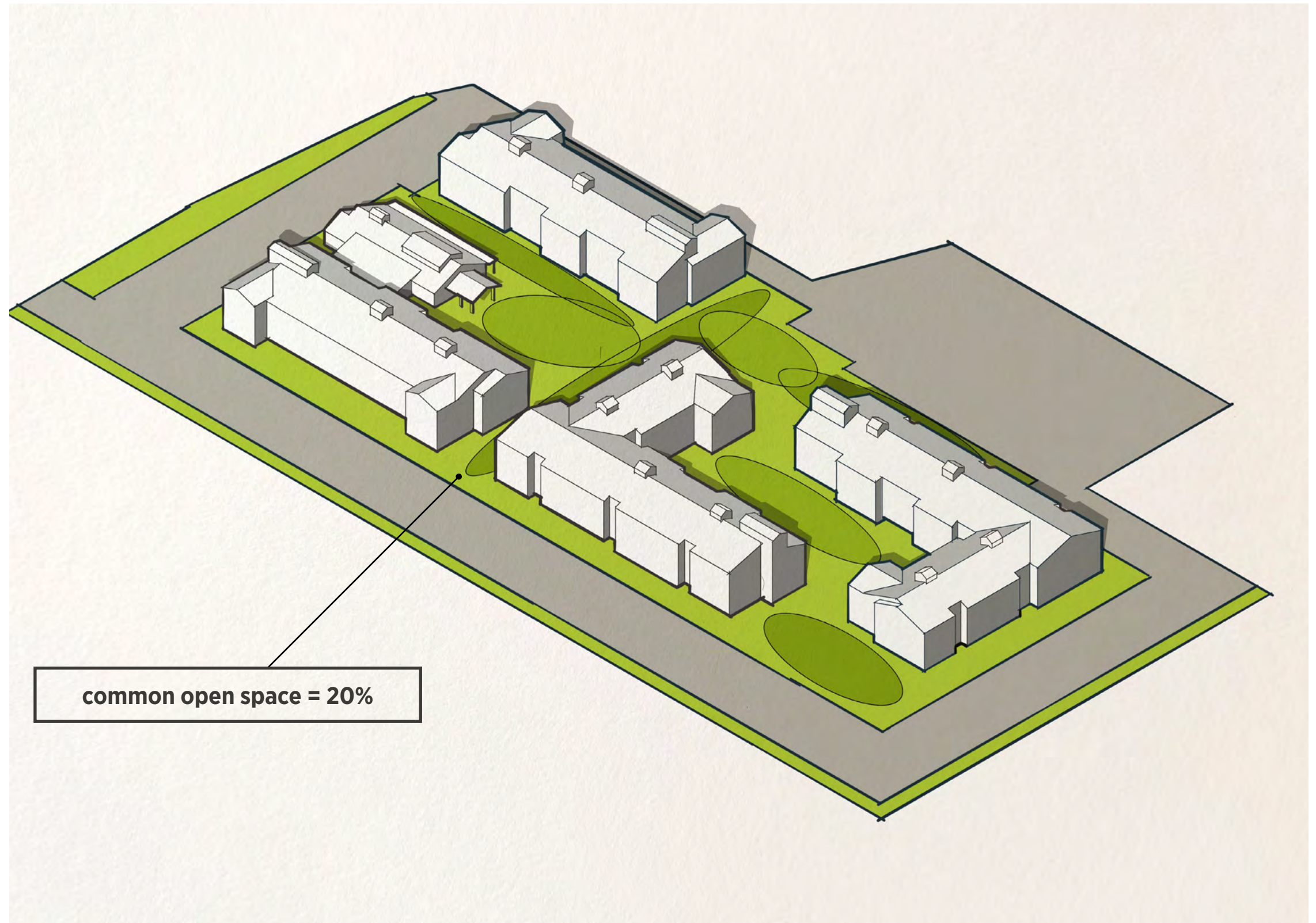
COMMUNITY ORIENTED
WELCOMING

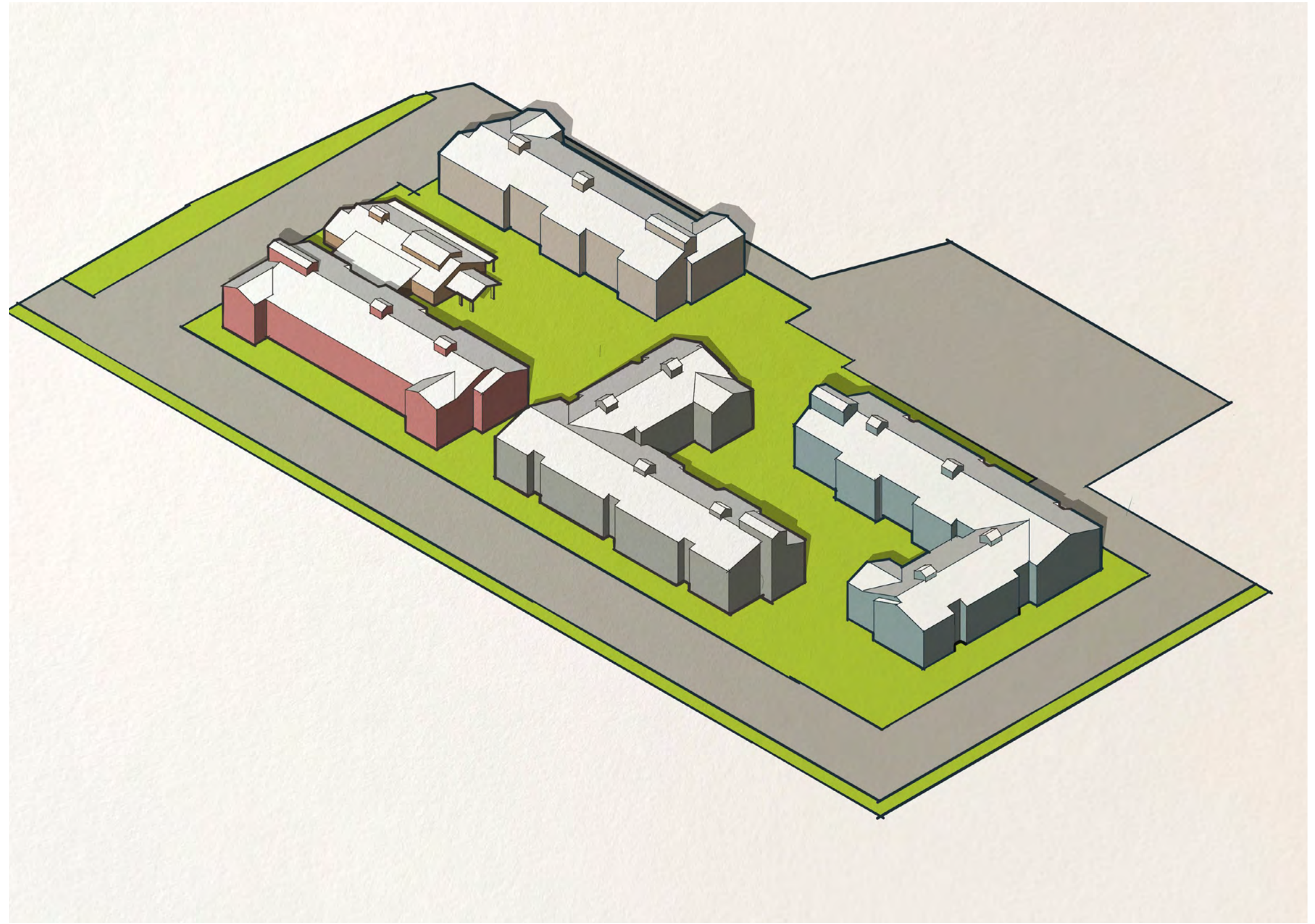


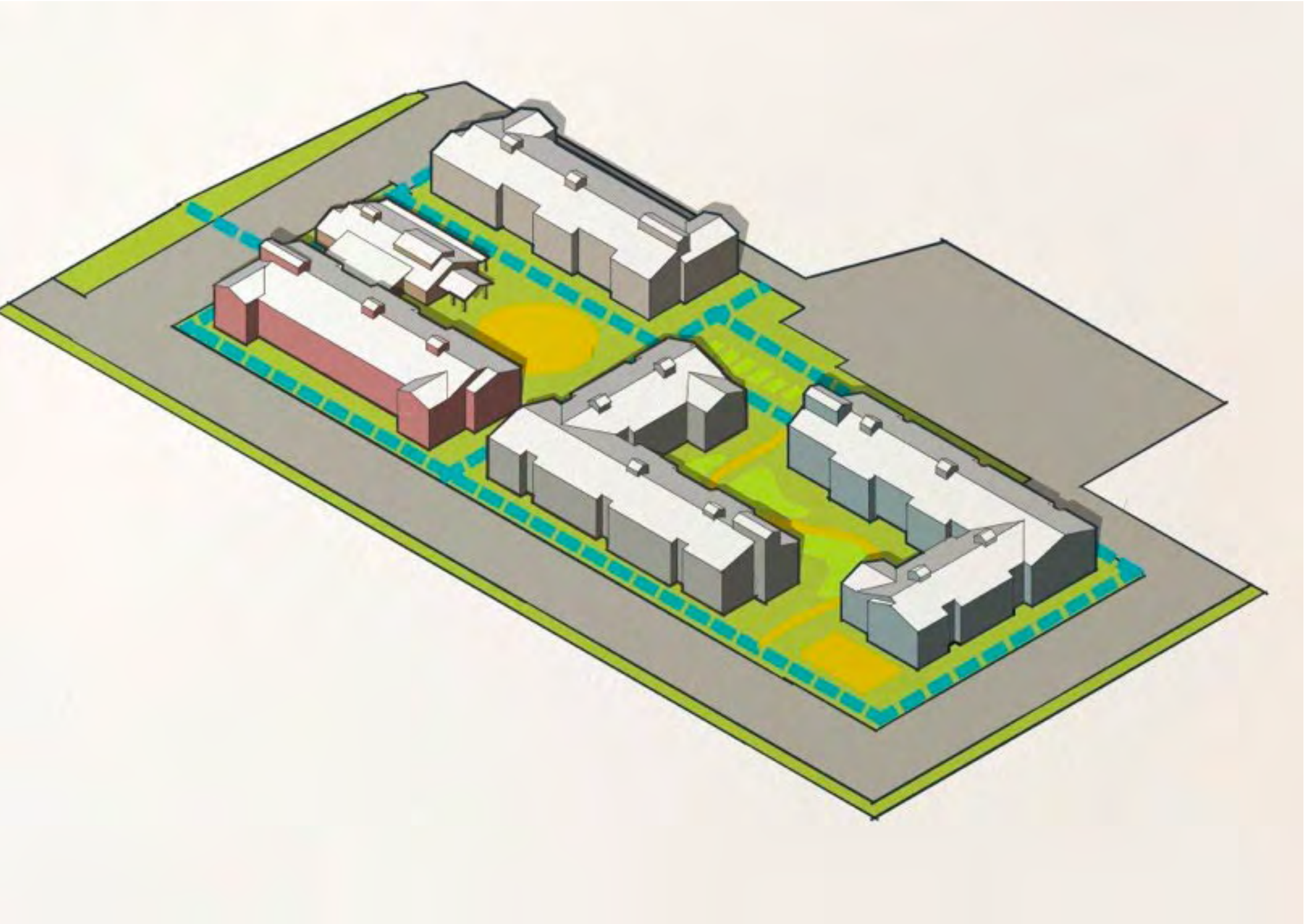
COLLECTIVE
TIMELESS
MULTI-CULTURAL



PARKING REQUIRED	141
PARKING PROVIDED	
STANDARD SPACES	173
COMPACT SPACES	26 (UP TO 35% MAX)
ADA SPACES	7
LOADING	5
SHARED PARKING	41
TOTAL PARKING PROVIDED	252 STALLS







Landscape Plan



- KEY
- A. Open Green / Commons
 - B. Nature Play Area
 - C. Community Gardens
 - D. Waste Collection Zone
 - E. Interior Walkways
 - F. The Meadow
 - G. Stratus Frontage
 - H. Parking Zones
 - I. Outdoor Fitness Areas

LANDSCAPE SITE PLAN



PLACE



CODE MINIMUM PARKING REQUIREMENTS		
	PARKING RATIO	PARKING STALLS REQUIRED
1 BED	0.5	31
2 BED	0.5	42
3 BED	2.0	60
OFFICE	1 PER 300GSF	8.0
		141 STALLS

UNIT TYPE	TOTAL UNIT COUNT
1 BED	61
2 BED	84
3 BED	30
175 UNITS	

PARKING REQUIRED	141
PARKING PROVIDED	
STANDARD SPACES	173
COMPACT SPACES	26 (UP TO 35% MAX)
ADA SPACES	7
LOADING	5
SHARED PARKING	41
TOTAL PARKING PROVIDED	252 STALLS



View of Common Outdoor Space



Building 1 - Looking South



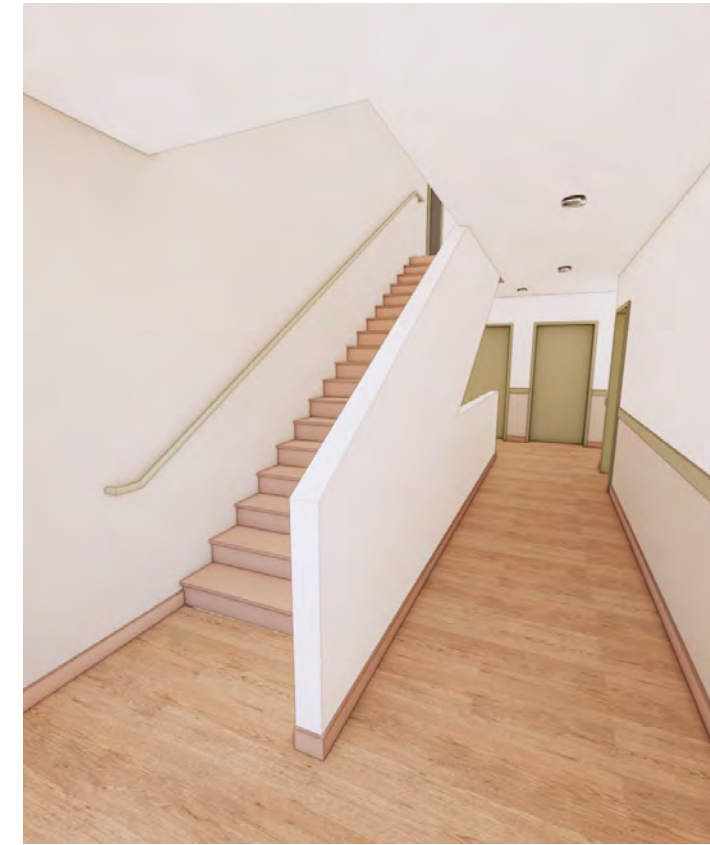




LOBBY



LAUNDRY



RESIDENTIAL STAIRWELL



COMMUNITY ROOM



COMMUNITY ROOM



THANK YOU

Neighborhood meeting for Stratus Village

April 4, 2023

Held from 6:00 to 7:00 at Chemeketa Community College

Welcome/Introductions. Everyone in the room introduced themselves:

Jason Roberts, Ankrom Moisan Architects

Mike Andrews, Structure

Robin Scholetzky, UrbanLens Planning

Vickie Ybarguen, Housing Authority of Yamhill County

Yanira Vera, Housing Authority of Yamhill County

David Hummel, Housing Authority of Yamhill County

Chris Brooker, Willamette Valley Medical Center

Michael Mulkey, Willamette Valley Medical Center

Michael Bonn, Ankrom Moisan Architects

Robert Lecher, Ankrom Moisan Architects

Danielle Hoffman, Chemeketa Community College

There were a few additional team members available remotely including Tania Feliciano and Elisa Zenk, Ankrom Moisan and Miguel Camacho-Serna, PLACE, Landscape Architects. *Note: The remote access (Zoom) was for development team members to observe the meeting. It was not available to the public.*

Meeting Overview. Mike Andrews provided a review of the purpose of the meeting, that it was to complement the land use application process which is happening with the City of McMinnville. He noted that the City's land use review is related to a variety of components including compliance with the City's zoning code and the adoption of a Planned Development Amendment to support future development on the site. Mike asked the group if anyone needed an overview of the Housing Authority of Yamhill County (HAYC), by Vickie—the group felt comfortable that they were aware of the HAYC and its role in the community.

Project Overview. Mike Andrews then provided a summary of the project: It is approximately a 7 acre site; was purchased by the HAYC in 2020. The project will have 175 multifamily units in four buildings with a multipurpose building functioning for supportive uses, such as property management and a community room for small events and gatherings. The project is also a partnership with the Confederated Tribes of the Grande Ronde.

Project Features/Design. Jason Roberts, Ankrom Moisan Architects then discussed the design of the project. He started by providing an overview of the kinds of projects that Ankrom Moisan (AMA) does, including many affordable projects. For AMA, it is important to design projects that create and support communities. Jason noted that the City's Great Neighborhood Principles helped form the framework for the project: creating places that are walkable and livable and with a variety of housing types so everyone in the community is included, while insuring ample opportunities for landscaping and open space. Jason reviewed a variety of project slides as follows:

- Context map. He noted that the project, although outside of the downtown, still provides a number of destinations that can be walked to from the site and the variety of facilities and services that are close by, including the Community College, restaurants and medical facilities.
- Three general drivers. Jason commented that there were three general items which have framed the design of the project:
 - 1.Context. This includes how the project fits in with the legacy of agricultural buildings in the area; being respectful of the context of the surrounding area and respecting the family legacy of farming from the area.
 2. Community oriented. The project should be community oriented and welcoming to all.
 3. Collective. The third concept is that the project should have a collective feel that is both timeless and multicultural.
- Approach. He then provided an overall, axion diagram, which illustrated the site in reference to Highway 18. He explained that the first review was to locate the parking to the edges of the site in order to create as much space to the interior of the site for buildings and community amenities.
- Massing. The next slide focused on the massing of the buildings and their arrangement on-site in conjunction with the common open space. he also shared some images as inspiration for the walking paths.
- Design features. Jason then talked about the unique colors and building variety as one would walk through the site. He described some of the features at the ground level, such as porches, which would provide a sense of layering and a sense of place. Each ground floor unit would have a porch. He also shared that there would be visual variety in the different spaces in-between the buildings, and that it would be easy to connect both within the project and the greater community. He also noted the gathering spaces outside of the community building.
- Site Plan. A review of the project’s site plan described the project basics, including that there would be 175 homes and a total of 252 parking spaces, of which, 141 is required by City code.
- Overview slide. The next slide provided a rendering of the view from Stratus and how the project will include a connection to the sidewalk to the site. Jason also noted how the rooflines took inspiration from the historic agricultural buildings.
- Common Outdoor Space. Jason then described how the community building would provide a central gathering area for residents as well as a space that extended into the outside with a large porch area connected to the community room.
- View of Building 1 looking south. He noted that in addition to the ground floor porches, each building will have multiple entries. Shared, upper level porches will also be provided. For reference, each building will have 3-4 units per floor.
- View of the Community Room. The last slide that Jason illustrated provided a view of the shared mail room and office areas at the Community Room as well as views of the interiors of the lobby, laundry area, residential stairwell, and two different renderings of the Community Room.

Questions/Discussion. With the remaining time, Mike Andrews opened it up to the group for any questions or topics for discussion.

In attendance was Michael Mulkey, CEO of Willamette Valley Medical Center (WVMC) raised the following questions which were responded to by Mike Andrews:

Question from Michael Mulkey: What are some of the attributes of affordable housing?

Answer from Mike Andrews: It was noted that residents qualify by earning less than 60% of Area Median Income (AMI) and that one's AMI is scaled by family size—So, a family of four will have a different AMI than a couple.

Question from Michael Mulkey: What kinds of housing types?

Answer from Mike Andrews: There was clarification that the buildings will be multifamily, three stories tall with common (internal) circulation (building code type). The project will be designated as permeant, affordable housing. Residents will need an income to be able to quality, but that this income might not be high enough to rent anywhere. Prospective residents will also be screened using background checks and other typical tenant/landlord mechanisms. Residents will then sign a 12 month lease as a tenant.

Question from Michael Mulkey: Where there any traffic impacts reviewed relating to traffic flow?

Answer from Mike Andrews: There was a traffic study done previously which was accepted by the City of McMinnville. The project is overparked from a code perspective.

Follow up response from Michael Mulkey: There are concerns from the WVMC about the automobile entryway, for reference, the intersection located one block north of the diner has a three-way stop, which often does not get recognized. Michael also noted that the site receives 22,000 ambulance runs per year, for both emergency and non-emergency visits.

Follow up answer from Mike Andrews: Mike noted that there will be two entrances per the site: one from SE Stratus; one from the side (already existing)

Lastly, Michael Mulkey noted that the design is beautiful and is a needed thing for the community. He added that housing at price points for clinical staff, like doctors and nurses is needed, but for non-clinical staff, this would be super helpful. This is good from one side of the spectrum, but we still need clinical staff housing as well.

There were no further questions, so the meeting was adjourned.



First American

First American Title Insurance Company

825 NE Evans Street
McMinnville, OR 97128
Phn - (503)376-7363
Fax - (866)800-7294

Order No.: 1031-3400828
February 21, 2020

FOR QUESTIONS REGARDING YOUR CLOSING, PLEASE CONTACT:

MICHELLE GREGOR, Escrow Officer/Closer
Phone: (503)472-4627 - Fax: (866)800-7294 - Email:MGregor@firstam.com
First American Title Insurance Company
775 NE Evans Street, McMinnville, OR 97128

FOR ALL QUESTIONS REGARDING THIS PRELIMINARY REPORT, PLEASE CONTACT:

Clayton Carter, Title Officer
Phone: (503)376-7363 - Fax: (866)800-7294 - Email: ctcarter@firstam.com

Preliminary Title Report

County Tax Roll Situs Address: 235 NE Norton Lane C, McMinnville, OR 97128

2006 ALTA Owners Standard Coverage	Liability \$	2,371,501.00	Premium \$	4,158.00
2006 ALTA Owners Extended Coverage	Liability \$		Premium \$	
2006 ALTA Lenders Standard Coverage	Liability \$		Premium \$	
2006 ALTA Lenders Extended Coverage	Liability \$		Premium \$	
Endorsement 9.10, 22			Premium \$	
Govt Service Charge			Cost \$	60.00
Other			Cost \$	

We are prepared to issue Title Insurance Policy or Policies of First American Title Insurance Company, a Nebraska Corporation in the form and amount shown above, insuring title to the following described land:

Parcels 1, 2, and 3, of Partition Plat [2007-12](#) recorded March 7, 2007 as Instrument No. 200705096, Deed and Mortgage Records, Yamhill County, State of Oregon.

and as of February 13, 2020 at 8:00 a.m., title to the fee simple estate is vested in:

Burch Feero, Inc., an Oregon corporation

Subject to the exceptions, exclusions, and stipulations which are ordinarily part of such Policy form and the following:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

This report is for the exclusive use of the parties herein shown and is preliminary to the issuance of a title insurance policy and shall become void unless a policy is issued, and the full premium paid.

2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

The exceptions to coverage 1-5 inclusive as set forth above will remain on any subsequently issued Standard Coverage Title Insurance Policy.

In order to remove these exceptions to coverage in the issuance of an Extended Coverage Policy the following items are required to be furnished to the Company; additional exceptions to coverage may be added upon review of such information:

- A. Survey or alternative acceptable to the company
- B. Affidavit regarding possession
- C. Proof that there is no new construction or remodeling of any improvement located on the premises. In the event of new construction or remodeling the following is required:
 - i. Satisfactory evidence that no construction liens will be filed; or
 - ii. Adequate security to protect against actual or potential construction liens;
 - iii. Payment of additional premiums as required by the Industry Rate Filing approved by the Insurance Division of the State of Oregon
6. Water rights, claims to water or title to water, whether or not such rights are a matter of public record.
7. The assessment roll and the tax roll disclose that the within described premises were specially zoned or classified for Farm use. If the land has become or becomes disqualified for such use under the statute, an additional tax or penalty may be imposed.
8. City liens, if any, of the City of McMinnville.

Note: There are no liens as of February 17, 2020. All outstanding utility and user fees are not liens and therefore are excluded from coverage.
9. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
10. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission recorded September 02, 1963, Yamhill County Circuit Court Case 23303 , which provides that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.

11. Limited access provisions contained in Deed to the State of Oregon, by and through its Department of Transportation filed July 24, 1980, Yamhill County Circuit Court Case CV89-119 Deed of Records, which provides that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.

Second Amended Stipulated Final Judgement record March 25, 1991, Film [Volume 253, Page 139](#), Deed and Mortgage Records.

12. Limited access provisions contained in Deed to the State of Oregon, by and through its Department of Transportation filed September 06, 1990, Yamhill County Circuit Court Case CV89-137 Deed of Records, which provides that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.

13. Easement, including terms and provisions contained therein:
Recording Information: March 18, 1996, Instrument No. [199604032](#), Deed and Mortgage Records
In Favor of: City of McMinnville, a municipal corporation of the State of Oregon acting by and through its Water & Light Commission
For: Utility

14. Easement, including terms and provisions contained therein:
Recording Information: March 18, 1996, Instrument No. [199604033](#), Deed and Mortgage Records
In Favor of: City of McMinnville, a municipal corporation of the State of Oregon acting by and through its Water & Light Commission
For: Utility

15. Easement, including terms and provisions contained therein:
Recording Information: August 25, 1998, Instrument No. [199816670](#), Deed and Mortgage Records
In Favor of: Burch Feero, Inc.
For: Drainage way

16. Easement, including terms and provisions contained therein:
Recording Information: June 30, 2000, Instrument No. [200009053](#), Deed and Mortgage Records
In Favor of: City of McMinnville, a Municipal Corporation of the State of Oregon, acting by and through its Water & Light Commission
For: Right-of-way

17. Easement as shown on the recorded plat/partition [2001-40](#)
For: 50 foot wide access & utilities

18. Easement as shown on the recorded plat/partition [2001-40](#)
For: 20 foot extinguishable storm drain

19. Easement as shown on the recorded plat/partition [2001-40](#)
For: 20 foot storm drain

20. Notes as they appear on the recorded Partition Plat [2001-40](#).
21. Restrictive Covenant to Waive Remonstrance, pertaining to abutting frontage road including the terms and provisions thereof
Recorded: June 28, 2006, Instrument No. [200614364](#), Deed and Mortgage Records
22. Easement as shown on the recorded plat/partition [2007-12](#)
For: Parking, access & utilities
23. Notes as they appear on the recorded Partition Plat [2007-12](#).
24. Declaration of Condition Covenants and Restrictions (Common Driveway and Access Maintenance and Shared Parking Easement), including terms and provisions thereof.
Recorded: February 22, 2018, Instrument No. [201802572](#), Deed and Mortgage Records
25. Any conveyance or encumbrance by Burch Feero, Inc. should be executed pursuant to their Operating Agreement , a copy of which should be submitted to this office for inspection.
26. Unrecorded leases or periodic tenancies, if any.

- END OF EXCEPTIONS -

NOTE: According to the public record, the following deed(s) affecting the property herein described have been recorded within 24 months of the effective date of this report: NONE

NOTE: Taxes for the year 2019-2020 PAID IN FULL

Tax Amount:	\$38.75
Map No.:	R4427 00400
Property ID:	172431
Tax Code No.:	40.0

(Affects Parcel 1)

NOTE: Taxes for the year 2019-2020 PAID IN FULL

Tax Amount:	\$1,187.94
Map No.:	R4427 00404
Property ID:	537598
Tax Code No.:	40.0

(Affects Parcel 3)

NOTE: Taxes for the year 2019-2020 PAID IN FULL

Tax Amount:	\$36.12
Map No.:	R4427 00405
Property ID:	537601
Tax Code No.:	40.0

(Affects Parcel 2)

NOTE: This Preliminary Title Report does not include a search for Financing Statements filed in the Office of the Secretary of State, or in a county other than the county wherein the premises are situated, and no liability is assumed if a Financing Statement is filed in the Office of the County Clerk covering Crops and

Fixtures on the premises wherein the lands are described other than by metes and bounds or under the rectangular survey system or by recorded lot and block.

NOTE: We find no outstanding voluntary liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.

Situs Address as disclosed on Yamhill County Tax Roll:

235 NE Norton Lane C, McMinnville, OR 97128

**THANK YOU FOR CHOOSING FIRST AMERICAN TITLE!
WE KNOW YOU HAVE A CHOICE!**

RECORDING INFORMATION

Filing Address: **Yamhill County**
777 Commercial Street SE, Suite 100
Salem, OR 97301

Recording Fees: \$ **81.00** for the first page
\$ **5.00** for each additional page

cc: Housing Authority Of Yamhill County
cc: Burch Feero Inc
cc: Jennifer Feero, Willamette West Realtors
708 NE Baker Street, McMinnville, OR 97128
cc: Steve Roesch, NextHome Realty Connection
12923 NW Cornell Road, Suite 101, Portland, OR 97229



First American Title Insurance Company

SCHEDULE OF EXCLUSIONS FROM COVERAGE

ALTA LOAN POLICY (06/17/06)

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

ALTA OWNER'S POLICY (06/17/06)

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risks 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

SCHEDULE OF STANDARD EXCEPTIONS

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien" or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

NOTE: A SPECIMEN COPY OF THE POLICY FORM (OR FORMS) WILL BE FURNISHED UPON REQUEST

TI 149 Rev. 7-22-08



Privacy Notice

Effective: January 1, 2020

Notice Last Updated: January 1, 2020

This Privacy Notice describes how First American Financial Corporation and its subsidiaries and affiliates (together referred to as "First American," "we," "us," or "our") collect, use, store, and share your information. This Privacy Notice applies to information we receive from you offline only, as well as from third parties. For more information about our privacy practices, please visit <https://www.firstam.com/privacy-policy/index.html>. The practices described in this Privacy Notice are subject to applicable laws in the places in which we operate.

What Type Of Information Do We Collect About You? We collect both **personal** and **non-personal information** about and from you. **Personal information** is non-public information that can be used to directly or indirectly identify or contact you. **Non-personal information** is any other type of information.

How Do We Collect Your Information? We collect your **personal** and **non-personal information**: (1) directly from you; (2) automatically when you interact with us; and (3) from third parties, including business parties and affiliates.

How Do We Use Your Information? We may use your personal information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, comply with relevant laws and our policies, and handling a claim. We may use your **non-personal information** for any purpose.

How Do We Share Your Personal Information? We do not sell your **personal information** to nonaffiliated third parties. We will only share your **personal information**, including to subsidiaries, affiliates, and to unaffiliated third parties: (1) with your consent; (2) in a business transfer; (3) to service providers; and (4) for legal process and protection. If you have any questions about how First American shares your **personal information**, you may contact us at dataprivacy@firstam.com or toll free at 1-866-718-0097.

How Do We Secure Your Personal Information? The security of your **personal information** is important to us. That is why we take commercially reasonable steps to make sure your **personal information** is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your **personal information**.

How Long Do We Keep Your Personal Information? We keep your **personal information** for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and sharing of your **personal information**. In accordance with applicable law, your controls and choices. You can learn more about your choices, and exercise these controls and choices, by sending an email to dataprivacy@firstam.com or toll free at 1-866-718-0097.

International Jurisdictions: Our Products are hosted and offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Products from another country, please be advised that you may be transferring your **personal information** to us in the US, and you consent to that transfer and use of your **personal information** in accordance with this Privacy Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Products, and your agreements with us.

We may change this Privacy Notice from time to time. Any and all changes to this Privacy Notice will be reflected on this page, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR PRODUCTS OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THIS PRIVACY NOTICE.**

Contact Us dataprivacy@firstam.com or toll free at 1-866-718-0097.



For California Residents

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018 (“CCPA”). All phrases used in this section shall have the same meaning as those phrases are used under California law, including the CCPA.

Right to Know. You have a right to request that we disclose the following information to you: (1) the categories of **personal information** we have collected about or from you; (2) the categories of sources from which the **personal information** was collected; (3) the business or commercial purpose for such collection and/or disclosure of your personal information; (4) the categories of third parties with whom we have shared your **personal information**; and (5) the specific pieces of your **personal information** we have collected. To submit a verified request for this information, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097 and submitting written proof of such authorization to dataprivacy@firstam.com.

Right of Deletion. You also have a right to request that we delete the **personal information** we have collected from you. This right is subject to certain exceptions available under the CCPA and other applicable law. To submit a verified request for deletion, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097 and submitting written proof of such authorization to dataprivacy@firstam.com.

Verification Process. For either a request to know or delete, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the personal information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

Right to Opt-Out. We do not sell your personal information to third parties, and do not plan to do so in the future.

Right of Non-Discrimination. You have a right to exercise your rights under California law, including under the CCPA, without suffering discrimination. Accordingly, First American will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

Collection Notice. The following is a list of the categories of personal information we may have collected about California residents in the twelve months preceding the date this Privacy Notice was last updated, including the business or commercial purpose for said collection, the categories of sources from which we may have collected the personal information, and the categories of third parties with whom we may have shared the personal information:

Categories of Personal Information Collected	The categories of personal information we have collected include, but may not be limited to: real name; signature; alias; SSN; physical characteristics or description, including protected characteristics under federal or state law; address; telephone number; passport number; driver’s license number; state identification card number; IP address; policy number; file number; employment history; bank account number; credit card number; debit card number; financial account numbers; commercial information; internet or other electronic network activity; geolocation data; audio and visual information; professional or employment information; and inferences drawn from the above categories to create a profile about a consumer.
Categories of Sources	Categories of sources from which we’ve collected personal information include, but may not be limited to: the consumer directly; public records; governmental entities; non-affiliated third parties; social media networks; affiliated third parties
Business Purpose for Collection	The business purposes for which we’ve collected personal information include, but may not be limited to: completing a transaction for our Products; verifying eligibility for employment; facilitating employment; performing services on behalf of affiliated and non-affiliated third parties; debugging to identify and repair errors that impair existing intended functionality on our Websites, Applications, or Products; protecting against malicious, deceptive, fraudulent, or illegal activity



Categories of Third Parties Shared	The categories of third parties with whom we've shared personal information include, but may not be limited to: advertising networks; internet service providers; data analytics providers; service providers; government entities; operating systems and platforms; social media networks; non-affiliated third parties; affiliated third parties
---	---

Categories of Personal Information We Have Sold In The Past Year. We have not sold any personal information of California residents to any third party in the twelve months preceding the date this Privacy Notice was last updated.

Categories of Personal Information Disclosed For A Business Purpose In The Past Year. The following is a list of the categories of **personal information** of California residents we may have disclosed for a business purpose in the 12 months preceding the date this Privacy Notice was last updated: The categories of personal information we have collected include, but may not be limited to: real name; signature; alias; SSN; physical characteristics or description, including protected characteristics under federal or state law; address; telephone number; passport number; driver's license number; state identification card number; IP address; policy number; file number; employment history; bank account number; credit card number; debit card number; financial account numbers; commercial information; internet or other electronic network activity; geolocation data; audio and visual information; professional or employment information; and inferences drawn from the above categories to create a profile about a consumer.



First American



This map is furnished for illustration and to assist in property location. The company assumes no liability for any variation in dimensions by location ascertainable by actual survey

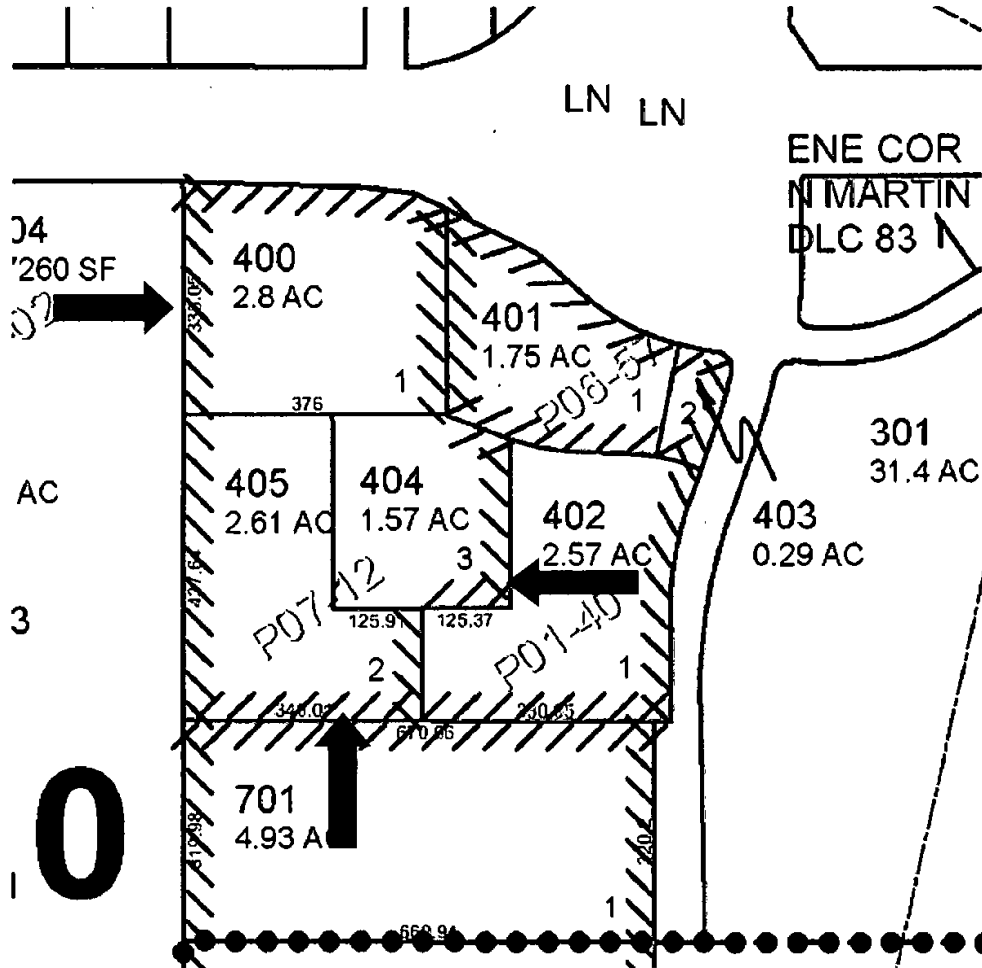
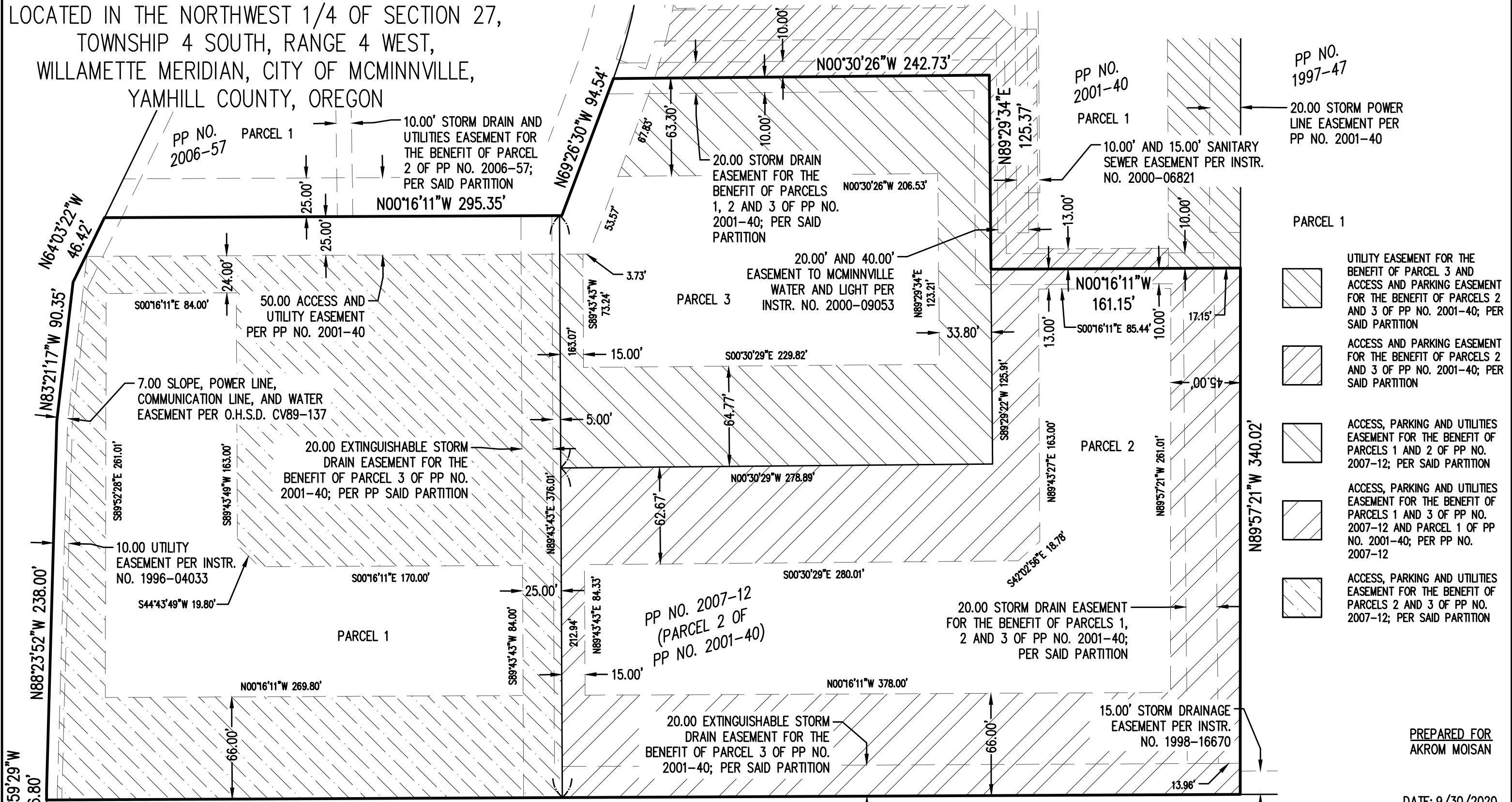


EXHIBIT A

LOCATED IN THE NORTHWEST 1/4 OF SECTION 27,
TOWNSHIP 4 SOUTH, RANGE 4 WEST,
WILLAMETTE MERIDIAN, CITY OF MCMINNVILLE,
YAMHILL COUNTY, OREGON



PP NO.
1997-47
20.00 STORM POWER
LINE EASEMENT PER
PP NO. 2001-40

PP NO.
2001-40
PARCEL 1
10.00' AND 15.00' SANITARY
SEWER EASEMENT PER INSTR.
NO. 2000-06821

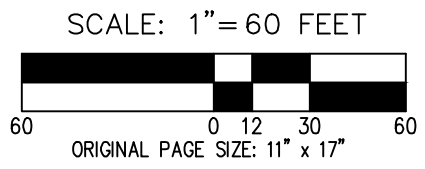
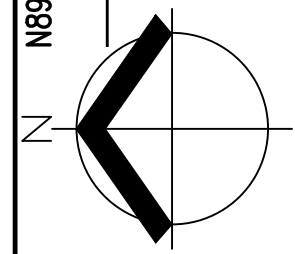
- PARCEL 1
- UTILITY EASEMENT FOR THE BENEFIT OF PARCEL 3 AND ACCESS AND PARKING EASEMENT FOR THE BENEFIT OF PARCELS 2 AND 3 OF PP NO. 2001-40; PER SAID PARTITION
 - ACCESS AND PARKING EASEMENT FOR THE BENEFIT OF PARCELS 2 AND 3 OF PP NO. 2001-40; PER SAID PARTITION
 - ACCESS, PARKING AND UTILITIES EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 OF PP NO. 2007-12; PER SAID PARTITION
 - ACCESS, PARKING AND UTILITIES EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 3 OF PP NO. 2007-12 AND PARCEL 1 OF PP NO. 2001-40; PER PP NO. 2007-12
 - ACCESS, PARKING AND UTILITIES EASEMENT FOR THE BENEFIT OF PARCELS 2 AND 3 OF PP NO. 2007-12; PER SAID PARTITION

NOTES:

1. THE BASIS OF BEARINGS OF THIS EXHIBIT ARE PER PARTITION PLAT NO. 2007-12
2. SHOWN PROPERTY LINES, RIGHT-OF-WAY LINES AND EASEMENT LINES ARE CONSIDERED APPROXIMATE.
3. NO FIELD SURVEYING HAS BEEN DONE AT THIS TIME.

DATE: 9/30/2020

PREPARED FOR
AKROM MOISAN



EASEMENT EXHIBIT		EXHIBIT A
SE NORTON LANE		DRWN: CC
AKS ENGINEERING & FORESTRY, LLC		CHKD: NW
12965 SW HERMAN RD, STE 100		AKS JOB:
TUALATIN, OR 97062		8314
503.563.6151 WWW.AKS-ENG.COM		



COVER SHEET FOR RECORDING

16670

Name of Document: DRAINAGE WAY EASEMENT
Name of Parties: Phyllis A. Moyer, Trustee
Gene A. McMullin, Co-Trustee
Dorothy D. Folkel McMullin, Co-Trustee
"Grantors"

Burch Feero, Inc., "Grantee"

Consideration: -0-

Send Tax Statements: No Change

After recording, return to:

Water R. Gowell, Esq.
P.O. Box 480
McMinnville, OR 97128

Recorded in Yamhill County, Oregon
CHARLES STERN, COUNTY CLERK



199816670 11:32am 08/25/98

001 9938216 00 05
1 0 D12 5 30.00 10.00 20.00 0.00 0.00 0.00

Case over sub 7 PD benefit sub 4
See 27 74 24

8-25-98

1/6

DRAINAGEWAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that, GENE A. MCMULLIN and DOROTHY D. FOKEL MCMULLIN, as Co-Trustees of the The McMullin Revocable Living Trust dated May 8, 1996, and PHYLLIS A. MOYER, as Trustee of the Phyllis A. Moyer Living Trust dated September 10, 1992, "Grantor" being the owners, for the mutual covenants and construction activities hereinafter described, and other good and valuable consideration, do forever grant unto BURCH FEERO, INC., an Oregon corporation, a temporary construction easement and a permanent storm drain utility easement over, under and along the full width and length of the premises described as follows, to-wit:

See Exhibit "A" attached hereto for a description of the permanent easement premises:

TO HAVE AND TO HOLD the above-described permanent storm drainage utility easement unto said grantee in accordance with the conditions and covenants as follows:

The easement shall include the right to the said Grantee to excavate for and to construct, place, operate, maintain, repair, replace, relocate, inspect, and remove a drainageway pipeline and/or ditch with all appurtenances incident thereto or necessary therewith, including manholes, for the purpose of conveying drainage waters under or across said premises, and make excavations therefor from time to time, in, under, and through the above-described premises within said easement, and to cut and remove from said easement any trees and other obstructions which may endanger the safety or interfere with the use of said drainageway, pipelines or appurtenances attached to or connected therewith; and the right of ingress and egress to and over said above-described easement premises at any and all times for the purpose of repairing, renewing, excavating, replacing, inspecting, maintaining the drainageway pipelines and appurtenances, and for doing anything necessary, useful or convenient for the enjoyment of the easements hereby granted.

No building shall be constructed over the easements and no earthfill or embankment shall be placed within this easement, nor over this drainageway or pipeline without a specific written agreement between Grantee and Grantor, or their heirs, successors, or assigns.

Grantee, upon the initial installation and upon each and every occasion that the same be repaired, replaced, renewed, added to, or removed, shall reasonably restore the premises of the grantor, and any improvements disturbed by Grantee, to as good

Page 1 - PIPELINE EASEMENT

2/6

8-25-98

condition as they were prior to any such installation or work, and shall reimburse Grantor for any crop losses actually incurred through such maintenance activities. Grantee further covenants that the North-South leg of the easement area shall be improved with a buried storm drainage pipeline. The East-West leg of the easement area shall be improved either by a buried storm drainage pipeline or by an open drainageway constructed to the minimum required standards specified by the City of McMinnville and/or Yamhill County, Oregon.

Grantor and Grantee understand and agree that the easement herein granted is intended to benefit only those certain real premises described on Exhibit B attached hereto and by this reference made a part hereof.

WITNESS our hands and seats this 24th day of AUGUST, 1998.

Phyllis A. Moyer
PHYLLIS A. MOYER, Trustee

Gene A. McMullin
GENE A. MCMULLIN, Co-Trustee
Dorothy D. Folkel McMullin
DOROTHY D. FOLKEL MCMULLIN
Co-Trustee

GRANTOR

Burch Ferro, Inc.

By: Steve Burch

President

GRANTEE

STATE OF OREGON)
) ss.
County of Yamhill)

On this 24th day of August, 1998, before me personally appeared PHYLLIS A. MOYER, as Trustee of the Phyllis A. Moyer Living Trust dated September 10, 1992 and proved to me on the basis of satisfactory evidence to be the person who signed the within instrument in my presence.

Page 2 - PIPELINE EASEMENT

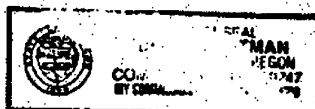
8-25-98

3/6

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the day and year above written,

Julie A. Gettman
Notary Public for Indiana Oregon *2/24/98*
My Commission Expires: *1/1/00*

STATE OF OREGON)
) ss.
County of Yamhill)

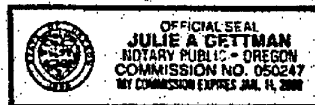


On this *24th* day of August, 1998, before me personally appeared GENE A. MCMULLIN and DOROTHY D. MCMULLIN, as Co-Trustees of the The McMullin Revocable Living Trust dated May 8, 1996, and proved to me on the basis of satisfactory evidence to be the persons who signed the within instrument in my presence.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the day and year above written,

Julie A. Gettman
Notary Public for Indiana Oregon *2/24/98*
My Commission Expires: *1/1/00*

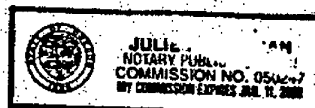
STATE OF OREGON)
) ss.
County of Yamhill)



On this *24th* day of August, 1998, before me personally appeared *Steve Burch* President of Burch Ferro, Inc., an Oregon corporation, who proved to me on the basis of satisfactory evidence to be the person who, being duly authorized on behalf of said corporation, signed the within instrument in my presence.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the day and year above written,

Julie A. Gettman
Notary Public for Indiana Oregon *2/24/98*
My Commission Expires: *1/1/00*



8-25-98

4/6

EXHIBIT A
PAGE 1

Matt Dunkel & Assoc.
19010 Baker Creek Road
McMinnville, Oregon. 97128
Phone: 472-7504
Fax : 472-0367

Date: 2 Jan. 1997

BURCH FREERO - Easement Legal Description

A 15' wide easement in Section 27, Township 4 South, Range 4 West, Yamhill County, Oregon, the perimeter of which is more particularly described as follows:

Beginning at the northwest corner of Parcel 2 of that tract of land described in deed from FAYE POLKEL to RICHARD A. MOYER, PHYLLIS A. POLKEL MOYER, GENE A. McMULLIN and DOROTHY D. POLKEL McMULLIN and recorded in Volume 81 Page 1298, Yamhill County Deed Records; thence South 00°23'20" East 448.31 feet to the southwest corner of said Parcel 2 (basis of bearing CS-10482); thence South 89°40'58" West 660.00 feet along the north line of Parcel 1 of said MOYER and McMULLIN tract to the southwest corner of that tract of land described in deed from McEMMERRY and FARNHAM to KURT FREERO and recorded in File Volume 264 Page 1243; thence South 00°28'00" East 15.00 feet; thence North 89°40'58" East 675.00 feet parallel with and 15.00 feet south of the north line of said Parcel 1; thence North 00°23'20" West 463.78 feet to the north line of said Parcel 2; thence South 89°48'37" West 15.00 feet to the point of beginning.

EXHIBIT A 5/6
PAGE 1

8-25-98

SCHEDULE A

PARCEL I

EXHIBIT B
PAGE 1

BEING a part of the Nehemiah Martin Donation Land Claim Notification No. 1236, Claim No. 83 in Section 27 in Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon. BEGINNING at point in the center of State Highway at a point 215.8 feet West of the Northeast corner of the Northwest Quarter of said Section 27; thence South 906.8 feet to an iron pipe for Southeast corner this tract; thence West parallel to center line of road 671.5 feet to an iron pipe in fence line now there; thence North 00° 19' West along old line fence now there, 906.8 feet to point in center of State Highway; thence East along center of Highway, 676.5 feet to BEGINNING.

EXCEPTING THEREFROM that portion acquired by the State of Oregon by and through its Department of Transportation by final judgment entered September 26, 1963 in the Circuit Court for Yamhill County in Suit No. 23303.

ALSO EXCEPTING THEREFROM that portion acquired by the State of Oregon by and through its Department of Transportation by judgment entered September 19, 1991 in the Circuit Court for Yamhill County in Suit No. CV89-137.

FURTHER EXCEPTING therefrom that portion conveyed to the State of Oregon by and through its Department of Transportation by deed recorded August 1, 1995 in Film Volume 1995, Page 10052.

Tax Lot No. 4427-400

PARCEL II

A tract of land in Section 27, Township 4 South, Range 4 West, Willamette Meridian, Yamhill County, Oregon, described as follows:

BEGINNING at the Northwest corner of the MCMINNVILLE HOSPITAL, INC. tract as described by deed recorded in Film Volume 291, Page 2084, Yamhill County Deed Records, said point being on the South margin of State Highway 18; thence South 00° 04' 00" West, 130.05 feet along the West line of said MCMINNVILLE HOSPITAL, INC. tract to the TRUE POINT OF BEGINNING, said point being the beginning of a non-tangent curve having a radius of 337.00 feet and being concave to the Northeast; thence 66.79 feet Southeasterly along said curve (Chord=South 75° 27' 04" East, 66.68 feet); thence South 81° 07' 44" East, 21.73 feet to the beginning of a curve having a radius of 26.00 feet and being concave to the Southwest; thence 42.78 feet Southeasterly along said curve (Chord=South 33° 59' 47" East, 38.11 feet) to the beginning of a curve having a radius of 730.16 feet and being concave to the Northwest; thence 75.91 feet Southwesterly along said curve (Chord=South 16° 06' 52" West, 75.88 feet); thence South 19° 05' 36" West, 112.60 feet to the beginning of a curve having a radius of 521.47 feet and being concave to the Southeast; thence 183.77 feet Southwesterly along said curve (Chord=South 08° 59' 51" West, 182.82 feet); thence South 01° 05' 53" East, 138.38 feet; thence South 88° 54' 07" West, 24.13 feet to an angle point in the West line of said MCMINNVILLE HOSPITAL, INC. tract; thence North 00° 04' 00" East, 550.39 feet along said West line to the TRUE POINT OF BEGINNING.

EXHIBIT B
PAGE 1

6/6

8-25-98

OFFICIAL YAMHILL COUNTY RECORDS
JAN COLEMAN, COUNTY CLERK



\$66.00

200705096 10:04:28 AM 3/07/2007

PR-PAPR Cnt=1 Stn=3

\$45.00 \$10.00 \$11.00 SUSIE

PARTITION 2007-12 for: Burch Feero, Inc.

City of McMinnville Docket No. MP-14-05

Location:

NW 1/4 of Section 27, T. 4 S., R. 4 W., W.M.,
N. Martin Donation Long Claim No. 83, Parcel 2
of Yamhill County Partition Plat No. 2001-40,
City of McMinnville, Yamhill County, OR

Tax Lot: 4427 - 400

Date: 1 July 2006



Scale: 1" = 60'

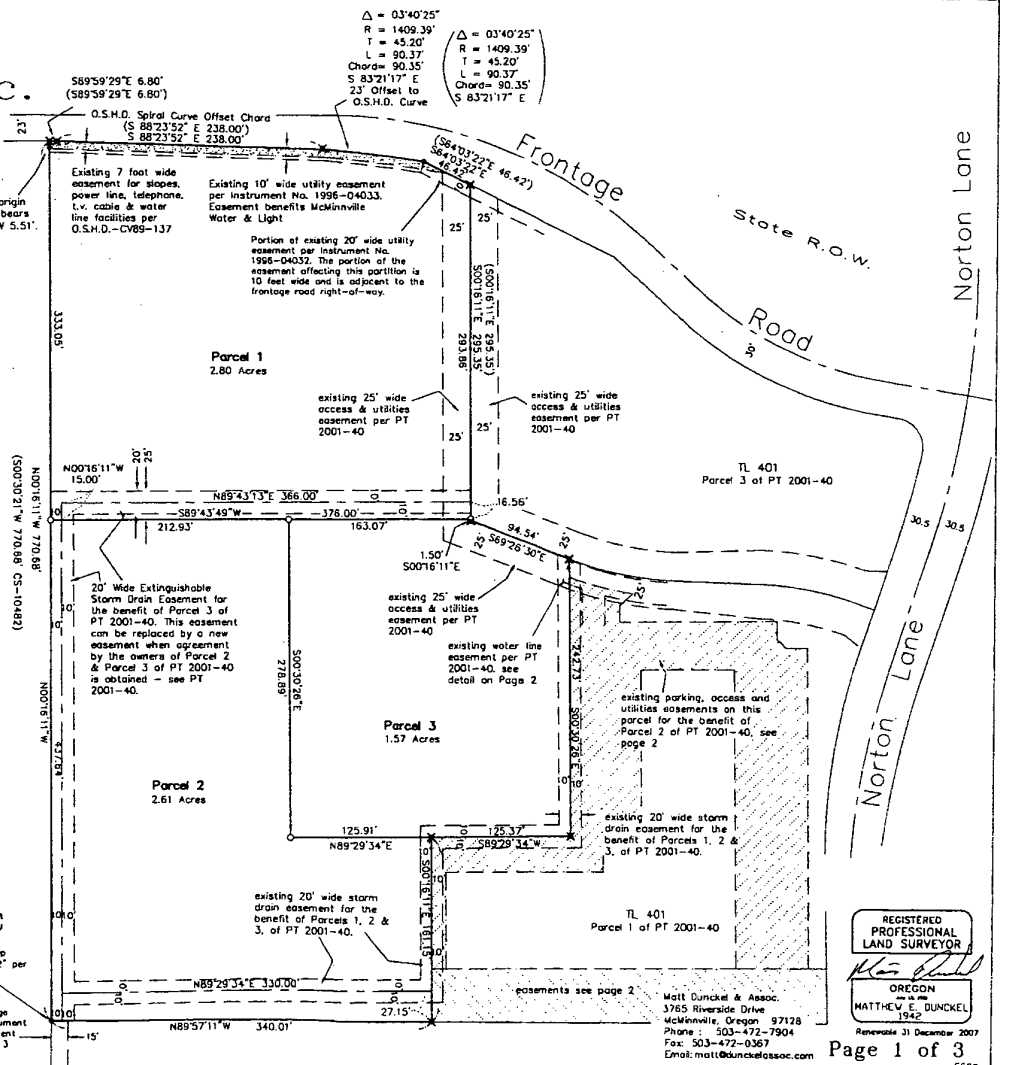
Narrative

The purpose of this survey is to partition Parcel 2 of Yamhill County Partition Plat No. 2001-40 into the 3 parcels as shown. This survey is based completely on monuments and measurements of said Partition Plat 2001-40 and the basis of bearing is per PT 2001-40.

Legend

- = monument found, flush to 0.2" down, in good condition and per CS-10518 unless otherwise stated.
- ✕ = 5/8" iron rod with yellow plastic cap marked "Dunckel PLS 1942" set in Partition Plat 2001-40
- = set 5/8" iron rod with yellow plastic cap marked "Dunckel PLS 1942"
- () = data of record per CS-10518 and PT 2001-40
- - - = Existing Easement
- - - - = Easement Created by this Plat

INITIAL POINT
SW corner Parcel 2 of PT 2001-40, 5/8" IR with cap marked "Dunckel LS 1942" per CSP-10442.
Existing 15' wide drainage way easement per instrument No. 1998-16670 Easement benefits Parcels 1, 2 & 3 of PT 2001-40.



Matt Dunckel & Assoc.
3765 Riverside Drive
McMinnville, Oregon 97128
Phone: 503-472-7904
Fax: 503-472-0367
Email: matt@dunckelassoc.com

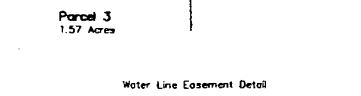
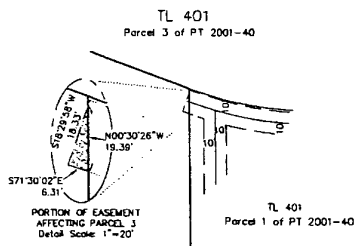
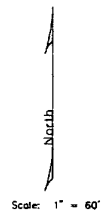
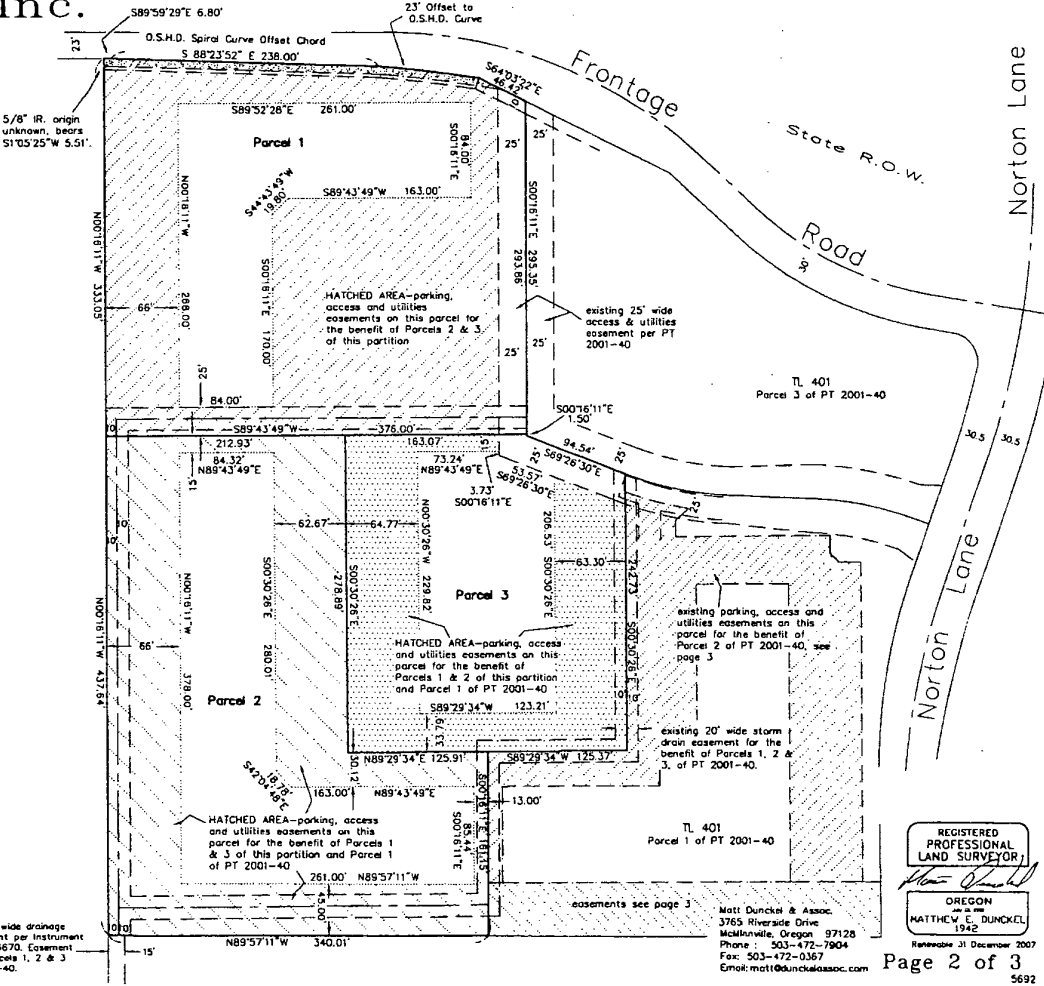
REGISTERED PROFESSIONAL LAND SURVEYOR
Matt Dunckel
OREGON
MATT V. E. DUNCKEL
1942

Renewable 31 December 2007
Page 1 of 3
5692

PARTITION 2007-12
for Burch Feero, Inc.

City of McMinnville Docket No. MP-14-05
 Location:
 NW 1/4 of Section 27, T. 4 S., R. 4 W., W.M.,
 N. Martin Donation Land Claim No. 83, Parcel 2
 of Yamhill County Partition Plat No. 2001-40,
 City of McMinnville, Yamhill County, OR
 Tax Lot: 4427 - 400
 Date: 1 July 2006

$\Delta = 03^{\circ}40'25"$
 $R = 1409.39'$
 $T = 45.20'$
 $L = 90.37'$
 Chords = 90.35'
 $S 83^{\circ}21'17" E$
 23' Offset to
 O.S.M.D. Curve



Existing 15' wide drainage way easement per instrument No. 1998-18670. Easement benefits Parcels 1, 2 & 3 of PT 2001-40.

Matt Dunckel & Assoc.
 3765 Riverside Drive
 McMinnville, Oregon 97128
 Phone: 503-472-7804
 Fax: 503-472-0367
 Email: matt@dunckelassoc.com

REGISTERED PROFESSIONAL LAND SURVEYOR
 Matthew E. Dunckel
 1942
 OREGON
 Matthew E. Dunckel
 1942
 Renewed 31 December 2007

PARTITION 2007-12
for: **Burch Feero, Inc.**

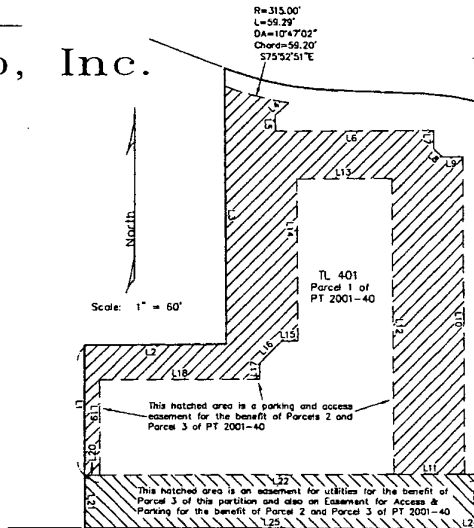
City of McMinnville Docket No.

Location:

NW 1/4 of Section 27, T. 4 S., R. 4 W., W.M.,
N. Martin Donation Land Claim No. 83, Parcel 2
of Yamhill County Partition Plat No. 2001-40,
City of McMinnville, Yamhill County, OR

Tax Lot: 4427 - 400

Date: 1 July 2006



Scale: 1" = 60'

North

This hatched area is a parking and access easement for the benefit of Parcels 2 and Parcel 3 of PT 2001-40

This hatched area is an easement for utilities for the benefit of Parcel 3 of this partition and also an Easement for Access & Parking for the benefit of Parcel 2 and Parcel 3 of PT 2001-40

APPROVALS

[Signature] 08/16/06
City of McMinnville
Community Development Director
Date

[Signature] 8/1/06
City of McMinnville
Planning Director
Date

[Signature] J.C.O.
City of McMinnville
Water & Light Commission
Date

[Signature] 3/16/2007
Yamhill County Surveyor
Date

Pursuant to O.R.S. 92.095,
Taxes have been paid or bond
posted to this
date: 6-30-2007
[Signature]
Yamhill County Tax Collector

OFFICIAL YAMHILL COUNTY RECORDS
JAN COLEMAN, COUNTY CLERK
200705056 18:04:28 PM 3/07/2007
PR-PAYOR CHG=1 SURV=30012
\$56.00
\$45.00 \$10.00 \$11.00

Easement Detail

LINE	BEARING	DISTANCE
L1	N00°16'11"W	114.67
L2	N89°29'34"E	125.37
L3	N00°30'26"W	226.72
L4	S49°41'49"W	16.09
L5	S00°30'20"E	14.47
L6	N89°29'34"E	140.50
L7	S00°30'26"E	16.00
L8	S45°30'26"E	10.61
L9	N89°29'34"E	19.00
L10	S00°30'26"E	279.53
L11	S89°43'23"W	64.00
L12	N00°30'26"W	260.77
L13	S89°29'34"E	84.00
L14	S00°30'26"E	142.50
L15	S88°45'50"W	14.96
L16	S44°29'34"W	27.37
L17	S00°15'31"W	14.24
L18	S89°43'49"W	141.92
L19	S00°16'11"E	84.03
L20	S89°43'23"W	13.00
L21	N00°16'11"W	46.44
L22	N89°43'23"E	354.38
L23	S01°05'53"E	48.01
L24	S88°54'07"W	24.13
L25	N89°57'11"W	330.95

DECLARATION

KNOW ALL MEN BY THESE PRESENTS that we BURCH FEERO, INC., an Oregon Limited Liability Corporation, is the owner of the lands represented on the attached map and more particularly described in the Surveyors Certificate and have caused said lands to be partitioned into the 3 parcels and easements for the purposes shown.

[Signature]
STEVE BURCH
General Partner, BURCH FEERO, INC.

[Signature]
Notary Public SIGNATURE
MOLLIE DUNCKEL
Notary Public - Oregon (print name)
Commission Number: 381465
My Commission Expires: June 11, 2008

STATE OF OREGON)
)ss.
COUNTY OF YAMHILL)

On this day the 28th of July, 2006, did personally appear STEVE BURCH, in the capacity shown in the above Declaration, who being duly sworn, did say that he is the identical person named in the foregoing instrument and that he executed said instrument freely and voluntarily.

[Signature]
KURT FEERO
General Partner, BURCH FEERO, INC.

[Signature]
Notary Public SIGNATURE
MOLLIE DUNCKEL
Notary Public - Oregon (print name)
Commission Number: 381465
My Commission Expires: June 11, 2008

Acknowledgment

STATE OF OREGON)
)ss.
COUNTY OF YAMHILL)

On this day the 28th of July, 2006, did personally appear KURT FEERO in the capacity shown in the above Declaration, who being duly sworn, did say that he is the identical person named in the foregoing instrument and that he executed said instrument freely and voluntarily.

SURVEYOR'S CERTIFICATE

I, Matt Dunckel, do hereby certify that I have correctly surveyed and marked with proper monuments the land hereon shown as Parcels 1, 2 and 3, the boundary of which is described as follows:

Parcel 2 of Yamhill County Partition Plat No. 2001-40.

[Signature]
Matt Dunckel & Assoc.
3765 Riverside Drive
McMinnville, Oregon 97128
Phone: 503-472-7904
Fax: 503-472-0367
Email: matt@duckelassoc.com

REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
MATTHEW E. DUNCKEL
194E
Renewable 31 December 2007

Recorded requested by Stewart Title 01049-30592 / Amvahl He 204068

After recording, return to:

Walter R. Gowell
PO Box 480
McMinnville, Oregon 97128

Send Tax Statements to:

No Change

Yamhill County Official Records	201802572
DMR-DRDMR	02/22/2018 10:31:00 AM
Stn=3 SUTTONS	
6Pgs \$30.00 \$11.00 \$5.00 \$20.00	\$66.00
I, Brian Van Bergen, County Clerk for Yamhill County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.	
Brian Van Bergen - County Clerk	

**DECLARATION OF CONDITION COVENANTS AND RESTRICTIONS
(COMMON DRIVEWAY AND ACCESS MAINTENANCE
AND SHARED PARKING EASEMENT)**

This Declaration of Condition Covenants and Restrictions (“Agreement”) is executed effective as of Feb. 16, 2018, 2018, by **BURCH FEERO, INC.**, an Oregon corporation, and **BURCH-FEERO PROPERTY I, INC.**, an Oregon corporation as the owners of four parcels located in the County of Yamhill, Oregon .

RECITALS:

WHEREAS, BURCH FEERO, INC. (hereafter “BF, INC”) is currently vested in fee title to three parcels of real property described as:

Parcels 1, 2 and 3 of Yamhill County Partition Plat No. 2007-12; and

WHEREAS, BURCH-FEERO PROPERTY I, INC., (hereafter “BFP I), is currently vested in fee title to one parcel of real property described as:

Parcel 1 of Yamhill County Partition Plat No. 2001-40 (hereafter “Altimas Plaza”); and

WHEREAS, Parcels 1, 2 and 3 of Partition Plat 2007-12 and Parcel 1 of Partition Plat 2001-40 are collectively hereafter referred to as “the Parcels”; and

WHEREAS, All of the Parcels are currently served by access and utility easements as shown on recorded Yamhill County Partition Plats 2001-40 and 2007-12; and

WHEREAS, all four of the Parcels presently share reciprocal shared parking easements as delineated and set forth on Plats Nos. 2007-12 and 2001-40; and

WHEREAS, the Declarants desire to modify the existing shared parking easements, modify the usage of certain access easements shown on the Plat No. 2001-40, and set forth maintenance obligations for the shared primary access easement located on the northerly margins of Parcel 3 of Plat No. 2007-12 and Altimas Plaza; and

WHEREAS, this Agreement shall be binding on and appurtenant to all of the Parcels and bind all present and future owners of the Parcels to the covenants, costs and responsibilities set forth in this Agreement; and

NOW THEREFORE the Owner declares as follows:

1. BF, INC and BFP 1 hereby reaffirm the existence of the shared parking easement for the benefit of Parcel 1 of Partition Plat 2001-40 located on Parcel 3 of Partition Plat 2007-12 but limited to and only to the extent of those existing parking spaces identified on Exhibit A attached hereto. All other current or future shared parking rights to parking spaces located on Parcel 1 of Partition Plat 2001-40 and Parcels 1, 2 and 3 of Partition Plat 2007-12 benefitting any and all of the Parcels are hereby terminated and shall be of no further force and effect.
2. The current or future owners of the Parcels shall each be responsible for and shall separately pay all costs associated with the maintenance, repairs, and replacement of parking spaces located on their respective parcels from and after the time each of such parcels has been developed.
3. The owner of Altimas Plaza may, but shall not have any obligation to undertake maintenance of existing shared parking spaces located on Parcel 3 of Partition Plat 2007-12, except that prior to the development of such Parcel 3 of Partition Plat 2007-12, it shall maintain such shared parking spaces in a like manner as it maintains its own adjacent parking area located on Altimus Plaza.
4. The owner of Altimas Plaza may, at such owner's sole discretion, but shall not be required to or have any obligation to, undertake maintenance of the existing access roadway ("Access Road") located on Altimas Plaza and the northerly margins of Parcel 3 of Partition Plat 2007-12, but not beyond the point where such access road turns to a northerly direction (referred to herein as the "Access Road Terminus") prior to the development of Parcels 1, 2 and 3 of Partition Plat 2007-12. The parties understand and agree that the maintenance rights and responsibilities defined herein with respect to the Access Road apply only to the point of the Access Road Terminus and any maintenance requirements or responsibilities pertaining to such roadway beyond the Access Road Terminus shall be the responsibility of the property owners abutting the roadway beyond the Access Road Terminus. Absent an agreement to the contrary, the owner of the Altimas Plaza parcel shall have no obligation to repair or maintain any part of the Access Road which is not located on the Altimas Plaza parcel.
5. Upon the commencement of development of any of Parcels 1, 2 or 3 of Partition Plat 2007-12, maintenance, repair, and replacement of the Access Road shall be undertaken cooperatively by the owners of the parcels using the Access Road for primary access (including construction services) to their parcel, in accordance with the minimum access standards required by the City of McMinnville, Oregon for private access roadways. Said maintenance shall include maintenance of asphalt or other allowable surfaces, and other drainage and necessary improvements. The owners of the developed parcels shall meet and confer to approve any maintenance, repair, or replacement costs in excess of \$5,000 prior to pursuing such work. The owner of a parcel who has not paid for any maintenance, repair or replacement of the Access Road shall reimburse the owner of the other parcel or parcels for the reimbursing owner's share of costs within ten days after receipt of a billing (with reasonable backup documentation, including contractor invoices) therefor. Unpaid sums shall accrue interest at the rate of 10% per annum. After development of Parcels 1, 2 and 3 of Partition Plat 2007-12 the costs for Access Road maintenance, replacement and repair will be shared fractionally by those parcels which are using the Access Road for primary

access, i.e. 50/50 if one parcel develops, 33/33/33 when two of the parcels develop, and 25/25/25/25 when all three parcels develop and are using the Access Road as primary access.

6. The owners of Parcels 1, 2 and 3 of Partition Plat 2007-12 and Altimas Plaza shall be separately responsible for any costs connected with construction, reconstruction, repair or replacement of any utilities placed by them in the Access Road, or damage to the Access Road from such utility activities, and it shall be the responsibility of such owner undertaking such utility work or utility activity to pay all costs associated with repairing and restoring the Access Road to its present condition existing prior to the undertaking of such utility construction, reconstruction, repair or replacement.

7. The owners of Parcels 1, 2 and 3 of Partition Plat 2007-12 and Altimas Plaza shall have the right to improve, at their sole and separate expense, all or any portion of the Access Road, provided that any other parcel owner subject to this Agreement shall not be required to bear any of the costs for the improvement of such roadway beyond the minimum standards required by the City of McMinnville for a private access roadway unless mutually approved in advance. Upon completion of any such improvement, the owners of the developed parcels shall be responsible in accordance with Section 6 above, for maintenance and upkeep of the improved Access Road, to maintain such roadway surface in such improved condition.

8. The access and utility easement across the southerly margin of Altimas Plaza for the benefit of parcels 1, 2 and 3 of Partition Plat 2007-12, is hereby modified as to the access portion of such easement. Hereafter, such access easement across the southerly margin of Altimas Plaza shall be restricted to access for fire and emergency access purposes only, as well as for utility access purposes, and the owner of Altimas Plaza shall be entitled to install signage consistent with such access restrictions and, subject to compliance with City of McMinnville requirements, to install traffic limiting devices and barriers.

9. General Provisions.

a. Successors and Assigns. The obligations and covenants set forth in this Agreement shall run with the Parcels and shall be a lien on the parcels regardless of who may own said Parcels at the time of such operation, maintenance, repair and/or replacement of the common driveway or utilities.

b. Enforcement: The owners of, mortgagee of or parties lawfully in possession of the Parcels bound by this Agreement shall have the right to enforce all of the covenants, conditions and responsibilities now or hereinafter imposed by any of the provisions of this Agreement as may pertain specifically to such parties or owners by any proceeding at law or in equity. Failure by any owner, party in possession or mortgagee to enforce any covenant, condition or restriction herein contained shall in no event be deemed a waiver of their right to do so thereafter.

c. Severability. Invalidation of any one of these covenants, conditions or responsibilities by judgment or court order shall not affect the other provisions hereof and the same shall remain in full force and effect.

d. Duration. The easements, covenants, conditions and restrictions of this Declaration shall be perpetual and shall run with and bind Parcels 1, 2 and 3 of Partition Plat 2007-12 and Altimas Plaza in accordance with the terms hereof.

e. Indemnification. The owner of a parcel shall defend, indemnify and hold the owner of the other parcel harmless from and against any claim, loss or liability (including reasonable attorneys' fees) to the extent arising out of or in connection with an owner's use of the easement area or failure to comply with the terms, restrictions and provisions of this Agreement.

f. Attorneys' Fees. In the event either Owner shall resort to a court or arbitration to enforce any covenant, term or provision of this Agreement, the prevailing party, on trial or appeal or petition for review or other proceedings, including, without limitation, any arbitration or bankruptcy case or proceedings, shall be entitled to recover from the party not prevailing, in addition to court costs and disbursements therein or damages or awards, such attorneys' fees as the court or arbitrator may adjudge reasonable.

g. Notices. Notices under this Agreement shall be in writing and shall be effective when actually delivered. If mailed, a notice is deemed effective when delivered to the Owner's address, as registered or certified mail, postage prepaid, at the address(es) to which notices of property tax assessments affecting the subject property are mailed by the County Tax Assessor's Office according to the assessor's records, or to such other address as the Owner may designate by written notice to the other.

In Witness Whereof, the said parties have hereunto set their hand and seals on the 16th day of FEB, 2018.

BURCH FEERO, INC. an Oregon Corporation

By: Steve Burch
President

By: Kurt Feero
Secretary

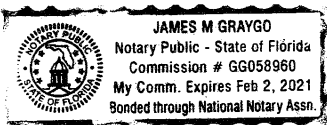
BURCH FEERO PROPERTY I, INC., an Oregon corporation

By: Steve Burch
President

By: Kurt Feero
Secretary

STATE OF FLORIDA)
) SS
COUNTY OF LEE)

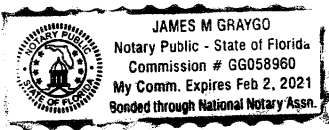
On this 16th day of February, 2018, before me, a Notary Public in and for said County, appeared Steven Burch, who being duly authorized executed the foregoing instrument on behalf of the company and acknowledged the same on behalf of Burch Feero, Inc. as said corporation's free act and deed.



James M Graygo
Notary Public
Lee County, Florida
My Commission Expires: 2/2/2021

STATE OF FLORIDA)
) SS
COUNTY OF LEE)

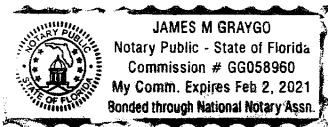
On this 16th day of February, 2018, before me, a Notary Public in and for said County, appeared Steven Burch, who being duly authorized executed the foregoing instrument on behalf of the company and acknowledged the same on behalf of Burch-Feero Property I, Inc. as said corporation's free act and deed.



James M Graygo
Notary Public
Lee County, Florida
My Commission Expires: 2/2/2021

STATE OF FLORIDA)
) SS
COUNTY OF LEE)

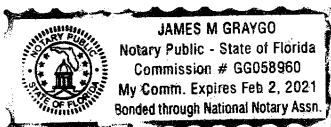
On this 16th day of February, 2018, before me, a Notary Public in and for said County, appeared Kurt Feero, who being duly authorized executed the foregoing instrument on behalf of the company and acknowledged the same on behalf of Burch Feero, Inc. as said corporation's free act and deed.



James M Graygo
Notary Public
Lee County, Florida
My Commission Expires: 2/2/2021

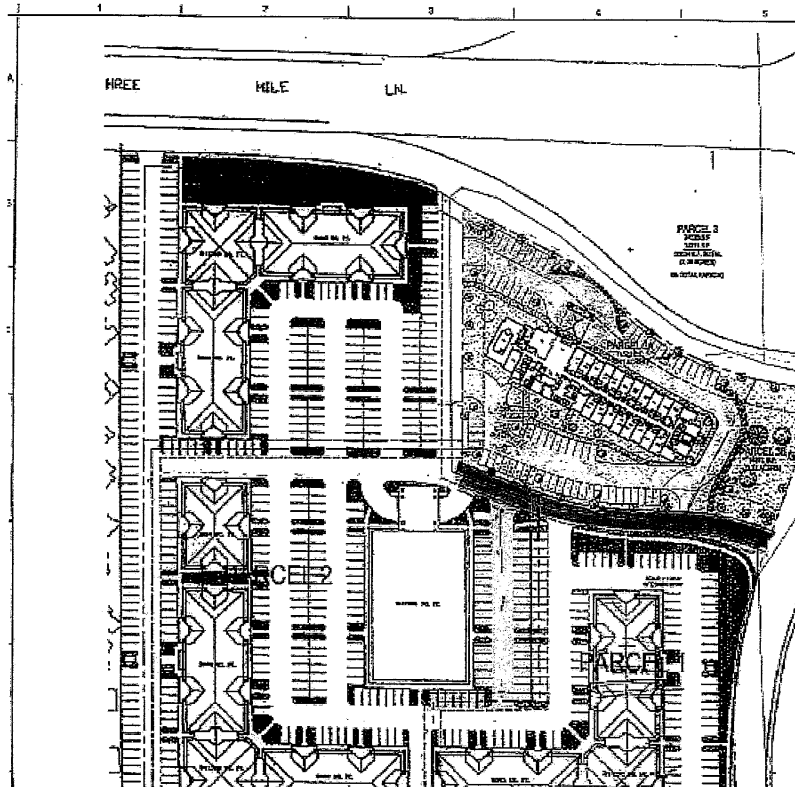
STATE OF FLORIDA)
) SS
COUNTY OF LEE)

On this 16th day of February, 2018, before me, a Notary Public in and for said County, appeared Kurt Feero, who being duly authorized executed the foregoing instrument on behalf of the company and acknowledged the same on behalf of Burch Feero, Property I, Inc. as said corporation's free act and deed.



James M Graygo
Notary Public
Lee County, Florida
My Commission Expires: 2/2/2021

EXHIBIT A



PARTITION 2001-40

for: **Burch Feero, Inc.** Frontage Road

City of McMinnville Docket No. MP-1-01

Location: The NW 1/4 of Section 27, Township 4 South, Range 4 West, Willamette Meridian, within the N. Martin Donation Land Claim No. 83, City of McMinnville, Yamhill County, Oregon.

Tax Lot: 4427-302 & 400

Date: 25 September 2001

SURVEYOR'S CERTIFICATE

I, Matt Dunckel, do hereby certify that I have correctly surveyed and marked with proper monuments the land hereon shown as Parcels 1, 2 and 3, the boundary of which is described as follows:

Beginning at the INITIAL POINT, a 5/8" Iron Rod with a yellow plastic cap marked "Dunckel LS 1942" set in CS-10518 on the west margin of Norton Lane, said point being held as the southeast corner of Parcel 2 of the BURCH FEERO, INC. tract as recorded in Instrument No. 199923228; thence South 88°54'07" West 24.13 feet to the southwest corner of said Parcel 2; thence North 89°57'11" West 670.96 feet to the southwest corner of Parcel 1 of said BURCH FEERO, INC. tract; thence North 01°16'11" West 770.68 feet to the northwest corner of said Parcel 1, said point being on the southerly margin of Frontage Road; thence South 89°59'29" East 6.80 feet along said southerly margin to the beginning of a spiral curve offset and said southerly margin (spiral curve offset chord= South 88°23'52" East 238.00 feet) to the beginning of a curve having a radius of 1409.39 feet and being concave to the south; thence easterly 90.37 feet along said curve and margin (Chord= South 83°21'17" East 90.35 feet); thence South 54°03'22" East 190.34 feet along said southerly margin; thence South 47°57'44" East 81.43 feet along said southerly margin to the beginning of a curve having a radius of 337.00 feet and being concave to the northeast; thence southeasterly 128.29 feet along said curve and margin (Chord= South 58°52'04" East 127.52 feet) to the northwest corner of said Parcel 2, said point being the beginning of a curve having a radius of 337.00 feet and being concave to the northeast; thence southeasterly 66.79 feet along said curve and margin (Chord= South 75°27'04" East 66.68 feet); thence South 81°07'44" East 21.73 feet to the beginning of a curve having a radius of 26.00 feet and being concave to the southwest; thence Southeasterly 42.78 feet along said curve (Chord= South 33°59'47" East 38.11 feet) to a point on the westerly margin of Norton Lane, said point being the beginning of a curve having a radius of 730.16 feet and being concave to the northwest; thence southwesterly 75.91 feet along said curve (Chord= South 16°08'52" West 75.88 feet) and margin; thence South 19°05'36" West 112.60 feet along said margin to the beginning of a curve having a radius of 521.47 feet and being concave to the southeast; thence Southwesterly 183.77 feet along said curve and margin (Chord= South 8°59'51" West 182.82 feet); thence South 1°05'53" East 138.38 feet to the POINT OF BEGINNING, containing 11.60 acres, more or less.

Matt Dunckel
 Matt Dunckel, Oregon PLS 1942
 3765 Riverside Drive
 McMinnville, OR 97128
 Phone: 472-7904
 Fax: 472-0367

Legend

- = monument found, flush to 0.2" down, in good condition and per CS-10518 unless otherwise stated.
- ✕ = monument found in monument box per CS-10518.
- = set 5/8" iron rod with yellow plastic cap marked "Dunckel PLS 1942"
- () = data of record per CS-10518 unless otherwise stated.
- = New or Existing Easement
- = New or Existing Easement

This is an exact copy of the original partition plat.

REGISTERED PROFESSIONAL LAND SURVEYOR

Matt Dunckel
 OREGON
 MATTHEW E. DUNCKEL
 1942

Renewable 31 December 2001
 Drawn By: Nathan Magness

By: Matt Dunckel & Assoc.
 3765 Riverside Drive
 McMinnville, Oregon 97128
 Phone: 472-7904
 Fax: 472-0367
 E-mail: dunckel@spessart.com

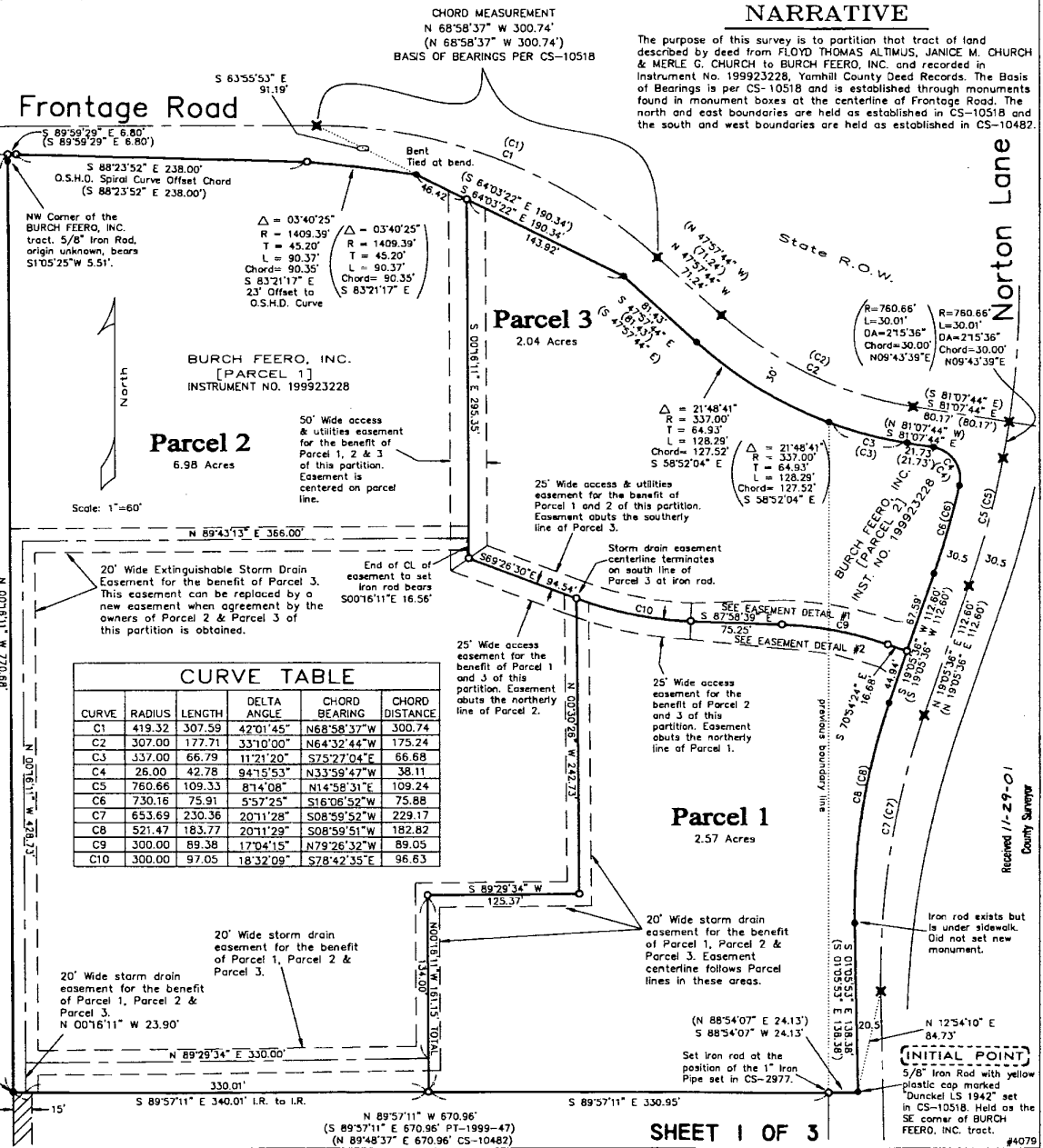
Found 5/8" Iron Rod with cap marked "Dunckel LS 1942" per CSP-10482. Held as the SW corner of the BURCH FEERO, INC. tract.

Existing 15" wide drainage way easement per Instrument No. 1998-16670. Easement benefits Parcels 1, 2 & 3 of this partition.

CURVE	RADIUS	LENGTH	DELTA ANGLE	CHORD BEARING	CHORD DISTANCE
C1	419.32	307.59	42°01'45"	N68°58'37"W	300.74
C2	307.00	177.71	33°10'00"	N64°32'44"W	175.24
C3	337.00	66.79	11°21'20"	S75°27'04"E	66.68
C4	26.00	42.78	94°15'53"	N33°59'47"W	38.11
C5	760.66	109.33	8°14'08"	N14°58'31"E	109.24
C6	730.16	75.91	5°57'25"	S16°08'52"W	75.88
C7	653.69	230.36	20°11'28"	S08°59'52"W	229.17
C8	521.47	183.77	20°11'29"	S08°59'51"W	182.82
C9	300.00	89.38	17°04'15"	N79°26'32"E	89.05
C10	300.00	97.05	18°32'09"	S78°42'35"E	96.63

NARRATIVE

The purpose of this survey is to partition that tract of land described by deed from FLOYD THOMAS ALTIMUS, JANICE M. CHURCH & MERLE C. CHURCH to BURCH FEERO, INC. and recorded in Instrument No. 199923228, Yamhill County Deed Records. The Basis of Bearings is per CS-10518 and is established through monuments found in monument boxes at the centerline of Frontage Road. The north and east boundaries are held as established in CS-10518 and the south and west boundaries are held as established in CS-10482.



SHEET 1 OF 3

PARTITION 2001-40

Received 11-29-01
County Surveyor

PARTITION 2001-40
for: **Burch Feero, Inc.**

City of McMinnville Docket No. MP-1-01

Location: The NW 1/4 of Section 27,
Township 4 South, Range 4 West,
Willamette Meridian, within the
N. Martin Donation Land Claim
No. 83, City of McMinnville,
Yamhill County, Oregon.

Tax Lot: 4427-302 & 400

Date: 25 September 2001

APPROVALS :

David S. Stern 10/14/2001
Yamhill County Surveyor

Donnell S. Selt 10/1/01
City of McMinnville Surveyor

Jeff Matheson 10/2/01
City of McMinnville Planning Director

Pursuant to O.R.S. 92.095,
Taxes have been paid or bond
posted to this

date *6-30-2002*
Jane Johnson
Yamhill County Tax Collector

11/20/01

OFFICIAL: YAMHILL COUNTY RECORDS
CHARLES STERN, COUNTY CLERK

200121026 9:18:21 AM 11/20/2001
PR-PARPR Cnt=1 Str=3 SUSAN
\$45.00 \$19.00 \$11.00

Yamhill County Clerk
This is an exact copy of
the original partition plat.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Matt Dunckel
OREGON
MATTHEW E. DUNCKEL
1942

Renewable 31 December 2001

By: Matt Dunckel & Assoc.
3765 Riverside Drive
McMinnville, Oregon 97128
Phone: 472-7904
Fax: 472-0367
E-mail: dunckel@pessart.com

DECLARATION

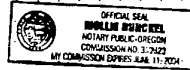
KNOW ALL MEN BY THESE PRESENTS that we BURCH FEERO, INC.,
an Oregon Limited Liability Corporation, is the owner of the lands
represented on the attached map and more particularly described in the
Surveyors Certificate and have caused said lands to be partitioned into
the 13 parcels and easements as shown.

Steve Burch
STEVE BURCH
General Partner, BURCH FEERO, INC.

ACKNOWLEDGMENT

Notary Public *Mattie Dunckel*

STATE OF OREGON)
COUNTY OF YAMHILL) ss.



On this day the *29th* of *Sept*, 2001, did personally appear
STEVE BURCH, in the capacity shown in the above Declaration, who
being duly sworn, did say that he is the identical person named in the
forgoing instrument and that he executed said instrument freely and
voluntarily.

Kurt Feero
KURT FEERO
General Partner, BURCH FEERO, INC.

ACKNOWLEDGMENT

Notary Public *Mattie Dunckel*

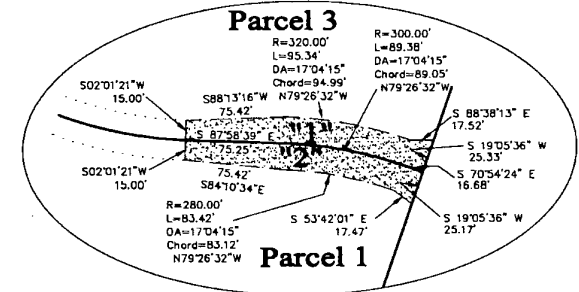
STATE OF OREGON)
COUNTY OF YAMHILL) ss.



On this day the *24th* of *Sept*, 2001, did personally appear KURT
FEERO in the capacity shown in the above Declaration, who being duly
sworn, did say that he is the identical person named in the forgoing
instrument and that he executed said instrument freely and voluntarily.

Notes

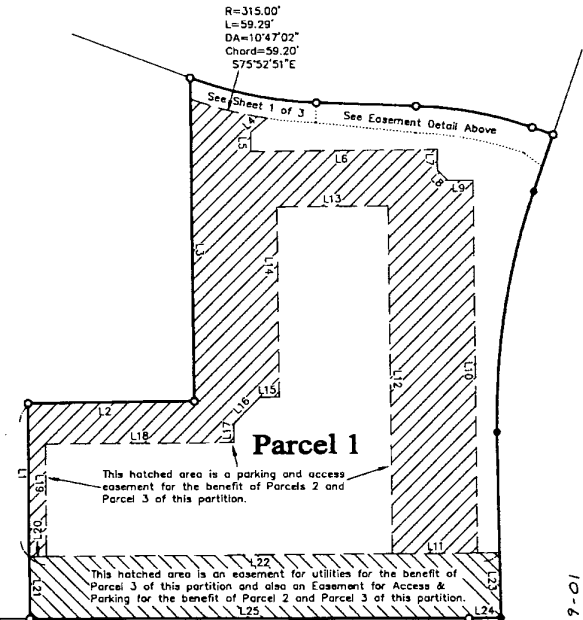
1) All parcels have legal access to the public roads.



"1" = Access & Utility Easement for the benefit of Parcel 1 & 2 of this partition.

"2" = Access Easement for the benefit of Parcel 2 & 3 of this partition.

EASEMENT DETAIL #1 & #2
SCALE: 1"=60'



EASEMENTS DETAIL NO. 3
SCALE: 1"=60'

LINE	BEARING	DISTANCE
L1	N00°16'11"W	114.67
L2	N89°28'34"E	125.37
L3	N00°30'26"W	226.72
L4	S49°41'49"W	16.09
L5	S00°30'20"E	14.47
L6	N89°28'34"E	140.50
L7	S00°30'26"E	16.00
L8	S45°30'26"E	10.61
L9	N89°28'34"E	19.00
L10	S00°30'26"E	279.53
L11	S89°43'23"W	64.00
L12	N00°30'26"W	260.77
L13	S89°28'34"E	84.00
L14	S00°30'26"E	142.50
L15	S88°45'50"W	14.96
L16	S44°28'34"W	27.37
L17	S00°15'31"W	14.24
L18	S89°43'49"W	141.92
L19	S00°16'11"E	84.03
L20	S89°43'23"W	13.00
L21	N00°16'11"W	45.48
L22	N89°43'23"E	354.38
L23	S01°05'53"E	48.01
L24	S88°54'07"W	24.13
L25	N89°57'11"W	330.95

SHEET 3 OF 3

PARTITION 2001-40

Received 11-29-01
County Surveyor



AERIAL VIEW FROM STRATUS



VIEW FROM STRATUS



VIEW OF COMMON BUILDING FROM THE NORTH COMMONS



BUILDING 1 - LOOKING SOUTH



VIEW OF COMMON OUTDOOR SPACE

NOT FOR CONSTRUCTION



Ankrom Moisan

38 NORTHWEST DAVIS, SUITE 300
PORTLAND, OR 97209
503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
206.576.1600

1014 HOWARD STREET
SAN FRANCISCO, CA 94103
415.252.7063

© ANKROM MOISAN ARCHITECTS, INC.

STRATUS VILLAGE

HOUSING AUTHORITY OF YAMHILL COUNTY

REVISION	DATE	REASON FOR ISSUE

RENDERINGS

LAND USE REVIEW

DATE 04.14.2023	PROJECT NUMBER 202780
--------------------	--------------------------

SHEET NUMBER
G0.21



NOT FOR CONSTRUCTION



Ankrom Moisan™

38 NORTHWEST DAVIS, SUITE 300
PORTLAND, OR 97209
503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
206.576.1600

1014 HOWARD STREET
SAN FRANCISCO, CA 94103
415.252.7063

© ANKROM MOISAN ARCHITECTS, INC.

STRATUS VILLAGE

HOUSING AUTHORITY OF YAMHILL COUNTY

REVISION	DATE	REASON FOR ISSUE

VICINITY MAPS

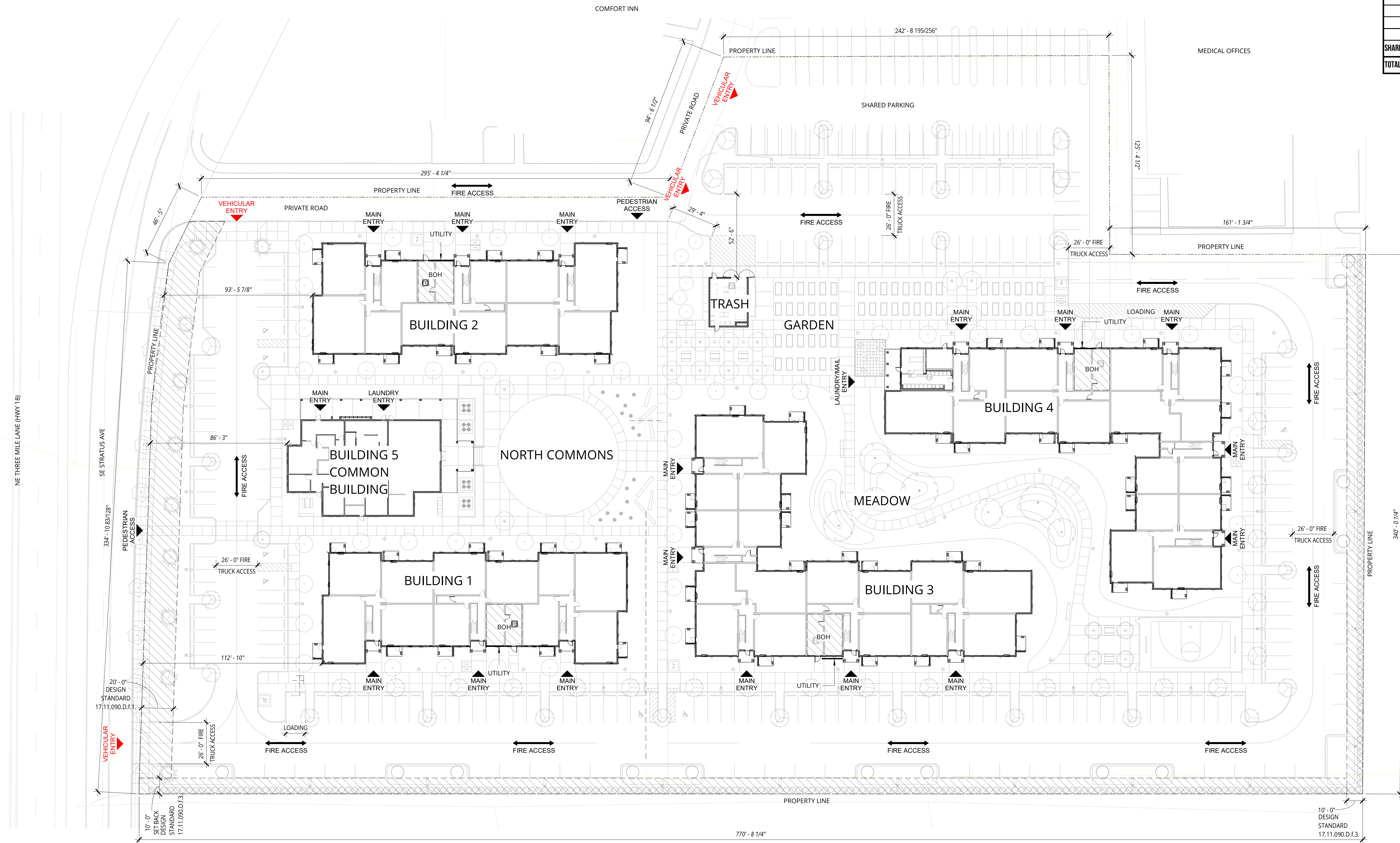
LAND USE REVIEW

DATE	PROJECT NUMBER
04.14.2023	202780

SHEET NUMBER

G1.11

1 SITE PLAN - ACCESS
1" = 30'-0"



CODE MINIMUM PARKING REQUIREMENTS		
	PARKING RATIO	PARKING STALLS REQUIRED
1 BED	0.5	31
2 BED	0.5	42
3 BED	2.0	60
OFFICE	1 PER 300GSF	8.0
		141 STALLS

UNIT TYPE	TOTAL UNIT COUNT
1 BED	61
2 BED	84
3 BED	30
175 UNITS	

PARKING REQUIRED	141
PARKING PROVIDED	262
STANDARD SPACES	173
COMPACT SPACES	26 (UP TO 35% MAX)
ADA SPACES	7
LOADING	5
SHARED PARKING	41
TOTAL PARKING PROVIDED	262 STALLS

NOT FOR CONSTRUCTION



38 NORTHWEST DAVIS, SUITE 300
PORTLAND, OR 97209
503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
206.576.1600

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415.252.7063

© ANKROM MOISAN ARCHITECTS, INC.

STRATUS VILLAGE

HOUSING AUTHORITY OF YAMHILL COUNTY

REVISION	DATE	REASON FOR ISSUE

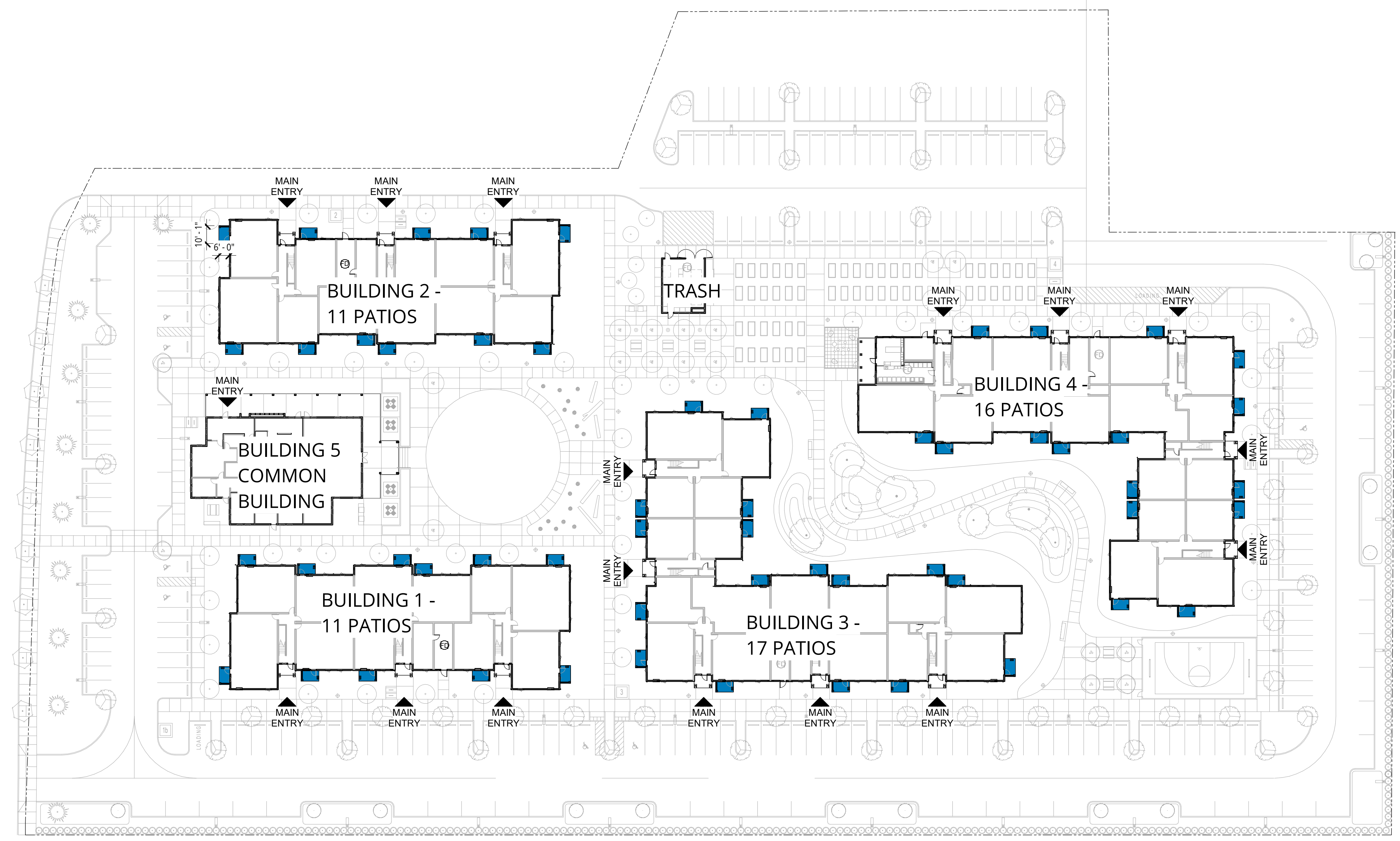
SITE PLAN

LAND USE REVIEW

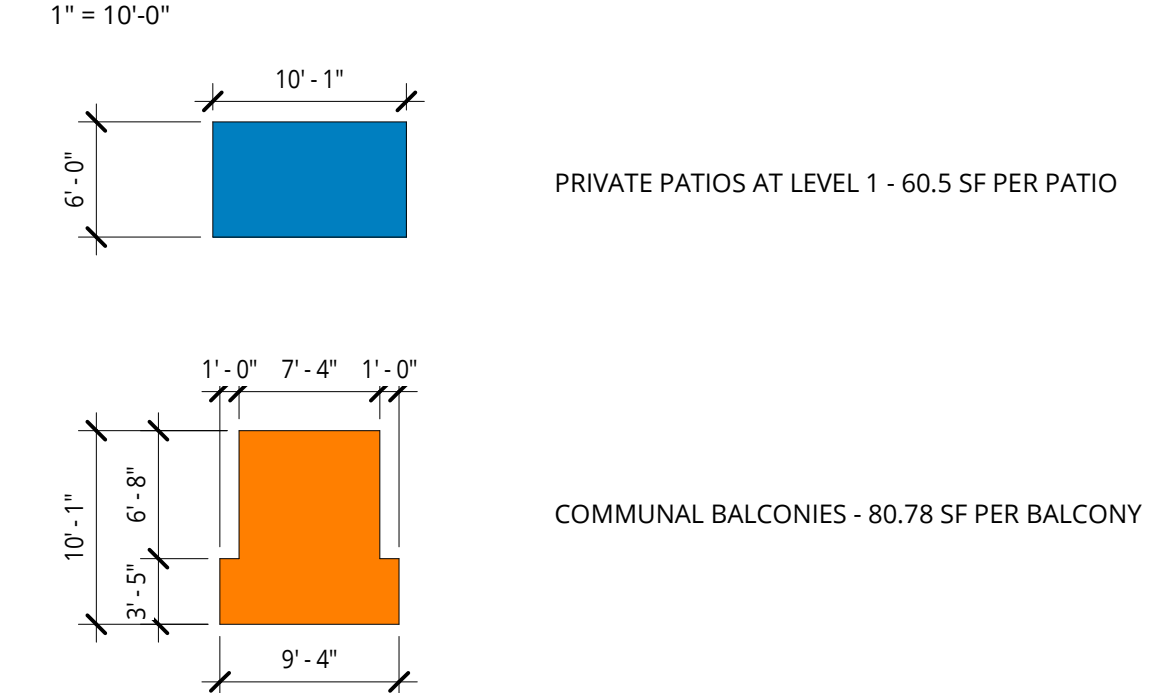
DATE 04.14.2023	PROJECT NUMBER 202780
--------------------	--------------------------

SHEET NUMBER

G1.12



OPEN SPACE DIAGRAM - LEGEND



TOTAL PATIO COUNT

- BUILDING 1 - 11
- BUILDING 2 - 11
- BUILDING 3 - 17
- BUILDING 4 - 16
- TOTAL PROVIDED = 55**

TOTAL PATIO SF

- BUILDING 1 - 11 x 60.5 SF = 665.5 SF
- BUILDING 2 - 11 x 60.5 SF = 665.5 SF
- BUILDING 3 - 17 x 60.5 SF = 1,028.5 SF
- BUILDING 4 - 16 x 60.5 SF = 968 SF
- TOTAL SF PROVIDED = 3,327.5 SF**

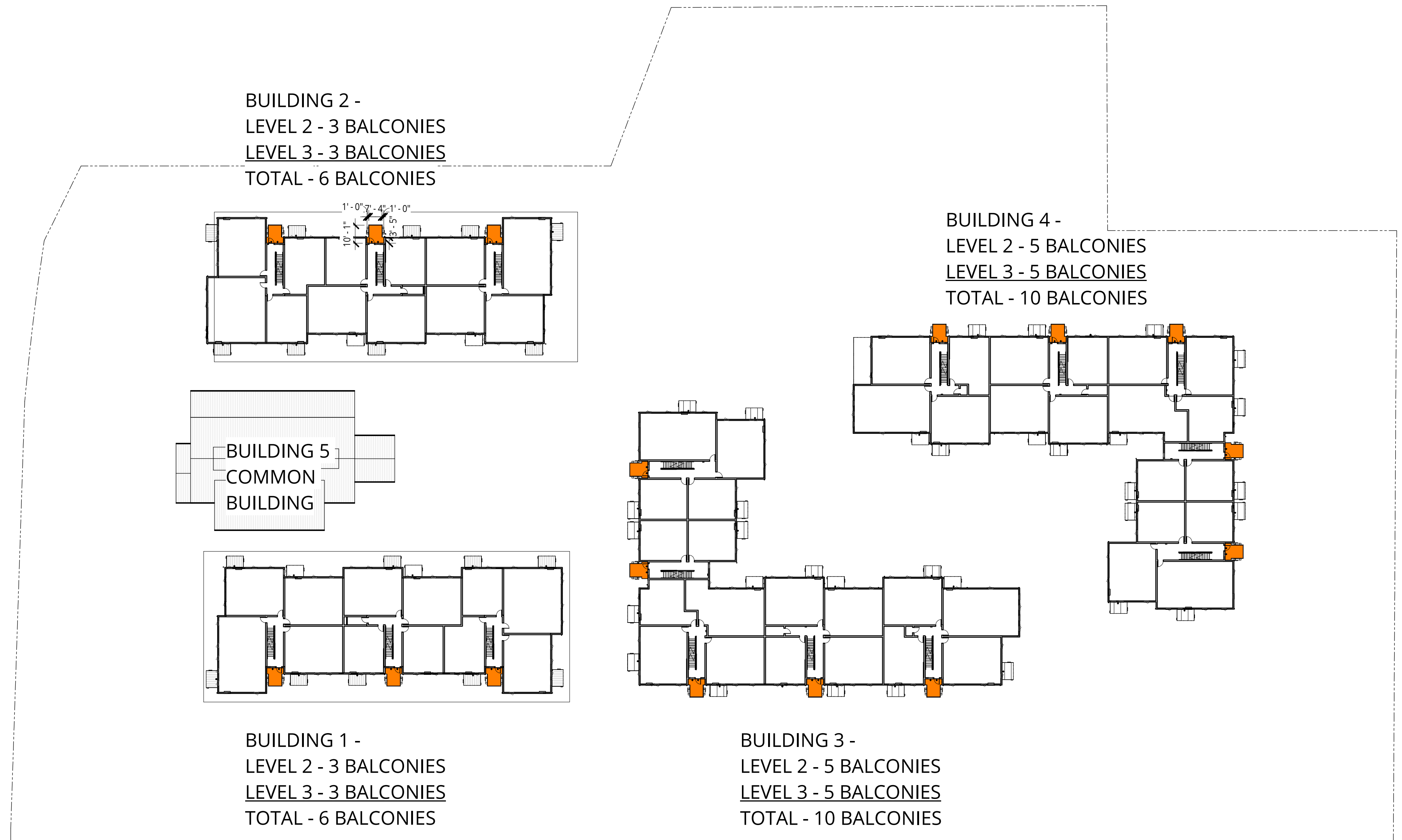
TOTAL BALCONY COUNT

- BUILDING 1 - 6
- BUILDING 2 - 6
- BUILDING 3 - 10
- BUILDING 4 - 10
- TOTAL PROVIDED = 32**

TOTAL BALCONY SF

- LEVEL 2**
- BUILDING 1 - 3 x 80.78 SF = 242.34 SF
 - BUILDING 2 - 3 x 80.78 SF = 242.34 SF
 - BUILDING 3 - 5 x 80.78 SF = 403.9 SF
 - BUILDING 4 - 5 x 80.78 SF = 403.9 SF
 - TOTAL = 1,292.48 SF**
- LEVEL 3**
- BUILDING 1 - 3 x 80.78 SF = 242.34 SF
 - BUILDING 2 - 3 x 80.78 SF = 242.34 SF
 - BUILDING 3 - 5 x 80.78 SF = 403.9 SF
 - BUILDING 4 - 5 x 80.78 SF = 403.9 SF
 - TOTAL = 1,292.48 SF**
- TOTAL LEVEL 2 + LEVEL 3 = 2,585.96 SF**

1 LEVEL 1 - PRIVATE OPEN SPACE DIAGRAM
1" = 40'-0"



2 LEVELS 2-3 - SEMI-PRIVATE OPEN SPACE DIAGRAM
1" = 40'-0"



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38 NORTHWEST DAVIS, SUITE 300
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503.245.7100

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SAN FRANCISCO, CA 94103
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STRATUS VILLAGE

HOUSING AUTHORITY OF YAMHILL COUNTY

REVISION	DATE	REASON FOR ISSUE

OPEN SPACE DIAGRAMS

LAND USE REVIEW

DATE 04.14.2023	PROJECT NUMBER 202780
--------------------	--------------------------

SHEET NUMBER
G1.13

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PLACE

735 NW 18TH AVE
PORTLAND, OR 97209
(503) 324-2000

STRATUS VILLAGE - SITE & UNITS

PROJECT ADDRESS

HOUSING AUTHORITY OF YAMHILL COUNTY

REVISION	DATE	REASON FOR ISSUE

SITE AREA CALCULATIONS

LAND USE

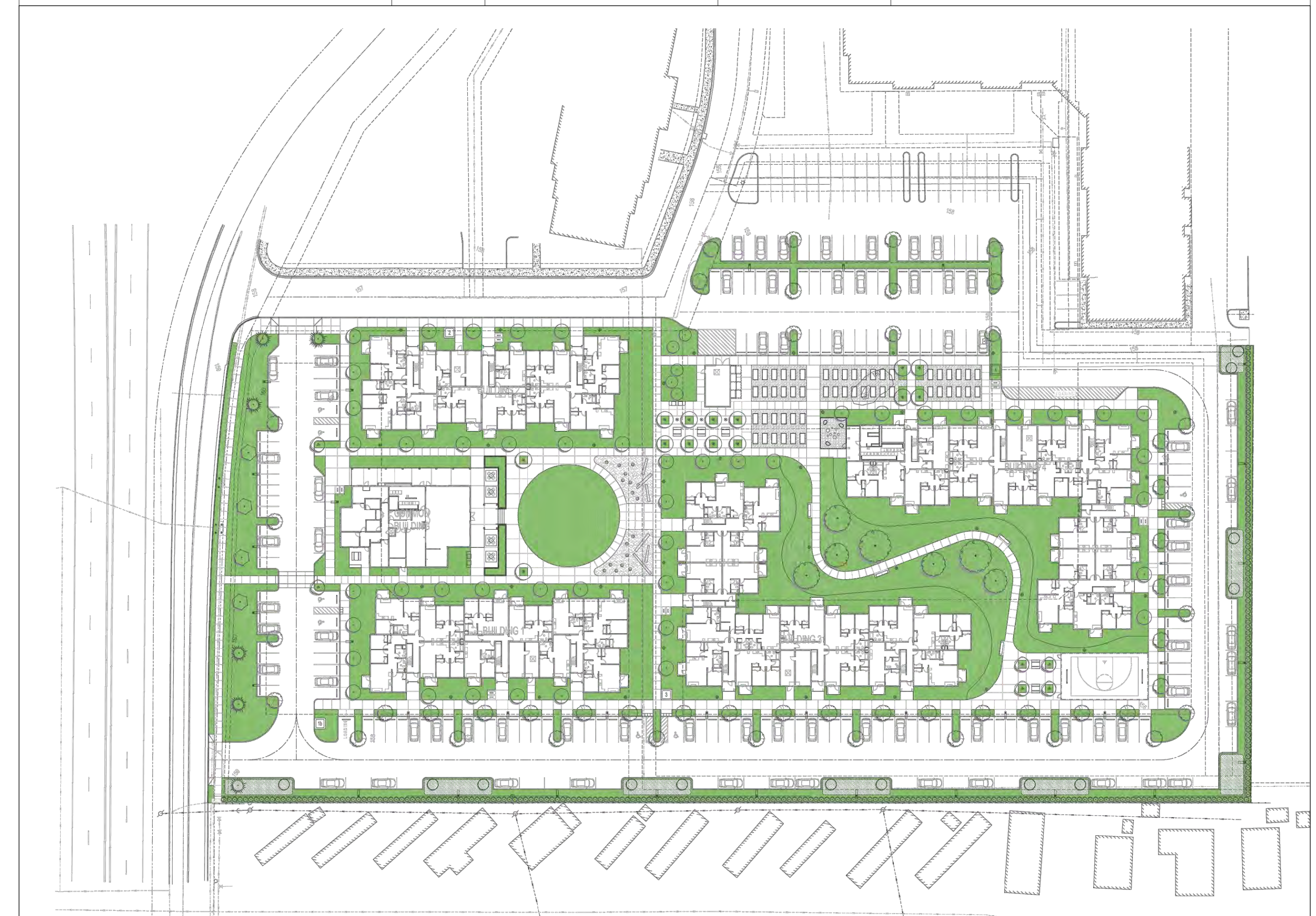
DATE 04/14/2023	PROJECT NUMBER 202780
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SHEET NUMBER

G1.14

LANDSCAPE AREA

ITEM	CODE REFERENCE	REQUIREMENT	PROVIDED	COMMENTS
FOR MULTIPLE DWELLING DEVELOPMENT, THE LANDSCAPE AREA SHALL BE 25% OF THE GROSS AREA	17.57.070.A.	GROSS SITE AREA: 304,157 SF (100%) REQUIRED LANDSCAPE: 76,039 SF (25%)	83,808 SF (27.5%)	INCLUDES SETBACK AREAS, LANDSCAPED COMMON SPACES, VEGETATED STORMWATER FACILITIES AND PLANTER AREAS.



1 LANDSCAPE AREAS
1" = 60'-0"

COMMON OPEN SPACE AREA

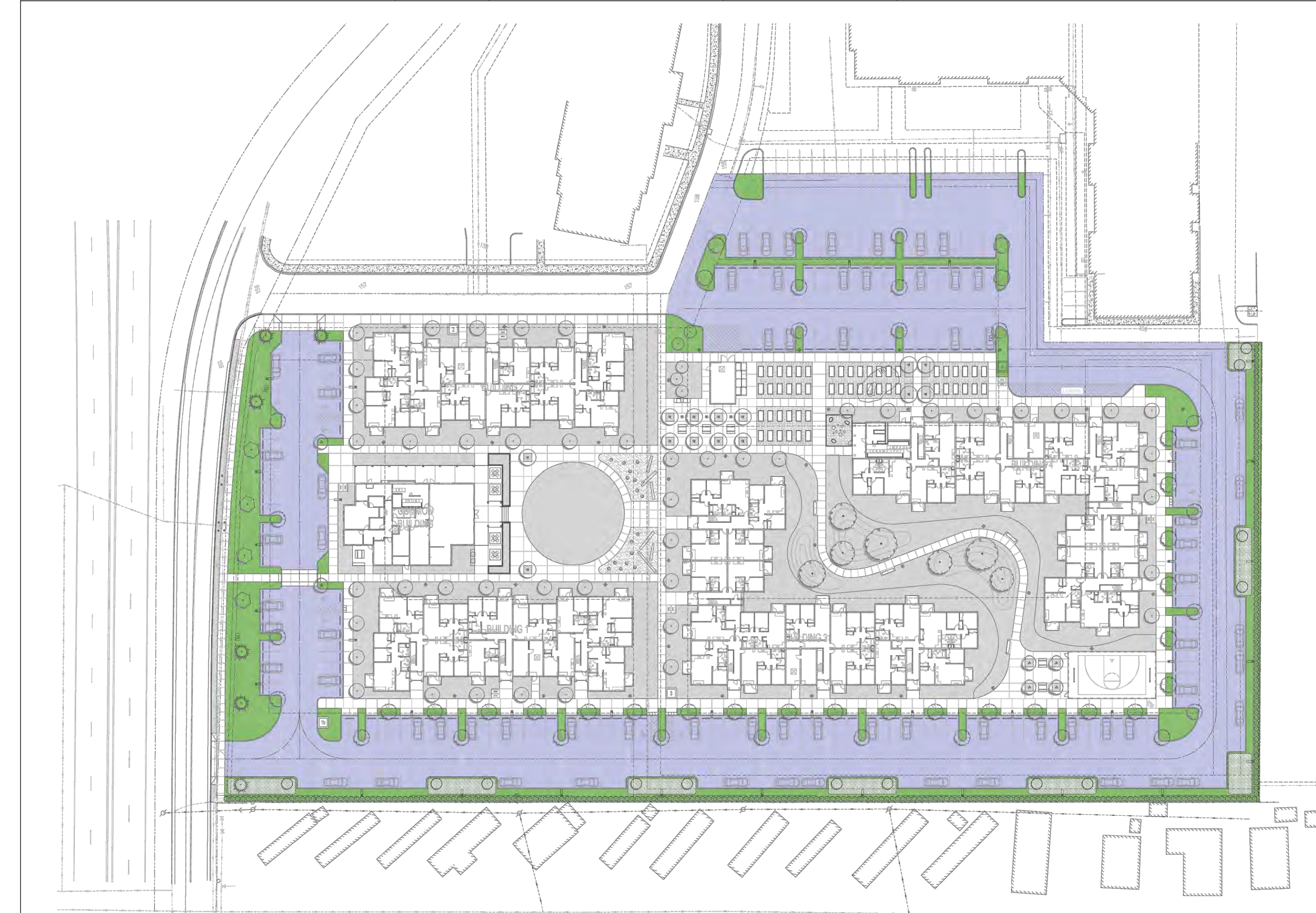
ITEM	CODE REFERENCE	REQUIREMENT	PROVIDED	COMMENTS
COMMON OPEN SPACE SHALL BE A MINIMUM OF 15% OF THE PLANNED DEVELOPMENT. THERE IS A DIMENSIONAL REQUIREMENT OF 20FT AT ITS NARROWEST	17.110.C.3.b & 17.11.110	GROSS SITE AREA: 304,157 SF (100%) REQUIRED OPEN SPACE: 45,623 SF (15%)	67,685 SF (22.2%)	THE HIGHLIGHTED AREAS ARE COMMON OPEN SPACE WITH A DIMENSION OF AT LEAST 20FT AT THE NARROWEST POINT. WHEN COUNTING ONLY THE CONTIGUOUS OPEN SPACE SOUTH OF THE COMMON BUILDING, THE COMMON OPEN SPACE AREA IS 59,342 SF (19.5% OF THE G.S.A)



2 COMMON OPEN SPACE AREAS
1" = 60'-0"

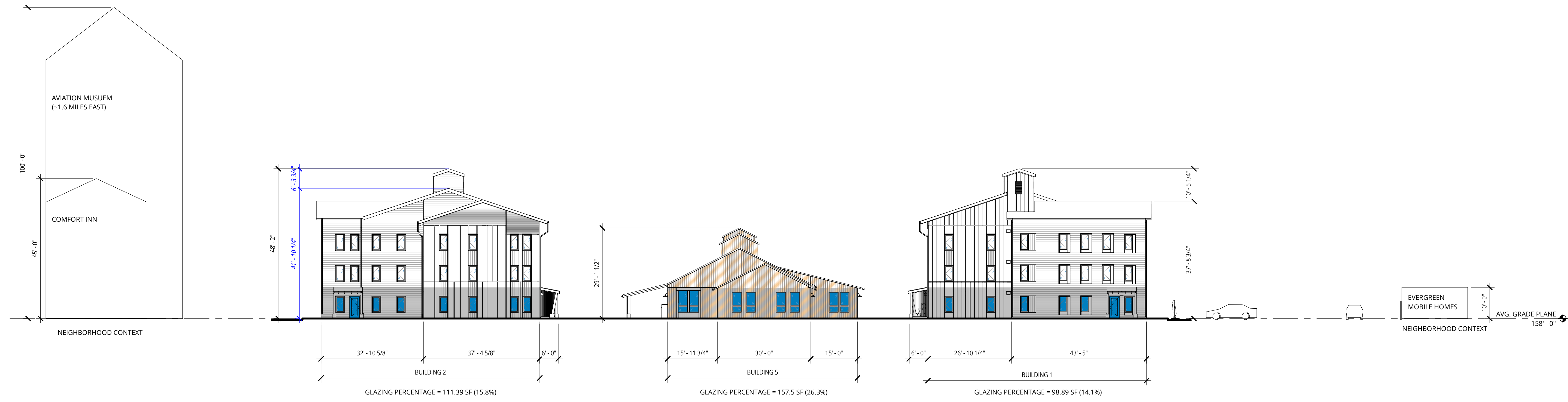
PARKING PLANTING AREA

ITEM	CODE REFERENCE	REQUIREMENT	PROVIDED	COMMENTS
PARKING LOTS FOR MEDIUM-TO-LARGE MULTI-DWELLING SITES CONTAINING MORE THAN 16 PARKING SPACES. FOR PARKING LOTS 50,000 SF AND GREATER, THE MINIMUM LANDSCAPED AREA IS 8%	17.11.090.3.4.d	PARKING AREA: 97,787 SF (100%) REQ. LANDSCAPE: 7,807 SF (8%)	18,968 SF (19%)	NOT INCLUDING STRATUS STREET FRONTAGE



3 PARKING LANDSCAPE AREAS
1" = 60'-0"





1 OVERALL STRATUS - NORTH ELEVATION
1/16" = 1'-0"



2 OVERALL EAST ELEVATION (BUILDING 4 + TRASH ENCLOSURE)
1/16" = 1'-0"



3 OVERALL EAST ELEVATION (TRASH ENCLOSURE + BUILDING 2)
1/16" = 1'-0"

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STRATUS VILLAGE
HOUSING AUTHORITY OF YAMHILL COUNTY

REVISION	DATE	REASON FOR ISSUE

ELEVATIONS

LAND USE REVIEW

DATE 04.14.2023	PROJECT NUMBER 202780
--------------------	--------------------------

SHEET NUMBER
G1.31



AVG. GRADE PLANE
158'-0"

1 OVERALL SOUTH ELEVATION
1/16" = 1'-0"



AVG. GRADE PLANE
158'-0"

2 OVERALL WEST ELEVATION (BUILDING 1 + PARTIAL BUILDING 3)
1/16" = 1'-0"



AVG. GRADE PLANE
158'-0"

3 OVERALL WEST ELEVATION (PARTIAL BUILDING 3 + BUILDING 4)
1/16" = 1'-0"

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CONSTRUCTION**

STRATUS VILLAGE

HOUSING AUTHORITY OF YAMHILL COUNTY

REVISION	DATE	REASON FOR ISSUE

OVERALL
ELEVATIONS

LAND USE REVIEW

DATE 04.14.2023	PROJECT NUMBER 202780
--------------------	--------------------------

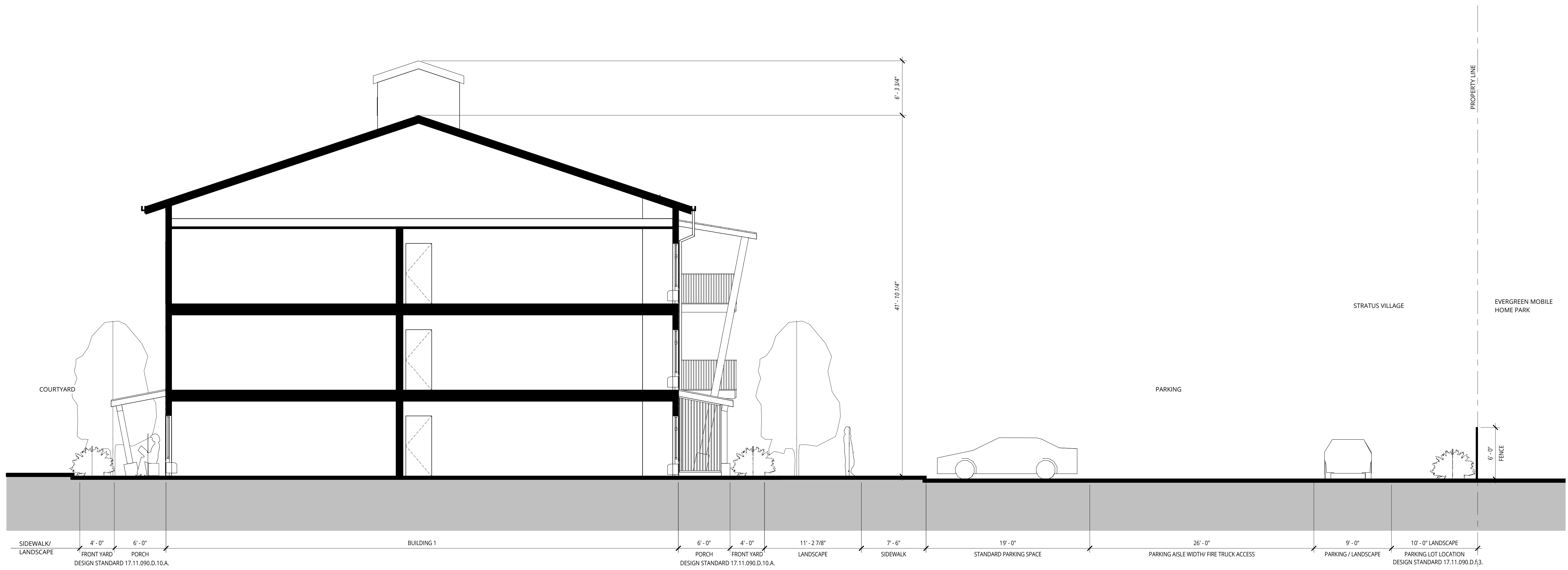
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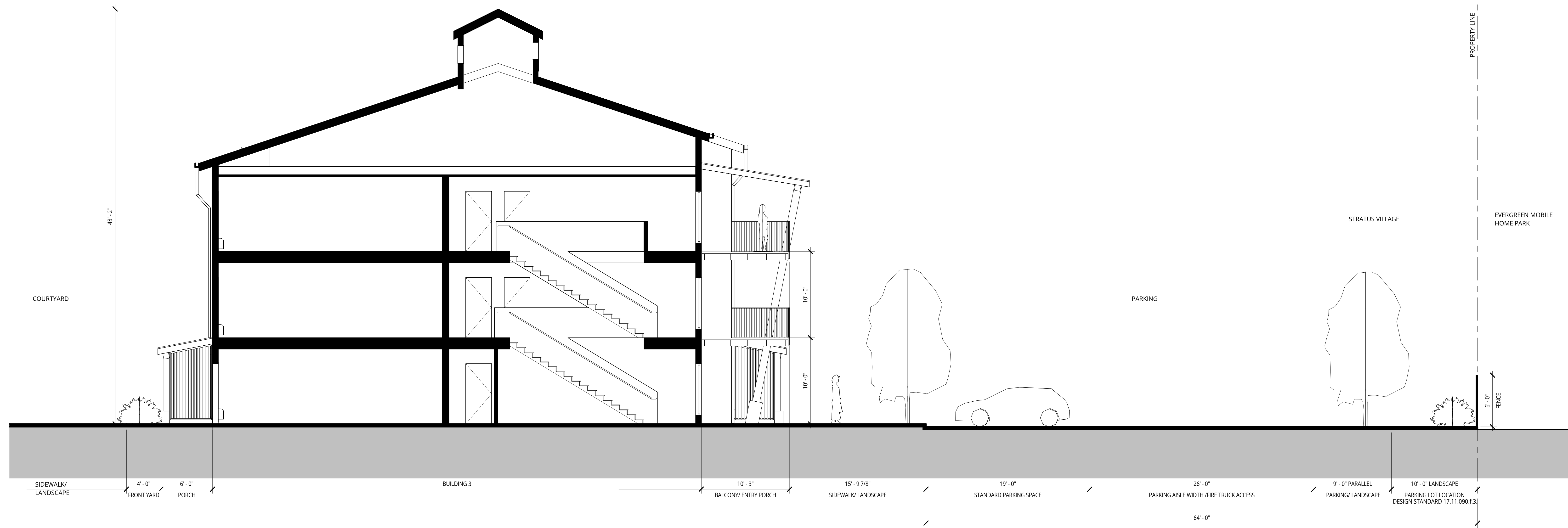
38 NORTHWEST DAVIS, SUITE 300
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1 SECTION THROUGH BALCONY - BUILDING 1
3/16" = 1'-0"



2 SECTION THROUGH BALCONY - BUILDING 3
3/16" = 1'-0"

STRATUS VILLAGE
HOUSING AUTHORITY OF YAMHILL COUNTY

REVISION	DATE	REASON FOR ISSUE

SECTIONS

LAND USE REVIEW

DATE 04.14.2023	PROJECT NUMBER 202780
--------------------	--------------------------

SHEET NUMBER
G1.41

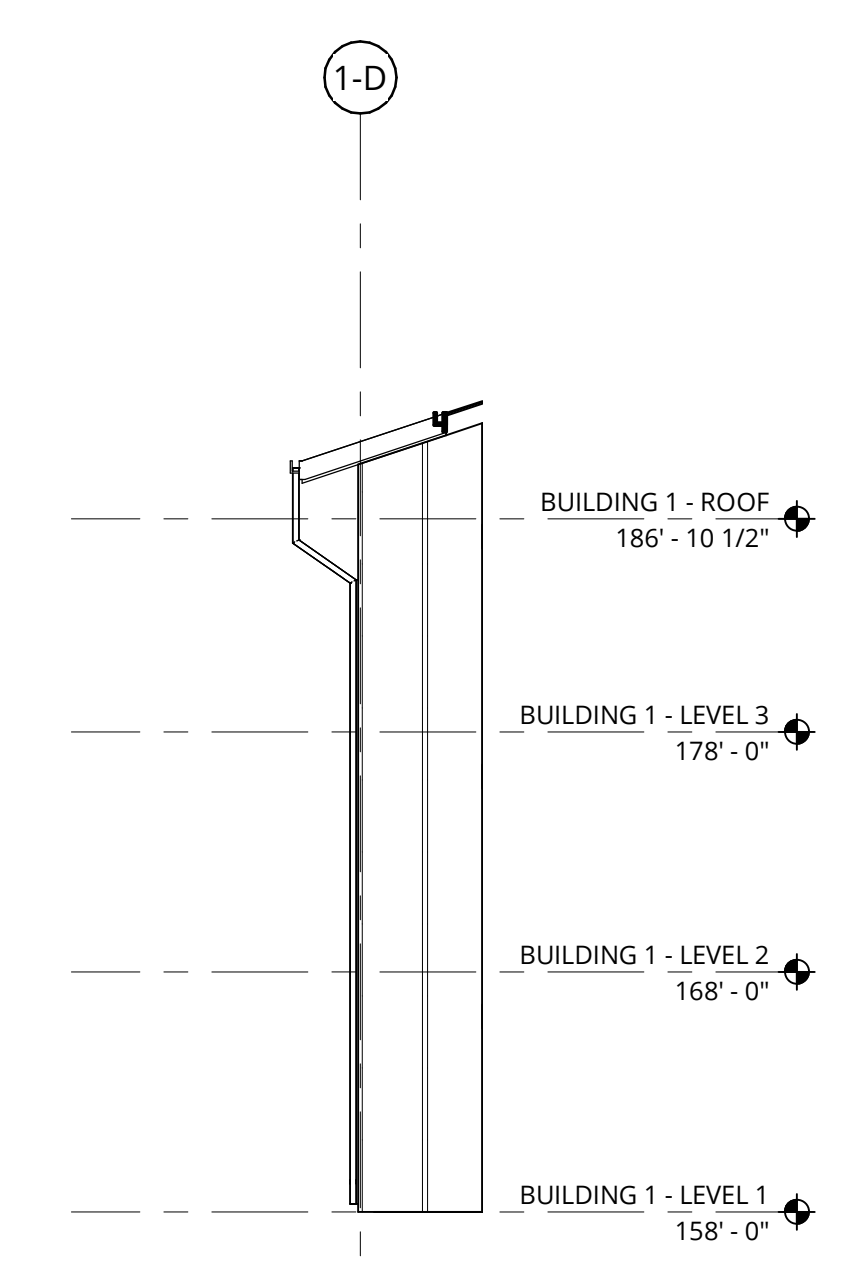
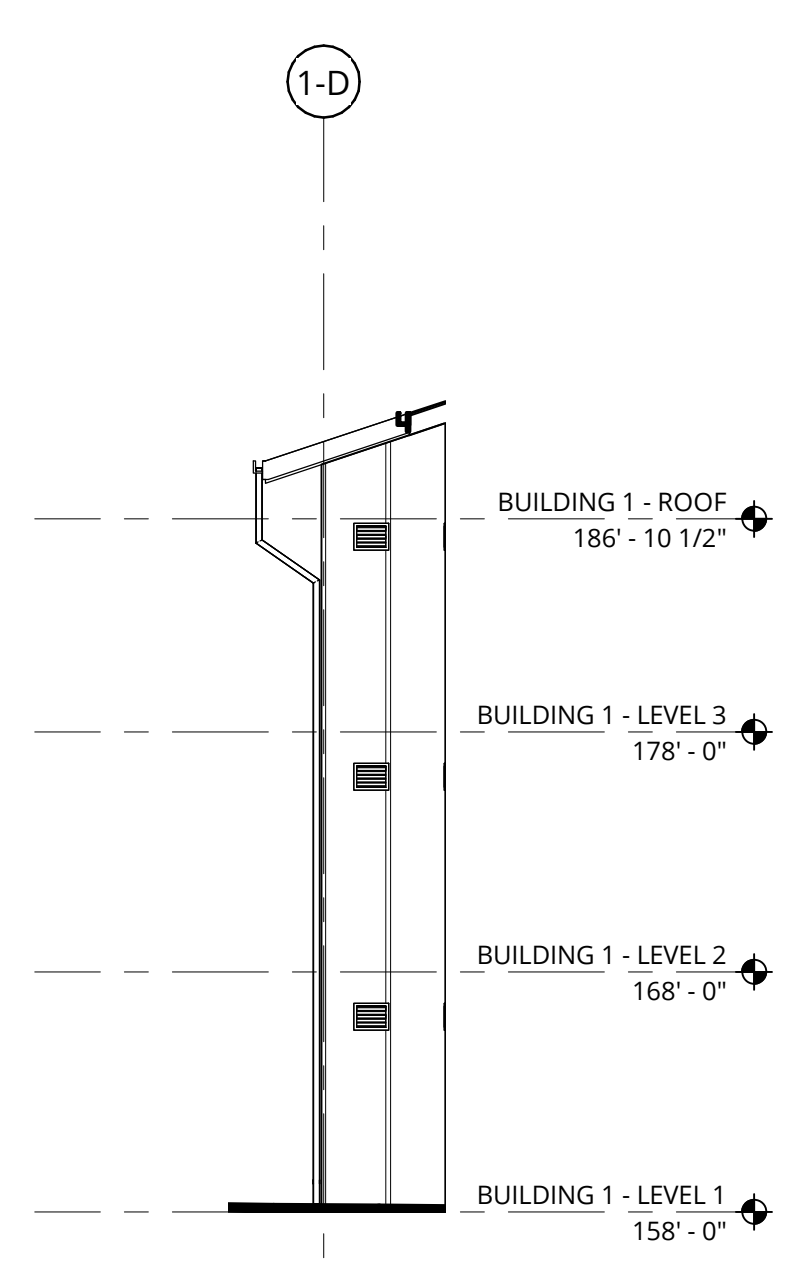
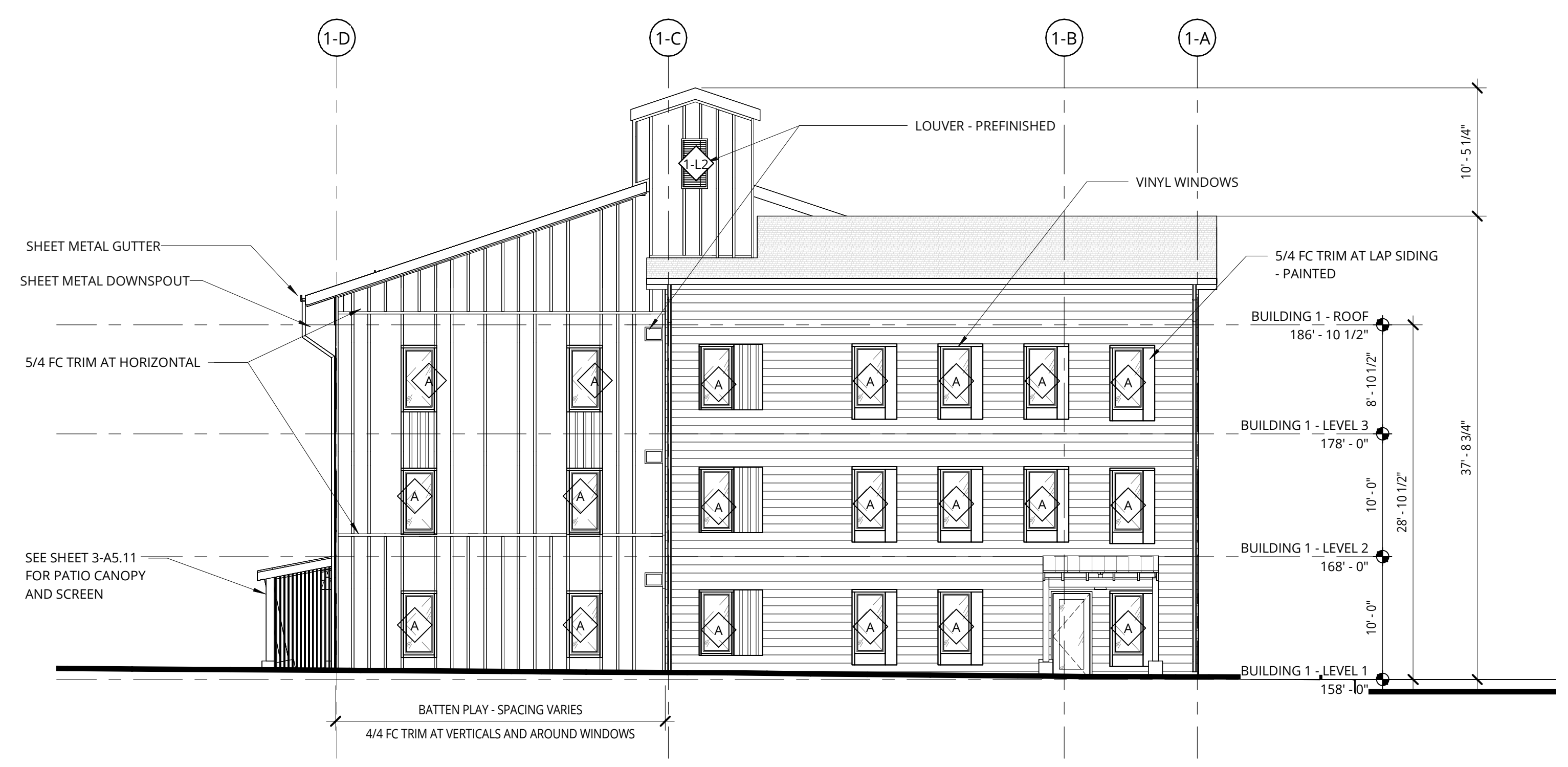
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GENERAL NOTES - EXTERIOR ELEVATIONS

- REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
- ELEVATIONS NOTED ARE RELATIVE TO SEA LEVEL.
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- AHJ DESIGN REVIEW AND APPROVAL DOES NOT SUPERSEDE THE SIGN CODE. OBTAIN SEPARATE SIGN PERMIT PRIOR TO INSTALLATION OF EXTERIOR BUILDING SIGNAGE.

MATERIALS LEGEND

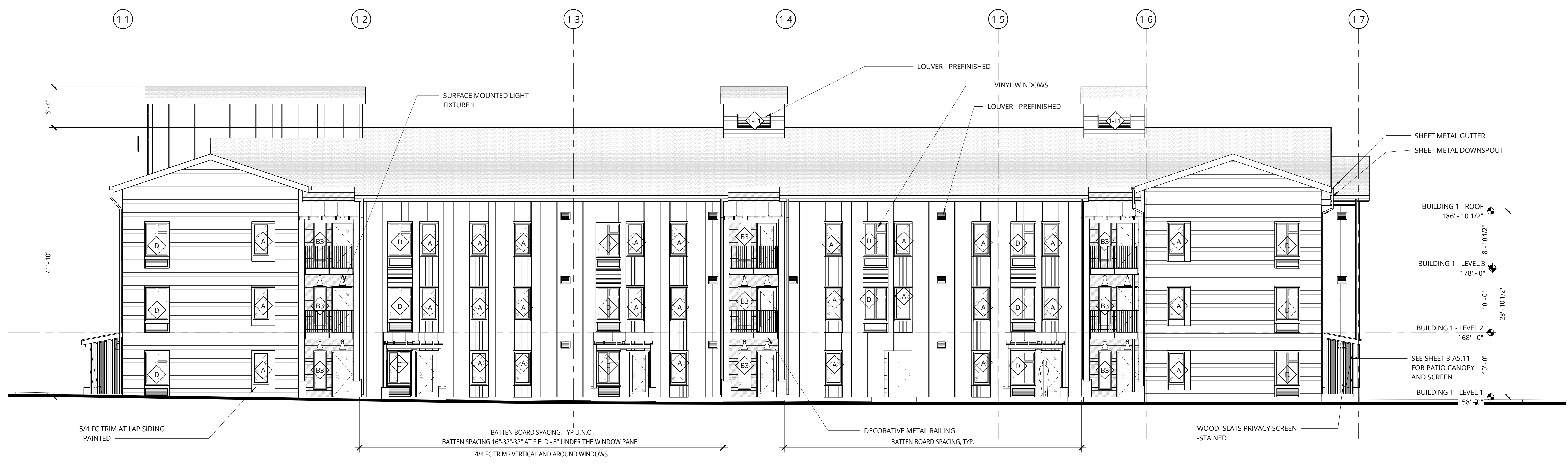
- FIBER CEMENT - BOARD AND BATTEN
- FIBER CEMENT - PANEL
- FIBER CEMENT - LAP SIDING (4" AND 8" EXPOSURE)
- FIBER CEMENT - LAP SIDING (WOODTONE - 8" EXPOSURE)
- POLY-ASH SIDING - CHANNEL BEVEL 1 X 8
- GLAZING
- ROOF SHINGLES
- ROOF STANDING SEAM METAL



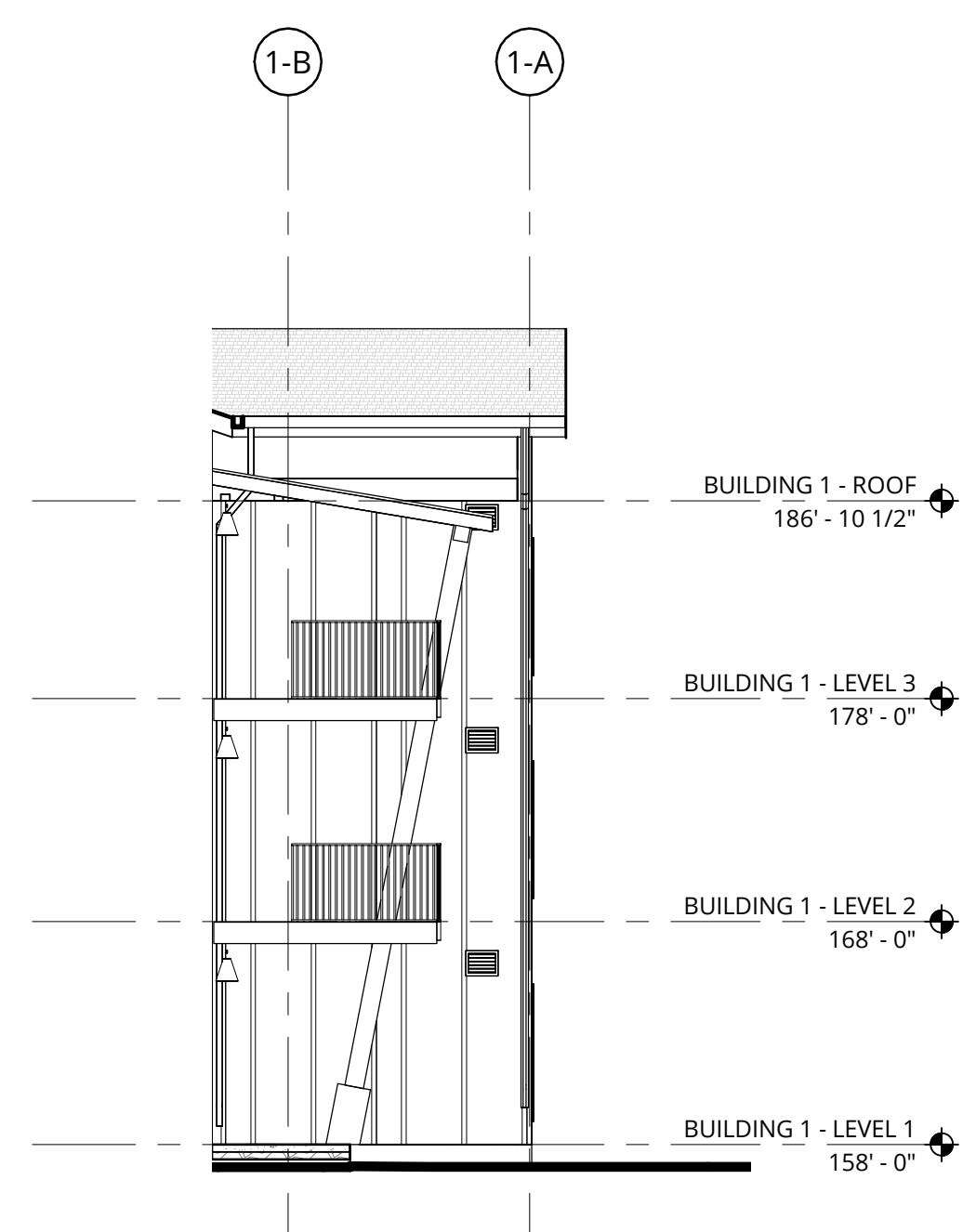
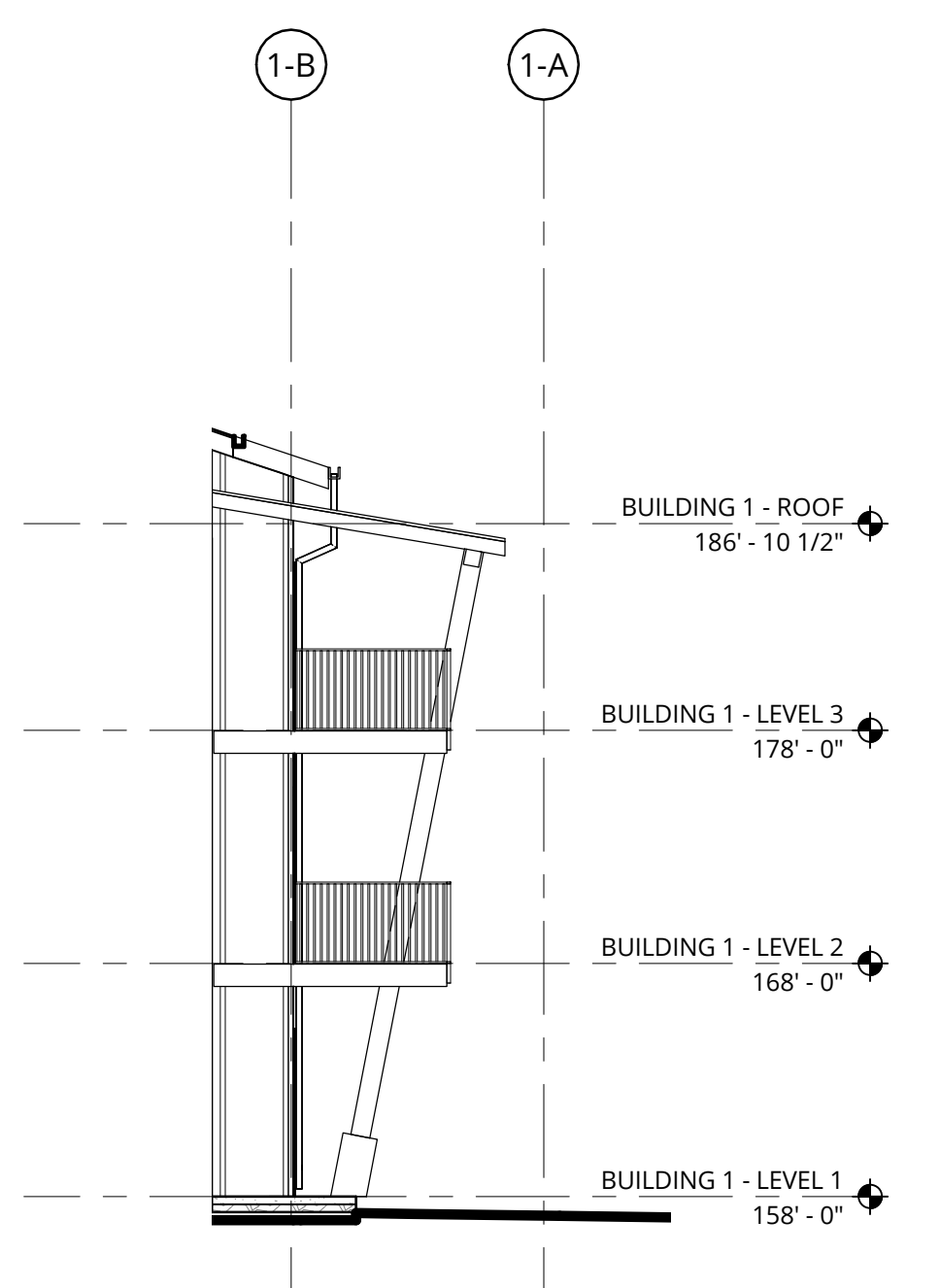
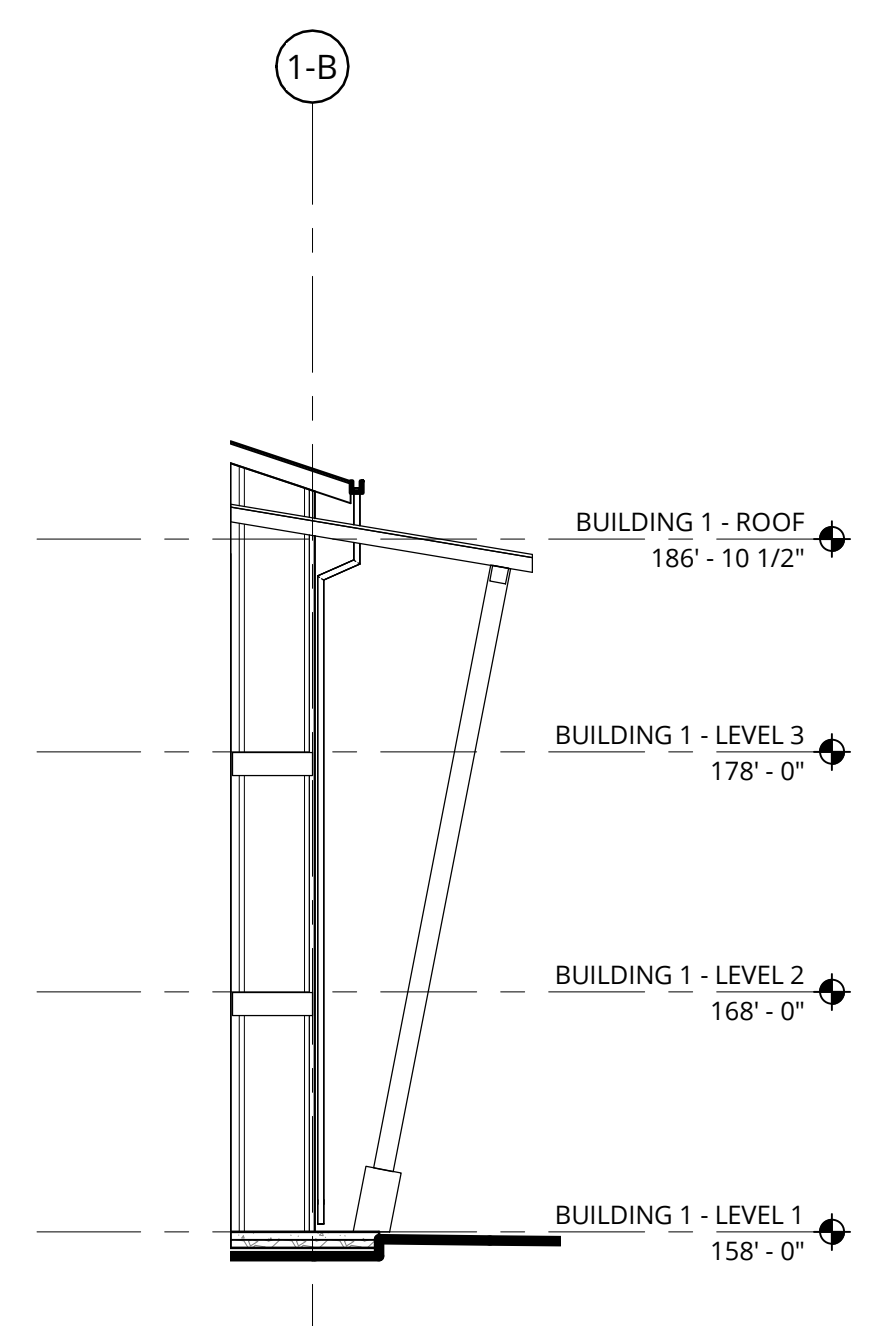
1 BUILDING 1 - NORTH ELEVATION 1
1/8" = 1'-0"

3 BUILDING 1 - NORTH ELEVATION 2
1/8" = 1'-0"

4 BUILDING 1 - NORTH ELEVATION 3
1/8" = 1'-0"



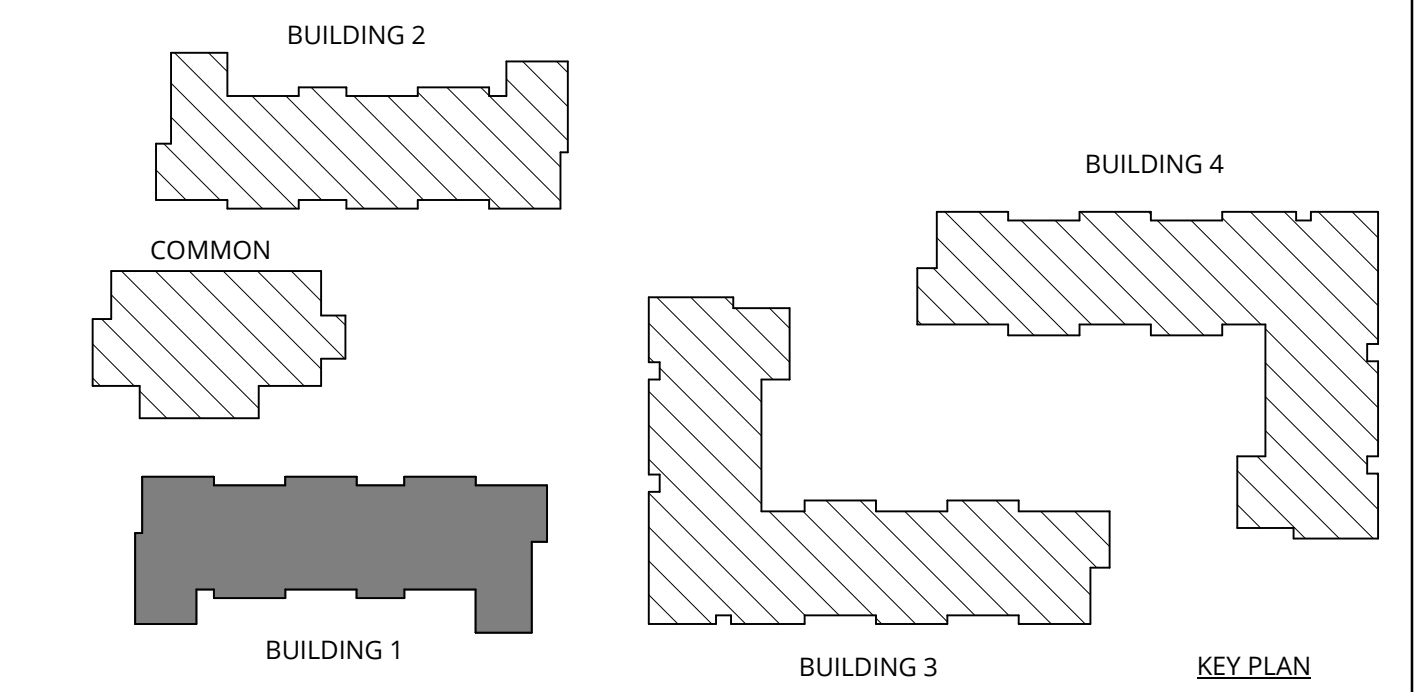
2 BUILDING 1 - WEST ELEVATION
1/8" = 1'-0"



5 BUILDING 1 - NORTH ELEVATION AT STAIR 111
1/8" = 1'-0"

6 BUILDING 1 - NORTH ELEVATION AT STAIR 121
1/8" = 1'-0"

7 BUILDING 1 - NORTH ELEVATION AT STAIR 131
1/8" = 1'-0"



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STRATUS VILLAGE - BUILDING 1
PROJECT ADDRESS

HOUSING AUTHORITY OF YAMHILL COUNTY

REVISION	DATE	REASON FOR ISSUE

BUILDING 1 - BUILDING ELEVATIONS
DD MEP ONBOARDING SET

DATE: 03.24.2023 PROJECT NUMBER: 202780

SHEET NUMBER: **1-A3.11**

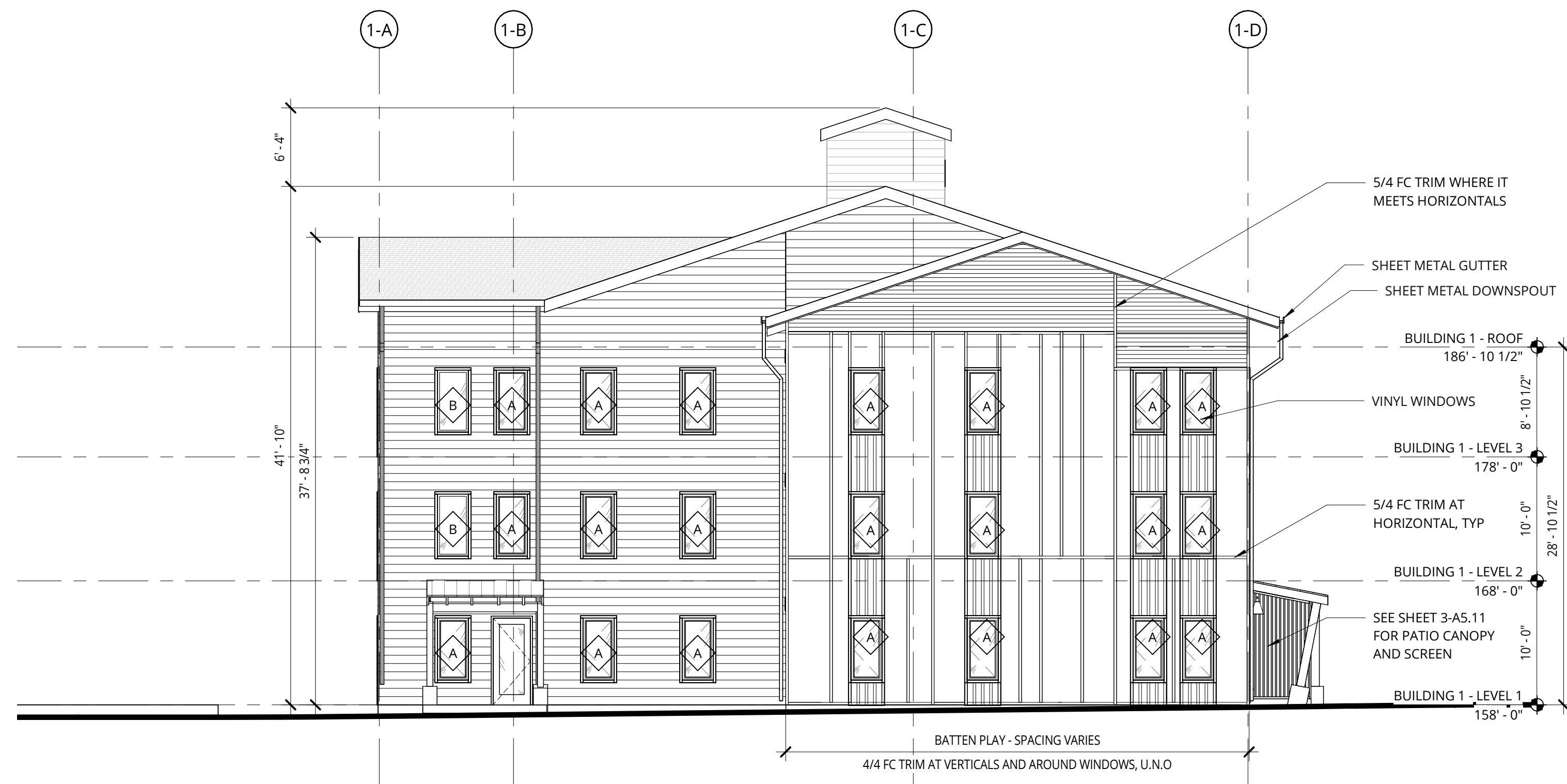
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GENERAL NOTES - EXTERIOR ELEVATIONS

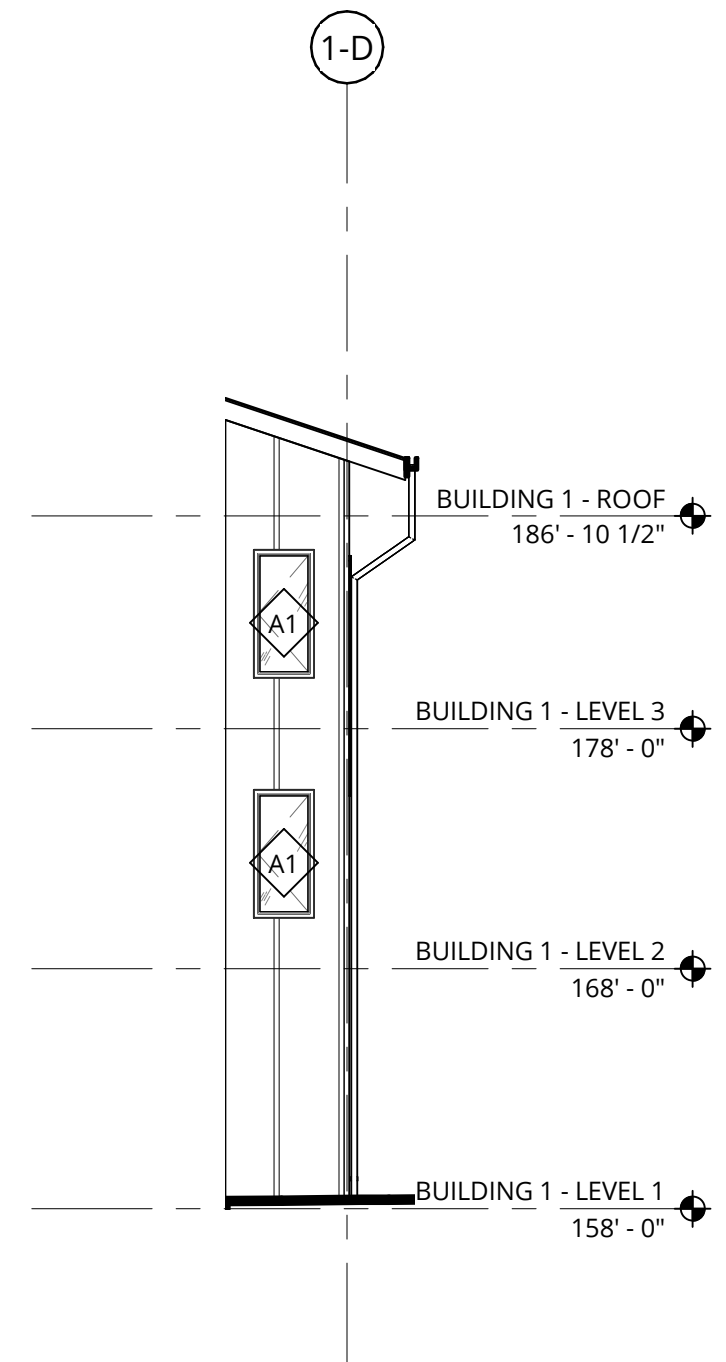
- REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
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MATERIALS LEGEND

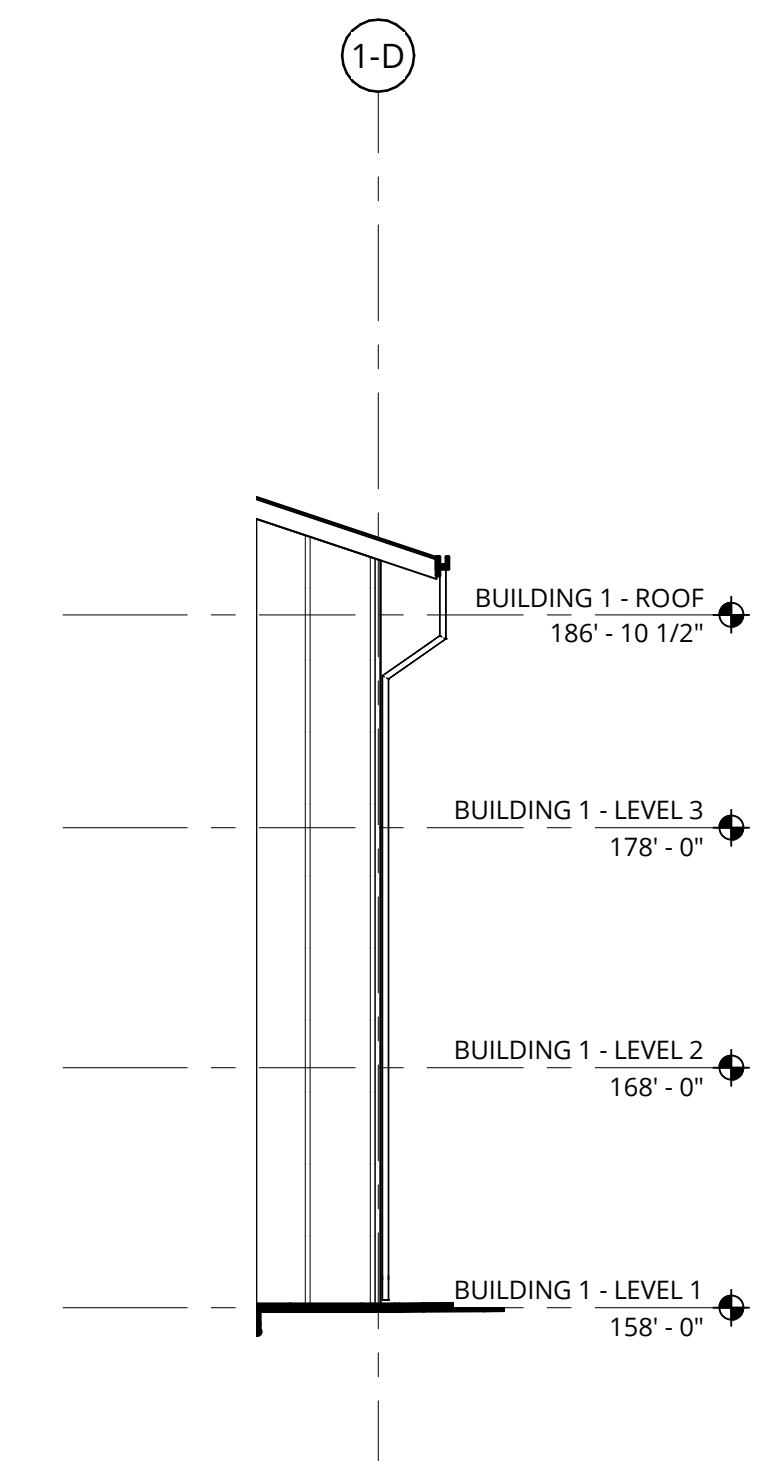
- FIBER CEMENT - BOARD AND BATTEN
- FIBER CEMENT - PANEL
- FIBER CEMENT - LAP SIDING (4" AND 8" EXPOSURE)
- FIBER CEMENT - LAP SIDING (WOODTONE - 8" EXPOSURE)
- POLY-ASH SIDING - CHANNEL BEVEL 1 X 8
- GLAZING
- ROOF SHINGLES
- ROOF STANDING SEAM METAL



1 BUILDING 1 - SOUTH ELEVATION 1
1/8" = 1'-0"



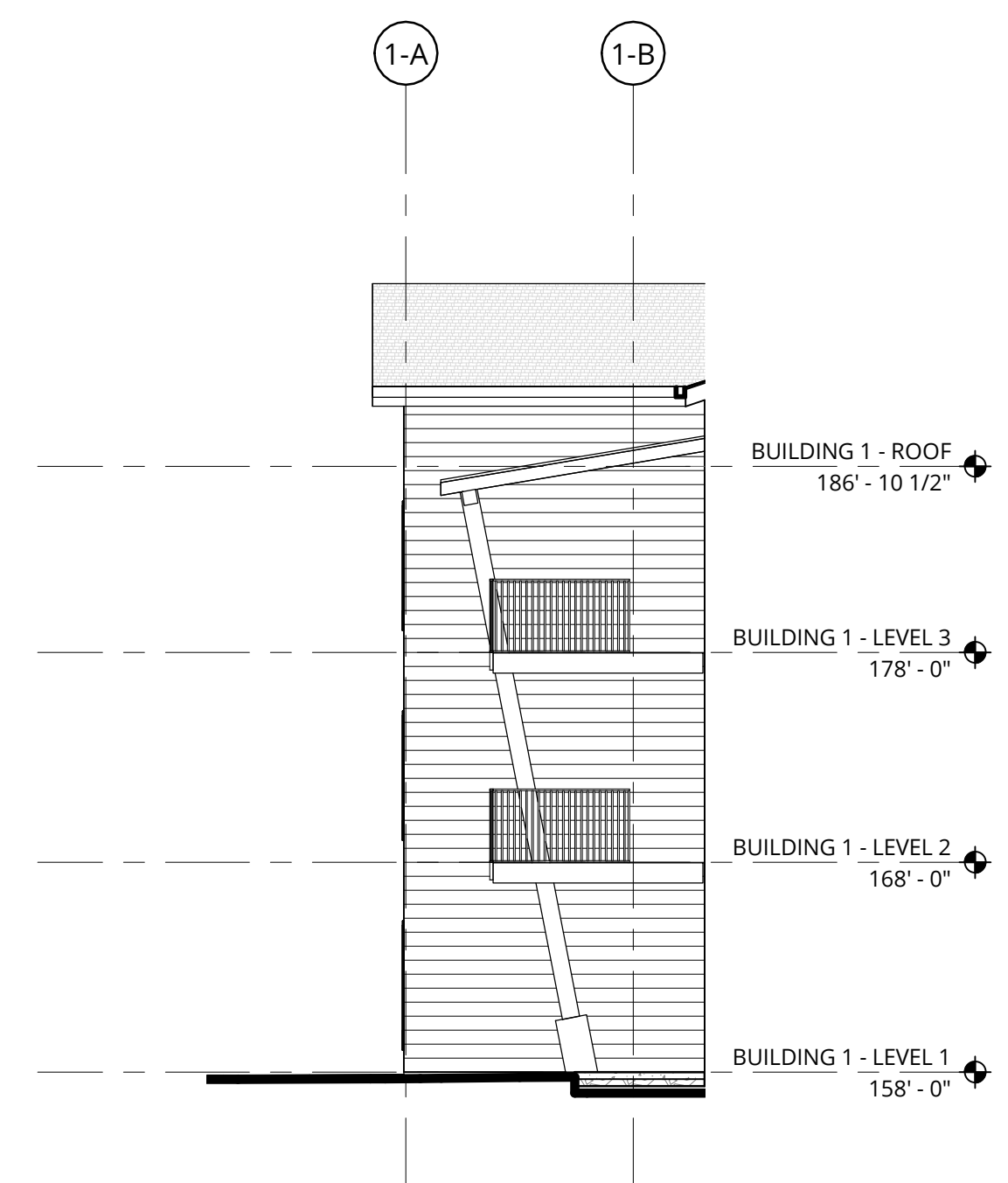
8 BUILDING 1 - SOUTH ELEVATION 2
1/8" = 1'-0"



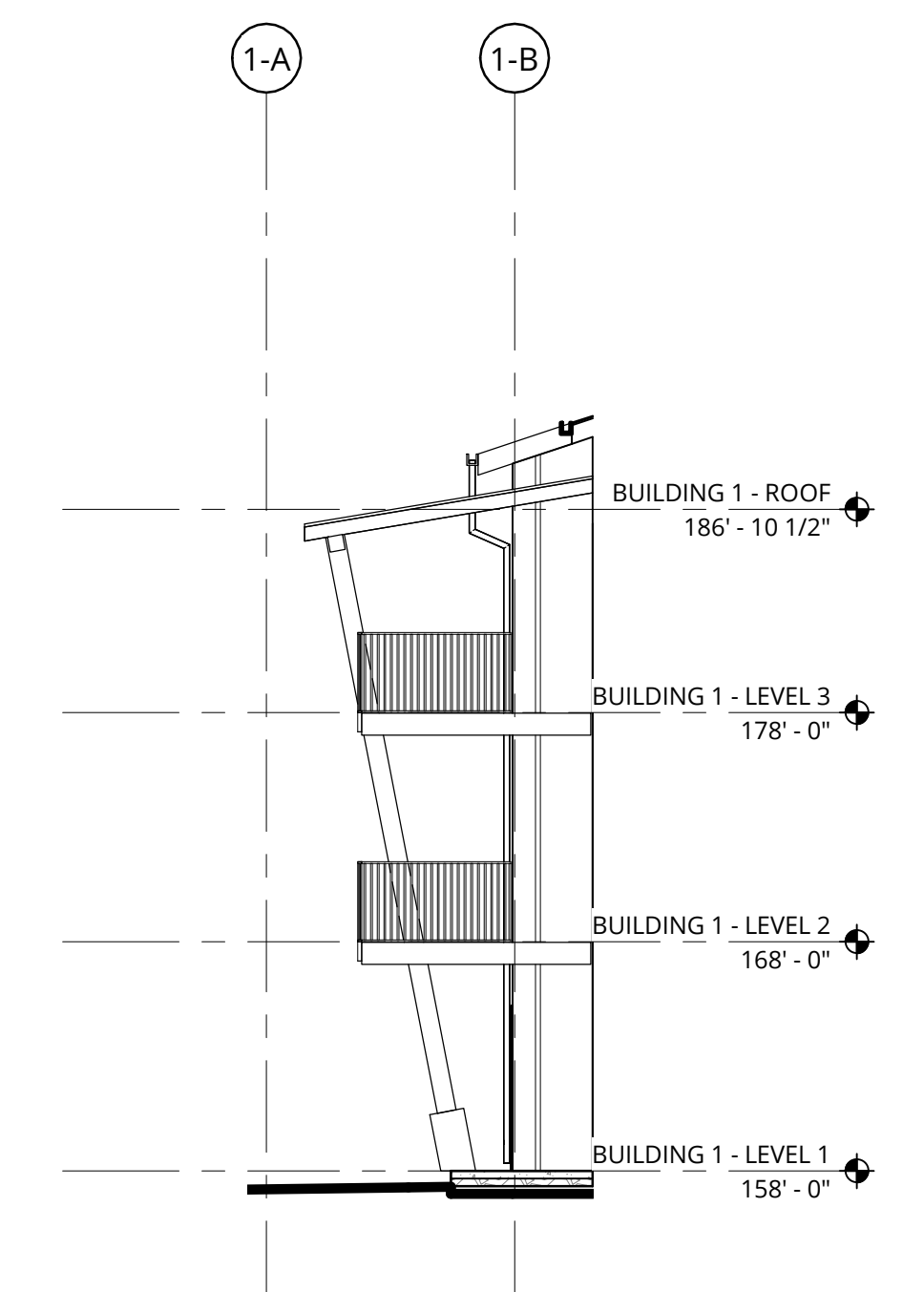
9 BUILDING 1 - SOUTH ELEVATION 3
1/8" = 1'-0"



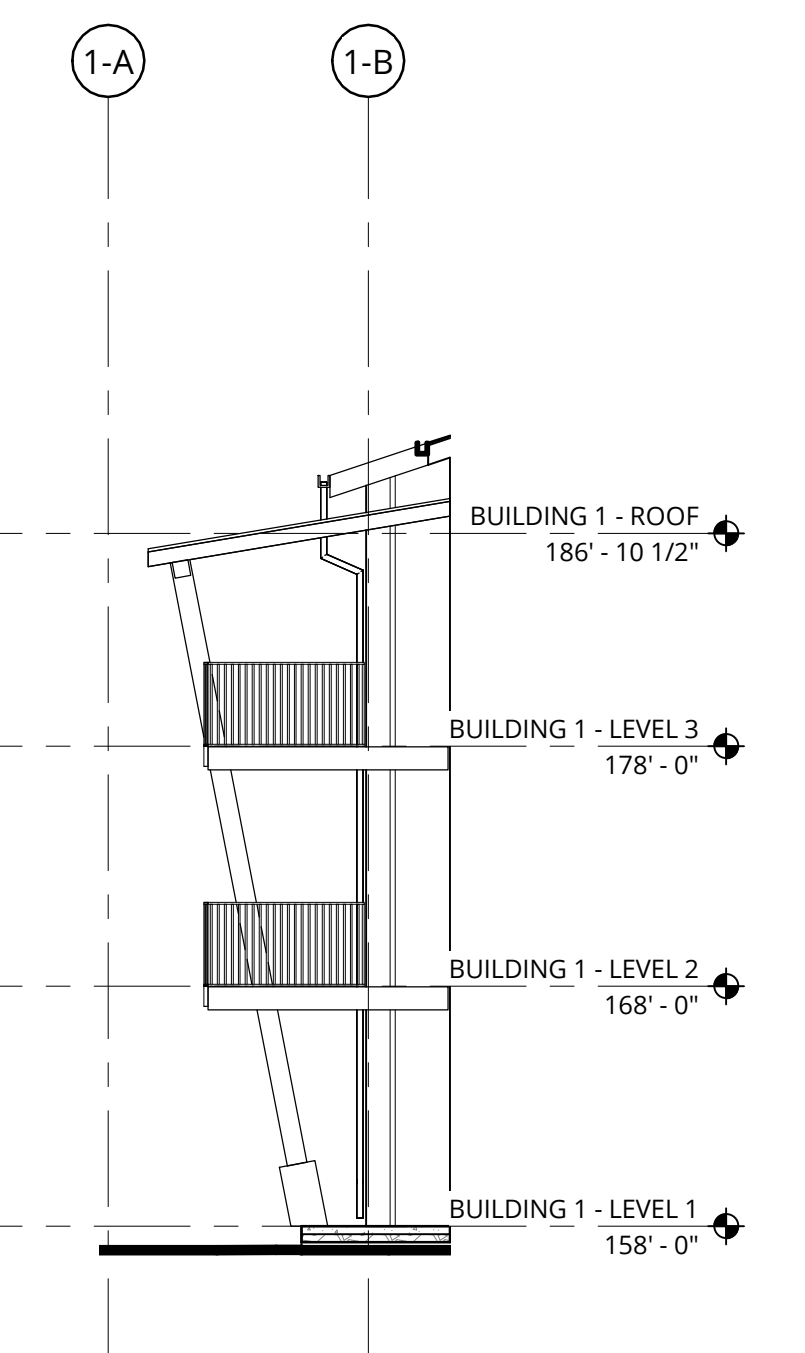
2 BUILDING 1 - EAST ELEVATION
1/8" = 1'-0"



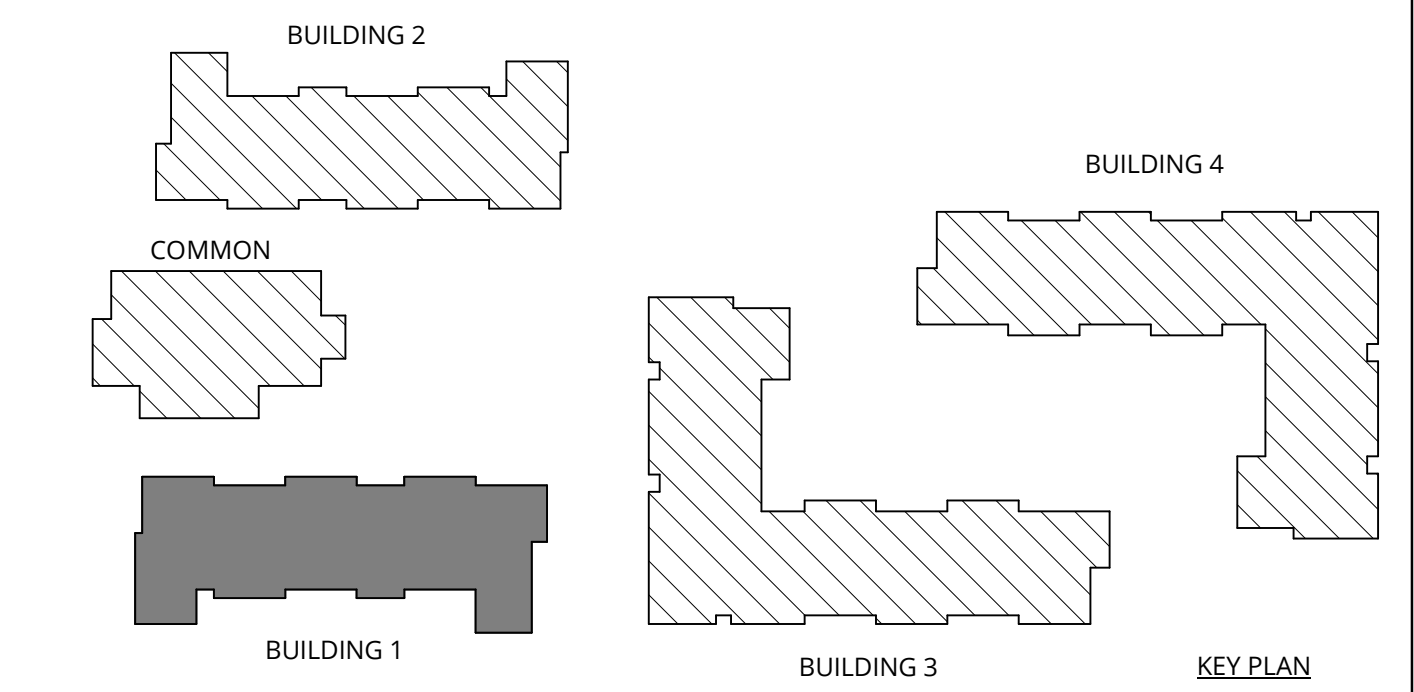
5 BUILDING 1 - SOUTH ELEVATION AT STAIR 111
1/8" = 1'-0"



6 BUILDING 1 - SOUTH ELEVATION AT STAIR 121
1/8" = 1'-0"



7 BUILDING 1 - SOUTH ELEVATION AT STAIR 131
1/8" = 1'-0"



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STRATUS VILLAGE - BUILDING 1
PROJECT ADDRESS

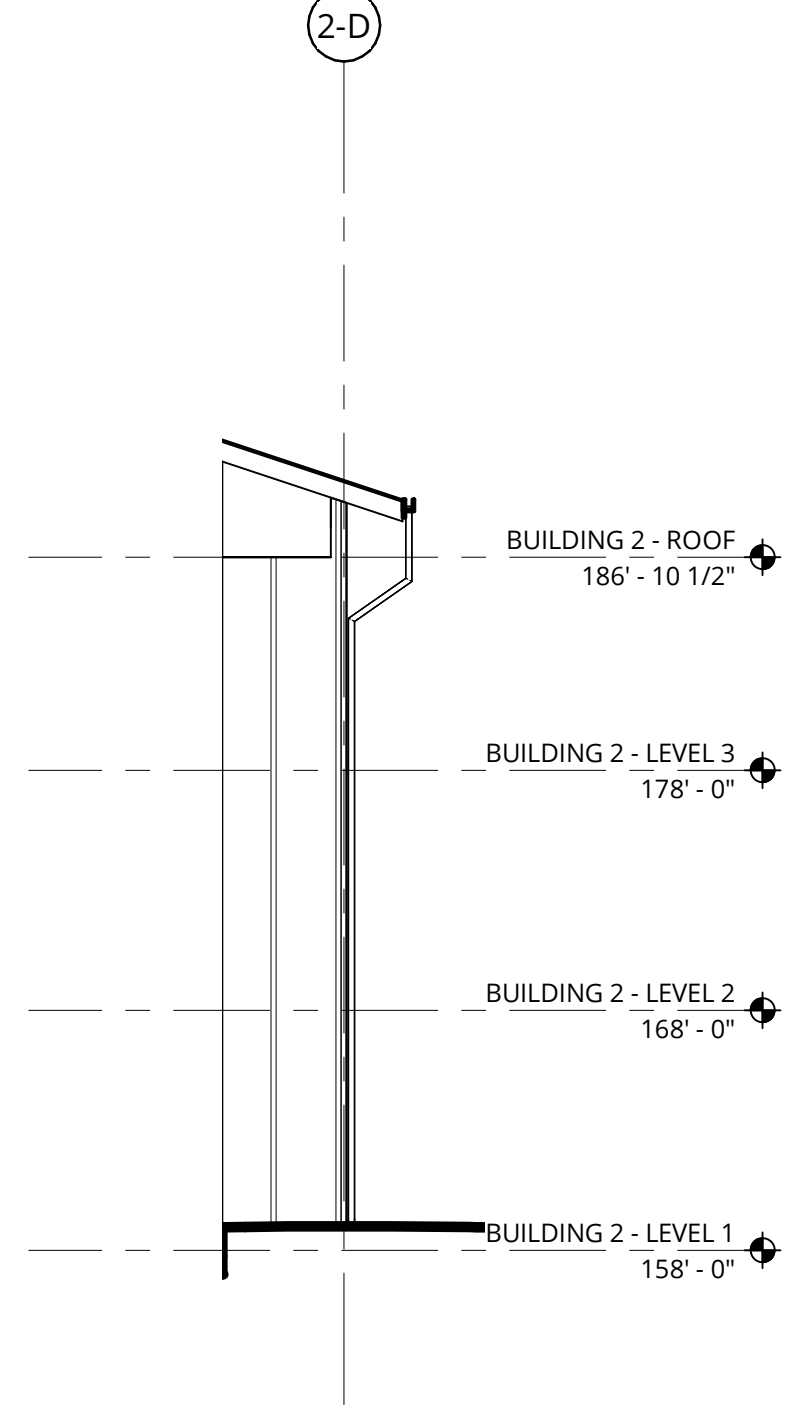
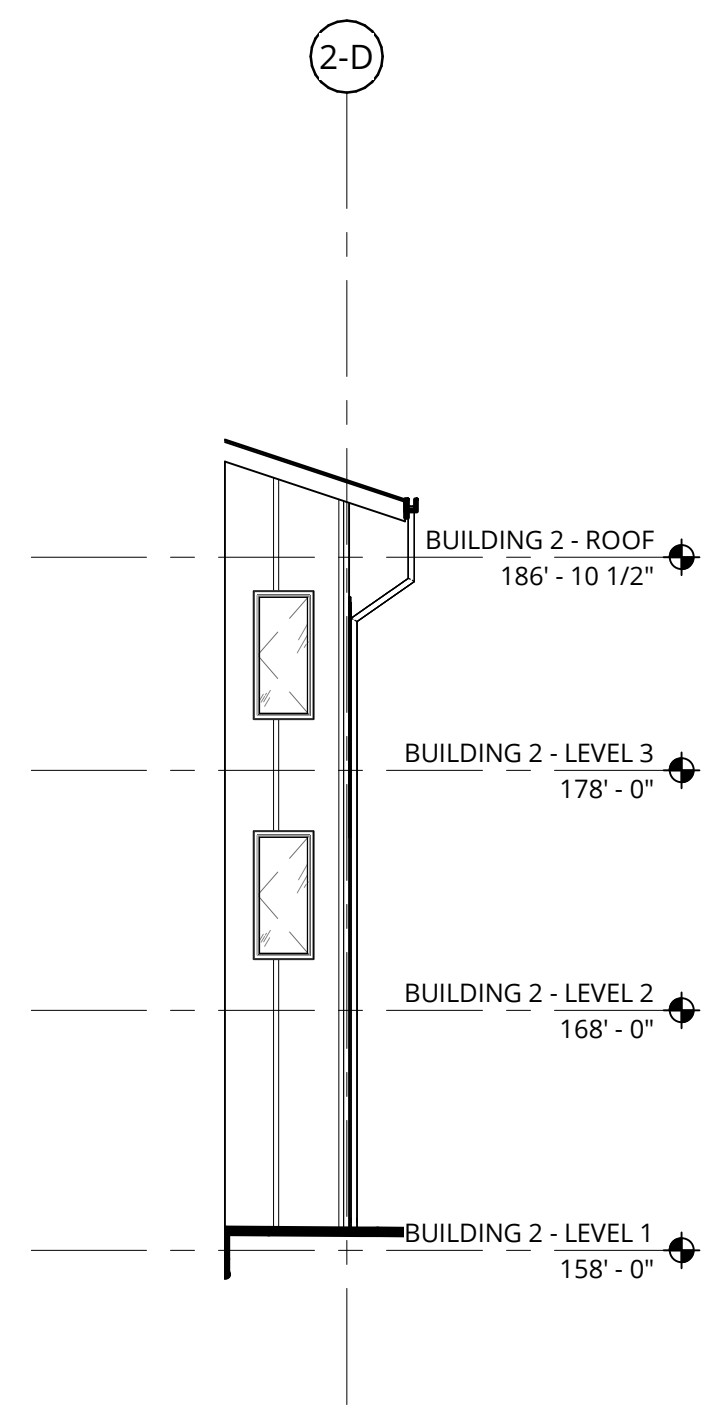
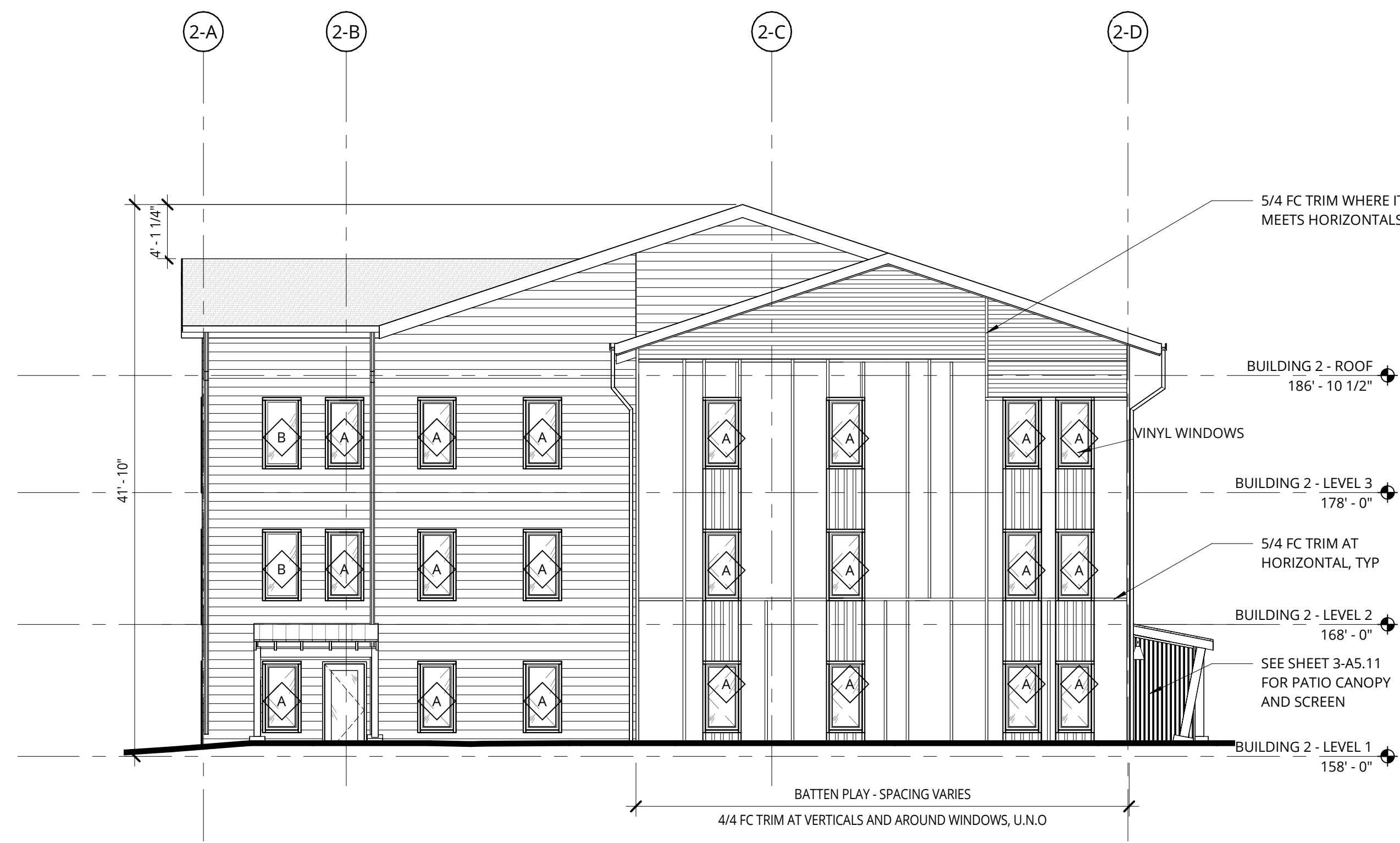
HOUSING AUTHORITY OF YAMHILL COUNTY

REVISION	DATE	REASON FOR ISSUE

BUILDING 1 - BUILDING ELEVATIONS
DD MEP ONBOARDING SET

DATE: 03.24.2023 PROJECT NUMBER: 202780

SHEET NUMBER: **1-A3.12**



GENERAL NOTES - EXTERIOR ELEVATIONS

- REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
- ELEVATIONS NOTED ARE RELATIVE TO SEA LEVEL.
- SEE SHEET A12.21 FOR WINDOW AND LOUVER INFORMATION.
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- AHJ DESIGN REVIEW AND APPROVAL DOES NOT SUPERSEDE THE SIGN CODE. OBTAIN SEPARATE SIGN PERMIT PRIOR TO INSTALLATION OF EXTERIOR BUILDING SIGNAGE.

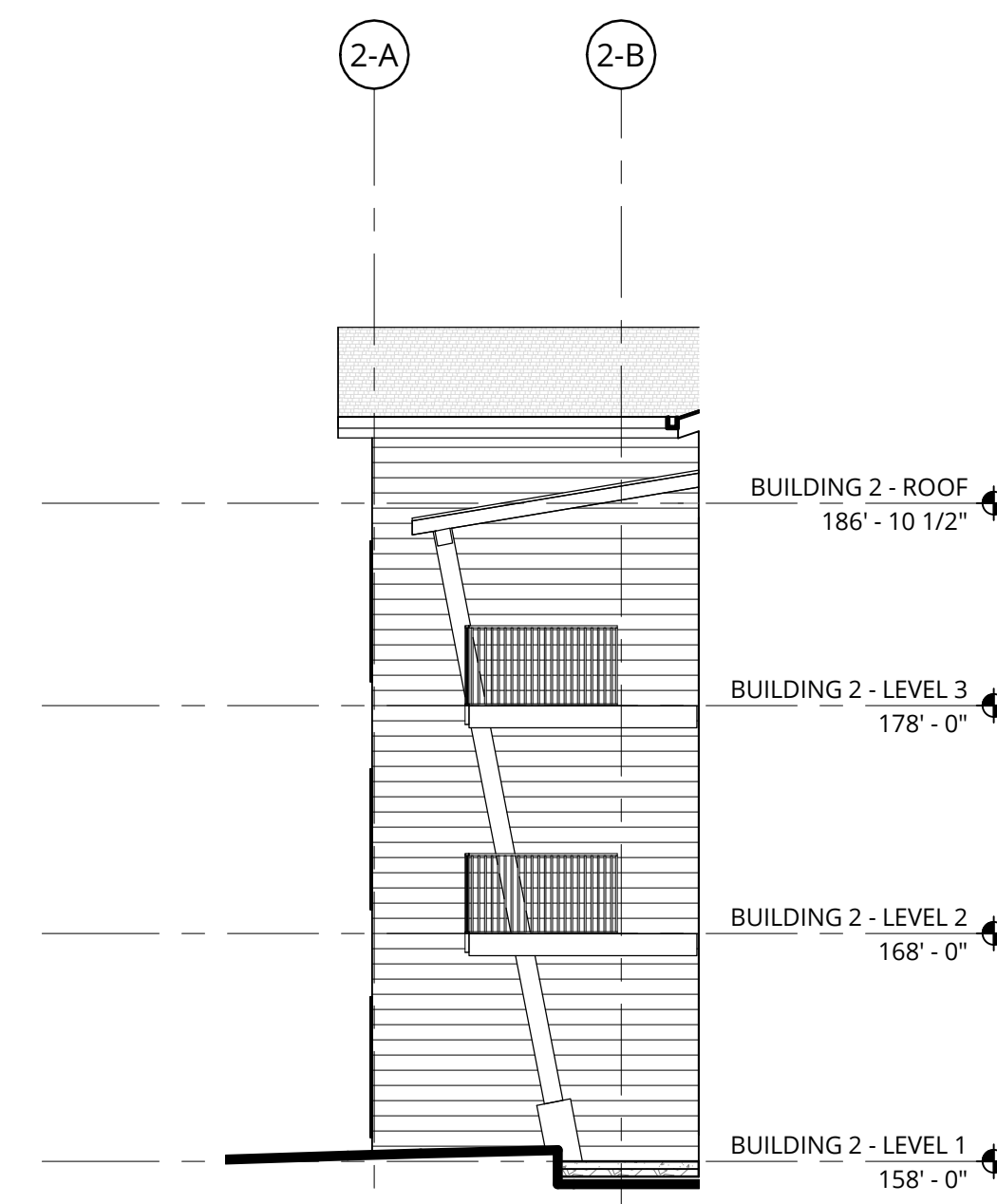
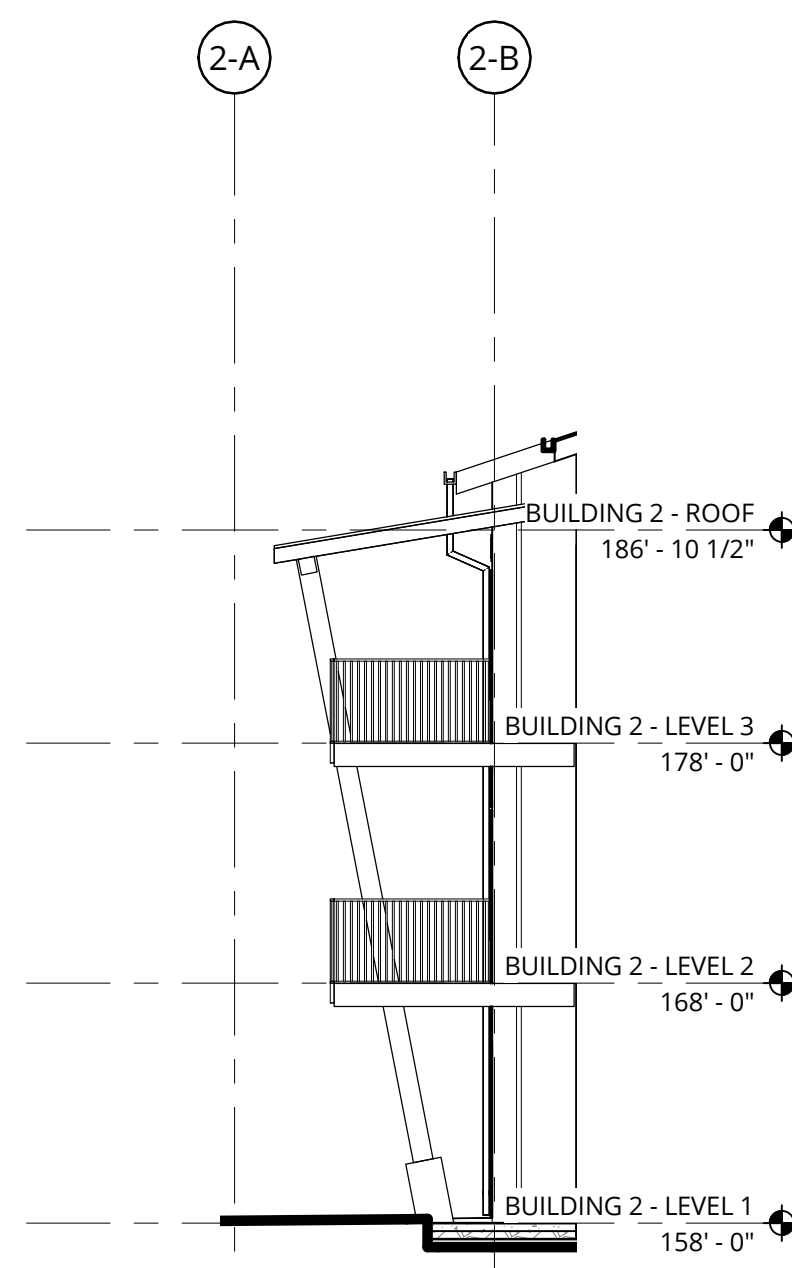
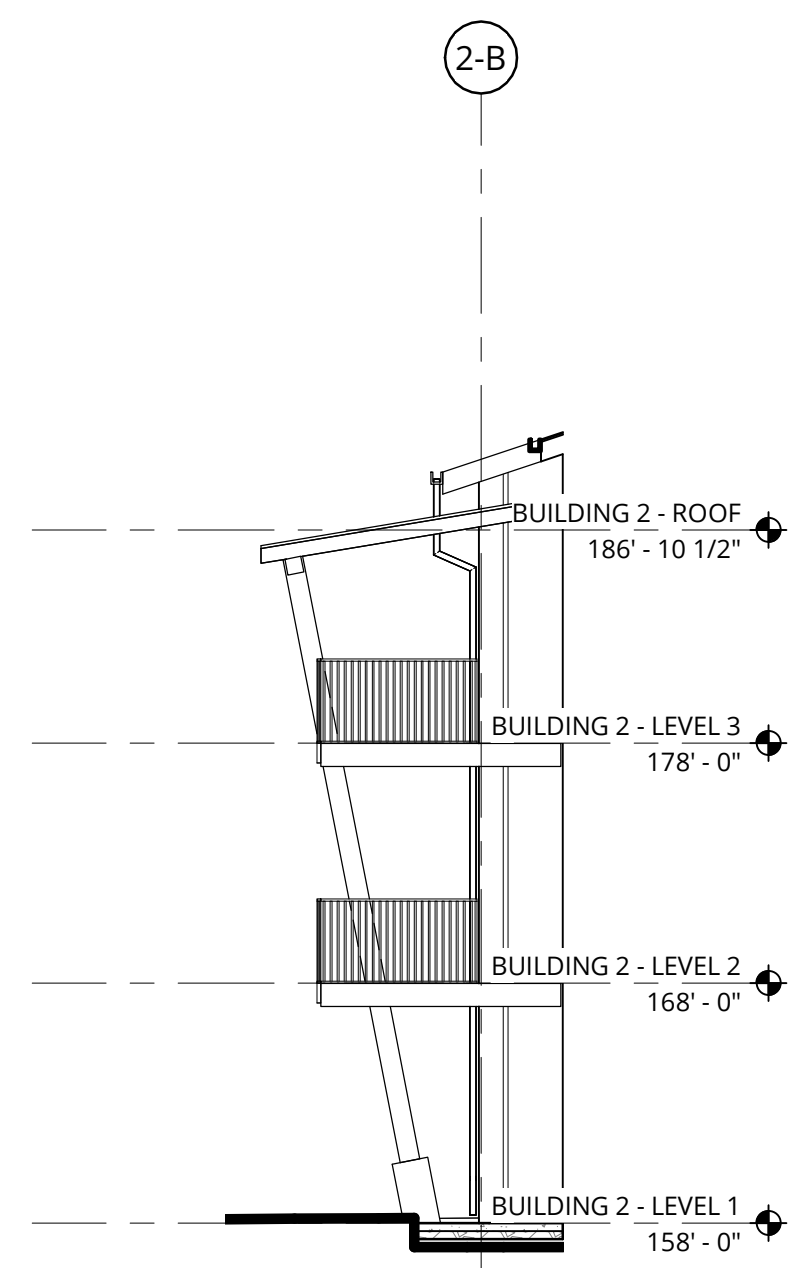
MATERIALS LEGEND

- FIBER CEMENT - BOARD AND BATTEN
- FIBER CEMENT - PANEL
- FIBER CEMENT - LAP SIDING (4" AND 8" EXPOSURE)
- FIBER CEMENT - LAP SIDING (WOODTONE - 8" EXPOSURE)
- POLY-ASH SIDING - CHANNEL BEVEL 1 X 8
- GLAZING
- ROOF SHINGLES
- ROOF STANDING SEAM METAL

1 BUILDING 2 - NORTH ELEVATION
1/8" = 1'-0"

2 BUILDING 2 - NORTH ELEVATION 2
1/8" = 1'-0"

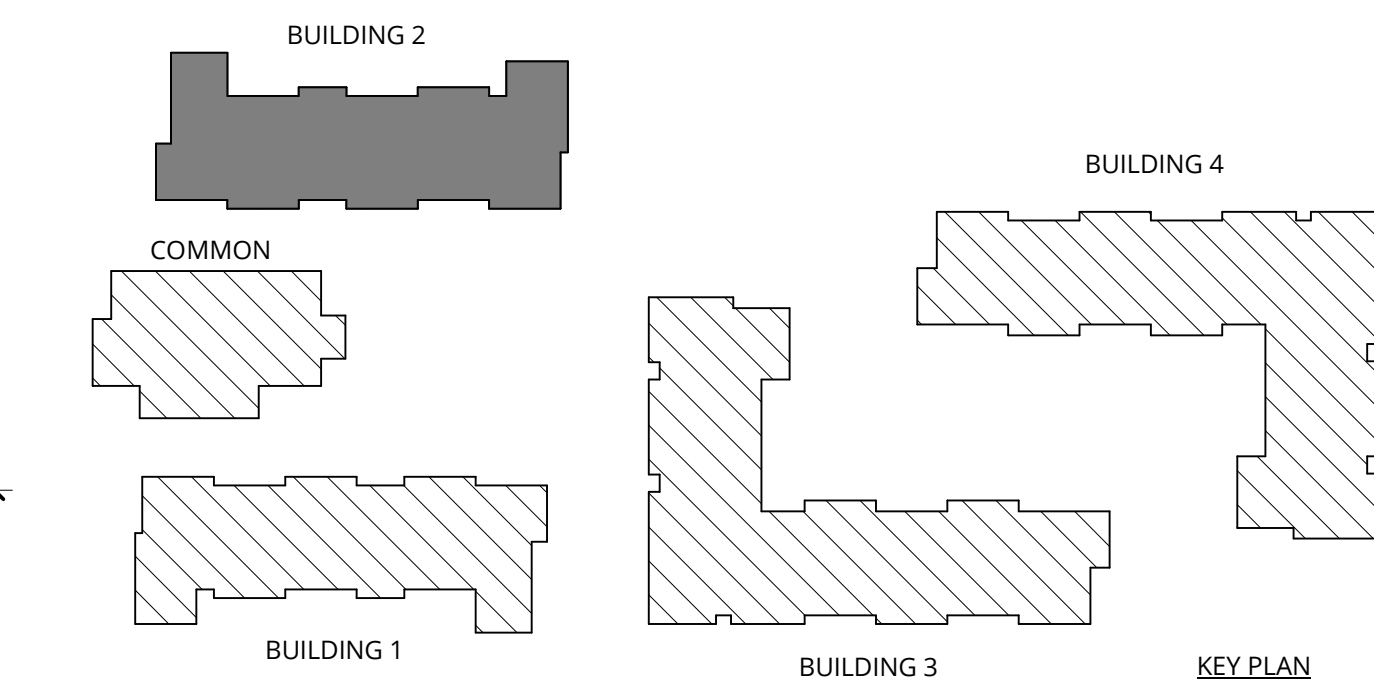
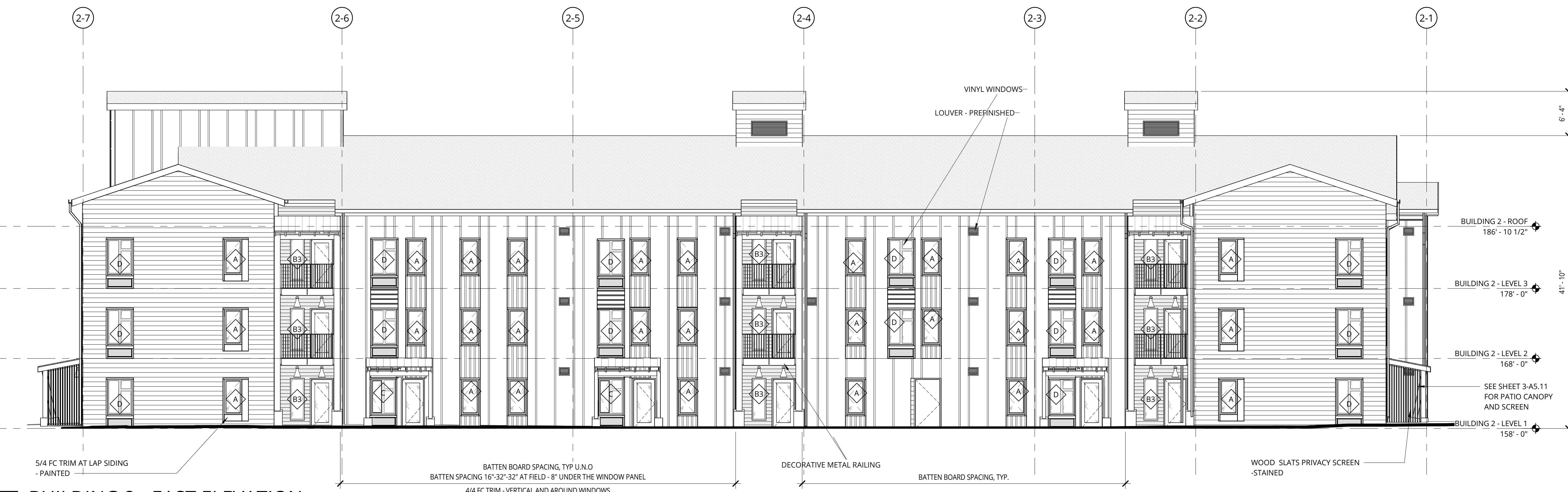
3 BUILDING 2 - NORTH ELEVATION 3
1/8" = 1'-0"



4 BUILDING 2 - NORTH ELEVATION AT STAIR 111
1/8" = 1'-0"

5 BUILDING 2 - NORTH ELEVATION AT STAIR 121
1/8" = 1'-0"

6 BUILDING 2 - NORTH ELEVATION AT STAIR 131
1/8" = 1'-0"



7 BUILDING 2 - EAST ELEVATION
1/8" = 1'-0"

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STRATUS VILLAGE - BUILDING 2
PROJECT ADDRESS

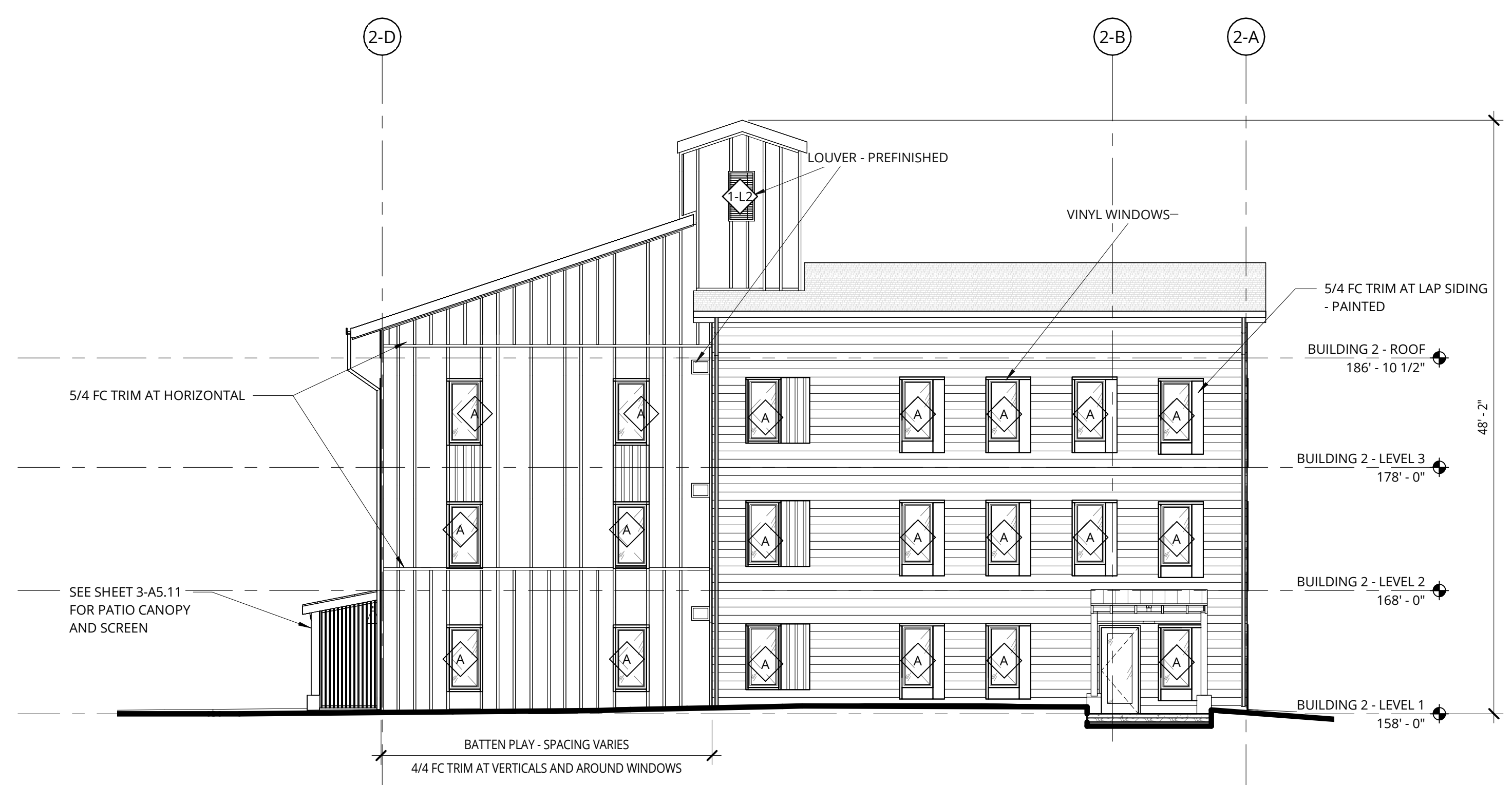
HOUSING AUTHORITY OF YAMHILL COUNTY

REVISION	DATE	REASON FOR ISSUE

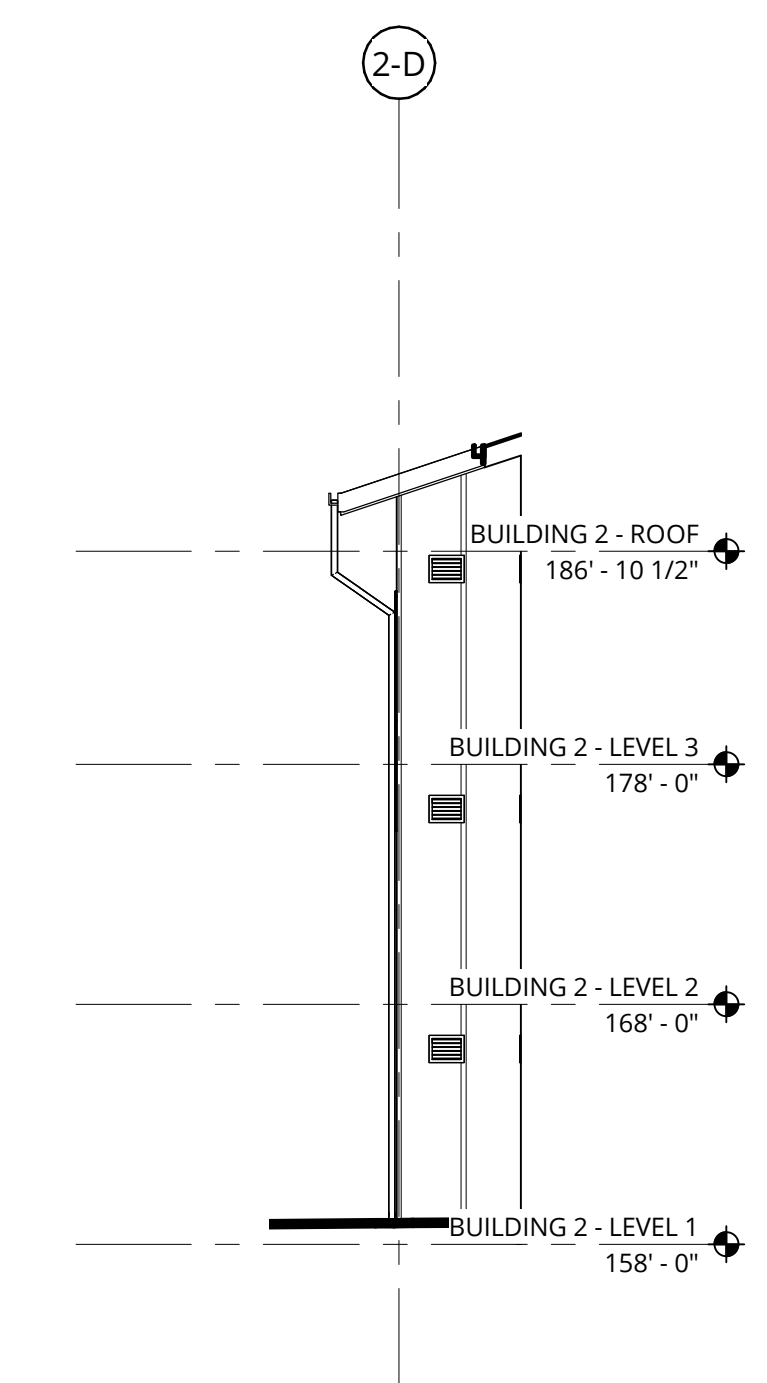
BUILDING 2 - BUILDING ELEVATIONS
DD MEP ONBOARDING SET

DATE: 03.24.2023 PROJECT NUMBER: 202780
SHEET NUMBER

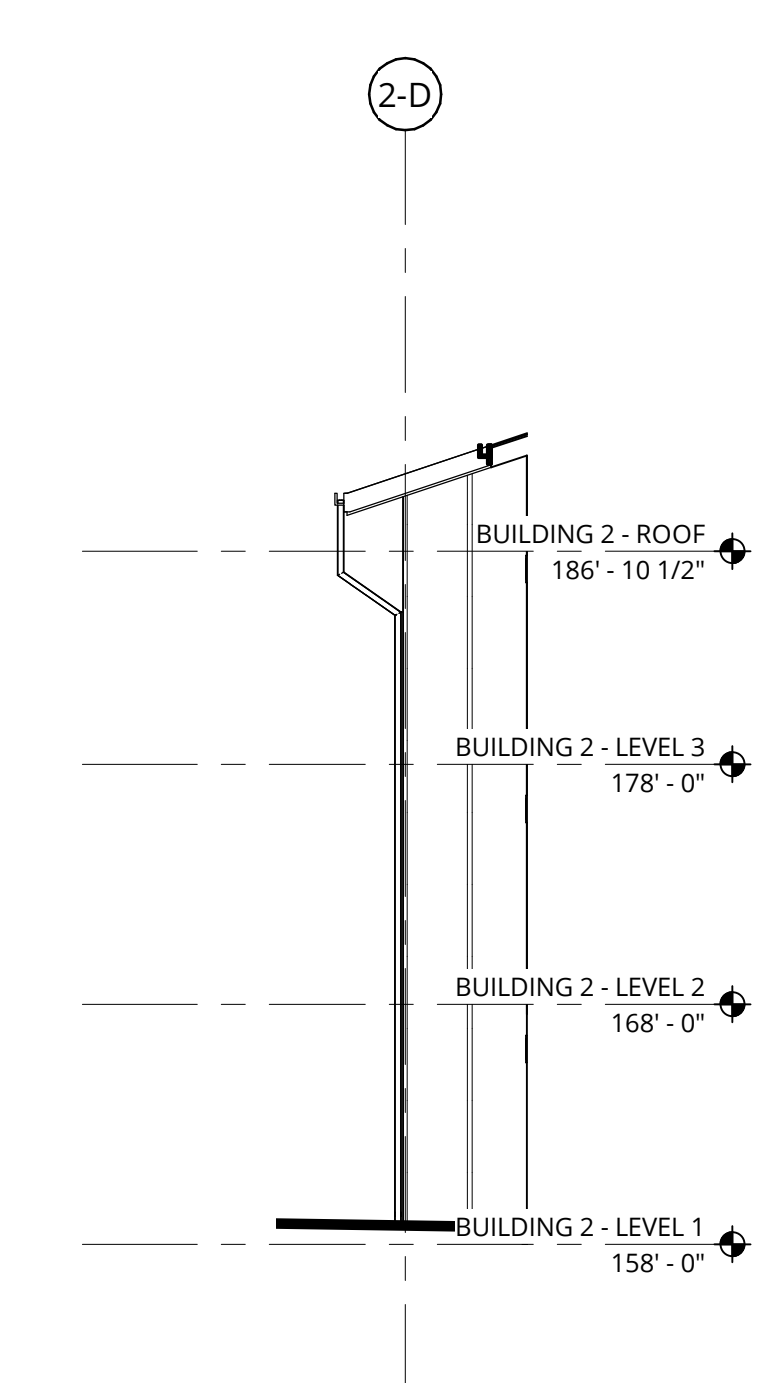
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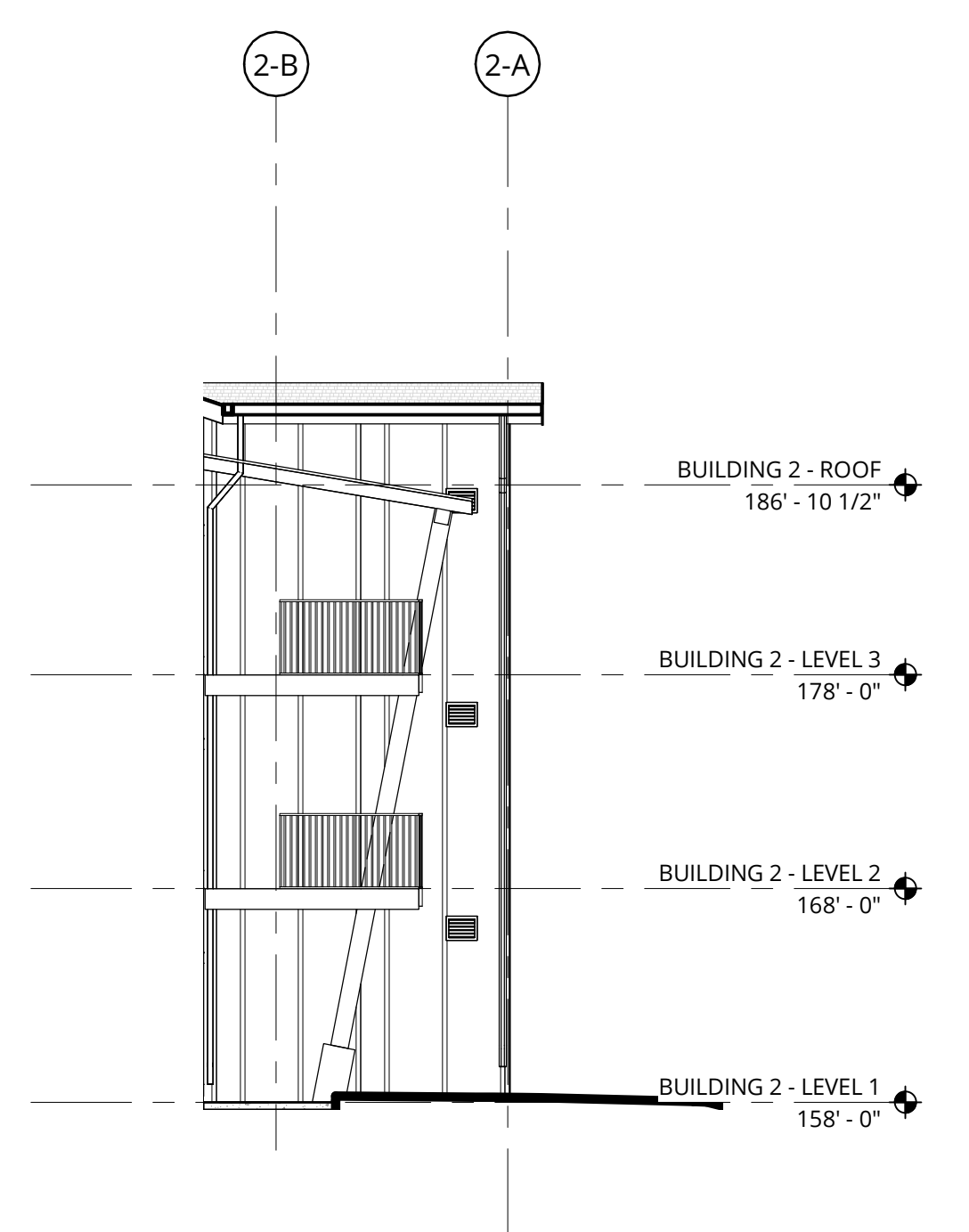
1 BUILDING 2 - SOUTH ELEVATION
1/8" = 1'-0"



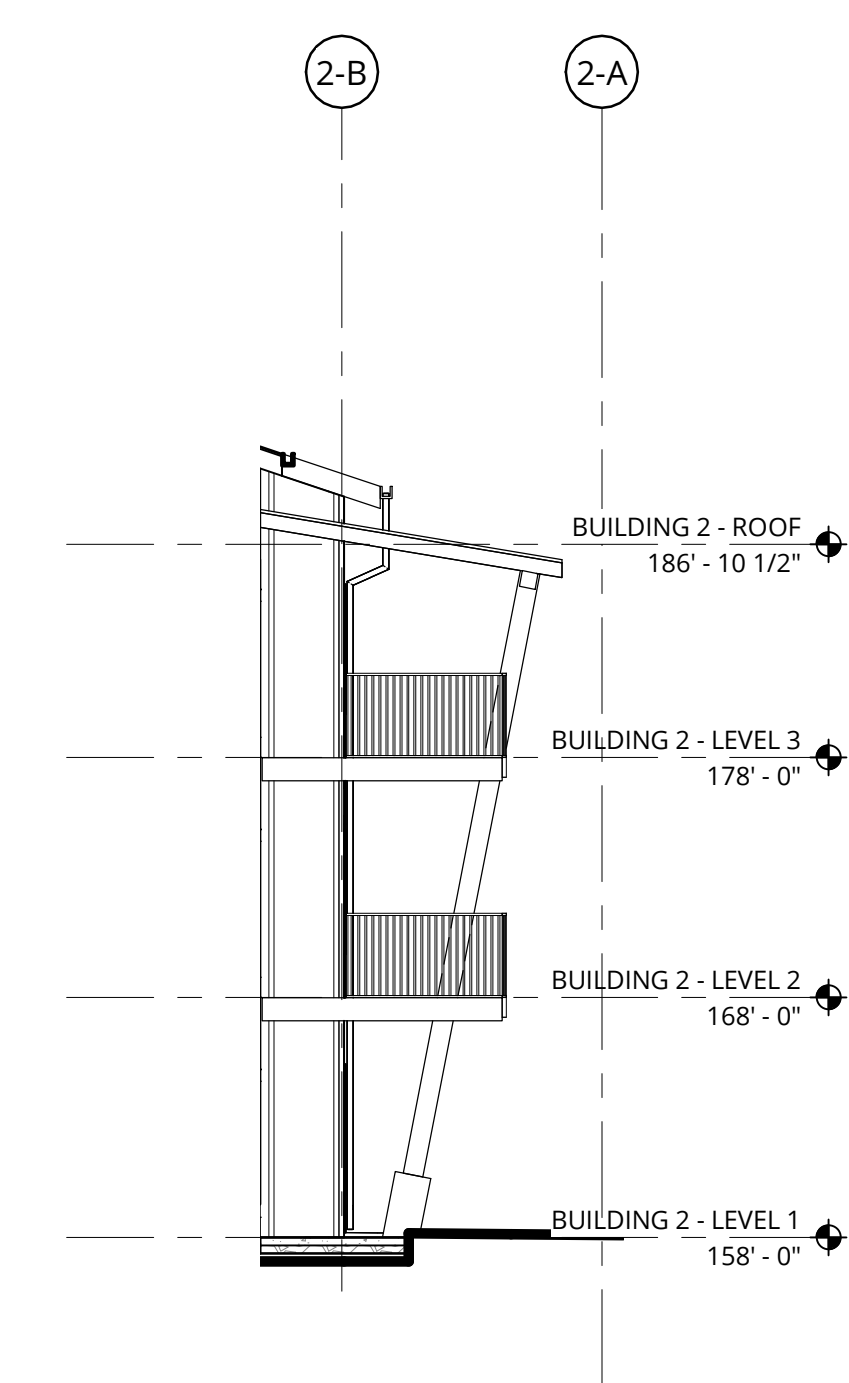
2 BUILDING 2 - SOUTH ELEVATION 2
1/8" = 1'-0"



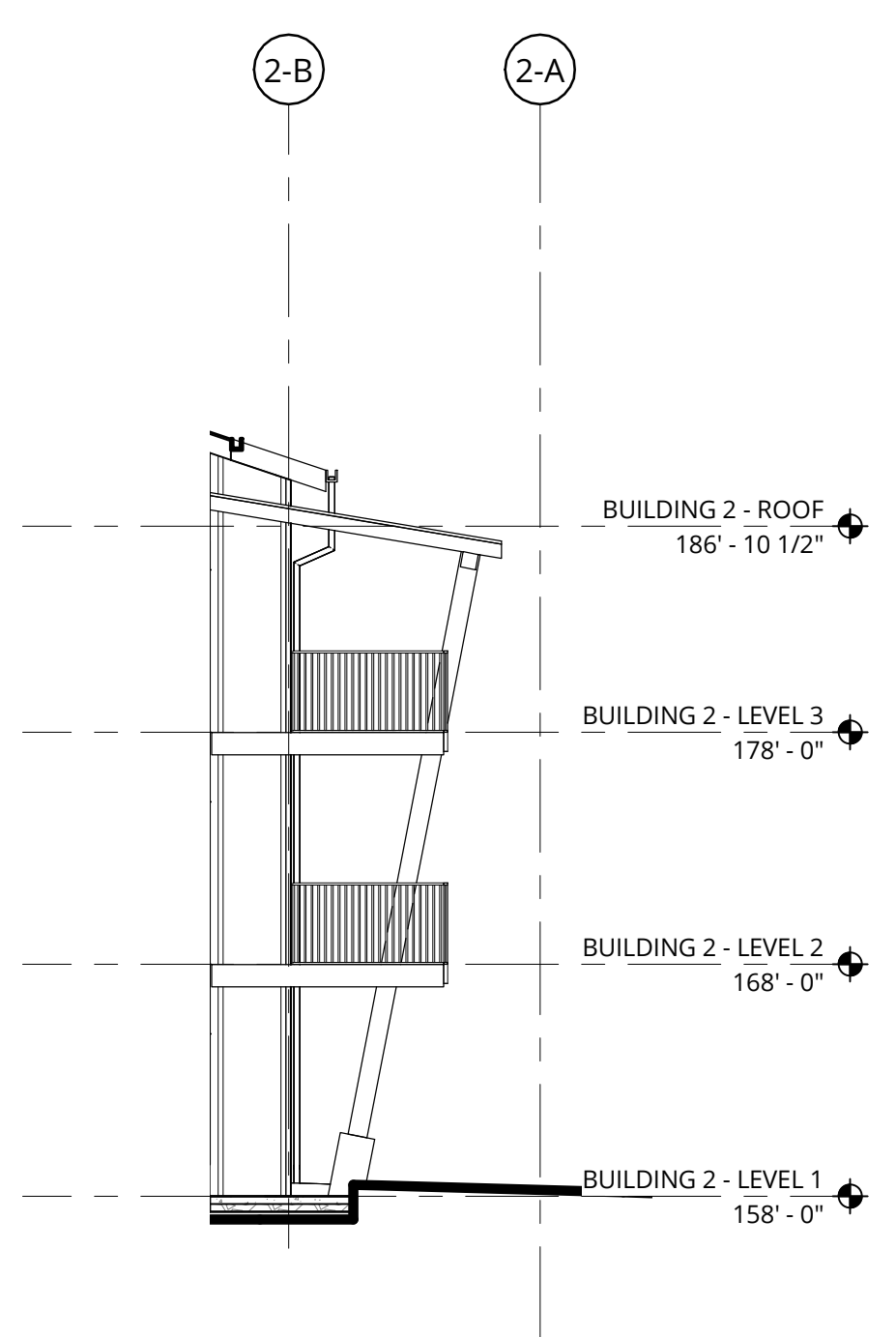
3 BUILDING 2 - SOUTH ELEVATION 3
1/8" = 1'-0"



4 BUILDING 2 - SOUTH ELEVATION AT STAIR 111
1/8" = 1'-0"



5 BUILDING 2 - SOUTH ELEVATION AT STAIR 121
1/8" = 1'-0"



6 BUILDING 2 - SOUTH ELEVATION AT STAIR 131
1/8" = 1'-0"



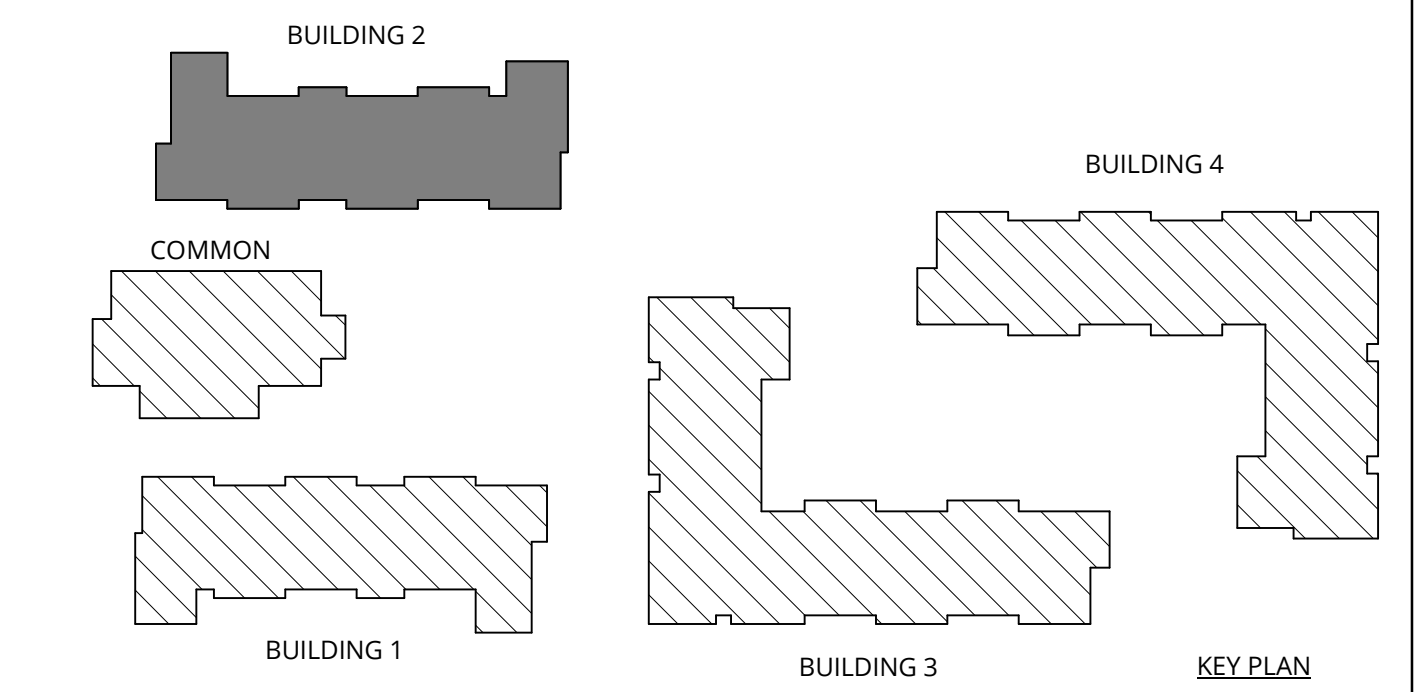
7 BUILDING 2 - WEST ELEVATION
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS

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MATERIALS LEGEND

- FIBER CEMENT - BOARD AND BATTEN
- FIBER CEMENT - PANEL
- FIBER CEMENT - LAP SIDING (4" AND 8" EXPOSURE)
- FIBER CEMENT - LAP SIDING (WOODTONE - 8" EXPOSURE)
- POLY-ASH SIDING - CHANNEL BEVEL 1 X 8
- GLAZING
- ROOF SHINGLES
- ROOF STANDING SEAM METAL



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STRATUS VILLAGE - BUILDING 2
PROJECT ADDRESS

HOUSING AUTHORITY OF YAMHILL COUNTY

REVISION	DATE	REASON FOR ISSUE

BUILDING 2 - BUILDING ELEVATIONS
DD MEP ONBOARDING SET

DATE 03.24.2023 PROJECT NUMBER 202780

SHEET NUMBER **2-A3.12**

4/17/2023 3:57:30 PM

GENERAL NOTES - EXTERIOR ELEVATIONS

- REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
- ELEVATIONS NOTED ARE RELATIVE TO SEA LEVEL.
- SEE SHEET A12.21 FOR WINDOW AND LOUVER INFORMATION.
- ALL FENESTRATION (STOREFRONT AND WINDOW WALL) SHALL BE NFRC CERTIFIED. PROVIDE LABEL CERTIFICATES TO THE ON-SITE CITY INSPECTOR AT THE PROJECT SITE PRIOR TO INSTALLATION.
- AHJ DESIGN REVIEW AND APPROVAL DOES NOT SUPERSEDE THE SIGN CODE. OBTAIN SEPARATE SIGN PERMIT PRIOR TO INSTALLATION OF EXTERIOR BUILDING SIGNAGE.

MATERIAL LEGEND

- FIBER CEMENT - BOARD AND BATTEN
- FIBER CEMENT - PANEL
- FIBER CEMENT - LAP SIDING (4" AND 8" EXPOSURE)
- FIBER CEMENT - LAP SIDING (WOODTONE - 8" EXPOSURE)
- POLY-ASH SIDING - CHANNEL BEVEL 1 X 8
- GLAZING
- ROOF SHINGLES
- ROOF STANDING SEAM METAL

NOT FOR CONSTRUCTION

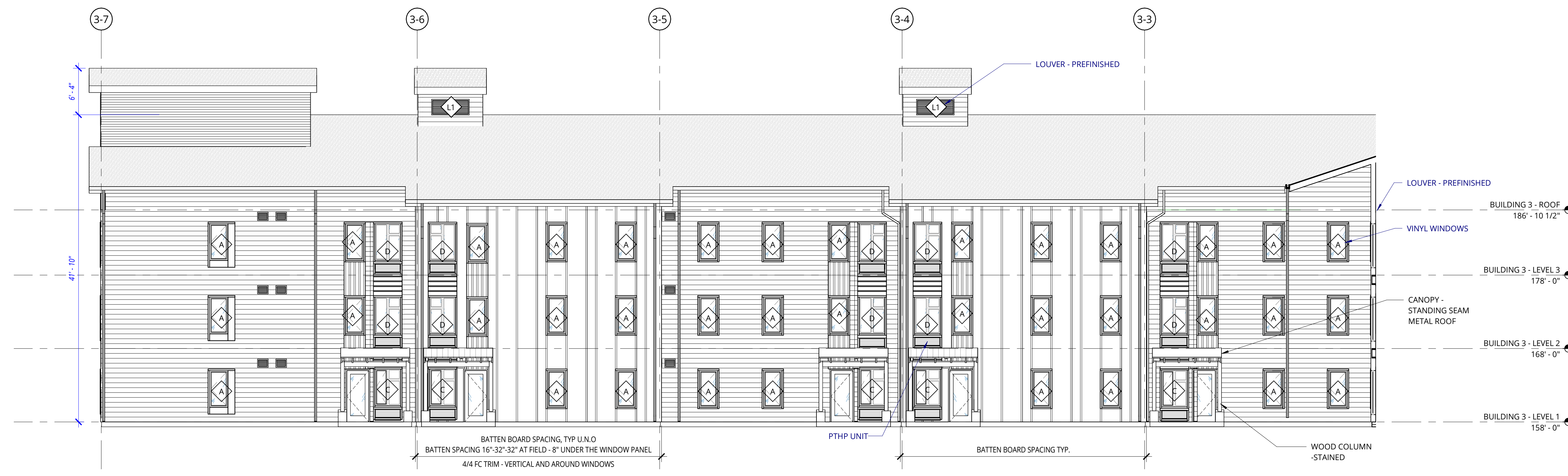


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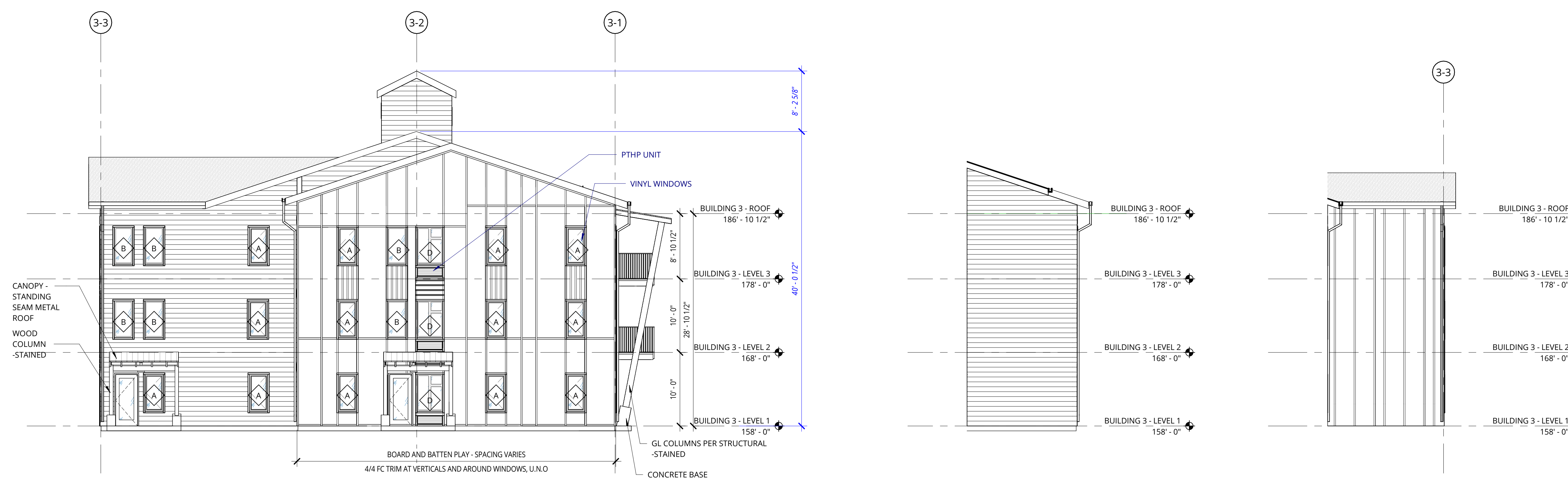
1505 5TH AVE, SUITE 300
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 206.576.1600

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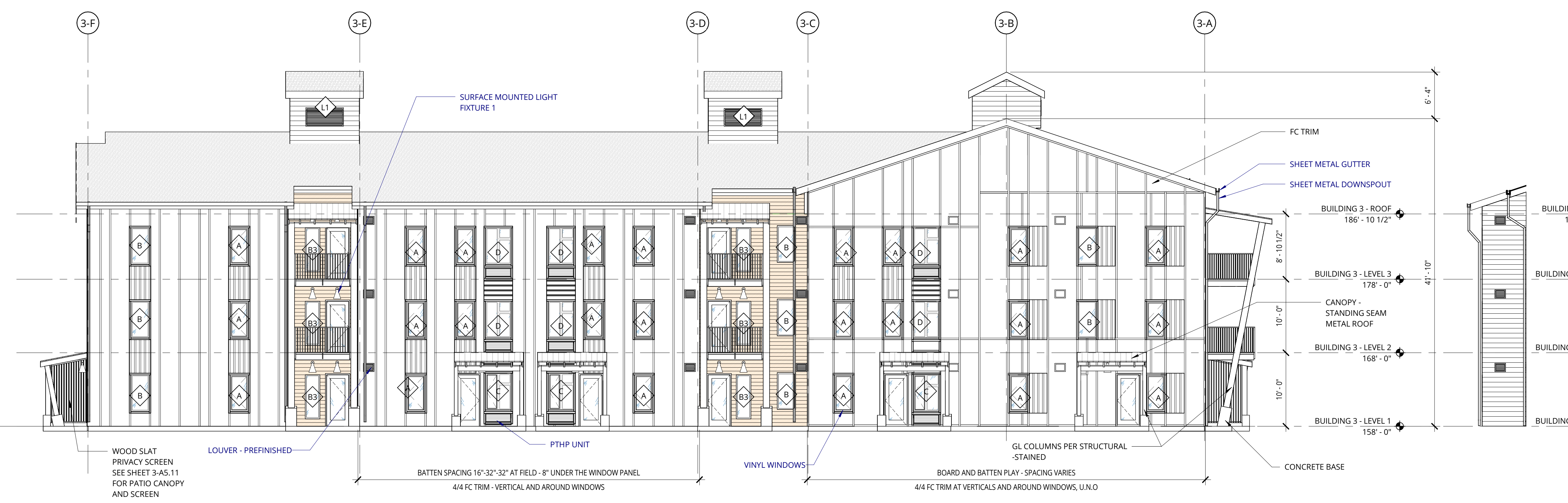
1 BUILDING 3 - EAST ELEVATION 1
1/8" = 1'-0"



2 BUILDING 3 - EAST ELEVATION 2
1/8" = 1'-0"

4 BUILDING 3 - EAST ELEVATION 3
1/8" = 1'-0"

5 BUILDING 3 - EAST ELEVATION 4
1/8" = 1'-0"



3 BUILDING 3 - NORTH ELEVATION
1/8" = 1'-0"

6 BUILDING 3 - NORTH ELEVATION 2
1/8" = 1'-0"

7 BUILDING 3 - NORTH ELEVATION 3
1/8" = 1'-0" | 3-A3.11

STRATUS VILLAGE - BUILDING 3

PROJECT ADDRESS

HOUSING AUTHORITY OF YAMHILL COUNTY

REVISION	DATE	REASON FOR ISSUE

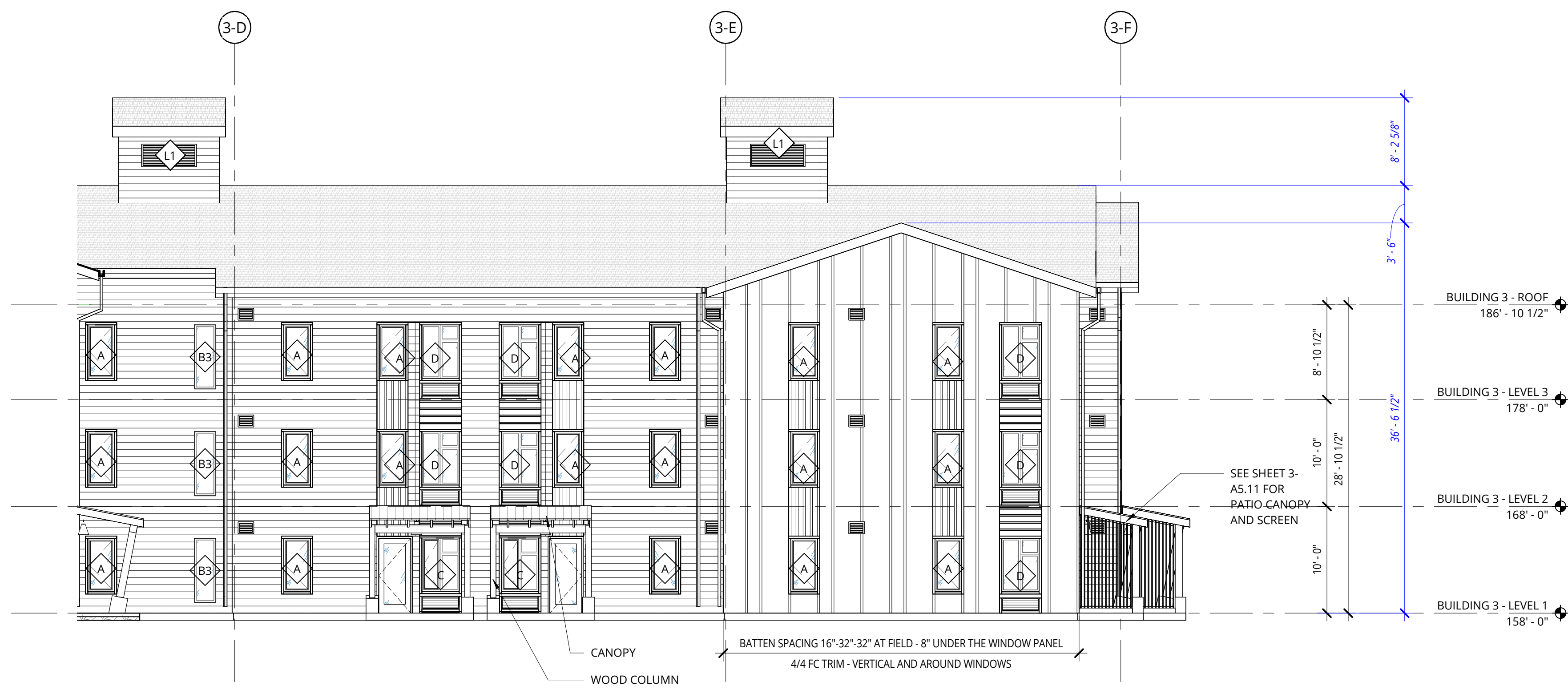
BUILDING 3 - BUILDING ELEVATIONS

DD MEP ONBOARDING SET

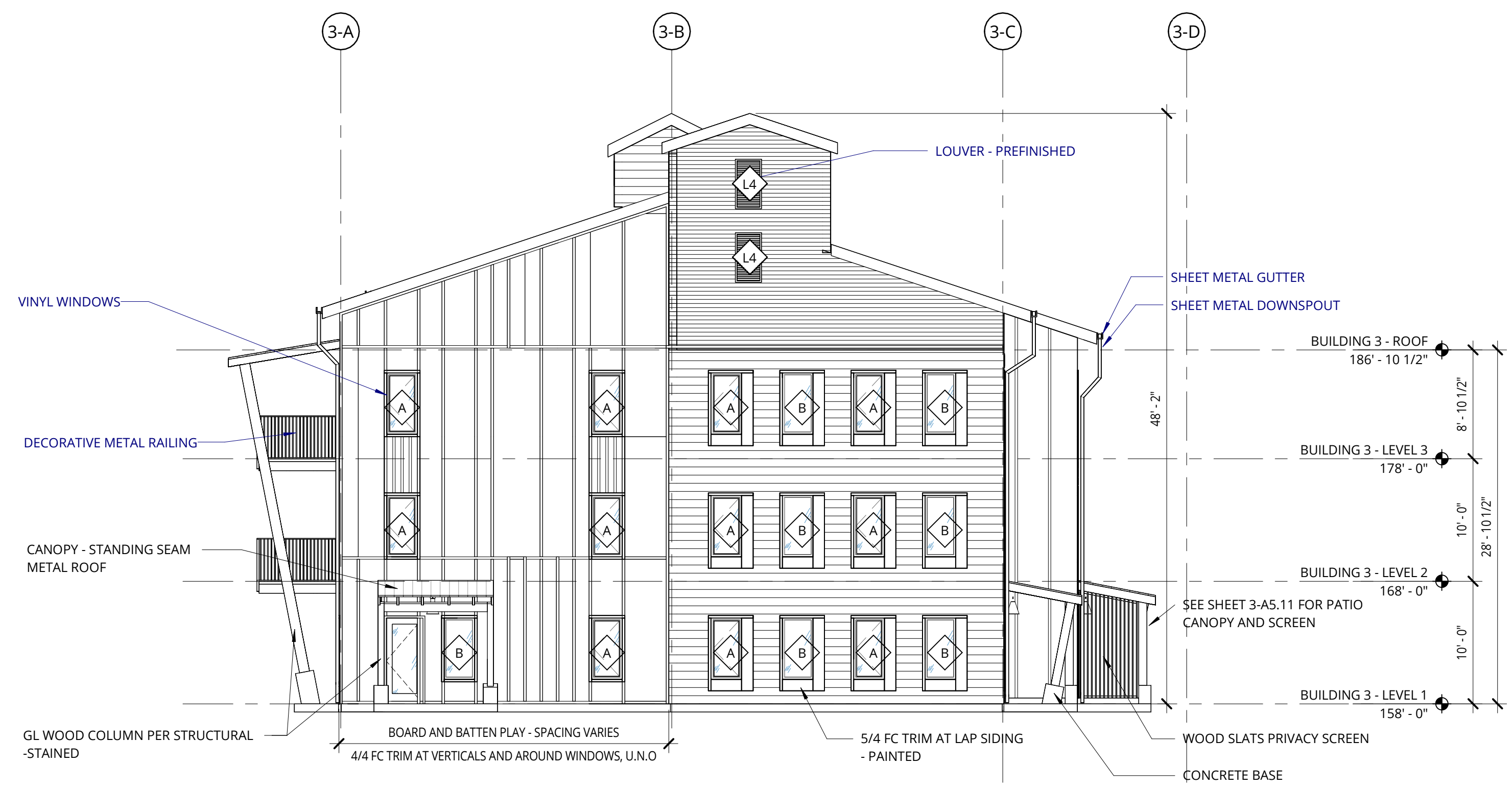
DATE 03.24.2023	PROJECT NUMBER 202780
SHEET NUMBER	

3-A3.11

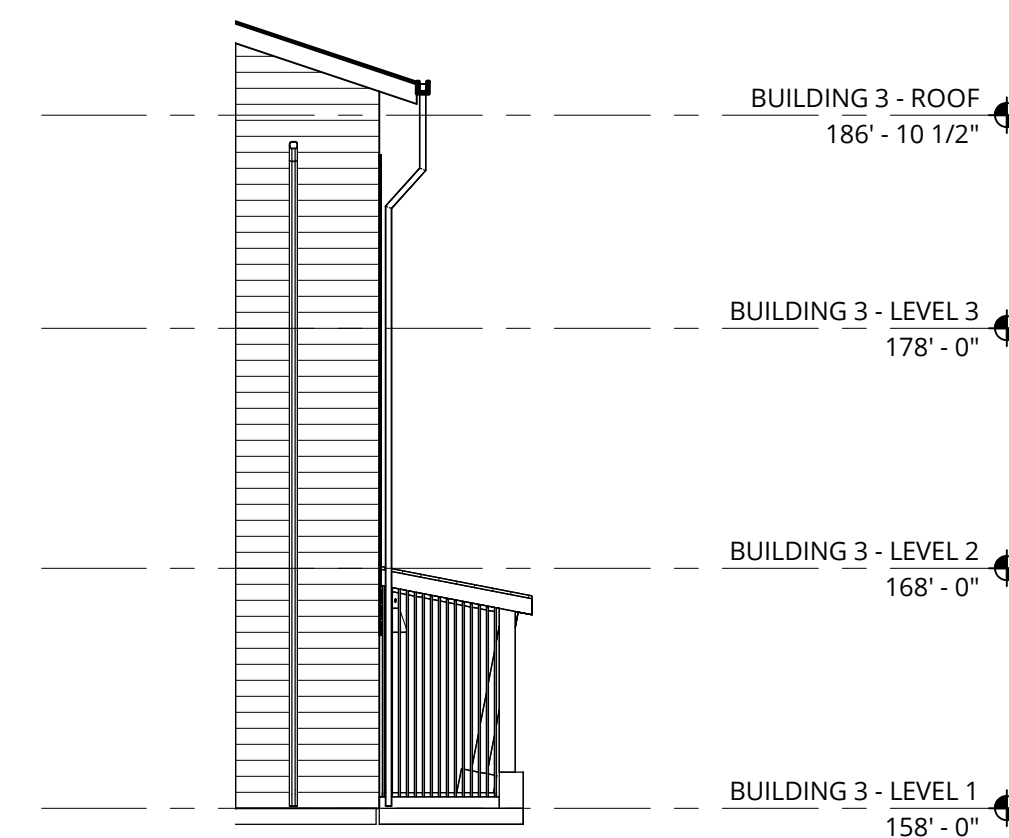
C:\Bent Projects\202780\2-2-Stratus Village\202780-2-2-Stratus Village-Bldgs 3 & 4.dwg



1 BUILDING 3 - SOUTH ELEVATION 2
1/8" = 1'-0"



2 BUILDING 3 - SOUTH ELEVATION 1
1/8" = 1'-0"



4 BUILDING 3 - SOUTH ELEVATION 3
1/8" = 1'-0"



3 BUILDING 3 - WEST ELEVATION
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS

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- ALL FENESTRATION (STOREFRONT AND WINDOW WALL) SHALL BE NFRC CERTIFIED. PROVIDE LABEL CERTIFICATES TO THE ON-SITE CITY INSPECTOR AT THE PROJECT SITE PRIOR TO INSTALLATION.
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MATERIAL LEGEND

- FIBER CEMENT - BOARD AND BATTEN
- FIBER CEMENT - PANEL
- FIBER CEMENT - LAP SIDING (4" AND 8" EXPOSURE)
- FIBER CEMENT - LAP SIDING (WOODTONE - 8" EXPOSURE)
- POLY-ASH SIDING - CHANNEL BEVEL 1 X 8
- GLAZING
- ROOF SHINGLES
- ROOF STANDING SEAM METAL

NOT FOR CONSTRUCTION



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STRATUS VILLAGE - BUILDING 3
PROJECT ADDRESS

HOUSING AUTHORITY OF YAMHILL COUNTY

REVISION	DATE	REASON FOR ISSUE

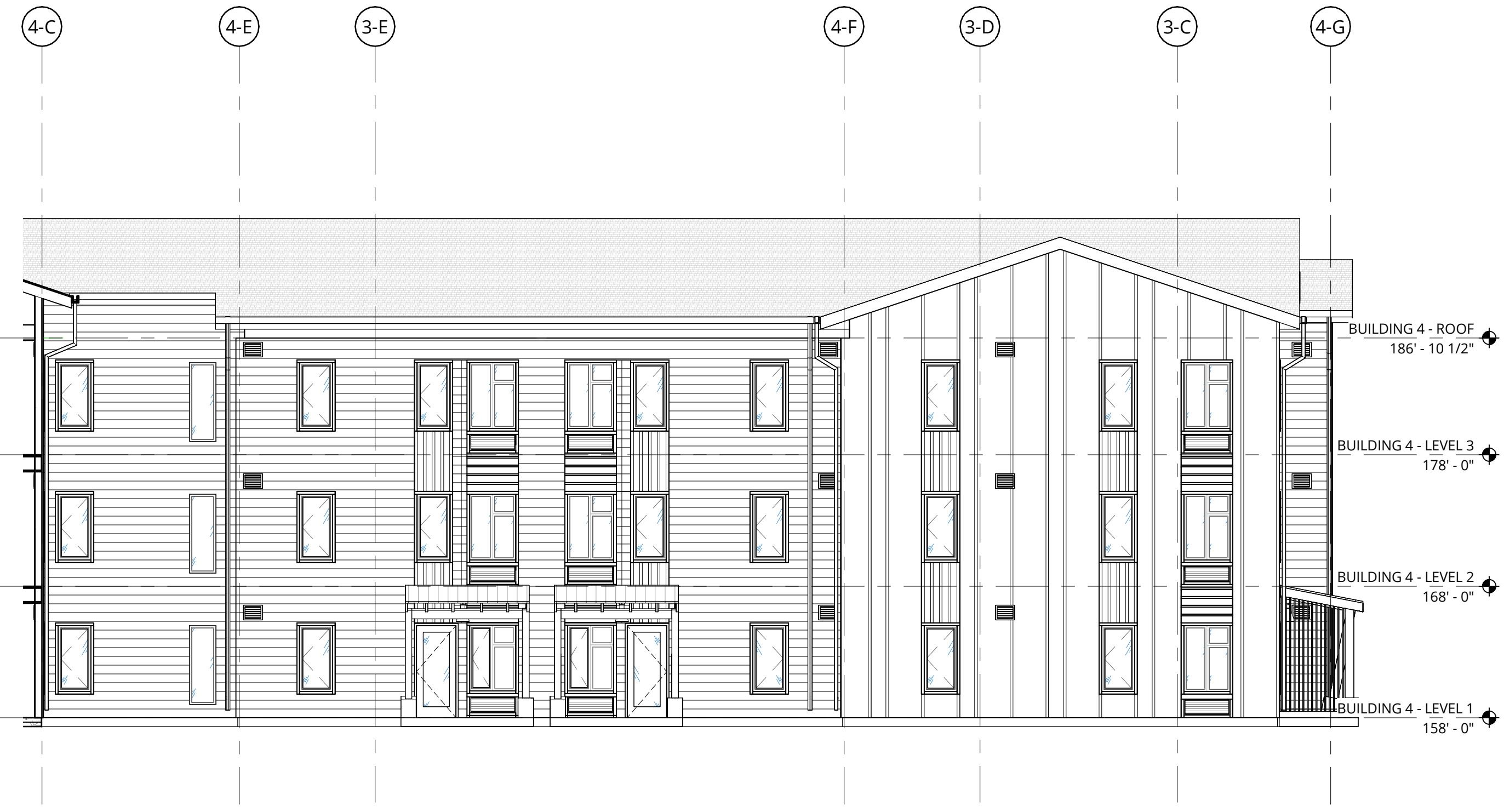
BUILDING 3 - BUILDING ELEVATIONS
DD MEP ONBOARDING SET

DATE: 03.24.2023 PROJECT NUMBER: 202780

SHEET NUMBER: **3-A3.12**



1 BUILDING 4 - NORTH ELEVATION 1
1/8" = 1'-0"



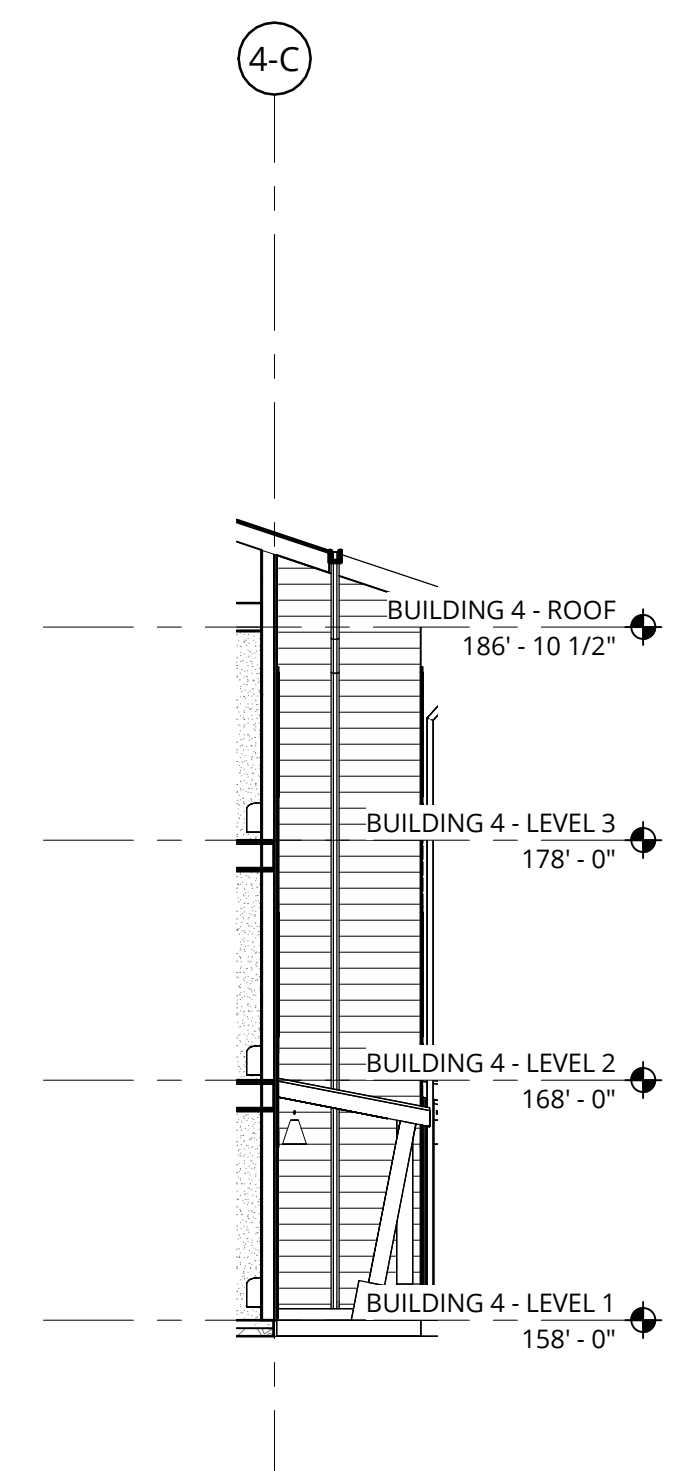
2 BUILDING 4 - NORTH ELEVATION 2
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS

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MATERIAL LEGEND

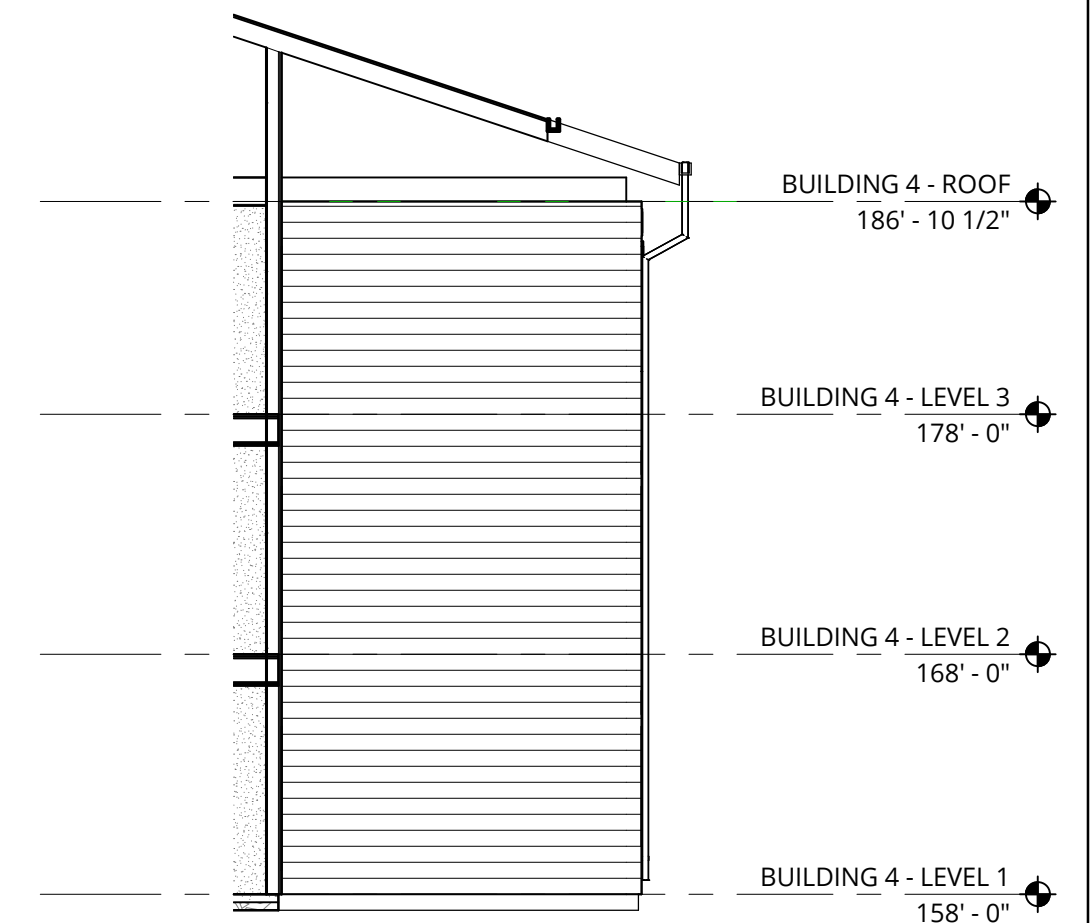
- FIBER CEMENT - BOARD AND BATTEN
- FIBER CEMENT - PANEL
- FIBER CEMENT - LAP SIDING (4" AND 8" EXPOSURE)
- FIBER CEMENT - LAP SIDING (WOODTONE - 8" EXPOSURE)
- POLY-ASH SIDING - CHANNEL BEVEL 1 X 8
- GLAZING
- ROOF SHINGLES
- ROOF STANDING SEAM METAL



3 BUILDING 4 - NORTH ELEVATION 3
1/8" = 1'-0"



4 BUILDING 4 - EAST ELEVATION 1
1/8" = 1'-0"



5 BUILDING 4 - EAST ELEVATION 2
1/8" = 1'-0"

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STRATUS VILLAGE - BUILDING 4
PROJECT ADDRESS

HOUSING AUTHORITY OF YAMHILL COUNTY

REVISION	DATE	REASON FOR ISSUE

BUILDING 4 - BUILDING ELEVATIONS
DD MEP ONBOARDING SET

DATE: 03.24.2023 PROJECT NUMBER: 202780

SHEET NUMBER: 4-A3.11



GENERAL NOTES - EXTERIOR ELEVATIONS

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3. SEE SHEET A12.21 FOR WINDOW AND LOUVER INFORMATION.
4. ALL FENESTRATION (STOREFRONT AND WINDOW WALL) SHALL BE NFRC CERTIFIED. PROVIDE LABEL CERTIFICATES TO THE ON-SITE CITY INSPECTOR AT THE PROJECT SITE PRIOR TO INSTALLATION.
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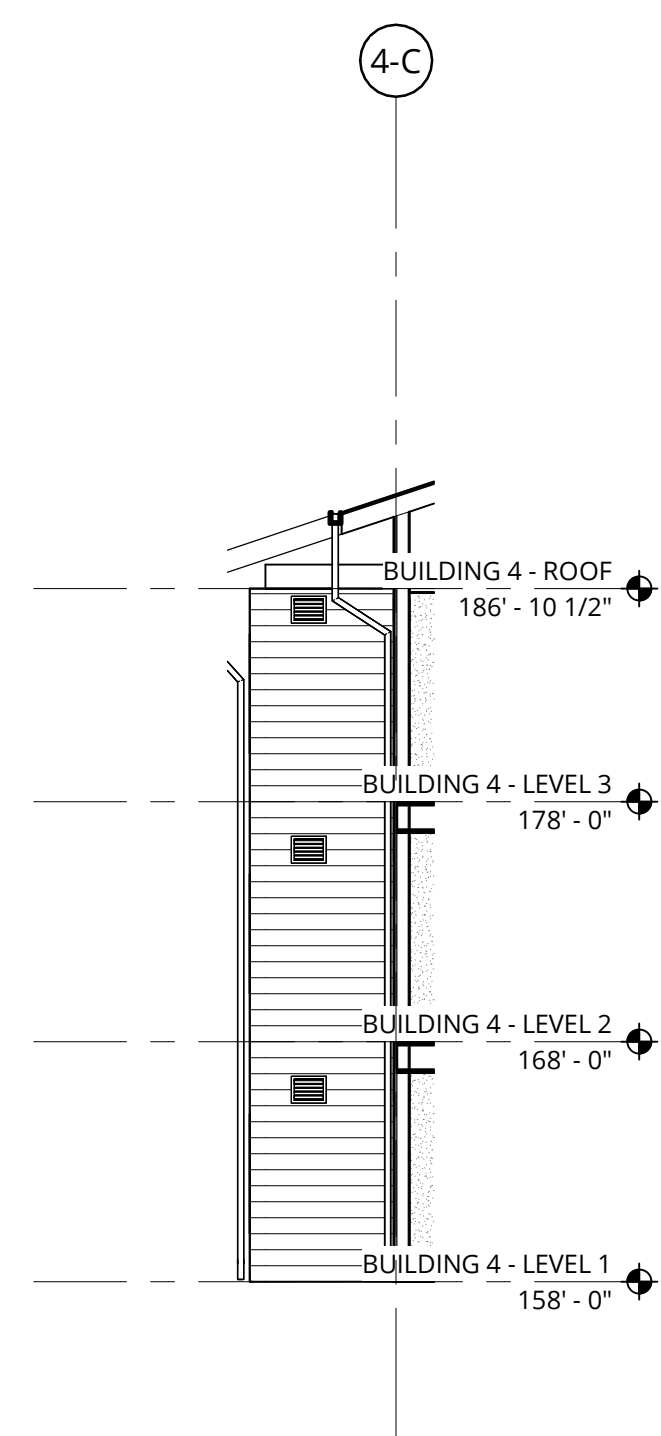
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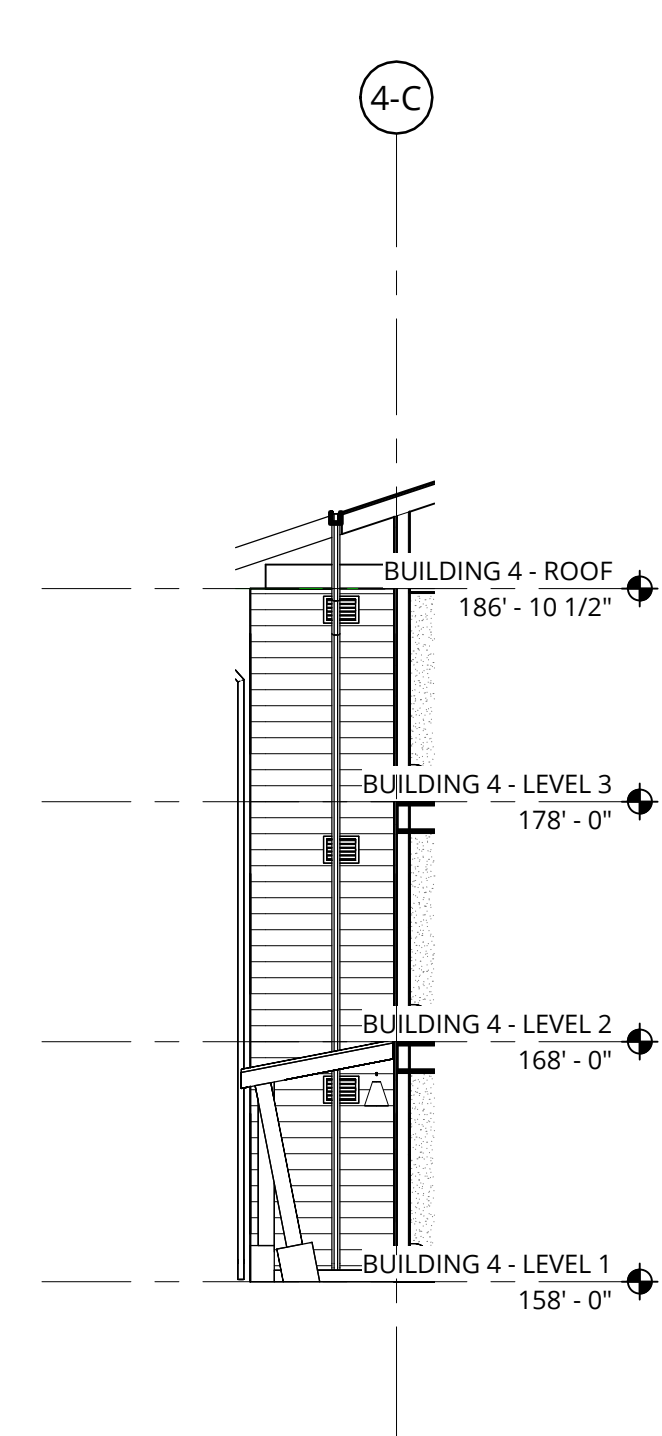
1 BUILDING 4 - SOUTH ELEVATION

1/8" = 1'-0"



2 BUILDING 4 - SOUTH ELEVATION 2

1/8" = 1'-0"



3 BUILDING 4 - SOUTH ELEVATION 3

1/8" = 1'-0"



4 BUILDING 4 - WEST ELEVATION 2

1/8" = 1'-0"



5 BUILDING 4 - WEST ELEVATION 1

1/8" = 1'-0"

STRATUS VILLAGE - BUILDING 4
PROJECT ADDRESS

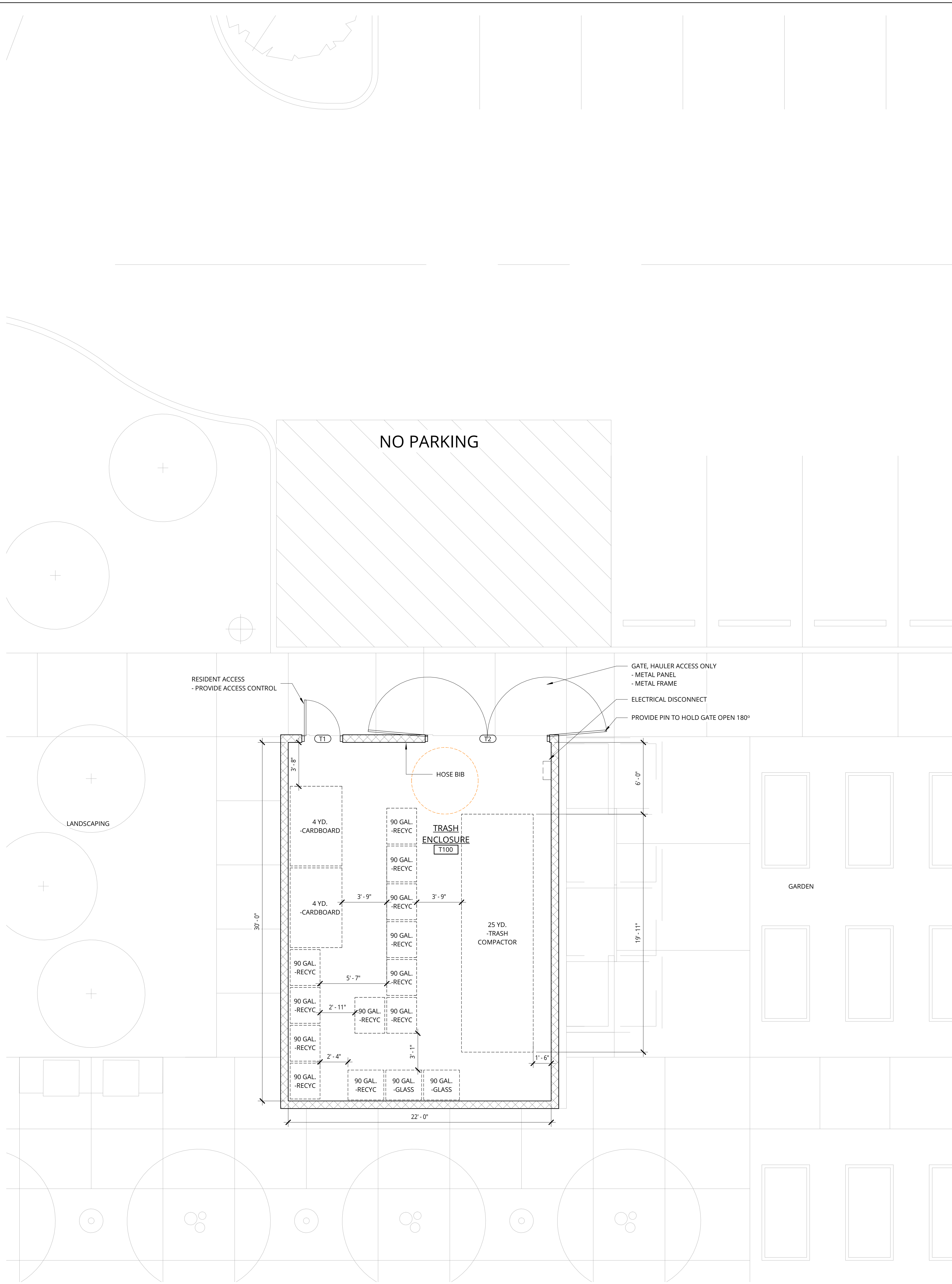
HOUSING AUTHORITY OF YAMHILL COUNTY

REVISION	DATE	REASON FOR ISSUE

BUILDING 4 - BUILDING ELEVATIONS
 DD MEP ONBOARDING SET

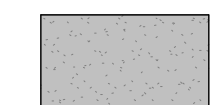

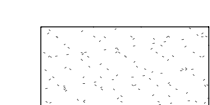


DATE: 03.24.2023 PROJECT NUMBER: 202780

SHEET NUMBER: 4-A3.12



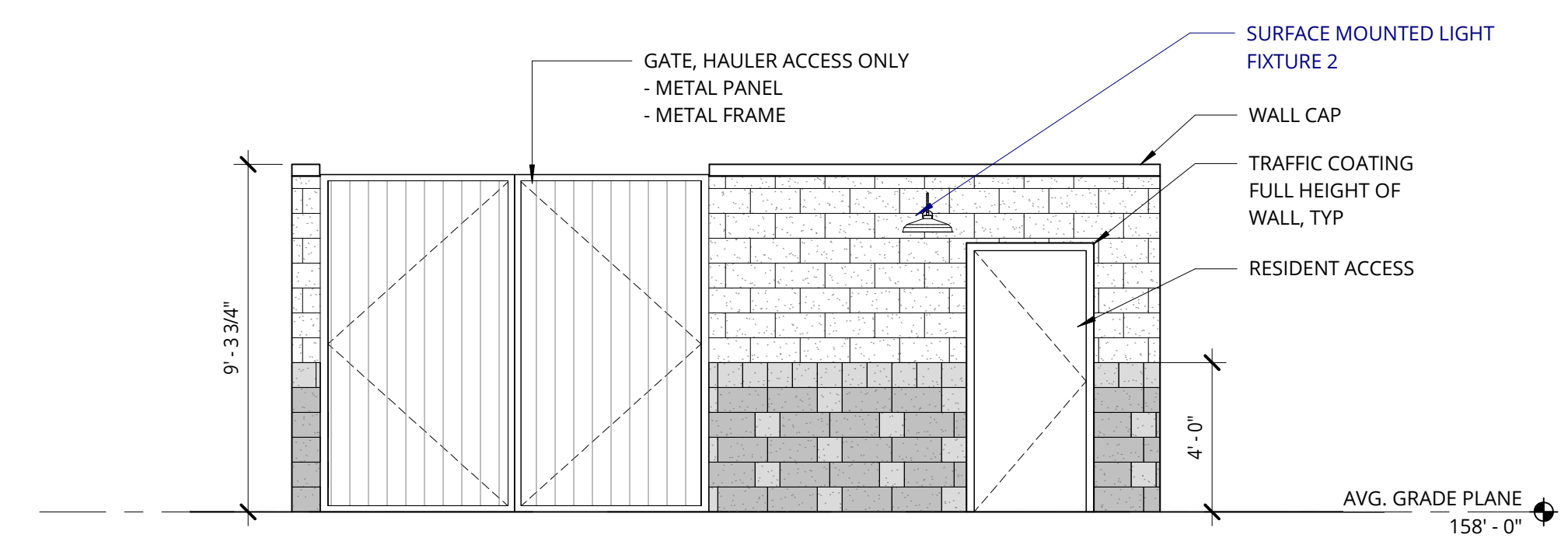
1 TRASH ENCLOSURE
1/4" = 1'-0"

MATERIAL LEGEND - TRASH ENCLOSURE

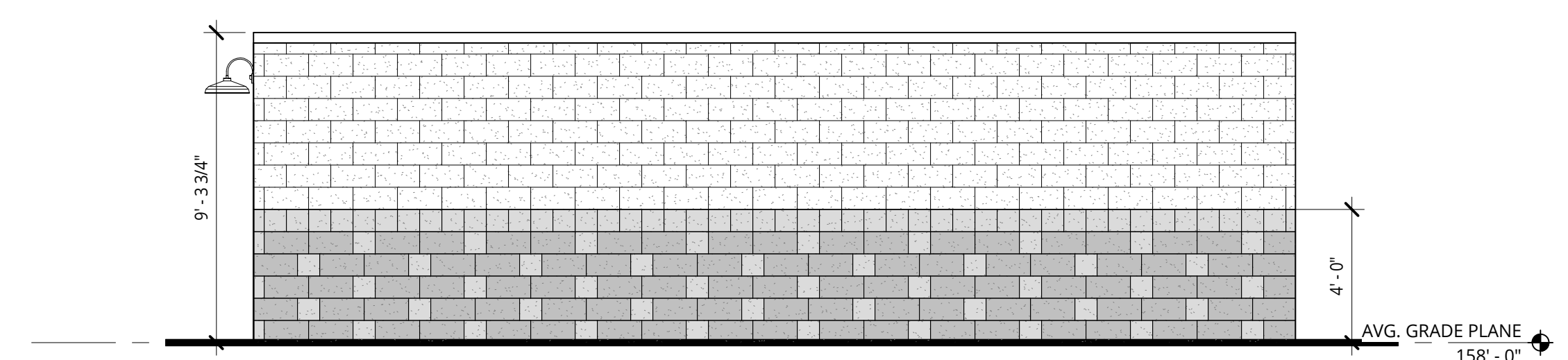
-  GROUND-FACE CMU - COLOR 1
-  GROUND-FACE CMU - COLOR 2
-  GROUND-FACE CMU - COLOR 3
-  CONCRETE WALL CAP
-  METAL PANEL

GENERAL NOTES - ENLARGED PLANS

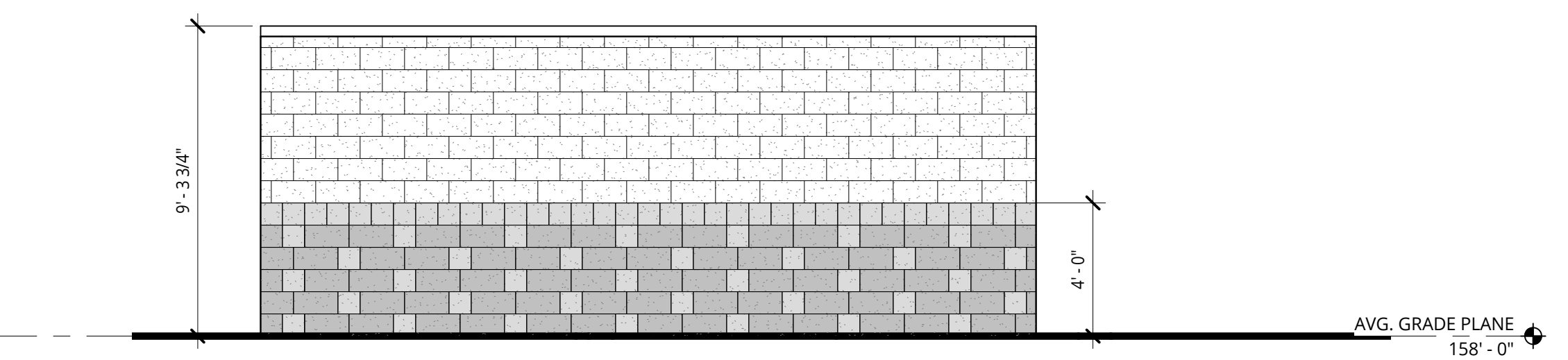
1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. SEE SLAB PLANS FOR CONCRETE AND MASONRY WALL LOCATIONS. COORDINATE WITH STRUCTURAL DRAWINGS.
3. SEE SHEETS A0.11, AND A0.21 FOR WALL ASSEMBLY INFORMATION.
4. SEE SHEETS BEGINNING ON A5.01 FOR TYPICAL ACCESSIBILITY CLEARANCES.
5. PRIOR TO FRAMING VERIFY THAT FINAL APPLIANCE AND PLUMBING FIXTURE SIZES/CLEARANCES MATCH THOSE USED AS BASIS OF DESIGN SHOWN ON DRAWING A5.01.
6. DWELLING UNITS ARE 'TYPE B' UNLESS NOTED OTHERWISE. PROVIDE REINFORCEMENT IN WALLS FOR FUTURE GRAB BAR INSTALLATION AT ALL WATER CLOSETS AND BATHTUB/SHOWERS IN ALL RESIDENTIAL UNITS. SEE SHEETS A5.03.
7. PROVIDE REINFORCEMENT IN WALLS FOR FUTURE GRAB BAR INSTALLATION AT ALL WATER CLOSETS AND BATHTUB/SHOWERS IN ALL RESIDENTIAL UNITS ON LEVELS 2 AND 3.
8. TYPE A UNIT CLOSETS:
9. A. BEDROOM CLOSETS: PROVIDE ONE ROD AND SHELF FULL WIDTH, MOUNTED AT 36" AFF. PROVIDE ONE ADDITIONAL ROD AND SHELF FOR ONE-THIRD OF THE CLOSET WIDTH, MOUNTED AT 72" AFF.
10. B. ENTRY AREA CLOSETS: PROVIDE ONE ROD AND SHELF MOUNTED AT 72" AFF FOR ONE HALF OF THE CLOSET WIDTH AND ONE AT 36" AFF FOR THE REMAINING HALF.
11. TYPE B UNIT CLOSETS:
12. A. BEDROOM CLOSETS: PROVIDE ONE ROD AND SHELF FULL WIDTH, MOUNTED AT 72" AFF. PROVIDE ONE ADDITIONAL ROD AND SHELF, FOR ONE THIRD OF THE CLOSET WIDTH, MOUNTED AT 36" AFF.
13. B. ENTRY AREA CLOSETS: PROVIDE ONE ROD AND SHELF MOUNTED AT 72" AFF FULL WIDTH.
14. ALIGN CENTER OF CLOSET DOORS WITH THE CENTER OF CLOSET IN WHICH THEY OCCUR, UNLESS NOTED OTHERWISE.
15. ALL REAR CHAIN RESIDENTIAL CLOSETS ARE 24" DEEP INSIDE CLEAR (FACE OF WALL TO FACE OF WALL) UNLESS NOTED OTHERWISE.
16. WING WALLS ADJACENT TO CASEWORK ARE 2'-2" LONG, UNLESS NOTED OTHERWISE.
17. WING WALLS OR FURRING WALLS ADJACENT TO BATHTUBS OR SHOWERS EXTEND A MAXIMUM OF 1'-1/2" BEYOND FACE OF SKIRT OR CURB, UNLESS NOTED OTHERWISE SUCH THAT TOTAL OVERLAP INTO ACCESSIBILITY CLEARANCE (INCLUDING BASE) IS 2' OR LESS.
18. CONFORM TO MOUNTING HEIGHT REQUIREMENTS SHOWN ON 19/A5.01.
19. PROVIDE CANE DETECTION IN ACCORDANCE WITH DETAIL X/A.XX BELOW OBJECTS WHICH PROJECT BEYOND THE LIMITS SHOWN IN DETAIL 3/A5.01.
20. SEE KITCHEN ELEVATIONS ON SHEETS A5.05 FOR ACCESSIBLE OUTLET AND SWITCH..
21. 5% OF UNITS TO COMPLY WITH MOBILITY FEATURES 2% OF UNITS TO COMPLY WITH COMMUNICATION FEATURES. SEE SHEETS X-G3.21 FOR UNIT ACCESSIBILITY SCHEDULE.
22. CONNECT ONE OF THE OUTLETS NEAR THE HEADWALL IN BEDROOM TO THE LIGHT SWITCH WALL TYPES 06 | 4 U.N.O.
- 23.



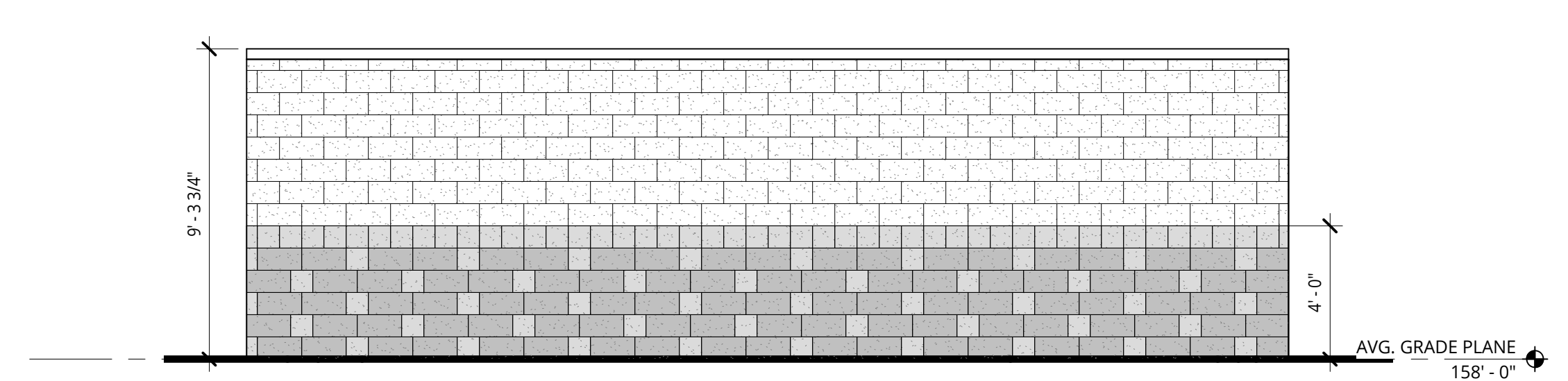
2 TRASH ENCLOSURE - EAST ELEVATION
1/4" = 1'-0"



3 TRASH ENCLOSURE - NORTH ELEVATION
1/4" = 1'-0"



4 TRASH ENCLOSURE - WEST ELEVATION
1/4" = 1'-0"



5 TRASH ENCLOSURE - SOUTH ELEVATION
1/4" = 1'-0"

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STRATUS VILLAGE
PROJECT ADDRESS

HOUSING AUTHORITY OF YAMHILL COUNTY

REVISION	DATE	REASON FOR ISSUE

ENLARGED PLANS - TRASH ENCLOSURE

DD MEP ONBOARDING SET

DATE: 03.24.2023 PROJECT NUMBER: 202780

SHEET NUMBER: 4-A5.11

4/17/2023 4:31:18 PM

GENERAL NOTES - EXTERIOR ELEVATIONS

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MATERIAL LEGEND

- FC PANEL & BATTEN 8" OC SPACING - STAINED
- FIBER CEMENT - PANEL
- ALT METAL PANEL
- FIBER CEMENT - PANEL
- FC TRIM, VARYING SIZES
- GLAZING
- STANDING SEAM METAL ROOF

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HOUSING AUTHORITY OF YAMHILL COUNTY

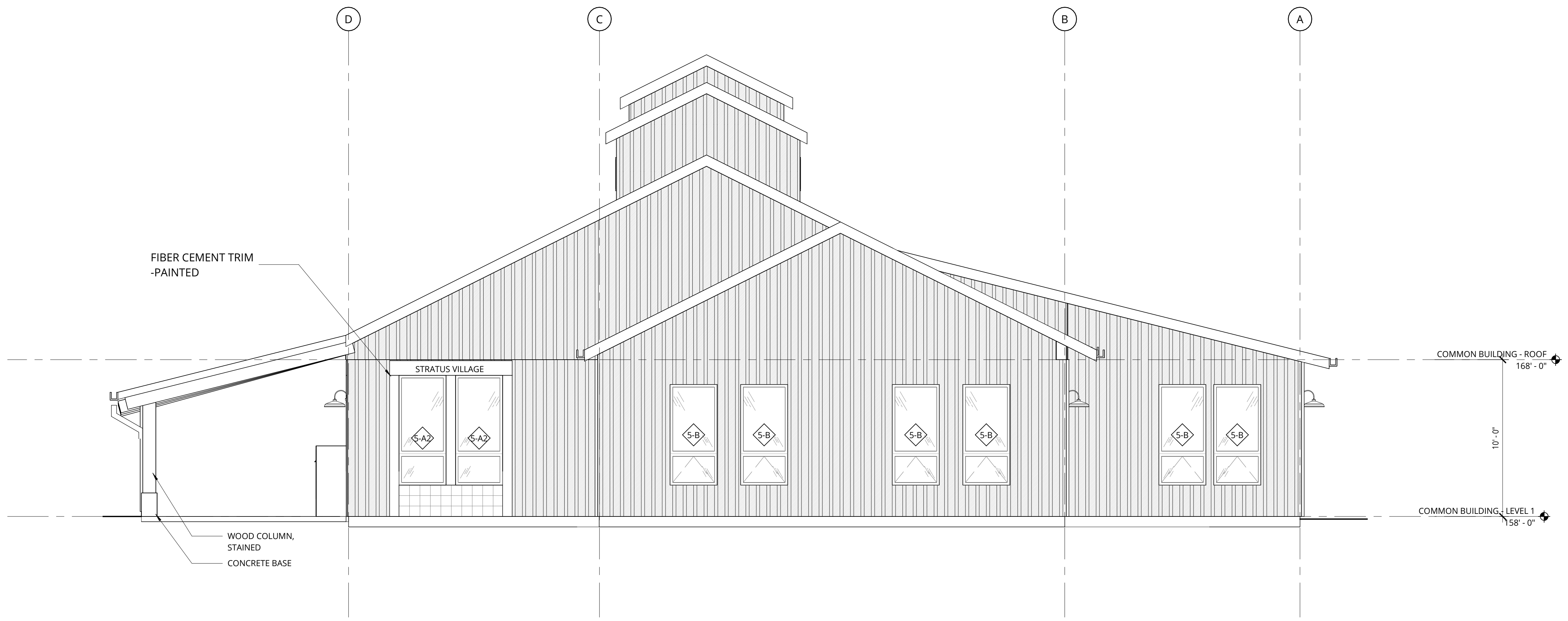
REVISION	DATE	REASON FOR ISSUE

COMMON BUILDING - BUILDING ELEVATIONS

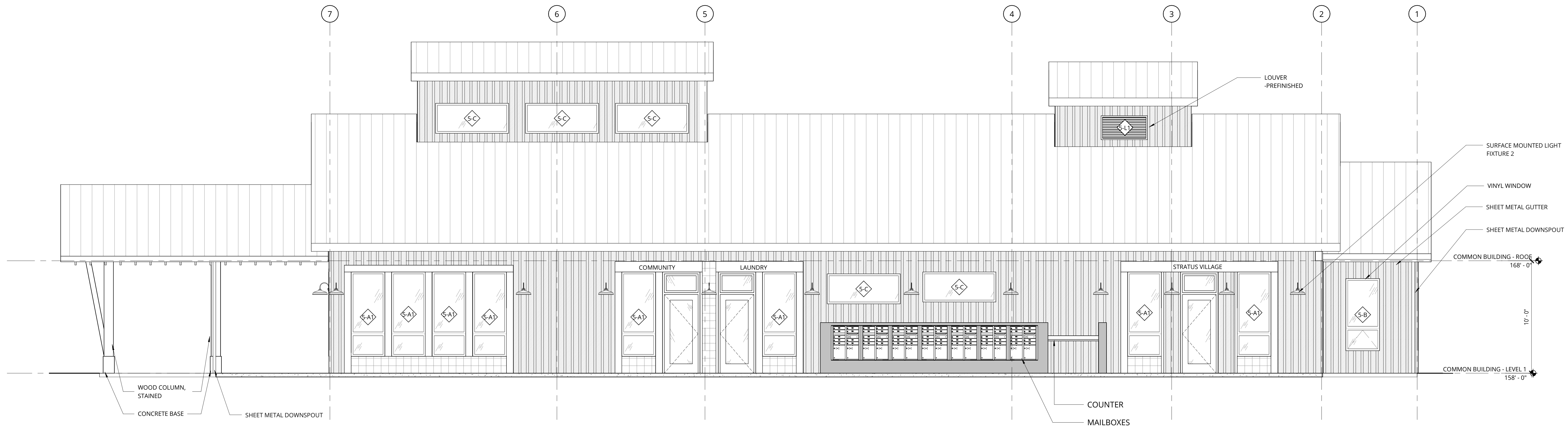
DD MEP ONBOARDING SET

DATE: 03.24.2023 PROJECT NUMBER: 202780

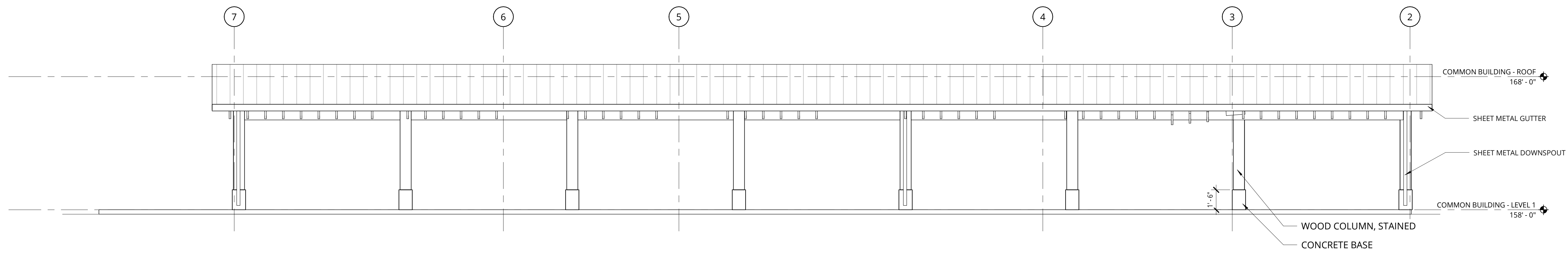
SHEET NUMBER: **5-A3.11**



1 COMMON BUILDING NORTH ELEVATION
1/4" = 1'-0"



2 COMMON BUILDING EAST ELEVATION
1/4" = 1'-0"



3 COMMON BUILDING PORCH
1/4" = 1'-0"

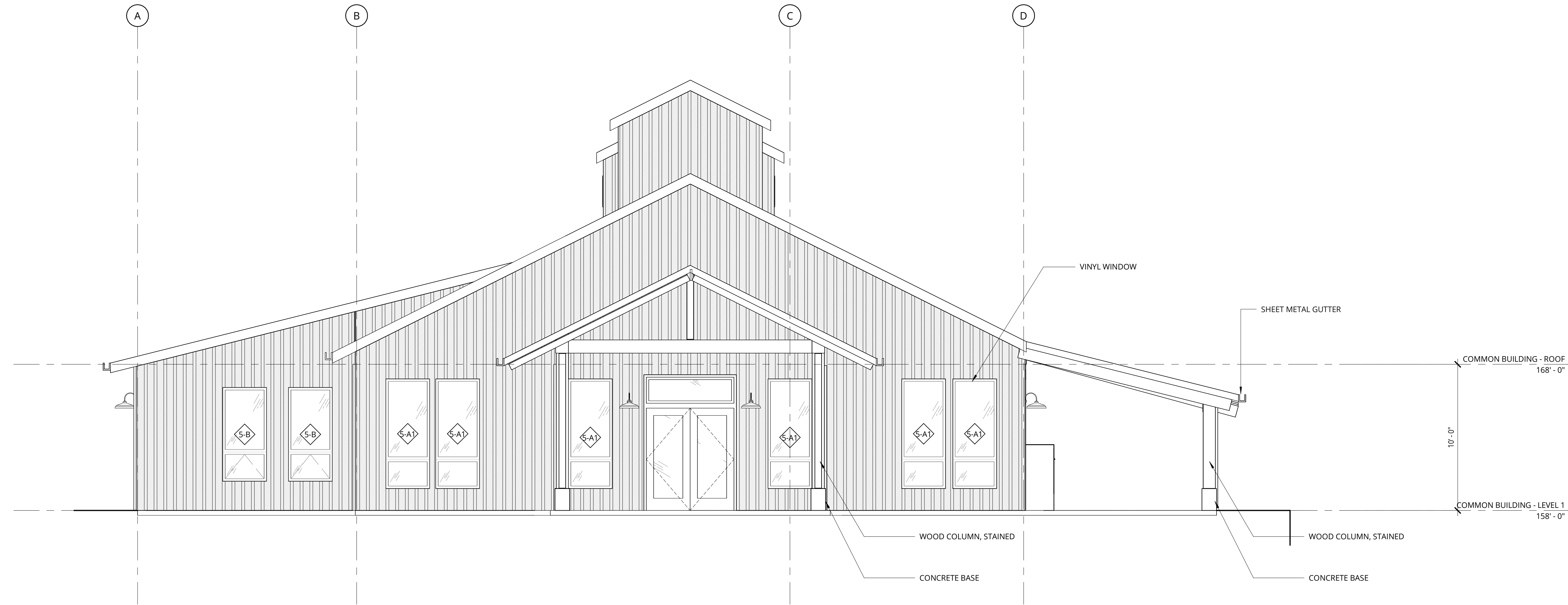
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GENERAL NOTES - EXTERIOR ELEVATIONS

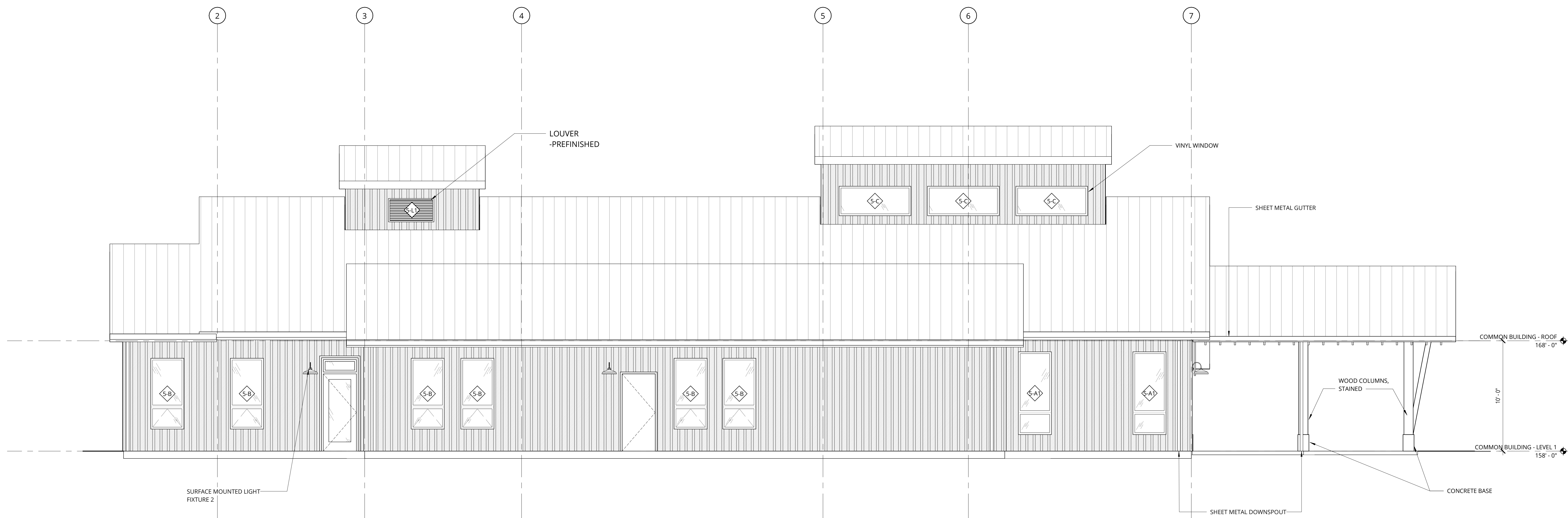
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MATERIAL LEGEND

-
-
-
-
-
-
-



1 COMMON BUILDING SOUTH ELEVATION
1/4" = 1'-0"



2 COMMON BUILDING WEST ELEVATION
1/4" = 1'-0"

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HOUSING AUTHORITY OF YAMHILL COUNTY

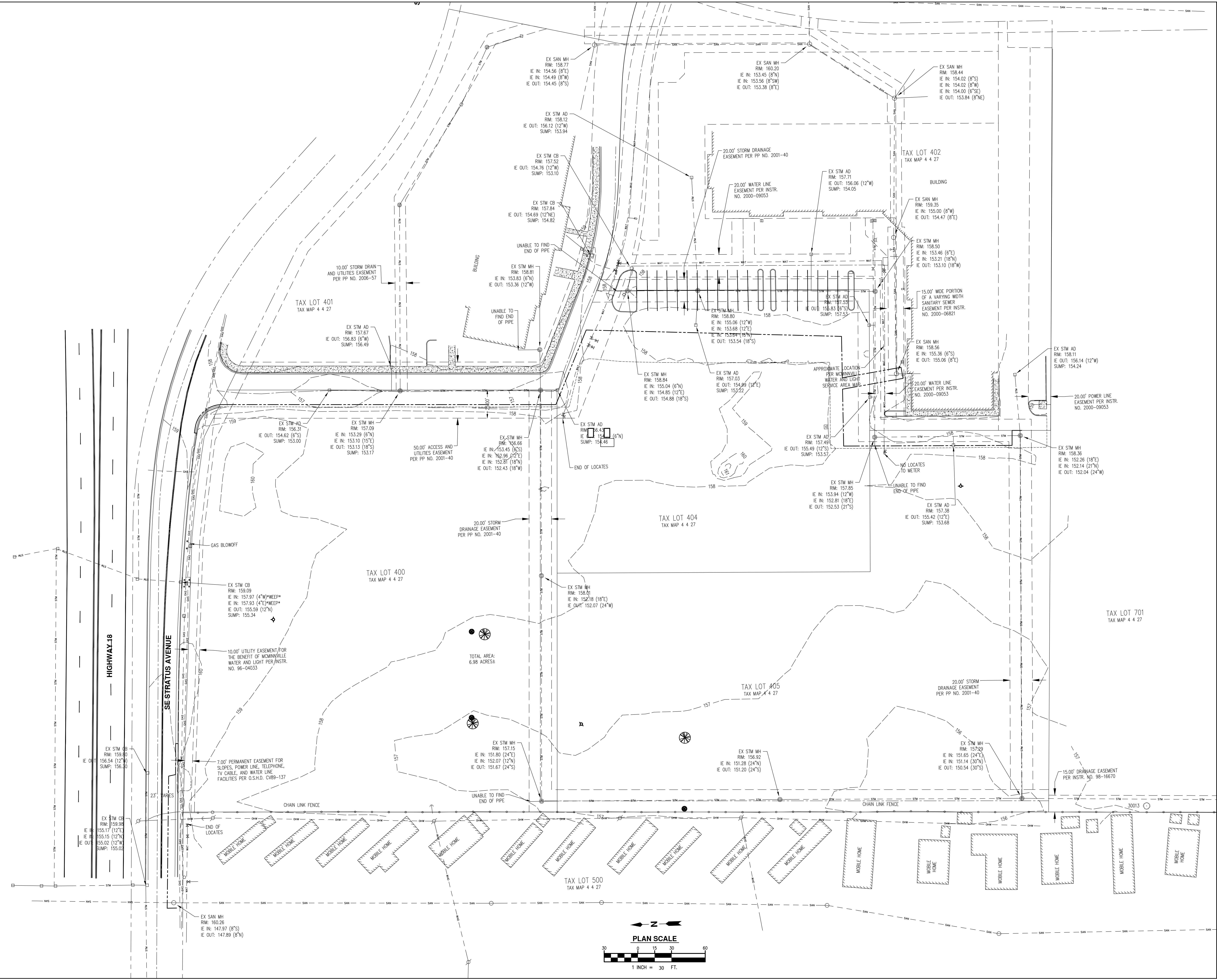
REVISION	DATE	REASON FOR ISSUE

COMMON BUILDING - BUILDING ELEVATIONS
DD MEP ONBOARDING SET

DATE 03.24.2023 PROJECT NUMBER 202780

SHEET NUMBER 5-A3.12

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EXPIRATION DATE: 06/30/24



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STRATUS VILLAGE - SITE & UNITS
PROJECT ADDRESS
HOUSING AUTHORITY OF YAMHILL COUNTY

REVISION	DATE	REASON FOR ISSUE

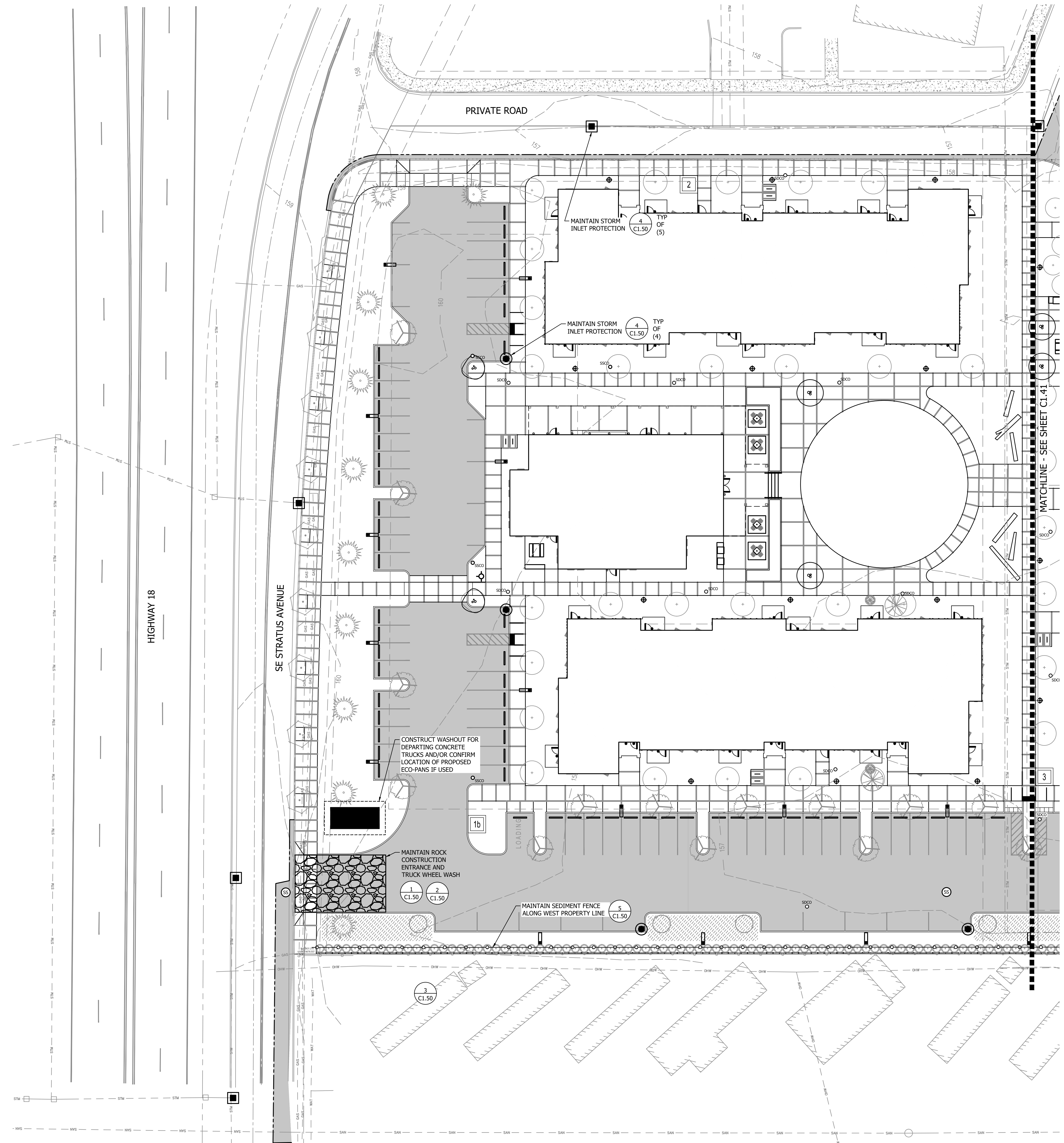


EXISTING CONDITIONS PLAN

100% DESIGN DEVELOPMENT

DATE: 01/30/2023 PROJECT NUMBER: 202780
SHEET NUMBER

C0.02



SHEET NOTES

- REFER TO SHEET CL.50 FOR EROSION CONTROL NOTES AND DETAILS.
- REFER TO LANDSCAPE PLANS FOR TREE PROTECTION AND PERMANENT GROUND STABILIZATION INFORMATION.

THESE EROSION AND SEDIMENT CONTROL PLANS ASSUME "DRY WEATHER" CONSTRUCTION. "WET WEATHER" CONSTRUCTION MEASURES NEED TO BE APPLIED BETWEEN OCTOBER 1ST AND MAY 31ST.

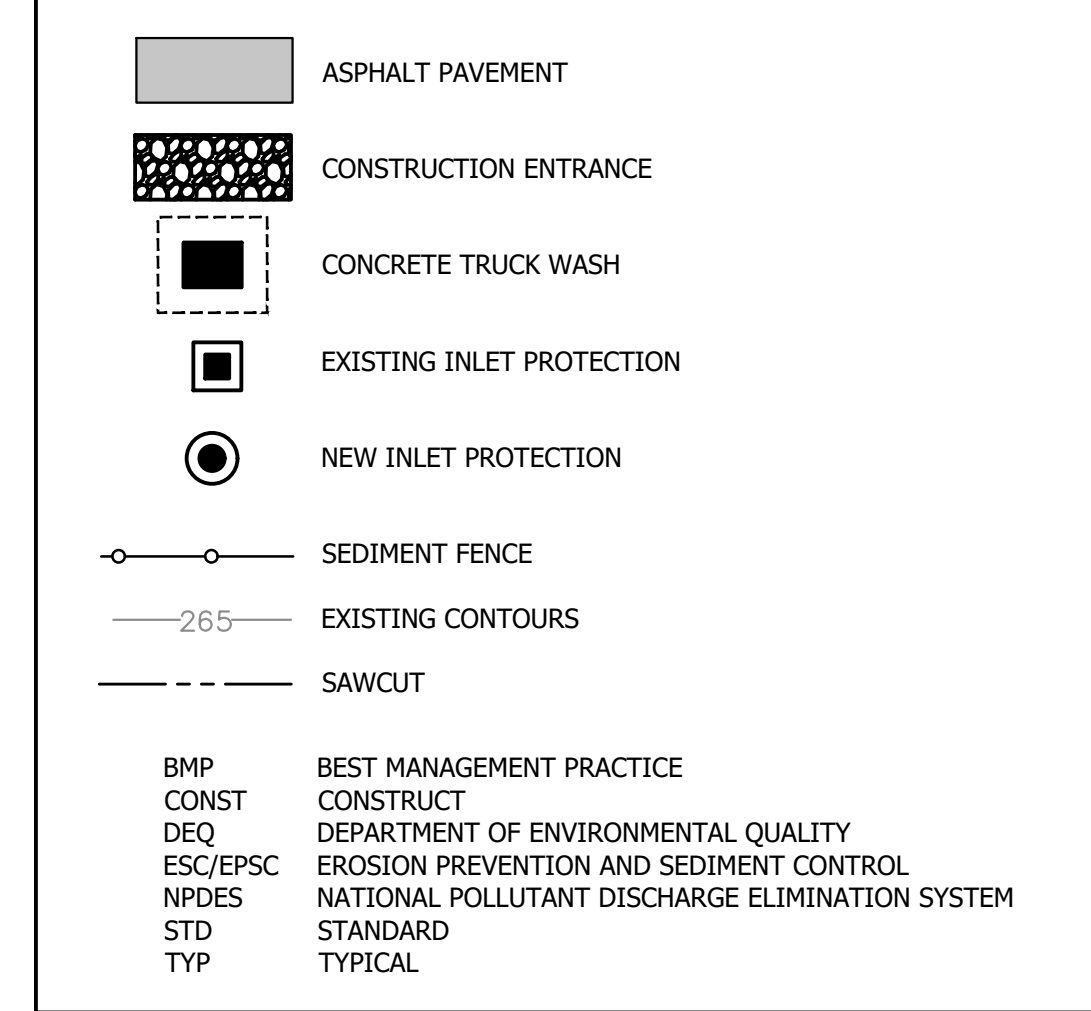
BUILDING CONSTRUCTION & SITE PAVING EROSION AND SEDIMENT CONSTRUCTION NOTES:

- SEED USED FOR TEMPORARY OR PERMANENT SEEDING SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED:
 - VEGETATED CORRIDOR AREAS REQUIRE NATIVE SEED MIXES. SEE RESTORATION PLAN FOR APPROPRIATE SEED MIX.
 - DWARF GRASS MIX (MIN. 100 LB./AC.)
 - DWARF PERENNIAL RYEGRASS (80% BY WEIGHT)
 - CREeping RED FESCUE (20% BY WEIGHT)
 - STANDARD HEIGHT GRASS MIX (MIN. 100LB./AC.)
 - ANNUAL RYEGRASS (40% BY WEIGHT)
 - TURF-TYPE FESCUE (60% BY WEIGHT)
- STOCKPILED SOIL OR STRIPPINGS SHALL BE PLACED IN A STABLE LOCATION AND CONFIGURATION. STOCKPILES SHALL BE COVERED WITH PLASTIC SHEETING OR STRAW MULCH. SEDIMENT FENCE IS REQUIRED AROUND THE PERIMETER OF THE STOCKPILE.
- EXPOSED CUT OR FILL AREAS SHALL BE STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS OR MATS, MID-SLOPE SEDIMENT FENCES OR WATTLES, OR OTHER APPROPRIATE MEASURES. SLOPES MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES.
- AREAS SUBJECT TO WIND EROSION SHALL USE APPROPRIATE DUST CONTROL MEASURES INCLUDING THE APPLICATION OF A FINE SPRAY OF WATER, PLASTIC SHEETING, STRAW MULCHING, OR OTHER APPROVED MEASURES.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, TIRE WASHES, STREET SWEEPING, AND VACUUMING MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- ACTIVE INLETS TO STORM WATER SYSTEMS SHALL BE PROTECTED THROUGH THE USE OF APPROVED INLET PROTECTION MEASURES. ALL INLET PROTECTION MEASURES ARE TO BE REGULARLY INSPECTED AND MAINTAINED AS NEEDED.
- SATURATED MATERIALS THAT ARE HAULED OFF-SITE MUST BE TRANSPORTED IN WATER-TIGHT TRUCKS TO ELIMINATE SPILLAGE OF SEDIMENT AND SEDIMENT-LADEN WATER.
- AN AREA SHALL BE PROVIDED FOR THE WASHING OUT OF CONCRETE TRUCKS IN A LOCATION THAT DOES NOT PROVIDE RUN-OFF THAT CAN ENTER THE STORM WATER SYSTEM. IF THE CONCRETE WASH-OUT AREA CAN NOT BE CONSTRUCTED GREATER THAN 50' FROM ANY DISCHARGE POINT, SECONDARY MEASURES SUCH AS BERMS OR TEMPORARY SETTLING PITS MAY BE REQUIRED. THE WASH-OUT SHALL BE LOCATED WITHIN SIX FEET OF TRUCK ACCESS AND BE CLEANED WHEN IT REACHES 50% OF THE CAPACITY.
- SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE SHALL NOT BE TRANSFERRED TO THE STORM WATER SYSTEM. SWEEPINGS SHALL BE PICKED UP AND DISPOSED IN THE TRASH.
- AVOID PAVING IN WET WEATHER WHEN PAVING CHEMICALS CAN RUN-OFF INTO THE STORM WATER SYSTEM.
- USE BMPs SUCH AS CHECK-DAMS, BERMS, AND INLET PROTECTION TO PREVENT RUN-OFF FROM REACHING DISCHARGE POINTS.
- COVER CATCH BASINS, MANHOLES, AND OTHER DISCHARGE POINTS WHEN APPLYING SEAL COAT, TACK COAT, ETC. TO PREVENT INTRODUCING THESE MATERIALS TO THE STORM WATER SYSTEM.

WET WEATHER EROSION CONTROL NOTE:

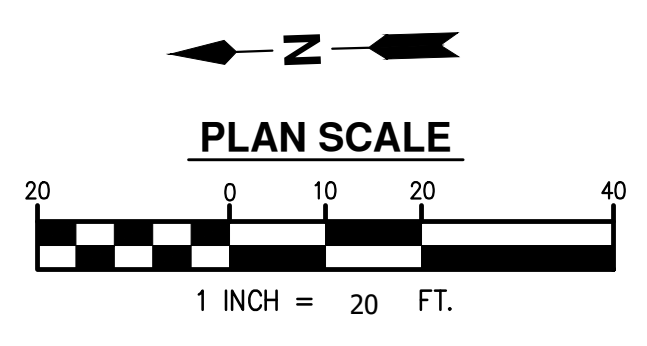
ON SEPTEMBER 1ST OF EACH YEAR, IF THERE ARE EXPOSED SOILS, DISTURBED AREAS, OR GROUND-COVER VEGETATION NOT FULLY ESTABLISHED SUFFICIENT TO PREVENT EROSION, A SPECIFIC EROSION CONTROL PLAN SHALL BE PREPARED BASED ON THE EXISTING AND EXPECTED SITE CONDITIONS USING THE WET WEATHER EROSION PREVENTION MEASURES (SEE EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL CHAPTER 4 FOR REQUIREMENTS). FOR SURFACE WATER FACILITIES, FIBER MATTING SHALL BE INSTALLED IN ALL AREAS EXPOSED TO WATER FLOW OR INUNDATION; FREE-FLOATING MULCH SHALL NOT BE USED IN AREAS SUBJECT TO INUNDATION. FIBER MATTING SHALL EITHER BE SEEDED (PER THE DESIGN) OR PLACED PRIOR TO PLANTING OF PLUGS, CUTTINGS, REEDS, RUSHES, OR SHRUBS. ALL MEASURES AND SPECIFICATIONS FOR MATERIALS USED SHALL BE PER PLAN OR AS SPECIFICALLY APPROVED BY THE ENGINEER AND CITY INSPECTOR. IF ANY ADDITIONAL AREAS BECOME EXPOSED, DISTURBED, OR STRIPPED OF VEGETATION BETWEEN OCTOBER 1ST AND MAY 31ST, THE PLAN SHALL BE REVISED OR OTHERWISE EXPANDED PER THE STANDARDS AND AS DIRECTED BY THE ENGINEER AND CITY INSPECTOR. PRIOR TO OCTOBER 1ST OF EACH YEAR, WET WEATHER MEASURES SHALL BE INSTALLED AND FULLY FUNCTIONAL.

EROSION AND SEDIMENT CONTROL LEGEND



EROSION AND SEDIMENT CONTROL BMP IMPLEMENTATION:

- ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- MAJORITY OF SITE EARTHWORK OPERATIONS SHALL BE MOVEMENT OF SOIL FROM HIGH TO LOW AREAS, WITH A LIMITED PLACEMENT OF IMPORTED GRANULAR FILL MATERIAL AND EXCAVATION/CUT. STOCKPILE AREA WILL BE LIMITED IN SIZE AND NOT REQUIRE RELOCATION.
- ALL "SEDIMENT BARRIERS (TO BE INSTALLED AFTER GRADING)" SHALL BE INSTALLED IMMEDIATELY FOLLOWING ESTABLISHMENT OF FINISHED GRADE AS SHOWN ON THESE PLANS.
- LONG TERM SLOPE STABILIZATION MEASURES "INCLUDING MATTING" SHALL BE IN PLACE OVER ALL EXPOSED SOILS.
- ALL STORMWATER FACILITIES SHALL BE CONSTRUCTED AND LANDSCAPED PRIOR TO THE STORM WATER SYSTEM FUNCTIONING AND SITE PAVING.
- INLET PROTECTION SHALL BE IN-PLACE IMMEDIATELY FOLLOWING PAVING ACTIVITIES.



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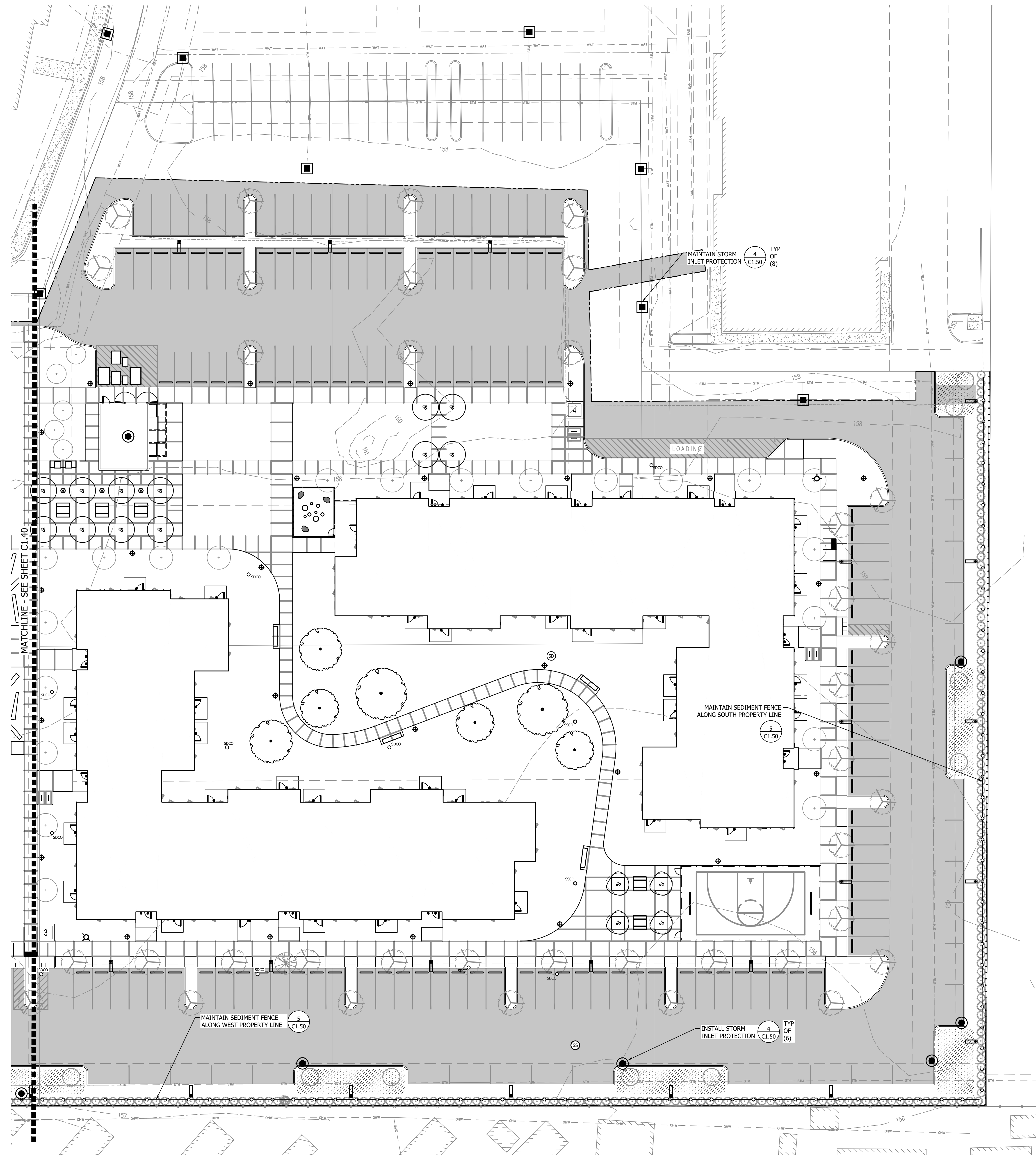
BUILDING CONSTRUCTION AND SITE PAVING EROSION AND SEDIMENT CONTROL PLAN - NORTH

100% DESIGN DEVELOPMENT

DATE 01/30/2023	PROJECT NUMBER 202780
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SHEET NOTES

- REFER TO SHEET C1.50 FOR EROSION CONTROL NOTES AND DETAILS.
- REFER TO LANDSCAPE PLANS FOR TREE PROTECTION AND PERMANENT GROUND STABILIZATION INFORMATION.

THESE EROSION AND SEDIMENT CONTROL PLANS ASSUME "DRY WEATHER" CONSTRUCTION. "WET WEATHER" CONSTRUCTION MEASURES NEED TO BE APPLIED BETWEEN OCTOBER 1ST AND MAY 31ST.

EROSION AND SEDIMENT CONTROL LEGEND

- ASPHALT PAVEMENT
- CONSTRUCTION ENTRANCE
- CONCRETE TRUCK WASH
- EXISTING INLET PROTECTION
- NEW INLET PROTECTION
- SEDIMENT FENCE
- 265- EXISTING CONTOURS
- SAWCUT
- BMP** BEST MANAGEMENT PRACTICE
- CONST** CONSTRUCTION
- DEQ** DEPARTMENT OF ENVIRONMENTAL QUALITY
- ESC/EPSC** EROSION PREVENTION AND SEDIMENT CONTROL
- NPDES** NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
- STD** STANDARD
- TYP** TYPICAL

BUILDING CONSTRUCTION & SITE PAVING EROSION AND SEDIMENT CONTROL NOTES:

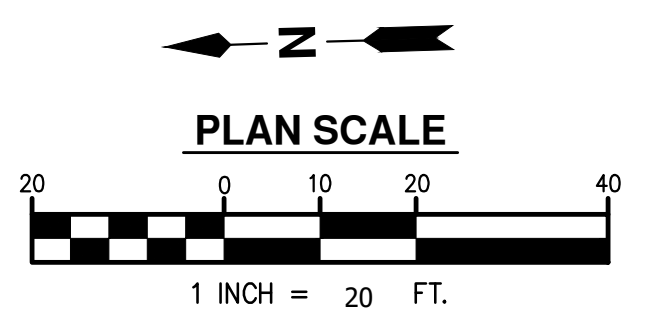
- SEED USED FOR TEMPORARY OR PERMANENT SEEDING SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED:
 - VEGETATED CORRIDOR AREAS REQUIRE NATIVE SEED MIXES. SEE RESTORATION PLAN FOR APPROPRIATE SEED MIX.
 - DWARF GRASS MIX (MIN. 100 LB./AC.)
 - DWARF PERENNIAL RYEGRASS (80% BY WEIGHT)
 - CREeping RED FESCUE (20% BY WEIGHT)
 - STANDARD HEIGHT GRASS MIX (MIN. 100LB./AC.)
 - ANNUAL RYEGRASS (40% BY WEIGHT)
 - TURF-TYPE FESCUE (60% BY WEIGHT)
- STOCKPILED SOIL OR STRIPPINGS SHALL BE PLACED IN A STABLE LOCATION AND CONFIGURATION. STOCKPILES SHALL BE COVERED WITH PLASTIC SHEETING OR STRAW MULCH. SEDIMENT FENCE IS REQUIRED AROUND THE PERIMETER OF THE STOCKPILE.
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WET WEATHER EROSION CONTROL NOTE:

ON SEPTEMBER 1ST OF EACH YEAR, IF THERE ARE EXPOSED SOILS, DISTURBED AREAS, OR GROUND-COVER VEGETATION NOT FULLY ESTABLISHED SUFFICIENT TO PREVENT EROSION, A SPECIFIC EROSION CONTROL PLAN SHALL BE PREPARED BASED ON THE EXISTING AND EXPECTED SITE CONDITIONS USING THE WET WEATHER EROSION PREVENTION MEASURES (SEE EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL CHAPTER 4 FOR REQUIREMENTS). FOR SURFACE WATER FACILITIES, FIBER MATTING SHALL BE INSTALLED IN ALL AREAS EXPOSED TO WATER FLOW OR INUNDATION; FREE-FLOATING MULCH SHALL NOT BE USED IN AREAS SUBJECT TO INUNDATION. FIBER MATTING SHALL EITHER BE SEEDED (PER THE DESIGN) OR PLACED PRIOR TO PLANTING OF PLUGS, CUTTINGS, REEDS, RUSHES, OR SHRUBS. ALL MEASURES AND SPECIFICATIONS FOR MATERIALS USED SHALL BE PER PLAN OR AS SPECIFICALLY APPROVED BY THE ENGINEER AND CITY INSPECTOR. IF ANY ADDITIONAL AREAS BECOME EXPOSED, DISTURBED, OR STRIPPED OF VEGETATION BETWEEN OCTOBER 1ST AND MAY 31ST, THE PLAN SHALL BE REVISED OR OTHERWISE EXPANDED PER THE STANDARDS AND AS DIRECTED BY THE ENGINEER AND CITY INSPECTOR. PRIOR TO OCTOBER 1ST OF EACH YEAR, WET WEATHER MEASURES SHALL BE INSTALLED AND FULLY FUNCTIONAL.



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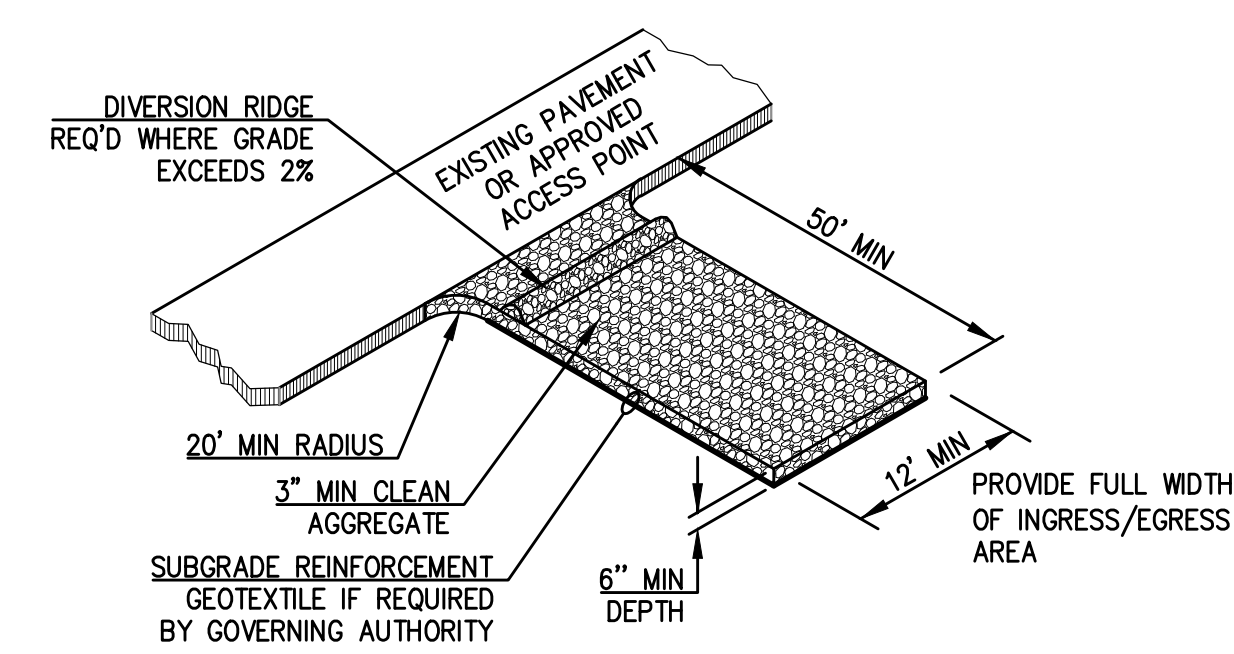
BUILDING CONSTRUCTION AND SITE PAVING EROSION AND SEDIMENT CONTROL PLAN - SOUTH

100% DESIGN DEVELOPMENT

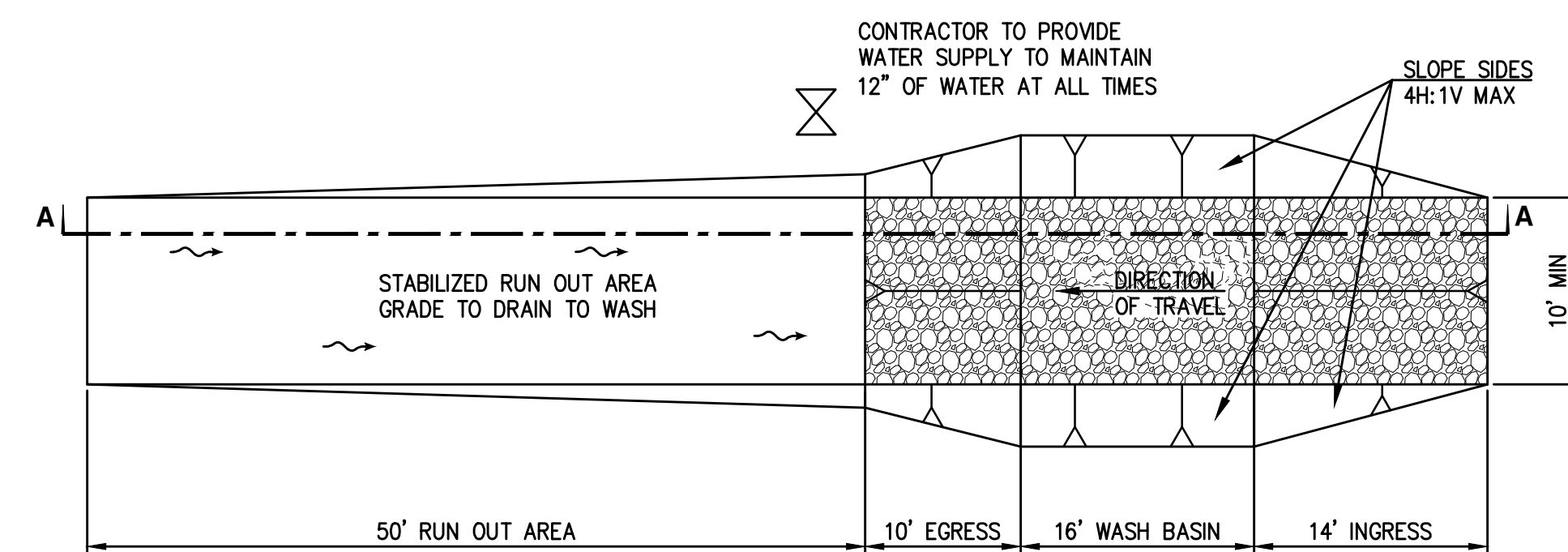
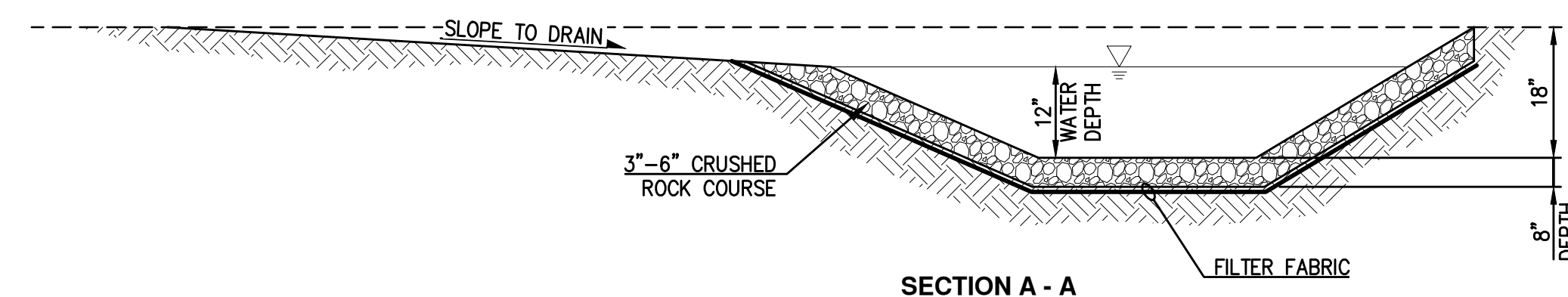
DATE 01/30/2023	PROJECT NUMBER 202780
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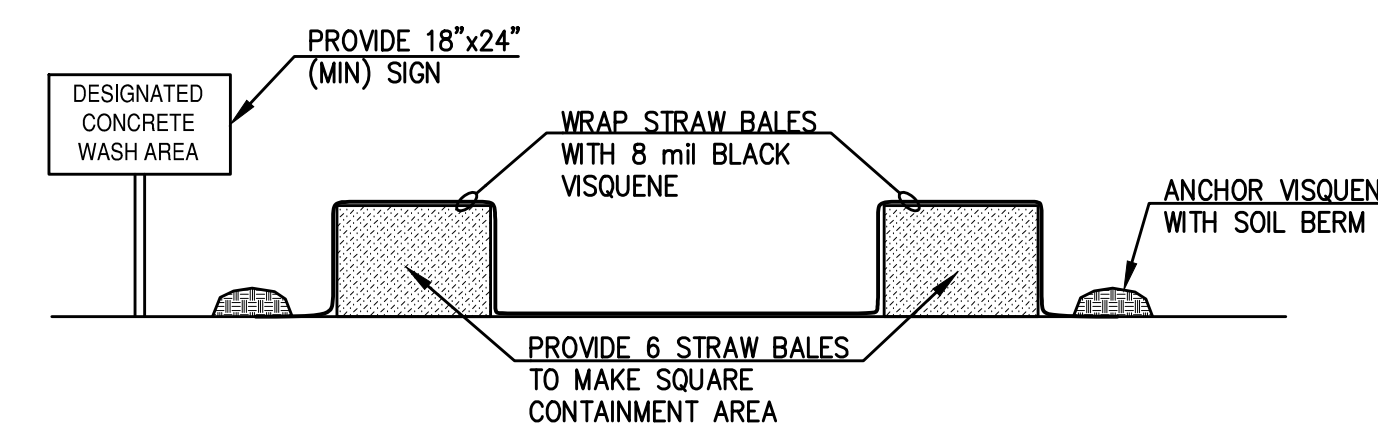


1 STABILIZED CONSTRUCTION ENTRANCE
No Scale



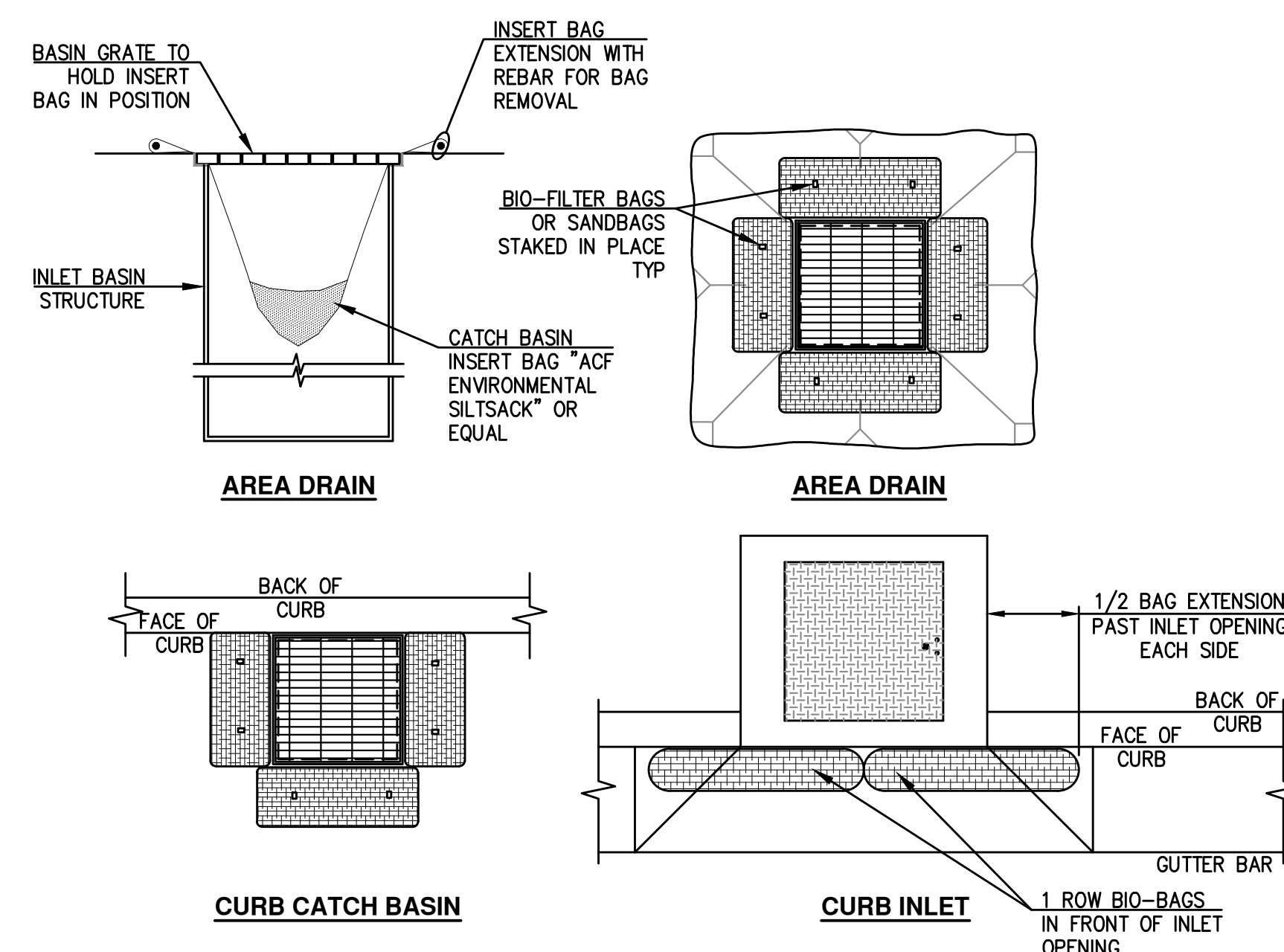
- NOTES**
1. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS IN TO AN APPROVED SEDIMENT TRAP OR BASIN.
 2. CONTRACTOR TO REMOVE ACCUMULATED SEDIMENT FROM BOTTOM OF BASIN AND TO ENSURE WASH WATER COLLECTION AND TREATMENT IS FUNCTIONING.

2 TRUCK WHEEL WASH
No Scale



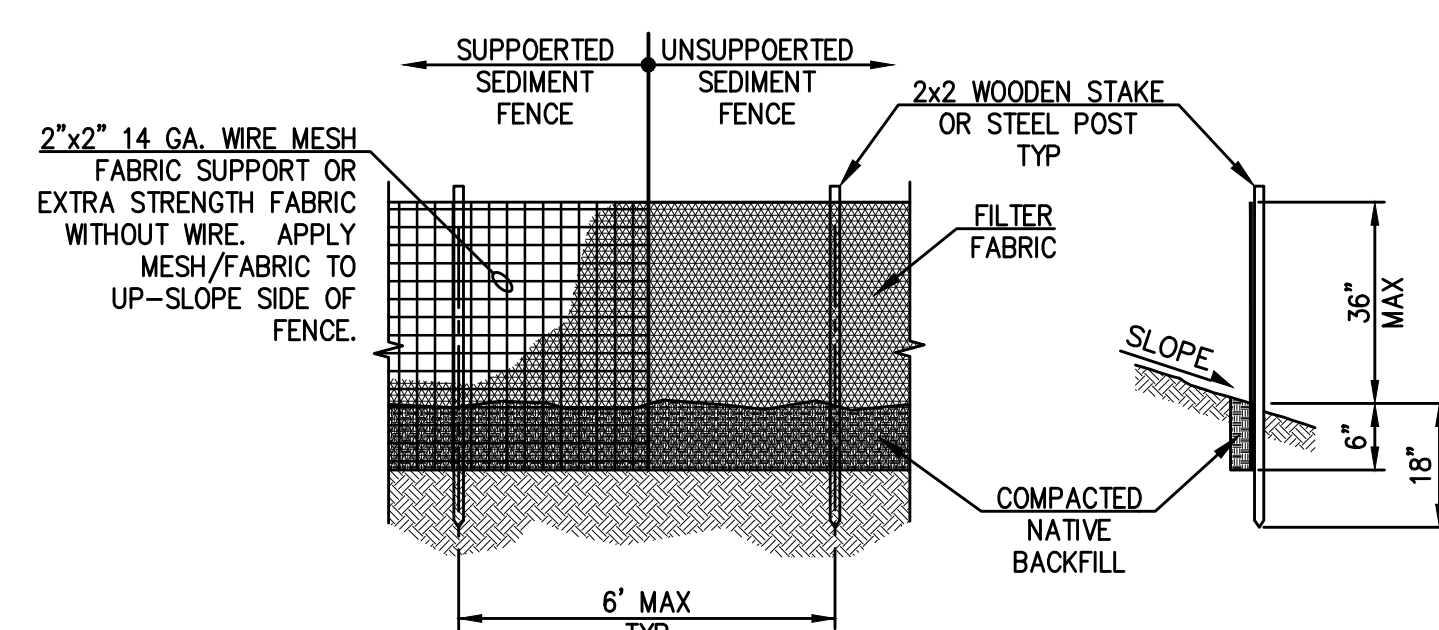
NOTE: CONTRACTOR'S OPTION TO UTILIZE ECO-PAN IN LIEU OF SITE-BUILT CONCRETE WASHOUT.

3 CONCRETE TRUCK WASH AREA
NO SCALE



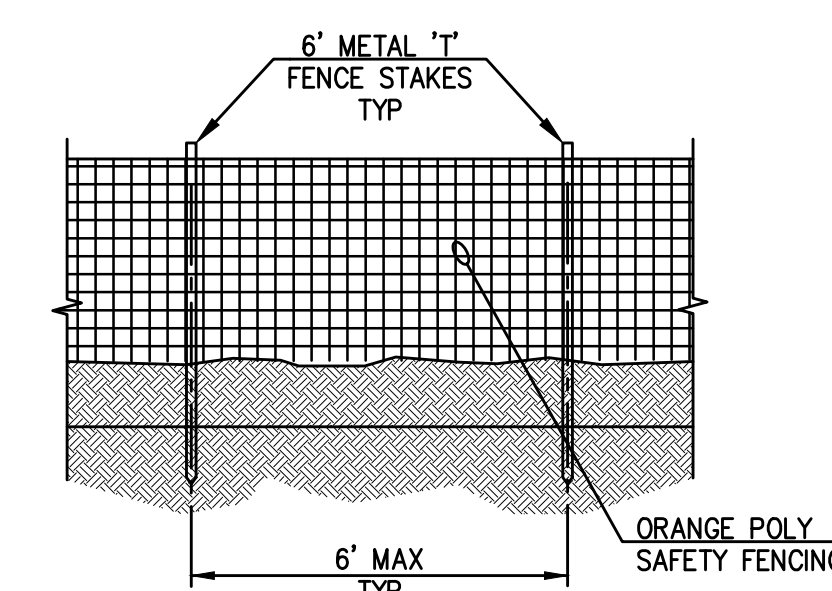
- NOTES**
1. PRIOR TO 1st PAVEMENT LIFT, REMOVE BIO-BAG/SANDBAG BARRIERS AND INSTALL BASIN INSERT BAG OR CURB INLET SEDIMENT DAM AT ALL INLET STRUCTURES.

4 DRAINAGE INLET STRUCTURE PROTECTION
No Scale



- NOTES**
1. MAX GROUND SLOPE (PERPENDICULAR TO FENCE):
SUPPORTED FENCE - 1H:1V
UNSUPPORTED FENCE - 4H:1V
 2. SYNTHETIC FILTER FABRIC SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 6 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0F TO 120F.
 3. FILTER FABRIC SHALL BE SPLICED TOGETHER ONLY AT SUPPORT POSTS WITH A MINIMUM OF 6 INCH OVERLAP AND BOTH ENDS SECURED TO POST.
 4. CONTINUOUS BIO BERM MAY BE INSTALLED AT UPHILL BASE OF FILTER FABRIC IN LIEU OF BURYING BOTTOM OF FABRIC.
 5. USE STAPLES OR WIRE RINGS TO ATTACH FILTER FABRIC TO WIRE SUPPORT FABRIC.

5 SEDIMENT FENCE
No Scale



- NOTES**
1. MAX SLOPE (PERPENDICULAR TO FENCE) - 1H:1V
 2. INSTALL 10' UPHILL OF BIO BERM.

6 PROTECTIVE FENCING
No Scale

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Janet Turner Engineering, LLC

EROSION AND SEDIMENT CONTROL DETAILS

100% DESIGN DEVELOPMENT

DATE: 01/30/2023 PROJECT NUMBER: 202780

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SHEET NOTES

1.

CONSTRUCTION NOTES

- PROPOSED ROOF DRAIN CONNECTION LOCATION, REFER TO ARCHITECTURAL AND/OR PLUMBING PLANS FOR CONTINUATION OF THE DRAIN AT THE BUILDING. CONSTRUCT THE PIPE AT THE SIZE, LENGTH AND DEPTH SHOWN. SLOPE PIPE AT 0.0100 FT/FT (1%) MINIMUM.
- INSTALL 8" INSTALL 8" TO 12" INCREASER OUTSIDE OF MANHOLE TO MAKE NEW 8" CONNECTION TO EXISTING MANHOLE VIA EXISTING 12" PENETRATION.



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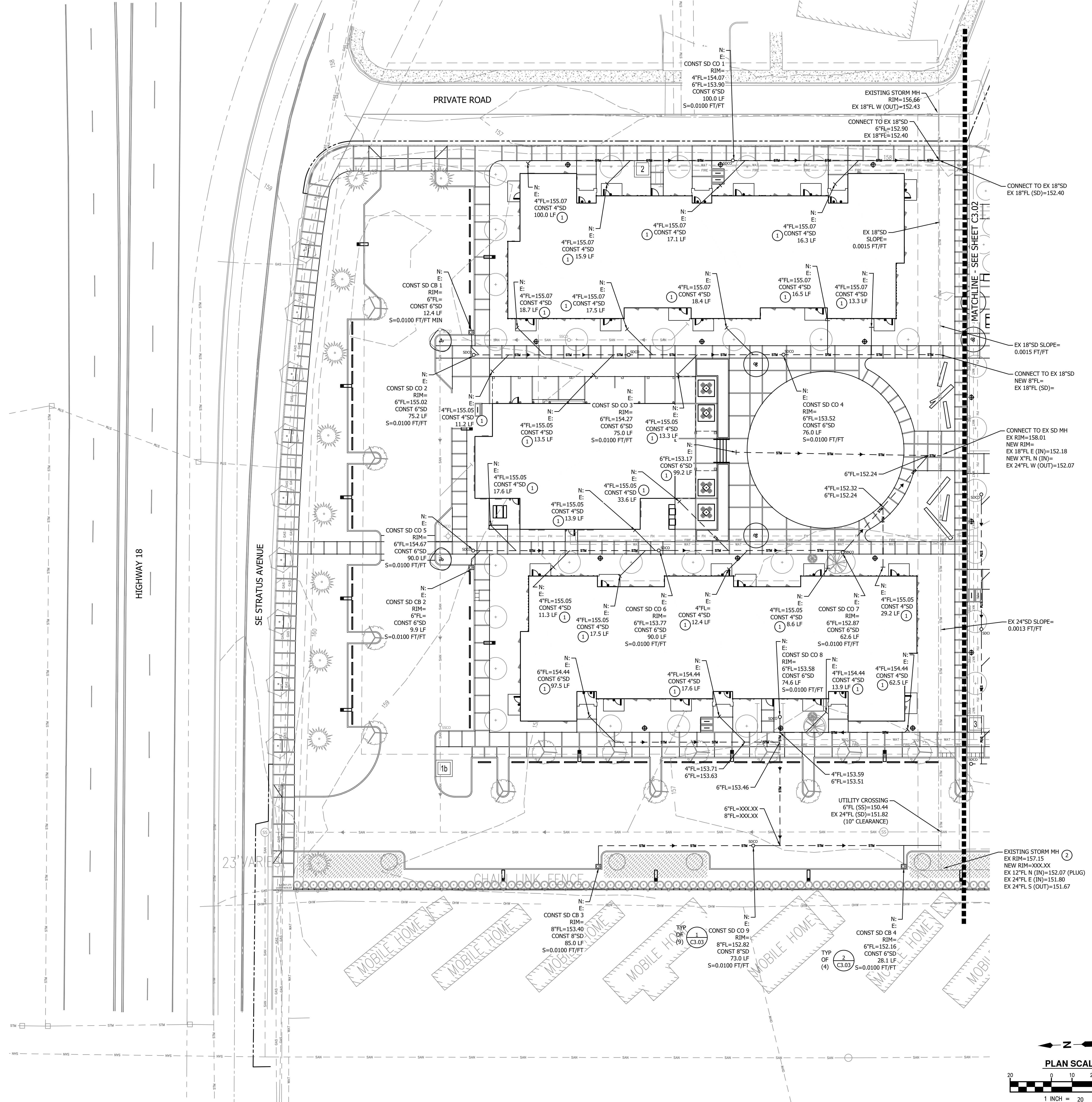


STORMWATER MANAGEMENT PLAN - NORTH

100% DESIGN DEVELOPMENT

DATE 01/30/2023	PROJECT NUMBER 202780
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SHEET NOTES

1.

CONSTRUCTION NOTES

1. PROPOSED ROOF DRAIN CONNECTION LOCATION, REFER TO ARCHITECTURAL AND/OR PLUMBING PLANS FOR CONTINUATION OF THE DRAIN AT THE BUILDING. CONSTRUCT THE PIPE AT THE SIZE, LENGTH AND DEPTH SHOWN. SLOPE PIPE AT 0.0100 FT/FT (1%) MINIMUM
2. INSTALL 8" TO 12" INCREASER OUTSIDE OF MANHOLE TO MAKE NEW 8" CONNECTION TO EXISTING MANHOLE VIA EXISTING 12" PENETRATION.
3. CONNECT TO EXISTING STORM MANHOLE. CORE DRILL NEW PENETRATION AND CONNECT STORM PIPE SIMILAR TO DETAIL 3, SHEET C3.03. GROUT AND SEAL PENETRATION WATER-TIGHT.



EXPIRATION DATE: 06/30/24



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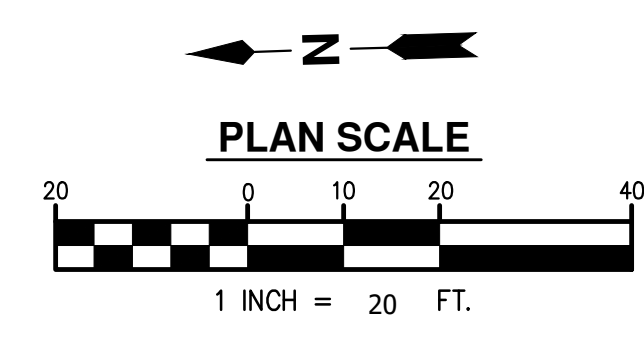
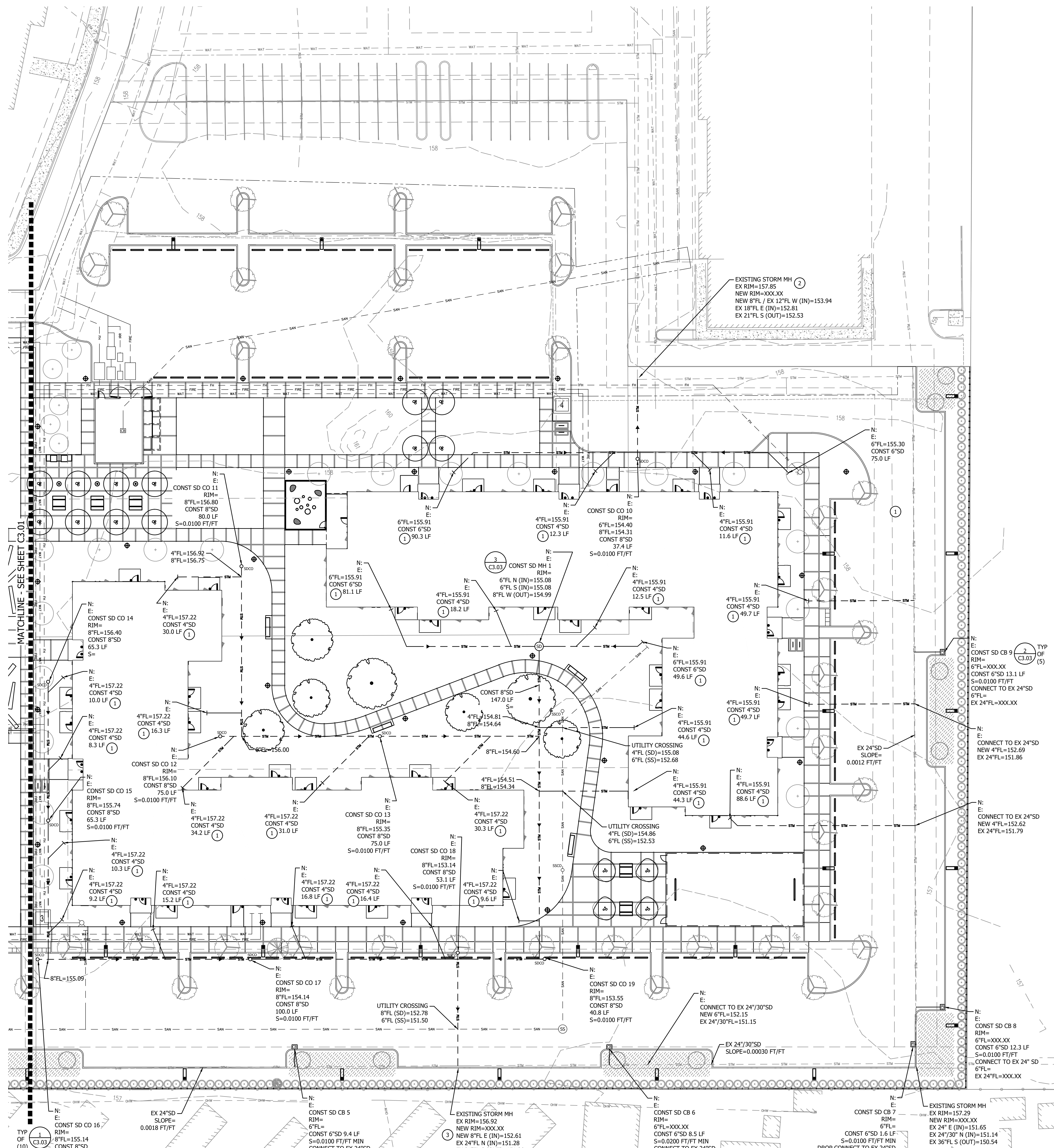


STORMWATER
 MANAGEMENT PLAN
 - SOUTH

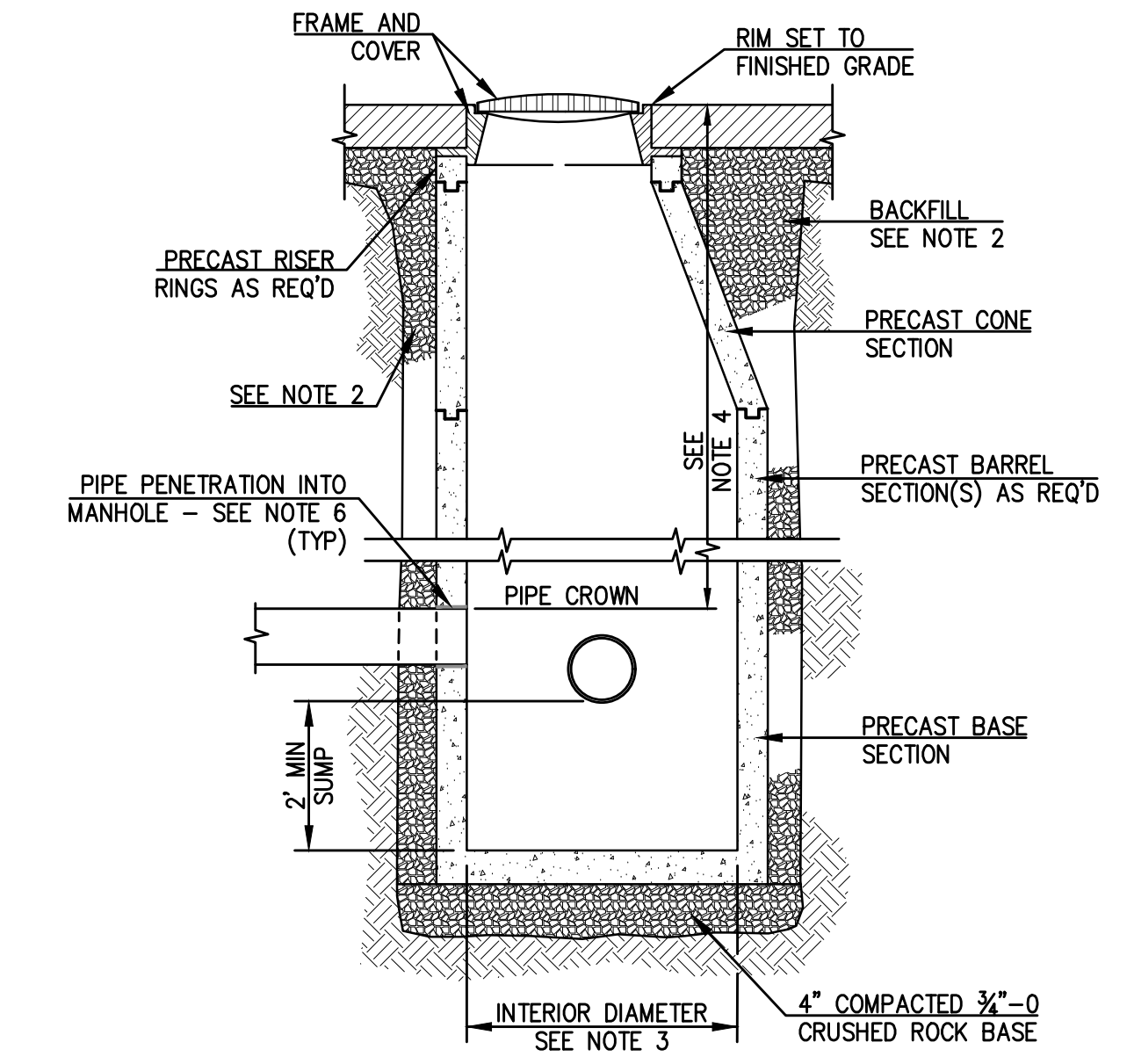
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DATE 01/30/2023	PROJECT NUMBER 202780
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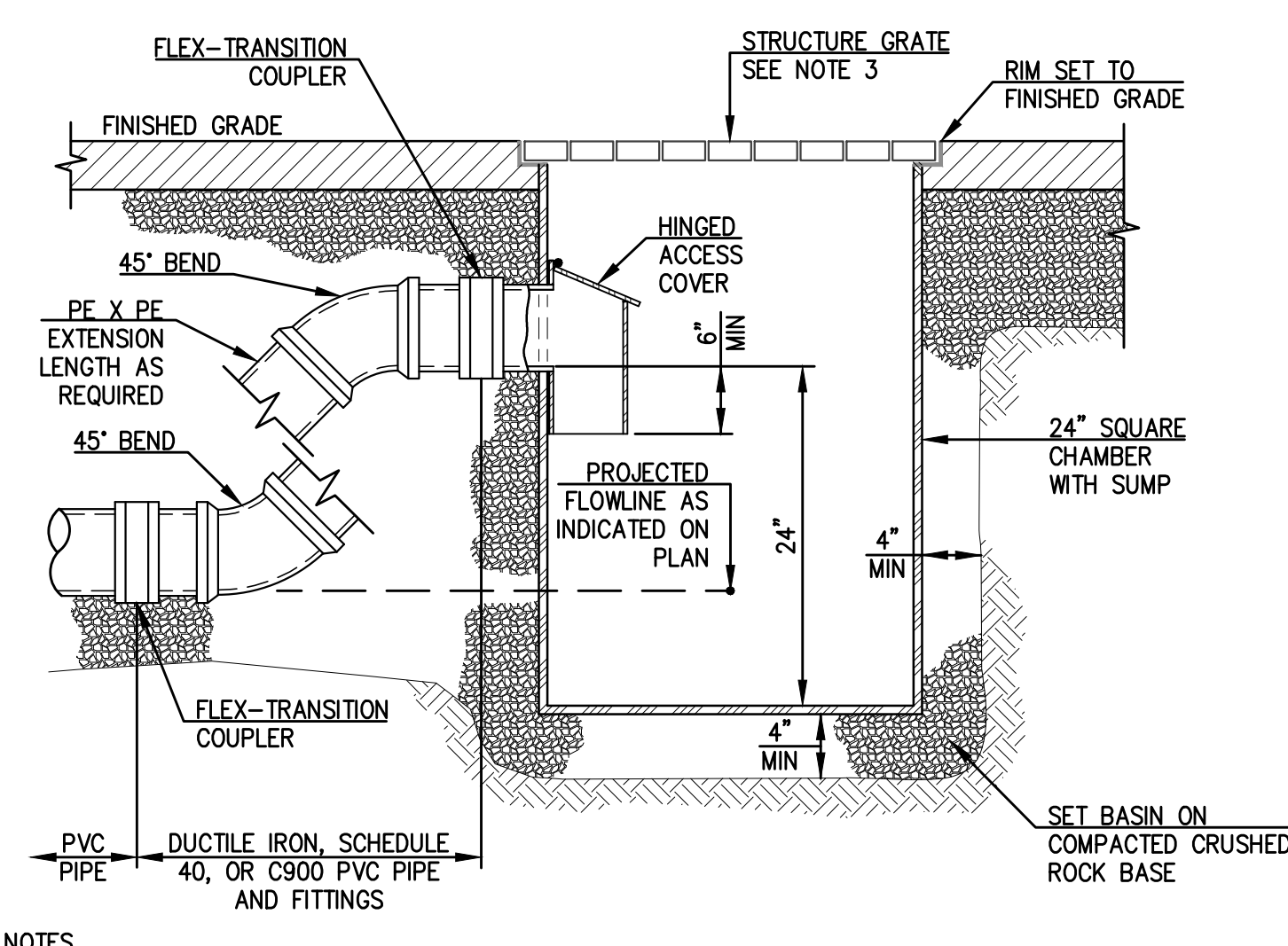


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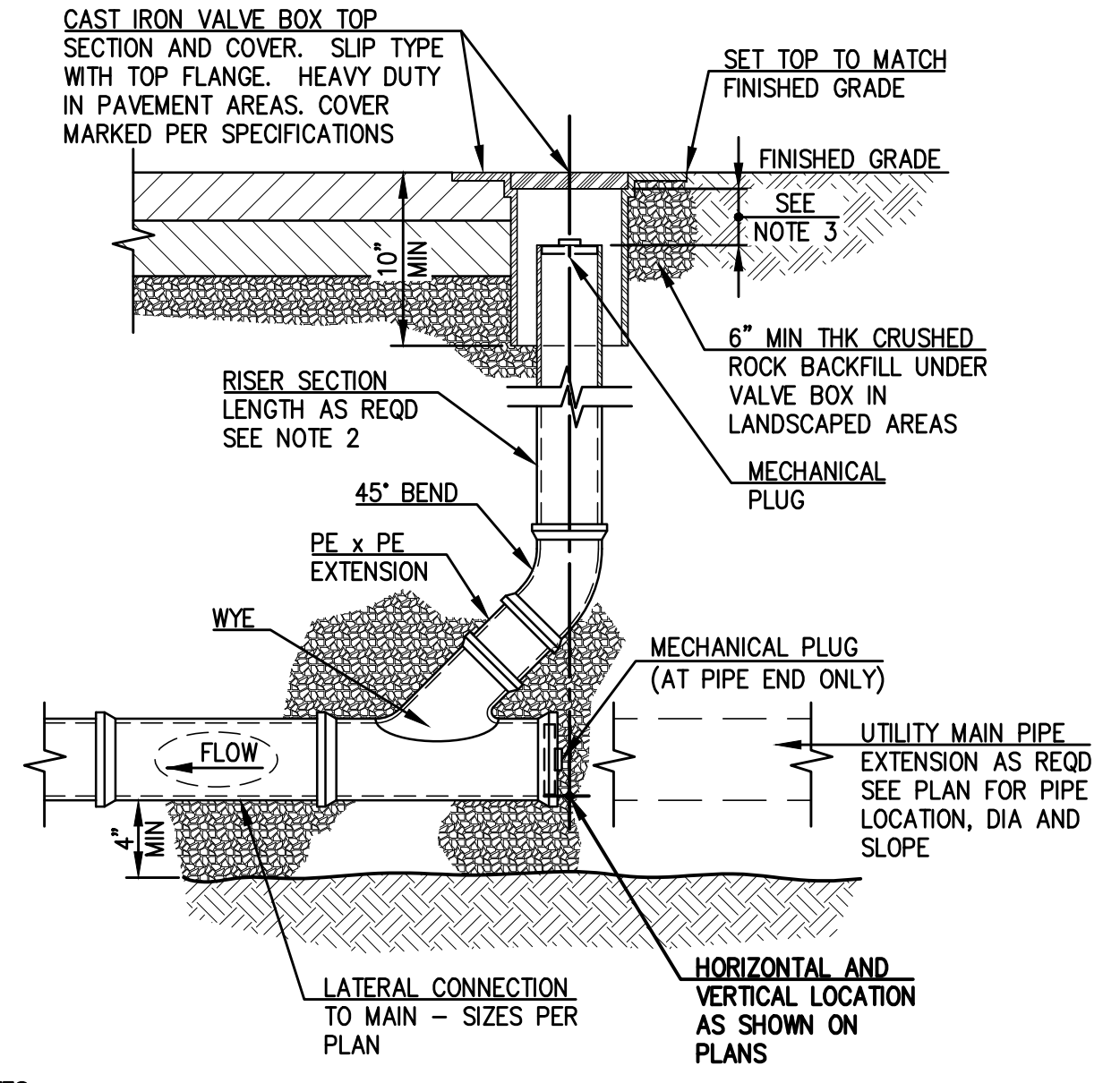
- NOTES**
1. TRACER WIRE: WIRE SHALL ENTER STRUCTURE UNDER RISER AND DIRECTLY ABOVE THE PIPE THAT WIRE IS TRACING. PROVIDE ENOUGH FREE WIRE TO EXTEND 24" ABOVE TOP OF MANHOLE COVER TO FACILITATE TESTING. COIL WIRE AND SECURE WITH NON-CORROSIVE FASTENER 2" UNDER FRAME.
 2. BACKFILL AROUND BASE SECTION USING CRUSHED ROCK IN PAVED OR SIDEWALK AREAS, OR NATIVE MATERIALS IN LANDSCAPE AREAS.
 3. 42" OR, AS REQ'D, TO ACCOMMODATE PIPE SIZE AND INSTALLATION LOCATIONS/ANGLES.
 4. USE SHALLOW MANHOLE WITH 2' SUMP WHERE DISTANCE BETWEEN RIM AND PIPE CROWN IS 3 3/4" OR LESS.
 5. LOCATION SPECIFIED ON PLAN INDICATES CENTER OF BASE SECTION.
 6. INSTALL SEAL OR GROUT, AS SPECIFIED, BETWEEN MANHOLE AND PIPE TO FORM A WATER TIGHT SEAL. PIPES TO BE TRIMMED FLUSH WITH MANHOLE INTERIOR WALL. GROUT BETWEEN TRIMMED PIPE AND MANHOLE INTERIOR WALL, AS REQ'D, TO PROVIDE A SMOOTH TRANSITION.

3 STANDARD STORM DRAIN MANHOLE
 NO SCALE



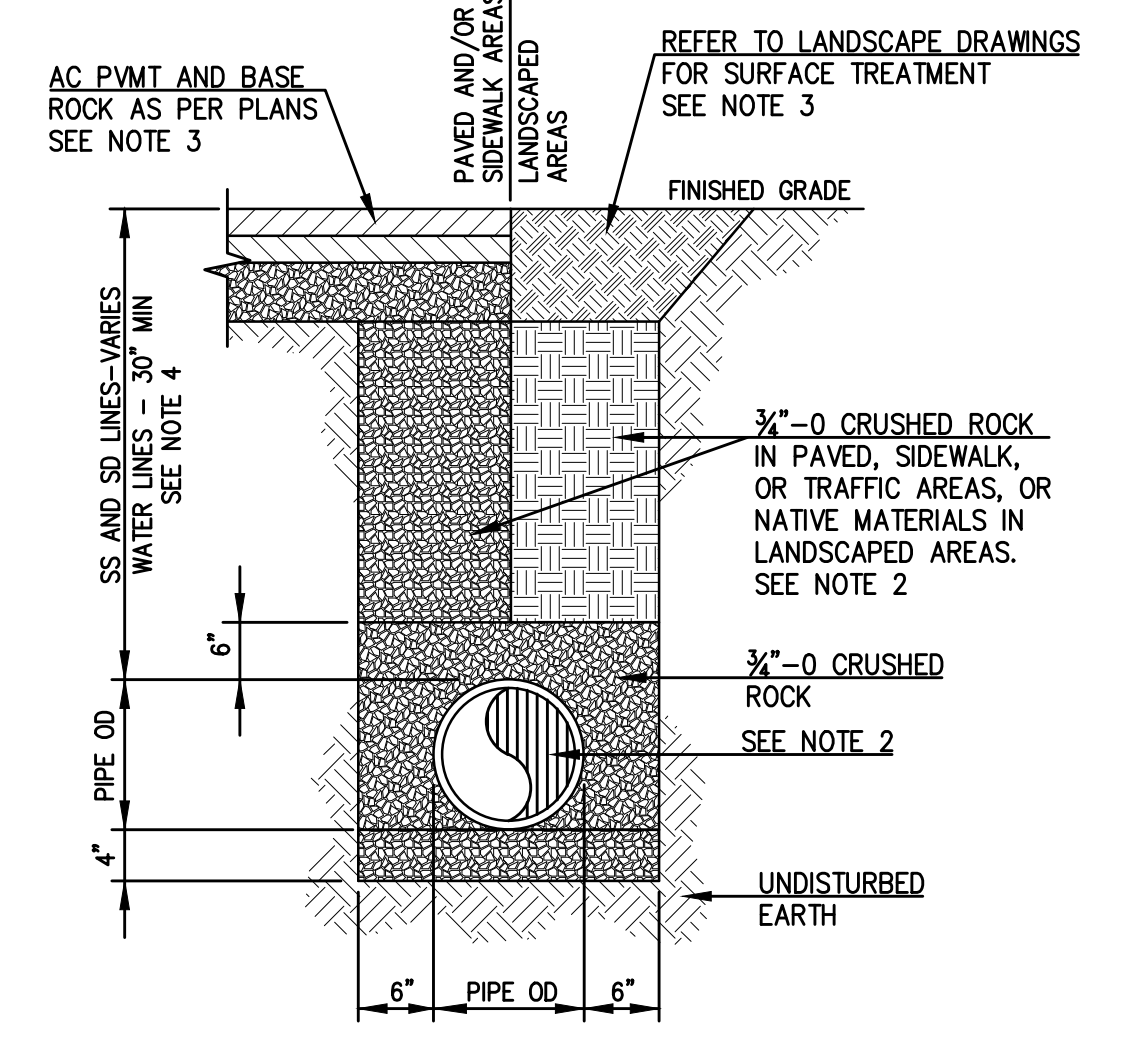
- NOTES**
1. TRACER WIRE SHALL ENTER STRUCTURE AT PIPE INLET OR OUTLET. PROVIDE ADEQUATE FREE WIRE TO EXTEND 24" ABOVE TOP OF GRATE TO FACILITATE TESTING. COIL WIRE AND SECURE WITH NON-CORROSIVE FASTENER 2" UNDER FRAME.
 2. LOCATION SPECIFIED ON PLAN INDICATES CENTER OF GRATED SECTION OF BASIN, FACE OF CURB AT CENTER OF GRATED SECTION, OR INTERSECTION BETWEEN FACE OF CURBS.
 3. ALL STRUCTURES SHALL BE PROVIDED WITH HEAVY DUTY GRATE WITH BICYCLE BARS.

2 STANDARD CATCH BASIN (CB)
 NO SCALE



- NOTES**
1. TRACER WIRE SHALL ENTER STRUCTURE WITH RISER PIPE. PROVIDE ENOUGH FREE WIRE TO EXTEND 24" ABOVE FINISHED GRADE TO FACILITATE TESTING. VERIFY FREE END OF WIRE IS WITHIN EASY REACH OF OPENING IN TOP SECTION.
 2. RISER PIPE SIZE:
 4", 6", AND 8" DIA MAIN - 4" DIA RISER PIPE
 10" DIA AND LARGER MAIN - 6" DIA RISER PIPE.
 3. ADJUST END OF RISER PIPE TO MAINTAIN 3" MIN AND 6" MAX CLEARANCE BETWEEN END PIPE AND BOTTOM OF VALVE BOX LID.

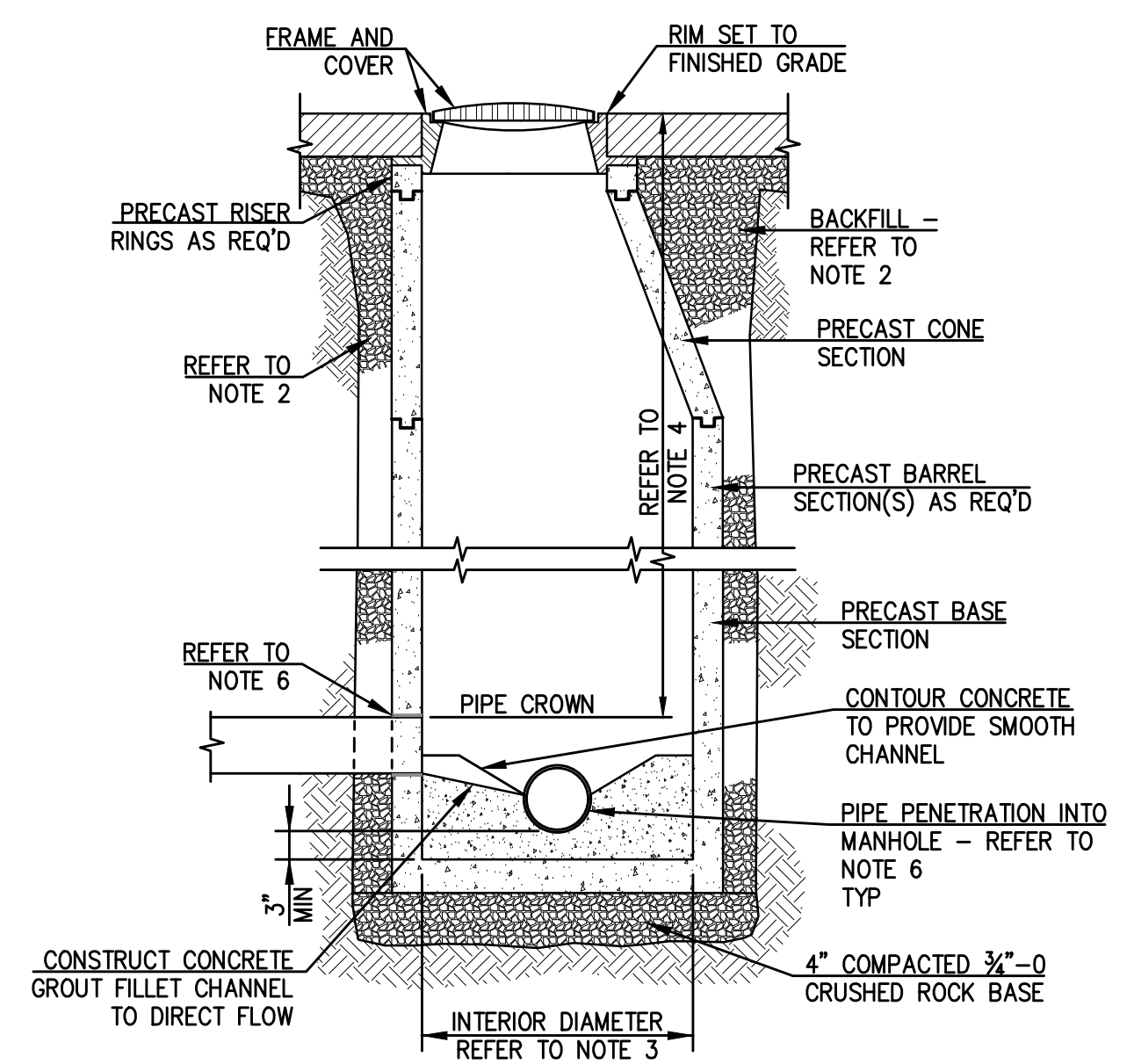
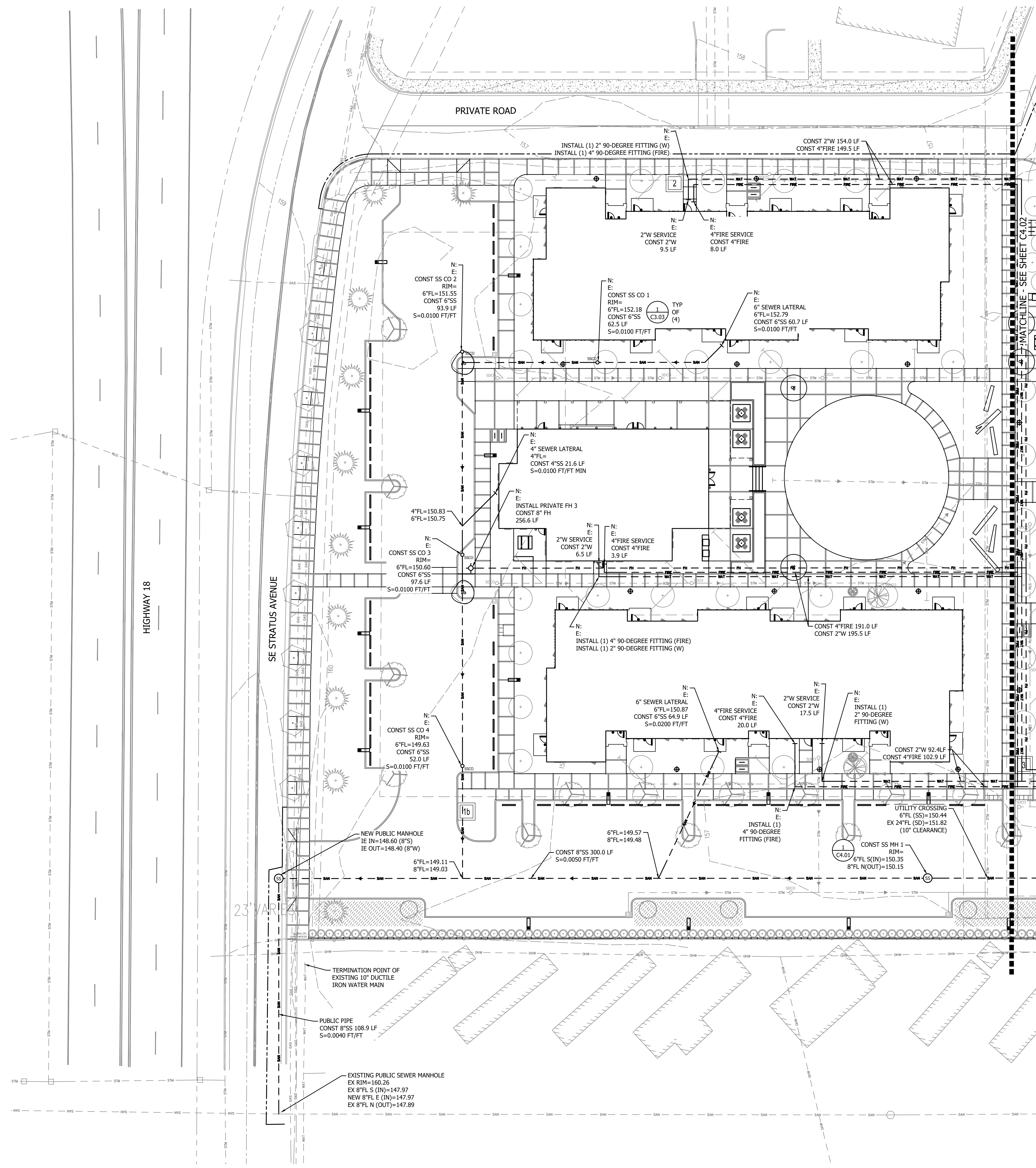
1 STANDARD CLEANOUT (CO)
 NO SCALE



- NOTES**
1. WATER LINES THAT PARALLEL SANITARY SEWER LINES SHALL BE LOCATED A MINIMUM OF 12" ABOVE SEWER LINES, WHERE SERVICES ARE NOT HORIZONTALLY SEPARATED BY 10'.
 2. WITHIN 5' OF A BUILDING STRUCTURE, BUILDING CODE APPROVED PIPE MATERIAL AND 3/4"-0 CRUSHED ROCK BACKFILL SHALL BE USED.
 3. SAWCUT, REMOVE AND REPAIR EXISTING SURFACES TO MATCH EXISTING ASPHALT, CONCRETE, OR LANDSCAPING IN AREAS WHICH DO NOT RECEIVE NEW IMPROVEMENTS. PROVIDE 4" MIN DEPTH ASPHALT PAVEMENT, 4" MIN DEPTH CONCRETE PAVEMENT, OR MATCH EXISTING PAVEMENT DEPTH, WHICHEVER IS GREATER.
 4. 36" MINIMUM FOR FIRE SERVICE PIPES UNDER AREAS TRAFFICKED BY VEHICLES. (NFPA 24, 10-4)
 5. INSTALL TRACER WIRE ON ANY PIPELINE(S) CONSTRUCTED OF NON-METALLIC PIPE MATERIAL.

A TYPICAL TRENCHING & BACKFILL SECTION
 NO SCALE

1/17/2023 2:55:05 PM

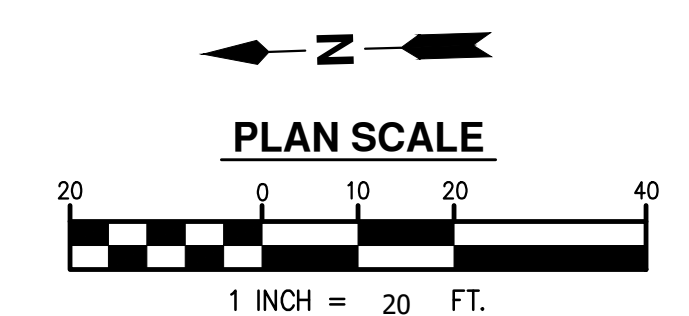


- NOTES**
1. TRACER WIRE: WIRE SHALL ENTER STRUCTURE UNDER RISER AND DIRECTLY ABOVE THE PIPE THAT WIRE IS TRACING. PROVIDE ENOUGH FREE WIRE TO EXTEND 24\"/>
 - 2. BACKFILL AROUND BASE SECTION USING CRUSHED ROCK IN PAVED OR SIDEWALK AREAS, OR NATIVE MATERIALS IN LANDSCAPE AREAS.
 - 3. 42\"/>
 - 4. USE SHALLOW MANHOLE WHERE DISTANCE BETWEEN RIM AND PIPE CROWN IS 3 1/2\"/>
 - 5. LOCATION SPECIFIED ON PLAN INDICATES CENTER OF BASE SECTION.
 - 6. INSTALL SEAL OR GROUT, AS SPECIFIED, BETWEEN MANHOLE AND PIPE TO FORM A WATER TIGHT SEAL. PIPES TO BE TRIMMED FLUSH WITH MANHOLE INTERIOR WALL. GROUT BETWEEN TRIMMED PIPE AND MANHOLE INTERIOR WALL, AS REQ'D, TO PROVIDE A SMOOTH TRANSITION.

STANDARD SANITARY MANHOLE
NO SCALE

WATER DESIGN TABLE

A.	TEST LOCATION: SIMULATION ID: HYDRANT NO.
B.	TEST/MODEL DATE:
C.	STATIC/RESIDUAL PRESSURE AND FLOW:
D.	PROPOSED BUILDING:
E.	BUILDING CONSTRUCTION TYPE:
F.	BUILDING IS FULLY SPRINKLERED.
G.	REQUIRED FIRE FLOW AND NUMBER OF HYDRANTS (PER 2019 OREGON FIRE CODE, APPENDIX B): XXXX GPM, REDUCED TO XXXX GPM MINIMUM (FOR FULLY FIRE SPRINKLERED BUILDING) AND X FH.



NOT FOR CONSTRUCTION
EXPIRATION DATE: 06/30/24



38 NORTHWEST DAVIS, SUITE 300
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STRATUS VILLAGE - SITE & UNITS
PROJECT ADDRESS

HOUSING AUTHORITY OF YAMHILL COUNTY

REVISION	DATE	REASON FOR ISSUE



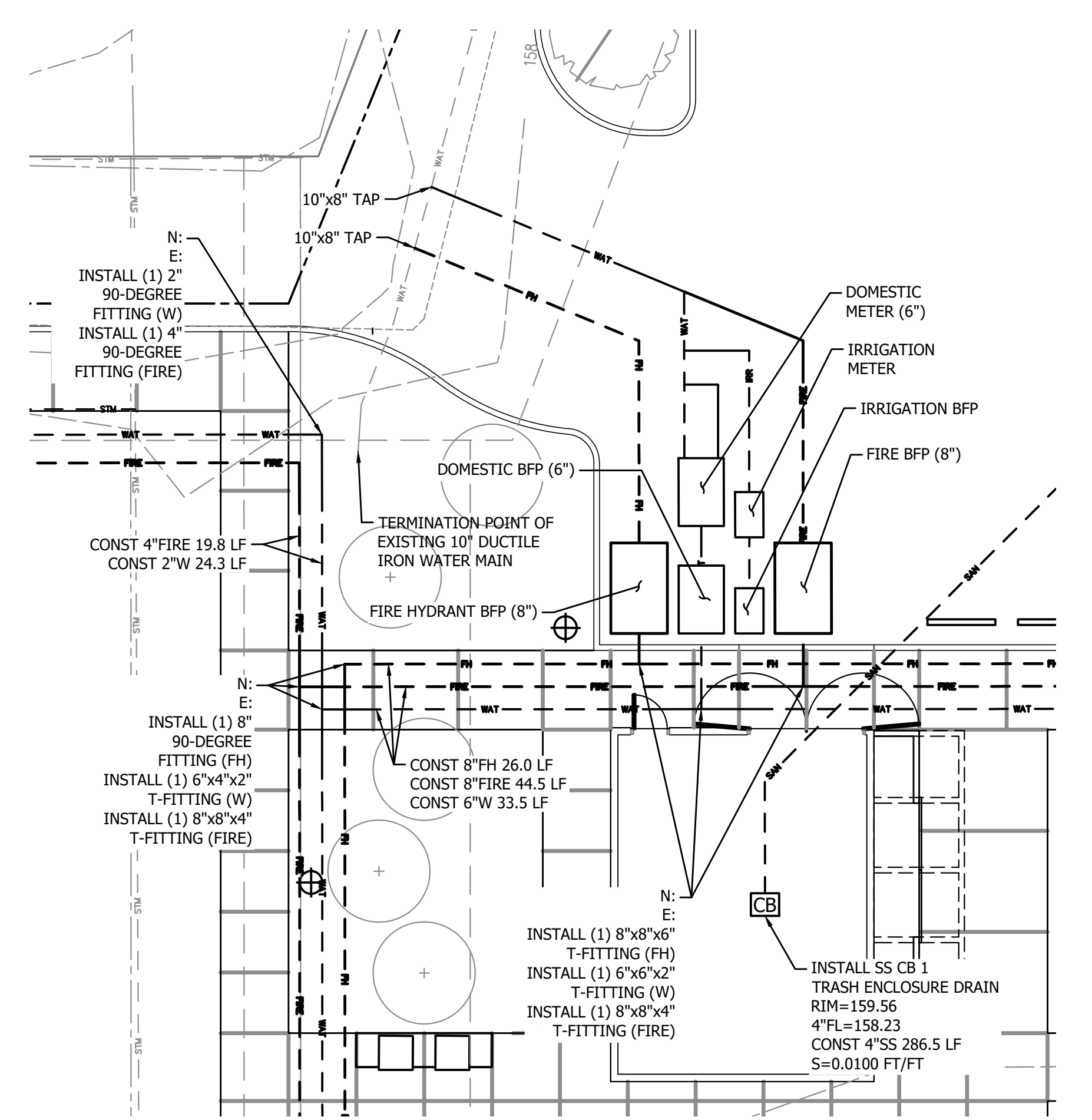
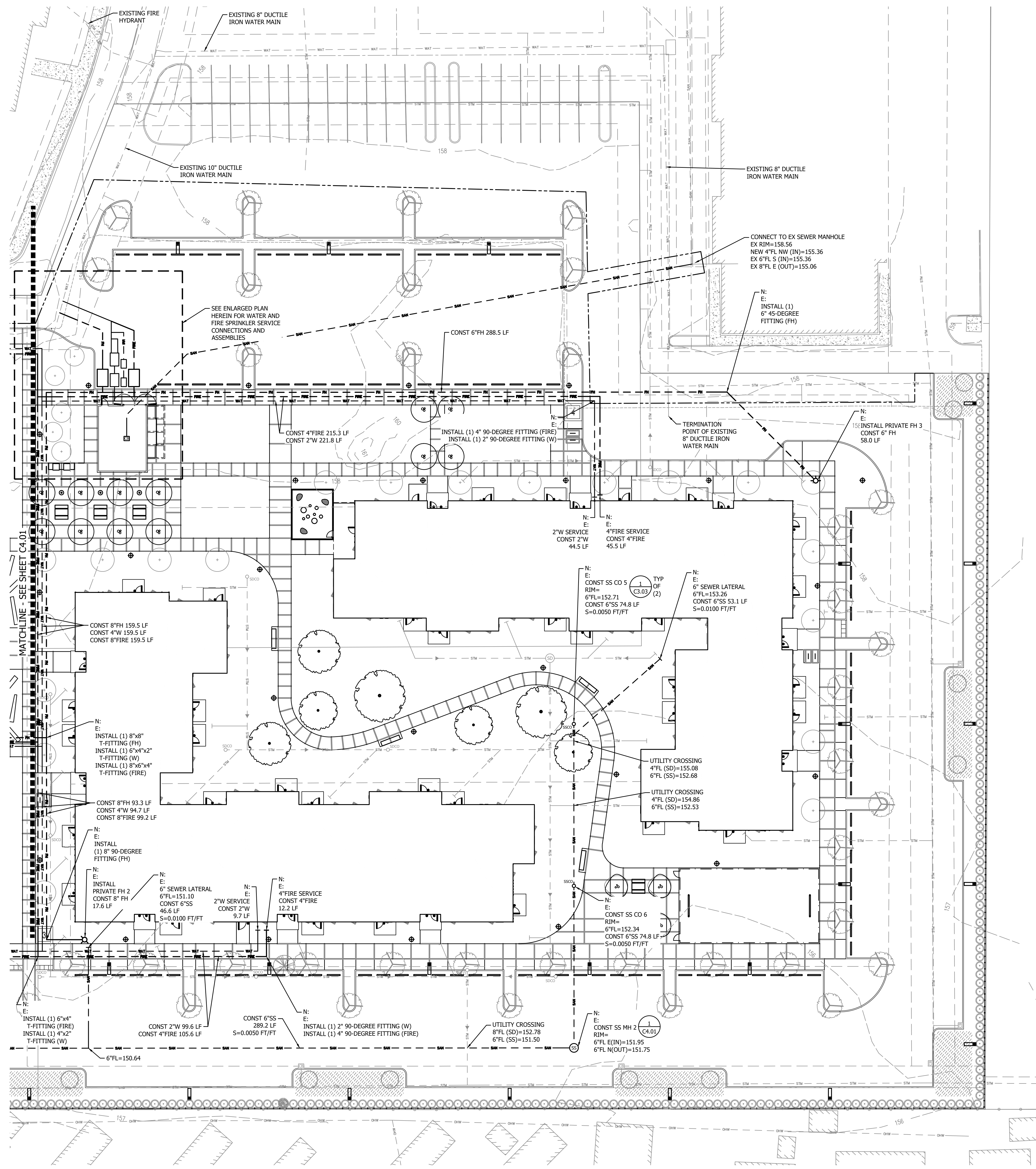
SANITARY SEWER,
DOMESTIC/FIRE WATER PLAN -
NORTH

100% DESIGN DEVELOPMENT

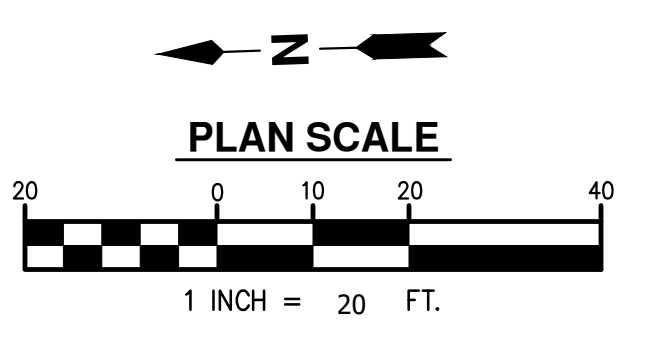
DATE 01/30/2023	PROJECT NUMBER 202780
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SHEET NUMBER
C4.01

11/22/2022 5:55:05 PM
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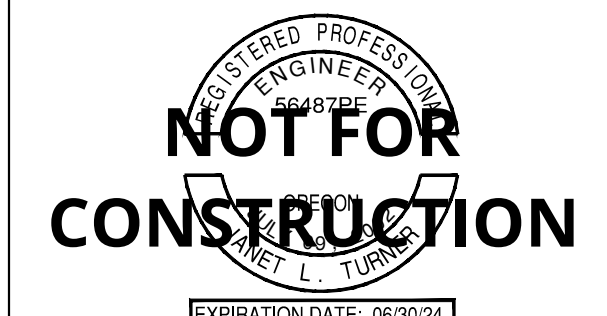
1 ENLARGED WATER SERVICE CONNECTION DETAIL
1" = 10"



McMINNVILLE WATER & LIGHT (MW&L) CONSTRUCTION NOTES:

- ONLY AUTHORIZED MW&L EMPLOYEES OR CONTRACTORS APPROVED BY MW&L SHALL MAKE WATER SERVICE CONNECTIONS OR DISCONNECTIONS OF SERVICE FROM A MW&L WATER MAIN. APPROVED CONTRACTORS SHALL CONSULT WITH MW&L PRIOR TO START OF WORK.
- ONLY MW&L EMPLOYEES ARE AUTHORIZED TO OPERATE MW&L VALVES. MW&L VALVES ARE DEFINED AS ALL PUBLIC WATER SYSTEM VALVES UPSTREAM OR BEFORE THE POINT OF DELIVERY.
- WATER SYSTEM INSTALLATIONS SHALL BE IN ACCORDANCE WITH APPLICABLE PROVISIONS OF THE CURRENT OAR FOR PUBLIC WATER SYSTEMS (CHAPTER 333), AWWA STANDARDS, APWA STANDARDS AND MW&L WATER SPECIFICATIONS AND DESIGN CRITERIA.
- WATER PIPE TRENCHES BETWEEN TAP TO MAIN AND TO THE WATER METER OR BACKFLOW ASSEMBLIES SHALL BE INSPECTED BY MW&L PRIOR TO BACKFILL.
- PRESSURE TESTING AND DISINFECTION SHALL BE PERFORMED BY MW&L AT THE CURRENT RATE FOR TIME AND MATERIALS. MW&L MAY, AT ITS SOLE DISCRETION ALLOW A CONTRACTOR TO DO PRESSURE TESTING AND DISINFECTION, WHICH SHALL BE WITNESSED BY MW&L. REFER TO MW&L STANDARDS FOR TESTING PROTOCOL AND REQUIREMENTS.

Oregon State law OAR 952-001-0010-0090 requires the Contractor to call for underground utility locations at least two full working days (48 hours) prior to excavation (weekends and holidays are not included in the notification time). The excavation should not be started until locations have been marked or the utilities have informed the Contractor that they have no facilities in the area. Call "One Call" at 1-800-332-2344 or 811 to locate all underground utility lines.



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HOUSING AUTHORITY OF YAMHILL COUNTY

REVISION	DATE	REASON FOR ISSUE



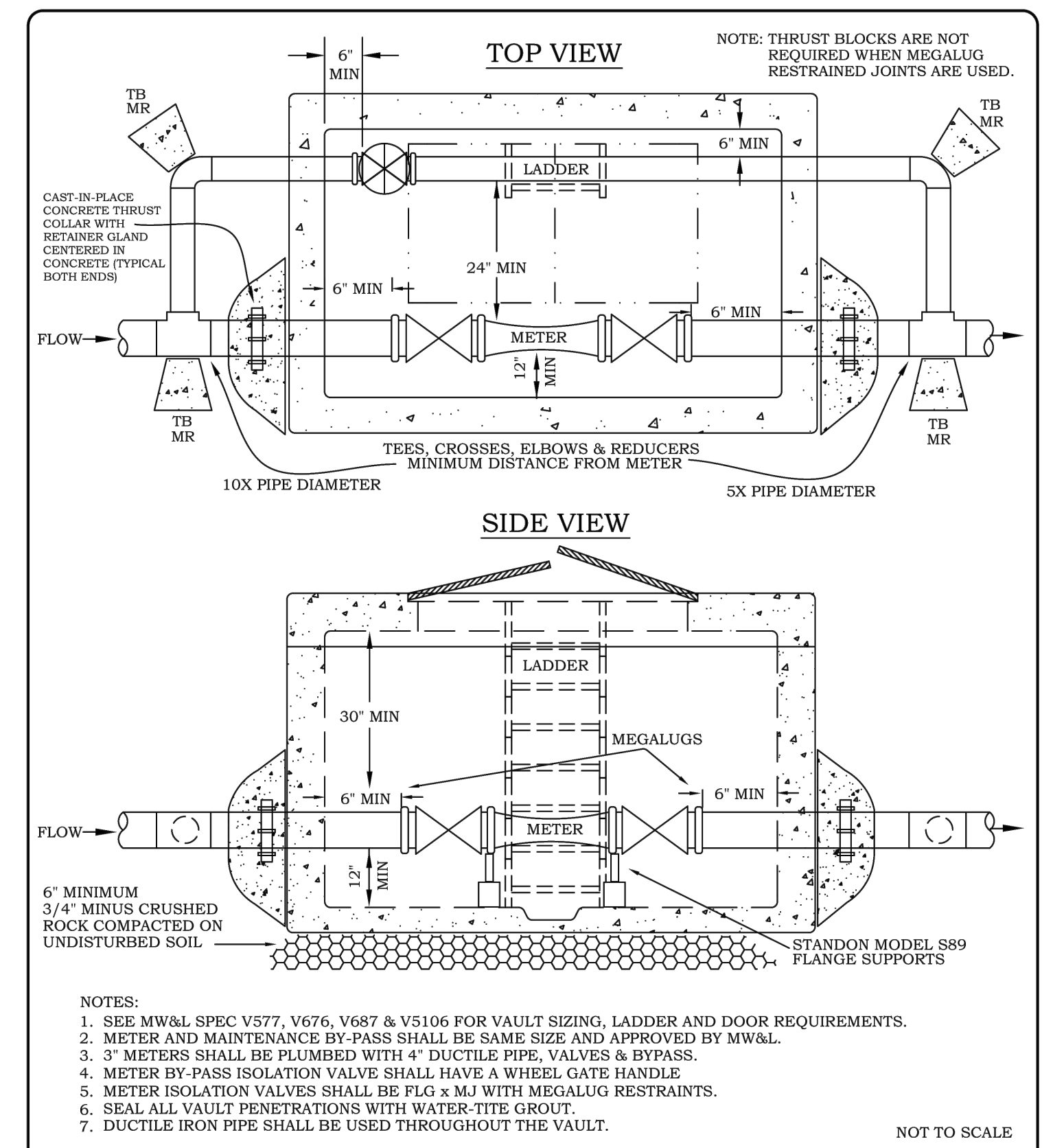
SANITARY SEWER,
DOMESTIC/FIRE WATER PLAN -
SOUTH

100% DESIGN
DEVELOPMENT

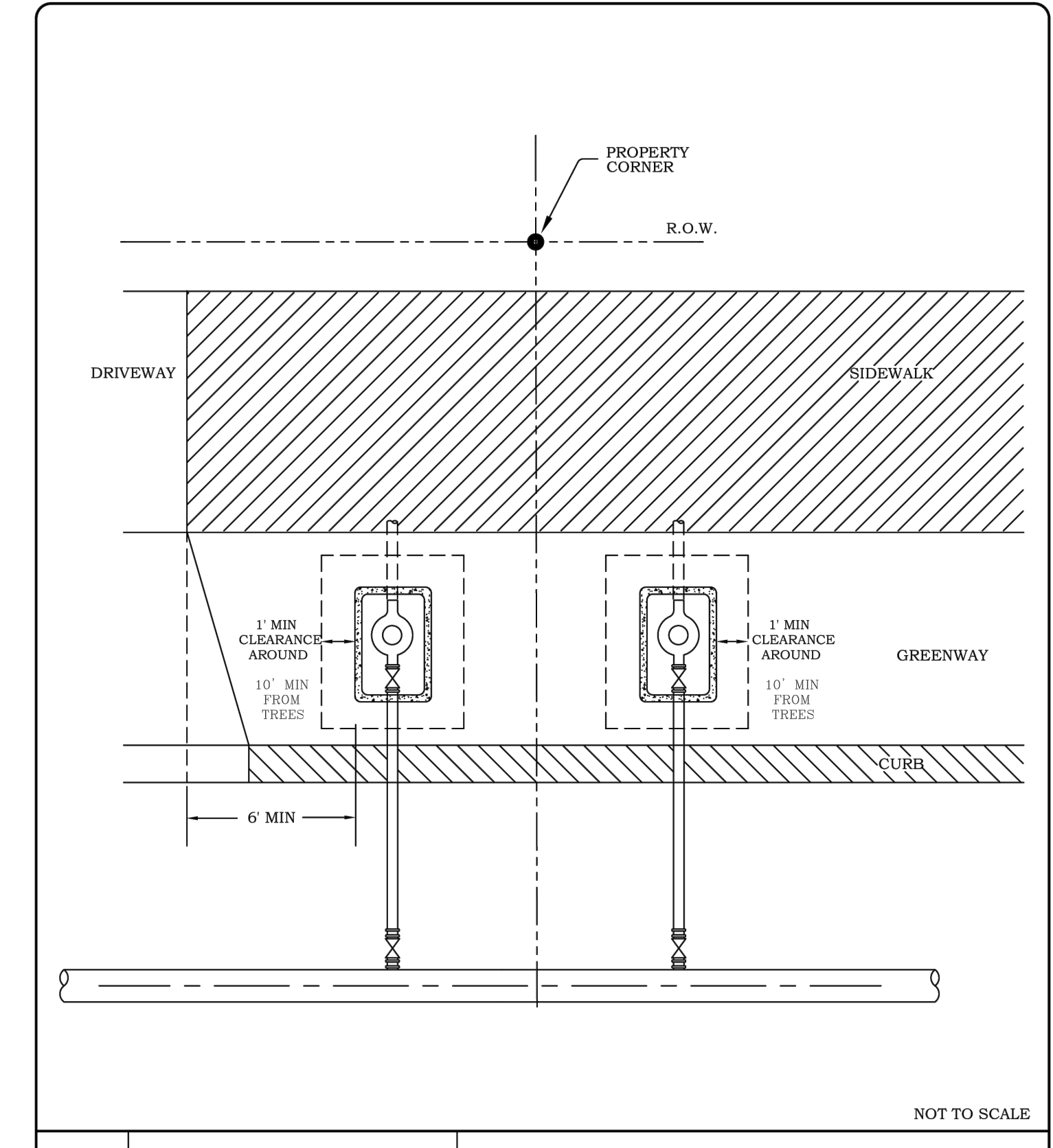
DATE
01/30/2023
PROJECT NUMBER
202780

SHEET NUMBER
C4.02

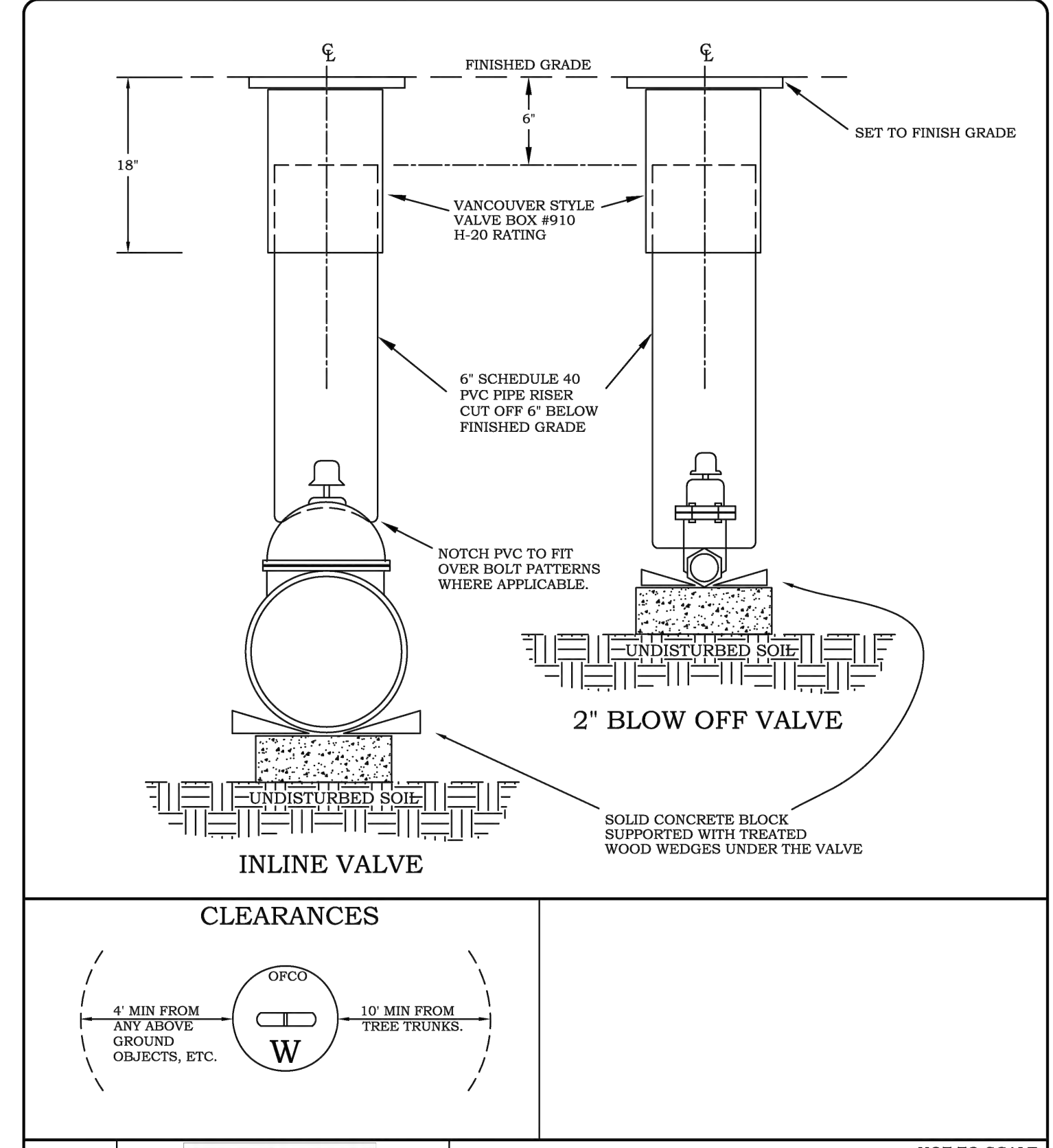
C:\Bent Products\202780\272-Stratus Village\202780-27-Stratus Village-Site & Utility.dwg, 01/30/2023 2:55:05 PM



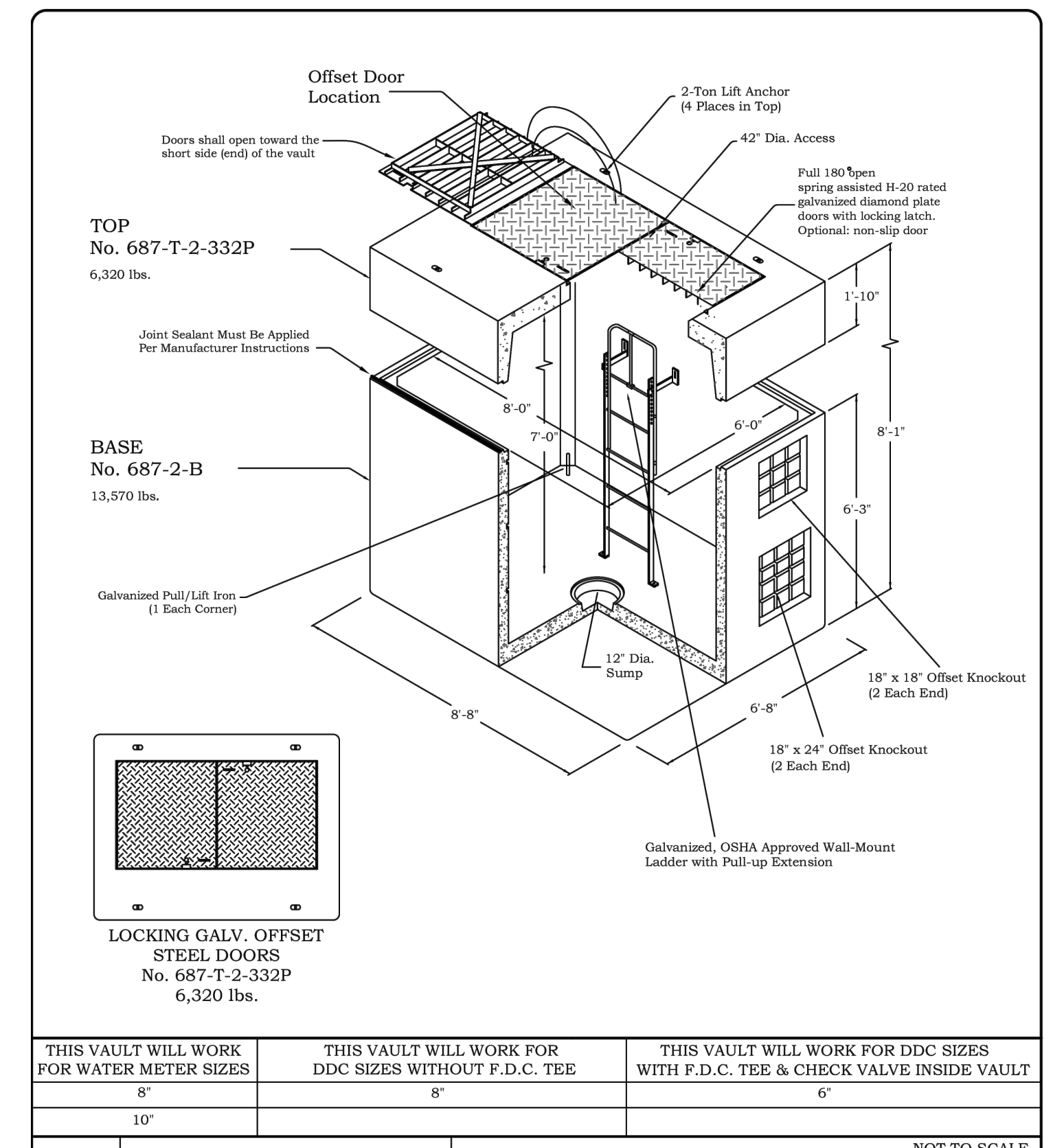
WATER SERVICES 3" AND LARGER	
DATE	REVISION
DATE 12/10/14	APPROVED WSC
DRAWN SLW	SPEC NO. WMS-3



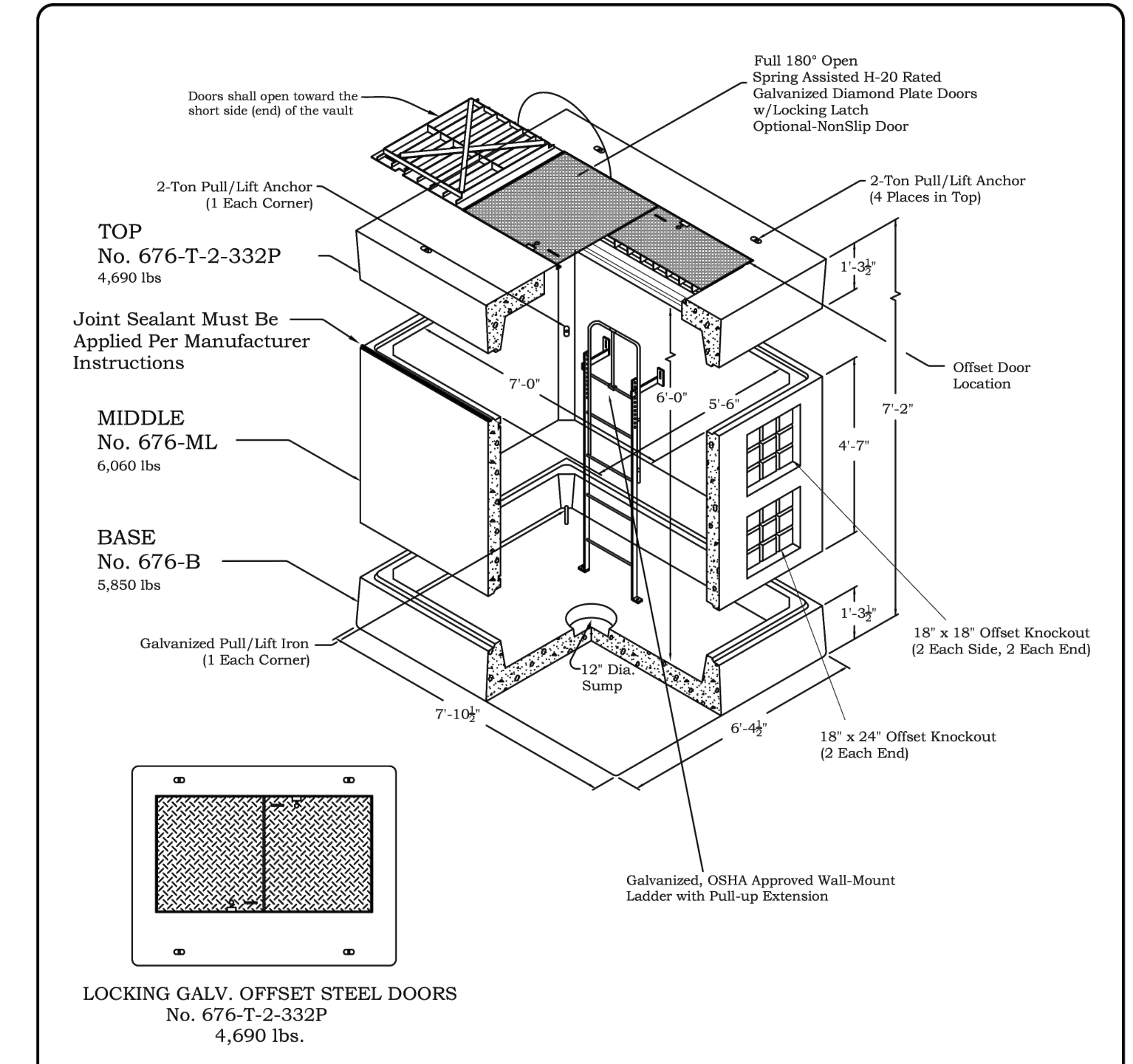
WATER METER CLEARANCE TO ALL OTHER FACILITIES	
DATE	REVISION
DATE 12/9/14	APPROVED WSC
DRAWN SLW	SPEC NO. WMCLEAR



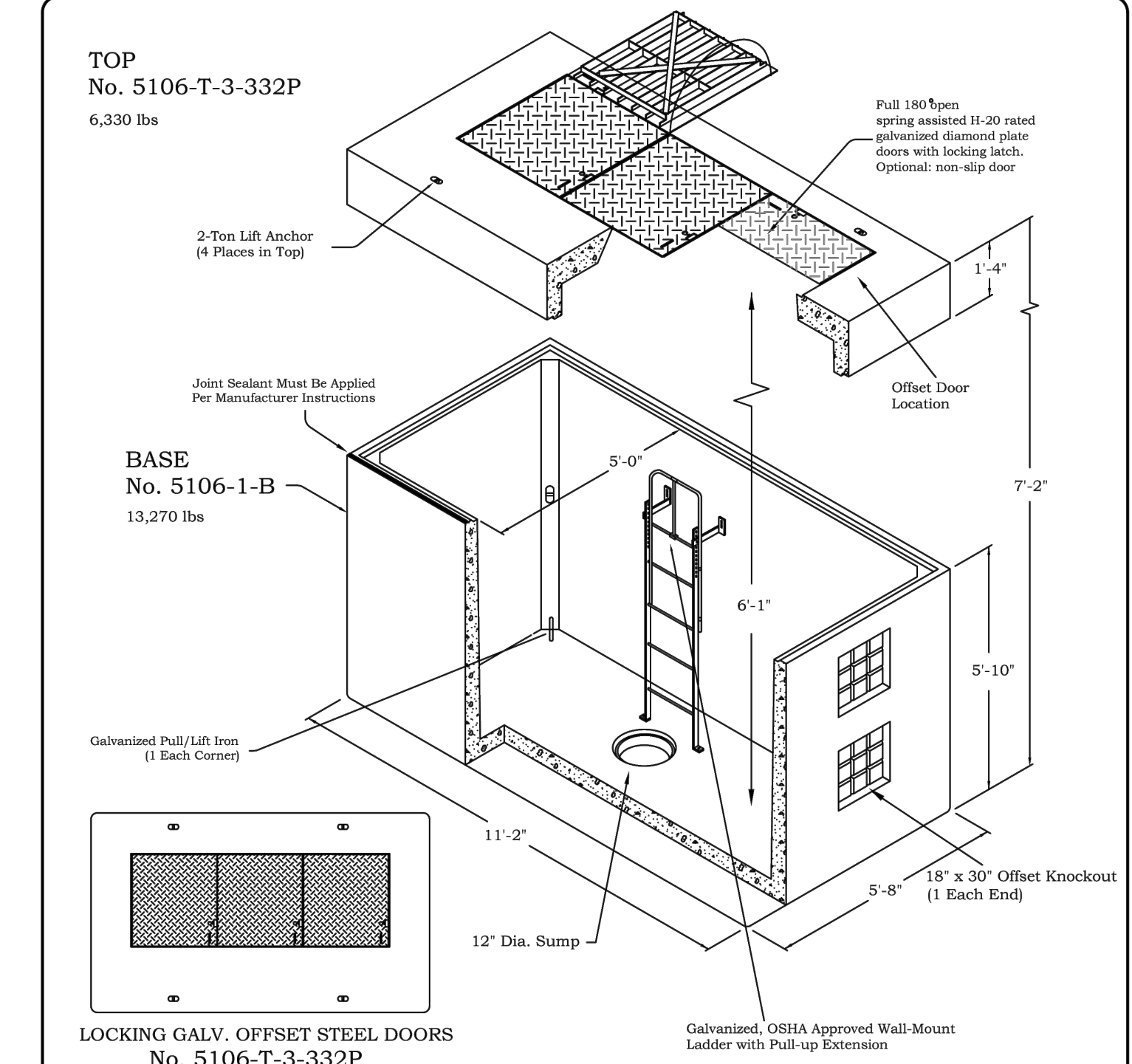
VALVE RISER ASSEMBLY AND CLEARANCES	
DATE	REVISION
DATE 12/12/14	APPROVED WSC
DRAWN SLW	SPEC NO. VR



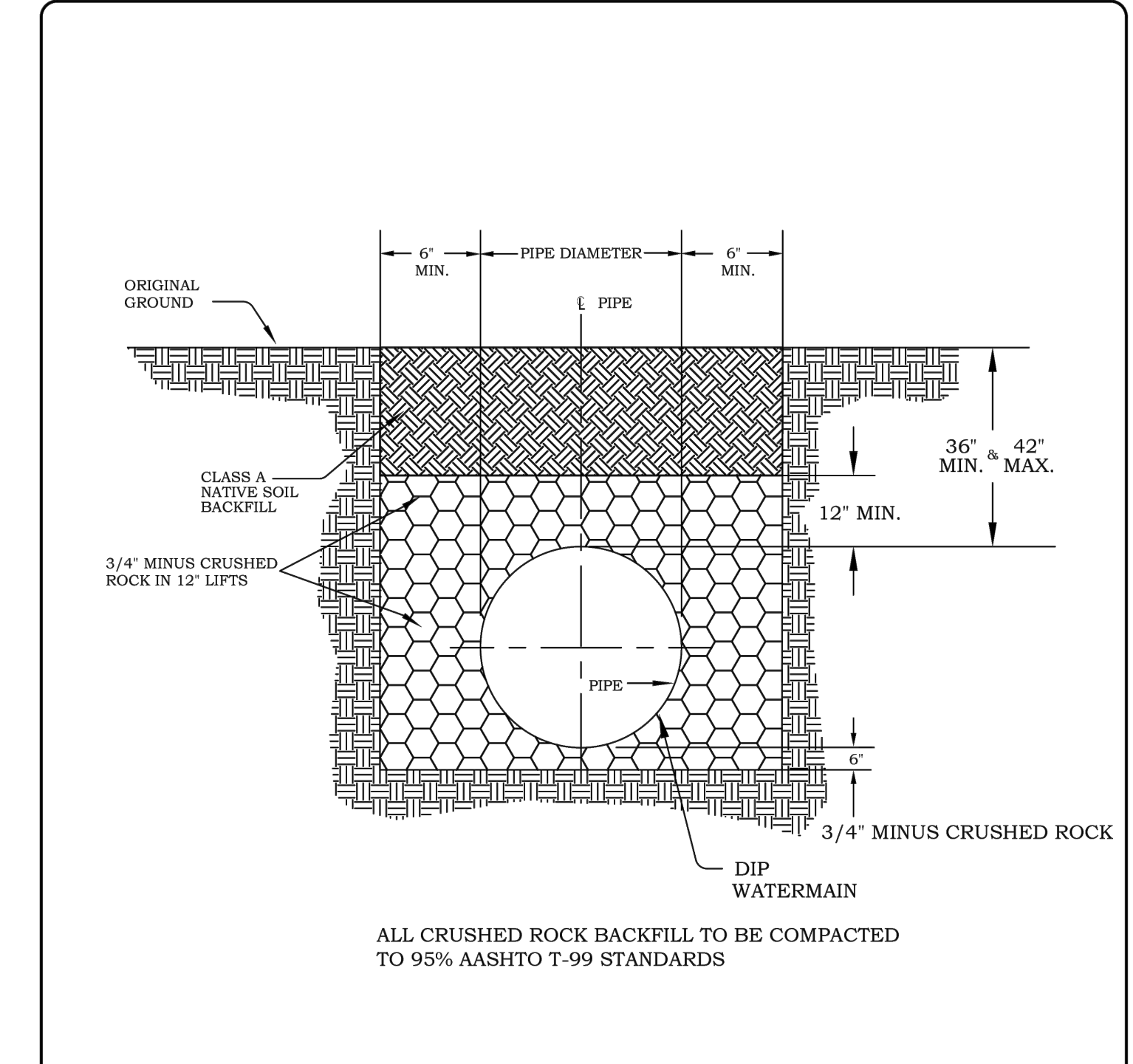
UTILITY VAULT 687-2-WA/LA	
DATE	REVISION
DATE 12/10/14	APPROVED WSC
DRAWN SLW	SPEC NO. V687



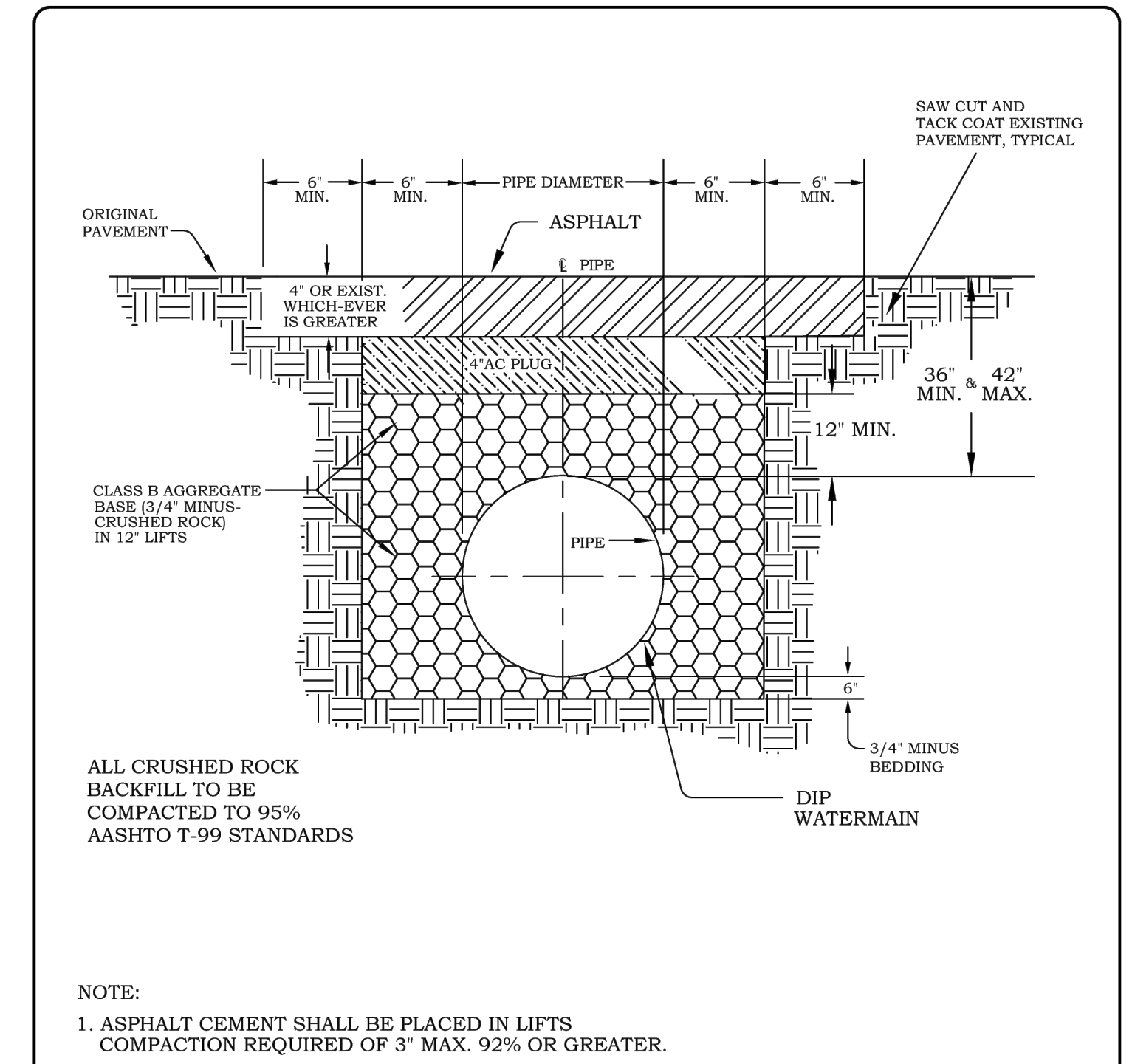
UTILITY VAULT 676-WA/LA	
DATE	REVISION
DATE 12/9/14	APPROVED WSC
DRAWN SLW	SPEC NO. V676



UTILITY VAULT 5106-1-WA/LA	
DATE	REVISION
DATE 12/10/14	APPROVED WSC
DRAWN SLW	SPEC NO. V5106



TRENCH BACKFILL "UNPAVED AREA"	
DATE	REVISION
DATE 12/8/14	APPROVED WSC
DRAWN SLW	SPEC NO. TBF-2



TRENCH BACKFILL PRIVATE STREET/PARKING "PAVED AREAS"	
DATE	REVISION
DATE 12/8/14	APPROVED WSC
DRAWN SLW	SPEC NO. TBF-1

NOT FOR CONSTRUCTION
EXPIRATION DATE: 06/30/24

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REVISION	DATE	REASON FOR ISSUE

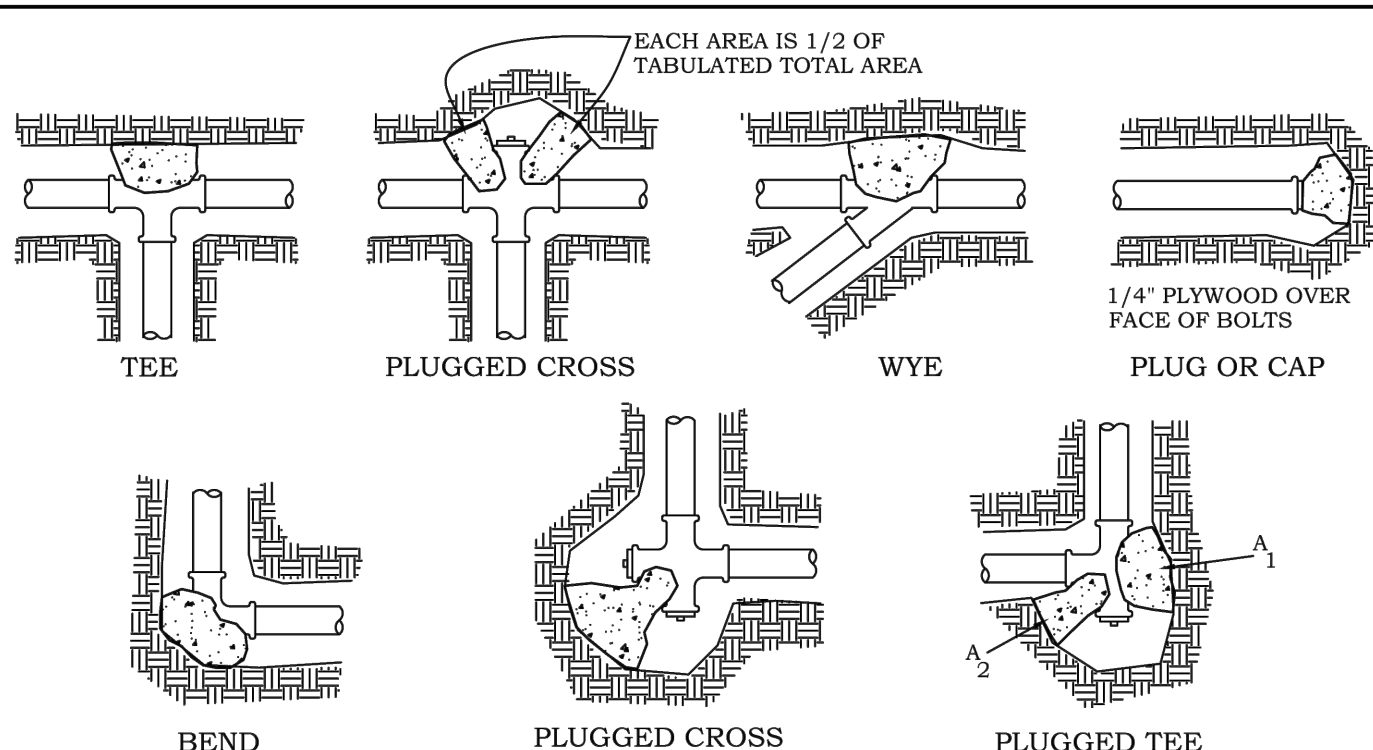
JTE
Janet Turner Engineering, LLC

SANITARY SEWER,
DOMESTIC/FIRE WATER
DETAILS

100% DESIGN
DEVELOPMENT

DATE 01/30/2023	PROJECT NUMBER 202780
--------------------	--------------------------

C4.04



1. CONCRETE THRUST BLOCKING TO BE POURED AGAINST UNDISTURBED SOIL.
 2. KEEP CONCRETE CLEAR OF JOINTS AND ACCESSORIES BY WRAPPING FITTINGS WITH 4 MIL PLASTIC.
 3. IF NOT SHOWN ON PLANS, REQUIRED BEARING AREAS AT FITTING SHALL BE AS INDICATED BELOW, ADJUSTED IF NECESSARY, TO CONFORM TO THE TEST PRESSURES AND ALLOWABLE SOIL BEARING STRESSES STATED IN THE SPECIAL SPECIFICATIONS.
 4. BEARING AREAS AND SPECIAL BLOCKING DETAILS SHOWN ON PLANS TAKE PRECEDENCE OVER BEARING AREAS AND BLOCKING DETAILS SHOWN ON THIS STANDARD DETAIL.
 5. ALL CONCRETE SHALL BE 3000 PSI AT 28 DAYS.

BEARING AREA OF THRUST BLOCKS IN SQUARE FEET

FITTING SIZE	TEE, WYE, PLUG OR CAP	90° BEND PLUGGED CROSS	TEE PLUGGED ON RUN A1 A2	45° BEND	22-1/2° BEND	11-1/4° BEND
4	1.0	1.4	1.9	1.4	1.0	1.0
6	2.1	3.0	4.3	3.0	1.6	1.0
8	3.8	5.3	7.6	5.4	2.9	1.0
10	5.9	8.4	11.8	8.4	4.6	2.4
12	8.5	12.0	17.0	12.0	6.6	3.4
14	11.5	16.3	23.0	16.3	8.9	4.6
16	15.0	21.3	30.0	21.3	11.6	6.0
18	19.0	27.0	38.0	27.0	14.6	7.6
20	23.5	33.3	47.0	33.3	18.1	9.4
24	34.0	48.0	68.0	48.0	26.2	13.6

ABOVE BEARING AREAS BASED ON TEST PRESSURE OF 150 P.S.I. AND AN ALLOWABLE SOIL BEARING STRESS OF 2000 POUNDS PER SQUARE FOOT. TO COMPUTE BEARING AREAS FOR DIFFERENT TEST PRESSURES AND SOIL BEARING STRESSES, USE THE FOLLOWING EQUATION: BEARING AREA = (TEST PRESSURE/150) X (2000/SOIL BEARING STRESS) X (TABLE VALUE)

THRUST BLOCKING DETAILS PUBLIC WATER SYSTEM

DATE 12/8/14

DRAWN SLW APPROVED WSC SPEC NO. TB

TEES LENGTH OF PIPE TO BE RESTRAINED IN FEET

BRANCH SIZE	NOMINAL LATERAL SIZE (L)							
	8"	10"	12"	14"	16"	18"	20"	24"
6"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
8"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
10"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
12"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
14"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
16"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
18"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
20"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
24"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0

REDUCERS LENGTH OF PIPE TO BE RESTRAINED IN FEET

FITTING SIZE	NOMINAL LATERAL SIZE (L)							
	6"	8"	10"	12"	14"	16"	18"	20"
4"	24.0	43.0	58.0	73.0	86.0	99.0	111.0	123.0
6"	-	25.0	44.0	61.0	76.0	90.0	103.0	116.0
8"	-	-	24.0	45.0	62.0	78.0	93.0	107.0
10"	-	-	-	25.0	45.0	64.0	80.0	95.0
12"	-	-	-	-	25.0	46.0	64.0	81.0
14"	-	-	-	-	-	25.0	46.0	65.0
16"	-	-	-	-	-	-	24.0	46.0
18"	-	-	-	-	-	-	-	24.0

BENDS/DEAD END LENGTH OF PIPE TO BE RESTRAINED IN FEET

FITTING SIZE	90° BEND	45° BEND	22-1/2° BEND	11-1/4° BEND	DEAD END
4"	14.0	6.0	3.0	2.0	32.0
6"	20.0	9.0	4.0	2.0	46.0
8"	26.0	11.0	6.0	3.0	59.0
10"	31.0	13.0	6.0	3.0	71.0
12"	36.0	15.0	8.0	4.0	84.0
14"	40.0	17.0	8.0	4.0	95.0
16"	45.0	19.0	9.0	5.0	107.0
18"	49.0	21.0	10.0	5.0	118.0
20"	54.0	23.0	11.0	6.0	130.0
24"	62.0	26.0	13.0	7.0	151.0

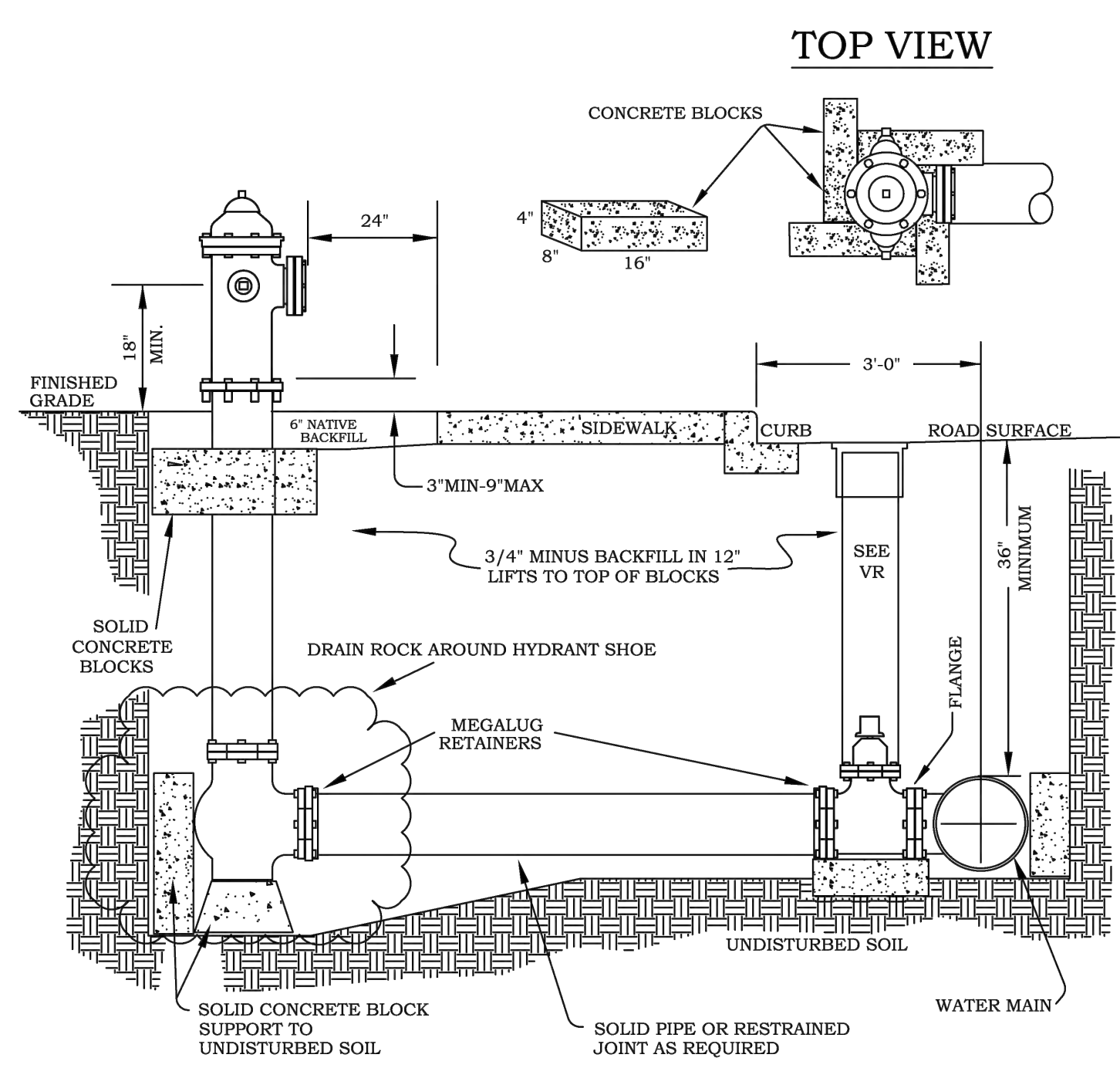
ABOVE RESTRAINED LENGTH CALCULATION BASED ON:
 1. MINIMUM OF 3 FT OF PIPE COVER.
 2. 200 PSI HYDROSTATIC TEST PRESSURE.
 3. FACTOR OF SAFETY = 1.5 TO 1
 4. UNINTERRUPTED LENGTH OF PIPE ALONG RUN (L) - 18 FT
 5. POORLY GRADED GRAVELS AND GRAVEL-SAND MIXTURES, LITTLE OR NO FINES (GP)
 6. FOR FITTINGS SMALLER THAN SHOWN ABOVE USE SMALLEST RESTRAINT SIZE SHOWN.

NOTES:
 1) FIRE HYDRANTS ARE TYPICALLY INSTALLED BY RESTRAINING ALL OF THE JOINTS FROM THE MAIN TO THE MECHANICAL SHOE AT THE HYDRANT.
 2) FIELDS LOK GASKETS CAN BE USED IN PLACE OF MEGALUG SERIES 1100 RESTRAINT

MEGALUG INSTALLATION RESTRAINT LENGTHS REQUIRED

DATE 02/15/18

DRAWN SLW APPROVED WSC SPEC NO. MR

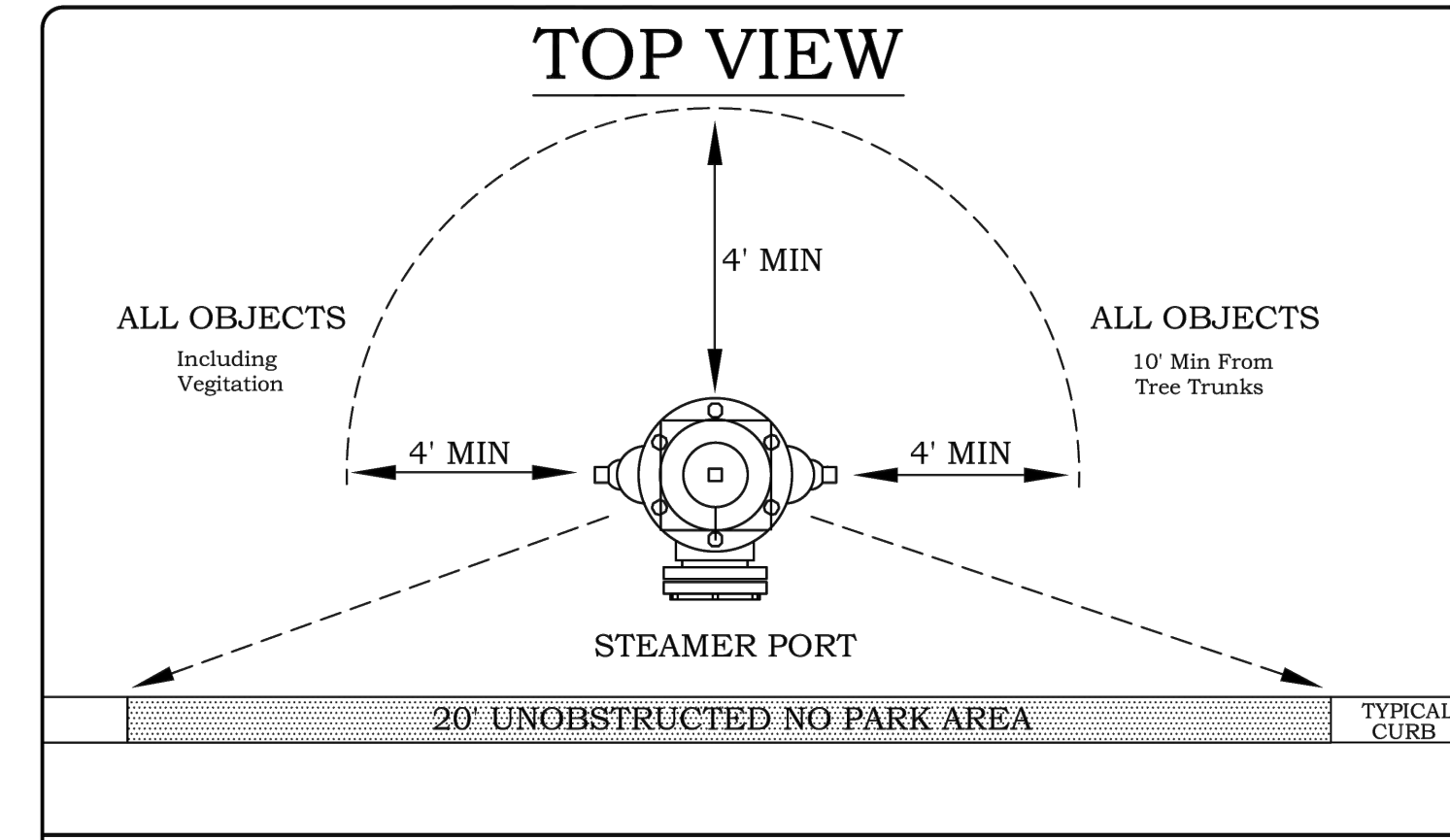


NOTES:
 1) RESTRAIN ALL JOINTS FROM THE MAIN TO THE MECHANICAL SHOE OF THE HYDRANT USING MEGALUGS. (SEE MR)
 2) STEAMER PORT SHALL BE FITTED WITH A 1/4" TURN 2" STROKE ADAPTER PER MCMINNVILLE FIRE DEPARTMENT REQUIREMENTS.
 3) ALL BACKFILL MATERIAL WILL MEET OR EXCEED APPLICABLE STANDARDS FOR TYPE AND COMPACTION.
 4) SEE TRENCH BACKFILL DETAIL TBP-1 & TBP-2
 5) DRAIN ROCK AROUND HYDRANT SHOE
 6) KEEP DRAIN HOLES FREE OF DEBRIS.
 7) REFER TO THE APPROVED MATERIALS LIST FOR HYDRANT SPECIFICATIONS.

FIRE HYDRANT & VALVE INSTALLATION "CURB SIDE SIDEWALK"

DATE 06/04/18

DRAWN SLW APPROVED WSC SPEC NO. FH-CSS



REQUIREMENT OF THE CITY OF MCMINNVILLE FIRE DEPARTMENT AS PER OREGON FIRE CODE

FIRE HYDRANT CLEARANCES MINIMUM FROM ALL OBJECTS

DATE 12/8/14

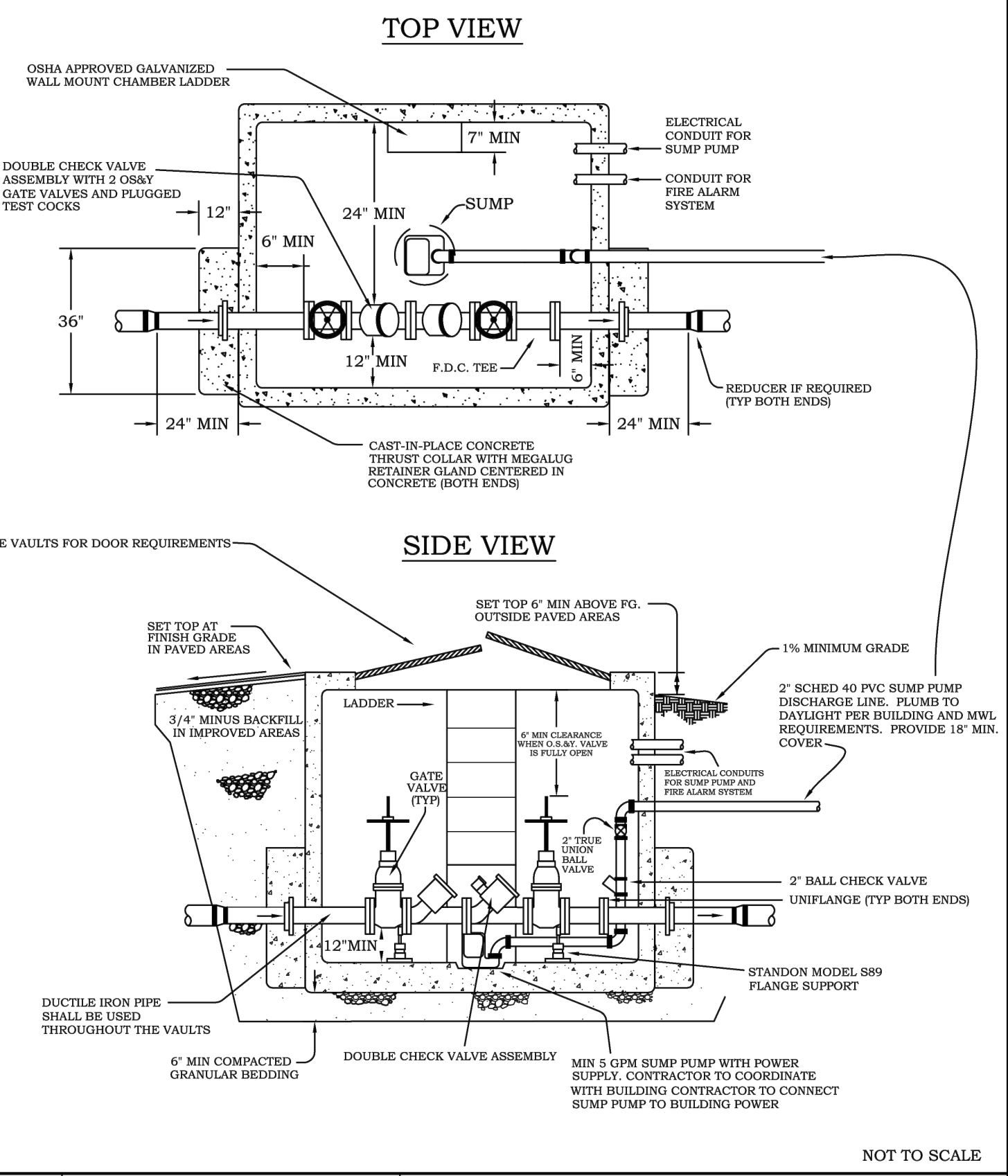
DRAWN SLW APPROVED WSC SPEC NO. FH-CLR

NOTES:
 1. Double Check Valve Assembly:
 a. shall be on the State of Oregon list of approved assemblies and shall include factory supplied shut-off valves;
 b. shall be installed in a location approved by MW&L;
 c. may be installed vertically, provided the assembly is specifically listed for that orientation in the State of Oregon list of approved assemblies.
 2. Assemblies installed below ground level shall have watertight, threaded plugs or caps installed on the test cocks. The assembly shall not be subject to continuous immersion.
 3. All clearances apply to in-building, and vault installations.
 4. Use OSHA approved galvanized wallmount ladder with pulpit extension (OAR Ch 437, Division 2, 1910.27). MW&L to approve ladder location prior to install.
 5. Vault shall be supplied with a sump pump and power supply. Contact City of McMinnville for requirements.
 6. All assemblies 2.5 inches and larger shall have Standon Model S89 flange supports.
 7. Ductile iron pipe shall be used throughout the vault.
 8. Watertight grout shall be used to seal openings.
 9. Vault shall be placed upon compacted 3/4" - minus gravel.
 10. Two galvanized, spring-assisted, H-20 traffic rated doors to be installed with each vault. Doors shall open toward the short side (end) of the vault.
 11. Specify vault knockouts be offset.
 12. If available, "WA" models eliminate "C-Channels" found in "LA" vaults.
 13. Vault drain shall not be directly connected to a sanitary or storm water drain.
 MW&L requires that water from the sump pump in the vault be drained to the surface of the ground in an area not subject to flooding by surface water. A connection to a storm drain, catch basin, or roof rain system is allowed if there is an air gap **prior** to the connection to the drain or fixture.

DOUBLE CHECK VALVE ASSEMBLY 2.5" AND LARGER (NOT FOR FIRE SERVICE LINES)

DATE 12/9/14

DRAWN SLW APPROVED WSC SHEET NO. 2 OF 2 SPEC NO. DCVA-1NFA



DOUBLE CHECK VALVE ASSEMBLY 2.5" AND LARGER (NOT FOR FIRE SERVICE LINES)

DATE 02/14/18

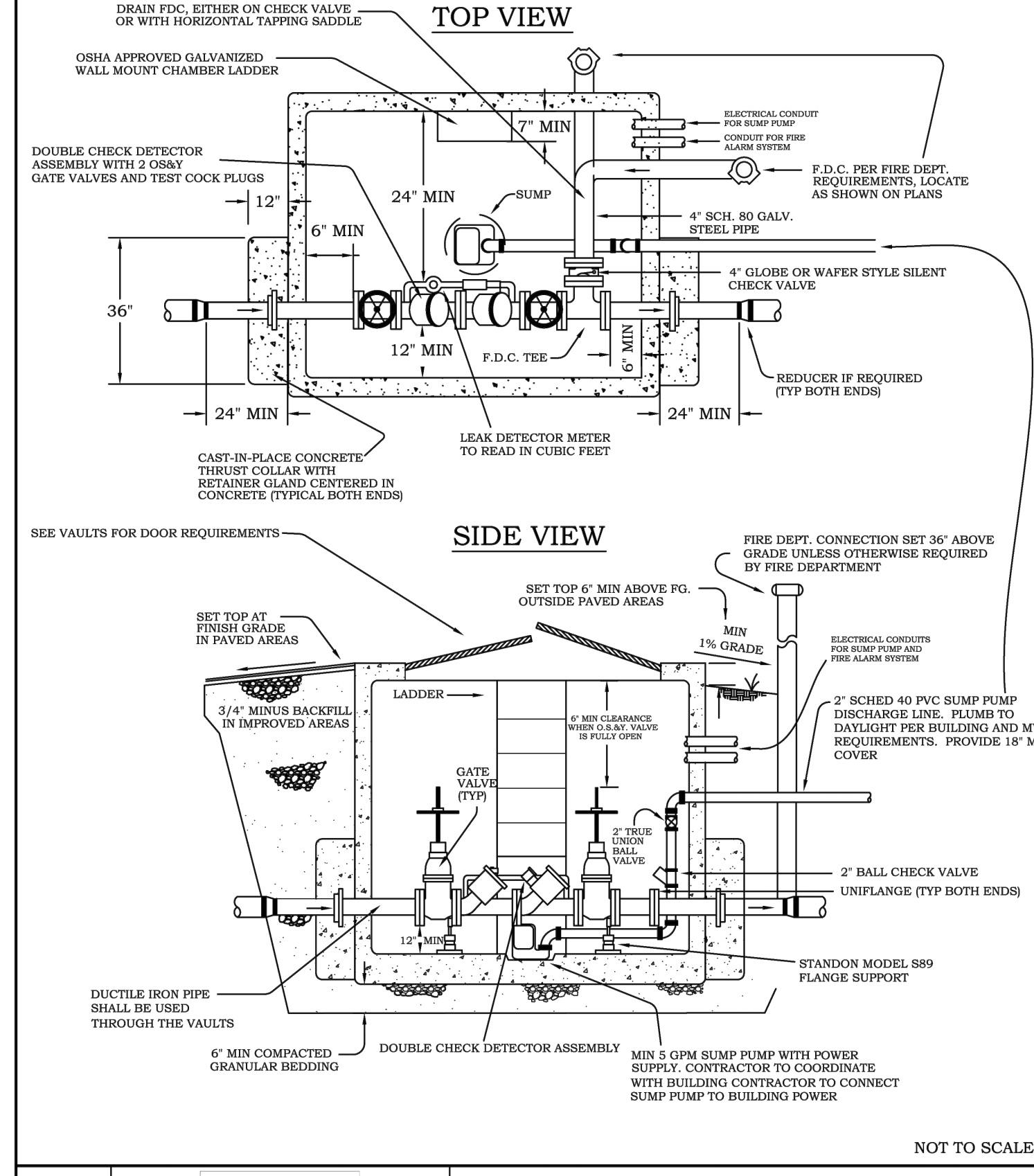
DRAWN SLW APPROVED WSC SHEET NO. 1 OF 2 SPEC NO. DCVA-1NF

NOTES:
 1. Double Check Detector Assembly:
 a. is required on fire service lines;
 b. shall be on the State of Oregon list of approved assemblies and shall include factory supplied shut-off valves;
 c. shall be installed in a location approved by MW&L, near MW&L's point of service;
 d. may be installed vertically, provided the assembly is specifically listed for that orientation in the State of Oregon list of approved assemblies.
 2. Detector meter to measure in cubic feet.
 3. Detector meter supplied as part of the assembly.
 4. Assemblies installed below ground level shall have watertight, threaded plugs or caps installed on test cocks. The assembly shall not be subject to continuous immersion.
 5. All clearances apply to in-building, and vault installations.
 6. Use OSHA approved galvanized wallmount ladder with pulpit extension (OAR Ch 437, Division 2, 1910.27). MW&L to approve ladder location prior to install.
 7. Vault shall be supplied with a sump pump and power supply. Contact the City of McMinnville for requirements.
 8. All assemblies 2.5 inches and larger shall have Standon Model S89 flange supports.
 9. Ductile iron pipe shall be used throughout the vault.
 10. Watertight grout shall be used to seal openings.
 11. Vault shall be placed upon compacted 3/4" - minus gravel.
 12. Two galvanized, spring-assisted, H-20 traffic rated doors to be installed with each vault. Doors shall open toward the short side (end) of the vault.
 13. Specify vault knockouts be offset.
 14. If available, "WA" models eliminate "C-Channels" found in "LA" vaults.
 15. Contact the McMinnville Fire Department:
 When fire hydrants are located downstream of the DCDA the FDC shall be plumbed directly to the fire sprinkler riser, above all control valves. DCDA's that serve fire protection systems shall be electronically supervised, not chained.
 16. Vault drain shall not be directly connected to a sanitary or storm water drain.
 MW&L requires that water from the sump pump in the vault be drained to the surface of the ground in an area not subject to flooding by surface water. A connection to a storm drain, catch basin, or roof rain system is allowed if there is an air gap **prior** to the connection to the drain or fixture.

DOUBLE CHECK DETECTOR ASSEMBLY 2.5" AND LARGER W/FDC AND VAULT (REQUIRED ON FIRE SERVICE LINES)

DATE 12/9/14

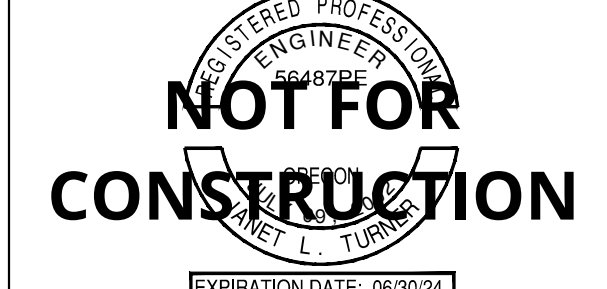
DRAWN SLW APPROVED WSC SHEET NO. 2 OF 2 SPEC NO. DCDA-1A



DOUBLE CHECK DETECTOR ASSEMBLY 2.5" AND LARGER WITH FDC (REQUIRED ON FIRE SERVICE LINES)

DATE 02/14/18

DRAWN SLW APPROVED WSC SHEET NO. 1 OF 2 SPEC NO. DCDA-1



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 PROJECT ADDRESS
 HOUSING AUTHORITY OF YAMHILL COUNTY

REVISION	DATE	REASON FOR ISSUE



SANITARY SEWER, DOMESTIC/FIRE WATER DETAILS

100% DESIGN DEVELOPMENT

DATE 01/30/2023	PROJECT NUMBER 202780
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SHEET NUMBER **C4.05**



38 NORTHWEST DAVIS, SUITE 300
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PLACE

735 NW 18TH AVE
PORTLAND, OR 97209
(503) 324 2000

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REVISION	DATE	REASON FOR ISSUE

MATERIALS PLAN

LAND USE

DATE 04/14/2023	PROJECT NUMBER 202780
--------------------	--------------------------

SHEET NUMBER
L1.00

MATERIALS LEGEND

----- PROPERTY LINE TYP. TYPICAL

MATERIALS SCHEDULE

PAVEMENTS

- A1 ASPHALT PAVING - VEHICULAR (SEE CIVIL FOR R.O.W. WORK)
- A2 ASPHALT PAVING - PEDESTRIAN; HALF COURT AREA WITH PAINTED LINES
- B1 CONCRETE PAVING - PEDESTRIAN (SEE CIVIL FOR R.O.W. WORK)
- B2 CONCRETE PAVING - VEHICULAR (SEE CIVIL FOR R.O.W. WORK)
- C1 DECORATIVE CONCRETE PAVING - PEDESTRIAN, EXPOSED AGG.
- D1 RUBBERIZED PLAY SURFACING - PERFORMANCE ULTRA-TILE OR SIM.
- D2 ENGINEERED WOOD FIBER AT NATURE PLAY AREAS
- D3 CEDAR CHIPS MULCH AT COMMUNITY GARDEN PATHS
- D4 MINERAL MULCH - CRUSHED BASALT GRAVEL, SEE SPEC.
- F1 TACTILE WARNING STRIPS
- F2 PARKING STRIPING (SEE CIVIL)
- F3 FABRICATED METAL EDGING
- F4 PARKING WHEEL BARRIERS (SEE CIVIL)

STAIRS, RAMPS, CURBS AND WALLS

- G1 CAST IN PLACE CONCRETE STAIRS
- G2 CAST IN PLACE CONCRETE RAMP
- H1 CONCRETE CURB - RAISED
- H2 CONCRETE CURB - FLUSH
- H3 CONCRETE CURB - FLUSH, 6" BAND, 6"-12" DEPTH
- J1 LANDSCAPE WALL - 6" THICK (4' TOTAL HEIGHT MAX)

RAILINGS, GATES, AND FENCES

- M1 STAIR HANDRAIL - GALV. & PAINTED STEEL
- M2 RAMP HANDRAIL - GALV. & PAINTED STEEL
- N1 6' HT. CEDAR FENCE (PARKING PERIMETER)
- N2 8'HT. SPORTS NET FENCE WITH (2) GATES @ HALF-COURT
- N3 4' HT. PLAY AREA PICKET FENCE AND GATE (AMERISTAR OR SIM.)

PLANTING (SEE PLANTING PLANS)

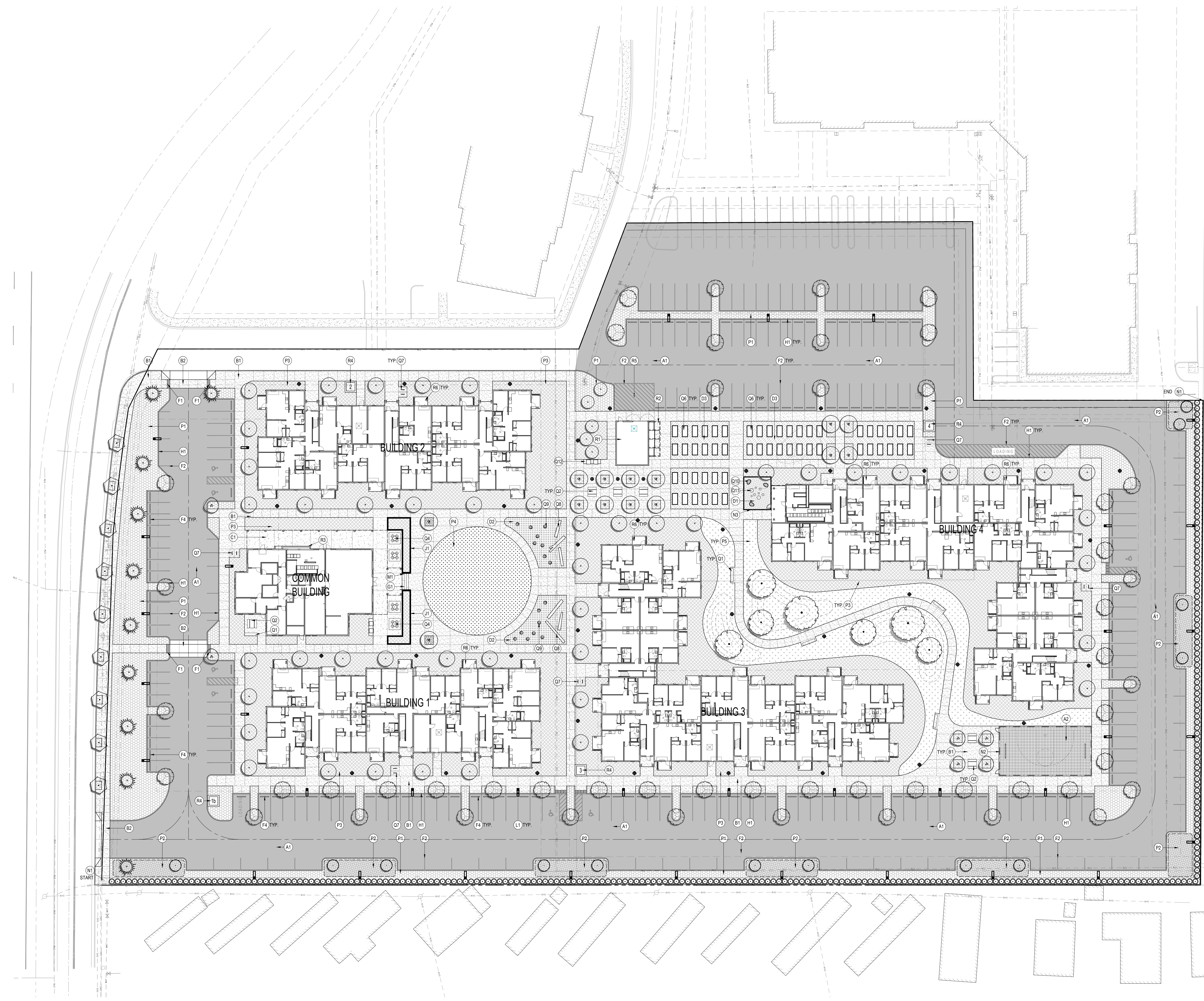
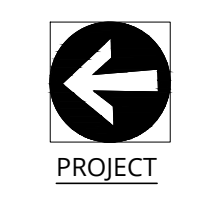
- P1 PERIMETER SHRUB PLANTING AT PARKING AREAS
- P2 STORMWATER PLANTER - SEE CIVIL
- P3 SMALL TO MEDIUM SHRUBS, MAX. 4' WIDE x 4' HIGH
- P4 SODDED LAWN
- P5 SEEDED MEADOW MIX AND GROUNDCOVERS

SITE FURNISHINGS

- Q1 6' BENCH - FORMS-SURFACES VECTOR SYSTEM - STANDALONE, THREE BACKRESTS, WOOD SLAT TOP
- Q2 PICNIC TABLE - TYPE 1 - FORMS-SURFACES VECTOR SYSTEM - 6' TABLE ENSEMBLE, WOOD SLAT TOP, (2) 6' BENCHES
- Q3 PICNIC TABLE - TYPE 2 (A.D.A.) - FORMS-SURFACES VECTOR SYSTEM - 6' TABLE ENSEMBLE, WOOD SLAT TOP, (1) 6' BENCH, (1) 2' BENCH
- Q4 TABLES & CHAIRS - LANDSCAPE FORMS CHIPMAN SYSTEM - COMBINATION OF 2-TOP & 4-TOP SQUARE TABLES AS SHOWN
- Q5 LITTER & RECYCLING BINS - FORMS-SURFACES TONYO - 36 GAL., SPLIT-STREAM, W/ RAIN HAT; - STAINLESS STEEL BODY AND DOORS, SOLID PANELS, COLOR T.B.D.
- Q6 RAISED COMMUNITY GARDEN PLANTER - 12" HIGH, 4' X 8' CEDAR OR JUNIPER TIMBERS - (4) OF THE PLANTERS WILL BE A.D.A. ACCESSIBLE
- Q7 BIKE RACK - COLUMBIA CASCADE COMPANY - TIMBERFORM CYCLOOPS MODEL NO. 2170-3-06
- Q8 NATURE PLAY - REPURPOSED DOWNED LOG - 24-30" DIAM, 8-12' LENGTH
- Q9 NATURE PLAY LOGS - TIMBERFORM - TIMBERCRAFT #1501 FULL-ROUND STEPPER
- Q10 PEBBLE STOOL - TOURNESOL
- Q11 PLAY SPHERES AND HALF-SPHERES - GORIC
- Q12 OUTDOOR GRILL & COUNTER. TBD.

MISCELLANEOUS

- R1 TRASH ENCLOSURE - SEE ARCH.
- R2 STORAGE SHED AND SHADE STRUCTURE
- R3 MAIL CLUSTER BOX UNITS - SEE ARCH.
- R4 PAD-MOUNTED TRANSFORMERS - SEE ELECTRICAL
- R5 UTILITY VAULTS - SEE CIVIL
- R6 PRIVATE PATIOS - SEE ARCH.



1 MATERIALS PLAN
1" = 30'-0"

**NOT FOR
CONSTRUCTION**



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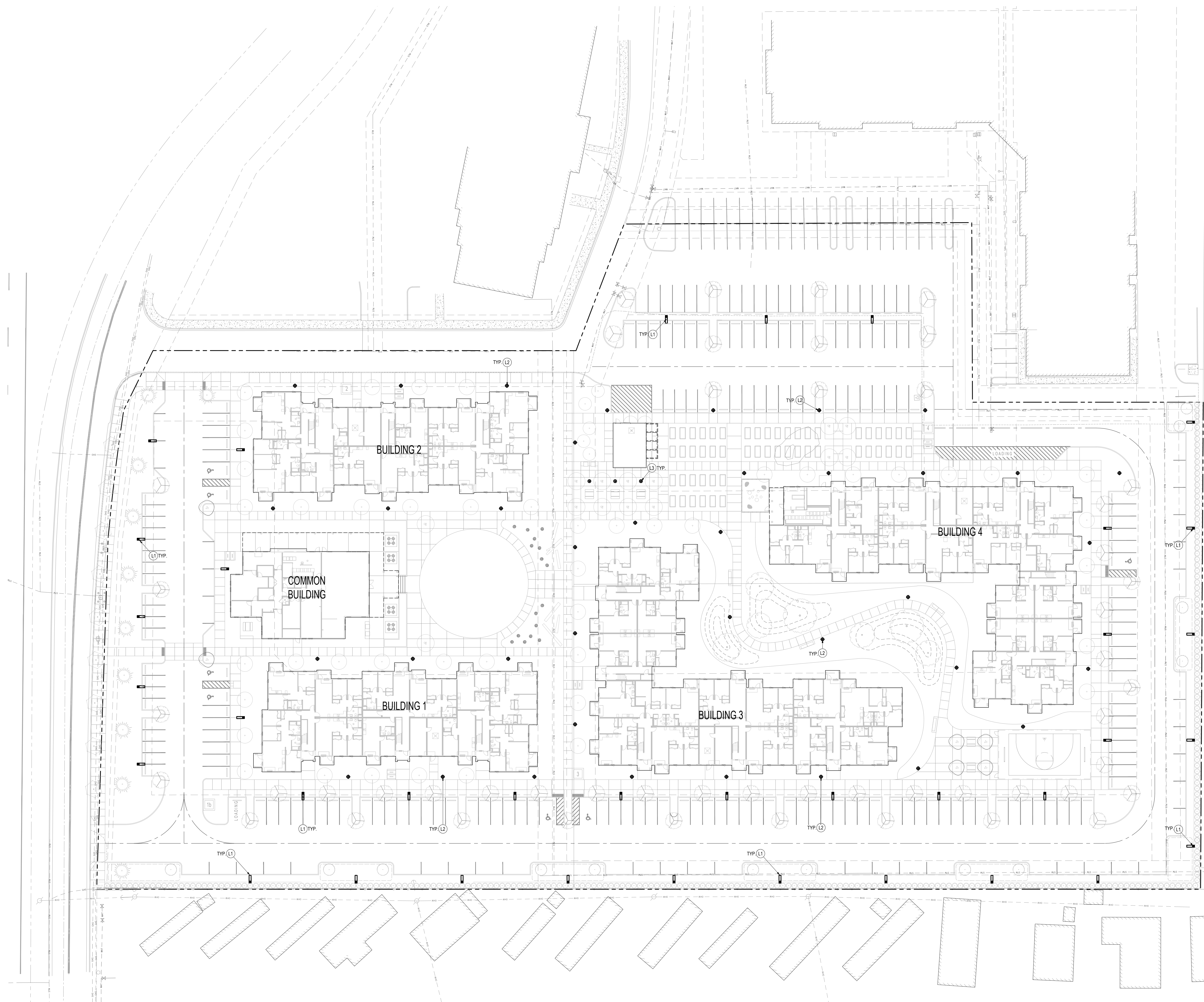
PRELIMINARY SITE
LIGHTING PLAN

LAND USE

DATE 04/14/2023	PROJECT NUMBER 202780
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L1.01



OUTDOOR LIGHTING - SEE ELECTRICAL

- L1** LIGHT POLE - TYPE 1 - PARKING
 - 18'-20' POLE
 - LIGMAN, LINEAR DENVER 1 OR EQ.
- L2** LIGHT POLE - TYPE 2 - PEDESTRIAN
 - 12'-14' POLE
 - LUMINIS BELLEVUE SERIES OR EQ.
- L3** ILLUMINATED BOLLARDS
 - 36" HEIGHT
 - LUMINIS BELLEVUE SERIES OR EQ.
- L4** STREET LIGHTS - SEE CIVIL

1 PRELIMINARY SITE LIGHTING PLAN
1" = 30'-0"



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DESIGN-BUILD IRRIGATION PLAN

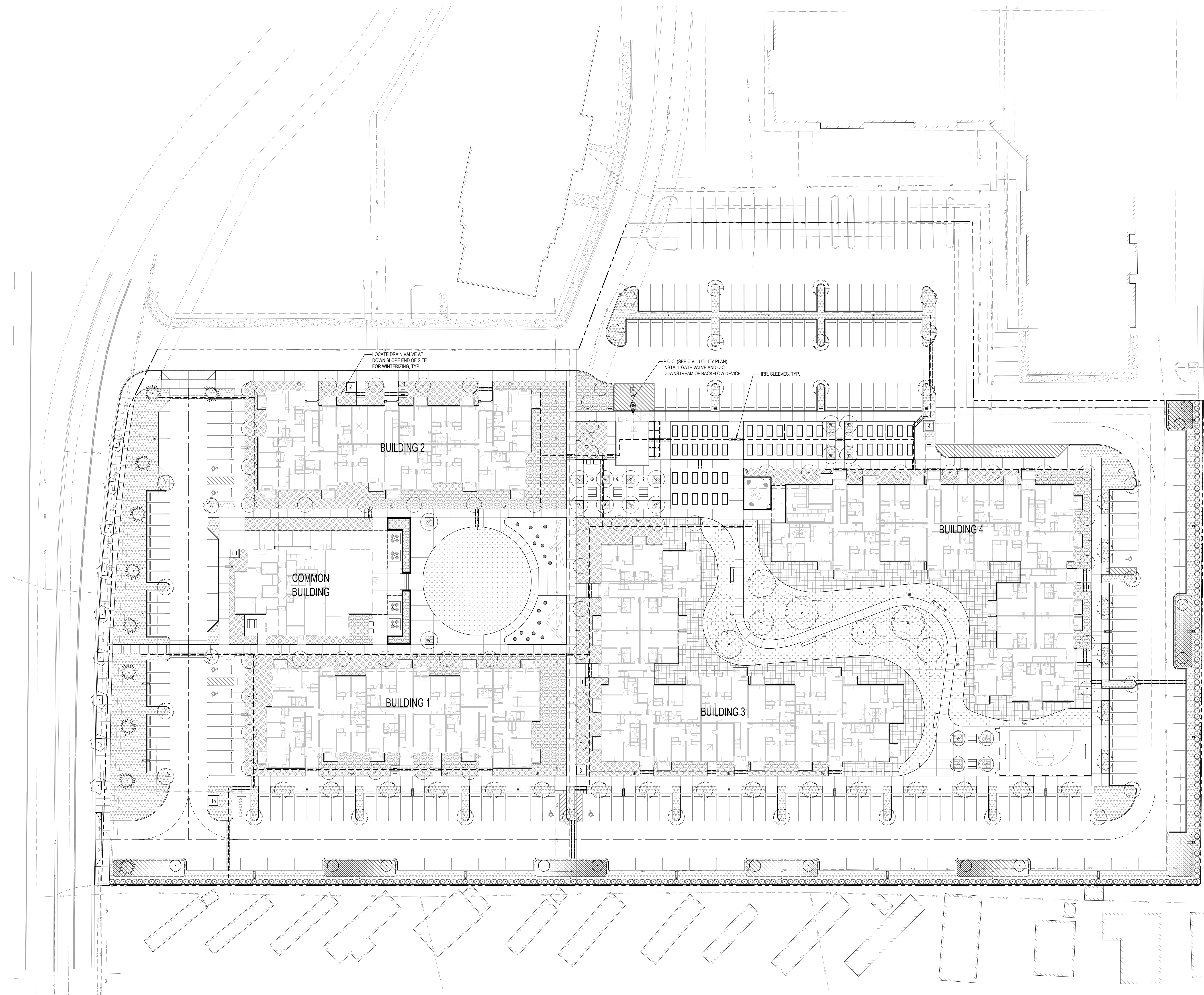
LAND USE

DATE 04/14/2023 PROJECT NUMBER 202780
SHEET NUMBER

L4.00

IRRIGATION NOTES

- THE DESIGN-BUILD IRRIGATION SHALL MEET THE FOLLOWING REQUIREMENTS:
- ALL PLANTING AREAS ARE TO BE IRRIGATED WITH FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. DESIGN AND INSTALL IRRIGATION SYSTEM IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES. COORDINATE ALL WORK WITH OTHER TRADES INVOLVED.
 - CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE WORKING SYSTEM. SUBMIT APPROPRIATELY SCALED IRRIGATION DESIGN DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
 - COORDINATE POINT OF CONNECTION, MAINLINE ROUTING, LOCATION OF AUTOMATIC SYSTEM CONTROLS, AND VERIFY AVAILABLE PRESSURE AND FLOW PRIOR TO BEGINNING WORK.
 - COORDINATE WITH OTHER SUBCONTRACTORS AND TRADES TO ENSURE PROTECTION OF THE SYSTEM INCLUDING BUT NOT LIMITED TO, WATER SERVICE, WATER METER, BACKFLOW DEVICES, CONTROLLER LOCATION, CONTROLLER ELECTRICAL SERVICE, AND WIRE CONDUITS FOR CONTROLLER.
 - VERIFY AND COORDINATE WORK AROUND ALL UNDERGROUND UTILITIES BEFORE EXCAVATION. NOTIFY ALL UTILITY PROVIDERS AT LEAST THREE (3) WORKING DAYS PRIOR TO BEGINNING WORK.
 - VERIFY THAT CONDITIONS ARE SUITABLE TO PROVIDE A COMPLETE WORKING SYSTEM. DO NOT PROCEED IF CONDITIONS ARE PRESENT THAT ARE DETRIMENTAL TO THE EQUIPMENT OR WILL NOT SUPPORT A HEALTHY GROWING ENVIRONMENT FOR PLANTS.
 - PROVIDE HIGH EFFICIENT LOW FLOW MULTI STREAM ROTARY NOZZLE SPRAY HEADS WITH MAXIMUM 10' RADIUS IN SHRUB BEDS. STRIP HEADS TO BE MAXIMUM 12' SPACING. BASIS OF DESIGN: HUNTER MP-PRS.
 - PROVIDE 12" POP-UP BODIES IN SHRUB AND GROUND COVER AREAS, TYP., 6" BODIES WHERE DIRECTLY ADJACENT HEAD-IN PARKING, AND 4" POP-UP BODIES IN LAWN/TURF AREAS.
 - PROVIDE CLASS 200 PVC LATERAL LINES, MAXIMUM 1.5" DIAMETER. SIZE PIPE TO ENSURE THAT MAXIMUM WATER VELOCITY DOES NOT EXCEED 5 FT./SEC.
 - ZONES TO BE MAXIMUM 35 GPM.
 - NEW TREES IN TREE PIT NOT WITHIN A PLANTING AREA SHALL BE IRRIGATED ON SEPARATE ZONE WITH SUBSURFACE ROOT WATERING BUBBLER SYSTEM.
 - PLACE ALL VALVE BOXES IN PLANTING BEDS WHERE POSSIBLE, AND LOCATE TO ALLOW EASE OF ACCESS FOR MAINTENANCE, CONSIDERING PLANT MATERIAL AND OBSTRUCTIONS. ALL BOXES TO BE COLOR BLACK AND SIZED TO ACCOMMODATE COMPLETE VALVE ASSEMBLY INCLUDING WIRE, ISOLATION VALVES, AND UNIONS. SET VALVE BOXES IN A UNIFORM MANNER, SQUARE TO ADJACENT PAVING. ALIGN AND EVENLY SPACE GROUPS OF BOXES IN A UNIFORM AND ORDERLY FASHION. ONLY ONE VALVE PER BOX. BOX LOCATIONS SHALL BE STAKED IN FIELD AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - INSTALL ALL IRRIGATION PIPE AND WIRE IN CLASS-200 PVC SLEEVES BELOW ALL PAVED SURFACES OR STRUCTURES SUCH AS WALLS, STAIRS, AND OTHER IMPROVEMENTS. SIZE OF SLEEVES SHALL BE MINIMUM TWICE (2X) THE COMBINED DIAMETER OF PIPE TO BE PLACED IN SLEEVE. MINIMUM SIZE 4" WITH 24" COVER, MINIMUM. COORDINATE PLACEMENT OF SLEEVES WITH OTHER TRADES.
 - ADJUST THE ENTIRE SYSTEM TO PROVIDE UNIFORM EVEN COVERAGE. ELIMINATE ALL FOGGING, AND OVERSPRAY ON TO PAVING, STRUCTURES, OR NON-PLANTED AREAS. PROVIDE A COMPLETE WORKING SYSTEM.



IRRIGATION EQUIPMENT KEY		
SYMBOL	DESCRIPTION	MODEL
M	METER	SEE CIVIL
C	CONTROLLER	HUNTER I2C-800-SS w/ E2-DM WALL MOUNTED IN S.S. ENCLOSURE. PROVIDE 120V POWER.
Z	BACKFLOW PREVENTER	POC: (POINT OF CONNECTION) - 2" WILKINS DCVA W/ CARSON 1730-24 BLACK HDPE VALVE BOX, OR APPROVED EQUAL.
⊙	BRONZE GATE VALVE (LINE SIZE)	SEE SPECIFICATIONS
▲	QUICK COUPLER VALVE WITH KEY	SEE SPECIFICATIONS - (1) PER 100-150FT OF MAINLINE AND (1) PER GARDEN AREA
---	SCHEDULE 40 PVC MAINLINE, SIZE PER PLAN AND PIPE SCHEDULE	DRAWN DIAGRAMATICALLY IN PLAN. ROUTE AS NEEDED TO PROVIDE EFFICIENT BALANCED SYSTEM.
----	CLASS-200 PVC SLEEVES, 2X CARRIER PIPE, MINIMUM 4" DIA.	

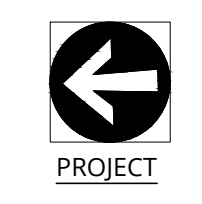
PVC CLASS 200 - PIPE SIZING CHART	
GPM	PIPE SIZE
0-10	3/4"
11-16	1"
17-35	1.5"
36-55	2"

PVC SCHEDULE 40 - PIPE SIZING CHART	
GPM	PIPE SIZE
0-12	1"
13-30	1.5"
31-50	2"
51-70	2.5"

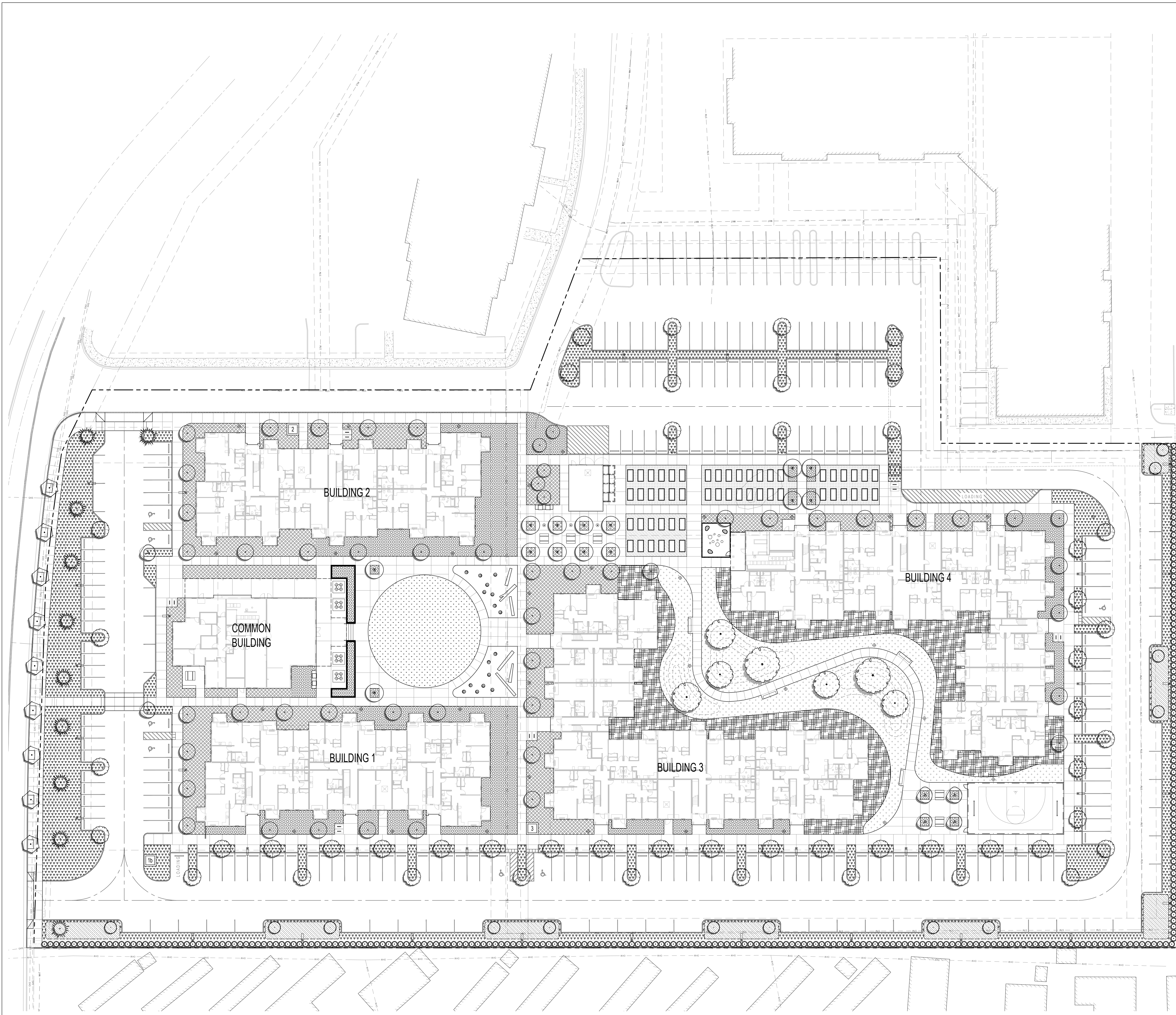
IRRIGATION LEGEND

- SHRUB, MEADOW, AND LAWN AREAS SHALL BE ON SEPARATE ZONES. SHRUB ZONES SHALL GROUP PLANTS OF SIMILAR WATER REQUIREMENTS AND EXPOSURE. SEE IRRIGATION PLAN FOR DIAGRAMMATIC ZONE GROUPINGS, FOR REFERENCE ONLY. VERIFY ALL PLANTINGS WITH PLANTING PLANS.

- IRRIGATED LAWN
- MEADOW AND ORNAMENTAL GRASSES
- SHRUBS (N/E EXPOSURE)
- SHRUBS (S/W EXPOSURE)
- GROUND COVER
- STORM PLANTER PLANTING



1 DESIGN-BUILD IRRIGATION PLAN
1" = 30'-0"



TREE SCHEDULE							
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	SPACING	QTY.	NOTES
STREET TREES AND PARKING TREES							
☉	TICO	TILLIA CORDATA 'HALKA'	SUMMER SPRITE LINDEN	2" CAL.; 8'-10' HT.	30' O.C.		PER STREET TREE PLANTING STDS.
☉	PIPO	PINUS PONDEROSA	PONDEROSA PINE	8'-10' HT.	30' O.C.		PER STREET TREE PLANTING STDS.
☉	ZESE	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	2.5" CAL.; 12-14' HT.	AS SHOWN		12-14' HT., 28" MIN. ROOT BALL DIAMETER, 17" MIN. ROOT BALL DEPTH, EVEN BRANCHING, SPECIMEN QUALITY
BUILDING PERIMETER TREES							
☉	LAIN	LAGERSTROEMIA INDICA x FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	1.5" CAL.; 8' HT.	AS SHOWN		8' HT., 10 BRANCHES MIN., 20" MIN. ROOT BALL DIAMETER, 12" MIN. ROOT BALL DEPTH, MIN. 3 STEMS
☉	MAVI	MAGNOLIA GRANDIFLORA 'VICTORIA'	VICTORIA SOUTHERN MAGNOLIA	2.5" CAL.; 12-14' HT.	AS SHOWN		12-14' HT., 28" MIN. ROOT BALL DIAMETER, 17" MIN. ROOT BALL DEPTH, EVEN BRANCHING, SPECIMEN QUALITY
☉	PAPE	PARROTIA PERSICA 'VANESSA'	VANESSA IRONWOOD	2.5" CAL.; 12-14' HT.	AS SHOWN		12-14' HT., 28" MIN. ROOT BALL DIAMETER, 17" MIN. ROOT BALL DEPTH, EVEN BRANCHING, SPECIMEN QUALITY
☉	QUGA	QUERCUS GARRYANA	OREGON WHITE OAK	1.5" CAL.; 14-16' HT.	AS SHOWN		14-16' HT., 32" MIN. ROOT BALL DIAMETER, 19" MIN. ROOT BALL DEPTH, EVEN BRANCHING, SPECIMEN QUALITY
☉	ZEMU	ZELKOVA SERRATA 'MUSHASHINO'	MUSHASHINO JAPANESE ZELKOVA	2.5" CAL.; 12-14' HT.	AS SHOWN		12-14' HT., 28" MIN. ROOT BALL DIAMETER, 17" MIN. ROOT BALL DEPTH, EVEN BRANCHING, SPECIMEN QUALITY
ACCENT TREES							
☉	COEW	CORNUS EDDIE'S WHITE WONDER	EDDIE'S WHITE WONDER DOGWOOD	1.5" CAL.; 10-12' HT.	AS SHOWN		10-12' HT., 20" MIN. ROOT BALL DIAMETER, 12" MIN. ROOT BALL DEPTH, MIN 2 STEMS
☉	CECA	CERCIS CANADENSIS	EASTERN REDBUD	1.5" CAL.; 10-12' HT.	AS SHOWN		10-12' HT., 10 BRANCHES MIN., 20" MIN. ROOT BALL DIAMETER, 12" MIN. ROOT BALL DEPTH, MIN. 3 STEMS
☉	CHOB	CHAMAECYPARIS OBTUSA	HINKOY CYPRESS	5'-6" HT.; 2'-3" SPRD.	AS SHOWN		13" MIN. ROOT BALL DIAMETER, 9" MIN. ROOT BALL DEPTH, EVEN BRANCHING, SPECIMEN QUALITY
☉	CADE	CALOCEDRUS DECURRENS	INCENSE CEDAR	6'-8" HT.; 4'-5" SPRD.	AS SHOWN		14" MIN. ROOT BALL DIAMETER, 9" MIN. ROOT BALL DEPTH, EVEN BRANCHING, SPECIMEN QUALITY
HEDGE							
☉	THPL	THUJA PLICATA 'GREEN GIANT'	'GREEN GIANT' ARBORVITAE	8' HT.	8' O.C.		PRIVACY HEDGE AT PERIMETER

SHADE PLANT SCHEDULE							
SYMBOL	%	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT. x SPRD.)	CONTAINER CLASS	SPACING	NOTES
☉		CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED-OSIER DOGWOOD	12" HT. 4 CANES	#2	24" O.C.	
☉	40	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	15" HT.	#2	24" O.C.	
☉		POLYSTICHUM MUNITUM	WESTERN SWORD FERN	12" SPRD.	#2	36" O.C.	HEAVY, WELL FOLIAGED
☉	30	RIBES SANGUINEUM	RED FLOWERING CURRANT	18" HT. 4 CANES	#2, #3	AS SHOWN	PNW NATIVE, POLLINATOR; HIGH SCREEN SHRUB
☉		SALIX PURPUREA 'NANA'	ARCTIC BLUE LEAF WILLOW	18" HT. 4 CANES	#2	36" O.C.	
☉	30	SPIRAEA JAPONICA	JAPANESE SPIREA	15" HT. 4 CANES	#2, #3	36" O.C.	
☉		SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	15" HT. 4 CANES	#2, #3	36" O.C.	

SUN PLANT SCHEDULE							
SYMBOL	%	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT. x SPRD.)	CONTAINER CLASS	SPACING	NOTES
☉	20	CISTUS x PURPUREUS	PURPLE ROCK ROSE		#2	36" O.C.	
☉	10	ECHINACEA PURPUREA	PURPLE CONEFLOWER		#1	24" O.C.	
☉	30	EUONYMUS JAPONICUS 'GREEN SPIRE'	GREEN SPIRE EUONYMUS	24" HT. x 8" SPRD.	#3	24" O.C.	
☉	20	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	12" SPRD.	#1	24" O.C.	
☉	20	ROSMARINUS OFFICINALIS 'MAJORCA PINK'	MAJORCA PINK ROSEMARY	12" SPRD.	#1	24" O.C.	

MEADOW WALK PLANT SCHEDULE							
SYMBOL	%	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT. x SPRD.)	CONTAINER CLASS	SPACING	NOTES
☉		DESCHAMPSIA CESPIIOSA	TUFTED HAIR GRASS		#1	18" O.C.	ROOTED TO EDGE OF CONTAINER
☉	30	ECHINACEA PURPUREA	PURPLE CONEFLOWER		#1	24" O.C.	
☉		FRAGARIA CHILOENSIS	BEACH STRAWBERRY		#1	24" O.C.	
☉		IRIS DOUGLASIANA	DOUGLAS IRIS		#2	12" O.C.	
☉	30	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	12" SPRD.	#1	18" O.C.	
☉		MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	15" SPRD.	#2	24" O.C.	
☉		POLYSTICHUM MUNITUM	WESTERN SWORD FERN	12" SPRD.	#2	36" O.C.	HEAVY, WELL FOLIAGED
☉	40	RIBES SANGUINEUM	RED FLOWERING CURRANT	18" HT. 4 CANES	#3	AS SHOWN	PNW NATIVE, POLLINATOR; HIGH SCREEN SHRUB
☉		SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	15" HT. 4 CANES	#3	36" O.C.	

STORMWATER						
SYMBOL	CAOB	CAREX OBNUTA	SLOUGH SEDGE		CG #1	12" O.C.
☉	COKE	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED-OSIER DOGWOOD	12" HT. OR SPRD.; 4 CANES	CG #2	24" O.C.
☉	DECE	DESCHAMPSIA CESPIIOSA	TUFTED HAIR GRASS		CG #1	18" O.C.
☉	SAPU	SALIX PURPUREA 'NANA'	ARCTIC BLUE LEAF WILLOW	18" HT. 4 CANES	CG #2	36" O.C.
☉	SPBE	SPIRAEA BETULIFOLIA	BIRCH-LEAF SPIREA	18" HT. OR SPREAD, 4 CANES	CG #2	36" O.C.
☉	SPDO	SPIRAEA DOUGLASII	DOUGLAS SPIREA	18" HT. OR SPREAD, 4 CANES	CG #2	AS SHOWN
☉	SPGO	SPIRAEA x BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	15" HT. OR SPREAD, 4 CANES	CG #2	36" O.C.

- PLANTING NOTES**
- VERIFY LOCATION OF EXISTING TREES TO REMAIN PRIOR TO SOIL PREPARATION. PROTECT ALL TREES AND SHRUBS INDICATED TO REMAIN.
 - VERIFY AND COORDINATE WORK AROUND ALL UNDERGROUND UTILITIES BEFORE EXCAVATION. NOTIFY ALL UTILITY PROVIDERS AT LEAST TWO (2) WORKING DAYS PRIOR TO BEGINNING WORK.
 - VERIFY THAT THE CONDITIONS ARE SUITABLE TO PROMOTE HEALTHY PLANT GROWTH. DO NOT PROCEED IF CONDITIONS DETRIMENTAL TO HEALTHY GROWING ENVIRONMENT ARE PRESENT, INCLUDING OVER-COMPACTED SOILS, ADVERSE DRAINAGE CONDITIONS, DEBRIS, OR OTHER HARMFUL CIRCUMSTANCES. PROCEEDING WITHOUT NOTIFICATION DENOTES ACCEPTANCE.
 - COORDINATE WITH OTHER SUBCONTRACTORS AND TRADES TO ENSURE PROTECTION OF GROWING CONDITIONS AND PLANT MATERIALS.
 - REFER TO SPECIFICATIONS FOR ADDITIONAL PLANTING REQUIREMENTS, METHODS, AND MATERIALS.
 - VERIFY PLANT QUANTITIES SHOWN ON THE PLANS BASED ON GRAPHIC REPRESENTATION. QUANTITIES SHOWN ARE FOR CONTRACTOR CONVENIENCE ONLY.
 - PROVIDE POSITIVE DRAINAGE FOR ALL PLANTING AREAS.
 - UNLESS OTHERWISE INDICATED, ALL SHRUB AND GROUND COVER PLANTINGS SHALL BE TRIANGULARLY SPACED.
 - LABELING REFERS TO ALL ADJACENT IDENTICAL SYMBOLS WHERE PLANTS ARE MASSES. LABEL FOR MASS INDICATES TOTAL NUMBER OF PLANTS IN GROUP, EVEN IF THE GROUP IS SPREAD OVER MORE THAN ONE SHEET.

LAWN, GRASSES, GROUND COVER & VINES							
SYMBOL	%	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT. x SPRD.)	CONTAINER CLASS	SPACING	NOTES
☉		LAWN					SOODED
☉		SEEDED MEADOW MIX					SEE SPEC.
☉		CEDAR BARK MULCH					SEE SPEC.

PARKING LOT PLANTING							
SYMBOL	%	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT. x SPRD.)	CONTAINER CLASS	SPACING	NOTES
☉	40	ARCTOSTAPHYLOS x MEDIA 'MARTHA EWAN'	MARTHA EWAN MANZanita		#2	36" O.C.	
☉		LEPTOSPERMUM RUPESTRE 'SQUIGGLY'	ALPINE TEA TREE		#2	36" O.C.	
☉	40	NANDINA DOMESTICA 'HARBOR DWARF'	HARBOR DWARF HEAVENLY BAMBOO		#3	36" O.C.	
☉		COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	15" SPRD.	#2	36" O.C.	
☉	20	CEANOTHUS THYRSIFLORUS var. 'GRISEUS' 'YANKEE POINT'	YANKEE POINT CALIFORNIA LILAC	15" SPRD.	#3	36" O.C.	

1 PLANTING PLAN
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REVISION	DATE	REASON FOR ISSUE

PLANTING PLAN OVERALL

LAND USE

PROJECT

DATE 04/14/2023	PROJECT NUMBER 202780
SHEET NUMBER	L5.00

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MEMORANDUM

To: Tom Schauer, Senior Planner, City of McMinnville

Cc: Vickie Ybarguen, Executive Director, Housing Authority of Yamhill County
Robin Scholetzky, Principal, UrbanLens Planning

From: Mike Andrews *MA*

Date: May 24, 2023

Subject: Response to Stratus Village Planned Development Amendment Application (PDA 2-23)
Completeness Review

This Memorandum is provided in response to the letter from the City of McMinnville, dated May 18, 2023. Due to file sizes, all attachments listed below are included at a link provided in an email in conjunction with this Memorandum. Thank you.

Planned Development Amendment Application

1. *Please be aware that the submitted application was submitted on the Planned Development form rather than the Planned Development Amendment form, but the applicable fee and application number were assigned for a Planned Development Amendment.*

Response: This is understood; thank you for the clarification.

2. *The application form indicates the need to submit a copy of the current planned development overlay ordinance/s. Please submit copies of the ordinance/s with the application.*

Response: The following ordinances are included in the file link: Ordinances 4915, 4131, 4572 and Ordinance 5095.

3. *The application narrative indicates traffic impact were addressed as part of Ordinance 5095. Please submit the referenced information demonstrating the issues addressed through a “development review opening day” Traffic Impact Analysis have already been addressed and clarify whether any required mitigation measures were identified or required to ensure the City’s transportation performance standards are not exceeded by the proposed development. A “development review opening day” Traffic Impact Analysis (TIA) is typically required for new development when trip generation would exceed 20 peak hour trips or 200 average daily trips.*

Response: The Norton Lane Planned Development Overlay Amendment Trip Generation & Transportation Planning Rule Analysis from Lancaster Engineering is included with this file link.

4. *As part of submittal requirement (A)(2) above, please clarify whether any access is proposed across any portion of the property to the east if any necessary access easements are not currently in place and would need to be obtained.*



Response: No access is proposed across the property to the east and therefore, no new access easements would be needed. Our design and operating plan are consistent with the CC&R in place between the subject property and the property to the east.

5. *Evidence of compliance with Neighborhood Meeting requirements. The following items are to be submitted with the application. The application narrative indicates these have been submitted, but the only attachment is Item #1, the meeting notice mailed to surrounding property owners. Items 2-5 need to be submitted.*

Response: All materials associated with the Neighborhood Meeting have been included with this file link.

Three Mile Lane Design Review Application

1. *The application narrative addresses provisions of the Three Mile Lane Planned Development Overlay (Ordinance 4131/4572), but no application has been submitted for Three Mile Lane Review. If you are requesting concurrent review, please submit an application for Three Mile Lane Review.*

Landscape Plan Review Application

1. *The application narrative addresses provisions of the Landscape Plan Review Chapter of the Zoning Ordinance, and a landscape plan is included with the plan set, but no application has been submitted for Landscape Plan Review. If you are requesting concurrent review, please submit an application for Landscape Plan Review.*

Response(s): This application is requesting concurrent reviews for the Three Mile Lane Development Review and the Landscape Plan and both application forms have been provided at the file link. A revised narrative has been included which reflects the request for concurrent review of these three applications on page 2.

It is our understanding that submittal of all of these items constitutes our requirements for completeness. Should additional information be necessary, please contact us.

Thank you.

Attachments *(provided as link in transmittal email)*

Three Mile Lane Review Application Form

Landscape Plan Application Form

Neighborhood Packet_Entire package

Ordinances 4915, 4131, 4572

Ordinance 5095

Norton Lane Planned Development Overlay Amendment Trip Generation & Transportation Planning Rule Analysis
Revised Narrative dated May 24, 2023 reflecting concurrent review request

ORDINANCE NO. 5095

AN ORDINANCE AMENDING AN EXISTING PLANNED DEVELOPMENT OVERLAY DISTRICT TO ADD MULTIPLE FAMILY RESIDENTIAL AS AN ALLOWABLE USE, AMEND EXISTING BUILDING HEIGHT LIMITATIONS, AND AMEND THE MASTER PLAN FOR THE PLANNED DEVELOPMENT OVERLAY DISTRICT

RECITALS:

The Planning Department received an application (PDA 1-20) from the Housing Authority of Yamhill County, on behalf of property owner Burch Feero, Inc., requesting approval of a Planned Development Amendment. The property is currently located within a Planned Development Overlay District that was adopted by Ordinance 4667. The requested Planned Development Amendment would result in multiple family residential being an allowable use, amending existing building height limitations and open space requirements, and amending the master plan for the existing Planned Development Overlay District; and

The subject property is located at 235 SE Norton Lane. The property is more specifically described as Parcel 1, Parcel 2, and Parcel 3, Partition Plat 2007-12. The property is also identified as Tax Lots 400, 404, and 405, Section 27, T. 4 S., R. 4 W., W.M.; and

A public hearing was held on July 16, 2020 at 6:30 p.m., before the McMinnville Planning Commission after due notice had been provided in the local newspaper on July 7, 2020, and written notice had been mailed to property owners within 300 feet of the affected property; and

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

The Planning Commission, being fully informed about said requests, found that the requested amendments conformed to the applicable Comprehensive Plan goals and policies, as well as the Planned Development Amendment review criteria listed in Section 17.74.070 of the McMinnville Municipal Code based on the material submitted by the applicant and the findings of fact and conclusionary findings for approval contained in Exhibit A; and

The Planning Commission recommended approval with conditions of said Planned Development Amendment to the City Council;

The City Council having received the Planning Commission recommendation and staff report, and having deliberated; and

NOW, THEREFORE, THE COMMON COUNCIL FOR THE CITY OF MCMINNVILLE ORDAINS AS FOLLOWS:

1. That the Council adopts the Findings of Fact, Conclusionary Findings, and Decision as documented in Exhibit A; and
2. That the requested amendment to the existing Planned Development Overlay District is approved, subject to the following conditions:

1. That the conditions of approval of Ordinance 4667, as amended by Ordinance 4851, be amended as follows (text to be removed is shown with ~~strikeout~~, text to be added is **bold and underlined**);

1. That landscape plans be submitted to and approved by the McMinnville Landscape Review Committee. A minimum of 14 percent of the site must be landscaped with emphasis placed at the street frontages. An arborvitae hedge or some similar type of planted visual screen shall be required along the property lines adjacent to residentially zoned lands. Street tree planting, as required by the City's tree ordinance, shall be provided as well.
2. Detailed plans showing building elevations, site layout, signage, landscaping, parking, and lighting must be submitted to and approved **through the Three Mile Lane Development Review application process** by the ~~McMinnville Three Mile Lane Design Review Committee~~ before actual development may take place. To the extent possible, the site and building design should be compatible with surrounding development. The provisions of Chapter 17.51 of the McMinnville Zoning Ordinance may be used to place conditions on any development and to determine whether or not specific uses are permissible. ~~The applicant may appeal the decision of the Three Mile Lane Design Review Committee to the Planning Commission if notice of intent to appeal is filed in the Planning Department office within fifteen (15) days of the Committee's decision.~~
3. No building shall exceed the height of 35 feet, with the exception that tax lot 401 may be developed with a hotel with a maximum height of 45 feet, consistent with the drawing and plan submitted to the City as part of Docket ZC 10-05.

The applicant may request additional building height in excess of 35 feet for any future building on Parcel 1, Parcel 2, or Parcel 3 of Partition Plat 2007-12, if the request is made at the time of the submittal of the updated master plan and detailed building plans described in Condition 2 and Condition 22. The applicant's request for additional building height shall include an analysis and survey of the height and setback of surrounding buildings in the Three Mile Lane Planned Development Overlay District. The height and setback of any proposed building on Parcel 1, Parcel 2, or Parcel 3 of Partition Plat 2007-12 shall be similar to and consistent with the height and form of other buildings in the Three Mile Lane corridor and Three Mile Lane Planned Development Overlay District. The Planning Commission shall review and make a decision on the request for additional building height. The Planning Commission shall also take into consideration the proposed architectural and building form, and its compatibility with the architecture and building form of other buildings in the Three Mile Lane Planned Development Overlay District.

4. That if outside lighting is to be provided, it must be directed down and away from residential areas and public streets.
5. That the subject site, for purposes of signage, shall be redesignated to be a zone 3 property on the Three Mile Plan Map as contained in City Ordinance

No. 4572. The entire parcel shall be entitled to two "monument" signs - one serving the entrance to the office complex and one serving the commercial area at the northeast corner of the site. These signs shall conform to the standards as set forth in the City Ordinance No. 4572.

6. All business, storage, or displays shall be conducted wholly within an enclosed building; except for off-street parking and loading. No drive up food service or beverage facility or facilities shall be permitted on the subject site.
7. That the subject site, outside of that area identified for "future development" is limited to professional office use, medical office use, **multiple-family dwellings, community buildings appurtenant to residential uses,** or other compatible, small-scale commercial uses such as a delicatessen, florist, or day care facility. Uses other than professional office use, ~~or~~ medical office use, **multiple-family dwellings, or community buildings appurtenant to residential uses** may not exceed fifteen (15) percent of the total floor area proposed to be constructed within the subject site.

If the site is developed as multiple family dwellings, a minimum of 10 percent of the gross area of the site shall be reserved for usable open space for residents of the multiple-family development site. The open space area shall be contained within the boundaries of the parcel or parcels being developed and shall be contiguous. The open space area may be non-contiguous if approved by the Planning Commission at the time of the review of the updated master plan, as described in Condition 22. Area calculated and included as part of the 10 percent open space requirement shall have dimensions of at least 25 feet in length and shall be located outside of the front yard setback area. All usable open space areas may be counted towards the minimum 25 percent of the site area that must be landscaped.

8. That this zone change shall not take effect until and unless CPA 3-98 is approved by the City Council.
9. That the conceptual master plan for that portion of the applicant's property identified for "future development" shall in no way be binding on the City.
10. That if restrictive covenants are proposed for the development they must meet with the approval of the Planning Director.
11. That the Planning Director shall be granted authority to amend the submitted site plan as may be necessary to accommodate the requirements of the Oregon Department of Transportation. All amendments shall be consistent with the City's development codes.
12. That a drainage and grading plan be submitted to the City Engineer for review and approval prior to the issuance of any development permits. At a minimum, the plan should include the finished grades of proposed public streets, and the nature and extent of street and utility construction. Where any cut or fill will exceed three feet in depth, a cross section shall also be submitted.

13. That utilities shall be extended to the property (or project) boundaries by the applicant, as may be required by the City Engineer or McMinnville Water and Light.
14. That any and all fill in areas of proposed construction of buildings shall be engineered and shall meet the approval of the Building Department.
15. That areas identified on the submitted site plan for future development shall be subject to the requirements of this zone change approval.
16. That ~~the final master plan development plans as approved by the Three Mile Lane Design Review Committee~~ shall be placed on file with the Planning Department and become a part of the zone and binding on the owner and developer.

The developer will be responsible for requesting permission of the Planning Commission for any major change of the details of the adopted site master plan. Minor changes to the details of the adopted plan may be approved by the City 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~~ the Planning Director 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.

17. That the applicant secure from the Oregon Department of Transportation (ODOT) a permit for access to Highway 18, and the south frontage road, pursuant to OAR 734-50 (Highway Approach Roads, Crossings, Access Control, and Weight Restrictions). Evidence of such permit shall be required prior to release of any permits for this project.
18. That improvements to the Highway 18 frontage, as required by ODOT and the City of McMinnville, be done at the applicant's expense and be finalized prior to occupancy.
19. That the subject site is subject to the provisions of the Three Mile Lane Planned Development Ordinance, as amended.
20. That ~~the proposed off-street parking lot be amended by removing the four spaces adjacent to the frontage road nearest the area proposed for "future development" and in their place provide landscaping. In addition, the applicant shall agree to in the future close the proposed southern access to Norton Lane, if warranted by the development of the property to the south.~~
21. That the owner must grant to the Willamette Valley Medical Center and the City of McMinnville the right to cause all airspace above the surface of the subject site such noise, vibrations, fumes, dust, fuel particles, and all other effects as may be caused by the operation of aircraft landing at or taking off from or operating at or on the Medical Center property and the McMinnville Municipal Airport. The owner must fully waive any right or cause of action which he may now or in the future raise against the Willamette Valley Medical Center and the City of McMinnville due to such circumstances noted above.

22. That an updated master plan shall be submitted to the Planning Commission for review and approval prior to any development of Parcel 1, Parcel 2, or Parcel 3 of Partition Plat 2007-12. The updated master plan shall replace the previously approved master plan and shall identify existing developed portions of the Planned Development Overlay District. The master plan shall incorporate necessary shared access, parking, and utility easements to allow the existing developed portions of the Planned Development Overlay District to continue to operate without disruption.

The review of the updated master plan shall be processed as a Planned Development Amendment, but the Planning Commission shall make the final decision on the updated master plan. The updated master plan shall be reviewed against the Planned Development Amendment review criteria in Section 17.74.070 of the McMinnville Municipal Code, and also against the Great Neighborhood Principles in Policy 187.50 of the McMinnville Comprehensive Plan.

3. That this Ordinance shall take effect 30 days after its passage by the City Council.

Passed by the Council this 11th day of August, 2020, by the following votes:

Ayes: Drabkin, Garvin, Geary, Menke

Nays: _____

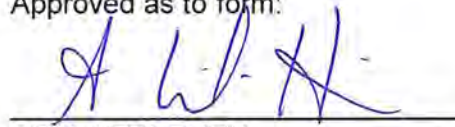


MAYOR

Attest:


CITY RECORDER

Approved as to form:


CITY ATTORNEY



CITY OF MCMINNVILLE
PLANNING DEPARTMENT
231 NE FIFTH STREET
MCMINNVILLE, OR 97128

503-434-7311
www.mcminnvilleoregon.gov

DECISION, CONDITIONS, FINDINGS OF FACT AND CONCLUSIONARY FINDINGS FOR THE APPROVAL OF A PLANNED DEVELOPMENT AMENDMENT TO ADD MULTIPLE FAMILY RESIDENTIAL AS AN ALLOWABLE USE, AMEND EXISTING BUILDING HEIGHT LIMITATIONS, AND AMEND THE MASTER PLAN FOR AN EXISTING PLANNED DEVELOPMENT OVERLAY DISTRICT

- DOCKET:** PDA 1-20 (Planned Development Amendment)
- REQUEST:** Approval to amend the conditions of approval of the Planned Development Overlay District adopted by Ordinance 4667. The requested amendments would result in the allowance of multiple family dwellings and community buildings associated with residential uses and the removal of an existing 35 foot building height limitation. The requested amendments would also result in the addition of new conditions of approval requiring future review of a master plan prior to any development of the site, and requiring a minimum of 10 percent of the site to be developed with usable open space if the site is developed with multiple family dwellings.
- LOCATION:** 235 SE Norton Lane. The property is more specifically described as Parcel 1, Parcel 2, and Parcel 3, Partition Plat 2007-12. The property is also identified as Tax Lots 400, 404, and 405, Section 27, T. 4 S., R. 4 W., W.M.
- ZONING:** C-3 PD (General Commercial Planned Development)
- APPLICANT:** Housing Authority of Yamhill County, on behalf of property owner Burch Feero, Inc.
- STAFF:** Chuck Darnell, Senior Planner
- DATE DEEMED COMPLETE:** June 22, 2020
- HEARINGS BODY & ACTION:** The McMinnville Planning Commission makes a recommendation for approval or denial to the City Council.
- HEARING DATE & LOCATION:** July 16, 2020, Zoom Online Meeting ID 942 3599 8716

Planning Department: 
Heather Richards, Planning Director

Date: 8/12/2020

Planning Department: _____
Heather Richards, Planning Director

Date: _____

I. APPLICATION SUMMARY:

The applicant has provided information in their application narrative and findings (included as Attachment 1) regarding the history of land use decisions for the subject site(s) and the request(s) under consideration. Staff has found the information provided to accurately reflect the current Planned Development Amendment request and the relevant background, and excerpted portions are provided below to give context to the request, in addition to staff's comments.

Subject Property & Request

The application (PDA 1-20) is a request for a Planned Development Amendment to amend conditions of approval from Ordinance 4667. The applicant is requesting that a condition of approval (condition #7) that currently limits use of the site to professional office, medical office, and other compatible, small-scale commercial uses such as a delicatessen, florist, or day care facility. The requested amendment is to add multiple-family dwellings and community buildings appurtenant to residential uses to the list of allowable uses in the existing Planned Development Overlay District. The base C-3 zone allows multiple-family residential as a permitted use. The applicant is also requesting that an existing condition of approval (condition #3) that limits building height to 35 feet be removed, and that some language (in condition #16) related to future review processes be removed to reflect the current applicable review processes in the City's code. The applicant is also proposing that two new conditions of approval be added to reflect the potential changes in use in the Planned Development Overlay District, which are to require that the original master plan related to Ordinance 4667 not apply to the undeveloped portions of the subject site, and that an updated master plan be submitted to the Planning Commission for review and approval prior to any development of the existing, undeveloped portions of the site. The second new condition proposed by the applicant would be to require 10 percent of the site to be reserved for usable open space if the site is developed as multiple family dwellings.

The subject property is located west of SE Norton Lane. The property is more specifically described as Parcel 1, Parcel 2, and Parcel 3, Partition Plat 2007-12. The property is also identified as Tax Lots 400, 404, and 405, Section 27, T. 4 S., R. 4 W., W.M.

Excerpts from Land Use Application Narrative and Findings:

Existing Conditions

The Site is currently undeveloped and used for farming. The site is generally flat. There are no significant or distinguishing natural features associated with this property.

Access to the property is off SE Stratus Avenue, which is accessible from SE Norton Ln. Access to Highway 18 via Norton Lane is within 400 feet of the site. There is a signalized intersection of Norton Lane (SE & NE) with Highway 18. Immediately south of Highway 18, there is a three-way stop intersection of SE Norton Lane and SE Stratus Avenue. Stratus Avenue loops around the Medical Center and intersects back with SE Norton Lane across from the subject site.

Access and Utilities

The Site fronts on the south side of SE Stratus Avenue for approximately 376 feet. Access is available along this frontage. Additionally, easements with the properties to the east provide access from SE Norton Lane. Ordinance No. 4667 Conditions 18 and 19 provide for Oregon Department of Transportation review and approval, as required, of Highway 18 frontage improvements.

Surrounding Uses

North – Immediately north of the site is SE Status Avenue and Highway 18. Across Highway 18 are a variety of commercial uses, including the offices of the Applicant.

East – The property immediately north of the subject property is the Altimus Plaza medical offices. Further to the north at the Stratus Avenue intersection are the Comfort Inn & Suites and the Diner restaurant.

South – The property immediately south is currently undeveloped. In 2019 Planned Development Overlay Ordinance No. 5072 was passed amending a prior Ordinance relating to this site.

West – The property immediately west of the subject property is the Evergreen Estates Mobile Home Park, which is zoned R-4.

See Vicinity Map (Figure 1) and Zoning Map (Figure 2) below.

Figure 1. Vicinity Map (Property Lines Approximate)

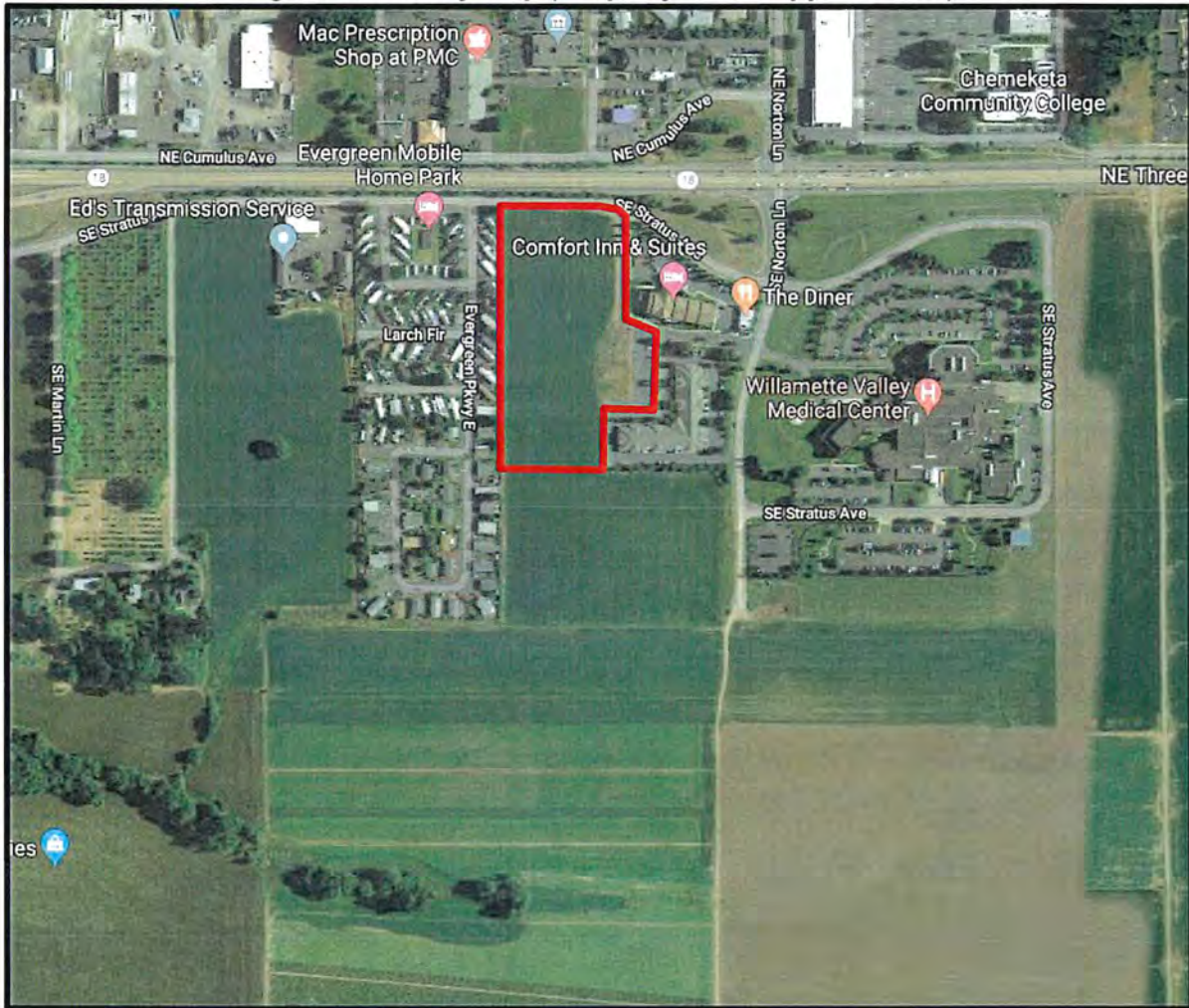
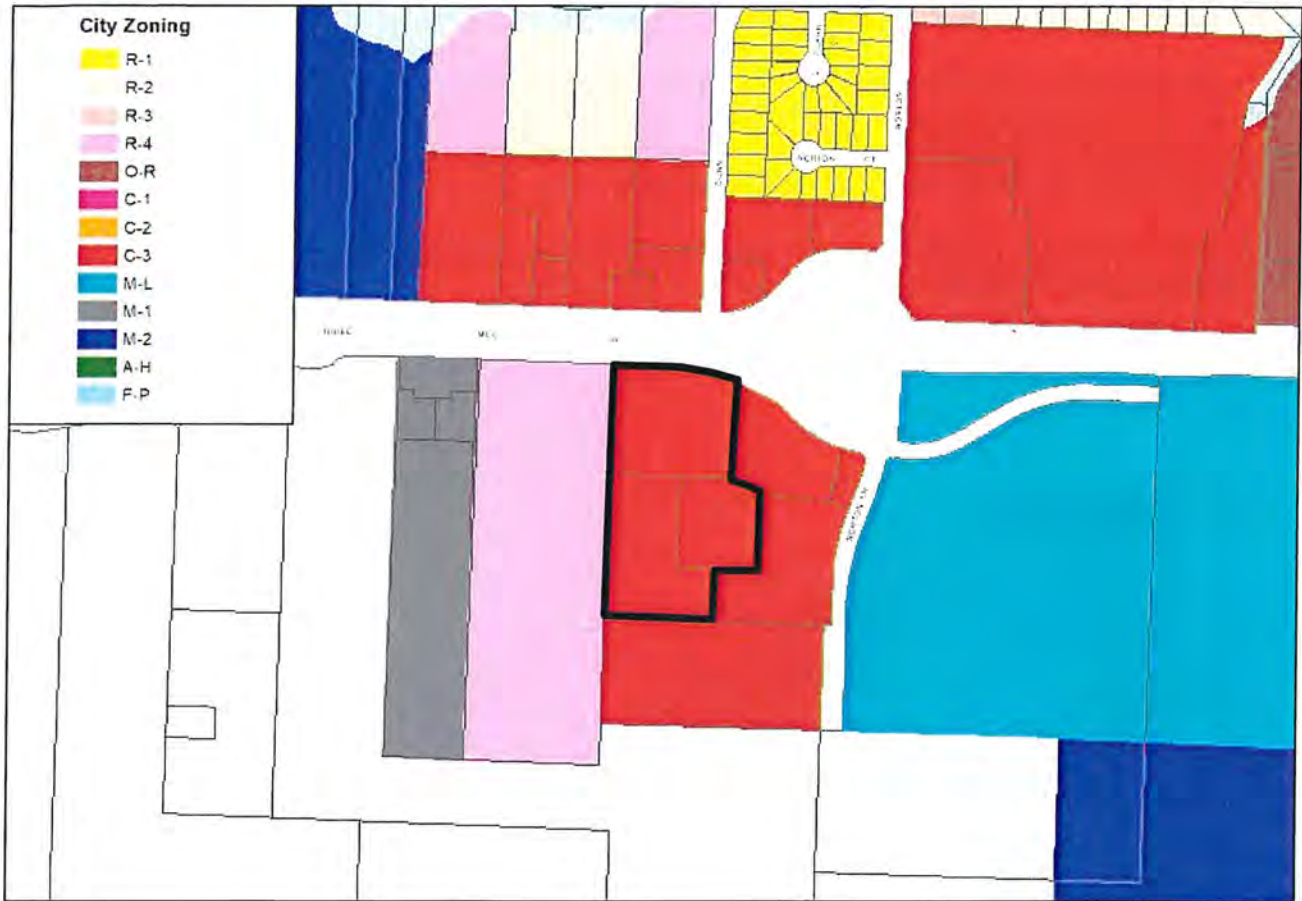


Figure 2. Zoning Map (Property Lines Approximate)



Background

Excerpts from Land Use Application Narrative and Findings:

The subject site is within the Three Mile Lane Planned Development Overlay area, originally established by Ordinance 4131 in 1981 and updated by Ordinance 4572 in 1994.

By Ordinance 4131, the City of McMinnville established Planned Development requirements for the Three Mile Lane area (Oregon Highway 18 Corridor). The area covered by this requirement extends north and south of Highway 18 from the eastern city limits west to the vicinity of the Three Mile Lane Spur intersection with Highway 18.

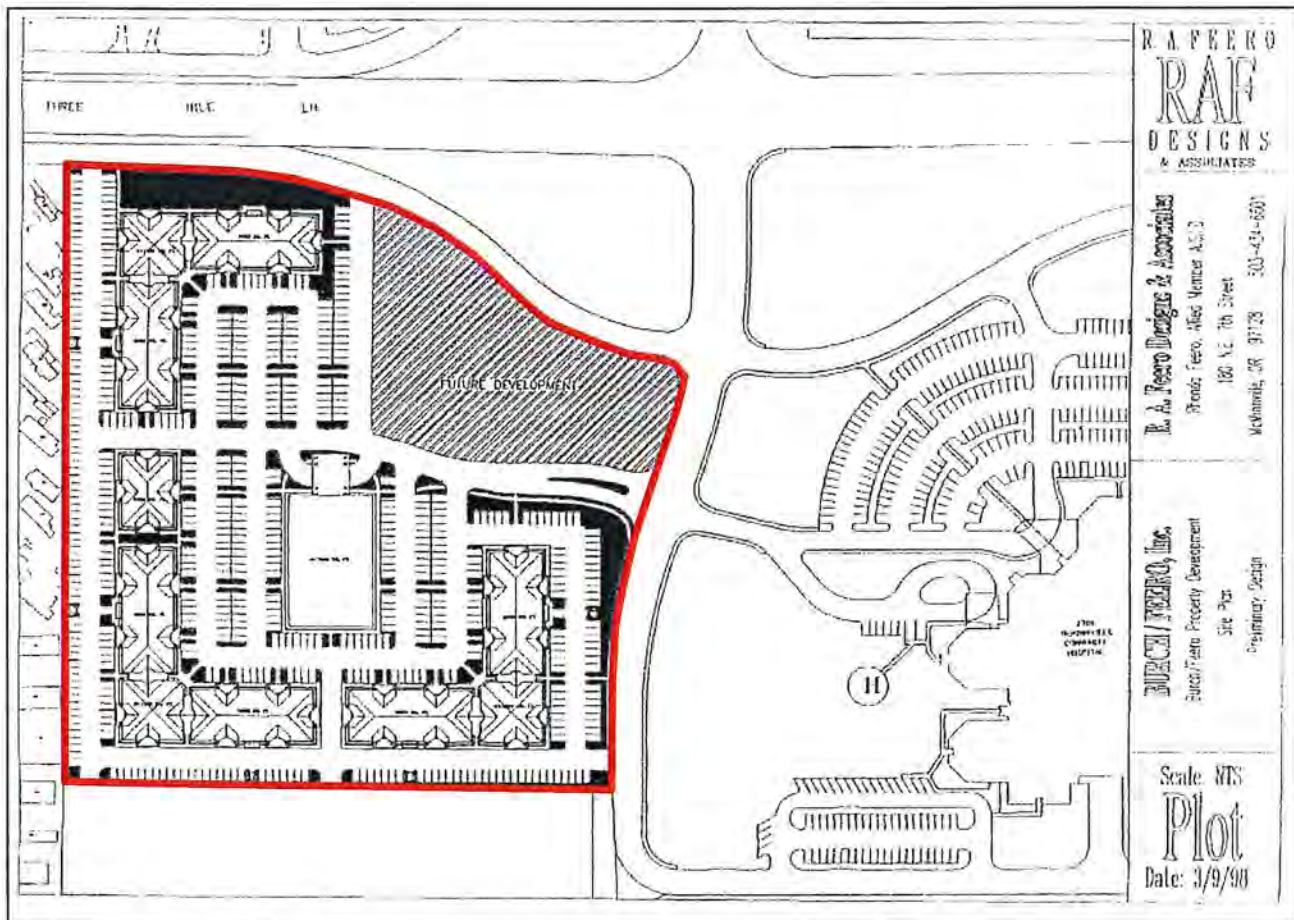
In 1994, Ordinance 4131 was amended to add specific development policies (Section 4) and signage regulations for Commercial lands (Section 5) by Ordinance 4572.

In 1998, the Owner made application for and received approval for Planned Development Amendment, Ordinance No. 4667. The Master Plan submitted in support of Ordinance 4667 included the Subject Site and two additional parcels (R4427 00402 and R4427 00401) that are no longer owned by the current owner and are not part of this application. The Master Plan called for development of an office park on the Subject Site and additional two tax lots. Development did not occur.

The owners have made the Subject Site available for sale. The Applicant and Owners originally entered into a Purchase and Sales Agreement on February 2020. This agreement has been amended. Owner and Applicant are cooperating to make this amendment.

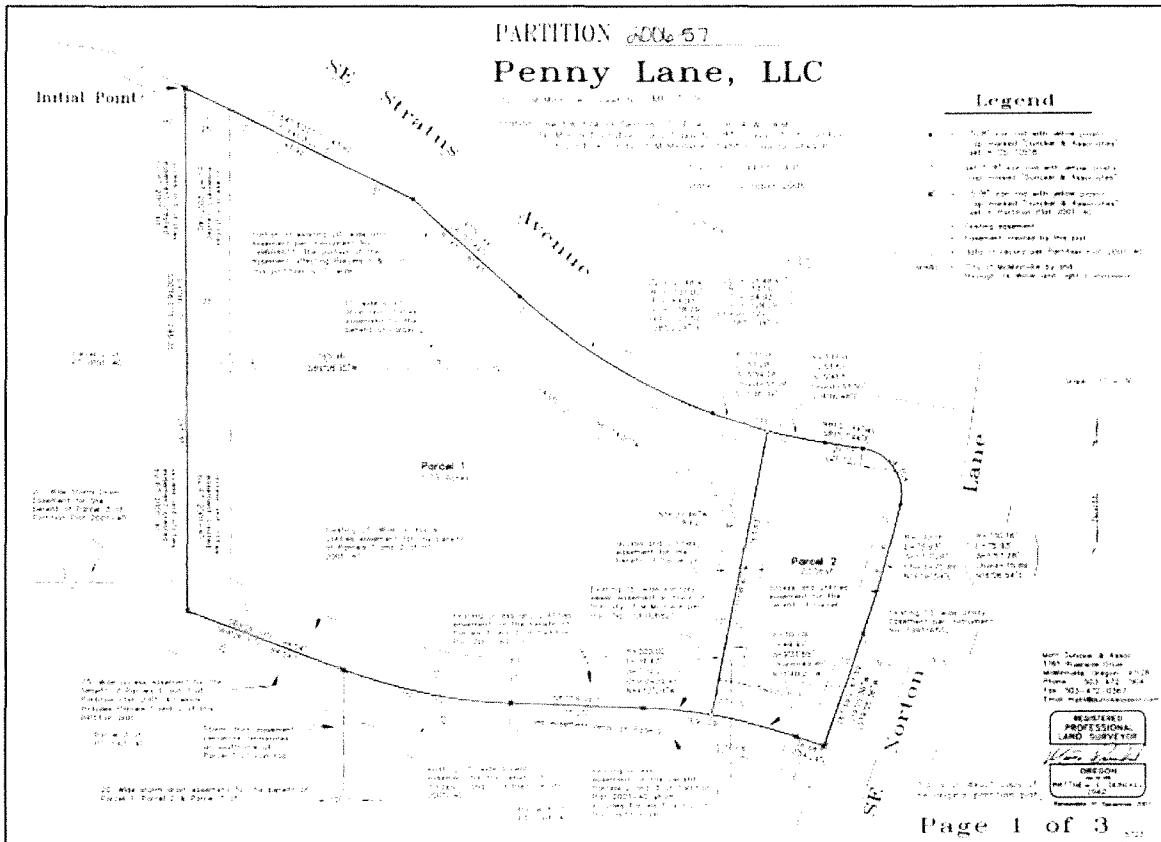
As described above, Ordinance 4667 adopted the Planned Development Overlay District that exists on the subject site and the adjacent parcels today. Ordinance 4667 included 21 conditions of approval. Those conditions of approval are still applicable to the property and are provided in Ordinance 4667, which is included as Attachment 2 to this Decision Document.

Ordinance 4667 also adopted a master plan for the Planned Development Overlay District, which is shown below (property subject to the master plan highlighted):



As shown above, Ordinance 4667 and the master plan originally included all of the property at the southwest quadrant of the intersection of SE Stratus Avenue and SE Norton Lane. Only portions of the property in the master plan area have developed since the adoption of Ordinance 4667, and further land divisions and Planned Development Amendment applications have occurred since the adoption of Ordinance 4667.

In 2001, the property within the master plan area was partitioned into three parcels by Partition Plat 2001-40. Parcel 1 of Partition Plat 2001-40 was the southeastern office building in the master plan, and has since been developed in accordance with the master plan. Parcel 2 of Partition Plat 2001-40 is the subject site associated with the current Planned Development Amendment request (PDA 1-20). Parcel 3 of Partition Plat 2001-40 is the "Future Development" area shown in the Ordinance 4667 master plan. Partition Plat 2001-40 is shown below:

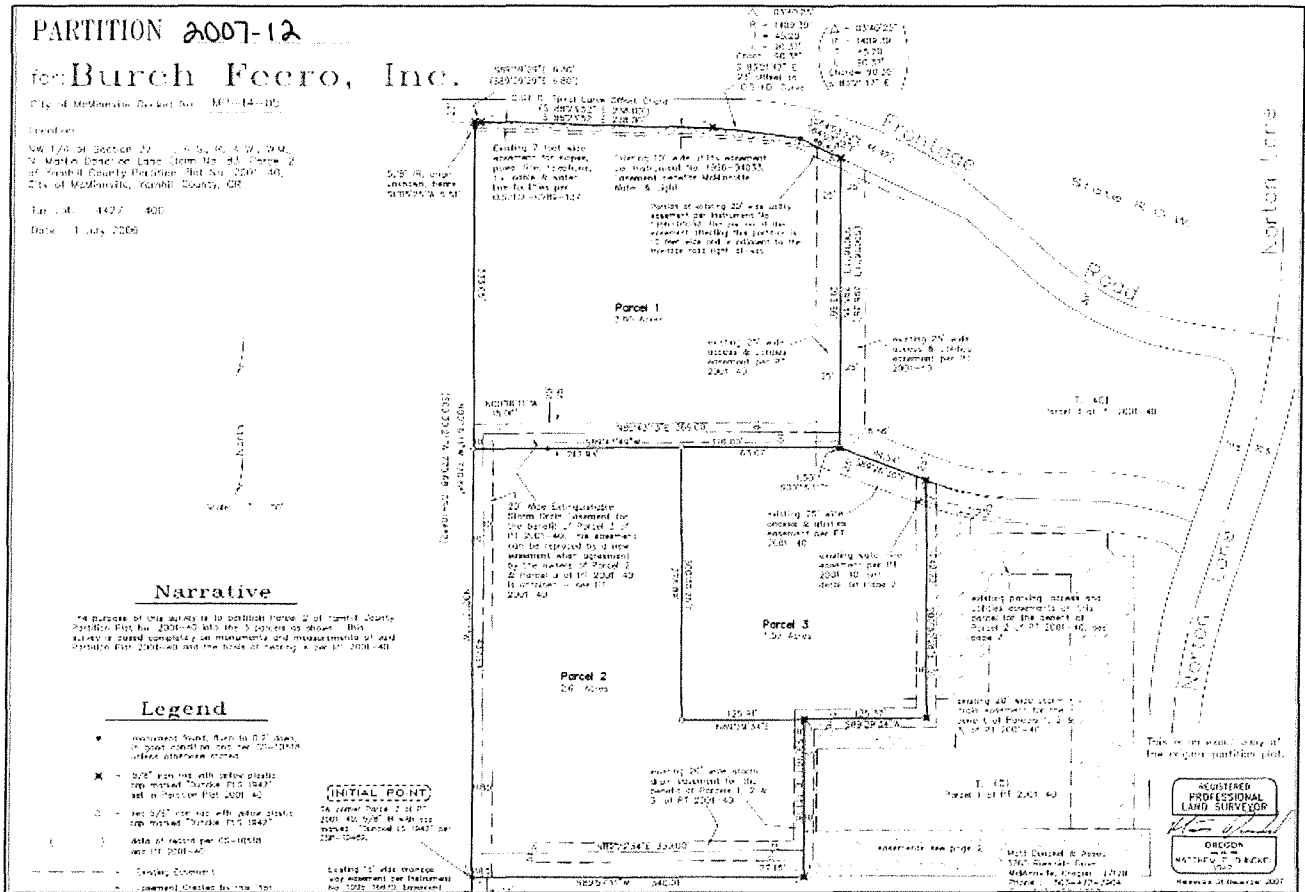


Parcel 1 of Partition Plat 2006-57 is now the site of the Comfort Inn and Suites, and was developed as approved under a subsequent Planned Development Amendment application that was approved after the adoption of Ordinance 4667 and applied only to that “Future Development” area. Ordinance 4851 was adopted in 2006, and amended the allowable building height to allow buildings up to 45 feet in height, but only applied to Parcel 1 of Partition Plat 2006-57 (referred to as Tax Lot 401 at the time and in Ordinance 4851). Ordinance 4851 actually amended condition #3 from Ordinance 4667 as follows:

“No building shall exceed the height of 35 feet, with the exception that tax lot 401 may be developed with a hotel with a maximum height of 45 feet, consistent with the drawing and plan submitted to the City as part of Docket ZC 10-05.”

Parcel 2 of Partition Plat 2006-57 later was approved by Ordinance 4884 in 2007 and Ordinance 4937 in 2011 which amended the allowable uses from Ordinances 4667 to eventually allow all uses in the underlying C-3 zone, with the exception of a few specific auto-oriented uses. Both Ordinance 4884 and Ordinance 4937 applied only to Parcel 2 of Partition Plat 2006-57, and neither resulted in any changes to Ordinance 4667 (other than finalizing the “Future Development” area in the master plan approved by Ordinance 4667).

In 2007, the subject site was partitioned again by Partition Plat 2007-12 into the three parcels that exist today. These three parcels are the parcels included in the subject site and the current Planned Development Amendment request (PDA 1-20). Partition Plat 2007-12 is shown below:



The applicant is requesting amendments to three of the existing conditions of approval in Ordinance 4667 and inclusion of two new conditions of approval, as described below:

- 1) Amend Condition 3 to remove stricken language:
"No building shall exceed the height of 35 feet."
- 2) Amend Condition 7 to add the **bold** language:
"That the subject site, outside of that area identified for "future development" is limited to professional office use, medical office use, **Multiple-Family Dwellings, community buildings appurtenant to residential uses** or other compatible, small-scale commercial uses such as a delicatessen, florist, or day care facility. Uses other than a professional office use, or medical office use, or **Multiple-Family Dwellings, community buildings appurtenant to residential uses** may not exceed fifteen (15) percent of the total floor area proposed to be constructed within the subject site."
- 3) Amend Condition 16 to add **bold** language and remove the stricken language:
"That final development plans as approved by the ~~Three Mile Lane Design Review Committee~~ shall be placed on file with the Planning Department and become a part of the zone and binding on the owner developer."

The developer will be responsible for requesting permission of the Planning Commission for any major change of the details of the adopted site plan. Minor changes to the details of the adopted plan may be approved by the City 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~~ **the Planning Director** 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."

- 4) Add new Condition reflected in **bold** language:
"The master plan previously approved relating to Ordinance No. 4667 does not apply to the undeveloped portions of the subject site. An updated master plan shall be submitted to the Planning Commission for review and approval prior to any development of the existing, undeveloped portions of the subject site."

- 5) Add new Condition reflected in **bold** language:
"If the site is developed as multiple family dwellings, an area equivalent to 10 percent of the gross area of the site shall be reserved for usable open space for residents of the multiple-family development site. The open space area shall be contained within the boundaries of the Subject Site and does not need to be contiguous. Area calculated and included as part of the 10 percent requirement must have dimensions of at least 20 feet. Any area may be located adjacent to the front yard setback area and may include 5 feet of the front yard set back towards the 10 percent open space. All open space areas may be counted towards the minimum 25 percent of the site area that must be landscaped."

Summary of Criteria & Issues

The application (PDA 1-20) is subject to Planned Development Amendment review criteria in Section 17.74.070 of the Zoning Ordinance. An amendment to an existing planned development may be either major or minor. Minor changes to an adopted site plan may be approved by the Planning Director. Major changes to an adopted site plan shall be processed in accordance with Section 17.72.120. The goals and policies in Volume II of the Comprehensive Plan are also independent approval criteria for all land use decisions.

The specific review criteria for Planned Development Amendments in Section 17.74.070 of the McMinnville Zoning Ordinance require the applicant to demonstrate that:

- 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.

The applicant has provided findings to support the request for a Planned Development Amendment. These will be discussed in detail in Section VII (Conclusionary Findings) below.

Generally, the purpose of a planned development is to provide greater flexibility and greater freedom of design in the development of land than may be possible under strict interpretation of the provisions of the zoning ordinance. Further, the purpose of a planned development is to encourage a variety in the development pattern of the community; encourage mixed uses in a planned area; encourage developers to use a creative approach and apply new technology in land development; preserve significant man-made and natural features; facilitate a desirable aesthetic and efficient use of open space; and create public and private common open spaces. A planned development is not intended to be simply a guise to circumvent the intent of the zoning ordinance.

Consideration of a planned development request includes weighing the additional benefits provided to the development and city as a whole through the planned development process that go above and beyond what would be provided through a standard land use application against the applicable zoning requirements. It should be noted in this case that the subject site is already regulated by an existing Planned Development (Ordinance No. 4667), and the request is only to expand the list of uses that are listed as permitted on the subject site, change the allowable building height, update the future review processes to reflect more current code procedures, and add new conditions of approval related to the development of the uses that would now be allowed on the site.

II. CONDITIONS:

1. That the conditions of approval of Ordinance 4667, as amended by Ordinance 4851, be amended as follows (text to be removed is shown with ~~strikeout~~, text to be added is **bold and underlined**):
 1. ~~That landscape plans be submitted to and approved by the McMinnville Landscape Review Committee. A minimum of 14 percent of the site must be landscaped with emphasis placed at the street frontages. An arborvitae hedge or some similar type of planted visual screen shall be required along the property lines adjacent to residentially zoned lands. Street tree planting, as required by the City's tree ordinance, shall be provided as well.~~
 2. Detailed plans showing building elevations, site layout, signage, landscaping, parking, and lighting must be submitted to and approved **through the Three Mile Lane Development Review application process** ~~by the McMinnville Three Mile Lane Design Review Committee~~ before actual development may take place. To the extent possible, the site and building design should be compatible with surrounding development. The provisions of Chapter 17.51 of the McMinnville Zoning Ordinance may be used to place conditions on any development and to determine whether or not specific uses are permissible. ~~The applicant may appeal the decision of the Three Mile Lane Design Review Committee to the Planning Commission if notice of intent to appeal is filed in the Planning Department office within fifteen (15) days of the Committee's decision.~~
 3. No building shall exceed the height of 35 feet, with the exception that tax lot 401 may be developed with a hotel with a maximum height of 45 feet, consistent with the drawing and plan submitted to the City as part of Docket ZC 10-05.

The applicant may request additional building height in excess of 35 feet for any future building on Parcel 1, Parcel 2, or Parcel 3 of Partition Plat 2007-12, if the request is made at the time of the submittal of the updated master plan and detailed building plans described in Condition 2 and Condition 22. The applicant's request for additional building height shall include an analysis and survey of the height and

setback of surrounding buildings in the Three Mile Lane Planned Development Overlay District. The height and setback of any proposed building on Parcel 1, Parcel 2, or Parcel 3 of Partition Plat 2007-12 shall be similar to and consistent with the height and form of other buildings in the Three Mile Lane corridor and Three Mile Lane Planned Development Overlay District. The Planning Commission shall review and make a decision on the request for additional building height. The Planning Commission shall also take into consideration the proposed architectural and building form, and its compatibility with the architecture and building form of other buildings in the Three Mile Lane Planned Development Overlay District.

4. That if outside lighting is to be provided, it must be directed down and away from residential areas and public streets.
5. That the subject site, for purposes of signage, shall be redesignated to be a zone 3 property on the Three Mile Plan Map as contained in City Ordinance No. 4572. The entire parcel shall be entitled to two "monument" signs - one serving the entrance to the office complex and one serving the commercial area at the northeast corner of the site. These signs shall conform to the standards as set forth in the City Ordinance No. 4572.
6. All business, storage, or displays shall be conducted wholly within an enclosed building; except for off-street parking and loading. No drive up food service or beverage facility or facilities shall be permitted on the subject site.
7. That the subject site, outside of that area identified for "future development" is limited to professional office use, medical office use, **multiple-family dwellings, community buildings appurtenant to residential uses,** or other compatible, small-scale commercial uses such as a delicatessen, florist, or day care facility. Uses other than professional office use, ~~or~~ medical office use, **multiple-family dwellings, or community buildings appurtenant to residential uses** may not exceed fifteen (15) percent of the total floor area proposed to be constructed within the subject site.

If the site is developed as multiple family dwellings, a minimum of 10 percent of the gross area of the site shall be reserved for usable open space for residents of the multiple-family development site. The open space area shall be contained within the boundaries of the parcel or parcels being developed and shall be contiguous. The open space area may be non-contiguous if approved by the Planning Commission at the time of the review of the updated master plan, as described in Condition 22. Area calculated and included as part of the 10 percent open space requirement shall have dimensions of at least 25 feet in length and shall be located outside of the front yard setback area. All usable open space areas may be counted towards the minimum 25 percent of the site area that must be landscaped.

8. That this zone change shall not take effect until and unless CPA 3-98 is approved by the City Council.
9. That the conceptual master plan for that portion of the applicant's property identified for "future development" shall in no way be binding on the City.
10. That if restrictive covenants are proposed for the development they must meet with the approval of the Planning Director.

11. That the Planning Director shall be granted authority to amend the submitted site plan as may be necessary to accommodate the requirements of the Oregon Department of Transportation. All amendments shall be consistent with the City's development codes.
12. That a drainage and grading plan be submitted to the City Engineer for review and approval prior to the issuance of any development permits. At a minimum, the plan should include the finished grades of proposed public streets, and the nature and extent of street and utility construction. Where any cut or fill will exceed three feet in depth, a cross section shall also be submitted.
13. That utilities shall be extended to the property (or project) boundaries by the applicant, as may be required by the City Engineer or McMinnville Water and Light.
14. That any and all fill in areas of proposed construction of buildings shall be engineered and shall meet the approval of the Building Department.
15. That areas identified on the submitted site plan for future development shall be subject to the requirements of this zone change approval.
16. That the final master plan development plans as approved by the Three Mile Lane Design Review Committee shall be placed on file with the Planning Department and become a part of the zone and binding on the owner and developer.

The developer will be responsible for requesting permission of the Planning Commission for any major change of the details of the adopted site master plan. Minor changes to the details of the adopted plan may be approved by the City 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 the Planning Director 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.

17. That the applicant secure from the Oregon Department of Transportation (ODOT) a permit for access to Highway 18, and the south frontage road, pursuant to OAR 734-50 (Highway Approach Roads, Crossings, Access Control, and Weight Restrictions). Evidence of such permit shall be required prior to release of any permits for this project.
18. That improvements to the Highway 18 frontage, as required by ODOT and the City of McMinnville, be done at the applicant's expense and be finalized prior to occupancy.
19. That the subject site is subject to the provisions of the Three Mile Lane Planned Development Ordinance, as amended.
20. That ~~the proposed off-street parking lot be amended by removing the four spaces adjacent to the frontage road nearest the area proposed for "future development" and in their place provide landscaping.~~ In addition, the applicant shall agree to in the future close the proposed southern access to Norton Lane, if warranted by the development of the property to the south.
21. That the owner must grant to the Willamette Valley Medical Center and the City of McMinnville the right to cause all airspace above the surface of the subject site such noise, vibrations, fumes, dust, fuel particles, and all other effects as may be caused by the operation of aircraft landing at or taking off from or operating at or on the Medical Center

property and the McMinnville Municipal Airport. The owner must fully waive any right or cause of action which he may now or in the future raise against the Willamette Valley Medical Center and the City of McMinnville due to such circumstances noted above.

22. That an updated master plan shall be submitted to the Planning Commission for review and approval prior to any development of Parcel 1, Parcel 2, or Parcel 3 of Partition Plat 2007-12. The updated master plan shall replace the previously approved master plan and shall identify existing developed portions of the Planned Development Overlay District. The master plan shall incorporate necessary shared access, parking, and utility easements to allow the existing developed portions of the Planned Development Overlay District to continue to operate without disruption.

The review of the updated master plan shall be processed as a Planned Development Amendment, but the Planning Commission shall make the final decision on the updated master plan. The updated master plan shall be reviewed against the Planned Development Amendment review criteria in Section 17.74.070 of the McMinnville Municipal Code, and also against the Great Neighborhood Principles in Policy 187.50 of the McMinnville Comprehensive Plan.

III. ATTACHMENTS:

1. PDA 1-20 Application and Attachments (on file with the Planning Department)
2. Ordinance No. 4667 (on file with the Planning Department)
3. Ordinance No. 4851 (on file with the Planning Department)

IV. COMMENTS:

Agency Comments

This matter was referred to the following public agencies for comment: McMinnville Fire Department, Police Department, Parks and Recreation Department, Engineering and Building Departments, City Manager, and City Attorney, McMinnville School District No. 40, McMinnville Water and Light, Yamhill County Public Works, Yamhill County Planning Department, Recology Western Oregon, Frontier Communications, Comcast, Northwest Natural Gas, Oregon Department of Transportation. The following comments were received:

- McMinnville Engineering Department

Per Jacobs Engineering's email dated June 12, 2020, sewer modeling indicates that sufficient sewer capacity exists to accommodate the additional flows created by the proposed PDA. The appropriate infrastructure improvements will be determined at the time of development.

- McMinnville Fire Department

We have no issues with this planned development.

- McMinnville Water and Light

Water is available on Stratus Ave at the NW corner of the parcel and at two locations on the neighboring parcel R442700404. The main on Stratus will need to be interconnected with at least one of the other existing main locations on R442700404. A McMinnville Water and Light Extension Agreement will be required.

- Oregon Department of Transportation

ODOT has received a copy of an application by the Housing Authority of Yamhill County to amend the Planned Development Ordinance No. 4667 for property located at 235 SE Norton Lane. We have reviewed the application materials and, as a land use matter only, ODOT has no comments to provide. The property fronts on SE Stratus Avenue which is an ODOT facility. The applicant will, therefore, have to apply to ODOT for a permit for any proposed access to Stratus Avenue.

Public Comments

Notice of this request was mailed to property owners located within 300 feet of the subject site. Notice of the public hearing was also provided in the News Register on Tuesday, July 7, 2020. As of the date of the Planning Commission public hearing on July 16, 2020, no public testimony had been received by the Planning Department.

V. FINDINGS OF FACT - PROCEDURAL FINDINGS

- A. The applicant, Housing Authority of Yamhill County, on behalf of property owner Burch Feero, Inc., held a neighborhood meeting on June 10, 2020.
- B. The applicant submitted the Planned Development Amendment application (PDA 1-20) on June 17, 2020.
- C. The application was deemed incomplete on June 17, 2020. The applicant submitted a revised application on June 19, 2020 that included the information identified and requested in the incomplete notification.
- D. The application was deemed complete on June 22, 2020. Based on that date, the 120 day land use decision time limit expires on October 20, 2020.
- E. Notice of the application was referred to the following public agencies for comment in accordance with Section 17.72.120 of the Zoning Ordinance: McMinnville Fire Department, Police Department, Parks and Recreation Department, Engineering and Building Departments, City Manager, and City Attorney, McMinnville School District No. 40, McMinnville Water and Light, Yamhill County Public Works, Yamhill County Planning Department, Recology Western Oregon, Frontier Communications, Comcast, Northwest Natural Gas, Oregon Department of Transportation.

Comments received from agencies are addressed in the Decision Document.

- F. Notice of the application and the July 16, 2020 Planning Commission public hearing was mailed to property owners within 300 feet of the subject property in accordance with Section 17.72.120 of the Zoning Ordinance on Thursday, June 25, 2020.
- G. Notice of the application and the July 16, 2020 Planning Commission public hearing was published in the News Register on Tuesday, July 7, 2020, in accordance with Section 17.72.120 of the Zoning Ordinance.
- H. No public testimony was submitted to the Planning Department prior to the Planning Commission public hearing.

- I. On July 16, 2020, the Planning Commission held a duly noticed public hearing to consider the request.

VI. FINDINGS OF FACT – GENERAL FINDINGS

1. **Location:** 235 SE Norton Lane. The property is more specifically described as Parcel 1, Parcel 2, and Parcel 3, Partition Plat 2007-12. The property is also identified as Tax Lots 400, 404, and 405, Section 27, T. 4 S., R. 4 W., W.M.
2. **Size:** Approximately 6.98 acres.
3. **Comprehensive Plan Map Designation:** Commercial
4. **Zoning:** C-3 PD (General Commercial Planned Development)
5. **Overlay Zones/Special Districts:** Three Mile Lane Planned Development Overlay District (Ordinance No. 4131 and Ordinance No. 4572). Planned Development Overlay District (Ordinance 4667, as amended by Ordinance 4851).
6. **Current Use:** Undeveloped
7. **Inventoried Significant Resources:**
 - a. **Historic Resources:** None
 - b. **Other:** None
8. **Other Features:** The site is described by the applicant as being generally flat. There are no significant or distinguishing natural features associated with this property.
9. **Utilities:**
 - a. **Water:** Water service is available to the subject site.
 - b. **Electric:** Power service is available to the subject site.
 - c. **Sewer:** Sanitary sewer service is available to the subject site.
 - d. **Stormwater:** Storm sewer service is available to the subject site.
 - e. **Other Services:** Other utility services are available to the subject site. Northwest Natural Gas is available to serve the site.
 - f. **Easements:** There are a number of private and public utility and access easements on the subject site, as identified in Partition Plat 2007-12, Partition Plat 2006-57, and Partition Plan 2001-40
10. **Transportation:** The site is adjacent to SE Stratus Avenue, which is identified as a minor collector in the McMinnville Transportation System Plan. Section 17.53.101 of the McMinnville Municipal Code identifies the right-of-way width for minor collector streets as 56 feet (with no bike lane) or 66 feet (with bike lane). Conditions 17 and 18 of Ordinance 4667 will require right-of-way improvements to Oregon Department of Transportation and City standards on the site's SE Stratus Avenue frontage at the time of development.

VII. CONCLUSIONARY FINDINGS:

The Conclusionary Findings are the findings regarding consistency with the applicable criteria for the application. The applicable criteria for a Planned Development Amendment are specified in Section 17.74.070 of the Zoning Ordinance.

In addition, the goals, policies, and proposals in Volume II of the Comprehensive Plan are to be applied to all land use decisions as criteria for approval, denial, or modification of the proposed request. Goals and policies are mandated; all land use decisions must conform to the applicable goals and policies of Volume II. "Proposals" specified in Volume II are not mandated, but are to be undertaken in relation to all applicable land use requests.

Comprehensive Plan Volume II:

The following Goals, Policies, and Proposals from Volume II of the Comprehensive Plan provide criteria applicable to this request:

The implementation of most goals, policies, and proposals as they apply to this application are accomplished through the provisions, procedures, and standards in the city codes and master plans, which are sufficient to adequately address applicable goals, policies, and proposals as they apply to this application.

The following additional findings are made relating to specific Goals and Policies:

GOAL IV 1: TO ENCOURAGE THE CONTINUED GROWTH AND DIVERSIFICATION OF McMinnville's economy in order to enhance the general well-being of the community and provide employment opportunities for its citizens.

GOAL IV 2: TO ENCOURAGE THE CONTINUED GROWTH OF McMinnville as the commercial center of Yamhill County in order to provide employment opportunities, goods, and services for the city and county residents.

Policy 21.01 The City shall periodically update its economic opportunities analysis to ensure that it has within its urban growth boundary (UGB) a 20-year supply of lands designated for commercial and industrial uses. The City shall provide an adequate number of suitable, serviceable sites in appropriate locations within its UGB. If it should find that it does not have an adequate supply of lands designated for commercial or industrial use it shall take corrective actions which may include, but are not limited to, redesignation of lands for such purposes, or amending the UGB to include lands appropriate for industrial or commercial use. (Ord.4796, October 14, 2003)

APPLICANT'S RESPONSE: The comprehensive plan map is already consistent with these Goals and this Policy. The subject site and surrounding properties to the south and east are designated commercial and zoned C-3PD.

The proposed amendment does not change this designation, and the property remains zoned C-3PD. The amendment only adds Multi-Family apartments to the list of allowed uses.

FINDING: SATISFIED. The City concurs with the applicant's findings, and adds that the proposed amendment to Condition 7 would not remove any ability to develop commercial uses on the subject site. Currently, and after the proposed amendment, professional office, medical office, or other compatible, small-scale commercial uses such as a delicatessen, florist, or day care facility would be allowed to be developed on the site along with the additional use of multiple family dwelling units.

GOAL IV 3: TO ENSURE COMMERCIAL DEVELOPMENT THAT MAXIMIZES EFFICIENCY OF LAND USE THROUGH UTILIZATION OF EXISTING COMMERCIALY DESIGNATED

LANDS, THROUGH APPROPRIATELY LOCATING FUTURE COMMERCIAL LANDS, AND DISCOURAGING STRIP DEVELOPMENT.

- Policy 24.50 The location, type, and amount of commercial activity within the urban growth boundary shall be based on community needs as identified in the Economic Opportunities Analysis. (Ord.4796, October 14, 2003)*
- Policy 25.00 Commercial uses will be located in areas where conflicts with adjacent land uses can be minimized and where city services commensurate with the scale of development are or can be made available prior to development.*
- Policy 29.00 New direct access to arterials by large-scale commercial developments shall be granted only after consideration is given to the land uses and traffic patterns in the area of development as well as at the specific site. Internal circulation roads, acceleration/deceleration lanes, common access collection points, signalization, and other traffic improvements shall be required wherever necessary, through the use of planned development overlays.*

APPLICANT'S RESPONSE: As noted, the Subject Property is designated commercial, consistent with these policies. The designation does not change with this proposed amendment. Section 17.33.01 provides that Multifamily dwelling is permitted in C-3 zones. With this request, the applicant is requesting that the Multi-Family Dwellings not be excluded from base zone.

The provisions of Policy 29.00 remain in effect and have been implemented by the existing transportation improvements in the immediate area. As demonstrated by the traffic impact report attached with this application, the proposed Multi-Family use will generate less traffic impacts than the base commercial office uses.

FINDING: SATISFIED. The existing property is already designated on the Comprehensive Plan as Commercial, and is zoned C-3 PD (General Commercial Planned Development) as determined to meet Goal IV 3 and Policies 24.50 and 25.00 by the previous actions to amend the Comprehensive Plan (CPA 3-98) and adopt the existing Planned Development (ZC 6-98) by Ordinance 4667. The proposed amendment to add multiple family dwelling units as an allowed use would not remove any ability to develop commercial uses on the subject site. Currently, and after the proposed amendment, professional office, medical office, or other compatible, small-scale commercial uses such as a delicatessen, florist, or day care facility would be allowed to be developed on the site.

The existing property has frontage on SE Stratus Avenue, which is identified as a minor collector in the Transportation System Plan, as adopted by Ordinance No. 4922 in 2010. Therefore, the consideration of the impacts of a new direct access on land uses and traffic patterns in the area of the development is not required by Policy 29.00 because the adjacent roadway is not an arterial. However, the applicant provided a copy of a recently completed traffic impact analysis report for an immediately adjacent property that analyzed the trip generation of the proposed multiple family residential use against other uses currently allowed under the existing Planned Development conditions of approval. The analysis determined that some of the existing uses, specifically medical office, could generate more daily trips than the proposed multiple family residential use.

- Proposal 6.00 A planned development overlay should be placed on the large cluster commercial development areas and the entrances to the City to allow for review of site design, on-site*

and off-site circulation, parking, and landscaping. The areas to be overlaid by this designation shall be noted on the zoning map and/or comprehensive plan map.

APPLICANT'S RESPONSE: The Three Mile Lane Planned Development is consistent with this proposal. The PD Overlay remains in effect, the amendment simply adds Multi-Family apartments as an allowed use and will maintain consistency with the underlying C-3 zoning.

Restoring the height permissible in the R-4 zone will allow for more options to site and design a project in a manner that allows for open space, circulation and achieving an optimal development capacity.

FINDING: SATISFIED BY CONDITIONS #1, #2, and #22. The City concurs with the applicant's findings, and adds that the existing conditions of approval from Ordinance No. 4667 remain in effect. Conditions 1 and 2 require site plan, landscape plan, and building plan review and approval by the Planning Director and Landscape Review Committee, respectively, prior to any development of the subject site. These reviews would ensure review of site design, on-site and off-site circulation, parking, and landscaping. In addition, a new condition of approval proposed by the applicant, condition 22, would require that an updated master plan be submitted to the Planning Commission for review and approval prior to any development of the existing, undeveloped portions of the subject site.

GOAL V 1: TO PROMOTE DEVELOPMENT OF AFFORDABLE, QUALITY HOUSING FOR ALL CITY RESIDENTS.

Policy 58.00 City land development ordinances shall provide opportunities for development of a variety of housing types and densities.

Policy 59.00 Opportunities for multiple-family and mobile home developments shall be provided in McMinnville to encourage lower-cost renter and owner-occupied housing. Such housing shall be located and developed according to the residential policies in this plan and the land development regulations of the City.

Policy 61.00 The City of McMinnville shall monitor the conversion of lands to residential use to ensure that adequate opportunities for development of all housing types are assured. Annual reports on the housing development pattern, housing density and mix shall be prepared for city review.

APPLICANT'S RESPONSE: The City has implemented these Policies through adoption of the Zoning Code, which includes residential zones accommodating various densities and housing types. Further, the underlying C-3 zone allows Multi-Family development, consistent with R-4 standards, per Section 17.33.010.3. The proposed amendment simply adds this allowed use, maintaining consistency with the C-3 code.

There is residential R-4 land immediately to the west of the subject site. The Planned Development Amendment controlling the lot to the south was recently amended to allow for Multi-Family. There is basis for concluding that R-4 residential is compatible with the professional and medical office commercial designation for the remainder of the Planned Development Area.

The requested change will not alter the current density allocated for the property. The allowed density will remain consistent with the R-4 standards for Multi-Family housing.

Therefore, the requested amendment maintains consistency with the applicable zoning.

FINDING: SATISFIED. The City concurs with the applicant's findings.

Policy 64.00 The City of McMinnville shall work in cooperation with other governmental agencies, including the Mid-Willamette Valley Council of Governments and the Yamhill County Housing Authority, and private groups to determine housing needs, provide better housing opportunities and improve housing conditions for low and moderate income families.

Policy 66.00 The City of McMinnville shall continue to allow development of its fair share of the region's low-cost housing. The share accepted will be based on quantifiable studies which take into account the amount of the low-cost housing already in the community and the overall housing opportunities in the city and region.

APPLICANT'S RESPONSE: Oregon's Statewide Housing Plan defines a shortage of 4,945 units of affordable housing in Yamhill County. Applicant is a "housing authority" defined by ORS Chapter 456, operating in Yamhill County for the purpose of providing, "To provide decent, safe and sanitary urban or rural housing for persons or families of lower income."

Housing Authority of Yamhill County is the applicant.

FINDING: SATISFIED. The City concurs with the applicant's findings.

GOAL V 2: TO PROMOTE A RESIDENTIAL DEVELOPMENT PATTERN THAT IS LAND INTENSIVE AND ENERGY-EFFICIENT, THAT PROVIDES FOR AN URBAN LEVEL OF PUBLIC AND PRIVATE SERVICES, AND THAT ALLOWS UNIQUE AND INNOVATIVE DEVELOPMENT TECHNIQUES TO BE EMPLOYED IN RESIDENTIAL DESIGNS.

Policy 68.00 The City of McMinnville shall encourage a compact form of urban development by directing residential growth close to the city center and to those areas where urban services are already available before committing alternate areas to residential use.

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.

Policy 71.00 The City of McMinnville shall designate specific lands inside the urban growth boundary as residential to meet future projected housing needs. Lands so designated may be developed for a variety of housing types. All residential zoning classifications shall be allowed in areas designated as residential on the Comprehensive Plan Map.

Policy 71.05 The City of McMinnville shall encourage annexations and rezoning which are consistent with the policies of the Comprehensive Plan so as to achieve a continuous five-year supply of buildable land planned and zoned for all needed housing types. (Ord.4840, January 11, 2006; Ord. 4243, April 5, 1983; Ord. 4218, November 23, 1982)

APPLICANT'S RESPONSE: The area of the proposed amendment is zoned C-3 Commercial and therefore is not committed to low density development. The existing C-3 zoning is consistent with Goal V2 and the Policies 68, and 71.05.

Utilizing the existing Planned Development Amendment process to permit the development of Multi-Family is an innovation use of a zoning ordinance that is likely to result in creation of housing that will expand the variety of type and price available in McMinnville.

Restoring the height allowable by the base zone will allow for greater flexibility in development options. The base zone height of 60' is in keeping with the surrounding development pattern (Comfort Inn, medical center, and community college).

It is also worth noting the site is located in the Airport Overlay Zone, and specifically within the Horizontal Zone as defined by 17.52.060. A 60' height limit on the Subject Site will not cause the buildings to exceed the limits allowed in a Horizontal Zone.

FINDING: SATISFIED. The proposed Planned Development Amendment would result in the addition of multiple family residential to the list of allowed uses in the existing Planned Development area. The subject property is not designated as residential, but has an underlying zone of C-3 (General Commercial). The underlying C-3 zone allows multiple family residential uses as a permitted use, so the proposed amendment is not inconsistent with the underlying zone and provides an opportunity for the development of residential uses.

The most recently acknowledged Residential Buildable Lands Inventory, which was prepared in 2001, that identified a need for additional land for housing uses. That inventory, which was titled the McMinnville Buildable Land Needs Analysis and Growth Management Plan, identified a deficit of over 1,000 acres of land for housing in Table B-11 of Appendix B. More specifically, the analysis identified a need of 162 acres of R-4 (higher density) zoned land. The proposed amendment to allow multiple family residential on the subject site would not increase the amount of land designated specifically for higher density residential use, but it would increase the potential for the development of higher density residential uses on a property with an existing, underlying zone that already permits multiple family residential use (C-3 General Commercial zone).

In regards to building height, the limitation on building height was amended to allow buildings up to 45 feet in height, but was not removed entirely, as described in the findings for the Planned Development Amendment review criteria below.

Policy 71.09 Medium and High-Density Residential (R-3 and R-4) – The majority of residential lands in McMinnville are planned to develop at medium density range (4 – 8 units per net acre). Medium density residential development uses include small lot single-family detached uses, single family attached units, duplexes and triplexes, and townhouses. High density residential development (8 – 30 dwelling units per net acre) uses typically include townhouses, condominiums, and apartments. The City of McMinnville shall encourage a compact form of urban development by directing residential growth close to the city center and to those areas where urban services are already available before committing alternate areas to residential use.

1. Areas that are not committed to low density development;

APPLICANT'S RESPONSE: The site is zoned C-3 Commercial and therefore is not committed to low density development. The existing C-3 zoning is consistent with Goal V2 and the Policies 68, 71.05 and 71.09.

The current Planned Development Overlay is consistent with the criteria for location of medium and high density residential, which is allowed under Policy 71.09 and also specifically allowed in the C-3 zone.

Ordinance 4667 did not list Multi-Family dwelling as a permitted use. Except for not having been listed in Ordinance 4667 the C-3 zone would otherwise allow Multi-Family Dwelling, consistent with R-4 standards, as a permitted use.

The applicant's intent is to develop Multi-Family Dwellings consistent with the R-4 standards, as required by the C-3 zone. Under the C-3 zoning, the density is not being increased, as the R-4 standards will be applied.

FINDING: SATISFIED. The City concurs with the applicant's findings, specifically that the existing underlying zone of C-3 (General Commercial) is not committed to low density development.

2. *Areas that have direct access from collector or arterial streets;*

APPLICANT'S RESPONSE: The subject site has direct access from the Highway 18 via from SE Stratus Avenue and SE Norton Lane.

FINDING: SATISFIED. The subject site has frontage on SE Stratus Avenue, which is identified as a minor collector in the Transportation System Plan, as adopted by Ordinance No. 4922 in 2010. Therefore, the subject site has direct access from a collector street.

3. *Areas that are not subject to development limitations such as topography, flooding, or poor drainage;*

APPLICANT'S RESPONSE: The subject site is an open generally flat field, with no development restrictions.

FINDING: SATISFIED. The City concurs with the applicant's findings.

4. *Areas where the existing facilities have the capacity for additional development;*

APPLICANT'S RESPONSE: The commercial area along Norton Lane is served by a full range of urban services including sanitary sewer, water, storm drainage and franchise utilities. All of these services generally have sufficient capacity to serve the proposed development.

With respect to Sewer capacity, in 2019 the property owner to the south commissioned a study to determine conveyance capacity for additional residential development. The study, performed by CH2M, determined capacity for additional residential development.

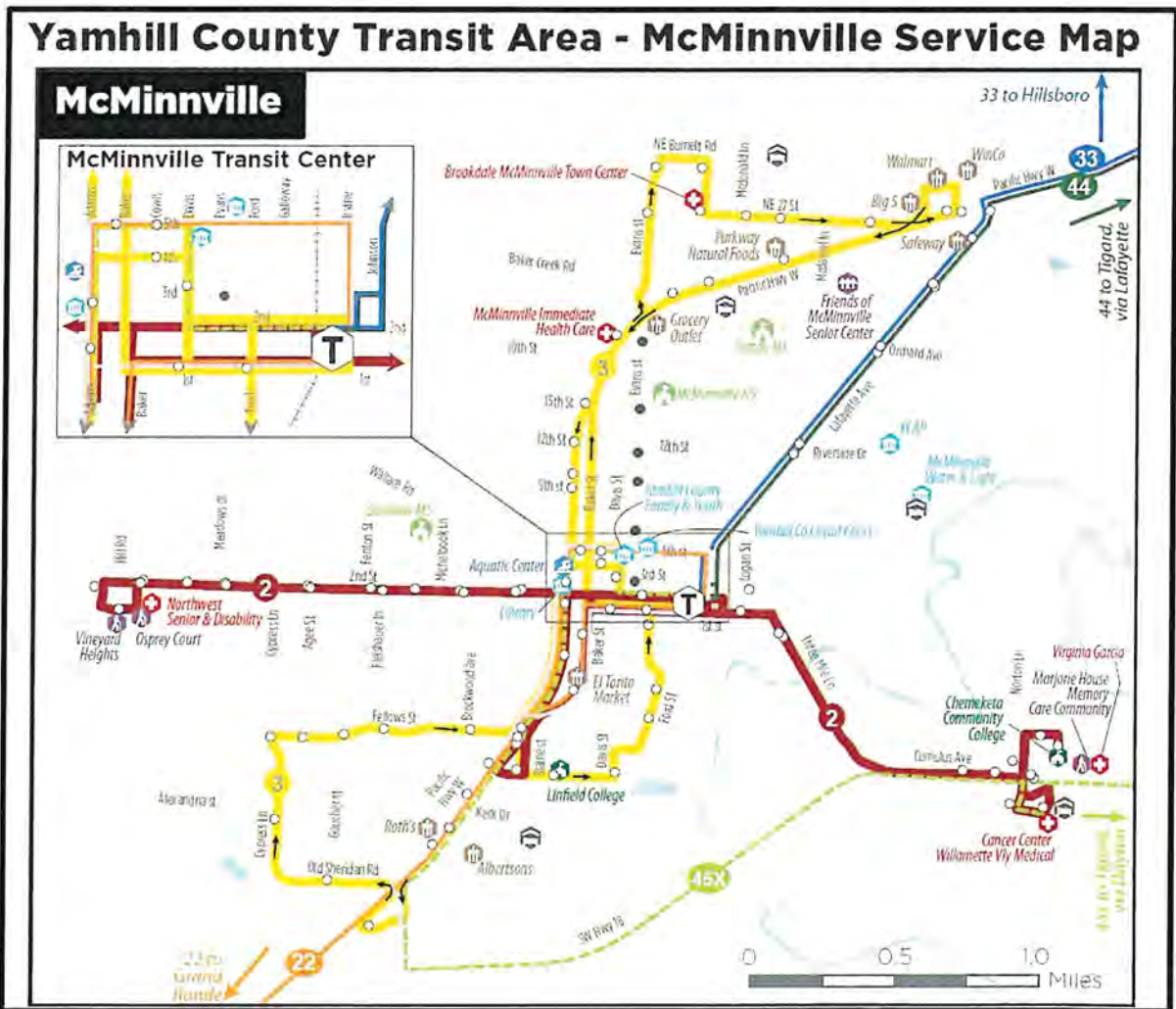
FINDING: SATISFIED. The Engineering Department provided comments (provided on June 30, 2020) on the proposed Planned Development Amendment, and noted that a recently completed analysis of the sanitary sewer conveyance system indicated that there is adequate system capacity to support the proposed amendment and eventual development of multiple family residential use on the site. That analysis was completed by Jacobs Engineering and communicated to the City on June 12, 2020. Existing conditions of approval from Ordinance No. 4667, which remain in effect, will require that final development plans include a detailed storm drainage plan (Condition 12), other utility improvements (Condition 13), and right-of-way

improvements (Conditions 17 and 18). At the time of development, all necessary permits will be required to be obtained by Oregon Department of Transportation (ODOT), as Stratus Avenue is a facility under ODOT jurisdiction. Depending on intensity of development and specific development type, ODOT permitting and review may require additional analysis of the eventual proposed use's impact on the surrounding transportation network.

5. Areas within one-quarter mile of existing or planned public transportation; and,

APPLICANT'S RESPONSE: Local Transit Routes 2 runs on the Highway and on SE Norton Lane to the Willamette Valley Medical Center, which is located across the street from the subject site. See the attached Route Map and Schedule, at the end of this Compliance Narrative.

Route 2 provides regularly scheduled weekday service. This route connects to the Transit Center for connection to the Yamhill County Transit route for access to the other parts of town.



FINDING: SATISFIED. The City concurs with the applicant's findings, and adds that Route 2 provides roughly hourly weekday service, and connects to the McMinnville Transit Center, where riders could transfer to other routes, including commuter routes to surrounding cities.

6. *Areas that can be buffered from low density residential areas in order to maximize the privacy of established low density residential areas.*

APPLICANT'S RESPONSE: And, there is residential R-4 land immediately to the west of the subject site, which establishes the buffer of lower density residential per criteria 6.

The requested change will not alter the current density allocated to the property. The density will remain as is consistent with the R-4 standards for Multi-Family housing.

FINDING: SATISFIED. The subject site is not located adjacent to any existing low density residential areas. Therefore the subject site and area does not require any buffering from low density residential areas.

Policy 71.13 The following factors should serve as criteria in determining areas appropriate for high-density residential development:

1. *Areas which are not committed to low or medium density development;*

APPLICANT'S RESPONSE: The subject property is zoned C-3 General Commercial with a PD overlay. The C-3 zone allows high density residential use. Therefore it is not committed to low or medium density development.

FINDING: SATISFIED. The City concurs with the applicant's findings, specifically that the existing underlying zone of C-3 (General Commercial) is not committed to low density development.

2. *Areas which can be buffered by topography, landscaping, collector or arterial streets, or intervening land uses from low density residential areas in order to maximize the privacy of established low density residential areas;*

APPLICANT'S RESPONSE: There is no designated low density residential in the surrounding neighborhood. There is R-4 zoning to the west, which provides a buffer between the site and other zoning. Therefore this criterion is met.

FINDING: SATISFIED. The City concurs with the applicant's findings.

3. *Areas which have direct access from a major collector or arterial street;*

APPLICANT'S RESPONSE: The subject site has direct access from the Highway 18 via SE Norton Lane. Therefore this criterion is met.

FINDING: SATISFIED. While Highway 18 (Three Mile Lane) is identified as a major arterial in the Transportation System Plan, as adopted by Ordinance No. 4922 in 2010, the subject site does not have direct access from Highway 18. The subject site has frontage and direct access only onto SE Stratus Avenue, which is identified as a minor collector in the Transportation System Plan, as adopted by Ordinance No. 4922 in 2010. However, the applicant provided a copy of a recently completed traffic impact analysis report for an immediately adjacent property that analyzed the trip generation of the proposed multiple family residential use against other uses currently allowed under the existing Planned Development conditions of approval. The analysis determined that some of the existing uses, specifically medical office, could generate

more daily trips than the proposed multiple family residential use. Therefore, the use allowed by the proposed amendment would not be more detrimental to the surrounding street network or transportation system than other uses currently allowed on the subject site by Ordinance No. 4667.

4. *Areas which are not subject to development limitations;*

APPLICANT'S RESPONSE: The subject site is an open generally flat field, with no development restrictions. Therefore this criterion is met.

FINDING: SATISFIED. The City concurs with the applicant's findings.

5. *Areas where the existing facilities have the capacity for additional development;*

APPLICANT'S RESPONSE: Sewer capacity in the immediate area was analyzed by CH2M as part of the Planned Development Amendment recently approved for the lot immediately south. This study found sufficient capacity in the system to convey additional residential development.

FINDING: SATISFIED. The Engineering Department provided comments (provided on June 30, 2020) on the proposed Planned Development Amendment, and noted that a recently completed analysis of the sanitary sewer conveyance system indicated that there is adequate system capacity to support the proposed amendment and eventual development of multiple family residential use on the site. That analysis was completed by Jacobs Engineering and communicated to the City on June 12, 2020. Existing conditions of approval from Ordinance No. 4667, which remain in effect, will require that final development plans include a detailed storm drainage plan (Condition 12), other utility improvements (Condition 13), and right-of-way improvements (Conditions 17 and 18). At the time of development, all necessary permits will be required to be obtained by Oregon Department of Transportation (ODOT), as Stratus Avenue is a facility under ODOT jurisdiction. Depending on intensity of development and specific development type, ODOT permitting and review may require additional analysis of the eventual proposed use's impact on the surrounding transportation network.

6. *Areas within a one-half mile wide corridor centered on existing or planned public transit routes;*

APPLICANT'S RESPONSE: Local Transit Route 2 runs on the Highway 18 and on SE Norton Lane to the Willamette Valley Medical Center. The Medical Center is located with 250 feet of the site. See the attached route map and schedule included as an appendix. Therefore this criterion is met.

FINDING: SATISFIED. The City concurs with the applicant's findings, and adds that Route 2 provides roughly hourly weekday service, and connects to the McMinnville Transit Center, where riders could transfer to other routes, including commuter routes to surrounding cities. More detail on the transit routes is provided in the finding of Policy 71.09(5) above.

7. *Areas within one-quarter mile from neighborhood and general commercial shopping centers; and*

APPLICANT'S RESPONSE: The City's zoning for Neighborhood Commercial is C-1, which General Commercial is C-2.

The subject property and adjacent property to the north (770 feet) to Stratus Avenue is zoned C-2, General Commercial, with a PD overlay. There is also C-2 zoning on the north side of the Highway 18 on both sides of NE Norton Lane.

The closest C-1 zoning is approximately 1/4 mile east of the Norton Lane intersection with the Highway 18.

Therefore this criterion is met.

FINDING: SATISFIED. While the McMinnville Municipal Code (MMC) does have a Neighborhood Business Zone (C-1), that zoning district has been applied very narrowly and is only designated on two parcels in the entire city limits (the two parcels that the applicant notes approximately ¼ mile east of the Norton Lane intersection with Highway 18). Also, the MMC does not have any definition of neighborhood or general commercial shopping centers. Therefore, the commercial designation of property is used in analyzing this Comprehensive Plan policy and high density residential locational factor. The subject site is located within one-quarter mile of commercially zoned property. The commercially zoned property within one-quarter mile of the subject site is zoned C-3 (General Commercial) – which is a correction on the applicant's response where General Commercial is identified as C-2 – to allow general retail, service, and shopping type uses.

8. Areas adjacent to either private or public permanent open space.

APPLICANT'S RESPONSE: The closest public open space to the site is Joe Dancer Park, which is located on E. Brooks Street, approximately 1.4 miles to the northwest.

Ordinance 4667 Conditions 1 & 2 requires approval of site design prior to issuance of a building permit. These conditions will ensure adequate open space is provided in the development. Therefore this criterion is met.

Applicant proposes a condition to provide for adequate open space in the Multi-Family housing project.

Supplemental Response: Open space is a critical element to a successful multifamily family project on the Subject Site. Due to the size of the Subject Site, the Applicant proposes the ability to have multiple areas contributing to the open space requirement. This will allow for parents or guardians to more easily maintain verbal and visual contact with kids from or near their units. A single open space will undoubtedly be far from some units. A closer proximity will benefit family with kids.

Additionally, multiple open spaces allow for a variety of programming of the space. For example, one space could be set up with play equipment for younger kids and another set up with just benches for adults without kids to enjoy.

In a Multi-Family housing setting, the notion of a front yard is functionally different than distinct private and public space. Allowing overlap between the front yard setback and the open space fosters the notion communal space while maintaining the full front yard setback.

There is currently no open space adjacent or conveniently located to the Subject Site. As a planned development, open space will be provided within the Subject Site that benefits residents of the site. The applicants proposed condition will ensure that the residents have access to an area equivalent to 10 percent of the gross size of the Subject site. The proposed condition further allows the Applicant to design the open space to meet the varied needs of residents of the site.

FINDING: SATISFIED WITH CONDITION #7. The subject site is not located adjacent to private or public open space. There are only three public parks within ½ mile of the subject site, and two of those parks (Bend-o-River and Kingwood) are what would be classified as Mini-Parks in the McMinnville Parks, Recreation, and Open Space Master Plan. The other park within ½ mile of the subject site is Joe Dancer Park, which is identified as a Community Park in the McMinnville Parks, Recreation, and Open Space Master Plan. However, Joe Dancer Park is located across the Yamhill River and is not actually accessible within a ½ mile distance of the subject site.

The factor for high density residential development calls for open space to be adjacent to the site, not within a certain distance. While there some opportunities for access to open space within one-half mile of the subject site, there is not any usable open space adjacent to the site. Not only is there no open space adjacent to the site, there is a lack of connectivity to open space in the surrounding area. As a planned development, open space needs to be provided that provides a benefit to the residents of the site. Therefore, condition 7 is updated to require that, if the site is developed with multiple-family residential uses, a minimum of 10 percent of the gross size of the site shall be reserved for usable open space for residents of the multiple-family development site. The condition of approval states that the usable open space area shall be a contiguous area, unless approved by the Planning Commission during the review of the updated master plan for the Planned Development Overlay District. The condition does require that each dimension of the open space be at least 25 feet in length, that the open space be located outside of the front yard setback area, and may be counted towards the minimum 25 percent of the site area that must be landscaped.

Planned Development Policies

Policy 72.00 Planned developments shall be encouraged as a favored form of residential development as long as social, economic, and environmental savings will accrue to the residents of the development and the city.

APPLICANT'S RESPONSE: The existing Planned Development Amendment, Ordinance 4667 includes development standards to ensure a residential development. Condition 2 requires "to the extent possible, the site and building design should be compatible with the surrounding development."

FINDING: SATISFIED. The City concurs with the applicant's findings. The existing Planned Development overlay, approved by Ordinance No. 4667, is not specifically residential, but is of an underlying commercial zone that allows for some types of residential uses, including the proposed multiple family residential use. The proposed amendment to allow multiple family residential use, along with the other commercial uses currently allowed by the existing Planned Development condition of approval, would provide an opportunity for a wider variety of housing types than is currently allowed.

Policy 73.00 Planned residential developments which offer a variety and mix of housing types and prices shall be encouraged.

APPLICANT'S RESPONSE: The proposed amendment will allow for Multi-Family Dwelling in the C-3 zone by removing its exclusions. The anticipate residential development will offer housing that is affordable, thus adding a missing housing type within the larger vicinity and City.

FINDING: SATISFIED. The City concurs with the applicant's findings. The existing Planned Development overlay, approved by Ordinance No. 4667, is not specifically residential, but is of an underlying commercial zone that allows for some types of residential uses, including the proposed multiple family residential use. The proposed amendment to allow multiple family residential use, along with the other commercial uses currently allowed by the existing Planned Development condition of approval, would provide an opportunity for a wider variety of housing types than is currently allowed.

Policy 74.00 Distinctive natural, topographic, and aesthetic features within planned developments shall be retained in all development designs.

APPLICANT'S RESPONSE: There are no distinctive natural, topographic or aesthetic features associated with the site. The property is flat, and currently abuts farm land to the south, a mobile home part to the west, and office and hospitality to the east.

FINDING: SATISFIED. The City concurs with the applicant's findings.

Policy 75.00 Common open space in residential planned developments shall be designed to directly benefit the future residents of the developments. When the open space is not dedicated to or accepted by the City, a mechanism such as a homeowners association, assessment district, or escrow fund will be required to maintain the common area.

APPLICANT'S RESPONSE: Open space is a critical element to a successful multifamily family project on the Subject Site.

There is currently no open space adjacent or conveniently located to the Subject Site. As a planned development, open space will be provided within the Subject Site that benefits residents of the site. The applicants proposes a condition will ensure that the residents have access to an area equivalent to 10 percent of the gross size of the Subject site. The proposed condition further allows the Applicant to design the open space to meet the varied needs of residents of the site.

Due to the size of the Subject Site, the Applicant proposes the ability to have multiple areas contributing to the open space requirement. This will allow for parents or guardians to more easily maintain verbal and visual contact with kids from or near their units. A single open space will undoubtedly be far from some units. A closer proximity will benefit family with kids.

Additionally, multiple open spaces allow for a variety of programing of the space. For example, one space could be set up with play equipment for younger kids and another set up with just benches for adults without kids to enjoy.

In a Multi-Family housing setting, the notion of a front yard is functionally different than distinct private and public space. Allowing overlap between the front yard setback and the open space fosters the notion communal space while maintaining the full front yard setback.

FINDING: SATISFIED WITH CONDITION #7. The City concurs with the applicant's findings. Staff would add that, while there some opportunities for access to open space within one-half mile of the subject site, there is not any usable open space adjacent to the site. Not only is there

no open space adjacent to the site, there is a lack of connectivity to open space in the surrounding area. As a planned development, open space needs to be provided that provides a benefit to the residents of the site. Therefore, condition 7 is updated to require that, if the site is developed with multiple-family residential uses, a minimum of 10 percent of the gross size of the site shall be reserved for usable open space for residents of the multiple-family development site. The condition of approval states that the usable open space area shall be a contiguous area, unless approved by the Planning Commission during the review of the updated master plan for the Planned Development Overlay District. The condition does require that each dimension of the open space be at least 25 feet in length, that the open space be located outside of the front yard setback area, and may be counted towards the minimum 25 percent of the site area that must be landscaped.

Policy 76.00 Parks, recreation facilities, and community centers within planned developments shall be located in areas readily accessible to all occupants.

APPLICANT'S RESPONSE: Open space is a critical element to a successful multifamily family project on the Subject Site.

There is currently no open space adjacent or conveniently located to the Subject Site. As a planned development, open space will be provided within the Subject Site that benefits residents of the site. The applicants proposes a condition will ensure that the residents have access to an area equivalent to 10 percent of the gross size of the Subject site. The proposed condition further allows the Applicant to design the open space to meet the varied needs of residents of the site.

Due to the size of the Subject Site, the Applicant proposes the ability to have multiple areas contributing to the open space requirement. This will allow for parents or guardians to more easily maintain verbal and visual contact with kids from or near their units. A single open space will undoubtedly be far from some units. A closer proximity will benefit family with kids.

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In a Multi-Family housing setting, the notion of a front yard is functionally different than distinct private and public space. Allowing overlap between the front yard setback and the open space fosters the notion communal space while maintaining the full front yard setback.

FINDING: SATISFIED WITH CONDITION #7. The City concurs with the applicant's findings. Staff would add that, while there some opportunities for access to open space within one-half mile of the subject site, there is not any usable open space adjacent to the site. Not only is there no open space adjacent to the site, there is a lack of connectivity to open space in the surrounding area. As a planned development, open space needs to be provided that provides a benefit to the residents of the site. Therefore, condition 7 is updated to require that, if the site is developed with multiple-family residential uses, a minimum of 10 percent of the gross size of the site shall be reserved for usable open space for residents of the multiple-family development site. The condition of approval states that the usable open space area shall be a contiguous area, unless approved by the Planning Commission during the review of the updated master plan for the Planned Development Overlay District. The condition does require that each dimension of the open space be at least 25 feet in length, that the open space be located outside of the front yard setback area, and may be counted towards the minimum 25 percent of the site area that must be landscaped.

Further, the existing conditions of approval from Ordinance No. 4667 remain in effect. Conditions 1 and 2 require site plan, landscape plan, and building plan review and approval by the Planning Director and Landscape Review Committee, respectively, prior to any development of the subject site. In addition, a new condition of approval proposed by the applicant, condition 22, would require that an updated master plan be submitted to the Planning Commission for review and approval prior to any development of the existing, undeveloped portions of the subject site. These reviews would ensure review of site design, on-site and off-site circulation, parking, and landscaping, which will allow an opportunity to review whether the required open space is located in an area readily accessible to all occupants.

Policy 77.00 The internal traffic system in planned developments shall be designed to promote safe and efficient traffic flow and give full consideration to providing pedestrian and bicycle pathways.

APPLICANT'S RESPONSE: No specific development plans are being proposed at this time. However, the applicant is proposing an apartment development. Typical development plans provide landscaped open space, circulation for pedestrians and bicycles.

Site plan details will be provided as required by Condition 2 of Ordinance 4667.

FINDING: SATISFIED. The existing conditions of approval from Ordinance No. 4667 remain in effect. Conditions 1 and 2 require site plan, landscape plan, and building plan review and approval by the Planning Director and Landscape Review Committee, respectively, prior to any development of the subject site. In addition, a new condition of approval proposed by the applicant, condition 22, would require that an updated master plan be submitted to the Planning Commission for review and approval prior to any development of the existing, undeveloped portions of the subject site. These reviews would ensure review of site design, on-site and off-site circulation, parking, and landscaping, which will allow an opportunity to review whether the internal traffic system promotes safe and efficient traffic flow and gives consideration to providing pedestrian and bicycle pathways.

Policy 78.00 Traffic systems within planned developments shall be designed to be compatible with the circulation patterns of adjoining properties.

APPLICANT'S RESPONSE: Traffic system improvements have been developed in the immediate neighborhood, including the Highway 18 intersection with Norton Lane, and the SE Norton Lane intersection with SE Stratus Avenue. These improvements provide basic and adequate circulation into, out of, and throughout the immediate neighborhood. These street improvements were made to meet the anticipated development within the area.

FINDING: SATISFIED. The site is adjacent to SE Stratus Avenue, which is identified as a minor collector in the McMinnville Transportation System Plan. Section 17.53.101 of the McMinnville Municipal Code identifies the right-of-way width for minor collector streets as 56 feet (with no bike lane) or 66 feet (with bike lane). Conditions 17 and 18 of Ordinance 4667 will require right-of-way improvements to City and Oregon Department of Transportation (ODOT) standards on the site's SE Stratus Avenue frontage at the time of development. These required right-of-way improvements will ensure the traffic system within planned developments will be compatible with adjoining properties. In addition, the applicant provided a copy of a recently completed traffic impact analysis report for an immediately adjacent property that analyzed the trip generation of the proposed multiple family residential use against other uses currently allowed under the existing Planned Development conditions of approval. The analysis determined that some of

the existing uses, specifically medical office, could generate more daily trips than the proposed multiple family residential use. At the time of development, all necessary permits will be required to be obtained by ODOT, as Stratus Avenue is a facility under ODOT jurisdiction. Depending on intensity of development and specific development type, ODOT permitting and review may require additional analysis of the eventual proposed use's impact on the surrounding transportation network.

Residential Design Policies

Policy 79.00 The density allowed for residential developments shall be contingent on the zoning classification, the topographical features of the property, and the capacities and availability of public services including but not limited to sewer and water. Where densities are determined to be less than that allowed under the zoning classification, the allowed density shall be set through adopted clear and objective code standards enumerating the reason for the limitations, or shall be applied to the specific area through a planned development overlay. Densities greater than those allowed by the zoning classification may be allowed through the planned development process or where specifically provided in the zoning ordinance or by plan policy. (Ord. 4796, October 14, 2003)

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The proposed amendment to the existing Planned Development condition would add multiple family residential as an allowed use. Multiple family residential is a permitted use in the underlying C-3 (General Commercial) zone, subject to the standards and provisions of the R-4 (Multiple Family Residential) zone. Therefore, the future development, if it includes multiple family residential dwelling units, will be subject to the density requirements of the R-4 zone.

Further, existing conditions of approval from Ordinance No. 4667, which remain in effect, will require that final development plans include a detailed storm drainage plan (Condition 12), other utility improvements (Condition 13), and right-of-way improvements (Conditions 17 and 18). This will ensure that the density of the future development is shown to be able to be served by public services.

Urban Policies

Policy 99.00 An adequate level of urban services shall be provided prior to or concurrent with all proposed residential development, as specified in the acknowledged Public Facilities Plan. Services shall include, but not be limited to:

- 1. Sanitary sewer collection and disposal lines. Adequate municipal waste treatment plant capacities must be available.*
- 2. Storm sewer and drainage facilities (as required).*
- 3. Streets within the development and providing access to the development, improved to city standards (as required).*
- 4. Municipal water distribution facilities and adequate water supplies (as determined by City Water and Light). (as amended by Ord. 4796, October 14, 2003)*
- 5. Deleted as per Ord. 4796, October 14, 2003.*

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. Existing conditions of approval from Ordinance No. 4667, which remain in effect, will require that final development plans include a detailed storm drainage plan (Condition 12), other utility improvements (Condition 13), and right-of-way improvements (Conditions 17 and 18). This will ensure that the density of the future development is shown to be able to be served by public services. At the time of development, all necessary permits will be required to be obtained by Oregon Department of Transportation (ODOT), as Stratus Avenue is a facility under ODOT jurisdiction. Depending on intensity of development and specific development type, ODOT permitting and review may require additional analysis of the eventual proposed use's impact on the surrounding transportation network.

Specifically related to sanitary sewer service, the Engineering Department provided comments on the proposed Planned Development Amendment, and noted that a recently completed analysis of the sanitary sewer conveyance system indicated that there is adequate system capacity to support the proposed amendment and eventual development of multiple family residential use on the site.

GOAL VI 1: TO ENCOURAGE DEVELOPMENT OF A TRANSPORTATION SYSTEM THAT PROVIDES FOR THE COORDINATED MOVEMENT OF PEOPLE AND FREIGHT IN A SAFE AND EFFICIENT MANNER.

Streets

Policy 117.00 The City of McMinnville shall endeavor to insure that the roadway network provides safe and easy access to every parcel.

Policy 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.*
- 2. Reduction in the amount of land necessary for streets with continuance of safety, maintenance, and convenience standards.*
- 4. 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.*
- 5. Consideration given to Complete Streets, in consideration of all modes of transportation (public transit, private vehicle, bike, and foot paths). (Ord.4922, February 23, 2010)*

Policy 119.00 The City of McMinnville shall encourage utilization of existing transportation corridors, wherever possible, before committing new lands.

Policy 120.00 The City of McMinnville may require limited and/or shared access points along major and minor arterials, in order to facilitate safe access flows.

Policy 121.00 The City of McMinnville shall discourage the direct access of small-scale residential developments onto major or minor arterial streets and major collector streets.

APPLICANT'S RESPONSE: The City's transportation Goal and Policies are further refined and implemented through the Transportation System Plan (TSP). The TSP provides the functional classification of streets, including arterial, collector and local designations.

The TSP identifies corridor improvements for the Highway 18 Corridor:

ODOT, the City of McMinnville and Yamhill County have mutually approved the Highway 18 Corridor Refinement Plan, which was completed in 1996. The Plan includes a series of traffic control and frontage roads improvements north and south of Highway 18, to include closing of the existing Norton Lane intersection, construction of a new interchange near the Evergreen Air Museum, and redesign of the current East McMinnville (Three Mile Lane) interchange for full, directional access.

Some frontage road improvements have been completed since the 1996 Plan was adopted. Exhibit 4-10 illustrates the current state of the Plan. It is important to note, however, that the northernmost collector access road depicted in the Highway 18 Corridor Refinement Plan is not shown in the TSP due to the fact that it is located outside of McMinnville's current urban growth boundary. Under Oregon Administrative Rule (OAR 660-012), transportation facilities outside of urban growth boundaries are not permitted as part of a TSP unless a "reasons" exception to the applicable goal(s) has been approved by the City. In this case, McMinnville finds such action premature due to the lack of certainty as to the street corridor's location and design. An amendment to this plan, and a Goal 2 (Land Use) exception, would be part of any future proposal to add this element to the TSP and permit its construction and use for urban purposes.

Some of the corridor improvements have already been completed, including the Norton Lane intersection and Stratus Avenue frontage road. The future interchange discussed is further to the east, at Cumulus Avenue. However, no decision regarding an interchange has yet been made.

The proposed amendment does not substantially alter the demand for transportation and public service improvement to any greater degree than the currently allowed uses.

Primary access to the property is from Highway 18, designated as an arterial street. SE Norton Lane intersects with Highway 18 north of the subject property. The property fronts on the west side of SE Norton Lane, just south of the intersection with SE Stratus Avenue. Stratus Avenue is classified as a collector.

FINDING: SATISFIED. The City concurs with the applicant's findings, but would clarify that the site is adjacent to SE Stratus Avenue, which is identified as a minor collector in the McMinnville Transportation System Plan. Section 17.53.101 of the McMinnville Municipal Code identifies the right-of-way width for minor collector streets as 56 feet (with no bike lane) or 66 feet (with bike lane).

Conditions 17 and 18 of Ordinance 4667 will require right-of-way improvements to City standards on the site's SE Stratus Avenue frontage at the time of development. These required right-of-way improvements will ensure that adequate access will be provided to the subject site, and the improvements will be completed to existing City standards. At the time of development, all necessary permits will be required to be obtained by Oregon Department of Transportation (ODOT), as Stratus Avenue is a facility under ODOT jurisdiction. Depending on intensity of development and specific development type, ODOT permitting and review may require additional analysis of the eventual proposed use's impact on the surrounding transportation network.

Further, Conditions 2 and 22 of Ordinance 4667 require site plan review and approval by the Planning Commission prior to any development of the subject site. These reviews would ensure review of site design and on-site and off-site circulation to ensure that the proposed access to serve future development will be compatible with the surrounding transportation system.

Policy 122.00 The City of McMinnville shall encourage the following provisions for each of the three functional road classifications.

2. *Major, minor collectors.*

-Designs should minimize impacts on existing neighborhoods.

-Sufficient street rights-of-way should be obtained prior to development of adjacent lands.

-On-street parking should be limited wherever necessary.

-Landscaping should be required along public rights-of-way. (Ord.4922, February 23, 2010)

-As far as is practical, residential collector streets should be no further than 1,800 feet apart in order to facilitate a grid pattern of collector streets in residential areas.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. Conditions 17 and 18 of Ordinance 4667 will require right-of-way improvements to City standards on the site's SE Stratus Avenue frontage at the time of development. These required right-of-way improvements will ensure that adequate access will be provided to the subject site, and the improvements will be completed to existing City standards. At the time of development, all necessary permits will be required to be obtained by Oregon Department of Transportation (ODOT), as Stratus Avenue is a facility under ODOT jurisdiction. Depending on intensity of development and specific development type, ODOT permitting and review may require additional analysis of the eventual proposed use's impact on the surrounding transportation network.

Parking

Policy 126.00 The City of McMinnville shall continue to require adequate off-street parking and loading facilities for future developments and land use changes.

Policy 127.00 The City of McMinnville shall encourage the provision of off-street parking where possible, to better utilize existing and future roadways and rights-of-way as transportation routes.

Bike Paths

Policy 130.00 The City of McMinnville shall encourage implementation of the Bicycle System Plan that connects residential areas to activity areas such as the downtown core, areas of work, schools, community facilities, and recreation facilities. (Ord.4922, February 23, 2010)

Policy 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.

Policy 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. (Ord. 4922, February 23, 2010; Ord. 4260, August 2, 1983)

Policy 132.15 The City of McMinnville shall require that all new residential developments such as subdivisions, planned developments, apartments, and condominium complexes provide pedestrian connections with adjacent neighborhoods.

APPLICANT'S RESPONSE: Conditions 1 and 2 of Ordinance 4667, and the proposed open space condition, require site plan review and approval by the Planning Commission prior to any development of the subject site. These reviews would ensure review of site design, including off-street parking and bike and pedestrian connections associated with the future development plan.

FINDING: SATISFIED. Conditions 1 and 2 require site plan, landscape plan, and building plan review and approval by the Planning Director and Landscape Review Committee, respectively, prior to any development of the subject site. In addition, new conditions of approval proposed by the applicant, conditions 7 and 22, would require that an updated master plan be submitted to the Planning Commission for review and approval prior to any development of the existing, undeveloped portions of the subject site and that open space be provided if the site is developed with multiple family residential uses. These reviews would ensure review of site design, including off-street parking and bike and pedestrian connections associated with the future development plan.

Supportive of General Land Use Plan Designations and Development Patterns

Policy 132.27.00 The provision of transportation facilities and services shall reflect and support the land use designations and development patterns identified in the McMinnville Comprehensive Plan. The design and implementation of transportation facilities and services shall be based on serving current and future travel demand—both short-term and long-term planned uses. (Ord. 4922, February 23, 2010)

APPLICANT'S RESPONSE: See response to Policies 117.00 - 121.00 above.

FINDING: SATISFIED. The City concurs with the applicant's findings, along with the additional findings provided for Policies 117.00 – 121.00 above.

Public Safety

Policy 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. (Ord. 4922, February 23, 2010)

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. Conditions 17 and 18 of Ordinance 4667 will require right-of-way improvements to City standards on the site's SE Stratus Avenue frontage at the time of development. These required right-of-way improvements will be completed to existing City standards, which are of a design and operation standard that allows for required movements for fire, medical, and police vehicles.

Livability

Policy 132.35.00 Transportation facilities in the McMinnville planning area shall be, to the degree possible, designed and constructed to mitigate noise, energy consumption, and neighborhood disruption, and to encourage the use of public transit, bikeways, sidewalks, and walkways. (Ord. 4922, February 23, 2010)

Policy 132.41.20 Modal Balance – The improvement of roadway circulation must not impair the safe and efficient movement of pedestrians and bicycle traffic. (Ord. 4922, February 23, 2010)

Policy 132.41.25 Consolidate Access – Efforts should be made to consolidate access points to properties along major arterial, minor arterial, and collector roadways. (Ord. 4922, February 23, 2010)

Pedestrian Programs

Policy 132.54.00 Promoting Walking for Health and Community Livability – The City will encourage efforts that inform and promote the health, economic, and environmental benefits of walking for the individual and McMinnville community. Walking for travel and recreation should be encouraged to achieve a more healthful environment that reduces pollution and noise to foster a more livable community. (Ord. 4922, February 23, 2010)

APPLICANT'S RESPONSE: Conditions 1 and 2 of Ordinance 4667, and the proposed open space condition, require site plan review and approval by the Planning Commission prior to any development of the subject site. These reviews would ensure review of site design and on-site and off-site circulation to ensure that the proposed access to serve future development will be compatible with the surrounding transportation system.

FINDING: SATISFIED. Conditions 17 and 18 of Ordinance 4667 will require right-of-way improvements to City standards on the site's SE Stratus Avenue frontage at the time of development. These required right-of-way improvements will ensure that adequate access will be provided to the subject site, and the improvements will be completed to existing City standards.

Further, Conditions 1 and 2 require site plan, landscape plan, and building plan review and approval by the Planning Director and Landscape Review Committee, respectively, prior to any development of the subject site. In addition, new conditions of approval proposed by the applicant, conditions 7 and 22, would require that an updated master plan be submitted to the Planning Commission for review and approval prior to any development of the existing, undeveloped portions of the subject site and that open space be provided if the site is developed with multiple family residential uses. These reviews would ensure review of site design and on-site and off-site circulation to ensure that the proposed access to serve future development will be compatible with the surrounding transportation system.

GOAL VII 1: TO PROVIDE NECESSARY PUBLIC AND PRIVATE FACILITIES AND UTILITIES AT LEVELS COMMENSURATE WITH URBAN DEVELOPMENT, EXTENDED IN A PHASED MANNER, AND PLANNED AND PROVIDED IN ADVANCE OF OR CONCURRENT WITH DEVELOPMENT, IN ORDER TO PROMOTE THE ORDERLY CONVERSION OF URBANIZABLE AND FUTURE URBANIZABLE LANDS TO URBAN LANDS WITHIN THE McMINNVILLE URBAN GROWTH BOUNDARY.

Sanitary Sewer System

Policy 136.00 The City of McMinnville shall insure that urban developments are connected to the municipal sewage system pursuant to applicable city, state, and federal regulations.

Policy 139.00 The City of McMinnville shall extend or allow extension of sanitary sewage collection lines within the framework outlined below:

- 1. Sufficient municipal treatment plant capacities exist to handle maximum flows of effluents.*
- 2. Sufficient trunk and main line capacities remain to serve undeveloped land within the projected service areas of those lines.*
- 3. Public water service is extended or planned for extension to service the area at the proposed development densities by such time that sanitary sewer services are to be utilized.*
- 4. Extensions will implement applicable goals and policies of the comprehensive plan.*

Storm Drainage

Policy 142.00 The City of McMinnville shall insure that adequate storm water drainage is provided in urban developments through review and approval of storm drainage systems, and through requirements for connection to the municipal storm drainage system, or to natural drainage ways, where required.

Policy 143.00 The City of McMinnville shall encourage the retention of natural drainage ways for storm water drainage.

Water System

Policy 144.00 The City of McMinnville, through McMinnville Water and Light, shall provide water services for development at urban densities within the McMinnville Urban Growth Boundary.

APPLICANT'S RESPONSE: The surrounding development along SE Norton Lane has been constructed consistent with the Public Facilities Goal and these Policies for specific utilities. All required urban services are currently available and adequate to support development of the property consistent with these policies, assuming that CH2M makes positive findings with their sewer system analysis, being paid for by the applicant.

The proposed amendment will not result in development that will create substantially greater demands on the available services than the types of development that is already allowed.

FINDING: SATISFIED. Existing conditions of approval from Ordinance No. 4667, which remain in effect, will require that final development plans include a detailed storm drainage plan (Condition 12), other utility improvements (Condition 13), and right-of-way improvements (Conditions 17 and 18). This will ensure that the density of the future development is shown to be able to be served by public services. At the time of development, all necessary permits will be required to be obtained by Oregon Department of Transportation (ODOT), as Stratus Avenue is a facility under ODOT jurisdiction. Depending on intensity of development and specific

development type, ODOT permitting and review may require additional analysis of the eventual proposed use's impact on the surrounding transportation network.

Specifically related to sanitary sewer service, the Engineering Department provided comments on the proposed Planned Development Amendment, and noted that a recently completed analysis of the sanitary sewer conveyance system indicated that there is adequate system capacity to support the proposed amendment and eventual development of multiple family residential use on the site.

Policy 145.00 The City of McMinnville, recognizing McMinnville Water and Light as the agency responsible for water system services, shall extend water services within the framework outlined below:

- 1. Facilities are placed in locations and in such a manner as to insure compatibility with surrounding land uses.*
- 2. Extensions promote the development patterns and phasing envisioned in the McMinnville Comprehensive Plan.*
- 3. For urban level developments within McMinnville, sanitary sewers are extended or planned for extension at the proposed development densities by such time as the water services are to be utilized.*
- 4. Applicable policies for extending water services, as developed by the City Water and Light Commission, are adhered to.*

Policy 147.00 The City of McMinnville shall continue to support coordination between city departments, other public and private agencies and utilities, and McMinnville Water and Light to insure the coordinated provision of utilities to developing areas. The City shall also continue to coordinate with McMinnville Water and Light in making land use decisions.

Water and Sewer – Land Development Criteria

Policy 151.00 The City of McMinnville shall evaluate major land use decisions, including but not limited to urban growth boundary, comprehensive plan amendment, zone changes, and subdivisions using the criteria outlined below:

- 1. Sufficient municipal water system supply, storage and distribution facilities, as determined by McMinnville Water and Light, are available or can be made available, to fulfill peak demands and insure fire flow requirements and to meet emergency situation needs.*
- 2. Sufficient municipal sewage system facilities, as determined by the City Public Works Department, are available, or can be made available, to collect, treat, and dispose of maximum flows of effluents.*
- 3. Sufficient water and sewer system personnel and resources, as determined by McMinnville Water and Light and the City, respectively, are available, or can be made available, for the maintenance and operation of the water and sewer systems.*
- 4. Federal, state, and local water and waste water quality standards can be adhered to.*

5. *Applicable policies of McMinnville Water and Light and the City relating to water and sewer systems, respectively, are adhered to.*

APPLICANT'S RESPONSE: Conditions 2, 12, and 13 of the existing Ordinance remain in effect. Additionally, given the nature of the proposal development, application will adhere to the standards of the implementing regulations for the National Environmental Policy Act promulgated by the U.S. Department of Housing and Urban Development in CFR Part 58.

FINDING: SATISFIED. An existing conditions of approval from Ordinance No. 4667, which remains in effect, will require that final development plans include the provision of utility improvements (Condition 13). This will ensure that the density of the future development is shown to be able to be served by McMinnville Water and Light services. McMinnville Water and Light was provided an opportunity to review the proposal, and offered no objections to the proposed amendment to the allowable uses on the subject site.

Police and Fire Protection

Policy 153.00 The City shall continue coordination between the planning and fire departments in evaluating major land use decisions.

Policy 155.00 The ability of existing police and fire facilities and services to meet the needs of new service areas and populations shall be a criterion used in evaluating annexations, subdivision proposals, and other major land use decisions.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. Emergency services departments were provided an opportunity to review the proposal, and offered no comments or objections to the proposed amendment to the allowable uses on the subject site.

Parks and Recreation

GOAL VII 3: TO PROVIDE PARKS AND RECREATION FACILITIES, OPEN SPACES, AND SCENIC AREAS FOR THE USE AND ENJOYMENT OF ALL CITIZENS OF THE COMMUNITY.

Policy 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.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. Park fees shall be paid for each housing unit at the time of building permit application as required by McMinnville Ordinance 4282, as amended.

Energy Conservation

GOAL VIII 1: TO PROVIDE ADEQUATE ENERGY SUPPLIES, AND THE SYSTEMS NECESSARY TO DISTRIBUTE THAT ENERGY, TO SERVICE THE COMMUNITY AS IT EXPANDS.

Energy Supply Distribution

Policy 173.00 The City of McMinnville shall coordinate with McMinnville Water and Light and the various private suppliers of energy in this area in making future land use decisions.

Policy 177.00 The City of McMinnville shall coordinate with natural gas utilities for the extension of transmission lines and the supplying of this energy resource.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. McMinnville Water and Light and Northwest Natural Gas were provided an opportunity to review the proposal, and offered no objections to the proposed amendment to the allowable uses on the subject site.

GOAL IX 2: TO ESTABLISH A LAND USE PLANNING FRAMEWORK FOR APPLICATION OF THE GOALS, POLICIES, AND PROPOSALS OF THE McMINNVILLE COMPREHENSIVE PLAN

Policy 187.10 The City of McMinnville shall establish Great Neighborhood Principles to guide the land use patterns, design, and development of the places that McMinnville citizens live, work, and play. The Great Neighborhood Principles will ensure that all developed places include characteristics and elements that create a livable, egalitarian, healthy, social, inclusive, safe, and vibrant neighborhood with enduring value, whether that place is a completely new development or a redevelopment or infill project within an existing built area.

Policy 187.20 The Great Neighborhood Principles shall encompass a wide range of characteristics and elements, but those characteristics and elements will not function independently. The Great Neighborhood Principles shall be applied together as an integrated and assembled approach to neighborhood design and development to create a livable, egalitarian, healthy, social, inclusive, safe, and vibrant neighborhood, and to create a neighborhood that supports today's technology and infrastructure, and can accommodate future technology and infrastructure.

Policy 187.30 The Great Neighborhood Principles shall be applied in all areas of the city to ensure equitable access to a livable, egalitarian, healthy, social, inclusive, safe, and vibrant neighborhood for all McMinnville citizens.

Policy 187.40 The Great Neighborhood Principles shall guide long range planning efforts including, but not limited to, master plans, small area plans, and annexation requests. The Great Neighborhood Principles shall also guide applicable current land use and development applications.

Policy 187.50 The McMinnville Great Neighborhood Principles are provided below. Each Great Neighborhood Principle is identified by number below (numbers 1 – 13), and is followed by more specific direction on how to achieve each individual principle.

1. *Natural Feature Preservation. Great Neighborhoods are sensitive to the natural conditions and features of the land.*
 - a. *Neighborhoods shall be designed to preserve significant natural features including, but not limited to, watercourses, sensitive lands, steep slopes, wetlands, wooded areas, and landmark trees.*

APPLICANT'S RESPONSE: There are no significant natural features associated with the Subject Site. Approval of this request will not adversely impact sensitive natural features or conditions.

FINDING: SATISFIED. The City concurs with the applicant's findings.

2. *Scenic Views. Great Neighborhoods preserve scenic views in areas that everyone can access.*
 - a. *Public and private open spaces and streets shall be located and oriented to capture and preserve scenic views, including, but not limited to, views of significant natural features, landscapes, vistas, skylines, and other important features.*

APPLICANT'S RESPONSE: Surrounding Uses adjacent to the Subject Site do not offer scenic views of natural features, landscapes or vistas. The larger vicinity within which the Subject Site is located do not offer scenic views of natural features, landscape or vistas. Granting the requested changes will not adversely impact a future design's ability to oriented open space or buildings.

No specific site development plan is proposed at this time. Applicant intends to submit an application at a later date. Future development plan will be subject to design review and development criteria contained in the approved Planned Development overlay ordinance.

FINDING: SATISFIED WITH CONDITION #22. The City concurs with the applicant's findings, particularly that no specific site development plan is proposed at this time. At the time of review of the master plan and site development plans, more thorough consideration shall be given to potential scenic views from the subject site. Condition 22 requires that the review of the updated master plan be reviewed against the Great Neighborhood Principles.

3. *Parks and Open Spaces. Great Neighborhoods have open and recreational spaces to walk, play, gather, and commune as a neighborhood.*
 - a. *Parks, trails, and open spaces shall be provided at a size and scale that is variable based on the size of the proposed development and the number of dwelling units.*
 - b. *Central parks and plazas shall be used to create public gathering spaces where appropriate.*
 - c. *Neighborhood and community parks shall be developed in appropriate locations consistent with the policies in the Parks Master Plan.*

APPLICANT'S RESPONSE: Open space is a critical element to a successful multifamily family project on the Subject Site.

There is currently no open space adjacent or conveniently located to the Subject Site. As a planned development, open space will be provided within the Subject Site that benefits residents of the site. The applicants proposes a condition will ensure that the residents have access to an area equivalent to 10 percent of the gross size of the Subject site. The proposed condition further allows the Applicant to design the open space to meet the varied needs of residents of the site.

Due to the size of the Subject Site, the Applicant proposes the ability to have multiple areas contributing to the open space requirement. This will allow for parents or guardians to more easily maintain verbal and visual contact with kids from or near their units. A single open space will undoubtedly be far from some units. A closer proximity will benefit family with kids.

Additionally, multiple open spaces allow for a variety of programming of the space. For example, one space could be set up with play equipment for younger kids and another set up with just benches for adults without kids to enjoy.

In a Multi-Family housing setting, the notion of a front yard is functionally different than distinct private and public space. Allowing overlap between the front yard setback and the open space fosters the notion communal space while maintaining the full front yard setback.

FINDING: SATISFIED WITH CONDITION #7 AND #22. The City concurs with the applicant's findings, but clarifies that no specific site development plan is proposed at this time. At the time of review of the master plan and site development plans, more thorough consideration shall be given to the provision of park and open space within the subject site. Condition 22 requires that the review of the updated master plan be reviewed against the Great Neighborhood Principles. A condition of approval is included to require a minimum amount of usable open space within the subject site if the site is developed with multiple family residential uses.

4. *Pedestrian Friendly. Great Neighborhoods are pedestrian friendly for people of all ages and abilities.*
 - a. *Neighborhoods shall include a pedestrian network that provides for a safe and enjoyable pedestrian experience, and that encourages walking for a variety of reasons including, but not limited to, health, transportation, recreation, and social interaction.*
 - b. *Pedestrian connections shall be provided to commercial areas, schools, community facilities, parks, trails, and open spaces, and shall also be provided between streets that are disconnected (such as cul-de-sacs or blocks with lengths greater than 400 feet).*

APPLICANT'S RESPONSE: The Three Mile Lane Preferred Alternative identifies land uses and trail systems. Adjacent to the Subject Site on SE Stratus is an existing trail network. Within 75 feet of the site along SE Norton Lane is an existing trail network. Bisecting the site, running east west is an existing trail network.

No specific site development plan is proposed at this time. Applicant intends to submit an application at a later date. Future development plan will be subject to design review and development criteria contained in the approved Planned Development overlay ordinance. Connectivity with trails and internal circulation will be proposed and reviewed at a later date. Approval of the requested Amendments does not limit choice. Allowing for Multi-Family as a use will allow for residents to reside on the Subject Site.

FINDING: SATISFIED WITH CONDITION #22. The City concurs with the applicant's findings, particularly that no specific site development plan is proposed at this time. At the time of review of the master plan and site development plans, more thorough consideration shall be given to pedestrian connections within and around the subject site. Condition 22 requires that the review of the updated master plan be reviewed against the Great Neighborhood Principles.

5. *Bike Friendly. Great Neighborhoods are bike friendly for people of all ages and abilities.*
 - a. *Neighborhoods shall include a bike network that provides for a safe and enjoyable biking experience, and that encourages an increased use of bikes by people of all abilities for a variety of reasons, including, but not limited to, health, transportation, and recreation.*
 - b. *Bike connections shall be provided to commercial areas, schools, community facilities, parks, trails, and open spaces.*

APPLICANT'S RESPONSE: The Three Mile Lane Preferred Alternative identifies land uses and trail systems. Adjacent to the Subject Site on SE Stratus is an existing trail network. Within 75

feet of the site along SE Norton Lane is an existing trail network. Bisecting the site, running east west is an existing trail network.

No specific site development plan is proposed at this time. Applicant intends to submit an application at a later date. Future development plan will be subject to design review and development criteria contained in the approved Planned Development overlay ordinance. Connectivity with trails and internal circulation will be proposed and reviewed at a later date. Approval of the requested Amendments does not limit choice. Allowing for Multi-Family as a use will allow for residents to reside on the Subject Site.

FINDING: SATISFIED WITH CONDITION #22. The City concurs with the applicant's findings, particularly that no specific site development plan is proposed at this time. At the time of review of the master plan and site development plans, more thorough consideration shall be given to bicycle connections within and around the subject site. Condition 22 requires that the review of the updated master plan be reviewed against the Great Neighborhood Principles.

6. *Connected Streets. Great Neighborhoods have interconnected streets that provide safe travel route options, increased connectivity between places and destinations, and easy pedestrian and bike use.*
 - a. *Streets shall be designed to function and connect with the surrounding built environment and the existing and future street network, and shall incorporate human scale elements including, but not limited to, Complete Streets features as defined in the Comprehensive Plan, grid street networks, neighborhood traffic management techniques, traffic calming, and safety enhancements.*
 - b. *Streets shall be designed to encourage more bicycle, pedestrian and transit mobility with a goal of less reliance on vehicular mobility.*

APPLICANT'S RESPONSE: No specific site development plan is proposed at this time. Applicant intends to submit an application at a later date. Future development plan will be subject to design review and development criteria contained in the approved Planned Development overlay ordinance. Connectivity with trails and internal circulation will be proposed and reviewed at a later date. Approval of the requested Amendments does not limit choice. Allowing for Multi-Family as a use will allow for residents to reside on the Subject Site.

FINDING: SATISFIED WITH CONDITION #22. The City concurs with the applicant's findings, particularly that no specific site development plan is proposed at this time. At the time of review of the master plan and site development plans, more thorough consideration shall be given to street improvements adjacent to the subject site. Condition 22 requires that the review of the updated master plan be reviewed against the Great Neighborhood Principles. Conditions 17 and 18 of Ordinance 4667 will require right-of-way improvements to City standards on the site's SE Stratus Avenue frontage at the time of development.

7. *Accessibility. Great Neighborhoods are designed to be accessible and allow for ease of use for people of all ages and abilities.*
 - a. *To the best extent possible all features within a neighborhood shall be designed to be accessible and feature elements and principles of Universal Design.*
 - b. *Design practices should strive for best practices and not minimum practices.*

APPLICANT'S RESPONSE: No specific site development plan is proposed at this time. Applicant intends to submit an application at a later date. Future development plan will be subject to design review and development criteria contained in the approved Planned Development overlay ordinance. Connectivity with trails and internal circulation will be proposed

and reviewed at a later date. Approval of the requested Amendments does not limit choice. Allowing for Multi-Family as a use will allow for residents to reside on the Subject Site.

FINDING: SATISFIED WITH CONDITION #22. The City concurs with the applicant's findings, particularly that no specific site development plan is proposed at this time. At the time of review of the master plan and site development plans, more thorough consideration shall be given to accessibility within the subject site. Condition 22 requires that the review of the updated master plan be reviewed against the Great Neighborhood Principles.

8. *Human Scale Design. Great Neighborhoods have buildings and spaces that are designed to be comfortable at a human scale and that foster human interaction within the built environment.*
 - a. *The size, form, and proportionality of development is designed to function and be balanced with the existing built environment.*
 - b. *Buildings include design elements that promote inclusion and interaction with the right-of-way and public spaces, including, but not limited to, building orientation towards the street or a public space and placement of vehicle-oriented uses in less prominent locations.*
 - c. *Public spaces include design elements that promote comfortability and ease of use at a human scale, including, but not limited to, street trees, landscaping, lighted public areas, and principles of Crime Prevention through Environmental Design (CPTED).*

APPLICANT'S RESPONSE: No specific site development plan is proposed at this time. Applicant intends to submit an application at a later date. Future development plan will be subject to design review and development criteria contained in the approved Planned Development overlay ordinance. Connectivity with trails and internal circulation will be proposed and reviewed at a later date. Approval of the requested Amendments does not limit choice. Allowing for Multi-Family as a use will allow for residents to reside on the Subject Site.

FINDING: SATISFIED WITH CONDITION #22. The City concurs with the applicant's findings, particularly that no specific site development plan is proposed at this time. At the time of review of the master plan and site development plans, more thorough consideration shall be given to accessibility within the subject site. Condition 22 requires that the review of the updated master plan be reviewed against the Great Neighborhood Principles.

9. *Mix of Activities. Great Neighborhoods provide easy and convenient access to many of the destinations, activities, and local services that residents use on a daily basis.*
 - a. *Neighborhood destinations including, but not limited to, neighborhood-serving commercial uses, schools, parks, and other community services, shall be provided in locations that are easily accessible to surrounding residential uses.*
 - b. *Neighborhood-serving commercial uses are integrated into the built environment at a scale that is appropriate with the surrounding area.*
 - c. *Neighborhoods are designed such that owning a vehicle can be optional.*

APPLICANT'S RESPONSE: No specific site development plan is proposed at this time. Applicant intends to submit an application at a later date. Future development plan will be subject to design review and development criteria contained in the approved Planned Development overlay ordinance. Connectivity with trails and internal circulation will be proposed and reviewed at a later date.

Approval of the requested Amendments does not limit choice. Allowing for Multi-Family as a use will allow for residents to reside on the Subject Site.

FINDING: SATISFIED. The proposed amendments to allow for multiple family residential uses on the subject site will introduce an opportunity for a mix of uses and activities within the area

surrounding the subject site. The existing development adjacent to the subject site and in the surrounding area is primarily commercial, which will provide services within walking distance to residential uses that could potentially be developed on the site.

10. *Urban-Rural Interface. Great Neighborhoods complement adjacent rural areas and transition between urban and rural uses.*
- a. *Buffers or transitions in the scale of uses, buildings, or lots shall be provided on urban lands adjacent to rural lands to ensure compatibility.*

APPLICANT'S RESPONSE: Surrounding Uses buffer the Subject Site from adjacent rural land. The Subject Site is located within the Three Mile Lane Planned Development Overlay. The buffering nature of the surrounding uses and the context of the Three Mile Lane Planned Development make Multi-Family uses complement and transitional uses with nearby rural areas.

FINDING: SATISFIED. The City concurs with the applicant's findings, but clarifies that the subject site is surrounded by other property that is also within the McMinnville Urban Growth Boundary.

11. *Housing for Diverse Incomes and Generations. Great Neighborhoods provide housing opportunities for people and families with a wide range of incomes, and for people and families in all stages of life.*
- a. *A range of housing forms and types shall be provided and integrated into neighborhoods to provide for housing choice at different income levels and for different generations.*

APPLICANT'S RESPONSE: Yamhill County is experience is shortage of affordable housing. This fact is documented in the Oregon Housing and Community Service State Housing Plan. Several studies have concluded barriers to the development of housing contribute to the shortage of supply. Housing starts falling short of household creation is a consequence leading to the shortage of housing.

The application is a Housing Authority organized under state law. Their purpose is to develop affordable housing. The applicant intends to develop a Multi-Family housing community consistent with their purpose and state law defining the powers of housing authorities.

As a result, the applicant's development of the subject site will provide Multi-family housing that is not prevalent in the City of McMinnville. Therefore, the creation of affordable housing by the Applicant will contribute to housing opportunities for a greater range of incomes in the City.

FINDING: SATISFIED. The City concurs with the applicant's findings, but adds that the type of housing envisioned by the applicant would also increase the range of housing opportunities in this specific area of the City.

12. *Housing Variety. Great Neighborhoods have a variety of building forms and architectural variety to avoid monoculture design.*
- a. *Neighborhoods shall have several different housing types.*
 - b. *Similar housing types, when immediately adjacent to one another, shall provide variety in building form and design.*

APPLICANT'S RESPONSE: No specific site development plan is proposed at this time. Applicant intends to submit an application at a later date. Future development plan will be subject to design review and development criteria contained in the approved Planned

Development overlay ordinance. Connectivity with trails and internal circulation will be proposed and reviewed at a later date.

Approval of the requested Amendments does not limit choice. Allowing for Multi-Family as a use will allow for residents to reside on the Subject Site.

FINDING: SATISFIED WITH CONDITION #22. The City concurs with the applicant's findings, particularly that no specific site development plan is proposed at this time. At the time of review of the master plan and site development plans, more thorough consideration shall be given to building form and architectural variety within the subject site. Condition 22 requires that the review of the updated master plan be reviewed against the Great Neighborhood Principles.

13. *Unique and Integrated Design Elements. Great Neighborhoods have unique features, designs, and focal points to create neighborhood character and identity. Neighborhoods shall be encouraged to have:*

- a. *Environmentally friendly construction techniques, green infrastructure systems, and energy efficiency incorporated into the built environment.*
- b. *Opportunities for public art provided in private and public spaces.*
- c. *Neighborhood elements and features including, but not limited to, signs, benches, park shelters, street lights, bike racks, banners, landscaping, paved surfaces, and fences, with a consistent and integrated design that are unique to and define the neighborhood.*

APPLICANT'S RESPONSE: No specific site development plan is proposed at this time. Applicant intends to submit an application at a later date. Future development plan will be subject to design review and development criteria contained in the approved Planned Development overlay ordinance. Connectivity with trails and internal circulation will be proposed and reviewed at a later date.

Approval of the requested Amendments does not limit choice. Allowing for Multi-Family as a use will allow for residents to reside on the Subject Site.

FINDING: SATISFIED WITH CONDITION #22. The City concurs with the applicant's findings, particularly that no specific site development plan is proposed at this time. At the time of review of the master plan and site development plans, more thorough consideration shall be given to design elements within the subject site. Condition 22 requires that the review of the updated master plan be reviewed against the Great Neighborhood Principles.

GOAL X 1: TO PROVIDE OPPORTUNITIES FOR CITIZEN INVOLVEMENT IN THE LAND USE DECISION MAKING PROCESS ESTABLISHED BY THE CITY OF McMinnville.

GOAL X 2: TO MAKE EVERY EFFORT TO ENGAGE AND INCLUDE A BROAD CROSS SECTION OF THE COMMUNITY BY MAINTAINING AN ACTIVE AND OPEN CITIZEN INVOLVEMENT PROGRAM THAT IS ACCESSIBLE TO ALL MEMBERS OF THE COMMUNITY AND ENGAGES THE COMMUNITY DURING DEVELOPMENT AND IMPLEMENTATION OF LAND USE POLICIES AND CODES.

Policy 188.00 The City of McMinnville shall continue to provide opportunities for citizen involvement in all phases of the planning process. The opportunities will allow for review and comment by community residents and will be supplemented by the availability of information on planning requests and the provision of feedback mechanisms to evaluate decisions and keep citizens informed.

APPLICANT'S RESPONSE: [site public meeting]

FINDING: SATISFIED. The process for a planned development amendment provides an opportunity for citizen involvement throughout the process through the neighborhood meeting provisions, the public notice, and the public hearing process. Throughout the process, there are opportunities for the public to review and obtain copies of the application materials and the completed staff report prior to the advertised public hearing(s). All members of the public have access to provide testimony and ask questions during the public review and hearing process.

McMinnville Zoning Ordinance

The following Sections of the McMinnville Zoning Ordinance (Ord. No. 3380) provide criteria applicable to the request:

Chapter 17.03. General Provisions

17.03.020 Purpose. The purpose of this ordinance is to encourage appropriate and orderly physical development in the City through standards designed to protect residential, commercial, industrial, and civic areas from the intrusions of incompatible uses; to provide opportunities for establishments to concentrate for efficient operation in mutually beneficial relationship to each other and to shared services; to provide adequate open space, desired levels of population densities, workable relationships between land uses and the transportation system, and adequate community facilities; to provide assurance of opportunities for effective utilization of the land resource; and to promote in other ways public health, safety, convenience, and general welfare.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The purpose of the Zoning Ordinance is met by the proposal as described in the Conclusionary Findings contained in this Decision Document.

Chapter 17.06. Definitions

17.06.015 General Definitions

Apartment House – See “Dwelling, Multifamily.”

Dwelling, Multi-Family – A building containing three or more dwelling units. (Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).

Dwelling Unit – A residence containing one or more rooms designed for occupancy by one family and having not more than one cooking facility. This includes both buildings constructed on-site and off-site, such as manufactured homes. (Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).

Family – For the purpose of this Zoning Ordinance, “family” refers to: An individual or two or more persons related by blood, marriage, adoption, or legal guardianship, or other duly-authorized custodial relationship, living together as one housekeeping unit using one kitchen, and providing means of lodging to not more than two additional persons, excluding servants, or a group of not more than five unrelated persons, excluding servants, living together as one housekeeping unit using one kitchen. (Ord. 4988 §1, 2015; Ord. 4479A §1, 1991; Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).

APPLICANT'S RESPONSE: Referencing definitions as a basis for proposed amendments.

FINDING: SATISFIED. The City acknowledges the applicant's clarification of the definitions of apartment and multi-family dwelling. The use that is added to the amended Condition 7 of Ordinance 4667 is "multiple-family dwelling" because that is the specific use that is listed as permitted in the C-3 (General Commercial) zone in Section 17.33.010 of the McMinnville Zoning Ordinance.

Chapter 17.21. R-4 Multiple-Family Residential Zone

17.21.030 Lot size. In an R-4 zone, the lot size shall not be less than five thousand square feet, except that the lot area for common wall, single-family lots shall not be less than two thousand five hundred square feet per family. (Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).

17.21.040 Yard requirements. In an R-4 zone, each lot shall have yards of the following size unless otherwise provided for in Section 17.54.050:

- A. A front yard shall not be less than fifteen feet;
- B. A side yard shall not be less than six feet, except an exterior side yard shall not be less than fifteen feet;
- C. A rear yard shall not be less than twenty feet;
- D. Whether attached to a residence or as a separate building, a covered storage facility for a vehicle on which the main opening is toward a street shall be located not less than twenty feet to the property line bordering the street;
- E. All yards shall be increased, over the requirements of this section, one foot for each two feet of building height over thirty-five feet. (Ord. 4912 §3, 2009; Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).

17.21.050 Building height. In an R-4 zone, a building shall not exceed sixty feet in height. (Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).

17.21.060 Density requirements. In an R-4 zone, the lot area per family shall not be less than fifteen hundred square feet for each unit with two bedrooms or less, and not less than seventeen hundred fifty square feet for each unit with three bedrooms, and an additional five hundred square feet for each additional bedroom in excess of three in any one unit. The above requirements may be waived if the provisions of Section 17.21.020(M) are utilized. (Ord. 4796 §1(b), 2003; Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).

Chapter 17.33. C-3 General Commercial Zone

17.33.010 Permitted Uses. In a C-3 zone, the following uses and their accessory uses are permitted:

- 3. Multiple-family dwelling subject to the provisions of the R-4 zone; [..]

APPLICANT'S RESPONSE: The base C-3 zone allows for Multi-Family Dwellings as a permitted use, subject to the R-4 zoning standards and density, per Chapter 17.21.

FINDING: SATISFIED. The City acknowledges that multiple-family dwellings are permitted in the underlying C-3 zone, subject to the same development standards, including setbacks, density, and height, would apply to the development of multiple-family dwellings in the R-4 zone.

Chapter 17.51. Planned Development Overlay

17.51.010 Purpose. The purpose of a planned development is to provide greater flexibility and greater freedom of design in the development of land than may be possible under strict interpretation of the

provisions of the zoning ordinance. Further, the purpose of a planned development is to encourage a variety in the development pattern of the community; encourage mixed uses in a planned area; encourage developers to use a creative approach and apply new technology in land development; preserve significant man-made and natural features; facilitate a desirable aesthetic and efficient use of open space; and create public and private common open spaces. A planned development is not intended to be simply a guise to circumvent the intent of the zoning ordinance.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The proposed amendment to allow multiple family residential use on the subject site would provide for greater flexibility and greater freedom of design in the development of the subject site than is currently allowed by the existing condition of approval. The proposed amendment to add multiple family residential as an allowed use would not remove any ability to develop other uses on the subject site. Currently, and after the proposed amendment, professional office, medical office, or other compatible, small-scale commercial uses such as a delicatessen, florist, or day care facility, would still be allowed on the subject site, along with multiple family residential. This increases the opportunity for mixed uses in the planned development area. The proposed amendment to allow multiple family residential use on the subject site is also not a guise to circumvent the intent of the zoning ordinance, because multiple family residential is a permitted use in the existing, underlying C-3 (General Commercial) zoning district.

The applicant has also requested an amendment to building height to allow for greater flexibility and greater freedom in design in the development of the subject site. Findings related to this amendment to building height are provided below in the findings for the applicable Planned Development Amendment review criteria.

17.51.020 Standards and requirements. The following standards and requirements shall govern the application of a planned development in a zone in which it is permitted:

- A. The principal use of land in a planned development shall reflect the type of use indicated on the comprehensive plan or zoning map for the area. Accessory uses within the development may include uses permitted in any zone, except uses permitted only in the M-2 zone are excluded from all other zones. Accessory uses shall not occupy more than twenty-five percent of the lot area of the principal use;
- B. Density for residential planned development shall be determined by the underlying zone designations. (Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The proposed amendment to allow multiple family residential use on the subject site will not be inconsistent with the comprehensive plan or zoning designation of the subject site, because multiple family residential is a permitted use in the existing, underlying C-3 (General Commercial) zoning district. The density of any eventual residential development will be determined by the existing regulations in the underlying C-3 zone.

17.51.030 Procedure. The following procedures shall be observed when a planned development proposal is submitted for consideration:

- A. The Commission shall consider the preliminary development plan at a meeting at which time the findings of persons reviewing the proposal shall also be considered. In reviewing the plan, the Commission shall need to determine that:
 - 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;

APPLICANT'S RESPONSE: No specific site development plan is proposed at this time. Applicant intends to submit an application at a later date.

FINDING: SATISFIED WITH CONDITION #22. Section 17.51.030 is satisfied in that the Commission will have an opportunity to review a future development plan, per new condition 22 as proposed by the applicant, which would require that an updated master plan be submitted to the Planning Commission for review and approval prior to any development of the existing, undeveloped portions of the subject site. The updated master plan will be required to identify existing developed portions of the Planned Development Overlay District, and will replace the previously approved master plan. The master plan is required to incorporate all necessary shared access, parking, and utility easements to allow the existing developed portions of the Planned Development Overlay District to continue to operate without disruption. The condition specifies that the updated master plan be reviewed by the Planning Commission, be processed as a Planned Development Amendment but with the Planning Commission making the final decision, and that the master plan review would be subject to the Planned Development Amendment review criteria and the Great Neighborhood Principles in the McMinnville Comprehensive Plan.

In addition, conditions 1 and 2 require site plan, landscape plan, and building plan review and approval by the Planning Director and Landscape Review Committee, respectively, prior to any development of the subject site. Findings for the criteria listed in subsection A are provided below, as those criteria are the review criteria for a Planned Development Amendment, as found in 17.74.070 of the McMinnville Municipal Code.

17.74.070. Planned Development Amendment – Review Criteria. An amendment to an existing planned development may be either major or minor. Minor changes to an adopted site plan may be approved by the Planning Director. Major changes to an adopted site plan shall be processed in accordance with Section 17.72.120, and include the following:

- An increase in the amount of land within the subject site;
- An increase in density including the number of housing units;
- A reduction in the amount of open space; or
- Changes to the vehicular system which results in a significant change to the location of streets, shared driveways, parking areas and access.

APPLICANT'S RESPONSE: Applicant has submitted a Planned Development Amendment request to be reviewed by the Planning Commission.

FINDING: SATISFIED. The City concurs with the applicant's findings.

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:

17.74.070(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;*

APPLICANT’S RESPONSE: The base zone of this site is C-3, which permits R-4. This amendment will restore the ability to include Multi-Family dwellings on this site. Developing Multi-Family housing in McMinnville will address the shortage of housing supply resulting from a decline in housing starts compared to households created, which is behind the rise in housing cost in Yamhill County. Oregon Housing and Community Services’ statewide housing plan estimated the shortage of housing in Yamhill County affordable to families earning less than 80% of the Area Median Income to be 4,945 units. More supply of housing is needed in the City of McMinnville.

The prior master plan called for the development of an office park with one or two story buildings. For this master plan, 35 feet was feasible. A residential project may include buildings that are three floors or greater. In an R-4 zone, a building shall not exceed sixty feet in height (17.21.050). This amendment restores the base zone requirements. Additionally, the project is subject to design review which will allow for consideration of design criteria prior to issuing a permit. This change is consistent with the height limited on the property to the south with the same zone. The Comfort Inn Suites, Medical Center and Chemketa Community College are nearby buildings that each exceed 35 feet.

FINDING: SATISFIED WITH CONDITIONS #2, #3, #7, #16 AND #20. The City generally concurs with the applicant’s findings, but does provide some clarifying points and additional findings below. Specifically, clarifying findings for the requested building height are provided below.

The most recently acknowledged Residential Buildable Lands Inventory, which was prepared in 2001, that identified a need for additional land for housing uses. That inventory, which was titled the McMinnville Buildable Land Needs Analysis and Growth Management Plan, identified a deficit of over 1,000 acres of land for housing in Table B-11 of Appendix B. More specifically, the analysis identified a need of 162 acres of R-4 (higher density) zoned land. The City of McMinnville is currently updating its Residential Buildable Lands Inventory and Housing Needs Analysis, and while these reports are not finalized or acknowledged, the analyses are identifying a deficit of land zoned for residential dwelling units. The proposed amendment to allow multiple family residential on the subject site would not increase the amount of land designated specifically for higher density residential use, but it would increase the potential for the development of higher density residential uses on a property with an existing, underlying zone that already permits multiple family residential use (C-3 General Commercial zone). The special objective of providing an opportunity for a housing type that is needed in the community warrants the departure from the existing Planned Development Overlay District’s limitation on uses on the subject site. Therefore, condition 7 is amended to allow for multiple family dwellings and also to allow community buildings associated with residential uses.

The applicant has also requested an amendment to remove an existing limitation on building height, which prohibits buildings from exceeding a height of 35 feet. As noted by the applicant, the master plan for the subject site that was originally adopted by Ordinance 4667 envisioned an office park and the limitation to 35 feet may have been feasible for the type of development proposed at that time. However, the underlying zoning district (C-3) allows for a maximum

building height of 80 feet. The subject site is also located within the Horizontal Zone of the Airport Overlay Zone, which has a height limitation of 309 feet above mean sea level. The subject site has an elevation of approximately 150 to 155 feet. Even if construction was allowed to the maximum height of the C-3 zone, the building height would not conflict with the Airport Overlay Zone standards.

There are multiple examples of buildings in the surrounding area that exceed 35 feet in height, including the Chemeketa Community College and Willamette Valley Medical Center. Also, since the time of adoption of Ordinance 4667, the “future development” area within the master plan has been developed. The Comfort Inn and Suites hotel building that was developed within the “future development” area was allowed by Ordinance 4851 to be constructed up to 45 feet in height. During that review process, 45 feet was determined to be an acceptable building height on the parcel immediately to the north of the subject site and within the same Planned Development Overlay District. However, this previous allowance for a height of 45 feet was only approved after more detailed building plans had been submitted to ensure the development was compatible with the Three Mile Lane Planned Development Overlay District. In addition, the same 35 foot building height limitation is included on a number of Planned Development Overlay Districts in the Three Mile Lane corridor. This limitation has resulted in a limit on building form and bulk from dominating the horizon along the corridor, where there is also a minimum 120 foot setback from the center of the highway and a pattern of lower-scale and horizontal building forms with distinctive roof features and patterns.

The applicant's request for the removal of the building height limitation is to allow for flexibility in the process of developing plans for the buildings on the subject site. The City finds that this additional flexibility could be consistent with the purpose of the Planned Development Overlay District, which includes allowing for greater flexibility and greater freedom of design in the development of land, to facilitate a desirable aesthetic and efficient use of open space, and to create public and private common open spaces. However, the City finds that additional information should be required prior to allowing building heights to exceed the current limitation of 35 feet. Other existing and new conditions of approval require that an updated master plan (condition #22) and detailed building plans (condition #2) to be submitted to the City for review. These future review processes will allow for more detailed analysis of building design and how those buildings are oriented on the site, which will provide an opportunity for the City to address and mitigate any potential impact of a taller building on the subject site. Therefore, condition #3 is updated to provide an opportunity for the applicant to request additional building height at the time that the updated master plan and building plans are submitted for review by the City. The condition requires that the request for additional building height include an analysis and survey of the height and setback of surrounding buildings in the Three Mile Lane Planned Development Overlay District, and that the height and setback of any proposed building on the subject site is similar to and consistent with the height and form of other buildings in the Three Mile Lane corridor and Three Mile Lane Planned Development Overlay District. The condition specifies that the Planning Commission shall review the request for additional building height, and that the Planning Commission also take into consideration the proposed architectural and building form for its compatibility with the architecture and building form of other buildings in the Three Mile Lane Planned Development Overlay District.

Some other conditions of approval are updated to reflect current City policies and development review procedures, to avoid confusion in the next steps in the development review process. These include: changes to condition #2 to reference the Three Mile Lane Development Review process that is currently followed by the City to satisfy the development review process required in the overarching Three Mile Lane Planned Development Overlay District (Ordinances 4131 and 4572); changes to condition #16 to clarify that only the final master plan approved for the

Planned Development Overlay District become part of the zone and binding on the owner and developer; and removal of language in condition #20 that is related to the previously approved master plan which is now required to be updated.

17.74.070(B). *Resulting development will not be inconsistent with the Comprehensive Plan objectives of the area;*

APPLICANT'S RESPONSE: Findings supporting the claim that allowing Multi-Family Dwellings on this site is not inconsistent with the Comprehensive Plan Volume II objectives are contained in Section IV of this supplemental information.

Removing Condition 3 would not result in a condition inconsistent with the Comprehensive Plan objectives. By removing the condition, the 60' height limit permissible in the base zone would be allowed. This height is consistent with the development pattern, character of the surrounding area, and the intent of the Three Mile Lane Development Plan.

FINDING: SATISFIED. The City concurs with the applicant's findings. The proposed Planned Development Amendment would not be inconsistent with the applicable goals and policies of the Comprehensive Plan, as described in more detail above in the specific findings for each Comprehensive Plan goal and policy. The City notes that the amendments to the building height were to allow buildings up to 45 feet in height, not to remove the existing condition of approval entirely.

17.74.070(C). *The development shall be designed so as to provide for adequate access to and efficient provision of services to adjoining parcels;*

APPLICANT'S RESPONSE: Access to the Subject Site is from SE Stratus Avenue, which connects from SE Norton Lane and Highway 18. This proposed amendment does not alter access to the site or increase demand beyond estimated trip generation attributable to the current Planned Development Overlay Ordinance.

FINDING: SATISFIED. Conditions 17 and 18 of Ordinance 4667 will require right-of-way improvements to City standards on the site's SE Stratus Avenue frontage at the time of development. These required right-of-way improvements will ensure that adequate access will be provided to the subject site, and the improvements will be completed to existing City and Oregon Department of Transportation (ODOT) standards.

17.74.070(D). *The plan can be completed within a reasonable period of time;*

APPLICANT'S RESPONSE: The applicant is under contract to purchase the Subject Site. Closing will occur either before July 1, 2020 or (for reasons related to tax implications, after January 1, 2021). The applicant is in the process of engaging an architectural and engineering team need to support the creation of a master plan. Development efforts will continue in earnest.

FINDING: SATISFIED. The City concurs with the applicant's findings.

17.74.070(E). *The streets are adequate to support the anticipated traffic, and the development will not overload the streets outside the planned area;*

APPLICANT'S RESPONSE: The existing streets serving the property are designed and constructed to City standards, with adequate capacity, based on the C-3 zoning. As part of the Planned Development Amendment process resulting in Ordinance 5072 for the property to the

south, the owner commissioned a Traffic Impact Report, prepared from Lancaster Engineering, which is part of the public record. The report compares the Multi-Family traffic impacts to those of the allowed commercial offices and Multi-Family housing. Below is a table reflecting the trip generation information.

Type Use	Average Weekly Trip Rate	Total Weekly Trips	PM Peak Hours Trips
Senior Apartments *	3.70/unit	463	.26/hx = 33
Multi-Family Apartments **	7.32/unit	842	.56/hx = 64
Medical Office ***	34.8/1,000 sf	4,486	3.46/hx = 446

*Senior units estimated using R-4 standards, at 25/acre = 125 units, with 1-2 bed units, 2-story structures.
 **Multi-Family estimated using R-4, at 23/acre = 115 units, with 2, 3 & 4 bed units, and mix of 2 and 3-story structures.
 ***Office use estimated at 128,900 square feet.

FINDING: SATISFIED. Conditions 17 and 18 of Ordinance 4667 will require right-of-way improvements to City standards on the site's SE Stratus Avenue frontage at the time of development. These required right-of-way improvements will ensure that adequate access will be provided to the subject site, and the improvements will be completed to existing City and Oregon Department of Transportation (ODOT) standards. At the time of development, all necessary permits will be required to be obtained by ODOT, as Stratus Avenue is a facility under ODOT jurisdiction. Depending on intensity of development and specific development type, ODOT permitting and review may require additional analysis of the eventual proposed use's impact on the surrounding transportation network.

The applicant has also provided a copy of a recently completed traffic impact analysis report for an immediately adjacent property that analyzed the trip generation of the proposed multiple family residential use against other uses currently allowed under the existing Planned Development conditions of approval. The analysis determined that some of the existing uses, specifically medical office, could generate more daily trips than the proposed multiple family residential use. Therefore, the use allowed by the proposed amendment would not be more detrimental to the surrounding street network or transportation system than other uses currently allowed on the subject site by Ordinance No. 4667.

17.74.070(F). *Proposed utility and drainage facilities are adequate for the population densities and type of development proposed;*

APPLICANT'S RESPONSE: All necessary public and franchise utilities are available to the site. Stormwater services are also available and will be made part of a larger stormwater management plan once the project is fully designed.

FINDING: SATISFIED. Existing conditions of approval from Ordinance No. 4667, which remain in effect, will require that final development plans include a detailed storm drainage plan (Condition 12), other utility improvements (Condition 13), and right-of-way improvements (Conditions 17 and 18). This will ensure that the density of the future development is shown to be able to be served by public services.

Specifically related to sanitary sewer service, the Engineering Department provided comments on the proposed Planned Development Amendment, and noted that a recently completed analysis of the sanitary sewer conveyance system indicated that there is adequate system capacity to support the proposed amendment and eventual development of multiple family

residential use on the site. In addition, McMinnville Water and Light and other utility providers were provided an opportunity to review the proposal, and offered no objections to the proposed amendment to the allowable uses on the subject site.

17.74.070(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.*

APPLICANT'S RESPONSE: The noise, air, and water pollutants caused by the Multi-Family development allowed by this amendment will not result in any substantial change as compared to the current list of allowed uses, in particular the senior housing, which is substantially similar in potential impacts.

FINDING: SATISFIED. The City concurs with the applicant's findings.

CD

ORDINANCE NO. 4915

An Ordinance rezoning certain property from a County EF-80 (Exclusive Farm Use – 80-acre minimum) zone to a City C-3 PD (General Commercial Planned Development) zone on a 30-acre parcel of land to accommodate the future construction of a water park and overnight lodge.

RECITALS

The Planning Department received an application (ZC 1-09) from Group Mackenzie dated January 15, 2009, for a zone change from a County EF-80 (Exclusive Farm Use – 80-acre minimum) zone to a City C-3 PD (General Commercial Planned Development) zone on a 30-acre parcel of land to accommodate the future construction of a water park and overnight lodge. The subject site is located north of Cumulus Avenue and west of the existing Evergreen Aviation Museum, and is more specifically described as portions of Tax Lots 800, 1300, and 1400, Section 23, T. 4 S., R. 4 W., W.M.

A public hearing was held on March 19, 2009, at 6:30 p.m. before the McMinnville Planning Commission after due notice had been given in the local newspaper on Feb 12, 2009, 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 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 conclusionary findings for approval contained in the staff report, all of which are on file in the Planning Department, and that the zone change is consistent with the Comprehensive Plan; and

The Planning Commission approved said zone change and has recommended said change to 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 Group Mackenzie.

Section 2. That the property described in Exhibit "A," is hereby rezoned from a County EF-80 (Exclusive Farm Use – 80-acre minimum) zone to a City C-3 PD (General Commercial Planned Development) zone, subject to the following conditions:

1. That the zone change (ZC 1-09) shall not take effect until and unless ANX 5-08 is approved by the voters.
2. That all development shall be located outside of any identified wetland unless permitted by the Oregon Department of State Lands (DSL). If development within

ORDINANCE NO. 4667

An ordinance amending the City of McMinnville Comprehensive Plan Map from an existing Industrial designation to a Commercial designation and rezoning certain property from a County EF-40 (Exclusive Farm Use - 40-acre minimum) zone to a City C-3 PD (General Commercial Planned Development) zone on a parcel of land approximately eleven acres in size.

RECITALS

The Planning Commission received an application (CPA 3-98 / ZC 6-98) from Burch/Feero, Inc., dated March 13, 1998, for a comprehensive plan map amendment from an industrial designation to a commercial designation and zone change from a County EF-40 (Exclusive Farm Use - 40-acre minimum) zone to a C-3 PD (General Commercial Planned Development) zone on a parcel of land approximately eleven acres in size and described as Tax Lot 400, Section 27, T. 4 S., R. 4 W., W.M.

A public hearing was held on April 23, 1998, at 7:30 p.m. before the McMinnville Planning Commission after due notice had been given in the local newspaper on April 18, 1998, 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 change conformed to the review criteria listed in Chapter 17.72.035 of Ordinance No. 3380 based upon the material submitted by the applicant and 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 amendment and zone change are consistent with the Comprehensive Plan; and

The Planning Commission approved said plan map amendment and zone change and has recommended said change to Council; and

Subsequently, additional material was received from the Department of Land Conservation and Development, requiring a public hearing before the City Council. In accordance with City ordinances, the public hearing was scheduled for June 9, 1998 at 7:30 p.m. in the City Council Chambers and was continued to June 23, 1998. 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

The City Council, being fully informed about said request, found that said change conformed to the review criteria listed in Chapter 17.72.035 of Ordinance No. 3380 based upon the material submitted by the applicant and 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 amendment and zone change are consistent with the Comprehensive Plan; 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 Burch/Feero, Inc.

Section 2. That the Comprehensive Plan Map shall be amended from an industrial designation to a commercial 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 County EF-40 (Exclusive Farm Use - 40-acre Minimum) zone to a C-3 PD (General Commercial Planned Development) zone, subject to the following conditions:

1. That landscape plans be submitted to and approved by the McMinnville Landscape Review Committee. A minimum of 14 percent of the site must be landscaped with emphasis placed at the street frontages. An arborvitae hedge or some similar type of planted visual screen shall be required along the property lines adjacent to residentially zoned lands. Street tree planting, as required by the City's tree ordinance, shall be provided as well.
2. Detailed plans showing building elevations, site layout, signage, landscaping, parking, and lighting must be submitted to and approved by the McMinnville Three Mile Lane Design Review Committee before actual development may take place. To the extent possible, the site and building design should be compatible with surrounding

development. The provisions of Chapter 17.51 of the McMinnville Zoning Ordinance may be used to place conditions on any development and to determine whether or not specific uses are permissible. The applicant may appeal the decision of the Three Mile Lane Design Review Committee to the Planning Commission if notice of intent to appeal is filed in the Planning Department office within fifteen (15) days of the Committee's decision.

3. No building shall exceed the height of 35 feet.
4. That if outside lighting is to be provided, it must be directed down and away from residential areas and public streets.
5. That the subject site, for purposes of signage, shall be redesignated to be a zone 3 property on the Three Mile Plan Map as contained in City Ordinance No. 4572. The entire parcel shall be entitled to two "monument" signs - one serving the entrance to the office complex and one serving the commercial area at the northeast corner of the site. These signs shall conform to the standards as set forth in the City Ordinance No. 4572.
6. All business, storage, or displays shall be conducted wholly within an enclosed building; except for off-street parking and loading. No drive up food service or beverage facility or facilities shall be permitted on the subject site.
7. That the subject site, outside of that area identified for "future development" is limited to professional office use, medical office use, or other compatible, small-scale commercial uses such as a delicatessen, florist, or day care facility. Uses other than professional office use or medical office use may not exceed fifteen (15) percent of the total floor area proposed to be constructed within the subject site.
8. That this zone change shall not take effect until and unless CPA 3-98 is approved by the City Council.
9. That the conceptual master plan for that portion of the applicant's property identified for "future development" shall in no way be binding on the City.
10. That if restrictive covenants are proposed for the development they must meet with the approval of the Planning Director.
11. That the Planning Director shall be granted authority to amend the submitted site plan as may be necessary to accommodate the

requirements of the Oregon Department of Transportation. All amendments shall be consistent with the City's development codes.

12. That a drainage and grading plan be submitted to the City Engineer for review and approval prior to the issuance of any development permits. At a minimum, the plan should include the finished grades of proposed public streets, and the nature and extent of street and utility construction. Where any cut or fill will exceed three feet in depth, a cross section shall also be submitted.
13. That utilities shall be extended to the property (or project) boundaries by the applicant, as may be required by the City Engineer or McMinnville Water and Light.
14. That any and all fill in areas of proposed construction of buildings shall be engineered and shall meet the approval of the Building Department.
15. That areas identified on the submitted site plan for future development shall be subject to the requirements of this zone change approval.
16. That final development plans as approved by the Three Mile Lane Design Review Committee shall be placed on file with the Planning Department and become a part of the zone and binding on the owner and developer.

The developer will be responsible for requesting permission of the Planning Commission for any major change of the details of the adopted site plan. Minor changes to the details of the adopted plan may be approved by the City 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.

17. That the applicant secure from the Oregon Department of Transportation (ODOT) a permit for access to Highway 18, and the south frontage road, pursuant to OAR 734-50 (Highway Approach Roads, Crossings, Access Control, and Weight Restrictions). Evidence of such permit shall be required prior to release of any permits for this project.
18. That improvements to the Highway 18 frontage, as required by ODOT and the City of McMinnville, be done at the applicant's expense and be finalized prior to occupancy.

19. That the subject site is subject to the provisions of the Three Mile Lane Planned Development Ordinance, as amended.
20. That the proposed off-street parking lot be amended by removing the four spaces adjacent to the frontage road nearest the area proposed for "future development" and in their place provide landscaping. In addition, the applicant shall agree to in the future close the proposed southern access to Norton Lane, if warranted by the development of the property to the south.
21. That the owner must grant to the Willamette Valley Medical Center and the City of McMinnville the right to cause all airspace above the surface of the subject site such noise, vibrations, fumes, dust, fuel particles, and all other effects as may be caused by the operation of aircraft landing at or taking off from or operating at or on the Medical Center property and the McMinnville Municipal Airport. The owner must fully waive any right or cause of action which he may now or in the future raise against the Willamette Valley Medical Center and the City of McMinnville due to such circumstances noted above.

Passed by the Council this 23rd day of June, 1998, by the following votes:

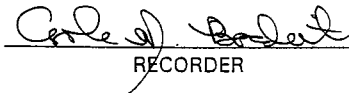
Ayes: Aleman, Hughes, Kirchner, Massey, Payne

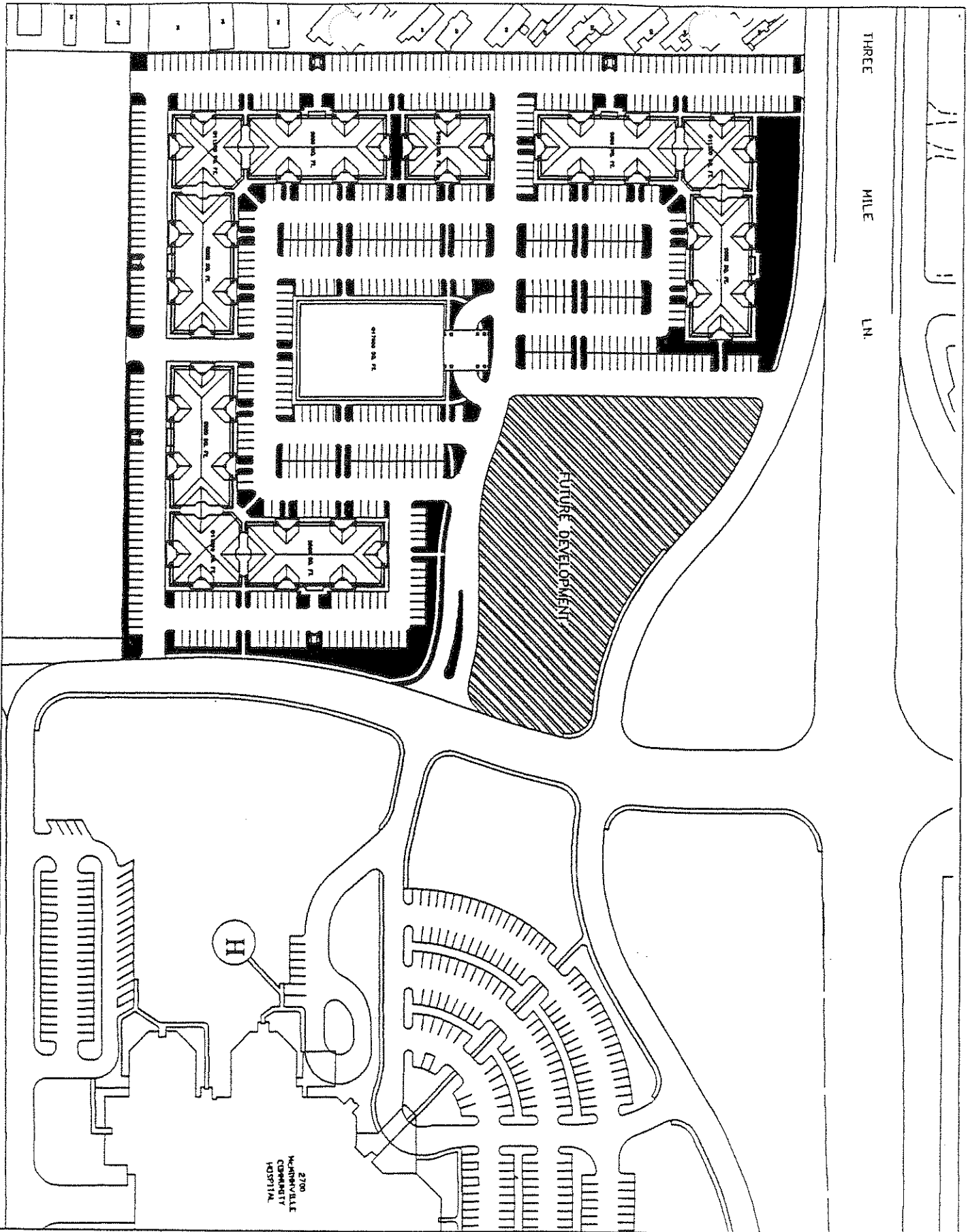
Nays:

Approved this 23rd day of June, 1998.


MAYOR

Attest:


RECORDER



THREE
MILE
LN

FUTURE DEVELOPMENT

H

2700
McMinnville
Community
Hospital

Date: 3/9/98
Plot
Scale: NTS
Norton Lane PD Amendment

BURCH / FEERO, Inc.
Burch/Feero Property Development
Site Plan
Preliminary Design

R. A. Feero Designs & Associates
Rhonda Feero, Allied Member A.S.I.D.
180 N.E. 7th Street
McMinnville, OR 97128

R. A. FEERO
DESIGNS
& ASSOCIATES
Housing Authority of Yamhill County
Page 358 of 417

ORDINANCE NO. 4131

THREE MILE LANE

An Ordinance enacting conditions for development in an area hereinafter described, and commonly known as Three Mile Lane; now, therefore,

THE CITY OF McMinnville ORDAINS AS FOLLOWS:

Section 1. Statement of Purpose. The City of McMinnville finds that the development of lands on the north and south sides of Three Mile Lane (Oregon Highway 18) is acceptable if provisions are made to integrate the dual functions of the highway as a bypass around the City and a land service arterial for adjacent properties. The City also finds that development along Three Mile Lane is desirable if it is of good quality and design, if the living and working environments developed are compatible with each other, and if the living environment includes open spaces, parks, and features buffering of residential uses from the highway. The City recognized, during the comprehensive planning process, that to insure that these concerns are met, proper designations on the McMinnville Comprehensive Plan and Zoning Maps must be made, and, further, that a planned development overlay must be placed over the area establishing specific conditions for development.

Section 2. Planned Development Overlay. The planned development overlay which is created and implemented by this ordinance shall be placed over areas to the north and south of Oregon Highway 18 from the eastern city limits west to the vicinity of the Three Mile Lane Spur intersection with Highway 18. The affected area is further described by map in Exhibit "A". Areas within and without the city limits shall carry this designation. The policies and procedures set by this ordinance shall be applied to all land use decisions under the jurisdiction of the City of McMinnville. The overlay shall not impinge the legal jurisdiction of Yamhill County for areas outside the city limits.

Section 3. Notation on Zoning and Comprehensive Plan Maps. The perimeters of the areas affected by this ordinance shall be noted on the official McMinnville Comprehensive Plan Map of 1980 and the official McMinnville Zoning Map of 1980.

Section 4. Policies. The following policies shall apply to the property described on the map in Exhibit "A":

- (a) The goals and policies of the McMinnville Comprehensive Plan, Volume II, and applicable regulations and standards in Volume III, and other City codes shall be adhered to.
- (b) A one hundred twenty (120) foot setback from the centerline of Highway 18 shall be established both north and south of the highway.
- (c) Access requirements adopted hereafter in an access plan for this area shall be adhered to. Provisions of the plan shall include:

1. The minimization of entrances onto Three Mile Lane;
 2. The development of on-site circulation systems, connecting to adjoining properties;
 3. The provisions of acceleration-deceleration lanes and left-turn refuges when and where necessary and practicable.
 4. The provision of bikeways along frontage roads or on-site circulation systems. Bikeway connections accessing Three Mile Lane shall be provided so that the frontage road or on-site circulation system can serve as an alternative route for cyclists traveling along Three Mile Lane.
- (d) Landscaping and buffer strips along the highway frontage may be required including noise buffering methods, such as berms and/or plantings.
- (e) Residentially designated areas covered by this ordinance shall be developed at R-1 zoning classification densities. Mixed housing-type residential developments shall be allowed and encouraged.
- (f) Residential developments shall provide parkland under the provisions of Section 35 of Ordinance No. 3702, unless safe and convenient pedestrian access is provided to an existing park. If no land is required, money in lieu of land shall be required.

The following policies shall apply to specified properties north and south of Three Mile Lane, described on the map in Exhibit "B". The written descriptions, uses, and written policies included below are to apply to the interpretation of the map and be of at least equal weight and importance.

Municipal Airport (Area 1)

The airport shall be designated as industrial on the McMinnville Comprehensive Plan Map of 1980 to accommodate aviation related facilities in keeping with the Airport Master Plan, as amended. Facilities identified in the plan for upgrading and expanding the aviation aspects of the airport shall be exempted from review by the provisions of the planned development overlay. Any private or public aviation related industrial development that may in the future be contemplated shall be subject to the provisions of this ordinance. The adoption of an airport zoning ordinance in the future may be appropriate, and additional requirements of such a zone shall be applied in conjunction with the requirements of this ordinance.

West of Municipal Airport (Area 2)

This area shall be designated as industrial on the McMinnville Comprehensive Plan Map of 1980. The City shall encourage the location of aviation related industries or industries requiring extensive use of airport services, in this area. Zone changes to M-L (Limited Light Industrial), to M-1 (Light Industrial) and AH (Agricultural Holding) shall be allowed. Zone changes to M-2 (General Industrial) may be allowed upon findings that the intended use of the property shall be an aviation related industry, or an industry which requires extensive use of the airport services for its operation.

West of Municipal Airport to Mobile Home Park (Area 3)

This area shall be designated as industrial on the McMinnville Comprehensive Plan Map of 1980. The City shall allow zone changes to M-L (Limited Light Industrial) and AH (Agricultural Holding) designations.

East of Pacific Avenue - Industrial Area (Area 4)

This area shall be designated as industrial on the McMinnville Comprehensive Plan Map of 1980 to accommodate the existing industrial uses. Expansion of those uses may take place if compatibility with surrounding properties is insured.

Airport Rendezvous (Area 5)

This area shall be designated as industrial on the McMinnville Comprehensive Plan Map of 1980. The areas designated AH (Agricultural Holding) on the map shall remain so designated until completion of the update of the Airport Master Plan. The adoption of an airport zoning ordinance, recommended land uses, and development controls for identified noise contours may be appropriate upon completion of the Airport Master Plan; any additional requirements enacted by the City shall be applied in conjunction with the requirements of this ordinance. Redesignation of the properties may be allowed after completion of the Airport Master Plan update and adoption of appropriate Master Plan recommendations, provided that the requirements of this ordinance are met, and upon determination that the proposed use is compatible with surrounding properties.

Remainder of Planned Development Area

The remainder of the properties within the area covered by this ordinance shall be developed according to the designations on the McMinnville Comprehensive Plan Map. Site plan review as required in Chapter 17.51 of Ordinance No. 3380 shall include conditions to insure compatibility of allowed developments with proposed uses in surrounding areas.

Section 5. Procedures for Review.

- (a) Annexation to the City of lands within the area covered by this ordinance shall meet the requirements of the annexation ordinance.
- (b) Comprehensive Plan Map amendments shall be processed under procedures set out in Ordinance No. 4127.
- (c) Zone changes and land divisions submitted for approval shall be processed under the requirements and standards of Chapter 17.51 of Ordinance No. 3380 (Zoning Ordinance). If standards and requirements of Chapter 17.51 differ with those established elsewhere by the City, the more restrictive standards and requirements shall be adhered to.
- (d) Land division requests shall also be processed under the requirements of Ordinance No. 3702 (Land Division Ordinance).
- (e) Amendments to this ordinance shall be processed under procedures set out in Chapter 17.51 of Ordinance No. 3380 (Zoning Ordinance).

Passed by the City Council on April 7, 1981.



EXHIBIT A
Three Mile Lane
Planned Development Overlay

Ordinance No. 4131

CITY OF McMINNVILLE

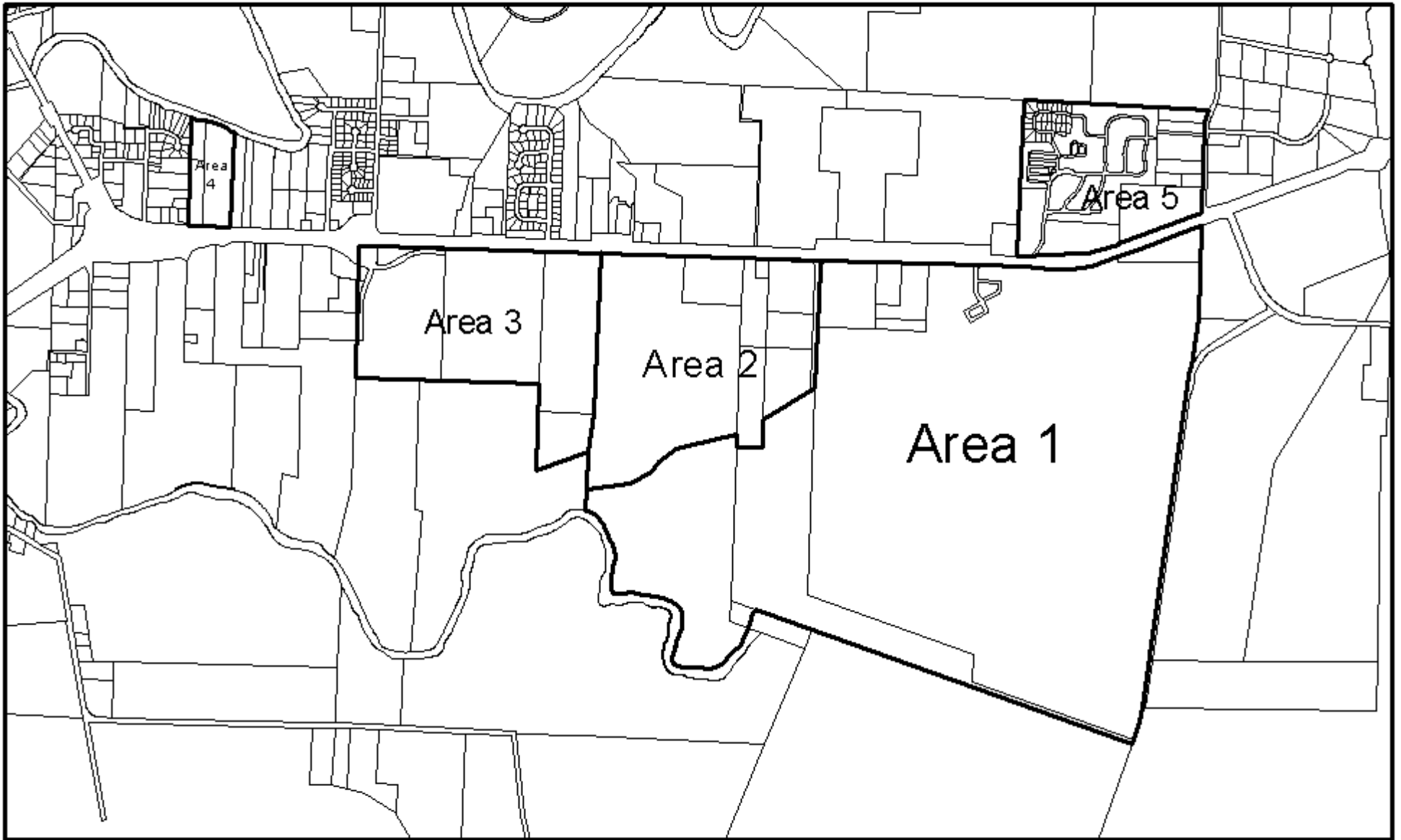


EXHIBIT B
Three Mile Lane
Planned Development Overlay

Ordinance No. 4131

CITY OF McMINNVILLE

ORDINANCE NO. 4572

An Ordinance amending Ordinance 4131 (Three Mile Lane Planned Development Overlay) by supplanting the terms and provisions of Sections 4 and 5 and by adding new sections, and amending Ordinance 4506 (Commercial Lands) by repealing subsections 10(h) and 10(i).

RECITALS

The City of McMinnville has found that certain terms and provisions of the Three Mile Lane Planned Development Overlay have become dated since the 1981 passage of the ordinance and are in need of replacement. The City Council believes it is also in the best interest of the citizens of McMinnville and of the community as a whole to regulate commercial signage along the Three Mile Lane corridor as it leads into McMinnville.

At the direction of the City Council, staff developed amendments to the Three Mile Lane Planned Development Overlay which included regulations governing the use of commercial signage. The McMinnville Planning Commission held a work session on September 8, 1994 and a public hearing on October 13, 1994 on the proposed amendments, after which they recommended that the amendments be approved; now, therefore,

THE CITY OF MCMINNVILLE ORDAINS AS FOLLOWS:

Section 1. The terms and provisions of Section 4 of Ordinance 4131 are hereby supplanted with the following terms and provisions:

Section 4. Policies. The following policies shall apply to the property described on the map in Exhibit "A":

- A. The goals and policies of the McMinnville Comprehensive Plan, Volume II, and applicable regulations and standards in Volume III, and other City codes shall be adhered to.
- B. A one hundred twenty (120) foot setback from the centerline of Highway 18 shall be established both north and south of the highway.
- C. Access requirements adopted hereafter in an access plan for this area shall be adhered to. Provisions of the plan shall include:
 - 1. The minimization of entrances onto Three Mile Lane;
 - 2. The development of on-site circulation systems, connecting to adjoining properties, including public frontage roads;
 - 3. The provisions of acceleration-deceleration lanes and left-turn refuges when and where necessary and practicable.
 - 4. The provision of bikeways along frontage roads or on-site circulation systems. Bikeway connections accessing Three Mile Lane shall be provided so that the frontage road or on-site circulation system can serve as an alternative route for cyclists traveling along Three Mile Lane.
- D. Landscaping and buffer strips along the highway frontage may be required including noise buffering methods, such as berms and/or plantings.

- E. Mixed housing-type residential developments shall be allowed and encouraged in those areas designated as residential.

Section 2. The terms and provisions of Section 5 of Ordinance 4131 are hereby supplanted with the following terms and provisions:

Section 5. Signs. The following regulations apply to those properties designated as either industrial or commercial on the McMinnville Comprehensive Plan Map and which are located within the area described in Exhibit "A." All signage must be approved by the Three Mile Lane Design Review Committee and may not exceed the maximums established in this section. The Three Mile Lane Design Review Committee may take into account color selection; sign material; relationship to site and building design; size, form, mass, height, and scale of sign; the sign's location and proximity to existing signs on adjacent parcels; and other sign design elements appropriate to ensuring that the proposed sign is compatible with the objectives of this ordinance. The Three Mile Lane Design Review Committee may require a proposed sign to be redesigned as necessary to make it consistent with the objectives of this ordinance including, but not limited to, restricting the size and height of the sign, its location, form, color, and material.

The Three Mile Lane Planned Development Overlay area is hereby divided into three "sign zones" which are depicted on Exhibit "B" which is attached hereto and is by this reference herein incorporated. Signage shall be regulated within the various sign zones as follows:

- A. Zone 1. The following regulations apply to commercially or industrially designated properties which fall within zone 1:
1. That only one free-standing sign shall be allowed per parcel as they exist at the time of the passage of this ordinance and as they are represented on Exhibit "B", subject to the following:
 - a) The maximum height of any free-standing sign shall be 15 feet.
 - b) The maximum square footage per sign face is 24 square feet and there shall be a maximum of two sign faces per free-standing sign.
 - c) A free-standing sign is allowed only on properties with frontage on the Highway 18 frontage road.
 2. In lieu of a free-standing sign as listed in subsection 1 above, one monument-type sign shall be allowed per parcel as they exist at the time of the passage of this ordinance and as they are represented on Exhibit "B", subject to the following:
 - a) Maximum square footage per sign face shall be 50 square feet, and there shall be a maximum of two sign faces per monument sign.

- b) Maximum sign height shall be six feet, and the top of the sign shall not be more than eight feet above the center line grade of the Three Mile Lane frontage road.
 - c) Monument signs shall be non-illuminated, indirectly illuminated, neon, or may have individually back-lit letters, providing that no plastic sign cabinets are allowed.
3. All other signs, with the exception of incidental directional signage, must be flush against the buildings and not protrude more than 12 inches from the building face, subject to the following:
- a) Total area of building signage may not exceed eight percent of the total area of the face of the building which is most closely parallel to Highway 18 or the frontage road and may not exceed four percent on the other sides.
 - b) The area of building signs shall be measured as the area around or enclosing each sign cabinet, or where sign cabinets are not used, the area shall be that within a single continuous perimeter composed of any straight line geometric figure which encloses the extreme limits of the advertising message.
4. If a parcel is divided after the date of the adoption of this ordinance, the sign allowances established in subsections 1 and 2 above will apply only to the original parcel or what remains of it and newly created parcels are limited to the sign allowances established in subsection 3 above except as provided in subsection (A) (5) below.
5. The Three Mile Lane Design Review Committee may allow the sharing of a single free-standing sign by an original parcel or what remains of it and parcels divided after the date of the adoption of this ordinance. The total sign size shall not exceed that allowed for the original parcel.
6. Portable signs and signs with flashing or moving parts are prohibited.
- B. Zone 2. The following regulations apply to commercially and industrially designated properties which fall within zone 2:
- 1. That only one free-standing sign shall be allowed per parcel as they exist at the time of the passage of this ordinance and as they are represented on Exhibit "B", subject to the following:
 - a) The maximum height of any free-standing sign shall be 30 feet, except as provided in subsection (B) (1) (c) below.

- b) The maximum square footage per sign face is 64 square feet, and there shall be a maximum of two sign faces per free-standing sign, except as provided in subsection (B)(1)(c) below.
 - c) If two or more properties share a single free-standing sign, said sign shall be a maximum of 35 feet in height, and each property sharing the sign shall be entitled to up to 64 square feet of sign face per side on a maximum of two sides. The shared free-standing sign would exhaust the allowance for free-standing signs listed in subsection (B)(1)(a) above for all parcels represented.
 - d) A free-standing sign is allowed only on properties with frontage on the Highway 18 frontage road.
2. In lieu of a free-standing sign as listed in subsection 1 above, one monument-type sign shall be allowed per parcel as they exist at the time of the passage of this ordinance and as they are represented on Exhibit "B", subject to the following:
- a) Maximum square footage per sign face shall be 50 square feet, and there shall be a maximum of two sign faces per monument sign.
 - b) Maximum sign height shall be six feet, and the top of the sign shall not be more than eight feet above the center line grade of the Three Mile Lane frontage road.
 - c) Monument signs shall be non-illuminated, indirectly illuminated, neon, or may have individually back-lit letters, providing that no plastic sign cabinets are allowed.
3. All other signs, with the exception of incidental directional signage, must be flush against the buildings and not protrude more than 12 inches from the building face, subject to the following:
- a) Total area of building signage may not exceed eight percent of the total area of the face of the building which is most closely parallel to Highway 18 or the frontage road and may not exceed four percent on the other sides.
 - b) The area of building signs shall be measured as the area around or enclosing each sign cabinet, or where sign cabinets are not used, the area shall be that within a single continuous perimeter composed of any straight line geometric figure which encloses the extreme limits of the advertising message.

4. If a parcel is divided after the date of the adoption of this ordinance, the sign allowances established in subsections 1 and 2 above will apply only to the original parcel or what remains of it and newly created parcels are limited to the sign allowances established in subsection 3 above except as provided in subsection (B) (5) below.
 5. The Three Mile Lane Design Review Committee may allow the sharing of a single free-standing sign by an original parcel or what remains of it and parcels divided after the date of the adoption of this ordinance. The total sign size shall not exceed that allowed for the original parcel.
 6. Portable signs and signs with flashing or moving parts are prohibited.
- C. Zone 3. The following regulations apply to commercially and industrially designated properties which fall within zone 3:
1. That free-standing signs are prohibited.
 2. That one monument-type sign shall be allowed per parcel, except that a second monument sign shall be allowed if the parcel has more than 600 feet of frontage on Highway 18 or on the Highway 18 frontage road, subject to the following:
 - a) Maximum square footage per sign face shall be 80 square feet and there shall be a maximum of two sign faces per monument sign.
 - b) Maximum sign height shall be eight feet, and the top of the sign shall not be more than ten feet above the center line grade of Highway 18 or the Highway 18 frontage road, whichever is applicable.
 - c) Monument signs shall be non-illuminated, indirectly illuminated, neon, or may have individually back-lit letters, providing that no plastic sign cabinets are allowed.
 3. All other signs, with the exception of incidental directional signage, must be flush against the buildings and not protrude more than 12 inches from the building face, subject to the following:
 - a) Total area of building signage may not exceed eight percent of the total area of the face of the building which is most closely parallel to Highway 18 or the frontage road and may not exceed four percent on the other sides.
 - b) The area of building signs shall be measured as the area around or enclosing each sign cabinet, or where sign cabinets are not used, the area shall be that within a single continuous perimeter composed of any

straight line geometric figure which encloses the extreme limits of the advertising message.

- c) Signage for the third building in the Tanger Factory Outlet Mall shall be consistant in terms of sizes and percent of coverage with that on buildings one and two.
- 4. Portable signs and signs with flashing or moving parts are prohibited.

Section 3. That the following section is hereby added to Ordinance 4131:

Section 6. Procedures for Review:

- A. No development or signage may take place within the Three Mile Lane Planned Development Overlay without such development or signage gaining the approval of the Three Mile Lane Design Review Committee.
- B. Zone changes submitted for approval shall be processed under the requirements and standards of Chapter 17.51 of McMinnville Ordinance 3380 (Zoning Ordinance).

Section 4. Subsections 10(h) and 10 (i) of Ordinance 4506 are hereby repealed in their entirety.

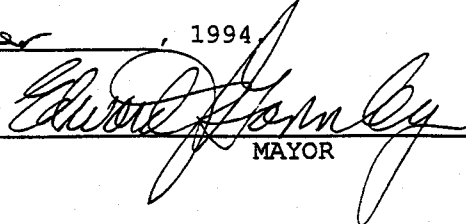
Section 5. That this ordinance shall be subject to the terms and conditions of Ordinance 3823 entitled "Initiative and Referendum" for a period of thirty days.

First Reading - Read and passed by the Council this 8th day of November 1994 by the following votes:

Ayes: Payne, Tomcho, Windle
 Nays: Kirchner, Olson

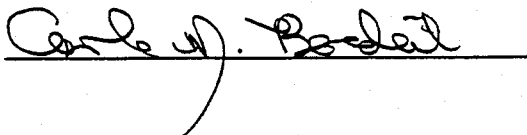
Second Reading - Read and passed by the Council this 22nd day of November 1994 by the following votes:

Ayes: Olson, Tomcho, Windle, Gormley
 Nays: Kirchner, Massey, Payne

Approved this 22nd day of November, 1994.


 MAYOR

Attest:



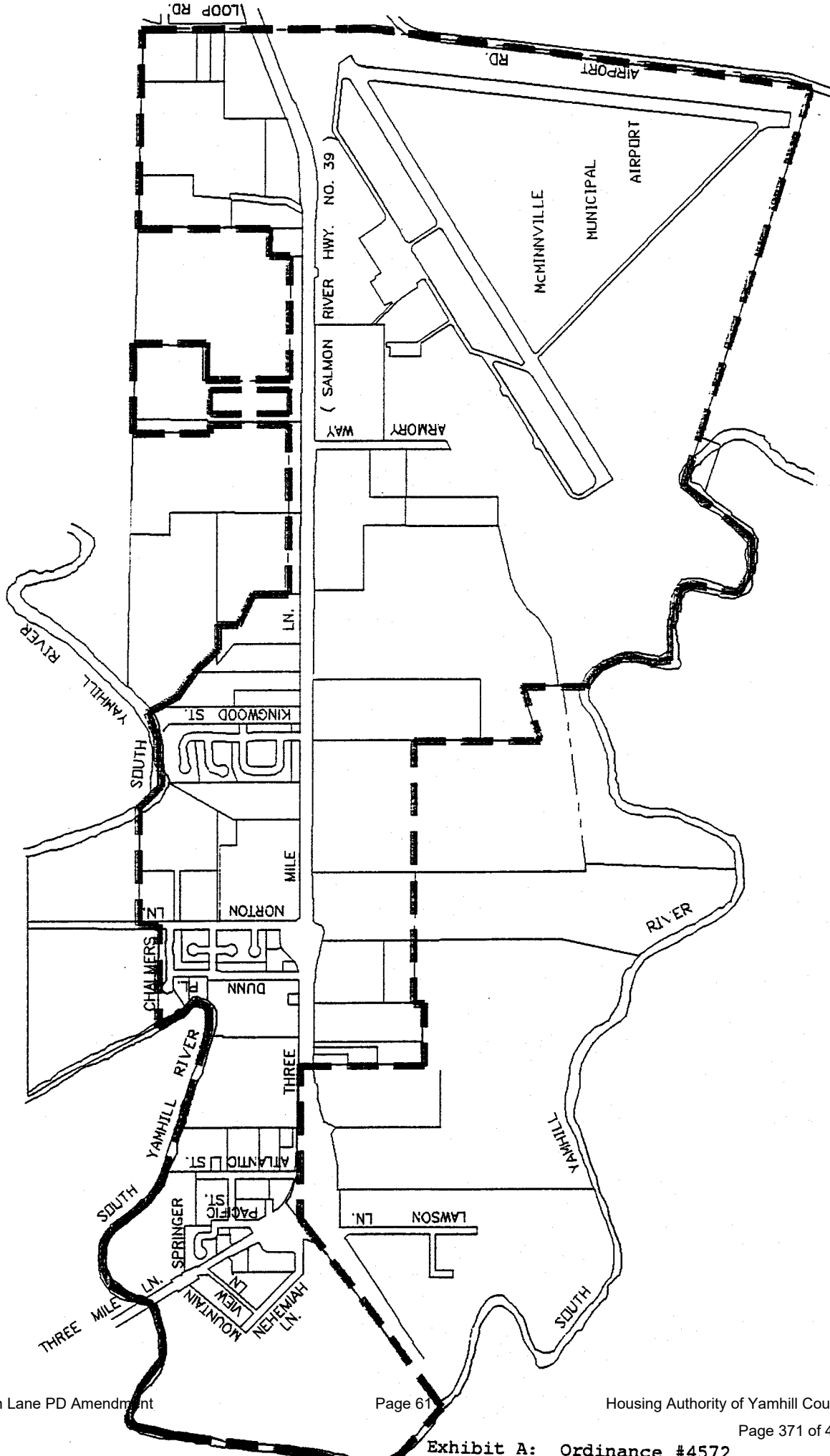


EXHIBIT "A"

Three Mile Lane
Planned Development Overlay
Ordinance No. 4131



Technical Memorandum

To: Kim McAvoy
KWDS, LLC

From: Daniel Stumpf, EI
William Farley, PE

Date: December 18, 2018

Subject: Norton Lane Planned Development Overlay Amendment
Trip Generation & Transportation Planning Rule Analysis



REVISIONS: 12/31/2019



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Introduction

This memorandum reports the findings of a trip generation analysis conducted for an amendment to the Planned Development (PD) overlay on a property located west of SE Norton Lane and south of SE Stratus Avenue in McMinnville, Oregon. The study reviews the morning peak hour, evening peak hour, and average daily trip generation potentials of the site under both the existing overlay and the proposed amended overlay and addresses the Transportation Planning Rule (TPR) to ensure that the transportation system is capable of supporting any changes in traffic intensity resulting from the proposed amendment.

Location & Project Description

The project site, zoned as *General Commercial Zone (C-3)*, is located west of SE Norton Lane and south of SE Stratus Avenue in McMinnville, Oregon. The site includes a single tax lot, lot 701, which encompasses an approximate total of 4.93 acres. The site is currently vacant; however, upon amending the PD overlay, is planned for development as a 110 to 115-unit apartment facility.

The PD overlay on the site restricts development to professional and medical offices as well as a variety of senior housing, inclusive of condominiums, apartments, and assisted living facilities. The proposed amendment to the overlay will allow for the development of residential apartments.

The original overlay permitted the construction of office commercial uses, or other compatible uses, which was then expanded upon to include the allowable development of senior housing. The intent for imposing the overlay was to restrict the development of strip commercial uses, as was historically constructed within the area.

Figure 1 presents an aerial image of the nearby vicinity with the project site outlined in yellow.



Figure 1: Aerial Photo of Site Vicinity (Image from Google Earth)

Trip Generation

The subject site is currently restricted to development of either professional/medical office or senior housing by a zoning overlay. An amendment to the PD overlay is proposed to include development of general apartment uses. To determine the impacts of the proposed PD amendment, trip generation between existing and proposed conditions were compared.

To estimate the number of trips that could be generated by the site, a variety of land uses provided within the *Trip Generation Manual*¹ were referenced and compared to one another. Table 1 presents trip generation rates for applicable land uses that are available within the trip generation manual.

¹ Institute of Transportation Engineers (ITE), *Trip Generation Manual*, 10th Edition, 2017.



Table 1: Land Use Trip Generation Comparison

ITE Code		Variable	Morning Peak Hour Rate	Evening Peak Hour Rate	Weekday Rate
Proposed Conditions	Multifamily Housing (Low-Rise or 1 to 2 Floors)	220 trips/dwelling unit	0.46	0.56	7.32
	Multifamily Housing (Mid-Rise or 3 to 10 Floors)	221 trips/dwelling unit	0.36	0.44	5.44
	Multifamily Housing (High-Rise or 10+ Floors)	222 trips/dwelling unit	0.31	0.36	4.45
Existing Conditions	Senior Adult Housing - Detached	251 trips/dwelling unit	0.24	0.30	4.27
	Senior Adult Housing - Attached	252 trips/dwelling unit	0.20	0.26	3.70
	Congregate Care Facility	253 trips/dwelling unit	0.07	0.18	2.02
	Assisted Living	254 trips/bed	0.19	0.26	2.60
	Continuing Care Retirement Community	255 trips/unit	0.14	0.16	2.40
	General Office Building	710 trips/1,000 sq.ft.	1.16	1.15	9.74
	Medical-Dental Office Building	720 trip/1,000 sq.ft.	2.78	3.46	34.80

BOLDED text indicates highest trip generating land use of each variable type (note trips/bed and trips/unit were treated as trips/dwelling unit).

Based on Table 1, the highest reported trip generating land use on a per dwelling unit basis was land use code 220, *Multifamily Housing (Low-Rise)*, while the highest trip generating land use on a per 1,000 square foot basis was land use code 720, *Medical-Dental Office Building*. Since land use code 220 projects higher trip generation than any other residential land use, regardless of looking at existing or proposed conditions, land use code 220 may be considered the highest trip generating land use under the proposed conditions. However, since it's unknown whether land use code 720 under existing conditions could generate more or less trips than land use code 220, additional analyses comparing the two is necessary.

Existing Conditions

To determine trip generation under existing conditions, utilizing data from land use code 720, a reasonable site developable area needs to be determined. The following assumptions were considered:

- It is assumed that a reasonable maximum total building footprint would cover approximately 30 percent of developable area. The remaining developable area is considered as space necessary to accommodate parking, street right-of-way improvements, public space, etc.
- Per City of McMinnville's Title 17 Zoning Code for a *Planned Development Overlay*, the maximum building height shall not exceed 35 feet. Upon assessing the building heights of other surrounding land uses, it is assumed that a reasonably sized medical office building may include two floors.

Given the site encompasses approximately 4.93 acres, after applying the aforementioned assumptions the site could include the development of a 128,900 square foot medical office building.

Proposed Conditions

To determine trip generation under proposed conditions, it is assumed that the proposed development following the amendment to the PD overlay may be considered the reasonable "worst-case" development scenario. Therefore, for the purposes of this analysis a 115-unit apartment facility was considered.

Analysis Summary

The trip generation calculations show that under existing conditions, the subject site could reasonably be developed to generate up to 280 morning peak hour trips, 438 evening peak hour trips, and 4,864 average weekday trips. Following the amendment to the PD overlay, the site could be developed with apartment uses that generate up to 53 morning peak hour trips, 64 evening peak hour trips, and 842 average weekday trips. Accordingly, if developed with residential apartments instead of medical offices, the net change in trip generation potential of the site after the proposed PD amendment is projected to be 227 less trips during the morning peak hour, 374 less trips during the evening peak hour, and 4,022 less average weekday trips.

The trip generation estimates are summarized in Table 1, Detailed trip generation calculations are included as an attachment to this memorandum.



Table 2: Trip Generation Summary – Proposed Zone Change

	ITE Code	Size	Morning Peak Hour			Evening Peak Hour			Weekday
			Enter	Exit	Total	Enter	Exit	Total	Total
Existing Conditions									
Medical Office Building	720	128,900 sq.ft.	218	62	280	123	315	438	4,864
Proposed Conditions									
Multifamily Housing	220	115 units	12	41	53	40	24	64	842
Net Change in Trip Generation			-206	-21	-227	-83	-291	-374	-4,022

Based on the above analysis, following the amendment to the PD overlay, the development of a general 115-unit apartment facility will not generate more trips than the 128,900 square foot medical office building that can be constructed under existing conditions. It should be noted that a medical office could still potentially be developed within the site following approval of the PD overlay amendment, whereby the net change in site trip generation potential is zero.

Transportation Planning Rule

The Transportation Planning Rule (TPR) is in place to ensure that the transportation system is capable of supporting possible increases in traffic intensity that could result from changes to adopted plans and land use regulations. The applicable elements of the TPR are each quoted in italics below, with responses following.

660-012-0060

- (1) *If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9) or (10) of this rule. A plan or land use regulation amendment significantly affects a transportation facility if it would:*
 - (a) *Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);*
 - (b) *Change standards implementing a functional classification system; or*
 - (c) *Result in any of the effects listed in paragraphs (A) through (C) of this subsection based on projected conditions measured at the end of the planning period identified in the adopted*



TSP. As part of evaluating projected conditions, the amount of traffic projected to be generated within the area of the amendment may be reduced if the amendment includes an enforceable, ongoing requirement that would demonstrably limit traffic generation, including, but not limited to, transportation demand management. This reduction may diminish or completely eliminate the significant effect of the amendment.

- (A) Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;*
- (B) Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan; or*
- (C) Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan.*

In the case of this analysis, subsections (a) and (b) are not triggered since the proposed PD overlay amendment will not impact or alter the functional classification of any existing or planned facility and the proposal does not include a change to any functional classification standards.

With regard to subsection (c), the proposed PD overlay amendment is not projected to increase the morning peak hour, evening peak hour, or average daily trip generation potential of the site. Accordingly, the proposed PD amendment will have no significant impact on the operation of area streets and intersections since it cannot result in an increase in the peak hour or daily trip generation potential of the site. Therefore, subsection (c) will not be triggered.

Conclusions

The proposed amendment to the Planned Development overlay will not degrade the performance of any existing or planned transportation facility. Accordingly, the TPR is satisfied and no mitigation is necessary or recommended in conjunction with the proposed zone change.

If you have any questions regarding this technical memorandum, please don't hesitate to contact us.



TRIP GENERATION CALCULATIONS
Existing Conditions

Land Use: Medical-Dental Office Building
Land Use Code: 720
Setting/Location General Urban/Suburban
Variable: 1,000 Sq Ft Gross Floor Area
Variable Quantity: 128.9

AM PEAK HOUR

Trip Equation: $\ln(T) = 0.89\ln(X) + 1.31$

	Enter	Exit	Total
Directional Distribution	78%	22%	
Trip Ends	218	62	280

PM PEAK HOUR

Trip Equation: $T = 3.39(X) + 2.02$

	Enter	Exit	Total
Directional Distribution	28%	72%	
Trip Ends	123	315	438

WEEKDAY

Trip Equation: $T = 38.42(X) - 87.62$

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	2,432	2,432	4,864

SATURDAY

Trip Rate: 8.57

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	552	552	1,104

Source: TRIP GENERATION, Tenth Edition



TRIP GENERATION CALCULATIONS Proposed Conditions

Land Use: Multifamily Housing (Low-Rise)
Land Use Code: 220
Setting/Location: General Urban/Suburban
Variable: Dwelling Units
Variable Value: 115

AM PEAK HOUR

Trip Rate: 0.46

	Enter	Exit	Total
Directional Distribution	23%	77%	
Trip Ends	12	41	53

PM PEAK HOUR

Trip Rate: 0.56

	Enter	Exit	Total
Directional Distribution	63%	37%	
Trip Ends	40	24	64

WEEKDAY

Trip Rate: 7.32

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	421	421	842

SATURDAY

Trip Rate: 8.14

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	468	468	936

Source: TRIP GENERATION, Tenth Edition

**Planning Department**

231 NE Fifth Street ◦ McMinnville, OR 97128

(503) 434-7311 Office ◦ (503) 474-4955 Fax

www.mcminnvilleoregon.gov**Office Use Only:**File No. TML 1-23Date Received 5/26/23Fee \$907.50Receipt No. 208089Received by AW

569-23-000260-PLNG

Three Mile Lane Development Review

Applicant Information

Applicant is: Property Owner Contract Buyer Option Holder Agent Other _____

Applicant Name Mike Andrews, Principal Phone 503-318-5658 c

Contact Name _____ Phone 503-249-5658 o
(If different than above)

Address 2826 NE Hamblet St

City, State, Zip Portland OR 97212

Contact Email mike@structurepdx.com

Property Owner Information

Property Owner Name Housing Authority of Yamhill County Phone 503-833-4334
(If different than above)

Contact Name Vickie Ybarguen Phone _____

Address 135 NE Dunn Pl.

City, State, Zip McMinnville, Oregon 97218

Contact Email vybarguen@hayc.org

Site Location and Description

(If metes and bounds description, indicate on separate sheet)

Property Address 235 SE Norton LN C, McMinnville, OR 97128

Assessor Map No. R4 -R4427 00400 Total Site Area 6.98 acres

Subdivision _____ Block _____ Lot _____

Comprehensive Plan Designation Commercial Zoning Designation C-3, PD

MEMORANDUM

To: Tom Schauer

From: Mike Andrews

Cc: Robin Scholetzky

Date: June 21, 2022

Subject: Planned Development Amendment PDA 02-23; Three Mile Lane Design Review TML 1-23 and Landscape Plan review, L 25-23

Please accept this memo and the attached materials for inclusion in our application submittal for the concurrent Planned Development Amendment, Three Mile Lane Review, and Landscape Plan review.

- To help the City understand any transportation-related impacts associated with this project, the team has provided the following analysis:
- The Development team is comfortable starting the building permit process and understands the potential for risk as the land use application process has not yet wrapped up. Please provide the team with any waiver letter/documentation for us to engage the City to review the building permit drawings.
- The response below addresses our responses to the remaining applicable criteria in Ordinance 4131 in conjunction with the Three Mile Lane Review.

Thank you for your ongoing assistance and review of this application. With these materials, we look forward to completeness for these three concurrent applications and setting a hearing date with the Planning Commission.

Ordinance 4131 Responses, Three Mile Lane Review

Section 4. Policies. The following policies shall apply to the property described on the map in Exhibit "A":

A. The goals and policies of the McMinnville Comprehensive Plan, Volume II, applicable regulations and standards in Volume III, and other City codes shall be adhered to.

APPLICANT RESPONSE: The concurrent application, PDA 2-23, responded to the applicable Comprehensive Plan policies and the City's Zoning Ordinance.



B. A one hundred twenty (120) foot setback from the centerline of Highway 18 shall be established both north and south of the highway.

APPLICANT RESPONSE: This has been met. Please see attached Site Plan, Centerline for the front setback distance to the centerline of Highway 18/Three Mile Lane.

C. Access requirements adopted hereafter in an access plan for this area shall be adhered to. Provisions of the plan shall include:

- 1. The minimization of entrances onto Three Mile Lane;*

APPLICANT RESPONSE: No access plan is being proposed or modified as part of this request. Access to Highway 18/Three Mile Lane will continue to be taken from SE Stratus. As part of this application's review with the Oregon Department of Transportation (ODOT), the proposed new driveway approach onto SE Stratus, near the northwest corner of the site, will require a State Highway Approach, which will be completed and submitted to ODOT for review and approval. Frontage improvements, including new 10-foot wide sidewalk and single corner ramp at the intersection of Stratus and the private access drive, will be submitted to ODOT and the city of McMinnville for review and approval.

- 2. The development of on-site circulation systems connecting to adjoining properties;*

APPLICANT RESPONSE: A greater, on-site circulation system exists for this site and adjoining properties as part of the previously approved Planned Development Application. For context and the general vicinity of the project, see G1.11 Vicinity Maps as provided with the Planned Development Amendment concurrent submittal of this application. The proposed Planned Development Application/Three Mile Lane/Landscape Plan application is refining this existing circulation system to reflect multifamily housing development. See Sheet G1.12, Site Plan for the entire site's layout.

- 3. The provisions of acceleration-deceleration lanes and left-turn refuges when and where necessary and practicable.*

APPLICANT RESPONSE: The site accesses Three Mile Lane via SE Stratus. No new access to Three Mile Lane is being requested as part of this application.

- 4. The provision of bikeways along frontage roads or on-site circulation systems. Bikeway connections accessing Three Mile Lane shall be provided so that the frontage road or on-site circulation system can serve as an alternative route for cyclists traveling along Three Mile Lane.*

APPLICANT RESPONSE: The site accesses Three Mile Lane via SE Stratus. No new bicycle access to Three Mile Lane is being requested as part of this application.

D. Landscaping and buffer strips along the highway frontage may be required including noise buffering methods, such as berms and/or plantings.

APPLICANT RESPONSE: As described previously in the concurrent Planned Development Application, landscaping has been provided along all property frontages, including SE Stratus. Plantings provided include ample landscaping along SE Stratus and include trees and a variety of plantings to help buffer the site from the proximity to Three Mile Lane. Landscape plans have been provided in conjunction with this application. There are a variety of standards within the City's code for ensuring that multifamily developments provide adequate landscaping and green space as part of the project. A detailed



description of the site's landscaping provisions and percentages has been included with the plans associated with the concurrent Planned Development application. See Sheet G.1.14, Site Area Calculations for details.

E. Mixed housing-type residential developments shall be allowed and encouraged.

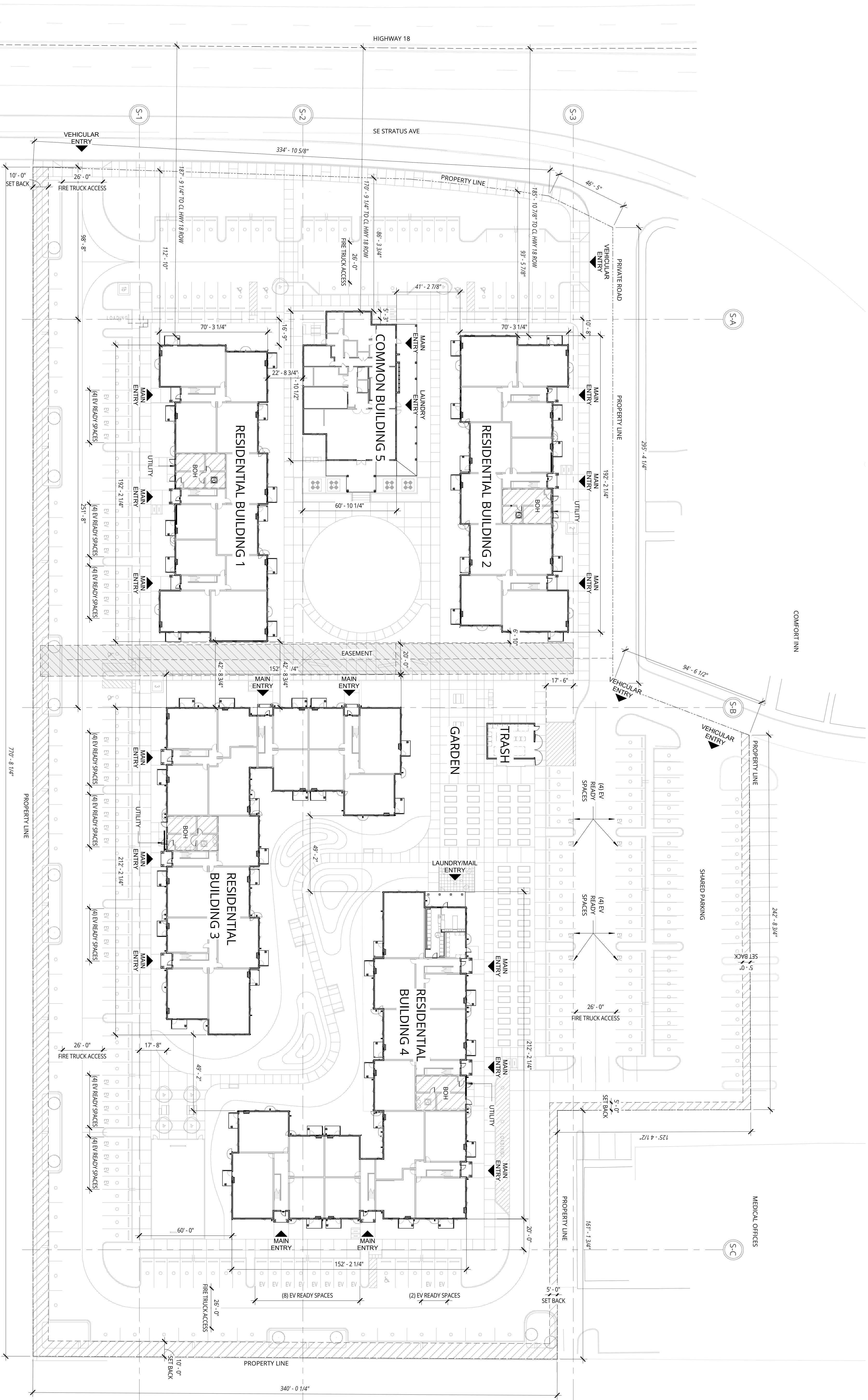
APPLICANT RESPONSE: This project provides a multifamily housing type with various bedroom sizes at a scale that respects the area. Several Comprehensive Plan policies for the City reflect the need and interest in providing a diversity of housing types at a variety of price points, including families, including:

- *Policy 58: City land development ordinances shall provide opportunities for the development of various housing types and densities.*
- *Policy 59. Opportunities for multiple dwelling and mobile home developments shall be provided in McMinnville to encourage lower-cost renter and owner-occupied housing. Such housing shall be located and developed according to the residential policies in this plan and the city's land development regulations.*
- *Policy 64. The city of McMinnville shall cooperate with other governmental agencies, including the Mid-Willamette Valley Council of Governments and the Yamhill County Housing Authority, and private groups to determine housing needs, provide better housing opportunities and improve housing conditions for low and moderate-income families.*

This evaluation of the use of this site for multifamily was affirmed with the approval of Planned Development Application, Ordinance #5095. Additionally, this project is located in an area of McMinnville that provides the infrastructure and public facilities to support the density of multifamily development.

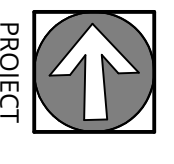
F. Temporary signage shall be allowed as per Section 17.62.060(B) (3).

APPLICANT RESPONSE: This application is not requesting any temporary signage. The team understands that the site is located in Signage Zone #3 per Ordinance #4131. At the time of any (future) signage application, the team understands that multiple criteria exist from the associated Ordinances for this site and the City's Zoning Ordinance.



1 SITE PLAN

1" = 30'-0"



NOT FOR CONSTRUCTION



18 NORTHWEST DAVIS, SUITE 300
 PORTLAND, OR 97209
 503.245.7100

1555 FT. LAKE, SUITE 300
 SEASIDE, WA 98131
 206.576.1600

1014 HOWARD STREET
 SEASIDE, WA 98131
 206.576.1600
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STRATUS VILLAGE

HOUSING AUTHORITY OF YAMHILL COUNTY

SITE PLAN

PERMIT SET

REVISION	DATE	REASON FOR ISSUE

DATE	PROJECT NUMBER
06.05.2023	202780
SHEET NUMBER	
A1.01	



Planning Department
 231 NE Fifth Street ◦ McMinnville, OR 97128
 (503) 434-7311 Office ◦ (503) 474-4955 Fax
www.mcminnvilleoregon.gov

Office Use Only:	
File No.	L 25-23
Date Received	5/26/23
Fee	\$525.25
Receipt No.	208087
Received by	AW

569-23-000259-PLNG

Landscape Plan Review Application

Applicant Information

Applicant is: Property Owner Contract Buyer Option Holder Agent Other_____

Applicant Name Mike Andrews, Principal Phone 503-318-5658 c

Contact Name _____ Phone 503-249-5658 o
(If different than above)

Address 2826 NE Hamblet St

City, State, Zip Portland OR 97212

Contact Email mike@structurepdx.com

Property Owner Information

Property Owner Name Housing Authority of Yamhill County Phone 503-833-4334
(If different than above)

Contact Name Vickie Ybarguen Phone _____

Address 135 NE Dunn Pl.

City, State, Zip McMinnville, Oregon 97218

Contact Email vybarguen@hayc.org

Site Location and Description

(If metes and bounds description, indicate on separate sheet)

Property Address 235 SE Norton LN C, McMinnville, OR 97128

Assessor Map No. R4 - R4427 00400 Total Site Area 6.98 acres

Subdivision _____ Block _____ Lot _____

Comprehensive Plan Designation Commercial Zoning Designation C-3, PD

Please see application narrative for full contact list

Landscaping Information

- 1. Total Landscaped Area: 83,808 square feet (27.5%)
- 2. Percent Landscaped: 27%
- 3. Building Floor Area: See Site Plan for square footages
New Structure: _____ Existing Structure: _____ Addition: _____
- 4. Architect Name Ankrom Moisan Architects Phone (503) 245-7100
(Landscape Architect, Engineer, or Other Designer)
Contact Name Michael Bonn, Robert Lecher, Tania Feliciano Phone (503) 245-7100
Address 38 NW Davis St #300
City, State, Zip Portland, OR 97209
Contact Email MichaelB@ankrommoisan.com

In addition to this completed application, the applicant must provide the following:

- Two (2) copies of the proposed landscape plan containing the information listed in the information sheet and Chapter 17.57 (Landscaping) of the Zoning Ordinance.*
- Payment of the applicable review fee, which can be found on the Planning Department web page.* *Affordable project: 50% fee reduction from \$1,050.50 to \$525.25

I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.


Applicant's Signature

5/23/2023
Date


Property Owner's Signature

5/23/23
Date

the functionality and enjoyment of the garden. See Sheet L1.00, Materials Plan for details on the various site furnishings provided in conjunction with the community garden.

D. Supplemental Elements, Consideration.

5. Modular Block Layouts.

a. An intermix of housing types is possible if blocks are platted with a lot width module that can be aggregated. If lots are increments of 25 to 30 feet wide and can be aggregated into lots that are 50 or 60 feet wide (or 75 or 90 feet wide), a wide variety of dwelling types can occupy the same block.

1. For example, narrow lot dwellings such as townhouses or tiny houses on 25 foot lots may sit next to larger lot dwellings such as courtyard apartments or cottage clusters on a 50- or 75-foot lot.

b. In a new planned development, the greatest flexibility for lot variety is provided by having an alley serve as parking and driveway to each lot (see Figure “Block with Alley”).

c. When parking is accessed via a driveway from the front of the lot, the lot width is governed by frontage requirements of Universal Design Standards – Street Frontage, and the minimum lot width will be 40 feet (see Figure “Block without Alley”).

APPLICANT RESPONSE: These are supplemental elements for consideration and are not requirements. As described, the site’s area is existing.

B. Other Zoning Requirements

Chapter 17.33 C-3, General Commercial Zone

APPLICANT RESPONSE: This site’s base zoning is C-3, General Commercial, however, the Planned Development Ordinance #5095 provides the de-facto zoning for the site.

Chapter 17.57 Landscaping

17.57.070 Area Determination—Planning factors.

A. Landscaping shall be accomplished within the following ranges:

1. Industrial, at least seven percent of the gross area. This may be reduced to not less than five percent upon approval of the review committee. (The gross area to be landscaped may only be reduced by the review committee if there is a showing by the applicant that the intent and purpose of this chapter and subsection B of this section are met.)

2. Commercial, at least seven percent of the gross area. This may be reduced to not less than five percent upon approval of the review committee. (The gross area to be landscaped may only be reduced by the review committee if there is a showing by the applicant that the intent and purpose of this chapter and subsection B of this section are met.)

APPLICANT RESPONSE: This project is not providing Industrial or Commercial development. This is not applicable to this project.

3. Multiple-dwelling, twenty-five percent of the gross area. This may be reduced to not less than fifteen percent upon approval of the review committee. (The gross area to be landscaped may

only be reduced by the review committee if there is a showing by the applicant that the intent and purpose of this chapter and subsection B of this section are met.)

APPLICANT RESPONSE: This project is providing Multiple dwelling development. The project is providing landscaping in compliance with this standard. See Sheet G1.14 Site Area Calculations for area calculations associated with landscaping and open space.

17.57.070.B Landscaping Criteria

1. Compatibility with the proposed project and the surrounding and abutting properties and the uses occurring thereon.

APPLICANT RESPONSE: The proposed landscape design provides planting to integrate the project with its context, both in terms of native and adapted plants, and in harmony with the Architectural intent and inspiration from the site's agricultural history and character. The neighboring properties are also being considered through landscape treatments at the parking lots: Screening for neighboring properties to the west and south, and integration with the shared parking to the east. See Sheet L5.00, Planting Plan Overall for details associated with the landscaping design.

2. Screening the proposed use by sight-obscuring, evergreen plantings, shade trees, fences, or combinations of plantings and screens.

APPLICANT RESPONSE: In addition to the parking screening, the West and South property edges will include a sight obscuring fence. At the north parking lot, a vegetated buffer engages with Stratus Ave. while the north-east corner completes the existing private road landscape with plantings trees and building articulation to create a streetscape harmonious with its context.

3. The retention of existing trees and natural areas that may be incorporated in the development of the project. The existing grade should be preserved to the maximum practical degree. Existing trees shall be provided with a watering area equal to at least one-half the crown area.

APPLICANT RESPONSE: There are no existing trees on site. The approach for site grading and site-work is to intend to respond to the existing grades and minimize earthwork mobilization and modifications of the existing drainage patterns. The excavation from the building pads may be used in the open space between Buildings #3 and #4 to create subtle mounding that will help articulate the space sequences and provide a sense of privacy to the patios facing the interior open space.

4. The development and use of islands and plantings therein to break up parking areas.

APPLICANT RESPONSE: The parking lot design considers planting islands with trees and plantings throughout, providing a rhythm of vegetation and legibility for circulation and wayfinding. See Sheet L5.00, Planting Plan Overall for details associated with the landscaping design.

5. *The use of suitable street trees in the development of new subdivisions, shopping centers and like developments. Certain trees shall be prohibited in parking areas: poplar, willow, fruit, nut, birch, conifer, and ailanthus.*

APPLICANT RESPONSE: This project is not a subdivision or shopping center. However, this planting design incorporates native and adapted species. The plant choices have been chosen as particularly tried-and-true species for the parking lot and street trees to avoid issues with superficial roots. To reiterate, no species from the prohibited tree list will be used. See Sheet L5.00, Planting Plan Overall for tree species choices.

6. *Suitable watering facilities or irrigation systems must be included in or near all planted areas;*

APPLICANT RESPONSE: The landscape design will include an automated irrigation system, designed under best practices for water conservation and proper zoning for the plant material to establish and thrive. See Sheet L4.00, Design Build Irrigation Plan for information about the proposed irrigation system.

Chapter 17.60 Off Street Parking

*Section 17.60.060.A. Spaces, Number required.
Residential land use categories*

APPLICANT RESPONSE: The mix of units includes 1, 2 and 3 bedroom units and secondary office space. The parking calculation references affordable housing for the 2-bedroom or less units and the multifamily requirement for the three-bedroom units and office for the areas devoted to staff.

3. *One and one-half spaces per dwelling with less than three bedrooms, two spaces per dwelling unit with three or more bedrooms, and one space per dwelling unit which is expressly reserved for senior or handicapped persons.*

8. *Affordable Housing – Two - bedroom or less, serving households of 80% Area Median Income (AMI) or less (AMI is calculated per Yamhill County as determined by the State Housing Council based on information from the United States Department of Housing and Urban Development.) Income levels will need to be certified.*

0.5 spaces per dwelling unit for units 2 bedroom or less.

17. Professional office (non-medical or dental): 1 per 300 square feet.

145 units * 0.5 = 72.5 spaces (rounding up)

30 units * 2 = 60 spaces

8 spaces for Office/Common Building

Based on these requirements, the total number of required spaces is 141 spaces. However, this project has been able to provide a total of 211 parking and loading spaces, plus an additional 41 parking spaces that are shared in an easement benefitting the adjacent land owner (medical

Landscape Plan



- KEY
- A. Open Green / Commons
 - B. Nature Play Area
 - C. Community Gardens
 - D. Waste Collection Zone
 - E. Interior Walkways
 - F. The Meadow
 - G. Stratus Frontage
 - H. Parking Zones
 - I. Outdoor Fitness Areas

LANDSCAPE SITE PLAN



PLACE

NOT FOR CONSTRUCTION



38 NORTHWEST DAVIS, SUITE 300
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(503) 324-2000

STRATUS VILLAGE - SITE & UNITS
PROJECT ADDRESS

HOUSING AUTHORITY OF YAMHILL COUNTY

REVISION	DATE	REASON FOR ISSUE

DESIGN-BUILD IRRIGATION PLAN

LAND USE

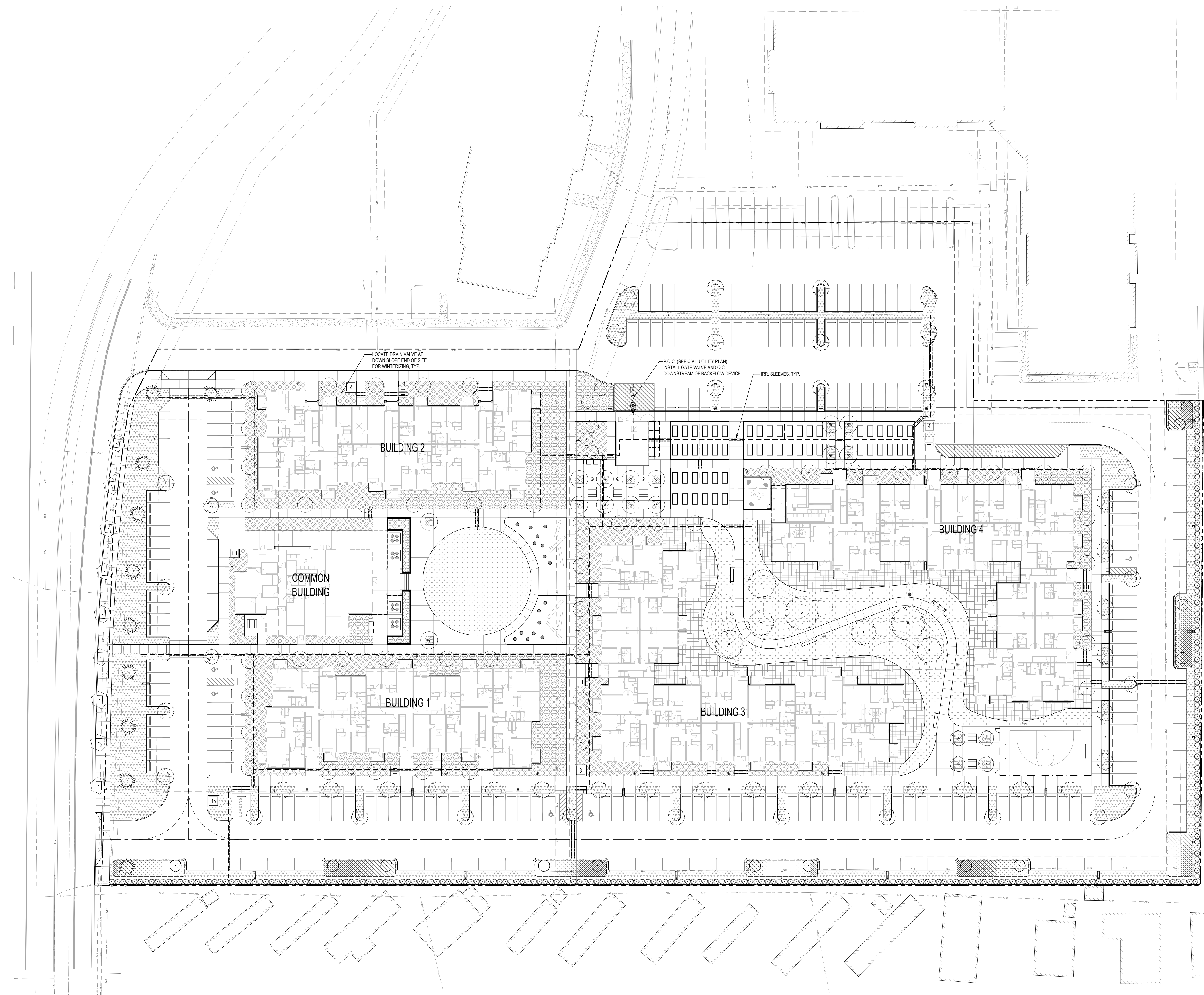
DATE: 04/14/2023
PROJECT NUMBER: 202780
SHEET NUMBER

L4.00

IRRIGATION NOTES

THE DESIGN-BUILD IRRIGATION SHALL MEET THE FOLLOWING REQUIREMENTS:

- ALL PLANTING AREAS ARE TO BE IRRIGATED WITH FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. DESIGN AND INSTALL IRRIGATION SYSTEM IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES. COORDINATE ALL WORK WITH OTHER TRADES INVOLVED.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE WORKING SYSTEM. SUBMIT APPROPRIATELY SCALED IRRIGATION DESIGN DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
- COORDINATE POINT OF CONNECTION, MAINLINE ROUTING, LOCATION OF AUTOMATIC SYSTEM CONTROLS, AND VERIFY AVAILABLE PRESSURE AND FLOW PRIOR TO BEGINNING WORK.
- COORDINATE WITH OTHER SUBCONTRACTORS AND TRADES TO ENSURE PROTECTION OF THE SYSTEM INCLUDING BUT NOT LIMITED TO, WATER SERVICE, WATER METER, BACKFLOW DEVICES, CONTROLLER LOCATION, CONTROLLER ELECTRICAL SERVICE, AND WIRE CONDUITS FOR CONTROLLER.
- VERIFY AND COORDINATE WORK AROUND ALL UNDERGROUND UTILITIES BEFORE EXCAVATION. NOTIFY ALL UTILITY PROVIDERS AT LEAST THREE (3) WORKING DAYS PRIOR TO BEGINNING WORK.
- VERIFY THAT CONDITIONS ARE SUITABLE TO PROVIDE A COMPLETE WORKING SYSTEM. DO NOT PROCEED IF CONDITIONS ARE PRESENT THAT ARE DETRIMENTAL TO THE EQUIPMENT OR WILL NOT SUPPORT A HEALTHY GROWING ENVIRONMENT FOR PLANTS.
- PROVIDE HIGH EFFICIENT LOW FLOW MULTI STREAM ROTARY NOZZLE SPRAY HEADS WITH MAXIMUM 10' RADIUS IN SHRUB BEDS. STRIP HEADS TO BE MAXIMUM 12' SPACING. BASIS OF DESIGN: HUNTER MP-PRS.
- PROVIDE 12" POP-UP BODIES IN SHRUB AND GROUND COVER AREAS, TYP., 6" BODIES WHERE DIRECTLY ADJACENT HEAD-IN PARKING, AND 4" POP-UP BODIES IN LAWN/TURF AREAS.
- PROVIDE CLASS 200 PVC LATERAL LINES, MAXIMUM 1.5" DIAMETER. SIZE PIPE TO ENSURE THAT MAXIMUM WATER VELOCITY DOES NOT EXCEED 5 FT./SEC.
- ZONES TO BE MAXIMUM 35 GPM.
- NEW TREES IN TREE PIT NOT WITHIN A PLANTING AREA SHALL BE IRRIGATED ON SEPARATE ZONE WITH SUBSURFACE ROOT WATERING BUBBLER SYSTEM.
- PLACE ALL VALVE BOXES IN PLANTING BEDS WHERE POSSIBLE, AND LOCATE TO ALLOW EASE OF ACCESS FOR MAINTENANCE, CONSIDERING PLANT MATERIAL AND OBSTRUCTIONS. ALL BOXES TO BE COLOR BLACK AND SIZED TO ACCOMMODATE COMPLETE VALVE ASSEMBLY INCLUDING WIRE, ISOLATION VALVES, AND UNIONS. SET VALVE BOXES IN A UNIFORM MANNER, SQUARE TO ADJACENT PAVING. ALIGN AND EVENLY SPACE GROUPS OF BOXES IN A UNIFORM AND ORDERLY FASHION. ONLY ONE VALVE PER BOX. BOX LOCATIONS SHALL BE STAKED IN FIELD AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- INSTALL ALL IRRIGATION PIPE AND WIRE IN CLASS-200 PVC SLEEVES BELOW ALL PAVED SURFACES OR STRUCTURES SUCH AS WALLS, STAIRS, AND OTHER IMPROVEMENTS. SIZE OF SLEEVES SHALL BE MINIMUM TWICE (2X) THE COMBINED DIAMETER OF PIPE TO BE PLACED IN SLEEVE. MINIMUM SIZE 4" WITH 24" COVER, MINIMUM. COORDINATE PLACEMENT OF SLEEVES WITH OTHER TRADES.
- ADJUST THE ENTIRE SYSTEM TO PROVIDE UNIFORM EVEN COVERAGE. ELIMINATE ALL FOGGING, AND OVERSPRAY ON TO PAVING, STRUCTURES, OR NON-PLANTED AREAS. PROVIDE A COMPLETE WORKING SYSTEM.



IRRIGATION EQUIPMENT KEY		
SYMBOL	DESCRIPTION	MODEL
M	METER	SEE CIVIL
C	CONTROLLER	HUNTER I2C-800-SS w/ E2-DM WALL MOUNTED IN S.S. ENCLOSURE. PROVIDE 120V POWER.
Z	BACKFLOW PREVENTER	POC: (POINT OF CONNECTION) - 2" WILKINS DCVA W/ CARSON 1730-24 BLACK HDPE VALVE BOX, OR APPROVED EQUAL.
⊙	BRONZE GATE VALVE (LINE SIZE)	SEE SPECIFICATIONS
▲	QUICK COUPLER VALVE WITH KEY	SEE SPECIFICATIONS - (1) PER 100-150FT OF MAINLINE AND (1) PER GARDEN AREA
---	SCHEDULE 40 PVC MAINLINE, SIZE PER PLAN AND PIPE SCHEDULE	DRAWN DIAGRAMATICALLY IN PLAN. ROUTE AS NEEDED TO PROVIDE EFFICIENT BALANCED SYSTEM.
----	CLASS-200 PVC SLEEVES, 2X CARRIER PIPE, MINIMUM 4" DIA.	

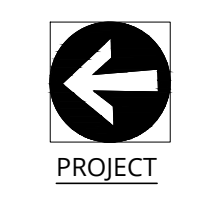
PVC CLASS 200 - PIPE SIZING CHART	
GPM	PIPE SIZE
0-10	3/4"
11-16	1"
17-35	1.5"
36-55	2"

PVC SCHEDULE 40 - PIPE SIZING CHART	
GPM	PIPE SIZE
0-12	1"
13-30	1.5"
31-50	2"
51-70	2.5"

IRRIGATION LEGEND

- SHRUB, MEADOW, AND LAWN AREAS SHALL BE ON SEPARATE ZONES. SHRUB ZONES SHALL GROUP PLANTS OF SIMILAR WATER REQUIREMENTS AND EXPOSURE. SEE IRRIGATION PLAN FOR DIAGRAMMATIC ZONE GROUPINGS, FOR REFERENCE ONLY. VERIFY ALL PLANTINGS WITH PLANTING PLANS.

- IRRIGATED LAWN
- MEADOW AND ORNAMENTAL GRASSES
- SHRUBS (N/E EXPOSURE)
- SHRUBS (S/W EXPOSURE)
- GROUND COVER
- STORM PLANTER PLANTING



1 DESIGN-BUILD IRRIGATION PLAN
1" = 30'-0"



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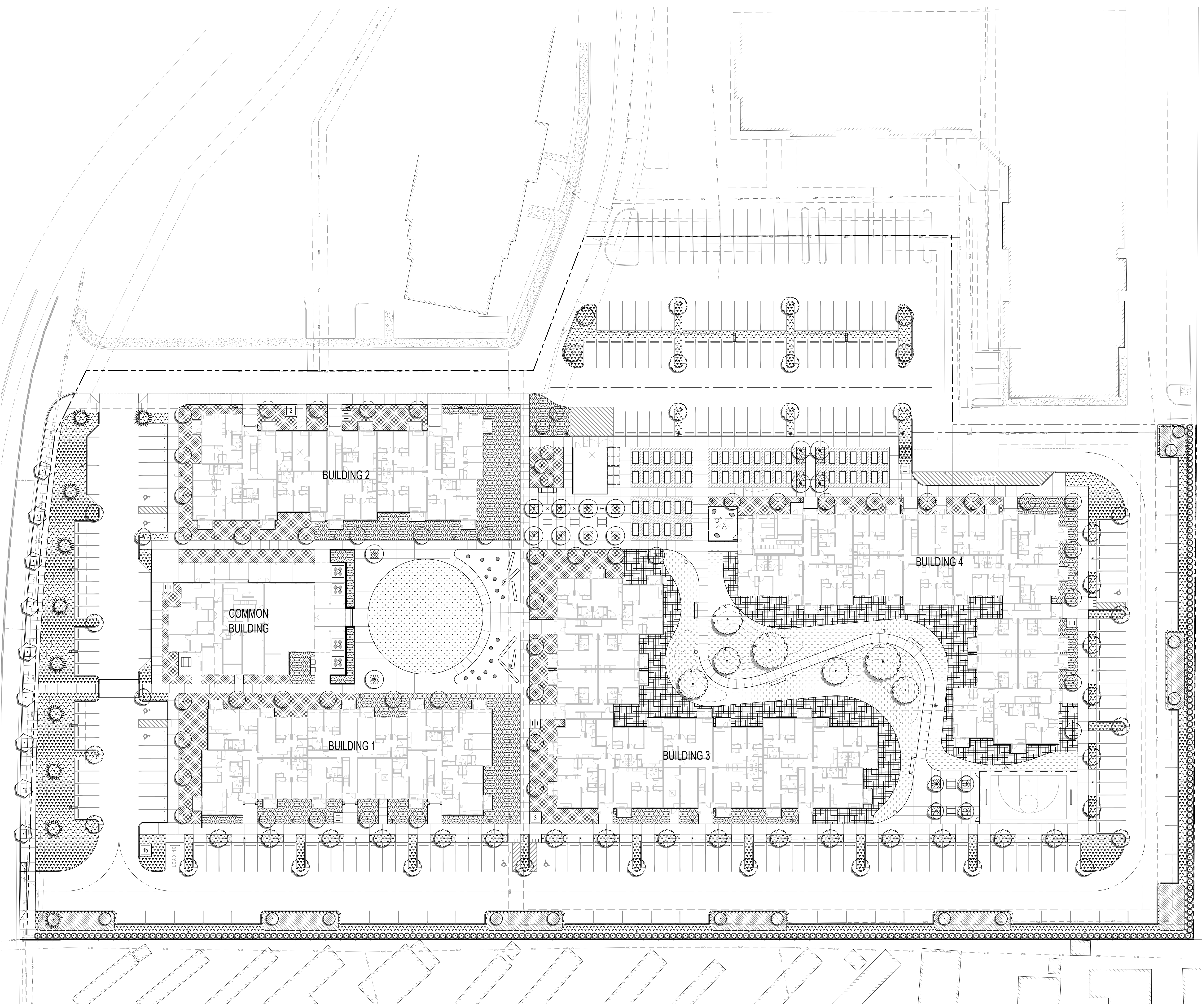
REVISION	DATE	REASON FOR ISSUE

PLANTING PLAN OVERALL

LAND USE

DATE 04/14/2023	PROJECT NUMBER 202780
--------------------	--------------------------

SHEET NUMBER
L5.00



SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	SPACING	QTY.	NOTES
TREE SCHEDULE							
STREET TREES AND PARKING TREES							
	TICO	TILLIA CORDATA 'HALKA'	SUMMER SPRITE LINDEN	2" CAL.; 6'-10" HT.	30' O.C.		PER STREET TREE PLANTING STDS.
	PIPO	PINUS PONDEROSA	PONDEROSA PINE	8'-10" HT.	30' O.C.		PER STREET TREE PLANTING STDS.
	ZEZE	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	2.5" CAL.; 12-14" HT.	AS SHOWN		12-14" HT., 28" MIN. ROOT BALL DIAMETER, 17" MIN. ROOT BALL DEPTH, EVEN BRANCHING, SPECIMEN QUALITY
BUILDING PERIMETER TREES							
	LAIN	LAGERSTROEMIA INDICA x FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	1.5" CAL.; 8" HT.	AS SHOWN		8' HT., 10 BRANCHES MIN., 20" MIN. ROOT BALL DIAMETER, 12" MIN. ROOT BALL DEPTH, MIN. 3 STEMS
	MAVI	MAGNOLIA GRANDIFLORA 'VICTORIA'	VICTORIA SOUTHERN MAGNOLIA	2.5" CAL.; 12-14" HT.	AS SHOWN		12-14" HT., 28" MIN. ROOT BALL DIAMETER, 17" MIN. ROOT BALL DEPTH, EVEN BRANCHING, SPECIMEN QUALITY
	PAPE	PARROTIA PERSICA 'VANESSA'	VANESSA IRONWOOD	2.5" CAL.; 12-14" HT.	AS SHOWN		12-14" HT., 28" MIN. ROOT BALL DIAMETER, 17" MIN. ROOT BALL DEPTH, EVEN BRANCHING, SPECIMEN QUALITY
	QUGA	QUERCUS GARRYANA	OREGON WHITE OAK	1.5" CAL.; 14-16" HT.	AS SHOWN		14-16" HT., 32" MIN. ROOT BALL DIAMETER, 19" MIN. ROOT BALL DEPTH, EVEN BRANCHING, SPECIMEN QUALITY
	ZEMU	ZELKOVA SERRATA 'MUSHASHINO'	MUSHASHINO JAPANESE ZELKOVA	2.5" CAL.; 12-14" HT.	AS SHOWN		12-14" HT., 28" MIN. ROOT BALL DIAMETER, 17" MIN. ROOT BALL DEPTH, EVEN BRANCHING, SPECIMEN QUALITY
ACCENT TREES							
	COEW	CORNUS EDDIE'S WHITE WONDER	EDDIE'S WHITE WONDER DOGWOOD	1.5" CAL.; 10-12" HT.	AS SHOWN		10-12" HT., 20" MIN. ROOT BALL DIAMETER, 12" MIN. ROOT BALL DEPTH, MIN 2 STEMS
	CECA	CERCIS CANADENSIS	EASTERN REDBUD	1.5" CAL.; 10-12" HT.	AS SHOWN		10-12" HT., 10 BRANCHES MIN., 20" MIN. ROOT BALL DIAMETER, 12" MIN. ROOT BALL DEPTH, MIN. 3 STEMS
	CHOB	CHAMAECYPARIS OBTUSA	HINKO CYPRESS	5'-6" HT.; 2'-3" SPRD.	AS SHOWN		13" MIN. ROOT BALL DIAMETER, 9" MIN. ROOT BALL DEPTH, EVEN BRANCHING, SPECIMEN QUALITY
	CADE	CALOCEDRUS DECURRENS	INCENSE CEDAR	6'-8" HT.; 4'-5" SPRD.	AS SHOWN		14" MIN. ROOT BALL DIAMETER, 9" MIN. ROOT BALL DEPTH, EVEN BRANCHING, SPECIMEN QUALITY
HEDGE							
	THPL	THUJA PLICATA 'GREEN GIANT'	'GREEN GIANT' ARBORVITAE	8' HT.	8' O.C.		PRIVACY HEDGE AT PERIMETER

SYMBOL	%	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT. x SPRD.)	CONTAINER CLASS	SPACING	NOTES
	40	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED-OSIER DOGWOOD	12" HT. 4 CANES	#2	24" O.C.	
	40	MAHONIA AQUIFOLIUM 'COMPACT'	COMPACT OREGON GRAPE	15" HT.	#2	24" O.C.	
	30	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	12" SPRD.	#2	36" O.C.	HEAVY, WELL FOLIAGED
	30	RIBES SANGUINEUM	RED FLOWERING CURRANT	18" HT. 4 CANES	#2, #3	AS SHOWN	PNW NATIVE, POLLINATOR; HIGH SCREEN SHRUB
	30	SALIX PURPUREA 'NANA'	ARCTIC BLUE LEAF WILLOW	18" HT. 4 CANES	#2	36" O.C.	
	30	SPIRAEA JAPONICA	JAPANESE SPIREA	15" HT.; 4 CANES	#2, #3	36" O.C.	

SYMBOL	%	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT. x SPRD.)	CONTAINER CLASS	SPACING	NOTES
	20	CISTUS x PURPUREUS	PURPLE ROCK ROSE		#2	36" O.C.	
	10	ECHINACEA PURPUREA	PURPLE CONEFLOWER		#1	24" O.C.	
	30	EUONYMUS JAPONICUS 'GREEN SPIRE'	GREEN SPIRE EUONYMUS	24" HT. x 8" SPRD.	#3	24" O.C.	
	20	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	12" SPRD.	#1	24" O.C.	
	20	ROSMARINUS OFFICINALIS 'MAJORCA PINK'	MAJORCA PINK ROSEMARY	12" SPRD.	#1	24" O.C.	

SYMBOL	%	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT. x SPRD.)	CONTAINER CLASS	SPACING	NOTES
	30	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS		#1	18" O.C.	ROOTED TO EDGE OF CONTAINER
	30	ECHINACEA PURPUREA	PURPLE CONEFLOWER		#1	24" O.C.	
	30	FRAGARIA CHILOENSIS	BEACH STRAWBERRY		#1	24" O.C.	
	30	IRIS DOUGLASIANA	DOUGLAS IRIS		#2	12" O.C.	
	30	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	12" SPRD.	#1	18" O.C.	
	40	MAHONIA AQUIFOLIUM 'COMPACT'	COMPACT OREGON GRAPE	15" SPRD.	#2	24" O.C.	
	40	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	12" SPRD.	#2	36" O.C.	HEAVY, WELL FOLIAGED
	40	RIBES SANGUINEUM	RED FLOWERING CURRANT	18" HT. 4 CANES	#3	AS SHOWN	PNW NATIVE, POLLINATOR; HIGH SCREEN SHRUB
	40	SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	15" HT. 4 CANES	#3	36" O.C.	

SYMBOL	CAOB	CAREX OBNUTA	SLOUGH SEDGE	CG #1	12" O.C.	
	COKE	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED-OSIER DOGWOOD	12" HT. OR SPRD.; 4 CANES	CG #2	24" O.C.
	DECE	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS		CG #1	18" O.C.
	SAPU	SALIX PURPUREA 'NANA'	ARCTIC BLUE LEAF WILLOW	18" HT. 4 CANES	CG #2	36" O.C.
	SPBE	SPIRAEA BETULIFOLIA	BIRCH-LEAF SPIREA	18" HT. OR SPREAD, 4 CANES	CG #2	36" O.C.
	SPDO	SPIRAEA DOUGLASII	DOUGLAS SPIREA	18" HT. OR SPREAD, 4 CANES	CG #2	AS SHOWN
	SPGO	SPIRAEA x BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	15" HT. OR SPREAD, 4 CANES	CG #2	36" O.C.

- PLANTING NOTES**
- VERIFY LOCATION OF EXISTING TREES TO REMAIN PRIOR TO SOIL PREPARATION. PROTECT ALL TREES AND SHRUBS INDICATED TO REMAIN.
 - VERIFY AND COORDINATE WORK AROUND ALL UNDERGROUND UTILITIES BEFORE EXCAVATION. NOTIFY ALL UTILITY PROVIDERS AT LEAST TWO (2) WORKING DAYS PRIOR TO BEGINNING WORK.
 - VERIFY THAT THE CONDITIONS ARE SUITABLE TO PROMOTE HEALTHY PLANT GROWTH. DO NOT PROCEED IF CONDITIONS DETRIMENTAL TO HEALTHY GROWING ENVIRONMENT ARE PRESENT, INCLUDING OVER-COMPACTED SOILS, ADVERSE DRAINAGE CONDITIONS, DEBRIS, OR OTHER HARMFUL CIRCUMSTANCES. PROCEEDING WITHOUT NOTIFICATION DENOTES ACCEPTANCE.
 - COORDINATE WITH OTHER SUBCONTRACTORS AND TRADES TO ENSURE PROTECTION OF GROWING CONDITIONS AND PLANT MATERIALS.
 - REFER TO SPECIFICATIONS FOR ADDITIONAL PLANTING REQUIREMENTS, METHODS, AND MATERIALS.
 - VERIFY PLANT QUANTITIES SHOWN ON THE PLANS BASED ON GRAPHIC REPRESENTATION. QUANTITIES SHOWN ARE FOR CONTRACTOR CONVENIENCE ONLY.
 - PROVIDE POSITIVE DRAINAGE FOR ALL PLANTING AREAS.
 - UNLESS OTHERWISE INDICATED, ALL SHRUB AND GROUND COVER PLANTINGS SHALL BE TRIANGULARLY SPACED.
 - LABELING REFERS TO ALL ADJACENT IDENTICAL SYMBOLS WHERE PLANTS ARE MASSES. LABEL FOR MASS INDICATES TOTAL NUMBER OF PLANTS IN GROUP, EVEN IF THE GROUP IS SPREAD OVER MORE THAN ONE SHEET.

LAWN, GRASSES, GROUND COVER & VINES		
	LAWN	SOODED
	SEEDED MEADOW MIX	SEE SPEC.
	CEDAR BARK MULCH	SEE SPEC.

SYMBOL	%	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT. x SPRD.)	CONTAINER CLASS	SPACING	NOTES
	40	ARCTOSTAPHYLOS x MEDIA 'MARTHA EWAN'	MARTHA EWAN MANZITA		#2	36" O.C.	
	40	LEPTOSPERMUM RUPESTRE 'SQUIGGLY'	ALPINE TEA TREE		#2	36" O.C.	
	40	NANDINA DOMESTICA 'HARBOR DWARF'	HARBOR DWARF HEAVENLY BAMBOO		#3	36" O.C.	
	40	COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	15" SPRD.	#2	36" O.C.	
	20	CEANOTHUS THYRSIFLORUS var. 'GRISEUS' 'YANKEE POINT'	YANKEE POINT CALIFORNIA LILAC	15" SPRD.	#3	36" O.C.	

1 PLANTING PLAN
1" = 30'-0"

Amanda Winter

From: Ty Darby
Sent: Tuesday, August 1, 2023 12:11 PM
To: Amanda Winter
Subject: RE: Stratus Village Applications - PDA 2-23, TML 1-23 & L 25-23

Hi Amanda,

Sorry for the delay. The Fire District has no comments for TML 1-23 or L 25-23. We do have conditions as noted below for PDA 2-23:

Fire Apparatus Access

FIRE APPARATUS ACCESS ROAD EXCEPTIONS: The requirements for fire apparatus access may be modified as approved by the fire code official where any of the following apply: (OFC 503.1.1)

**Exceptions:*

- 1) Building is equipped throughout with an approved automatic fire sprinkler system.
- 2) Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.
- 3) There are not more than two Group R-3 or Group U occupancies.

FIRE APPARATUS ACCESS ROAD DISTANCE

FROM BUILDING AND TURNAROUNDS: Access roads shall extend to within 150 feet of all portions of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building. An approved turnaround is required if the remaining distance to an approved intersecting roadway, as measured along the fire apparatus access road, is greater than 150 feet. (OFC 503.1.1)

TURNING RADIUS: The inside turning radius and outside turning radius shall be not less than 28 feet and 48 feet respectively, measured from the same center point. (OFC 503.2.4)

MULTIPLE ACCESS ROADS: Developments of one- and two-family dwellings where the number of dwelling units exceeds 30, multiple-family residential projects having more than 100 dwelling units and where vehicle congestion, adverse terrain conditions or other factors that could limit access, as determined by the fire code official, shall be provided with not less than two approved means of fire department access. Exceptions may be allowed for approved automatic sprinkler system. The approval of fire sprinklers as an alternate, in lieu of adequate fire apparatus access, shall be accomplished in accordance with OFC 104.8 (OFC D106 & D107)

MULTIPLE ACCESS ROADS SEPARATION: Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. (OFC D104.3 & D107.1)

GRADE: Fire apparatus access roadway grades shall not exceed 10 percent. Intersections and turnarounds shall be level (maximum 5%) with the exception of crowning for water run-off. When fire sprinklers are installed, a maximum grade of 15% may be allowed. The approval of fire sprinklers as an alternate shall be accomplished in accordance with the provisions of ORS 455.610(5) and OAR 918-480-0100. (OFC D103.2)

FIRE APPARATUS ACCESS ROAD WIDTH AND VERTICAL CLEARANCE: Fire apparatus access roads shall have an unobstructed driving surface width of not less than 20 feet (26 feet adjacent to fire hydrants (OFC D103.1)) and an unobstructed vertical clearance of not less than 13 feet 6 inches. (OFC 503.2.1 & D103.1)

Note: When serving two or less dwelling units and accessory buildings, the driving surface may be reduced to 12 feet, although the unobstructed width shall be 20 feet. Turning radii for curves and turnarounds on reduced width roads shall be not less than 25 feet and 45 feet respectively, measured from the same center point.

AERIAL FIRE APPARATUS ROAD WIDTH: Buildings more than 30 feet in height shall have fire apparatus access roads constructed for use by aerial apparatus with an unobstructed driving surface width of not less than 26 feet. (OFC D105.2)

SURFACE AND LOAD CAPACITIES: Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 75,000 pounds live load (gross vehicle weight). Documentation from a registered engineer that the final construction is in accordance with approved plans or the requirements of the Fire Code may be requested. (OFC D102.1)

GATES: Gates securing fire apparatus roads shall comply with all of the following: (OFC D103.4)

- ◆ Minimum unobstructed width shall be not less than the required roadway surface width, or two 10 foot sections with a center post or island.
- ◆ Gates serving three or less single-family dwellings shall be a minimum of 12 feet in width.
- ◆ Gates shall be set back at minimum of 30 feet from the intersecting roadway.
- ◆ Gates shall be of the swinging or sliding type
- ◆ Manual operation shall be capable by one person
- ◆ Electric gates shall be equipped with a means for operation by fire department personnel
- ◆ Locking devices shall be approved.

NO PARKING SIGNS: Where fire apparatus roadways are not of sufficient width to accommodate parked vehicles and 20 feet of unobstructed driving surface, "No Parking" signs shall be installed on one or both sides of the roadway and in turnarounds as needed. Roads 26 feet wide or less shall be posted on both sides as a fire lane. Roads more than 26 feet wide to 32 feet wide shall be posted on one side as a fire lane.

Signs shall read "NO PARKING - FIRE LANE" and shall be installed with a clear space above grade level of 7 feet. Signs shall be 12 inches wide by 18 inches high and shall have red letters on a white reflective background. (OFC D103.6)



PAINTED CURBS: Where required, fire apparatus access roadway curbs shall be painted red and marked "NO PARKING FIRE LANE" at approved intervals. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on red background. (OFC 503.3)

Firefighting Water Supplies

FIREFIGHTING WATER SUPPLY EXCEPTIONS: The requirements for firefighting water supplies may be modified as approved by the fire code official where any of the following apply: (OFC 503.1.1 Exception)

- 1) Buildings are equipped throughout with an approved automatic fire sprinkler system (the approval of this alternate method of construction shall be accomplished in accordance with the provisions of ORS 455.610(5)).
- 2) There are not more than two Group R-3 or Group U occupancies.

Fire Flow Worksheet - http://www.ci.mcminnville.or.us/images/stories/departments/Fire/fire_code_applications_guide.pdf

COMMERCIAL BUILDINGS - FIRE FLOW: The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be determined according to OFC Appendix B. The required fire flow for a building shall not exceed the available GPM in the water delivery system at 20 psi.

Note: Appendix B, Section B106, Limiting Fire-Flow is also enforced, save and except for the following:

- In areas where the water system is already developed, the maximum needed fire flow shall be either 3,000 gpm or the available flow in the system at 20 psi, whichever is greater.
- In new developed areas, the maximum needed fire flow shall be 3,000 gpm at 20 psi.

ACCESS AND FIRE FIGHTING WATER SUPPLY DURING CONSTRUCTION: Approved fire apparatus access roadways and fire fighting water supplies shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. (OFC 501.4)

PREMISE IDENTIFICATION: New and existing buildings shall have approved address numbers, building numbers or approve building identification placed in a position that is plainly legible and visible form the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. (OFC 505.1)

FIRE PROTECTION AND UTILITY EQUIPMENT IDENTIFICATION:

Rooms which contain controls for fire protection equipment and utilities shall be provided with identifiable markings on the building in an approved and visible manner for fire department access. (i.e., fire alarm control panel, fire sprinkler room, electrical room etc.) (OFC 509)

Fire Hydrants

FIRE HYDRANTS – COMMERCIAL BUILDINGS: Where a portion of the building is more than 400 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided. (OFC 508.5.1)

Note: This distance may be increased to 600 feet for buildings equipped throughout with an approved automatic sprinkler system.

FIRE HYDRANT NUMBER AND DISTRIBUTION: The minimum number and distribution of fire hydrants available to a building shall not be less than that listed in Table C 105.1. See page 9 for hydrant proximity to FDC. (OFC Appendix C)

**TABLE C105.1
NUMBER AND DISTRIBUTION OF FIRE HYDRANTS**

FIRE-FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS ^{a, b, c} (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT ^d
1,750 or less	1	500	250
2,000-2,250	2	450	225
2,500	3	450	225
3,000	3	400	225
3,500-4,000	4	350	210
4,500-5,000	5	300	180
5,500	6	300	180
6,000	6	250	150
6,500-7,000	7	250	150
7,500 or more	8 or more ^e	200	120

For SI: 1 foot = 304.8 mm, 1 gallon per minute = 3.785 L/m.

- a. Reduce by 100 feet for dead-end streets or roads.
- b. Where streets are provided with median dividers which can be crossed by fire fighters pulling hose lines, or where arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall average 500 feet on each side of the street and be arranged on an alternating basis up to a fire-flow requirement of 7,000 gallons per minute and 400 feet for higher fire-flow requirements.
- c. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.
- d. Reduce by 50 feet for dead-end streets or roads.
- e. One hydrant for each 1,000 gallons per minute or fraction thereof

Considerations for placing fire hydrants may be as follows: (OFC C104)

- ⊕ Existing hydrants in the area may be used to meet the required number of hydrants as approved. Hydrants that are up to 600 feet away from the nearest point of a subject building that is protected with fire sprinklers may contribute to the required number of hydrants. (OFC 508.5.1)
- ⊕ Hydrants that are separated from the subject building by railroad tracks shall not contribute to the required number of hydrants unless approved by the fire code official.
- ⊕ Hydrants that are separated from the subject building by divided highways or freeways shall not contribute to the required number of hydrants. Heavily traveled collector streets only as approved by the fire code official.
- ⊕ Hydrants that are accessible only by a bridge shall be acceptable to contribute to the required number of hydrants only if approved by the fire code official.

- ⊕ When evaluating the placement of hydrants at apartment or industrial complexes the first hydrant(s) to be placed shall be at the primary access and any secondary access to the site. After these hydrants have been placed other hydrants shall be sited to meet the above requirements for spacing and minimum number of hydrants.

FIRE HYDRANT DISTANCE FROM AN ACCESS ROAD: Fire hydrants shall be located not more than 15 feet from an approved fire apparatus access roadway unless approved by the fire code official. (OFC C102.1)

FIRE DEPARTMENT CONNECTIONS: A fire hydrant shall be located within 100 feet of a fire department connection (FDC). Fire hydrants and FDC's shall be located on the same side of the fire apparatus access roadway, unless otherwise approved. (OFC 905.2, 912 & NFPA 14)

- Fire department connections (FDCs) shall normally be located remotely from the building(s) they serve. Under certain circumstances, FDCs may be mounted on the building(s) when approved by the fire code official.
- The following systems shall not require a fire department connection:
 - (1) Buildings located in remote areas that are inaccessible for fire department support
 - (2) Large-capacity deluge systems exceeding the pumping capacity of the fire department
 - (3) Single-story buildings not exceeding 2000 ft² in area

STORZ ADAPTERS – FIRE HYDRANTS: All fire hydrants with steamer ports shall be fitted with 5" ¼ turn Storz hydrant adapters. A cap with cable shall be provided.

STORZ ADAPTERS – FIRE DEPARTMENT CONNECTIONS: All FDCs served by 4" or larger pipe shall be fitted 5" ¼ turn Storz adapters. A cap with cable shall be provided.

Key Boxes

1. Required Installation: Key boxes shall be installed on buildings and structures when:

- ✓ An elevator is installed.
- ✓ Equipped with a fire alarm system.
- ✓ Equipped with an automatic fire extinguishing system.
- ✓ Access is restricted due to security arrangements.

2. Installation Details: Key boxes shall be installed within ten feet (10') of the main entrance (address entrance), preferably located to the right side of the entrance door(s). The bottom of the key box shall be mounted at a height of seven feet (7') above the walking surface unless an alternate height is approved.

Exceptions: In multi-tenant buildings (each with their own outside entrance) the key box shall be located at the door that will best and most easily gain access to automatic sprinkler system controls, alarm system controls, etc.

3. Required Contents: Key boxes shall contain the following:

- ✓ Building or structure keys
- ✓ Alarm systems keys and instructions
- ✓ Elevator recall key
- ✓ Gate key
- ✓ Elevator door key
- ✓ Automatic fire extinguishing system control valve keys

4. Required Labeling: All keys shall be labeled as to their use, i.e., main entrance, fire alarm control panel, fire sprinkler room, etc.

5. Key Box Size: The size of the key box shall be sufficient to contain all necessary keys and/or equipment.

Thank you,

Ty

Ty Darby

Assistant Chief - Fire Marshal

McMinnville Fire District

(503)435-5802

EXHIBIT 4 – STAFF REPORT

DATE: August 17, 2023
TO: Planning Commission Members
FROM: Heather Richards, Community Development Director
SUBJECT: Public Hearing – Docket G 3-22, Natural Hazards

STRATEGIC PRIORITY & GOAL:



COMMUNITY SAFETY & RESILIENCY
Proactively plan for & responsively maintain a safe & resilient community.



GROWTH & DEVELOPMENT CHARACTER
Guide growth & development strategically, responsively & responsibly to enhance our unique character.

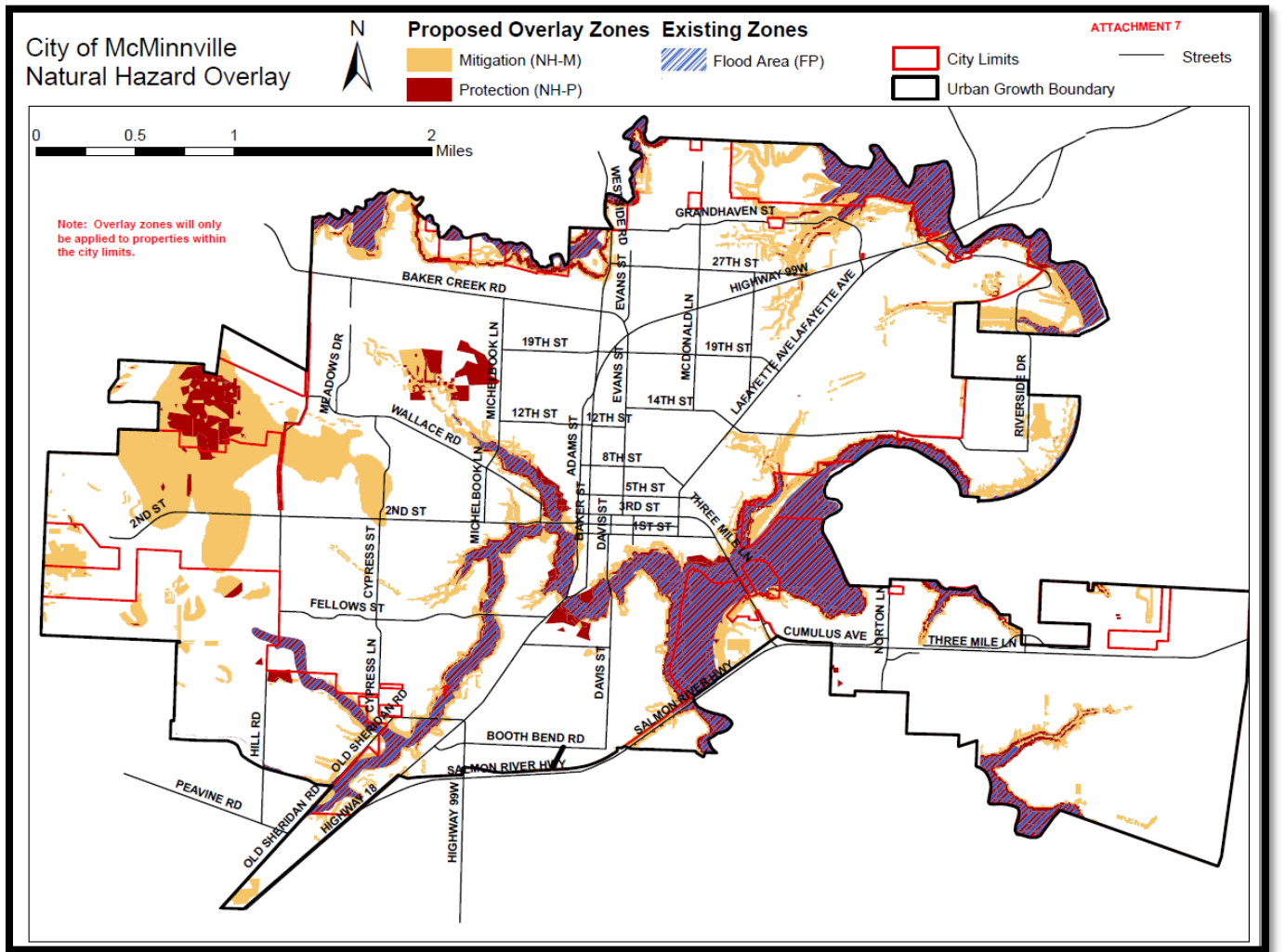
Report in Brief:

This is the continuation of a legislative public hearing to consider the following action items as a result of the City's Oregon Land Use Goal #7 work relative to Natural Hazards:

- Amendment to the McMinnville Comprehensive Plan, Volume I – Background Elements, adopting the *2021 Natural Hazards Inventory and Management Program Options and Recommendations* and its Appendices (Attachments 1, 2, 3, and 4 to this staff report).
- Amendment to the McMinnville Comprehensive Plan, Volume II – Goals and Policies, adding a new Chapter XI, entitled *Natural Features* (Attachment 5 to this staff report).
- Amendments to the McMinnville Municipal Code, Chapters 17.48, *Flood Area Zone*, and Chapter 17.49, *Natural Hazard Overlay Subdistricts* (Attachment 6 to this staff report).
- Amendment to the McMinnville Zone Map, adding the Natural Hazard Mitigation Zone (NH-M) and the Natural Hazard Protection Zone (NH-P) (Attachment 7 to this staff report).

A website page has been developed for this effort: [Natural Hazards | McMinnville Oregon](#)

Staff is requesting that the public hearing be continued to September 21, 2023, 6:30 PM to give staff more time to evaluate and incorporate public comments received from the City's Public Works team, McMinnville Water and Light, private engineers and property owners.



Background:

Natural hazard planning is not new to McMinnville. The original comprehensive plan in 1981 conducted natural hazard planning and from this effort, the Flood Area zone was realized. When new hazard inventory data becomes available from the state local governments should update their natural hazard planning programs to evaluate the new data and develop a mitigation plan if appropriate.

What is Natural Hazard Mitigation? Disasters occur when natural hazard events impact people, property and the environment. Natural hazard mitigation is the identification and implementation of actions that will reduce loss when the next disaster strikes. Implementing mitigation actions can also reduce the length of time that essential services are unavailable after a disaster, protect critical facilities, reduce economic hardship, speed recovery, and reduce construction costs. Natural hazard mitigation is any sustained action taken to reduce or remove the long-term risk to life, property, and the environment from natural hazards. It is most effective when implemented under a comprehensive, long-term natural hazards mitigation plan, and integrated into other partner plans.

What is a Natural Hazards Mitigation Plan? A natural hazards mitigation plan identifies hazards, vulnerabilities, and risks facing a local, state or tribal government, and prioritizes actions to reduce the risk.

Oregon Land Use Goal #7 (attachment 8 to this staff report) requires local governments to evaluate the risk to people and property when new hazard inventory information is available and assess the frequency, severity and location of the hazard; the effects of the hazard on existing and future development; the potential for development in the hazard area to increase the frequency and severity of the hazard; and the types and intensities of land uses to be allowed in the hazard area. In this effort, governments should allow an opportunity for citizen review and comment on the new inventory information and the results of the evaluation, and adopt or amend, as necessary, based on the evaluation of risk, plan policies and implementing measures consistent with the following principles:

- Avoiding development in hazard areas where the risk to people and property cannot be mitigated; and
- Prohibiting the siting of essential facilities, major structures, hazardous facilities and special occupancy structures, as defined in the state building code.

Oregon Land Use Goal #7 further states that state agencies shall coordinate their natural hazard plans and programs with local governments and provide local governments with hazard inventory information.

In 2018, the Oregon Department of Geology and Mineral Industries updated their geohazards data. At the same time, the US Forest Service updated their Pacific Northwest Quantitative Wildfire Risk Assessment Data.

In 2019, Yamhill County with the aid of a grant from the Federal Emergency Management Agency's (FEMA) Hazard Mitigation Program, updated the Yamhill County Multi-Jurisdictional Hazard Mitigation Plan, which was acknowledged by FEMA in December 22, 2020.

As a partner in that process, the City of McMinnville prepared an addendum to that plan that was adopted by the McMinnville City Council on December 8, 2020 by Resolution No. 2020-67. (Attachment #9 to this staff report). The McMinnville addendum identified a number of action items for the City of McMinnville including mapping and inventorying hazard areas and evaluating comprehensive plan policies and development regulations to ensure that the city is protecting people and property from natural hazard areas. (See Multi-Hazard #2, #7, #11, #12, Landslide #2 implementation actions sheets in the addendum document – attachment #9 to this staff report).

At the same time, the State of Oregon updated the Oregon Natural Hazards Mitigation Plan, which was approved by FEMA September 24, 2020.

The hazards normally identified in Oregon are floods, earthquakes, landslides, wildfires, tsunamis and coastal erosion.

The existing comprehensive plan addresses flood hazards only – consistent with Federal Emergency Management Agency (FEMA) regulations related to the National Flood Insurance Program (NFIP). The current comprehensive plan does not have a separate natural hazards element. The McMinnville Zoning Ordinance has a separate F-P Flood Hazard Zone that applies

to land within the 100-year floodplain. However, the City currently lacks development standards for geological and wildfire hazards. The McMinnville Buildable Lands Inventory indicates slopes of 25% or greater and floodplains as unbuildable consistent with applicable state law.

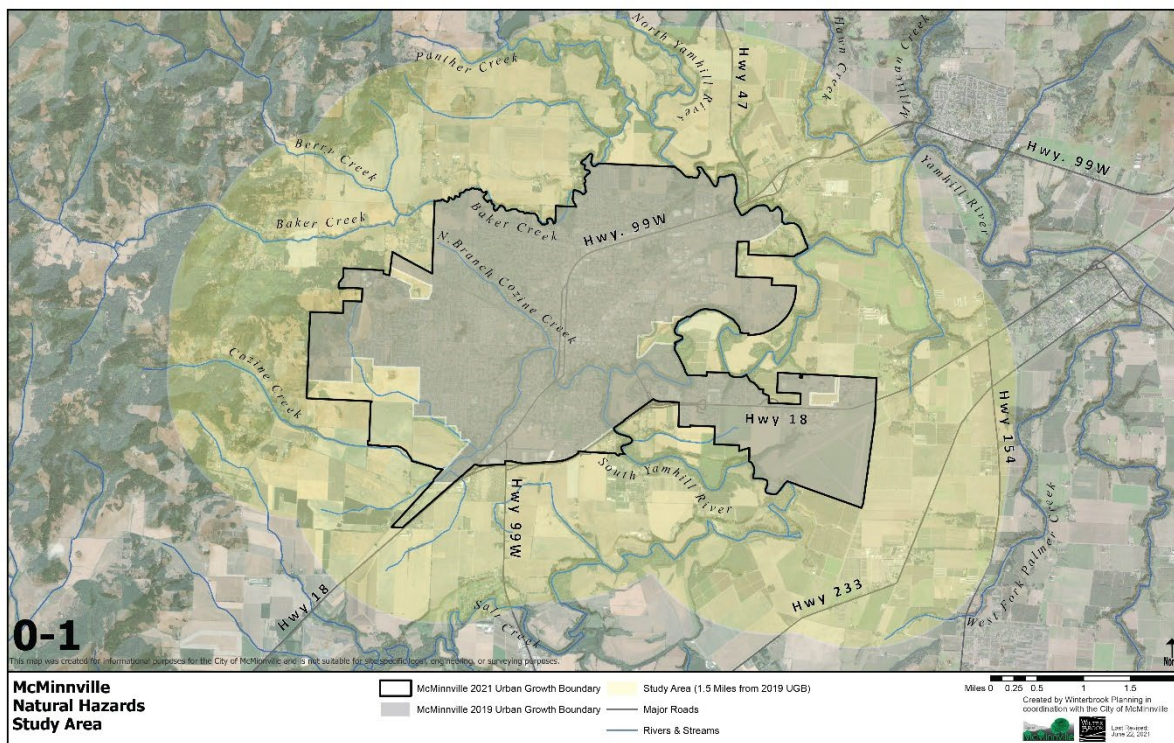
In 2020, the City hired Winterbrook Community Resource Planning to prepare the initial draft of the McMinnville Natural Hazards Inventory, Management Program Options and Recommendations study. The study area at that time included (a) the McMinnville Urban Growth Boundary (UGB) as it existed in June 2020 and (b) the UGB expansion study area within 1.5 miles of the existing UGB.

When the City initiated a UGB amendment process in 2020 simultaneously with the Natural Hazards Inventory and Review, the City considered the natural hazard inventory information provided in the initial draft report as part of the UGB analysis.

In December 2020, the City Council amended its UGB to include approximately 1,280 acres of land (of which 921 acres were considered “buildable”). The County subsequently adopted, and the Land Conservation and Development acknowledged, the UGB amendment in April 2021.

Figure 1 shows the 2021 UGB expansion area in relation to the previously existing 2019 and the Natural Hazards Study Area.

Figure 1 McMinnville 2019 UGB, 2021 UGB, and Natural Hazards Study Area



In April 2021, the City contracted with Winterbrook Planning to revise the 2020 natural hazards study to (a) focus on the expanded 2021 UGB, (b) include social vulnerabilities described in the *Oregon Natural Hazards Mitigation Plan* (Oregon NHMP) in the natural hazards composite ranking system, (c) amend the proposed Natural Hazard Mitigation and Protection maps accordingly, and

(d) prepare draft amendments to the McMinnville Zoning Ordinance to include natural hazard mitigation and protection subdistrict maps and text.

The revised study includes an inventory of natural hazards based on available mapping sources, considers alternative management options, and suggests policy and mapping amendments to the McMinnville Comprehensive Plan to systematically address McMinnville's mappable natural hazards within the 2021 UGB.¹

The revised natural hazards inventory includes a series of GIS (geographic information system) overlay maps showing moderate, high and severe hazard areas within the 2021 UGB and study area. The inventory also includes a description of the following natural hazards and how they may adversely affect life and property:

- **Geological Hazards** (areas subject to landslide, steep slope and earthquake liquefaction and shaking impacts)
- **Flood Hazards** (areas within the 100-year floodplain including the floodway)
- **Wildfire Hazards** (areas that are particularly susceptible to wildfires due to topography, fuel and settlement patterns)
- **Composite Hazards** (areas with one or more overlapping natural hazard categories)

This work resulted in proposed amendments to the McMinnville Comprehensive Plan both in terms of new inventory and recommended programs and new policies for natural hazards. It also resulted in proposed amendments to the McMinnville Municipal Code and McMinnville Zone Map, introducing two new overlay districts, the Natural Hazard – Mitigation Zone (NH-M) and the Natural Hazard Protection Zone (NH-P). Regulations for the administration of both overlay zones is proposed as a new chapter 17.49, "Natural Hazards Overlay Subdistricts".

Throughout the past two years of evaluation and draft program implementation, city staff and the Winterbrook team have conducted several work sessions with the McMinnville City Council and Planning Commission informing them of the research and evaluation and seeking policy direction on how to move forward with mitigating the risk. In August 2020, the McMinnville City Council asked city staff and the consultants to develop mitigation measures that would help to assess risk for people and property on land that had multiple hazards, and for those lands with moderate overlapping hazards to require additional assessments as part of the development review and with those lands that were identified as high hazard areas to limit development to low density and intensity development to protect people and property.

Impact to Properties:

Existing Uses are considered conforming within both the Natural Hazard Mitigation Zone and the Natural Hazard Protection Zone, and can be expanded by 50% of the habitable area without implicating the provisions of the natural hazards overlay.

The Natural Hazard – Mitigation Zone allows all permitted and conditional uses in the underlying zones to continue to be developed. However, based on the types of hazards on the property, the Community Development Director will determine if an additional study is needed to help inform

¹ Winterbrook addresses relationships among natural hazards and natural resources (such as riparian and upland wildlife habitat and scenic views and viewpoints) in a separate white paper.

the development to protect the people and property from a potential natural disaster. That study might be a geo-site assessment for those properties that have landslide, liquefaction or shaking soil hazards, or a wildfire mitigation plan for those properties within a wildfire risk area. Development on slopes greater than 15% might be required by the City Engineer to provide an erosion control plan as part of their development review.

The Natural Hazard – Protection Zone allows all permitted and conditional uses in the underlying zones but limits the intensity and density of the uses by prohibiting large format commercial development, limiting land division and residential development to one unit per lot unless a planned development process is used to locate the more intensive development on land that is less hazardous. The Natural Hazard – Protection Zone also allows for a transfer of residential density rights to other properties within the city limits.

On February 16, 2023, city staff brought the final draft recommendations to the Planning Commission for review and discussion. At that work session, the Planning Commission directed city staff to identify the impact of hazard planning on property owners from the perspective of insurance provisions, and to develop an appeal process for property owners as well as the ability for property owners in the Natural Hazards – Protection overlay where development is limited to transfer their density rights to other properties within the city.

Insurance Risk:

City staff reached out to insurance agencies to inquire about the rise of this planning effort to home insurance policies. Most homeowners and some renters have insurance to protect their home and belongings. Homeowner and renter insurance typically covers certain natural hazards, such as water damage from heavy rain or snow. As long as it can be demonstrated that a domicile has been maintained in good working order, the majority of costs for repair and replacement can be recovered.

However, homeowner and renter insurance policies almost never cover floods, hurricanes, earthquakes, and other natural hazards. Coverage of these hazards events require separate policies that the homeowner initiates on their own. Due to the earthquake subduction zone in McMinnville, the city is already tagged as a hazard area for home insurance and insurers asked did not feel that this new information would impact anything.

Appeal Process:

City staff researched appeal processes in other communities for property owners to prove that their property should not be included in a hazard overlay. Based on that research, Section 17.49.95 was added to the draft code amendments per the following:

17.49.95 Appeal / Verification of Natural Hazards boundaries. The Natural Hazards boundaries may be appealed and must be verified occasionally to determine the true location of a hazard area and its functional values on a site. This may be through a site-specific survey or a simple site visit in those cases where existing information demonstrates that the Natural Hazard significance rating does not apply to a site-specific area. Applications for development on a site located in a Natural Hazard area may request a determination that the subject site is not subject to the standards of Chapter 17.49. Verifications / appeals shall be processed as either a Type I or Type II process as outlined below.

A. Type I Appeal / Verification.

- 1. Applicants for a determination under this section shall submit a site plan meeting the requirements of Chapter 17.72, as applicable.*

2. *An applicant may request a Type I Verification determination by the community development director. Such requests may be approved provided that there is evidence substantiating that all the requirements of this chapter relative to the proposed use are satisfied and demonstrates that the property also satisfies the following criteria, as applicable:*
 - a. *No natural features have been disturbed.*
 - b. *No natural features have been changed.*
 - c. *The property does not contain a natural hazard area as identified by the city's local natural hazards area maps.*
 - d. *Evidence of prior land use approvals that conform to the natural hazards overlay districts, or which conformed to the natural hazard area overlay district that was in effect prior to the Natural Hazards code adoption date _____.*
- B. *Type II Appeal / Verification. Verifications of the Natural Hazards areas which cannot be determined pursuant to the standards of Chapter 17.49 may be processed under the Type II permit procedure.*
 1. *Applicants for a determination under this section shall submit a site plan meeting the requirements of (site plan requirements) as applicable.*
 2. *Such requests may be approved provided that there is evidence that demonstrates in a report prepared by one or more qualified professionals with experience and credentials in natural resource areas, including wildlife biology, ecology, hydrology and forestry, that a resource function(s) and/or land feature(s) does not exist on a site-specific area.*
 3. *Verification to remove a recently developed area from the Natural Hazards shall show that all of the following have been met:*
 - a. *All approved development in the Natural Hazards area has been completed*
 - b. *All mitigation required for the approved development has been successful.*
 - c. *The previously identified Natural Hazards area on the developed site no longer exist or have been subject to a significant impact.*

Transfer of Residential Density Rights:

City staff researched transfer of density rights programs associated with natural hazard overlays in several other Oregon cities. Based on that research, Section 17.49.170 was amended to the draft code amendments per the following:

17.49.170 Residential Density Transfer. A transfer of development density from undeveloped buildable land within the Natural Hazard Protection zone to other property within the city limits is encouraged. Density transfer may occur through the planned development process, as indicated below.

- A. *Development Density to Transfer from Natural Hazard Protection Zone (NH-P). The land area from which density can be transferred excludes developed and unbuildable areas, such as riparian corridors, slopes 15% or greater, and easements. 50% of the development density of identified qualifying land within the land area may be transferred to any other residential zone.*
- B. *Development Density in Receiving Area. Up to a maximum 20% reduction in average minimum lot size or lot area per unit requirements is allowed in order to accommodate the density transfer. Developments utilizing a transfer of density will need to apply for a Planned Development pursuant to Chapter 17.51.*
- C. *If Density Transfer is Not Feasible. In situations where density transfer is not feasible, a maximum of one dwelling unit per 2.5 acres may be allowed on land zoned for residential use within the NH-P Subdistrict, consistent with the recommendations of a geotechnical engineering study and any conditions required by the review authority.*
- D. *Recording of Density Transfer. In all cases where this bonus is used, covenants or other legally binding agreements that run with the land shall preclude the development of the land from which the density is transferred. The covenants or other legally binding agreements shall be recorded before the transferred density may be used.*

Public Engagement:

The City sent out notices to all impacted property owners both within the city limits and outside of the city limits but within the UGB (although the zoning overlays will not apply until such time that the property is annexed into the city limits), informing them of the proposed amendments and inviting them to one of two public information sessions hosted on March 20 and March 27. City staff also set up a project website with an interactive map to help property owners understand the hazards that were identified on their properties and have been meeting with impacted property owners to answer their questions and concerns.

At the public hearing on April 6, 2023, the Planning Commission heard testimony from some property owners who questioned the veracity of the data and the resulting requirements of the overlays as a result of that data.

Planning Commission then had a discussion, electing to continue the public hearing and directing city staff to do some more research on the following:

Transfer of Development Rights Program: Planning Commissioners asked if the development rights could be sold; if the property owner needed to own both the giving property and the receiving property; and asked city staff to research a program with 100% transfer of development rights rather than the 50% recommended.

After some research and evaluation, staff is recommending that the city process for the program be fairly simple. The City would provide a certificate to the giving property that is recorded on the city's internal lien system. Any transfer of density rights program application would have the giving property owner's signature and the receiving property owner's signature as well as the certificate signed over to the receiving property, so that the City is not managing the density rights as commodities. Please see recommended amendments to the proposed code in red below.

17.49.170 Residential Density Transfer. A transfer of development density from undeveloped buildable land within the Natural Hazard Protection zone to other property within the city limits is encouraged. Density transfer may occur through the planned development process, as indicated below. The transferring property does not need to be owned by the property owner of the receiving property, but both property owners need to sign the density transfer application to memorialize the transfer.

- E. Development Density to Transfer from National Hazard Protection Zone (NH-P). The land area from which density can be transferred excludes developed and unbuildable areas, such as riparian corridors, slopes 15% or greater, and easements. 100% of the development density of identified qualifying land within the NH-P zone may be transferred to any other residential zone.***
- F. Development Density in Receiving Area. Up to a maximum 20% reduction in average minimum lot size or lot area per unit requirements, is allowed in order to accommodate the density transfer. Developments utilizing a transfer of density will need to apply for a Planned Development pursuant to Chapter 17.51.***
- G. If Density Transfer is Not Feasible. In situations where density transfer is not feasible, a maximum of one dwelling unit per 2.5 acres may be allowed on land zoned for residential use within the NH-P Subdistrict, consistent with the recommendations of a geotechnical engineering study and any conditions required by the review authority.***
- H. Recording of Density Transfer. In all cases where a residential density transfer is used, covenants or other legally binding agreements that run with the land shall preclude the further development of the land from which the density is transferred. The covenants or other legally binding agreements shall be recorded before the transferred density may be used.***

Veracity of the Data: Planning Commissioners asked city staff to meet with DOGAMI and DLCD staff about the veracity of the data and ask if DOGAMI and DLCD staff could join the Planning Commission at a future meeting.

City staff organized a meeting with DOGAMI (Bill Burns, Engineering Geologist) and DLCD (Katherine Daniel, Natural Hazards Planner) to discuss the City's efforts, the reliance on DOGAMI data and whether the City's current proposed program was meeting the intent and mandate of Goal 7. Both staff representatives said that the City was doing what it needed to do with the best data available to the City and were supportive of the City's efforts.

They have been invited to the June 15 Planning Commission meeting.

Types of Reports Required: Some of the property owners that testified expressed their concerns with the added costs of the reports required if their property was in one of these overlays. Planning Commissioners asked city staff to research whether there were other distinctive levels of data analysis that were less expensive than a Geological Site Assessment or a Geotechnical Report that could be required prior to the property owner incurring the expense for those reports.

City staff reached out to a couple of different Geo-Tech firms and are still researching whether there is a preliminary assessment that could be done prior to the Geo Site Assessment outlined in the code.

Below is a link to a document that DOGAMI and DLCD staff prepared. In this document there is considerable discussion on how cities should mitigate hazards with site assessments and geo-tech reports.

[Preparing for Landslide Hazards: A Land Use Guide for Oregon Communities](#)

How to decide if a site-specific report is needed.

The general term geologic report refers to the engineering geologic report and the geotechnical engineering report. The difference is as follows:

- *Engineering geologic reports focus on how the earth (e.g., landforms, water table, soil, and bedrock) and earth processes (e.g., landslides and earthquakes) impact structures or potential structures and describe the degree of risk.*
- *Geotechnical engineering reports focus on the design of building products (e.g., structures, retaining walls, pavements) that can withstand or mitigate for subsurface and geologic conditions.*
- *There are two kinds of reports. The local jurisdiction develops its own criteria for triggering its geologic report (engineering geologic report or geotechnical engineering report) requirement on a site by site basis. For example, some communities adopt landslide hazard maps produced by DOGAMI and use these maps to determine if a site is in a hazard zone. If a site is in a hazard zone, generally a report is required. Communities may also use criteria such as percent slope or soil type to trigger a report requirement.*
- *Licensed professionals are generally required to stamp and sign their work products to identify for the public responsibility for the work. OSBGE and OSBEELS have requirements for stamp design and use. For geology work products, stamping requirements are as follows:*
 - *When one geologist prepares all the geology work products in a report, that geologist must stamp and sign the final report.*
 - *When multiple licensed professionals contribute work products to a report (for example, an RG or PE/GE contributing work products to a final report signed and stamped by a CEG), each professional must individually sign and stamp their own work products.*

Discussion:

At the public hearing on May 4, 2023, the Planning Commission reviewed the proposed revised code amendments for Section 17.49.170, Residential Density Transfer. There was ensuing discussion about ensuring that the transfer was 100% proportional to the net results of the restrictions imposed by the overlay zone and that the transfer could be received by any qualifying property within the city limits, but that it would be transferred to just one receiving property. Based on that discussion the following additional amendment was made to Section 17.49.170(B).

Development Density in Receiving Area. Up to a maximum 20% reduction in average minimum lot size or lot area per unit requirements, is allowed in order to accommodate the density transfer. Developments utilizing a transfer of density will need to apply for a Planned Development pursuant to Chapter 17.51. The receiving area needs to be one parcel prior to subdivision.

The City also received comments from the Department of Land Conservation and Development, the McMinnville Public Works Department, McMinnville Parks and Recreation Department, McMinnville Water and Light, and private engineers and property owners. These are currently being evaluated and incorporated into the proposed program and amendments as appropriate.

Staff is requesting more time for that evaluation and incorporation into the recommendation that goes back to the Planning Commission so that the interested parties can review the resulting amendments prior to presenting them to the Planning Commission.

Staff Recommendation:

Staff is recommending that the Planning Commission continue the public hearing to Thursday, September 21, 2023, 6:30 PM.

"I MOVE THAT THE PLANNING COMMISSION CONTINUE THE PUBLIC HEARING FOR DOCKET G 3-22 TO THE SEPTEMBER 21, 2023 PLANNING COMMISSION MEETING, 6:30 PM."



City of McMinnville
Community Development
 231 NE Fifth Street
 McMinnville, OR 97128
 (503) 434-7311
www.mcminnvilleoregon.gov

EXHIBIT 5 – STAFF REPORT

DATE: August 17, 2023
TO: Planning Commission Members
FROM: Heather Richards, Community Development Director
SUBJECT: MP 6-20. Land-Use Decision Extension Request

STRATEGIC PRIORITY & GOAL:

 <p>GROWTH & DEVELOPMENT CHARACTER Guide growth & development strategically, responsively & responsibly enhance our unique character.</p>	 <p>HOUSING OPPORTUNITIES <small>(ACROSS THE INCOME SPECTRUM)</small> Create diverse housing opportunities that support great neighborhoods.</p>
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Report in Brief:

This is the second request for a land-use decision extension of one year for Docket MP 6-20, the Minor Partition of 835 SW Hilary Street, Tax Lot 1600, Section 29AB, T. 4 S., R. 4., W.M., located west of SWW Baker Street (Highway 99W) and south of SW Fellows Street at the termination of SW Hilary Street.

The Planning Director issued a land-use extension on August 8, 2022, extending the decision expiration from August 19, 2022, to August 19, 2023.

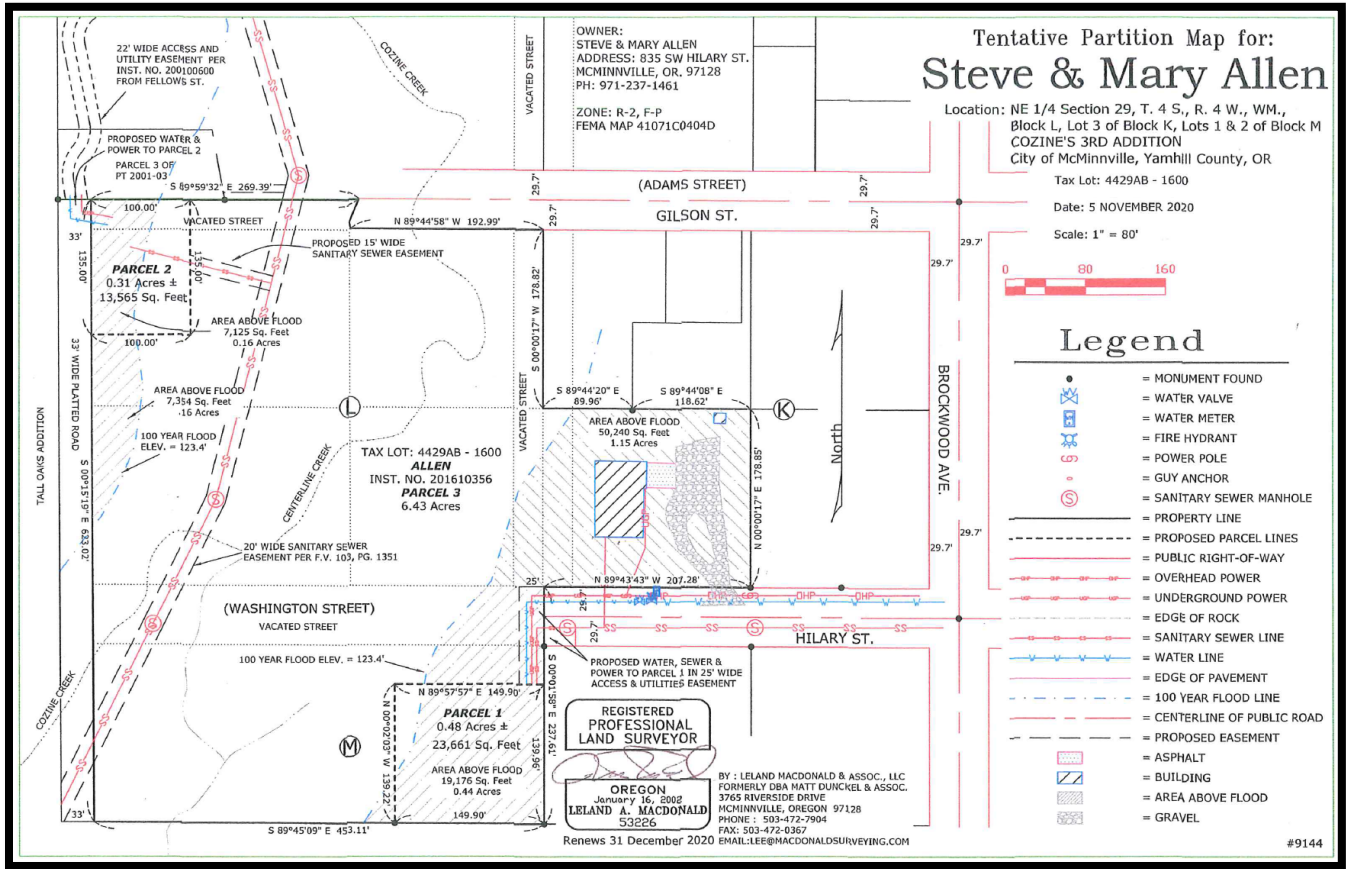
The applicant is now requesting an additional year extension to August 19, 2024.

Background:

The land-use decision is for a Tentative Partition (MP 6-20) to partition an approximately 7.22 acre parcel of land into three (3) parcels approximately 6.43 acres (Parcel 3), 0.31 acres (Parcel 2), and 0.48 acres (Parcel 1) in size to allow for future residential development of the parcels. Proposed Parcel 3 has 1.15 acres (50,240 sf) of land that is not in the floodplain. Proposed Parcel 2 has 0.16 acres (7,125 sf) of land that is not in the floodplain. Proposed Parcel 1 has 0.44 acres (19,176 sf) of land that is not in the floodplain. **See Applicant’s Partition Plan, Figure 1 below.**

The subject site is located at 835 SW Hilary Street, and is identified as Tax Lot 1600, Section 29AB, T. 4 S., R. 4 W., W.M.

Figure 1. Applicant's Partition Plan



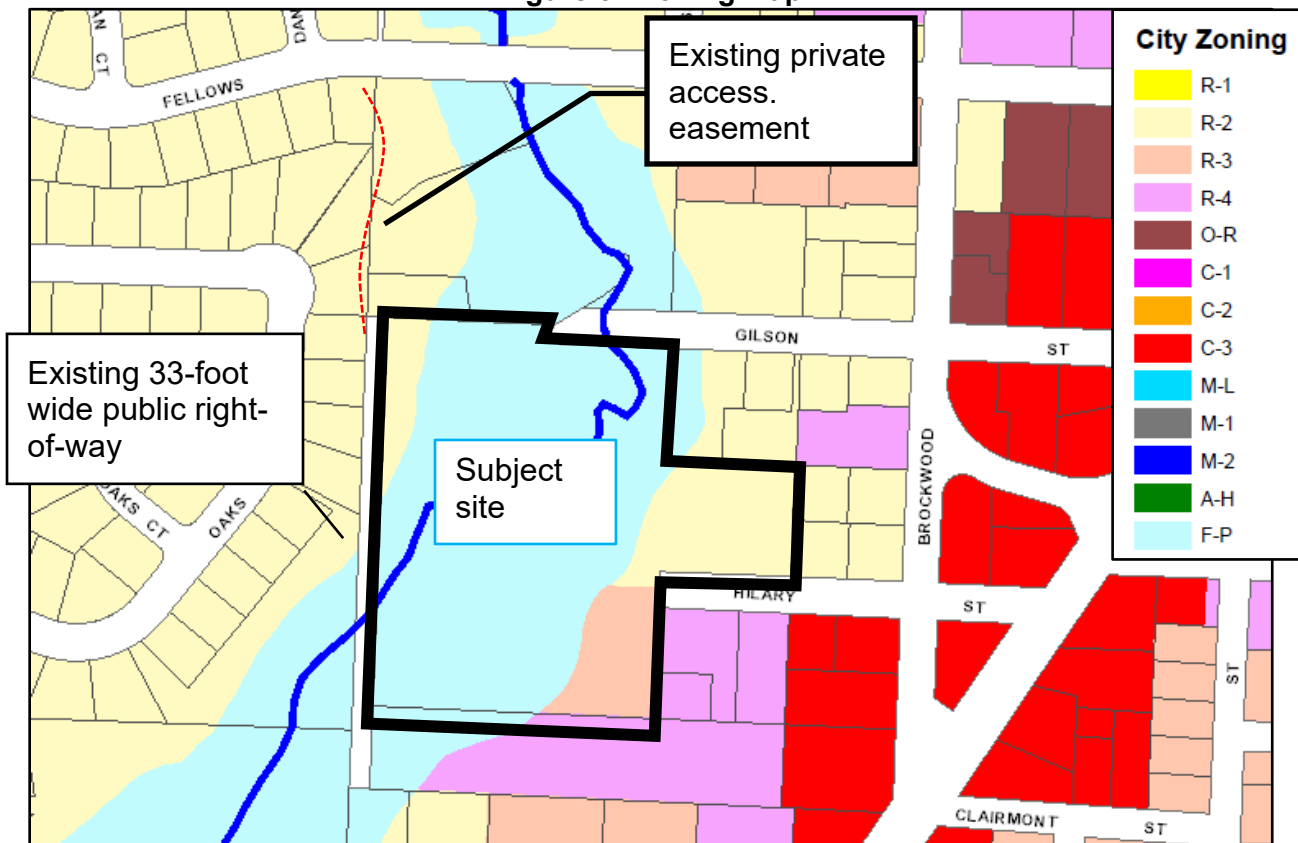
The subject property is located west of SW Baker Street (Highway 99W) and south of SW Fellows Street at the termination of SW Hilary Street. Cozine Creek and its associated flood plain and steep terrain bisect the site, running generally north to southwest. The subject property has portions that are zoned R-2 (Single-Family Residential), R-3 (Two-Family Residential), and F-P (Flood Plain). Portions of the site zoned R-2 (Single-Family Residential) include the northwest corner of the site, and the eastern portion of the site north of the Hilary Street terminus. The southeast corner of the site south of the Hilary Street terminus is zoned R-3 (Two-Family Residential). The remainder of the site is zoned F-P (Flood Plain). A single-family dwelling is existing on the land zoned R-2 (Single-Family Residential) north of Hilary Street. The portion of the site east of Cozine Creek zoned R-2 and R-3 is accessed from Hilary Street. The portion of the site west of Cozine Creek zoned R-2 is accessed via private easement from Fellows Street.

Cozine Creek and its floodplain continue north and southwest of the site. Adjacent properties to the west of the subject site include the Tall Oaks subdivision that is zoned R-2 (Single-Family Residential). Properties to the north and east of the site are also zoned R-2. South of Hilary Street, adjacent property is zoned R-4 (Multiple-Family Residential), developed with multi-family apartment buildings. A 33-foot wide undeveloped right-of-way borders the western property line of the subject site, between the subject site and the Tall Oaks subdivision. **See Vicinity Map (Figure 2), and Zoning Map (Figure 3) below.**

Figure 2. Vicinity Map



Figure 3. Zoning Map



Prior to recording the final plat for the partition the applicant needs to complete a list of conditions of approval per the following:

Conditions of Approval for MP 6-20:

1. All conditions of land-use decisions Minor Partition MP 7-00 and Ordinance No. 4741 shall remain in effect.
2. That existing trees with trunks partially or wholly within Parcels 1, 2, and 3 of the partition and the undeveloped public right-of-way west of Parcel 2 are subject to the provisions of Chapter 17.58 – Trees of the McMinnville Municipal Code, and shall not be removed by the applicant without prior review and written approval by the Planning Director, pursuant to Chapter 17.58. Trees greater than nine inches DBH will not be approved for removal unless a certified arborist determines that they are diseased, dying, or dead, or the developer demonstrates that practical development of an approved lot, or required public improvements (i.e. streets, sidewalks, and public utilities), will adversely impact the survival of such tree or trees. In addition, all trees that are not to be removed shall be protected during the construction of all public improvements and residential development in the approved partition. A plan for such tree protection approved by the Planning Director shall be submitted with construction and/or building permit applications prior to release of construction or building permits within the subject site. Surrounding property owners will be notified of any tree removal request utilizing the same notification standards as those outlined in Chapter 17.72 of the McMinnville Municipal Code for minor partitions.
3. If any development (structural or driveway) is proposed for a slope of 15% or greater, a geo technical report will be required to mitigate the potentiality of land slide hazards, and any resulting recommendation of that report will need to be incorporated into the construction project.

Parcel 1:

4. That the applicant shall record a private access easement for Parcel #1 as represented on the Tentative Partition Plan.
5. That the applicant shall submit for approval an engineered plan for the extension of the public sanitary sewer main on Hilary Street and sewer service for Parcel #1. The Public sewer extension and service for Parcel #1 shall be installed and accepted by the City prior to the signing of the partition plat.
6. That the applicant shall enter into a Construction Permit Agreement with the City and pay associated fees for the extension of the sanitary sewer main on Hilary Street. Contact Larry Sherwood (503) 434-7312 for details.
7. That the applicant shall provide a storm drainage plan for Parcel 1 including any easements necessary from the parcel to point of discharge.
8. That the applicant shall obtain agency permits (DEQ, DSL, ACOE etc.) as necessary, and provide copies of approved permits to the City, prior to any permit issuance or site disturbance for the installation of the storm drainage facilities for Parcel 1.
9. That storm drainage facilities for Parcel 1 shall be installed from the point of discharge to the proposed property line prior to the signing of the partition plat.

Parcel 2:

10. That the applicant shall obtain agency permits (DEQ, DSL, ACOE etc.) as necessary, and provide copies of approved permits to the City, prior to any permit issuance or site disturbance for the installation of the sewer service for Parcel 2.
11. That sewer service for Parcel 2 shall be installed from the main to the proposed property line prior to the signing of the partition plat.
12. That private sanitary sewer easement for this service shall be dedicated as part of the partition plat.
13. That the applicant shall provide a storm drainage plan for Parcel 2 including any easements necessary from the parcel to point of discharge.
14. That the applicant shall obtain agency permits (DEQ, DSL, ACOE etc.) as necessary, and provide copies of approved permits to the City, prior to any permit issuance or site disturbance for the installation of the storm drainage facilities for Parcel 2.
15. That storm drainage facilities for Parcel 2 shall be installed from the point of discharge to the proposed property line prior to the signing of the partition plat.
16. That all residential dwelling built on Parcel 2 shall be equipped with residential fire sprinklers installed per NFPA 13D standards.

Street Improvements:

17. Applicant shall enter into a Revocable License and Right to use Public Right of Way, prior to the approval of the final partition plat, for the extension of the access easement driveway across the unimproved public right-of-way to proposed Parcel 1.
18. Applicant shall enter into a Revocable License and Right to use Public Right of Way, prior to the approval of the final partition plat, for the extension of the access easement driveway across the unimproved public right-of-way to proposed Parcel 2.
19. Applicant shall consent and agree to a waiver of rights of remonstrance for future street improvements on Hilary Street prior to the approval of the final partition plat.

Final Partition Plat and Approval:

20. That two (2) copies of the final partition plat mylars shall be submitted to the City Engineer for the appropriate City signatures. The signed plat mylars will be released to the applicant for delivery to McMinnville Water and Light and the County for appropriate signatures and for recording.
21. That this partition will not be considered a legal partition until such time that a copy of the recorded document is provided to the City of McMinnville's Planning Department.
22. That approval of this tentative plat will expire 12 (twelve) months after the effective date of decision. If the final plat has not been submitted prior to expiration of the tentative plat, or a written request for an extension of this approval has not been submitted and approved within that same period, the applicant must resubmit a tentative plat for further consideration and comply with regulations and conditions applicable at that time.

Discussion:

Minor Partition decisions are good for one year. The Planning Commission hosted public hearings on June 17, 2021, July 15, 2021 and August 19, 2021, voting to approve the application on August 19 2021. Per section 17.53.075 of the McMinnville Municipal Code, applicants can request a one-year extension that the Planning Director may approve, and any additional extension requests need to be approved by the Planning Commission.

On June 29, 2022, the applicant requested an administrative one-year land-use decision extension, due to the heavy rains and the contractor's workload. The Planning Director reviewed the request and issued a land-use extension on August 8, 2022, extending the deadline to August 19, 2023.

The applicant has not yet completed all of the conditions of approval required to record the partition and are now requesting a second one-year land-use decision extension to complete the work and record the partition. (Please see attached letter).

The Planning Commission should consider whether or not the land-use regulations have changed significantly since the decision was first rendered. If they have, then the land-use extension should probably be denied. If the land-use regulations for partitions have not changed since the initial decision, then the land-use extension approval should be approved.

Attachments:

- A: Land Use Extension Request Letter
- C: August 8, 2022 Land Use Extension Approval – Planning Director's Decision

Recommendation:

Staff recommends approving the land-use extension to August 19, 2024.

CITY OF MCMINNVILLE
PLANNING DEPARTMENT
Heather Richards Planning Director
231 NE FIFTH STREET
MCMINNVILLE, OR 97128
heather.richards@mcminnvilleoregon.gov
August 3, 2023

Planning Department,

This letter is addressing our extension request for the MP 6-20. We are hopeful that our work on MP 6-20 will be completed before the expiration of our extension. We are asking for an extension because of any unforeseen delays that could arise.

As of today August third the sewer connection has been installed on the Fellows street parcel and the sewer on Hilary street will be finished within the next couple weeks. The water and electricity on the Fellows street parcel are in place.

City Water and Light are ready to install the water meters and the electrical, on the Hilary Street parcel as noted in the letter previously included with our initial extension request. Fees have been paid and our contractor will start the prep work next week, August 6th to the 12th. This will enable McMinnville Water and Light to complete their installation.

We have also included a copy of the email received today from McMinnville Water and Light's quote to install facilities. It was received 8/3/2023. We went in and paid the \$5812.00 by check # 1696 as requested. Thank you for considering our request,

Steve & Mary B. Allen
835 SW Hilary Street
McMinnville, OR 97128
maryballen5@gmail.com

08/02/2023

E-mailed to jakesdeli@gmail.com

SW Hilary St., R4429AB 01600
McMinnville, OR 97128

Subject: Secondary Power Extension

Dear Steve:

As requested, McMinnville Water & Light has prepared a quote of the labor and material to install facilities to extend secondary power to tax lot R4429AB 01600. The cost is \$5,812. This quote is valid for 60 days.

McMinnville Water & Light will:

- Supply and install a new 50KVA pad-mount transformer.
- Supply and install conductor from the pole to the transformer.
- Assist excavating contractor in intercepting and routing existing underground power facilities to the new vault.

Contractor/Customer will:

- Supply and install a 4'x4'x4' transformer vault (Oldcastle part #'s 444LA & 44-2125)
- Trench to the transformer vault location from the existing pole and from the transformer vault to where the 3" conduit will stub out on the vacant lot.
- Intercept existing underground power facilities in 2.5" conduit and route into the new vault (*Contact MW&L when ready to coordinate this work. Outages will be required.*)
- Supply and install 3" PVC conduit from the transformer to the stub out location (*MW&L to inspect conduit prior to backfill*).

NOTE: Permanent power to the stubbed out conduit is not included in this estimate and will be the responsibility of each individual parcel.

We will schedule this work as soon as we receive your payment for the above amount and you are ready for us to proceed with your project. We are currently unable to accept electronic payment. If you have any questions regarding this quote, or should your project change, please contact our office at (503)-472-6919. Please refer to Work Order 20220061 when calling our office or making payment.

Sincerely,



Jacob Wilson
Electric Engineering Technician



City of McMinnville

PLANNING

COMMUNITY DEVELOPMENT DEPT.
231 NE Fifth Street
McMinnville, OR 97128
(503) 434-7311

www.mcminnvilleoregon.gov

August 08, 2022

Steve and Mary Allen
835 SW Hilary Street
McMinnville, OR 97128

Re: Tentative Partition Approval (Docket MP 6-20) – Land Use Extension

Dear Steve and Mary Allen,

This is a letter extending your tentative partition land-use decision for Docket MP 6-20 for one year to August 19, 2023. The subject property is located at 835 W Hilary Street and is identified as Tax Lot 1600, Section 29AB, T. 4 S., R. 4 W., W.M. and is located west of SW Baker Street (Highway 99W) and south of SW Fellows Street at the termination of SW Hilary Street.

At a meeting of the McMinnville Planning Commission on Thursday, August 19, 2021, your application to partition a 7.22 acre parcel of land into three (3) parcels approximately 6.43 acres (Parcel 3), 0.31 acres (Parcel 2), and 0.48 acres (Parcel 1) in size to allow for future residential development of the parcels was presented and considered. Based on the material submitted, the testimony received, and the review criteria in Chapters 17.53, and 17.58 of the McMinnville Municipal Code, the Planning Commission voted to **APPROVE** your land use application for a tentative partition plan.

We received a letter from you dated June 29, 2022, letting us know that due to the heavy rains this spring and contractor availability you did not believe that you would finish all of the conditions of approval of the land-use decision by the expiration date of the land-use decision of August 19, 2022. Per the land-use decision condition of approval #22, "That approval of this tentative plat will expire 12 (twelve) months after the effective date of the decision. If the final plat has not been submitted prior to the expiration of the tentative plat, or a written request for an extension of this approval has not been submitted and approved within that same period, the applicant must resubmit a tentative plat for further consideration and comply with regulations and conditions applicable at that time", this land-use extension is **APPROVED**.

If the conditions cannot be completed by August 19, 2023, then you would need to request an extension to be reviewed by the Planning Commission in accordance with the Zoning Ordinance, or the application will expire, and a new application would need to be submitted at the time when the process can be completed in a timely manner.

If you have any questions concerning this matter, please contact me at (503) 434-7311.

Sincerely,

Heather Richards, PCED
Community Development Director

CITY OF MCMINNVILLE
PLANNING DEPARTMENT
Heather Richards Planning Director
231 NE FIFTH STREET
MCMINNVILLE, OR 97128
heather.richards@mcminnvilleoregon.gov



June 29, 2022

Dear Heather,

This letter is concerning the tentative Partition for MP 6-20. We are requesting an extension for the completion of the tentative partition for the three parcels for Steve and Mary Allen, 835 SW Hilary Street McMinnville, Or.

Our contractor Cory Laughlin has informed us that due to the spring weather of heavy rain and him now trying to catch up with a heavy work load that he cannot guarantee he will be able to finish the installation of the utilities by August. We have the lots ready for the utilities, sewer and storm drainage. City Water and Light has engineered the plan for the project and we have paid fees. Our surveyor informed us that after the infrastructure is in place he will add the road easement diagrams to the plans. We will file paperwork for the easements at that time.

We need an extension to meet all requirements for this project. Thank you for this consideration.

Steve & Mary Allen
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