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COMMUNITY DEVELOPMENT
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Memo:

Date: September 30, 2016

To: Ron Pomeroy, City of McMinnville

From: Baker Creek Development, LLC

Subject: Supplemental Narrative to ZC 1-16, ZC 2-16, S 3-16

The intent of concurrent approval of the proposed Planned Development is to place an amended R-1 PD Overlay on all of the proposed new development site area, thus extending it from existing Shadden Claim west and south over Tax Lot 203, Tax Lot 200, and Tax Lot 205, excluding proposed Lot 131 which will retain the C-3 PD overlay and is designated for a future multi-family residential development.

The proposed Zone Change to the south part of Tax Lot 205 would change its zoning to R-1 to conform with the current R-1 zoning on the north part of that existing parcel, and with concurrent approval of the proposed Planned Development the R-1 zoning on the entire parcel would simultaneously receive the R-1 PD overlay.

Below is a breakdown of how the overall density was calculate as shown on Exhibit F of the application and as described in the narrative.

Site Area:

Shadden Claim + Shadden Claim 1st Addition + Shadden Claim 2nd Addition =

16.29 Acres + 1.71 Acres + 11.57 Acres = 29.57 Acres

Baker Creek East + Baker Creek West =

23.01 Acres + 17.29 Acres* = 40.3 Acres

Dwelling Units:

Shadden Claim + Shadden Claim 1st Addition + Shadden Claim 2nd Addition = 119 Dwelling Units

Baker Creek East + Baker Creek West* = 213 Dwelling Units

OVERALL DENSITY:

$(119 \text{ DU} + 213 \text{ DU}) / (29.57 \text{ AC} + 40.3 \text{ AC}) = \underline{332 \text{ DU} / 69.87 \text{ AC}} = \underline{4.75 \text{ DU} / \text{AC}}$

4.75 DU/AC is less than 4.84 DU/AC, the maximum in the R-1 Zone ($43,560/9,000=4.84$).

*Area calculation and dwelling unit totals do not include proposed Lot 131 on the west plat which will remain designated as C-3 PD for future multi-family development.

With approval of the amended Planned Development the Applicant finds the City may wish to specifically change some conditions listed in Ordinance No. 4626 on Page 2, which was the ordinance which approved Phase III of Shadden Claim: The proposed mix of interior side yard setbacks in the current application should replace Condition 3. Condition 4 is no longer applicable as those lots 134, 136 and 140 listed for duplexes in the approved Phase III of Shadden Claim no longer exist in the amended site plan. Likewise, Conditions 5 could be edited to remove reference to lots 108, 109, 120, 134, 136, and 140 as those lots in Phase III of Shadden Claim no longer exist with the amended site plan.

Concurrent Applications for Zone Change, Major Amendment to a Planned Development Overlay and Subdivision Approval for properties located Southeast of the intersection of Hill Road and Baker Creek Road, East of the Michelbook Country Club, north of Cottonwood and Michelbook Meadows subdivisions.

Exhibit 'C'

**ZONE CHANGE, PLANNED DEVELOPMENT AND SUBDIVISION
OVERVIEW & FINDINGS DOCUMENT**

OVERVIEW:

Request. The Applicant is Baker Creek Development, LLC, successor in interest to property known as Phase III of Shadden Claim subdivision (see attached Exhibit 'O') and adjacent property that is part of the conceptual plan described in Ordinance No. 4626 which was approved by McMinnville City Council on July 9th, 1996. The approval was for an R-1 PD overlay and phased subdivision. The Applicant is requesting review of concurrent applications for (1) Zone Change on a small portion of the subject property that is already annexed into the City, but has not yet received urban zoning to R-1 (Single-Family Residential), southern half of Tax Lot 205, the East phase (see Exhibit 'B' and 'D'), (2) Major Amendment to the existing Planned Development Overlay allowing the proposed major changes to the adopted site plan for Shadden Claim Phase III, which includes increasing its land area, the density and number of housing units, an increase in open space and no significant change to vehicular system; and (3) Phased Subdivision approval for the division of three tax lots, a 13.49-acre parcel, a 7.82-acre parcel, and a 23.0-acre parcel into a variety of sized single-family detached residential lots with varied lot area, side and front setbacks, as well as several common space tracts for storm water detention and open space, and one commercial lot for future multi-family per current zoning.

Submitted Attachments.

- Exhibit 'A' Property Descriptions
- Exhibit 'B' Yamhill County Tax Map
- Exhibit 'C' Zone Change and Planned Development/Subdivision Overview
- Exhibit 'C-1' Zone Change Findings Document
- Exhibit 'C-2' Planned Development Findings Document
- Exhibit 'C-3' Subdivision Findings Document
- Exhibit 'D' Existing Zoning Map
- Exhibit 'D-1' Aerial Map
- Exhibit 'E' Existing Conditions Map – Sheet P
- Exhibit 'F' Proposed Overall Planned Development/Subdivision Plan – Sheet P-1
- Exhibit 'G' Proposed Tentative Subdivision Plat - West – Sheets PL-1, PL-2, PL-3
- Exhibit 'G-1' Proposed Tentative Site Plan – West – Sheets SP – 1, SP-2, SP-3
- Exhibit 'G-2' Proposed Tentative Utility Plan – West – Sheets C-1, C-2, C-3
- Exhibit 'H' Proposed Tentative Subdivision Plat – East – Sheet PL-4, PL-5
- Exhibit 'H-1' Proposed Tentative Utility Plan – East – Sheets C-4, C-5
- Exhibit 'I' Elevations, 'A' Units
- Exhibit 'J' Elevations, 'B' Units

- Exhibit ‘K’ Elevations, ‘C’ Units
- Exhibit ‘L’ Sample Photo Elevations for 50’ Wide Dwellings
- Exhibit ‘M’ Sample Photo Elevations for 26’ and 30’ Wide Dwellings
- Exhibit ‘N’ Example Approved Tentative Plats
- Exhibit ‘O’ Shadden Claim Phase III adopted plan
- Exhibit ‘P’ Future Park Plan (Preliminary)

Applicant/Agents. Applicant/Owner: Baker Creek Development, LLC, Gordon C. Root and/or Rick L. Waible, Manager, and Morgan Will, Project Manager (Applicant/Owner’s Representative); 485 South State Street, Lake Oswego OR 97034; Agent: W. Josh Wells P.E., Civil Engineer, Westech Engineering, 3841 Fairview Industrial Drive SE, Suite 100, Salem OR 97302.

Subject Properties. The proposed development includes unimproved Shadden Claim Phase III, which is Tax Lot 203, and both Tax Lot 200 and 205, which are adjacent lots part of the conceptual plan, all found on Yamhill County Assessor’s Map No. 4-4-18 (see Exhibit ‘B’). The combined property contains a total of approximately 44.01 acres. The subject properties are located to the south of Baker Creek Road, to the east of Hill Road and to the west of Michelbook Country Club, and north of Cottonwood and Michelbook Meadows subdivisions. The subject properties are currently vacant and being farmed or are fallow. The west portion of Tax Lot 203 is zoned C-3 PD. The east portion of Tax Lot 203 is zoned R-1 PD. Tax Lot 200 is zoned R-1. Tax Lot 205 is zoned R-1 on the northern portion and still retains the remnant County EF-80 zone on the southern portion.

McMinnville Comprehensive Plan Designation. The July 2015 McMinnville Comprehensive Plan Map designates the subject properties as “Residential” with the exception of the 3.8 acres located at the southeast corner of Hill Road and Baker Creek Road which is designated as “Commercial.” The properties to the west, across North Hill Road are outside of the McMinnville Urban Growth Boundary and are designated as “Exclusive Farm Use” on the Yamhill County Comprehensive Plan. The properties to the north, across Baker Creek Road (owned by the Applicant) are within the Urban Growth Boundary of McMinnville and are designated as “Commercial” along Baker Creek Road and “Residential” behind. The other adjacent properties are within the City Limits of McMinnville and are designated as “Residential.”

Surrounding Zoning and Land Use. The many properties east of Tax Lot 203 are developed as earlier phases of the Shadden Claim subdivision and have an R-1 PD overlay, with uses and lot sizes similar to an R-3 zone along the common property line and along 23rd Street, including duplex lots. The properties to the north, across Baker Creek Road (owned by the Applicant) are within the Urban Growth Boundary of McMinnville and annexed, but still are zoned EF-80 (Exclusive Farm Use – 80 Acres) and are currently being farmed while awaiting rezoning to urban designations. Uses north of Baker Creek Road will include commercial along the frontage and residential behind once rezoned. The properties directly to the west of Tax Lot 200 and 203, across Hill Road, are outside of the McMinnville Urban Growth Boundary and are zoned EF-80 (Exclusive Farm Use – 80 Acres), but the area includes a 54 lot Measure 37 subdivision. East of Tax Lot 200 is Tax Lot 202, 4.73 acres owned by the City, which is designated and under development by the City as a future park (see Exhibit P), and in the park is an existing trail that connects Baker Creek Road and SW 2nd Street to the south. Tax Lot 300, south of Tax Lot 200, is 10.91 acres, owned by the local school district and planned for a future school (see Exhibit ‘B’). SE of Tax Lot 200 and SW of Tax Lot 205 is the Cottonwood development zoned R-2 PD, and a

portion of which, located adjacent and kitty corner to the SE of Tax Lot 200, is built to the R-4 density with townhomes. The undeveloped parcel west of Tax Lot 205 is zoned R-1 (Single Family Residential). The properties to the north of Tax Lot 205 are the earlier phases of the Shadden Claim development described above. The property to the east of Tax Lot 205 is the private golf course (Michelbook Country Club). The property to the south of Tax Lot 205 is zoned R-1 PD and developed as Michelbook Meadows. (See Exhibit 'D' and Exhibit 'D-1').

Natural Features. There are no existing floodplain or floodway boundaries located on the subject properties as designed on the Federal Emergency Management Agency's (FEMA) floodplain maps. Identified wetlands and significant vegetation on the site will be protected (see Exhibit 'F'). The subject property is relatively flat (1 – 2% slopes) and has no risk of landslide susceptibility (see Exhibit 'E').

Site Development Concept. The intent of the proposed Zone Change is to apply urban zoning, R-1 (Single Family Residential), to the southern portion of Tax Lot 205, not rezoned at time of annexation. The intent of the application for concurrent Planned Development Overlay and Subdivision applications is more fully explained in the response to the planned development criteria under Exhibit 'C-2' attached to this narrative (See page 27) and in response to the subdivision request found under Exhibit 'C-3' attached to this narrative (See page 32). In general, it is to provide for flexibility in lot area and front and side setback regulations to meet site development objectives that include, but are not limited to: (1) provide a variety of lot and dwelling sizes to meet market needs for single family dwellings, (2) provide appropriate transitions of housing density and dwelling scale across the subject site between future development, existing zones, and current development patterns for adopted plans, and (3) to meet physical site constraints and changing housing preferences and market conditions in the community and City. Expanding the range of housing mix is supported by various policies listed in the McMinnville Comprehensive Plan. It is the applicant's intent to provide an attractive mixed housing development to compliment surrounding uses while providing a sense of community for the residents and recognizing the necessary economic value of providing housing alternatives. It is also the intent to coordinate land use with transportation and transit, in a manner that places higher intensity land uses in proximity to schools, parks, commercial areas, transit corridors and major streets in order to more efficiently and effectively use those resources. Finally, the layout considers existing development patterns, the need to extend services and access, and protect natural resources.

Access and Circulation. Access to the proposed lots of the proposed Planned Development will be from Hill Road, 23rd Street, Yohn Ranch Drive and Haun Drive for the new West phase, and from stubbed streets to the new East phase at Snowberry Street, McGarey Drive, Mahala Way, Shadden Drive, Victoria Court and Cottonwood Drive. Access will be facilitated to both Hill Road and Baker Creek Road, both designated minor arterial streets.

Exhibit 'C-1'

**FINDINGS APPLYING TO THE APPLICABLE
McMINNVILLE ZONING ORDINANCE CRITERIA
FOR A ZONE CHANGE MAP AMENDMENT**

In this Findings Document, criteria for approval and elements of the Comprehensive Plan are written in ***Bold Italics***.

The McMinnville Zoning Ordinance of 1981, Chapter 17.74, Section 17.74.020 provides the criteria for approval for Zone Map amendments.

An amendment to the official zoning map or comprehensive plan map may be authorized provided that the proposal satisfies all relevant requirements of this ordinance, and also provided that the applicant demonstrates the following:

Criterion A: The proposed amendment is consistent with the goals and policies of the Comprehensive Plan;

Response: See below this page

Criterion B: The proposed amendment is orderly and timely, considering the pattern of development in the area, surrounding land uses, and any changes which may have occurred in the neighborhood or community to warrant the proposed amendment.

Response: See Page 26 below

Criterion C: Utilities and services can be efficiently provided to serve the proposed uses or other potential uses in the proposed zoning district.

Response: See Page 27 below

SUPPORTIVE FINDINGS:

Criterion A: Applicable Goals and Policies.

- 1. **Goal II 1: TO PRESERVE THE QUALITY OF THE AIR, WATER, AND LAND RESOURCES WITHIN THE PLANNING AREA.***

*A. **Land Policies***

- 1. **Policy 1.00: Urbanizable lands outside the city limits but inside the Urban Growth Boundary, shall be retained, whenever possible, in agricultural use until such time as they are needed for urban development.***
- 2. **Policy 2.00: The City of McMinnville shall continue to enforce appropriate development controls on lands with identified building constraints, including, but not limited to, excessive slope, limiting soil characteristics, and natural hazards.***

3. *Policy 3.00: The City of McMinnville shall review any identified mineral and aggregate resource locations to determine the quality of the material, the likelihood that it will be extracted and the compatibility of the site with surrounding land uses. The City shall seek to resolve any conflicts between aggregate resource locations and surrounding land uses, and shall protect, whenever possible, mineral and aggregate resources from future encroachment by incompatible uses, especially residential uses.*
4. *Policy 4.00: The City of McMinnville, in cooperation with the Oregon Department of Geologic and Mineral Industries, shall insure that aggregate sites are reclaimed after their usefulness has expired.*

B. Air Policies

1. *Policy 5.00: The quality of the air resources in McMinnville shall be measured by the standards established by the Oregon Environmental Quality Commission and the Federal Environmental Protection Agency.*
2. *Policy 6.00: The City of McMinnville shall cooperate with the Oregon Department of Environmental Quality to insure that applications for air quality related permits are examined for compatibility with the City's comprehensive plan.*
3. *Policy 7.00: Land use decisions involving major emission sources or expansion of existing sources shall be reviewed for the effects the emission source will have on local and regional airshed. Maintenance of the quality of the air resources, within established federal and state standards, shall be a criterion for approval of these land use decisions.*

C. Water Policies

1. *Policy 8.00: The City of McMinnville shall continue to seek the retention of high water quality standards as defined by federal, state, and local water quality codes, for all the water resources within the planning area.*
2. *Policy 9.00: The City of McMinnville shall continue to designate appropriate lands within its corporate limits as "floodplain" to prevent flood induced property damages and to retain and protect natural drainage ways from encroachment by inappropriate uses.*
3. *Policy 10.00: The City of McMinnville shall cooperate with the Oregon Department of Environmental Quality, the Mid-Willamette Valley Council of Governments, and other appropriate agencies and interests to maintain water quality and to implement agreed upon programs for management of the water resources within the planning area.*
4. *Policy 11.00: The City of McMinnville shall cooperate with McMinnville Water and Light, the Bureau of Land Management, and Yamhill County to insure that the land use development actions allowed in and around the municipal watershed do not lessen the water quality of the municipal water system below acceptable federal, state, and local standards.*

D. Noise Policies

1. *Policy 12.00: The City of McMinnville shall insure that the noise compatibility between different land uses is considered in future land use decisions and that noise control measures are required and instituted where necessary.*

SUPPORTIVE FINDINGS:

1. Land: The subject properties are currently being farmed. They are inside City limits and are now needed for urban development. Building constraints (wetlands and significant trees) have been identified and addressed by this plan. (see Exhibit ‘E’, and Exhibit ‘F’).
2. Air: The proposed zone change will not facilitate any use generating major air emissions beyond what is expected for residential development.
3. Water: The subject properties are not located within a floodplain and are not located within the municipal water shed. Public storm water will be provided to all lots and all development will be required to connect to the public lines in compliance with the City’s Construction Standards and Uniform Building Code regulations.
4. Noise: The proposed zone change will not create a land use that will cause noise incompatibility with surrounding uses.

SUPPORTIVE CONCLUSION: These Policies have no impact on the proposed Zone Change and can be met where applicable.

2. ***Goal III 1: TO PROVIDE CULTURAL AND SOCIAL SERVICES AND FACILITIES COMMENSURATE WITH THE NEEDS OF OUR EXPANDING POPULATION, PROPERLY LOCATED TO SERVICE THE COMMUNITY AND TO PROVIDE POSITIVE IMPACTS ON SURROUNDING AREAS.***

A. Cultural Policies

1. ***Policy 13.00: The City of McMinnville shall allow future community center type facilities, both public and private, to locate in appropriate areas based on impacts on the surrounding land uses and the community as a whole, and the functions, land needs, and service area of the proposed facility.***
2. ***Policy 14.00: The City of McMinnville shall strive to insure that future public community facilities, where possible and appropriate, are consolidated by locating the new structures in close proximity to other public buildings. This will be done in order to realize financial benefits, centralize services, and positively impact future urban development.***

SUPPORTIVE FINDINGS AND CONCLUSION: South of Tax Lot 200, the southernmost lot of the West phase, is a parcel owned by the McMinnville School District designated for a future school site and to the west of Tax Lot 200 is a future City of McMinnville park site. While these Policies are not directly applicable to the proposed Zone Change, they have been met by existing conditions.

3. ***Goal III 2: TO PROVIDE CULTURAL AND SOCIAL SERVICES AND FACILITIES COMMENSURATE WITH THE NEEDS OF OUR EXPANDING POPULATION, PROPERLY LOCATED TO SERVICE THE COMMUNITY AND TO PROVIDE POSITIVE IMPACTS ON SURROUNDING AREAS.***

B. Historic Preservation Policies

1. *Policy 15.00: The City of McMinnville shall establish a program for the identification and preservation of significant sites, structures, objects, and areas.*
2. *Policy 16.00: The City of McMinnville shall support special assessment programs as well as federal grants-in-aid programs and other similar legislation in an effort to preserve structures, sites, objects, or areas of significance to the City.*
3. *Policy 17.00: The City of McMinnville shall enact interim measures for protection of historic sites and structures. Those measures are identified in the McMinnville Comprehensive Plan, Volume I, Chapter III.*
4. *Policy 17.01: The City of McMinnville will, by the time of the first plan update (1985), conduct a thorough study (consistent with . . . which protects the structures and sites included on the list.*

SUPPORTIVE FINDINGS AND CONCLUSION: There are no significant sites, structures, or areas, other than the designated wetlands, that are located on the subject properties. Identified building constraints (wetlands and significant vegetation) have been identified (see Exhibit ‘E’ and Exhibit ‘F’). The Policies that are applicable to the proposed Zone Change have been addressed.

4. ***Goal III 3: TO PROVIDE FOR THE EDUCATIONAL NEEDS OF McMINNVILLE THROUGH THE PROPER PLANNING, LOCATION, AND ACQUISITION OF SCHOOL SITES AND FACILITIES.***

C. School Policies

1. *Policy 18.00: The City of McMinnville shall cooperate with the McMinnville School District in the planning for future schools.*
2. *Policy 19.00: The location of future school sites shall be coordinated between the City and the McMinnville School District.*
3. *The City of McMinnville shall encourage the joint purchase, maintenance, and usage of recreational facilities with the McMinnville School district where acceptable to both parties.*

SUPPORTIVE FINDINGS AND CONCLUSION: An existing future school site is located to the immediate south of the western portions of the subject properties. A future City park site is located to the northeast of the school site accessible by Yohn Ranch Drive. These Policies have been met by existing conditions.

5. ***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.***
6. ***Goal IV 2: TO ENCOURAGE THE CONTINUED GROWTH OF McMINNVILLE AS THE COMMERCIAL CENTER OF YAMHILL COUNTY IN ORDER TO PROVIDE EMPLOYMENT OPPORTUNITIES, GOOD, AND SERVICES FOR THE CITY AND COUNTY RESIDENTS.***
7. ***Goal IV 3: TO ENSURE COMMERCIAL DEVELOPMENT THAT MAXIMIZES EFFICIENCY OF LAND USE THROUGH UTILIZATION OF EXISTING***

COMMERCIALLY DESIGNATED LANDS, THROUGH APPROPRIATELY LOCATING FUTURE COMMERCIAL LANDS, AND DISCOURAGING STRIP DEVELOPMENT.

SUPPORTIVE FINDINGS AND CONCLUSION: Most of the Commercial Policies Listed under Commercial Goals and Policies are not directly relevant to the proposal as that portion of the property currently designated as C-3 PD is not proposed to be changed. Yet diverse, vibrant and responsive housing market to meet needs of workers is a vital element to all commercial activities, so indirectly these goals are met by this proposal.

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

A. General Policies

- 1. City land development ordinances shall provide opportunities for development of a variety of housing types and densities.***
- 2. Policy 60.00: Attached single-family dwellings and common property ownership arrangements (condominiums) shall be allowed in McMinnville to encourage land-intensive, cost-effective, owner-occupied dwellings.***

SUPPORTIVE FINDINGS:

- 1.** The proposal provides for a variety housing types and densities to serve the needs of the City of McMinnville. There will be two different housing forms on lots built at the scale of attached single family dwellings in the City’s R-3 and R-4 zones, known in this application as small lot single-family detached dwellings, R-3 Modified and R-4 Modified, yet also housing forms on lots at a scale of single family detached dwellings found in the City’s R-1, R-2, R-3 and R-4 zones (see Exhibit ‘F’, Exhibit ‘G’ and Exhibit ‘H’).
- 2.** The proposed small lot approach on the West phase reflects modern housing types where land intense, cost-effective, owner occupied dwellings, that could formerly only be built if attached, but can now be built detached. The plan mimics the attached dwelling standards of the zone, delivering a similar product, yet better detached product. (see Exhibit ‘G-1’).
- 3.** All of the West phase units will be situated on their own individual lots providing for cost-effective owner-occupied housing units. All lots of the East phase will also be for detached housing at a range of densities.

SUPPORTIVE CONCLUSION: The proposal provides for a development that will provide a variety of affordable housing types for residents within the City of McMinnville. These Goals are met.

3. 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.

A. Residential Development Pattern Policies

1. *Policy 71.00: The City 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.*

SUPPORTIVE FINDING AND CONCLUSION: The proposal is allowed within the Residential designation on the Comprehensive Plan, and will provide for land intensive, energy efficient housing types (see Exhibit 'I', Exhibit 'J', and Exhibit 'K', Exhibit 'L', Exhibit 'M'). This Policy has been met.

B. Westside Density Policies

1. *Policy 71.01 The City shall plan for development of the property located on the west side of the city that is outside of planned or existing transit corridors (1/4 mile either side of the route) to be limited to a density of six units per acre. It is recognized that it is an objective of the City to disperse multiple family units throughout the community. In order to provide higher density housing on the west side, sewer density allowances or trade-offs shall be allowed and encouraged.*
 - a. *It will be the obligation of the City Planning Director and the City Engineer to determine whether or not the density of each proposed development can exceed six units per acre. School property, floodplain and parklands will not be included in the density calculations.*
 - b. *For those developments which have less than six units per acre, the differences between the actual density of the development and the allowed density (six units per acre) may be used as an additional density allowance by other property which is located in the same immediate sewer service area, providing that no peak loading effect would occur which would cause overloading of particular line design capacity, and provided that the zone change application is processed under the provisions of Chapter 17.51 of the zoning ordinance.*
 - c. *The City will monitor development on the west side of McMinnville to determine which property is available for development at increased densities.*
 - d. *In no case will a residential development of a higher density than six units per acre be approved if, by allowing the development, some other undeveloped property (which is not included in the application, but which is within the above-mentioned sewer service area) would be caused to develop at less than six units per acre because of lack of sewer capacity.*
 - e. *Applications for multiple-family zone changes will be considered in relation to the above factor, e.g., sewer line capacity and dispersal of units. In addition, requests for zone changes to multiple-family shall*

consider those factors set forth in Section 17.74.020 (Comprehensive Plan Map Amendment and Zone Change – Review Criteria) of the zoning ordinance.

SUPPORTIVE FACTS AND CONCLUSION: The overall density is 4.75 units per acre, less than the maximum 6 units per acre, therefore these density policies have been met.

2. 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 dwelling 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:

- i. Areas that are not committed to low density development;*
- ii. Areas that have direct access from collector or arterial streets;*
- iii. Areas that are not subject to development limitations such as topography, flooding, or poor drainage.*
- iv. Areas where the existing facilities have the capacity for additional development;*
- v. Areas within one-quarter mile of existing or planned public transportation; and*
- vi. Areas that can be buffered from low density residential areas in order to maximize the privacy of established low density residential areas.*

3. Policy 71.10 The following factors should be used to define appropriate density ranges allowed through zoning in the medium density residential areas:

- i. The density of development in areas historically zoned for medium and high density development;*
- ii. The topography and natural features of the area and the degree of possible buffering from established low density residential areas;*
- iii. The capacity of the services;*
- iv. The distance to existing or planned public transit;*
- v. The distance to neighborhood or general commercial centers; and*
- vi. The distance from public open space.*

4. Policy 71.13 The following factors should serve as criteria in determining areas appropriate for high-density residential development:

- i. Areas which are not committed to low or medium density development;*
- ii. Areas which can be buffered by topography, landscaping, collector or arterial streets, or inventing land uses from low density residential areas in order to maximize the privacy of established low density residential.*
- iii. Areas which have direct access from a major collector or arterial street;*

- iv. *Areas which are not subject to development limitations;*
- v. *Areas where the existing facilities have the capacity for additional development;*
- vi. *Areas within a one-half mile wide corridor center on existing or planned public transit routes;*
- vii. *Areas within one-quarter mile from neighborhood and general commercial shopping centers; and*
- viii. *Areas adjacent to either private or public permanent open space.*

SUPPORTIVE FACTS:

1. The proposal will provide for overall density of 4.75 units per acre, in keeping with the plan for a medium density range for the majority of McMinnville. The density range is 4-8 units per acre, so the proposal is actually on the low end of that range at 4.75. The proposed Planned Development is to provide individual lots for single family detached dwelling units on lots ranging in size from 3,200 square feet to 21,051 square feet with an average lot size of 6,482 square feet.
2. The proposed Planned Development has direct access to Hill Road (designated minor arterial street) via 23rd Street, and to Baker Creek Road (designated minor arterial street) via Shadden Drive and via 23rd Street to Meadows Drive.
3. Other than designated wetlands, the area within the proposed Planned Development is not subject to development limitations. The topography is relatively flat (1 – 2% slopes) and has no risk of landslide susceptibility (see Exhibit ‘E’). There are no existing floodplain or floodway boundaries located on the subject properties as designed on the Federal Emergency Management Agency’s (FEMA) floodplain maps. Identified wetlands and significant vegetation on the site will be protected (see Exhibit ‘F’).
4. The existing facilities in the area have the capacity for Planned Development/Subdivision as the overall density (4.75 units per acre) is less than the 6 units per acre allowed.
5. The subject properties are not currently within one-quarter mile of an existing public transportation system as the nearest bus route is located on Baker Street approximately 3 miles away. As the population in the area of the proposed Planned Development and within the vacant undeveloped properties within the Urban Growth Boundary that are located to the north and west of the subject properties increases, the necessary demand will most likely occur to provide for future planned transit service on these two minor arterial streets (Baker Creek Road and North Hill Road) serving the area. This Policy can be potentially met in the future.

6. An existing future school site is located to the immediate south of the western portions of the subject properties on a 10.91-acre site located adjacent to North Hill Road on the west, NW Cottonwood Drive to the south, and NW Yohn Ranch Drive to the east. A 5.73-acre future park site is located to the northeast of the school site accessible by Yohn Ranch Drive. An existing golf course (Michelbook Country Club) is located to the east of the eastern portion of the proposed Planned Development.
7. None of the smaller lots within the proposed Planned Development/Subdivision abut low density residential areas. All of the lots on the East phase abutting existing low density parcels are large lots meeting the underlying low density subdivision setback requirements (see Exhibit 'H'). All of the proposed housing units throughout the proposed Planned Development will meet the minimum rear yard setback of 20 feet.

SUPPORTIVE CONCLUSIONS: The proposal will provide for a Planned Development with a wider range of single family detached housing types and lots than is found in a standard subdivision, while maintaining development at medium density range overall for the area and less than the maximum 4.84 dwelling units an acre allowed by the underlying R-1 zone (43,560 sf / 9,000 sf). This development pattern fits the area and the proposed density is appropriate. Amenities such as a public park, a school, a neighborhood commercial center and a private golf club are within walking distance. These Policies have been met.

C. Planned Development Policies:

1. ***Policy 72.00: Planned unit 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.***

SUPPORTIVE FINDING: The proposal is for the purpose of providing for cost effective and efficient single family detached units. The residents of the proposed Planned Development have ready access to a designated neighborhood commercial site, a school site, a park site, and an existing private golf course.

SUPPORTIVE CONCLUSION: The proposal will allow the construction of a Planned Development that will provide for a variety of detached single family homes with a variety of housing costs to the citizens of McMinnville. This Policy has been met.

2. ***Policy 73.00: Planned residential developments which offer a variety and mix of housing types and prices shall be encouraged.***

SUPPORTIVE FINDINGS AND CONCLUSIONS: The proposal will provide for single family residential homes on individual lots of various sizes, ranging from 3,200 SF to 21,051 SF. It will provide for homes that will be affordable to the residents of the City with moderate incomes. This Policy has been met.

3. *Policy 74.00: Distinctive natural, topographic, and aesthetic features within planned developments shall be retained in all development designs.*

SUPPORTIVE FINDING AND CONCLUSION: Identified wetlands and significant vegetation on the site will be protected (see Exhibit 'E' and Exhibit 'F'). This Policy has been met.

4. *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.*

SUPPORTIVE FINDING AND CONCLUSION: Land will be dedicated to common open space through the concurrent Planned Development Overlay and Subdivision applications. The common open space will serve the future residents by managing storm water from their lots and will include pedestrian paths to shorten walking distances, where possible. The maintenance of the common space will be provided for through a yet to be formed homeowner's association. This Policy has been met and can be ensured by conditions of approval for the Planned Development Overlay.

5. *Policy 76.00: Parks, recreation facilities, and community centers within planned developments shall be located in areas readily accessible to all occupants.*

SUPPORTIVE FINDING AND CONCLUSION: The existing and planned new community park is readily accessible to all occupants of the proposed Planned Development/Subdivision. The future school will serve as a recreation facility and community center. Public and private sidewalks will link all of the housing units to both the public and the private common open space areas. This Policy has been met.

6. *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.*

SUPPORTIVE FINDING AND CONCLUSION: The new street system proposed provides access points to the planned development while maintaining the most efficient use of the land for density and the provision of usable open space. For the safety of pedestrians and residents, the proposed street design seeks to reduce automobile speeds within the

development by way of a standard 28-foot wide paved street width with guest automobile parking on both sides and a 14-foot wide queued travel lane. The proposed paired driveways, will provide ample space for queuing of through traffic.

The pedestrian usability is provided within the proposed right-of-way with four-foot wide planter strips separating the paved street and the five-foot wide public sidewalk. Additional private paths and sidewalks are proposed throughout the development for pedestrian access at appropriate mid-block locations, where feasible.

This Policy has been met and can be ensured by conditions of approval for the concurrent Planned Development Overlay and Subdivision applications.

7. *Policy 78.00 Traffic systems within planned developments shall be designed to be compatible with the circulation patterns of adjoining properties.*

SUPPORTIVE FINDING AND CONCLUSION: The proposed new onsite streets will align with all existing street intersections and street stubs, and are therefore compatible with the circulation patterns of adjoining properties. This Policy has been met.

C. Residential Design Policies

1. *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 policies enumerating the reason for the limitations, or shall be applied to the specific area through a planned development overlay. In no case shall densities greater than those allowed by the zoning classification be allowed, except where specifically provided in the zoning ordinance.*

SUPPORTIVE FINDING AND CONCLUSION: The proposal allows for an overall density of 4.75 units per acre. Lots range in size from 3,200 square feet to 21,051 square feet, and density is below the contingent R-1 zoning classification density of 4.84 units per acre. (see Exhibit 'F'). This Policy can be met and can be ensured by conditions of approval for the concurrent Planned Development Overlay and Subdivision applications.

2. *Policy 80.00: In proposed residential developments, distinctive or unique natural features such as wooded areas, isolated preservable trees, and drainage swales shall be preserved wherever possible.*

SUPPORTIVE FINDING AND CONCLUSION: Identified wetlands and significant vegetation on the site will be protected in separate open space tracts (see Exhibit ‘F’). The subject property is relatively flat (with 1–2% slopes) and has no risk of landslide susceptibility (see Exhibit ‘E’). This Policy has been met.

3. *Policy 81.00: Residential designs which incorporate pedestrian and bikeway paths to connect with activity areas such as schools, commercial facilities, parks, and other residential areas, shall be encouraged.*

SUPPORTIVE FINDING AND CONCLUSION: The concurrent proposed Planned Development/Subdivision will provide necessary street improvements including the provision of curbs, gutter, sidewalks and planter strips on all of the streets within the proposed development. The necessary linkage for pedestrians in this area to the school property, park, commercial area and the private open spaces has been met.

4. *Policy 82.00: The layout of streets in residential areas shall be designed in a manner that preserves the development potential of adjacent properties if such properties are recognized for development on the McMinnville Comprehensive Plan Map.*

SUPPORTIVE FINDINGS AND CONCLUSION: The subject properties are bounded on the north by Baker Creek Road and on the west by Hill Road, as well as stubbed streets from adjacent existing development. The development potential of adjacent properties is not affected by the proposal, all adjacent developable properties have public street access already and the connectivity of existing stubbed streets accomplished by the proposal will improve local traffic circulation patterns and enhance the potential for development of adjacent properties. This policy has been met.

5. *Policy 83.00: The City of McMinnville shall review the design of residential developments to insure site orientation that preserve the potential for future utilization of solar energy.*

SUPPORTIVE FINDINGS AND CONCLUSION: As a part of the concurrent Planned Development Overlay and Subdivision applications, the utilization of solar energy was taken into consideration. In consideration of the shape of the parcel, the unit types, their locations, orientation and designs, some of the units may be positioned for optimal solar access. All of the units have been designed to provide for passive solar gain and sunny interior spaces, which is facilitated by windows on all four sides allowed by the unique planned development approach to small lot development where dwellings are not attached and have windows on all four sides of the structure. Solar panel application on structures will be an option of future home owners, but is not included in this proposal. This policy has been met.

D. Low-cost Housing Development Policies

- 1. Policy 84.00:** *Multiple-family, low-cost housing (subsidized) shall be dispersed throughout the community by appropriate zoning to avoid inundating any one area with a concentration of this type of housing.*

SUPPORTIVE FINDING AND CONCLUSION: The retention of the existing C-3 PD zoned area designated for multi-family on the lot in the NW part of the West phase at the SE corner of the intersection of Hill Road and Baker Creek Road is intended to provide for lower cost housing. At 20 units per acre this area of the site could provide a maximum of 76 dwelling units, as the original approval called for, yet would likely result in less after improvements like parking and landscaping are designed for the site upon future development application of the C-3 PD zoned property. This policy is met by existing retained conditions.

E. Multiple-family Development Policies

- 1. Policy 90.00:** *Greater residential densities shall be encouraged to locate along major and minor arterials, within one-quarter mile from neighborhood and general commercial shopping centers, and within a one-half mile wide corridor centered on existing or planned public transit routes.*

SUPPORTIVE FINDING AND CONCLUSION: Two of the subject properties, Tax Lot 200 and 203 (see Exhibit 'B'), are located adjacent to minor arterial streets (Hill Road and Baker Creek Road), and located within a one-quarter mile of a commercial site, located on the north side of Baker Creek Road across from the site. While there is no existing or planned public transit route to this area, being within a one-half mile corridor of two minor arterial streets provides for a high possibility that transit service could be available in the future. This Policy has been met to the extent possible at this time.

- 2. Policy 92.00:** *High-density housing developments shall be encouraged to locate along existing or potential public transit routes.*

SUPPORTIVE FINDING AND CONCLUSION: See response above to Policy 90.00.

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

SUPPORTIVE FINDING AND CONCLUSION: There is property zoned for a commercial node located on the north side of Baker Creek Road across from the site, less than a ½ mile away. Higher density housing may influence the provision of transit service in the future.

The subject properties are also within a ½ mile of a future school site and a public park that the City is currently designing. This Policy has been met.

F. Urban Policies

1. **Policy 99.00:** *An adequate level of urban services shall be provided prior to or concurrent will all proposed residential development. Services shall include, but not be limited to:*
 - a. *Sanitary sewer collections and disposal lines. Adequate municipal waste treatment plant capacities must be available.*
 - b. *Storm sewer and drainage facilities (as required).*
 - c. *Streets within the development and providing access to the development, improved to city standards (as required).*
 - d. *Municipal water distribution facilities and adequate water supplies (as determined by City Water and Light).*

SUPPORTIVE FINDING AND CONCLUSION: All urban services (sanitary sewer, water, storm drainage) are available to serve the development of the subject properties. Upon development, all public services will be extended to the lots in conformance with City Standards. These Policies have been met and can be ensured by conditions of approval for the concurrent Planned Development Overlay and Subdivision applications.

G. Lot Sales Policy

1. **Policy 99.10:** *The City of McMinnville recognizes the value to the City of encouraging the sale of lots to persons who desire to build their own homes. Therefore, the city planning staff shall develop a formula to be applied to medium and large size subdivisions, that will require a reasonable proportion of lots be set aside for owner-developer purchase for a reasonable amount of time which shall be made a part of the subdivision ordinance.*

SUPPORTIVE FINDING AND CONCLUSION: This Policy will be met.

SUPPORTIVE FINDING AND CONCLUSION: This Goal and related Policies above will be met by the approval of the requested proposal.

4. **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.**

A. Growth Management Policies, Streets

1. **Policy 117.00:** *The City of McMinnville shall endeavor to insure that the roadway network provides safe and easy access to every parcel.*

SUPPORTIVE FINDING AND CONCLUSION: The concurrent Planned Development Overlay and Subdivision applications show that each proposed lot is easily accessible (see Exhibit 'F'). This Policy has been met.

2. *Policy 118.00: The City of McMinnville shall encourage development of roads that include the following design factors:*
 - a. *Minimal adverse effects on, and advantageous utilization of, natural features of the land.*
 - b. *Reduction in the amount of land necessary for streets with continuance of safety, maintenance, and convenience standards.*
 - c. *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.*
 - d. *Consideration given to Complete Streets, in consideration of all modes of transportation.*
 - e. *Connectivity of local residential streets shall be encouraged. Residential cul-de-sac streets shall be discouraged where opportunities for through street exist.*

SUPPORTIVE FINDING AND CONCLUSION:

All of the proposed streets within the proposed Planned Development will be constructed to City Standards (street improvement, curbs, gutters and sidewalks) within a right-of-way of 50 feet as part of the concurrent Subdivision application. The site is flat so there will be minimal cut and fill and natural features are preserved to the greatest extent possible with no streets crossing major wetland areas, which does result in some cul-de-sacs where necessary. Circulation will be improved by completing gaps in the existing street network. This Policy has been met.

3. *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.*
4. *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.*
5. *Policy 122.00: The City of McMinnville shall encourage the following provisions for each of the three functional road classifications:*
 - a. *Major, minor arterials*
 - Access should be controlled, especially on heavy traffic-generating developments.*
 - 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.*
 - b. *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.
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.*

c. Local Streets

*-Designs should minimize through-traffic and serve local areas only.
-Street widths should be appropriate for the existing and future needs of the area.
-Off-street parking should be encouraged wherever possible.
Landscaping should be encouraged along public rights-of-way.*

SUPPORTIVE FINDINGS AND CONCLUSIONS:

Access to the minor arterial streets (Hill Road and Baker Creek Road) are provided at 23rd Street, an extension of an existing east-west street, and via existing intersections at Meadow Drive and Shadden Drive (see Exhibit 'F'). The proposed streets within the site are local streets designed to minimize through traffic and primarily to serve only the proposed development. The proposed streets within the concurrent Planned Development/Subdivision will be developed with curbs and gutters in accordance with City Standards. In addition, 18 ft. of ROW will be provided adjacent to Hill Road and additional 10 ft. of ROW will be provided adjacent to Baker Creek Road in accordance with the City minor arterial standards. The proposal meets the requirements of these Policies.

6. Policy 123.00: The City of McMinnville shall cooperate with other governmental agencies and private interests to insure the proper development and maintenance of the road network within the urban growth boundary.

SUPPORTIVE FINDINGS AND CONCLUSIONS: As part of the development of the subject properties, the proposed streets within the proposed Planned Development/Subdivision will be developed to City Standards. This Policy can be met.

B. Parking Policies

1. Policy 126.00: The City of McMinnville shall continue to require adequate off-street parking and loading facilities for future development and land use changes.

SUPPORTIVE FINDING AND CONCLUSION: In accordance with the McMinnville Zoning Ordinance, off-street parking will be provided. Off-street parking and loading will be provided for the commercial (multi-family) lot at the time of development of the commercial property. This Policy can be met at the time of development and can be ensured by a condition of approval. The proposal provides two points of access to the commercial lot to facilitate access to parking and loading facilities in the future.

2. *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.*

SUPPORTIVE FINDING AND CONCLUSION: At the time of development of the subject property, off-street parking will be provided as required by the McMinnville Zoning Ordinance. All lots in the proposal allow for two car garages and two off-street parking spaces in the garages, including proposed small lot and large lots, which will encourage and enable off-street parking meeting the intent of this Policy. This Policy can be met at the time of development of each lot.

SUPPORTIVE FINDING AND CONCLUSION: The development of the subject properties meets the Goal and pertaining Policies addressed above for the development of a transportation system that provides for the coordinated movement of people and freight in a safe and efficient manner.

5. ***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.***

A. Sanitary Sewer System Policies

1. *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.*

SUPPORTIVE FINDING AND CONCLUSION: At the time of development of the subject properties, public sanitary sewer will be provided to each of the created lots. This Policy can be met at the time of development.

2. *Policy 139.00: The City of McMinnville shall extend or allow extension of sanitary sewage collection lines within the framework outlined below:*
 - a. *Sufficient municipal treatment plant capacities exist to handle maximum flows of effluents.*
 - b. *Sufficient trunk and main line capacities remain to serve undeveloped land within the projected service areas of those lines.*
 - c. *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.*
 - d. *Extensions will implement applicable goals and policies of the comprehensive plan.*

SUPPORTIVE FINDING AND CONCLUSION: At the time of development of the subject properties, public sanitary sewer will be provided to each of the created lots. This Policy can be met at the time of development.

3. *Policy 141.00: 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 drainage system, or to natural drainage ways, where required.*

SUPPORTIVE FINDING AND CONCLUSION: The proposal will ensure that all development within the Planned Development/Subdivision is connected to separate storm and sanitary sewers at the time of development. This Policy can be met and ensured at the time of development

B. Storm Drainage Policies

1. *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.*

SUPPORTIVE FINDINGS AND CONCLUSION: Public storm drainage services will be provided to the subject properties with the construction of the new public streets and establishment of the private tracts. Construction of public stormwater systems, detention areas and connections to the existing storm drain facilities will occur at the time of development. Through the construction of and approved storm collection system constructed to City standards there will be no significant adverse impacts to the quality of water or land as a result of this proposal. This Policy can be met and ensured at the time of development.

C. Water Policies

1. *Policy 144.00: The City of McMinnville, though the City Water and Light Department shall provide water services for development at urban densities within the McMinnville Urban Growth Boundary.*
2. *Policy 145.00: The City of McMinnville, recognizing the City Water and Light Department as the agency responsible for water services, shall extend water services within the framework below:*
 - a. *Facilities are placed in locations and in such a manner as to insure compatibility with surrounding land uses.*
 - b. *Extensions promote the development patterns and phasing envisioned in the McMinnville Comprehensive Plan.*
 - c. *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.*

- d. Applicable policies for extending water services, as developed by the City Water and Light Department, are adhered to.*
- 3. Policy 147.00: The City of McMinnville shall continue to support coordination between city departments, other public and private agencies and utilities, and the City Water and Light Department to insure the coordinated provision of utilities to developing areas. The City shall also continue to coordinate with the City Water and Light Department in making land use decisions.*

SUPPORTIVE FINDING AND CONCLUSION: Public water facilities are currently available in existing city streets adjacent to the proposed Planned Development/Subdivision and are of sufficient size to be extended to serve the proposed development. All policies of the Water and Light Department for the coordinated provision of extension of existing public services will be followed. These Policies can be met and can be ensured with conditions of approval.

D. Water and Sewer – Land Development Criteria Policy

- 1. 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:*
 - a. Sufficient municipal water system supply, storage and distribution facilities, as determined by the City Water and Light Department, are available or can be made available, to fulfill peak demands and insure fire flow requirements and to meet emergency situation needs.*
 - b. 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.*
 - c. Sufficient water and sewer system personnel and resources, as determined by the Water and Light Department and City, respectively, are available, or can be made available, for the maintenance and operation of the water and sewer systems.*
 - d. Federal, state, and local water and waste water quality standards can be adhered to.*
 - e. Applicable policies of the Water and Light Department and the City relating to water and sewer systems, respectively, are adhered to.*

SUPPORTIVE FINDINGS AND CONCLUSIONS: Though the City’s own requirements of notification, all private utilities and City Departments will be notified of the proposed Zone Change with concurrent Planned Development Overlay and Subdivision applications. Public sewer and water are already provided to the subject properties in the adjacent existing streets. Extensions and connections to the sanitary sewer and water facilities will be required at the time of development of the subject properties. The City treats sewage to meet the applicable standards for environmental quality. Through the use of the public collection and treatment facilities there will be no

sewage discharges from the property directly to a water body or into the ground.

Based on these factors and considerations there will be no significant adverse impacts to the quantity or quality of water or sanitary sewer services to the area or to the city. This Policy has been met.

E. Police and Fire Protection – Land Development Criteria Policy

1. ***Policy 153.00: The City of McMinnville shall continue coordination between the planning and fire departments in evaluating major land use decisions.***
2. ***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 annexation, subdivision proposals, and other major land use decisions.***

SUPPORTIVE FINDINGS AND CONCLUSIONS: Though the City’s own requirements of notification, the Fire and Police Departments will be notified of the proposal. Existing Police and Fire facilities are adequate to serve the proposed development. These Policies has been met.

6. *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.*

A. Parks and Recreation Policies

1. ***Policy 165.00: The City of McMinnville shall recognize open space and natural areas, in addition to developed park sites, as necessary elements of the urban area.***
2. ***Policy 167.00: The City of McMinnville shall encourage the retention of open space and scenic areas throughout the community, especially at the entrances to the city.***
3. ***Policy 168.00: Distinctive natural features and areas shall be retained, wherever possible, in future urban developments.***
4. ***Policy 169.00: Drainage ways in the city shall be preserved, where possible, for natural areas and open spaces and to provide natural storm run-offs.***

SUPPORTIVE FINDINGS AND CONCLUSIONS: The proposal will provide for private open space that protects wetlands and significant vegetation, and provide for storm water detention areas (see Exhibit ‘F’). The subject properties contain no scenic areas. The proposal supports the Goal to provide recreation facilities and open space for the enjoyment of the citizens of the community. This Policy has been met by the provision of private open space within the proposed development.

7. *Goal VIII 1: TO PROVIDE ADEQUATE ENERGY SUPPLIES, AND THE SYSTEMS NECESSARY TO DISTRIBUTE THAT ENERGY, TO SERVICE THE COMMUNITY AS IT EXPANDS.*

A. Energy Policies

1. *Policy 171.00: The City shall continue to examine land use decisions in the light of present and projected supplies of electrical, fossil fuel, and other sources of energy.*
2. *Policy 173.00: The City of McMinnville shall coordinate with the City Water and Light Department and the various private suppliers of energy in this area in making future land use decisions.*
3. *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.*

SUPPORTIVE FINDINGS AND CONCLUSION: Through the City's own requirements of notification, the City Water and Light Department will be notified, so the City can coordinate with it and other providers. These Policies can be met.

8. Goal VIII 2: TO CONSERVE ALL FORMS OF ENERGY THROUGH UTILIZATION OF LAND USE PLANNING TOOLS.

A. Energy Policies

1. *Policy 178.00: The City of McMinnville shall encourage a compact urban development pattern to provide for conservation of all forms of energy.*
2. *Policy 179.00: The City of McMinnville shall amend pertinent ordinances to allow for design techniques which increase the efficient utilization of land and energy. Areas to examine shall include, but not be limited to:*
3. *The zoning ordinance requirements, including density, lot areas, and setbacks to increase utilizable space in lots, while maintaining health and safety standards.*
 - a. *The geographic placement of various uses (commercial, industrial, residential) on the Comprehensive Plan Map to encourage energy-efficient locations.*
 - b. *The zoning ordinance and planned development provisions to allow for cluster developments, individually owned, common-wall dwellings, and other design techniques that increase utilizable space and offer energy savings.*
 - c. *The subdivision and zoning ordinances to encourage energy-efficient design such as proper landscaping for solar heating and cooling, solar orientation of dwellings and other site design considerations.*
 - d. *The building codes to encourage energy-efficient residential, commercial and industrial building design and construction techniques.*
4. *The City of McMinnville supports local sustainability and endorses the utilization of proven and innovative energy efficient design and construction technologies to reduce heat gain, lower energy consumption, and lessen pollutant output.*

SUPPORTIVE FINDINGS AND CONCLUSIONS:

The proposal will provide for a development that is intended to reduce urban sprawl by providing a higher density single family housing development (at the top end of the R-1 zone, 4.75 DU/AC is just under 4.84 DU/AC maximum) but of a high quality that will enhance the livability of the families living within each of the homes. The purpose of the Planned Development is to create an urban environment of single family residences that are not totally dependent upon the automobile but gives each residence private space while providing common open space and access to a neighborhood commercial facility, a school facility and a public park within easy walking distance. The detached single family housing units that will be constructed on the proposed residential lots will be designed to meet or exceed the building code requirements for energy efficiency currently in effect. The location of the site adjacent to two minor arterial routes (Hill Road and Baker Creek Road), and the possible future availability of public transit and bicycle transportation to the area, make the development highly accessible and serves to reduce the energy needed to reach the home sites within the development. These factors result in the future housing sites being consistent with the energy conservation requirements of this Goal and implementing Policies.

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

A. Policies

1. ***Policy 181.00: The City of McMinnville shall establish an urban growth boundary to separate rural lands from urbanizable and urban lands. Lands within the boundary shall be deemed necessary for urban development within the planning period, except where designated as reserve area.***

B. General Development Policies

1. ***Policy 183.00: The City of McMinnville with the cooperation of Yamhill County shall establish three categories of lands within the Urban Growth Boundary. Future urbanizable lands are those lands outside the city limits but inside the Urban Growth Boundary. These lands shall be retained in agricultural resource zones until converted to urbanizable lands by annexation to the City of McMinnville. Urbanizable lands are those within the City limits which are not yet developed at urban densities. Conversion of these lands to the urban classification shall involve fulfillment of the goals and policies of this plan, provision of urban services, and application of appropriate implementation ordinances and measures. Urban lands are those lands within the city limits developed at urban densities.***
2. ***Policy 184.00: The City of McMinnville shall establish a comprehensive plan map designating allowed uses within the McMinnville Urban Growth Boundary. Land uses allowed under the specific designations shall be setforth in Volume I of the McMinnville Comprehensive Plan, Chapter IX.***

SUPPORTIVE FINDINGS AND CONCLUSION: The subject properties lie within the urban growth boundary, and have not been designated as reserve area. The subject properties are within the city limits of McMinnville, are currently vacant and therefore are classified as “Urbanizable” land. The proposal will fulfill the Goals and Policies of the McMinnville Comprehensive Plan and will provide the mechanism for the development of the subject property to urban densities. The proposal is in conformance with these policies.

8. ***Goal X 1: TO PROVIDE OPPORTUNITIES FOR CITIZEN INVOLVEMENT IN THE LAND USE DECISION MAKING PROCESS ESTABLISHED BY THE CITY OF McMINNVILLE.***

A. *Policies*

1. ***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.***

SUPPORTIVE FINDINGS AND CONCLUSIONS: This policy is met by the zoning ordinance and is not affected by the proposal.

SUPPORTIVE FINDING AND CONCLUSION: The proposal will expand the degree of flexibility of the type of development that can occur on the subject properties. The proposal is consistent with the applicable Commercial, Residential, Transportation, Community Facilities and Services, Energy, Urbanization, and Citizen Involvement Goals and Policies listed in the Comprehensive Plan. For these reasons the proposal is consistent with the intent and methodology of the Plan and satisfies this Criterion A.

Criterion B: Development Pattern: *The proposed amendment is orderly and timely, considering the pattern of development in the area, surrounding land uses, and any changes which may have occurred in the neighborhood or community to warrant the proposed amendment.*

SUPPORTIVE FINDINGS AND CONCLUSIONS:

The subject properties are part of an existing developing and changing residential area. Public and private utilities are stubbed to the subject properties in anticipation of future development. Development of the subject properties as proposed would be orderly and timely. Adjacent properties are zoned for higher density residential uses than the current zone density anticipated. Thus the proposal for some portions of the planned development at higher density conforms to the existing pattern and trend in the area, and is appropriate. It is also timely as planned improvements to the adjacent park property and to Hill Road are under way with the City of McMinnville concurrent with review of this proposal. Its approval and the park and road construction could catalyze further multifamily and commercial property development in the nearby area as envisioned under current zoning.

The proposal will provide for affordable single family detached housing units on individual lots. A future neighborhood park and school site exist adjacent to the site, so the site's proximity to these public properties make a higher density residential development pattern in the West phase appropriate in order to maximize use of public investment in these properties. The entire development of the subject properties has been planned out, and the location and size of the proposed detached housing units, related parking and public utilities are shown on Exhibit 'F', Exhibit 'G', Exhibit 'G-1', Exhibit 'G-2', Exhibit 'H', Exhibit 'H-2'). The propose Zone Change to R-1 (Single Family Residential) for the southern portion of Tax Lot 205 still retaining the remnant County zoning of EF-80 following annexation into the City of McMinnville will be consistent with the existing and proposed character of the surrounding uses. This Criterion B is satisfied.

Criterion C: Utilities and Services: Utilities and services can be efficiently provided to serve the proposed uses or other potential uses in the proposed zoning district.

SUPPORTIVE FINDINGS AND CONCLUSIONS:

1. The subject properties are currently served by, or have access to, all public utilities and services needed for the proposed zoning such as sanitary sewer, water, storm drainage, transportation, police and fire. Private utilities such as electrical, gas, telephone and cable are also available to the subject properties.
2. As part of the development of the proposed Planned Development/Subdivision, new streets will be constructed in conformance to City Standards. All utilities, public and private, will be extended to serve the newly created lots with construction of the streets.
3. This Criterion C can be met as all needed public and private facilities and services are already in place or will be extended to serve the proposed development.

OVERALL SUPPORTIVE CONCLUSIONS: Based upon the supportive findings and Conclusions presented in this narrative and supporting documents and exhibits, the proposal is consistent and in compliance with applicable Goals and Policies of the McMinnville Comprehensive Plan. The proposed zone change is appropriate for the subject property, and is consistent with the surrounding area and the current "Residential" Comprehensive Plan Map land use designations. The future development of the site will result in an efficient use of the property, and the available public utilities, while providing affordable housing alternatives to the citizens of McMinnville. The proposal satisfies all applicable criteria for a Zone Change and Planned Development.

Exhibit 'C-2'

FINDINGS APPLYING TO THE APPLICABLE McMINNVILLE ZONING ORDINANCE CRITERIA FOR PLANNED DEVELOPMENT APPROVAL

In this Findings Document, criteria for approval are written in ***Bold Italics***.

The McMinnville Zoning Ordinance of 1981, Chapter 17.74, Section 17.74.070 provides the criteria for approval for Planned Developments.

Criterion 1. There are special physical conditions or objectives of a development which the proposal will satisfy to warrant a departure from the standard regulation requirement.

SUPPORTIVE FINDINGS AND CONCLUSIONS:

There are many special objectives of the development of the subject properties the Applicant is attempting to achieve with the application for the proposed amendment to the planned development overlay. In summary they are: (1) Provide a diversity of lot sizes and housing sizes at various price points to meet today's market need of home consumers in McMinnville for quality, choice and affordability, (2) Provide an appropriate transition of housing density across the development between varying existing and future uses, and (3) Meet a desire to preserve natural amenities and address physical site conditions and constraints. The proposed development attempts to address each of these special objectives as it increases land within the PD, adjusts density distribution across the PD, and increases open space within the PD.

(1) Housing Variety

The proposal provides single family detached home lots at a density range within the R-1 zone, yet provides lot sizes and yard areas that vary to create different price points for buyers and deliver lots with both smaller yard areas and standard yard areas to meet varied consumer preferences for landscaped space on the lot. Equally important the proposal offers lots with a range of building envelopes to allow different dwelling sizes, creating the diversity and variety in the housing generated by the development.

This is achieved simply in the proposed planned development by creating lots on the East phase all have a minimum building envelope width of 50 feet, yet depth, and more importantly side yard setbacks vary. Some lots are at least 70 feet wide to allow standard ten feet (10') wide side yard setbacks and a 50' feet building envelop. These lots all meet or exceed the 9,000 square feet minimum lot area of the underlying zone, and are referred to as R-1 lots in this application. Other lots are 65 feet wide and the planned development would permit them to have seven and a half feet (7.5') wide side yard setbacks and a 50' building envelop, and are referred to as R-2 Adjusted type lots in this application. Lot depths would vary creating diversity in lot area and landscaped yard area. Still other lots would have a 60 feet typical width at the front building line to allow a 50' wide dwelling with five feet (5') wide side yard setbacks, referred to as R-3 Adjusted type lots in this applications. Again lot depth would vary creating variety in lot area and landscaped yard area. Obviously, not every dwelling built must be the maximum width, thus through the process of home construction a great diversity of building widths and side yard widths will exist, yet the minimum side yard setbacks described here and shown on the supporting site plan graphics specify which lots have a minimum interior side yard width of 10', 7.5', or 5'. These "Adjusted" lots, as they are described here and as represented on the graphic exhibits to this narrative, are intended to mimic the side yard setback requirements of the R-1, R-2, and R-3 zones, respectively, with the noted variation that the "R-3 Adjusted" lots have a smaller interior side setback of 5'. Site constraints and existing development patterns do not allow, consistent lot depth on all lots, and therefore lot area, varies across the site. As previously stated, this variety in lot area lends itself to meet the desired special objective for the site to create a variety of lot sizes.

On the West phase the approach is to offer small lot single-family detached housing. The target width for building envelop is 26' wide and 30' wide. The smaller 26' wide dwellings are proposed with interior side yard setbacks of 3', and are referred to as R-4 Modified lots in this application. Lots are 32' wide minimum and depth is consistently 100' or greater, allowing all lots to be no less than 3,200 square feet in area. Corner lots have a 15' street side setback and thus are larger. The larger 30' wide dwellings are proposed with interior side yard setbacks of 5', and are referred to as R-3 Modified lots in this application. Lots are 40' wide minimum and depth is also consistently 100' or greater, allowing all lots to be no less than 4,000 square feet in area. Corner lots again have a 15' street side setback and thus are larger. These R-3 Modified and R-4 Modified lots are placed together along each street frontage. With this lot pattern the community developed will offer a variety of housing on each block. (See Exhibit 'F').

This area of McMinnville currently has small townhouse and duplex lots as well as medium sized lots in Shadden Claim, just over 6,000 square feet in area. Approval of the proposed planned development will allow for a housing type not available in the market, small lot single-family detached homes on the West phase, and will include traditional medium and larger lots on the East phase, as well as multi-family on the existing area zoned C-3 PD. This development will truly provide housing variety to meet the needs of the consumer in the McMinnville market.

(2) Housing Density Transition

The original Shadden Claim approval provided for transition in housing density across the phases of the site with an R-1 PD. Larger lots were to the east in Phase I, and the development pattern transitioned to smaller lots and more housing density to the west part of the site over Phase II and Phase III. The changes proposed with the addition of new land and modified development pattern also provides for transition in housing density from east to west.

The medium sized lots ranging up from 6,000 square feet, originally part of Phase III, are moved with this proposal to Tax Lot 205. They are located within Tax Lot 205 in the center and west part of that phase of the proposed development. Following the same pattern of original approval, lots are larger and density is lowest in the east and south part of Tax Lot 205 adjacent to the Golf Course and Michelbook Meadows subdivision, where lots are standard R-1 types. Proposed new lots on Tax Lot 205 west of Victoria Drive and west of Shadden Drive decrease in size until the phase meets the border of the existing Cottonwood subdivision, which was developed at a higher R-2 PD density. The flexibility requested with the PD application to allow for smaller side yard setbacks on the East phase (Tax Lot 205) allow for housing sizes from 50' wide dwelling units and narrower. The lot width and depths vary, and lot area too, creating the transition in density.

Tax Lots 203, which was the original Phase III, and Tax Lot 200, which is providing increased area to the PD, are proposed for small lot single-family detached development pattern. The smallest lots in the completed phases to the east are about 4,000 square feet, so as the density transitions west the proposed approach of slightly smaller lots for a slightly higher density is appropriate.

The transition continues the pattern of density transition from east to west toward a node of activity in the NW corner at the intersection of Baker Creek Road and Hill Road where property is currently designated by the zoning code for commercial use, including multi-family residential at 20 Dwelling Units per Acre on the SE corner of the intersection and neighborhood commercial on

the NE corner. This west portion of the site is also flanked by a future park and future school site, conditions that were not in place upon the original approval, and which make the area more suitable for the proposed development. On the other two flanks are minor arterial streets Baker Creek Road and Hill Road. The proposed small lot single-family detached pattern of development is appropriate for this area and helps meet the need for transition density through this area from existing phases of development to the multi-family portion of the site, and to the townhouses south of the site built with the Cottonwood subdivision at a density of 15 dwelling units per acre.

Another special objective for development of the West phases as a planned development is to maintain the single-family home character of the surrounding area to the greatest extent possible while providing the density transition. The applicants proven approach to small lot single-family detached residential development with modified side and front yard setbacks (see Exhibit 'N'), allows for higher densities to the west while maintaining the single-family home character of the surrounding area. It mimics the zoning code to produce a lot and dwelling type that is better than what would be built with townhomes in a standard R-4 zoned development, which is the housing type typically used to transition between detached housing and multi-family housing or commercial uses, as is the case with this site. Small lot single-family detached housing development is better for the consumer (future resident) because these lots are free from a burdensome common wall agreement required with attached townhouses. With small lot single-family detached developments, the resident has exterior access to both sides of the dwelling structure, access to the rear yard without going through the living room (as compared to interior townhouse units), windows on all sides, and has a lot area that is a minimum of 3,200 square feet, as opposed to 2,500 square feet in a typical R-4 townhouse development. That means for a standard 100 feet deep lot the planned development approach allows for a 26 feet wide dwelling, at the low end with the R-4 Modified type lots, as opposed to the 25 feet wide dwelling of the typical R-4 interior townhouse lot structure, and the proposal offers 30 feet wide dwellings at the high end with the R-3 Modified type lots. These homes on small lots will have two car garages and be at a scale that is more compatible with single-family detached dwellings in the area maintaining that character and value in the community.

Distributing the density across the site as proposed optimizes the number of dwelling units conveniently located within walking distance of the adjacent future school site, future city park site, and the future commercial development property located across Baker Creek Road. As well as concentrates them near Hill Road and Baker Creek Road to facilitate transit opportunities in the future on those streets.

(3) Physical Site Conditions and Constraints

Another special objective for development is to preserve the onsite wetland areas and significant wetlands to the greatest extent possible. In this way, there are also special physical conditions the proposed planned development attempts to address with the proposed site plan and plat, which graphically represents the variations requested to the side yard setbacks and lot areas across the site to achieve development objectives yet avoid resources where possible. For example, the existing wetland at the proposed cul-de-sac terminus of Mahala Way and the existing wetland at the proposed cul-de-sac terminus of Snowberry Street will be preserved with the proposed planned development layout. The wetland south of Mahala Way will be protected in a conservation easement over the lots. The wetland east of Snowberry Street will be part of a common space tract and protected as open space easement over the parcels. In order to preserve these wetlands and

significant vegetation the site layout has irregular block sizes, which are mitigated where possible with private paths to allow effective pedestrian circulation. Rather than proposing standard lot sizes across the site, the proposal requests modified lot areas and setbacks to preserve these resource areas, and meet the other objectives listed here.

Summary:

With development of the site, proposed wetlands are preserved, a transition in density across the community is accomplished, and a range of lot sizes and need for housing diversity is thereby facilitated. The Applicant finds that the proposed planned development satisfies the special objectives and physical constraints of the site outlined here, therefore, Criterion 1 is met with an R-1 PD overlay.

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

SUPPORTIVE FINDINGS AND CONCLUSIONS:

The Comprehensive Plan calls for commercial at the NE and SE intersection of Baker Creek Road and Hill Road with residential uses surrounding it. The proposed development conforms to that pattern. The pattern of approved and built existing residential development adjacent to the subject property shows lot types increasing in density from the east and south east to the north and north west. The proposed development will be consistent with that pattern. Based upon the Supportive Findings and Conclusions presented here, the proposed Planned Development is consistent and in compliance with applicable Goals and Policies of the McMinnville Comprehensive Plan (see Exhibit ‘C-1’). This Criterion 2 is met.

Criterion 3. *The development shall be designed so as to provide for adequate access to, and efficient provision of, services to adjoining parcels;*

SUPPORTIVE FINDINGS AND CONCLUSIONS:

The proposed development has adequate access via the existing network of public streets and will efficiently extend streets and other services through the site to adjoining parcels, as demonstrated in the exhibits to this narrative. This Criterion 3 is met.

Criterion 4. *The plan can be completed within a reasonable period of time.*

SUPPORTIVE FINDINGS AND CONCLUSIONS:

The plan for development of the West and East phases includes site construction drawing preparation during the winter of 2016 and site construction to be initiated in 2017 or 2018 and finished in 2018 or 2019, pending availability of all permits. This period of time is typical in the development industry for phased developments. This Criterion 4 is met.

Criterion 5. *The streets are adequate to support the anticipated traffic, and the development will not overload the streets outside the planned area.*

SUPPORTIVE FINDINGS AND CONCLUSIONS: The proposed Planned Development abuts Hill Road on the west and will be connected to it via extension of 23rd Street west through the West

phase, and the East phase lies approximately 600 feet south of Baker Creek Road and west of Hill Road. It is connected to Baker Creek Road by Shadden Drive and Meadows Drive and to Hill Road by Cottonwood Drive and 23rd Street. Both Hill Road and Baker Creek Road are designated minor arterial streets. The existing and proposed street network is extensive and has capacity to serve the development. Hill Road, along with the intersection of it with Baker Creek Road, will undergo improvements under a currently funded public improvement project by the City of McMinnville, thus additional capacity is expected to be installed concurrent with the development. This Criterion 5 is met.

Criterion 6. Proposed utility and drainage facilities are adequate for the population densities and type of development proposed.

SUPPORTIVE FINDINGS AND CONCLUSIONS:

The subject properties are currently served by or have access to utilities and storm drainage facilities with adequate capacity. As part of the proposed planned development new streets will be constructed in conformance to City Standards. All utilities, public and private, will be extended to serve the newly created lots and storm drainage facilities. They will be developed accordingly per the attached Exhibits. This Criterion 7 is met.

Criterion 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.

SUPPORTIVE FINDINGS AND CONCLUSIONS:

The noise, air and water pollutants generated by the proposed development will not have adverse effects upon surrounding uses. Noise and air pollution of the proposed residential development will be similar to and compatible to the existing noise and air pollution created by the existing adjacent residential uses. Water pollutants will be similar to and compatible with adjacent uses, and will be managed by the development of sanitary and storm sewer infrastructure as proposed with the street construction described in the Exhibits attached to this narrative. This Criterion 7 is met.

Exhibit 'C-3'

FINDINGS APPLYING TO SUBDIVISION APPROVAL

The McMinnville Zoning Ordinance of 1981, Chapter 17.53, Section 17.53.070 provides the necessary information required for approval a Subdivision application.

Comprehensive Plan Map Designation of the Proposed Subdivision

SUPPORTIVE FINDINGS AND CONCLUSIONS: The Comprehensive Plan Map designates the subject properties as “Residential” and “Commercial”. The proposed subdivision is in conformance with the Comprehensive Plan Map designations of “Residential” and “Commercial”.

Zoning Classification of the Proposed Subdivision

SUPPORTIVE FINDINGS AND CONCLUSIONS: With concurrent approval of the zone change to R-1 on the south half of Tax Lot 205, the existing underlying zoning for the development site is R-1 (Single Family Residential) for Tax Lots 200 and 205 on the tax map shown in Exhibit 'B'. Tax Lot 203, on the same tax map, has an R-1 PD overlay on the eastern side and C-3 PD for the western 3.8 acres. The existing C-3 PD zoning on Tax Lot 203 is not proposed to be changed by this application. An R-1 PD overlay is proposed to be amended over the eastern side Tax Lot 203 and applied to Tax Lot 200 and Tax Lot 205 area as well. Upon concurrent approval of the Zone Change and PD overlay application the proposed development will be in compliance with the zoning classifications.

Conformance of Proposed Use to the Proposed Zoning Classification

SUPPORTIVE FINDINGS AND CONCLUSIONS: The proposed development allows future development of the NW portion of Tax Lot 203 in conformance with the designated C-3 PD overlay zone. It facilitates such future C-3 PD development by improving a public street along its south side and stubbing a public street and utilities to its east side. The proposed zone change to R-1 (Single Family Residential) zoning classification for the southern part of Tax Lot 205 allows for residential development conforming to the R-1 zone with the PD overlay proposed.

Requirements Specified within the Zoning District to which the Proposed Subdivision Would Not Comply

SUPPORTIVE FINDINGS AND CONCLUSIONS:

Concurrent Zone Change and a Planned Development Overlay application are submitted with this application to facilitate:

Flexibility for lot area and side and front setbacks on some lots. The variety of lot sizes are shown for lots listed as R-1, R-2, and R-3 Adjusted as follows (Refer to Exhibit 'H' and Exhibit 'F'):

Section 17.12.030 Lot Size:

Allow single family detached residential dwellings on lots less than 9,000 square feet, except those on the east boundary of Tax Lot 205 which will be 9,000 square feet, as shown on the preliminary plat.

Section 17.12.040

- A. Front yard setbacks will meet R-1 Code, except those lots listed as R-3 Adjusted, R-3 Modified and R-4 Modified, which will have 15' front building setbacks like allowed by the R-3 code.
- B. All rear yard setbacks will meet R-1 code.
- C. Side yard setbacks will meet R-1 Code, except those lots listed as R-2 will meet R-2 side yard setbacks, those lots listed as R-3 Adjusted or R-3 Modified will have five feet side yard setbacks, and those listed as R-4 Modified will have 3' side yard setbacks. All exterior street side setbacks will be twenty feet, except those lots listed as R-3 Adjusted, R-3 Modified and R-4 Modified, which will have 15' exterior street side setbacks as required by the R-3 code.