



**CITY OF MCMINNVILLE
PLANNING DEPARTMENT**
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EXHIBIT 2 - STAFF REPORT

DATE: November 17, 2016
TO: Planning Commission Members
FROM: Ron Pomeroy, Principal Planner
SUBJECT: ZC 1-16/ZC 2-16/S 3-16 (Baker Creek Development, LLC)

Report in Brief:

This is a public hearing to consider land use applications requesting approval of two zone change requests, a proposed residential tentative subdivision plan and modification to Planned Development Ord. No. 4626 to add additional land area and permit certain setback modifications.

Please note: Staff is recommending that the public hearing be opened and continued to December 15, 2016, due to the need to review supplemental information received on Monday, November 7, 2016. When the applicant provided the supplemental information they also requested a sixty (60) day extension on the 120-day review period.

Background:

This proposal is for land in an area of town that is locally referred to as the Shadden Claim area and more specifically located near the intersection of NW Baker Creek Road and NW Hill Road. The proposal submitted by the applicant is fairly complex. In that regard, the applicant provided the Planning Department with additional information via email after 5:00 p.m. on November 4, 2016, that modified certain elements of the proposal.

Discussion:

As the Commission is aware, land use applications in Oregon are subject to the "120 day rule" wherein the public review process, inclusive of appeals, must be complete. The applicant's submittal was deemed complete on Thursday, September 29, 2016, and the 120-day "clock" was started on that day. In light of the recent modifications to the applicant's submittal, the Planning Department requested that the applicant provide the City with a 60-day extension to the 120-day rule in order to be afforded sufficient time within which to review and consider this information. That extension to March 28, 2017, was granted by the applicant.

Fiscal Impact:

None

Recommendation/Suggested Motion:

That the Planning Commission open and, without receiving testimony, continue this public hearing to December 15, 2016, at 6:30 p.m.
