



Planning Department
 231 NE Fifth Street ◦ McMinnville, OR 97128
 (503) 434-7311 Office ◦ (503) 474-4955 Fax
www.mcminnvilleoregon.gov

Office Use Only:	
File No.	<u>PDA 4-23</u>
Date Received	<u>8/1/2023</u>
Fee	<u>\$1,283.00</u>
Receipt No.	<u>208526</u>
Received by	<u>AW</u>

569-23-000419-PLNG

Planned Development Amendment Application

Applicant Information

Applicant is: Property Owner Contract Buyer Option Holder Agent Other _____

Applicant Name McMinnville Properties LLC Phone (503) 612-1563

Contact Name Wayne Marschall Phone _____
(If different than above)

Address 7401 SW Washo Court, Suite 200

City, State, Zip Tualatin, OR 97062

Contact Email Wayne.Marschall@TheStollerGroup.com

Property Owner Information

Property Owner Name _____ Phone _____
(If different than above)

Contact Name _____ Phone _____

Address _____

City, State, Zip _____

Contact Email _____

Site Location and Description

(If metes and bounds description, indicate on separate sheet)

Property Address 500 NE Captain Michael King Smith Way, McMinnville, OR 97128

Assessor Map No. R4 4 - 23 00600, 00601, 00602,
-00800, 01301 Total Site Area 92 acres

Subdivision _____ Block _____ Lot _____

Comprehensive Plan Designation Commercial Zoning Designation General Commercial (C-3)

5. Document how the site can be efficiently provided with public utilities, including water, sewer, electricity, and natural gas, if needed, and that there is sufficient capacity to serve the proposed use: _____

[See accompanying narrative.](#)

6. Describe, in detail, how the proposed use will affect traffic in the area. What is the expected trip generation? _____

[See accompanying narrative.](#)

In addition to this completed application, the applicant must provide the following:

A site plan (drawn to scale, legible, and of a reproducible size). The site plan should show existing and proposed features such as: access; lot and street lines with dimensions in feet; distances from property lines; improvements; north direction arrow, and significant features (slope, vegetation, adjacent development, drainage, etc.).

A copy of the current planned development overlay ordinance.

A legal description of the subject site, preferably taken from the deed.

N/A Compliance of Neighborhood Meeting Requirements.

Payment of the applicable review fee, which can be found on the Planning Department web page.

I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.

W. Marshall
Applicant's Signature

7/24/2023
Date

W. Marshall
Property Owner's Signature

7/24/2023
Date

MACKENZIE.

**MINOR PLANNED
DEVELOPMENT
AMENDMENT, THREE
MILE LANE
DEVELOPMENT
REVIEW, AND
LANDSCAPE PLAN
REVIEW**

To
City of McMinnville

For
Evergreen Lodge Expansion

Dated
July 20, 2023

Project Number
2220161.00



MACKENZIE
Since 1960

RiverEast Center | 1515 SE Water Avenue, Suite 100, Portland, OR 97214
PO Box 14310, Portland, OR 97293 | T 503.224.9560 | www.mcknze.com



TABLE OF CONTENTS

I. PROJECT SUMMARY 1

II. INTRODUCTION 2

Description of Request 2

Existing Site and Surrounding Land Use 2

Prior Approvals 3

Description of Proposed Development 4

III. NARRATIVE AND COMPLIANCE 6

McMinnville Municipal Code Title 17 – Zoning 6

Chapter 17.33 C-3 General Commercial Zone 6

Chapter 17.51 Planned Development Overlay 6

Chapter 17.52 Airport Overlay Zone..... 12

Chapter 17.54 General Regulations 14

Chapter 17.57 Landscaping..... 16

Chapter 17.58 Trees..... 20

Chapter 17.60 Off-Street Parking and Loading 23

Chapter 17.61 Solid Waste and Recycling Enclosure Plan 34

Chapter 17.62 Signs 37

Chapter 17.72 Applications and Review Process..... 37

Chapter 17.74 Review Criteria 38

McMinnville Comprehensive Plan and Three Mile Lane Area Plan 40

Chapter IV – Economy of McMinnville 40

Three Mile Lane Area Plan 41

Three Mile Lane - Ordinance No. 4131 (1981) 42

Three Mile Lane 42

Evergreen Planned Development-Related Amendments 43

Comprehensive Plan Map Amendment – Ordinance No. 4662 (1998) 43

PD Amendment for Captain Michael King Smith Evergreen Educational Center – Ordinance No. 4718 (2000)..... 43

PD Amendment for Evergreen Theater – Ordinance No. 4810 (2004)..... 43

Amendment for Adventure Park – Ordinance No. 4949 (2012)..... 43

IV. CONCLUSION..... 45

EXHIBITS

1. Application Forms
2. Map of Proposed Planned Development Amendment
3. Plans
4. Trip Generation Letter
5. Deeds
6. Ordinance 4662 (Evergreen Campus Planned Development, 1998)
7. Ordinance 4718 (Amends Ordinance No. 4662 to allow repositioning of Captain Michael King Smith Evergreen Educational Center building, 2000)



8. Ordinance 4810 (Amends Ordinance No. 4662 to allow Theater, meeting space and additional attraction display area, 2004)
9. Ordinance 4915 (Amends Ordinance No. 4662 to allow a waterpark attraction and an overnight lodge, 2009)
10. Ordinance 4949 (Amends Ordinance No. 4662 to allow Adventure Park and associated improvements, 2012)
11. Preliminary Storm Report



I. PROJECT SUMMARY

Applicant: McMinnville Properties, LLC
Attention: Wayne Marschall/Steve Scott
7401 SW Washo Court, Suite 200
Tualatin, OR 97062

Owner: McMinnville Properties, LLC
Attention: Wayne Marschall/Steve Scott
7401 SW Washo Court, Suite 200
Tualatin, OR 97062

Site Address: 500 NE Captain Michael King Smith Way, McMinnville, OR 97128

Tax Map/Lots: Yamhill County 4 4 23, Lots 00600, 00601, 00602, 00800, 01301
(excludes parcels outside City Limits)

Assessor Site Acreage: Approximately 92 Acres (excludes parcels outside City Limits)

Zoning: General Commercial (C-3)
Three Mile Lane Planned Development Overlay
Airport Overlay

Comprehensive Plan: Commercial

Adjacent Zoning: Agricultural Holding (A-H) to the south
Yamhill County Exclusive Farm Use District (EFU-80) to the south,
west, north, and east

Existing Structures: Five primary structures including the Evergreen Aviation & Space
Museum (two buildings), the Wings and Waves Waterpark, the
theater/conference center, and the Evergreen Lodge

Request: Minor Planned Development Amendment, Three Mile Lane
Development Review, and Landscape Plan Review
(to add a new meeting facility building, 8,883 SF +/-)

Project Contact: Mackenzie
Attn: Brian Varricchione, Land Use Planner
1515 SE Water Avenue, Suite 100
Portland, OR 97214
(971) 346-3742
bvarricchione@mcknze.com

II. INTRODUCTION

Description of Request

The applicant requests approval of a Minor Planned Development Amendment, Three Mile Lane Development Review, and a Landscape Plan Review to add a new “Reception Hall” building adjacent to the Evergreen Lodge facility on the Evergreen Campus at 500 NE Captain Michael King Smith Way. Located in a portion of the paved parking lot west of the Evergreen Lodge, the new building will be used as an expansion of the Lodge building (albeit in a separate structure) to accommodate gatherings such as wedding receptions. The project will also add valuable infrastructure including a catering kitchen and storage, which currently do not exist at the site.

Existing Site and Surrounding Land Use

The approximately 312-acre Evergreen Aviation & Space Museum campus is partially within McMinnville City Limits (92 acres +/-, zoned C-3 General Commercial and 4 acres +/- zoned A-H Agricultural Holding), with the large remainder in unincorporated Yamhill County (216 acres +/- zoned EF-80 Exclusive Farm Use). The property is located immediately north of Oregon Highway 18 (Three Mile Lane), east of downtown and Chemeketa Community College near the McMinnville Municipal Airport. The site slopes mildly downhill from east to west along its entirety. There is an approximately 10-foot grade change within the southern part of the site, generally adjacent to Three Mile Lane, where the existing buildings are located, and there is a significant grade drop in the northwest portion of the site, generally along the Yamhill River.

The portion of the campus within the City limits contains five buildings supporting various operations: the Evergreen Aviation & Space Museum (two buildings), the Wings and Waves Waterpark, the theater/conference center, and the Lodge (in the form of a chapel, a popular venue for wedding ceremonies), with associated circulation, parking and landscaping. Existing parking lots are distributed throughout the campus, providing approximately 1,300 parking spaces, all of which are within city limits. Also within the City limits area are a building pad previously prepared for a hotel that was not constructed.

The area outside the City contains farmland, vineyards, three agricultural storage and production buildings, a grove of Oregon White Oak trees, a nature trail, a model aircraft runway, and natural areas used by Boy Scout troops.

The proposal will not affect the site’s overall access and circulation system. The campus is accessed from NE Cumulus Drive, which provides access to downtown McMinnville via Three Mile Lane. Three Mile Lane provides regional connections to the Greater Portland Metropolitan region and Oregon Coast via OR-18 and OR-99W.

Table II-1 summarizes the existing nearby Roadway Descriptions.

TABLE II-1. ROADWAY DESCRIPTION			
Roadway	Public/Private	Existing Condition	McMinnville Transportation System Plan (TSP) Classification
OR-18	Public	<ul style="list-style-type: none"> ▪ Four 12-foot travel lanes and one 14-foot center turn lane ▪ 8-foot paved shoulder ▪ No curbs ▪ No sidewalk ▪ No street trees 	Major Arterial
NE Cumulus Avenue	Public	<ul style="list-style-type: none"> ▪ Two lanes ▪ Curbs on two sides until SE Armory Way service road ▪ No sidewalk along site frontage ▪ No street trees 	Minor Collector
NE Captain Michael King Smith Way	Private	<ul style="list-style-type: none"> ▪ Two lanes ▪ No curbs ▪ No sidewalk ▪ No street trees ▪ No speed bumps 	No Outlet Street

Prior Approvals

The site is located in the Three Mile Lane Planned Development Overlay District. The Planned Development, established in 1981 by adoption of Ordinance 4131, requires properties to be developed according to the designations of the McMinnville Comprehensive Plan. Ordinance 4131 also implemented numerous policies applicable to all properties in the district. These policies include meeting the goals and policies of the McMinnville Comprehensive Plan, a minimum setback of 120' from the centerline of Highway 18, and development requirements relating to access and landscaping. Ordinance 4131 also established Planned Development amendment procedures for the district.

The Evergreen Campus was subsequently established in 1998 with adoption of Ordinance 4662, which rezoned property from Agricultural Holding (AH) to General Commercial Planned Development (C-3 PD). Ordinance 4662 also imposed numerous development standards including a 15% minimum landscape requirement, a 125' maximum structure height, and lighting, sign, traffic, and other requirements. Ordinance 4662 limits uses on the site to “those integral to the proposed Captain Michael King Smith Evergreen Aviation Educational Center and uses as described in the applicant's submitted land use application dated December 15, 1997.” See diagram and additional requirements in Exhibit 6.

The Planned Development was amended in 2000 with adoption of Ordinance 4718 to rezone the property to a “new C-3 PD” zone. Ordinance 4718 imposed a condition requiring that changes to the adopted site plan would require a Major or Minor Planned Development Amendment, with Major amendments to be decided by the Planning Commission and minor amendments by the Planning Director. An amendment is deemed minor or major by the Planning Director. See specific requirements in Exhibit 7.

In 2004, Ordinance 4810 amended the Planned Development to allow the construction of the campus’ theater, meeting space, additional display area, and associated parking adjacent to the existing Evergreen Aviation Museum. See diagram in Exhibit 8.

In 2009, Ordinance 4915 amended the Planned Development to rezone a 30-acre portion of the campus from County Exclusive Farm Use-80 (EF-80) to City C-3 PD, to accommodate the future construction of a waterpark and overnight lodge. Ordinance 4915 limits building heights to a maximum height of 125' and imposes specific landscaping, parking, and utility requirements. See diagram and specific requirements in Exhibit 9.

The most recent amendment to the Planned Developed occurred in 2012 by Ordinance 4949, which adds an Adventure Park and ancillary improvements on the campus master plan. Ordinance 4949 imposed additional stormwater and sanitary sewer requirements. See diagram and specific requirements in Exhibit 10.

Actual construction at the Evergreen site to date includes the Aviation and Space Museum (two buildings, at the center and east of the campus, respectively), the Theater/conference center located generally between them, the Waterpark at the west, and the small chapel building in the northwestern part of the campus, which is identified as the "Lodge" in this application. The actual location of the chapel differs from the anticipated location in previously approved PD amendment(s).

Description of Proposed Development

The campus continues to evolve in response to opportunities to serve and meet needs in the community. In this proposal, the applicant requests a Planned Development Minor Amendment Three Mile Lane Development Review, and Landscape Plan Review to add a new Reception Hall building containing just under 9,000 square feet (SF) of floor area, adjacent to the existing Evergreen Lodge building, as described in this narrative. All project work is contained within a limited 0.9-acre portion of the overall Planned Development area, identified as the "Area of Disturbance" in the proposed plan set and area-based calculations. See Exhibits 2 and 3.

The applicant proposes to expand the functionality of the existing Lodge wedding venue/reception hall by constructing a separate Reception Hall building immediately west of the existing structure, designed to serve weddings, parties, and corporate events, which are the most frequent types of renters using the existing Lodge facility. For example, the new building will allow guests at a wedding ceremony in the Lodge to proceed directly to a reception in the new Reception Hall, in lieu of having to travel to an off-site location for a reception. Other potential uses include promotional events such as educational partnerships with the wine programs at Chemeketa Community College and Linfield University.

To avoid detracting from the architectural design of the existing Lodge structure, and to accommodate an existing underground electrical utilities corridor, the Reception Hall will be a freestanding structure located approximately 95 feet west of the Lodge building. It will be located within an existing parking lot, with associated reconfiguration of drive aisles and parking spaces to accommodate it. Other than those localized parking-area changes, no change is proposed in site access and circulation. Proposed floor area is approximately 8,883 square feet (SF) on a single level, with the building's long axis oriented in an east-west direction and its public entrance near the southeast building corner, adjacent to the parking. The site development plans depict the building's location and associated parking, landscaping, and site and utility improvements (Exhibit 3, Sheet C1.10). Within the Reception Hall building, the main assembly space will contain 4,284 SF, with kitchen, storage, restrooms, and other facilities comprising the remainder of the building's floor area.

The narrative below provides evidence, findings of fact, and recommended conclusions of law in support of the request.



Figure 1: Campus Aerial Photo

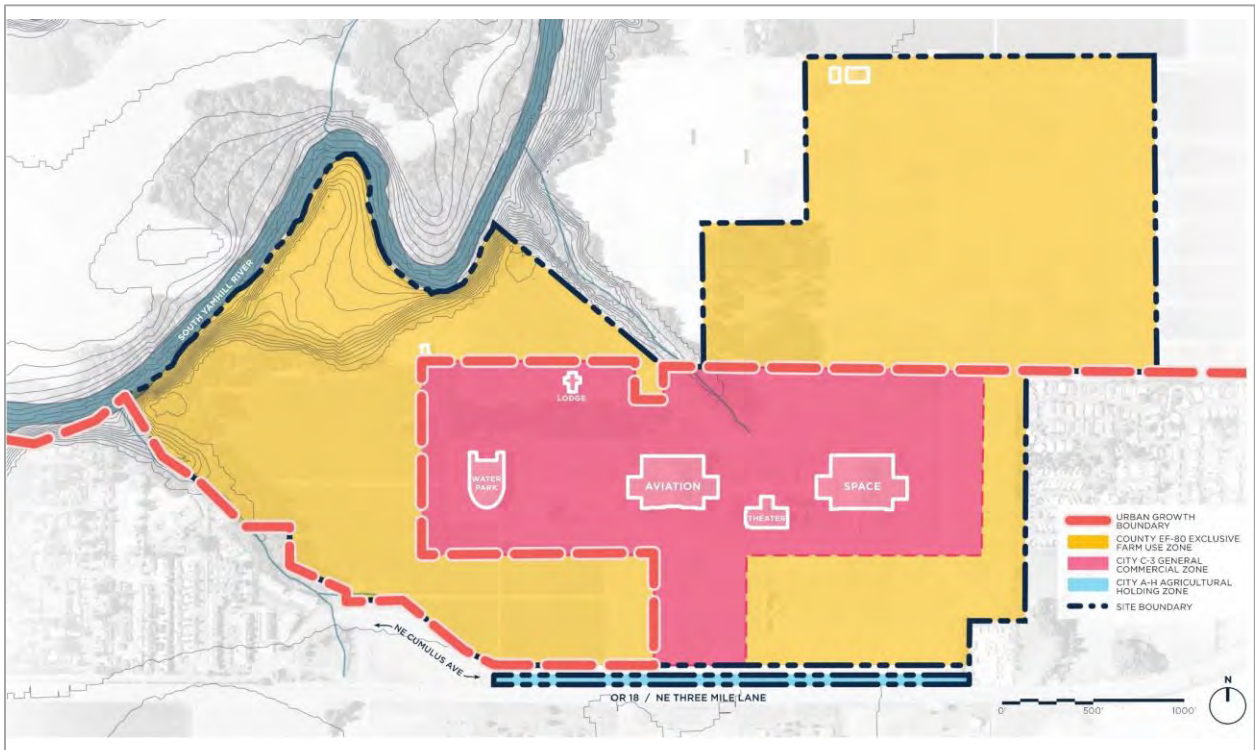


Figure 2: Campus Zoning Map

III. NARRATIVE AND COMPLIANCE

The following discussion addresses the McMinnville Municipal Code (MMC) and prior Ordinance approval criteria and development standards that apply to the proposed Minor Planned Development Amendment, Three Mile Lane Development Review, and Landscape Plan Review. In the sections below, applicable approval standards are shown in *italics*, while responses are shown in a standard typeface.

McMinnville Municipal Code Title 17 – Zoning

Chapter 17.33 C-3 General Commercial Zone

17.33.010 Permitted Uses

In a C-3 zone, the following uses and their accessory uses are permitted:

1. *All uses and conditional uses permitted in the C-1 and C-2 zones, except those listed in Section 17.33.020;*
12. *Auditorium exhibition hall, or other public assembly room;*
22. *Club, lodge, hall, or fraternal organization;*
24. *Community building;*

Response: The proposed Reception Hall shares characteristics with multiple categories of allowed uses, but it falls most closely under the category of “Auditorium exhibition hall, or other public assembly room,” a permitted use in the C-3 zone. This standard is met.

17.33.030 Yard Requirements

Except as provided in MMC 17.54.050, and “A” and “B” below, there shall be no required yards in a C-3 zone:

- A. *Side yard shall not be less than 20 feet when adjacent to a residential zone;*
- B. *Rear yard shall not be less than 20 feet when adjacent to a residential zone.*

Response: The site is not adjacent to a residential zone, so the setbacks denoted in subparagraphs A and B do not apply. Separate compliance findings are provided below for the standards in MMC 17.54.050. The proposed construction is consistent with applicable yard requirements.

17.33.040 Building Height

In a C-3 zone, buildings shall not exceed a height of 80 feet.

Response: As depicted on Sheet A2.10 of Exhibit 3, the proposed building will have a height of 18.3 feet, which is below the 80-foot maximum for the C-3 zone. This standard is met.

Chapter 17.51 Planned Development Overlay

17.51.010 Purpose

The purpose of a planned development is to provide greater flexibility and greater freedom of design in the development of land than may be possible under strict interpretation of the provisions of the zoning ordinance. Further, the purpose of a planned development is to encourage a variety in the development pattern of the community; encourage mixed uses in a planned area; encourage developers to use a creative approach and apply new technology in land development; preserve significant man-made and natural features; facilitate a desirable aesthetic and efficient use of open space; and create public and private common open spaces. A planned development is not intended to be simply a guise to circumvent the intent of the zoning ordinance.

In approving a planned development, the council and the planning commission shall also take into consideration those purposes set forth in MMC 17.03.020. A planned development shall be considered as an overlay to an existing zone, and the development of said property shall be in accordance with that zone's requirements, except as may be specifically allowed by the planning commission. For purposes of implementing these objectives, two means are available:

- A. *The property owner or his representative may apply for a planned development to overlay an existing zone and shall submit an acceptable plan and satisfactory assurances it will be carried out in accordance with MMC 17.51.030. Such plan should accomplish substantially the same general objectives as proposed by the comprehensive plan and zoning ordinance for the area; (The fee charged for processing such an application shall be equal to the one charged for zone changes.)*

Response: This application proposes a Minor Amendment to a previously approved Planned Development, requiring review under the Planned Development Overlay provisions.

- B. *The council, the commission, or the property owner of a particular parcel may apply for a planned development designation to overlay an existing zone without submitting any development plans; however, no development of any kind may occur until a final plan has been submitted and approved. (The planning director shall note such properties and direct that no building permit be issued in respect thereto.)*

1. *A planned development overlay may be approved under these circumstances for a property which has unique characteristics (e.g., geological, ecological, location, or the nature of the surrounding property) and the development of which may have an impact upon the surrounding area or the city as a whole. A planned development overlay initiated by the council or the planning commission shall address itself to the purposes set forth herein.*
2. *The council and planning commission shall set forth the reasons for approval and the areas of concern that must be addressed when final plan are submitted;*

Response: These provisions are not applicable because there is an approved development plan under which development has already occurred. This is a request to amend that development plan.

- C. *The council and planning commission, with the assistance of the planning director, shall ensure that no planned development overlay granted under subsection A or B of this section which is merely a guise to circumvent the intent of the zoning ordinance shall be approved. A denial of such a zone request based upon this principle shall be enunciated in the findings of fact adopted by the planning commission;*

Response: As noted above, the proposed building is for a use allowed outright in the site's C-3 zoning. No aspect of this request seeks to circumvent the intent of the zoning ordinance through the Planned Development process. This requirement is met.

- D. *A planned development overlay shall be heard and approved under the public hearing procedures set forth in Chapter 17.72 MMC (Applications and Review Process). (A planned development overlay and change of the underlying zone may be processed simultaneously.)*

- E. *A planned development overlay proposed by the council, the planning commission, or the property owner under subsection B of this section shall be subject to all of the hearing requirements again at such time as the final plans under MMC 17.51.030 are submitted, unless those requirements have been specifically changed in the planned development approval;*

Response: These provisions contain procedural direction to staff and require no evidence from the applicant.

F. *A property owner shall not be required to pay an additional fee when the planned development overlay was originally initiated by the council or planning commission.*

Response: This provision is not applicable because this application was initiated by the property owner.

17.51.020 Standards and Requirements

The following standards and requirements shall govern the application of a planned development in a zone in which it is permitted:

A. *The principal use of land in a planned development shall reflect the type of use indicated on the comprehensive plan or zoning map for the area. Accessory uses within the development may include uses permitted in any zone, except uses permitted only in the M-2 zone are excluded from all other zones. Accessory uses shall not occupy more than 25 percent of the lot area of the principal use;*

Response: Uses proposed for the campus were approved as part of prior Planned Development actions. As noted above, the proposed additional building will be used for activities consistent with “Auditorium exhibition hall, or other public assembly room,” a permitted use in the C-3 zone. This standard is met.

B. *Density for residential planned development shall be determined by the underlying zone designations.*

Response: The site does not have residential zoning and no residential use is proposed as part of this application. This standard does not apply.

17.51.030 Procedure

The following procedures shall be observed when a planned development proposal is submitted for consideration:

A. *An applicant shall submit 21 copies of a preliminary development plan to the commission for study at least 30 days prior to the commission meeting at which it is to be considered. The preliminary plan shall include the following information:*

1. *Proposed land uses, building locations and housing unit densities.*

Response: The proposed Reception Hall building is located just west of the Lodge. (NOTE: The building currently identified as the “Lodge” was identified as a “chapel” when initially approved, although its location within the site was subsequently revised. In the previously approved plans, “Lodge” referred to a proposed hotel/restaurant building that has yet to be submitted for construction.)

All the approved principal uses and their ancillary uses are permitted outright in the C-3 zone.

2. *Proposed circulation pattern indicating the status of street ownership.*

Response: The proposed Reception Hall building and associated changes in the existing parking lot west of the Lodge building will not affect overall site access and circulation in the Evergreen Campus (see Sheet G1.11 in Exhibit 3 for plan views of the existing and proposed parking configurations). No new streets or public street accesses are proposed. Primary street access will continue to be provided by Captain Michael King Smith Way, a private street connecting the Evergreen Campus with Cumulus Avenue. A short access roadway connects Cumulus Avenue with Highway 18, which is under ODOT jurisdiction. Visitors will utilize the existing streets and internal drive aisles to access the shared parking and circulation system in the northwestern portion of the Evergreen Campus. The overall internal system is designed to allow vehicle circulation

throughout the site and also to accommodate pedestrian travel between the museums, theater/conference center, Lodge, and Waterpark.

The applicant's Exhibit 4 contains a Trip Generation Letter indicating that the proposed facility will generate up to 49 AM or PM peak hour vehicle trips on weekdays, and up to 96 trips during a single hour on a weekend day.

3. *Proposed open space uses.*

Response: The proposed Reception Hall building and associated site improvements will be located entirely within the property that is within City Limits. The building will be partially within the existing parking area on the west side of the existing Lodge building, and partially within the adjacent landscape area to its north. Outdoor patio areas to the north (covered) and west of the building will provide capacity for outdoor tables and seating, for use during fair-weather months of the year.

The adjacent property to the north (outside the City) is owned by the Applicant/Owner and is used as part of the Evergreen Campus; it accommodates a nature trail, a model aircraft runway, and natural areas used by Boy Scout troops for open space activities.

Due to the proposed Reception Hall's relatively small size (under 10,000 SF) in relation to the Evergreen Campus site (approximately 312 acres, of which 92 are within the City limit), and its location mostly within an existing paved parking area, the proposed Reception Hall addition will have no significant effect on open space uses within the property.

4. *Proposed grading and drainage pattern.*

Response: Grading will be relatively minimal and no significant cutting or filling is necessary as the subject property is generally flat. In general, the slope of the site allows water to flow north towards the Yamhill River; however, runoff from roofs and paved surfaces is directed to existing water quality treatment swales both east and west of the Lodge/Reception Hall buildings. The project will enlarge the western swale by extending it to the north. Discharge of treated runoff from both swales will continue to flow in underground pipes to the existing on-site storm drain system that flows east and daylight at a piped outfall to a tributary of the South Yamhill River.

5. *Proposed method of water supply and sewage disposal.*

Response: Public water and sanitary sewer are already in place and serving the Evergreen Campus. A 12" waterline runs from a main located along the north side of Three Mile Lane, through Captain Michael King Smith Way, and connects to a junction near the Aviation Museum. Sanitary sewer service is provided by an 8" sewer line that also connects to facilities within Three Mile Lane. See response to paragraph 4 above regarding storm drainage. Other than installation of laterals to serve the new Reception Hall building, no system capacity enlargements or extensions of public system components are necessary to serve the proposed new building.

6. *The location, size, and type of any isolated trees over four inches in diameter one foot from ground level and any groups of trees.*

Response: The proposed Area of Disturbance is entirely to the north of the large oak grove located north of the Waterpark building, which will not be affected by the proposed construction. 11 existing parking lot landscape trees will be removed to site the new building, with replanting of 19 trees within the reconfigured project area (both in parking lot trees and outdoor areas around the building). The remainder of the tree grove will continue to be used for passive recreation uses that occur within its canopy (e.g., picnic areas).

7. *Relation of the proposed development to the surrounding area and the comprehensive plan;*

Response: The proposed development is entirely within the previously approved boundary of the Evergreen Campus PD and subsequent PD amendments. The proposed addition of the Reception Hall will complement the Lodge building as a venue for wedding ceremonies and other social events within the Evergreen Campus, in concert with other attractions and facilities. Surrounding the Campus on the east, west and north, the applicant operates a vineyard and conducts other agriculture operations on the adjacent properties, outside the UGB. This indicates that the proposal will not be detrimental to existing agricultural enterprises. In summary, the proposed development will enhance the role of the Evergreen campus as a social attraction and venue in the Three Mile Lane district, without causing any conflict with adjacent agricultural uses.

The proposed Reception Hall addition is also consistent with applicable goals and policies of the McMinnville Comprehensive Plan, in particular, the Commercial plan designation of the site and policies related to economic growth and development. The proposed building's location causes no detrimental impacts to critical environmental resources or sensitive environmental areas. Policies related to public services are met because sufficient essential utilities are already in place. This provision is satisfied.

B. *Prior to discussion of the plan at a commission meeting, copies shall be submitted by the planning director to city departments for study and comment;*

Response: This provision contains procedural direction to staff and requires no evidence from the applicant.

C. *The commission shall consider the preliminary development plan at a meeting at which time the findings of persons reviewing the proposal shall also be considered. In reviewing the plan, the commission shall need to determine that:*

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

Response: The proposed amendment will allow addition of an approximately 8,883 SF freestanding building at a location west of the existing Evergreen Lodge building, for use as a gathering facility for wedding receptions and other social occasions. That use/activity is allowed outright in the applicable C-3 zoning. It is not necessary to revisit in detail the bases of the previous Planned Development approval to determine that this limited amendment remains consistent with the purposes of the property's base zoning as well as the prior Planned Development approval. This standard is met.

2. *Resulting development will not be inconsistent with the comprehensive plan objectives of the area;*

Response: The Evergreen Space Museum facility is a popular attraction in McMinnville, offering multiple experiences to visitors, consistent with comprehensive plan objectives for the area as well as the site's C-3 zoning designation. Within the campus, the Evergreen Lodge building is a popular venue for wedding ceremonies; however, the site currently lacks a suitable building for associated gatherings such as receptions, so wedding parties must contract other facilities to accommodate receptions. The proposed new building will address that specific need within the site at a location proximate to the Evergreen Lodge building, close and convenient for such occasions. The new building will also be capable of hosting other types of social and commercial gatherings consistent with the intent of the site's C-3 zoning designation. This standard is met.

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

Response: As noted above, the proposed building will be located within part of an existing paved parking lot just west of the Evergreen Lodge building. With the exception of reconfiguring circulation and parking immediately around the proposed new building, this proposal has no significant effect on the site's overall circulation pattern or its access locations from public roads. This standard is met.

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

Response: The proposed new building and associated site improvements will be constructed in a single phase following land use approval. This standard is met.

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

Response: As noted above, the Evergreen campus is accessed by way of Oregon Highway 18, a Major Arterial, and NE Cumulus Avenue, a Minor Collector. Access to the specific building location is provided by a private roadway within the campus, NE Captain Michael King Smith Way.

Trip generation associated with the proposed 8,883 SF new building represents a small addition to overall trip generation for the site: Exhibit 4 contains a Trip Generation Letter indicating that the proposed facility will generate up to 49 AM or PM peak hour vehicle trips on weekdays, and up to 96 trips during a single hour on a weekend day. This incremental addition to site traffic is not anticipated to cause any significant impact on nearby public streets or intersections.

Notably, particularly for wedding events involving the use of the Evergreen Lodge for the ceremony and the new building for the reception, local network traffic can decrease to the extent both functions will be accommodated within the site: after the ceremony, participants and guests will not need to leave the site and proceed to a separate location for a reception. See discussion in Exhibit 4.

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

Response: The proposed building will occupy part of a paved parking lot that already produces runoff from impervious surfaces. The net result will be a net increase in landscape area of 994 SF. The building's relatively small size and planned uses/activities will not produce water or sanitary sewer service demands that exceed the capacity of the existing systems and installed facilities that currently serve the property, including a 12-inch water line and 8-inch sanitary sewer in the Three Mile Lane corridor. This standard is met.

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;*

Response: The social gatherings the proposed building is designed to support (meetings, receptions, and so forth) are not associated with significant noise, or air or water pollution effects. The proposed amendment will not adversely affect surrounding areas, public utilities, or the City as a whole. This standard is met.

- D. *If, in the opinion of the commission, the foregoing provisions are satisfied, the proposal shall be processed according to this section. If the commission finds to the contrary, they may recommend the application be denied or return the plan to the applicant for revision;*

Response: This subsection contains procedural guidance and requires no evidence from the applicant.

- E. *The commission may attach conditions to carry out the purpose of this ordinance provided that such conditions are not used to exclude needed housing or unnecessarily reduce planned densities, and do not result in unnecessary costs or delay;*

Response: This subsection clarifies and limits the Planning Commission's authority, and requires no evidence from the applicant.

- F. *Before approving a planned development, the commission shall follow the procedure for considering an amendment as required in Chapter 17.72 MMC (Applications and Review Process) of this ordinance;*

- G. *Permits for construction in a planned development shall be issued only on the basis of the approved plan. The approved site plan shall be placed on file with the planning department and become a part of the zone and binding on the owner and developer. The developer is responsible for requesting permission of the planning commission for any major change of the details of the adopted site plan. Minor changes to the details of the adopted site plan may be approved by the city planning director. It shall be the planning director's decision as to what constitutes a major or minor change. An appeal from a ruling by him may be made only to the commission. Review of the planning director's decision by the planning commission may be initiated at the request of any one of the commissioners;*

Response: The applicant has requested processing of this Minor Amendment application in accordance with these provisions. The Community Development Director has concluded that the proposed changes constitute a minor change. Separately, the applicant will submit building permit applications for review by City staff.

- H. *An approved planned development shall be identified on the zoning map in addition to the existing zoning.*

Response: This subsection contains procedural guidance to staff and requires no evidence from the applicant.

Chapter 17.52 Airport Overlay Zone

17.52.010 Purpose

The Airport Overlay Zone shall enhance the utility of the McMinnville Municipal Airport by preventing the establishment of any structure or use of land which unreasonably obstructs the safe flight of aircraft in landing or taking off. Further, this overlay zone is intended to prevent the establishment of airspace obstructions through height restrictions and other land use controls, as deemed essential to protect the public health, safety, and welfare consistent with Federal Aviation Regulations (FAR), Part 77. The Airport Overlay Zone is intended to implement recommendations contained in the McMinnville Airport Master Plan Update (1989-2009) and as drawn on the Airport Imaginary Surfaces Map (Wilsey & Ham, 1989).

Response: As shown in Figure 3, the Lodge expansion area is within the Horizontal Surface, so it is subject to applicable provisions of the Airport Overlay.

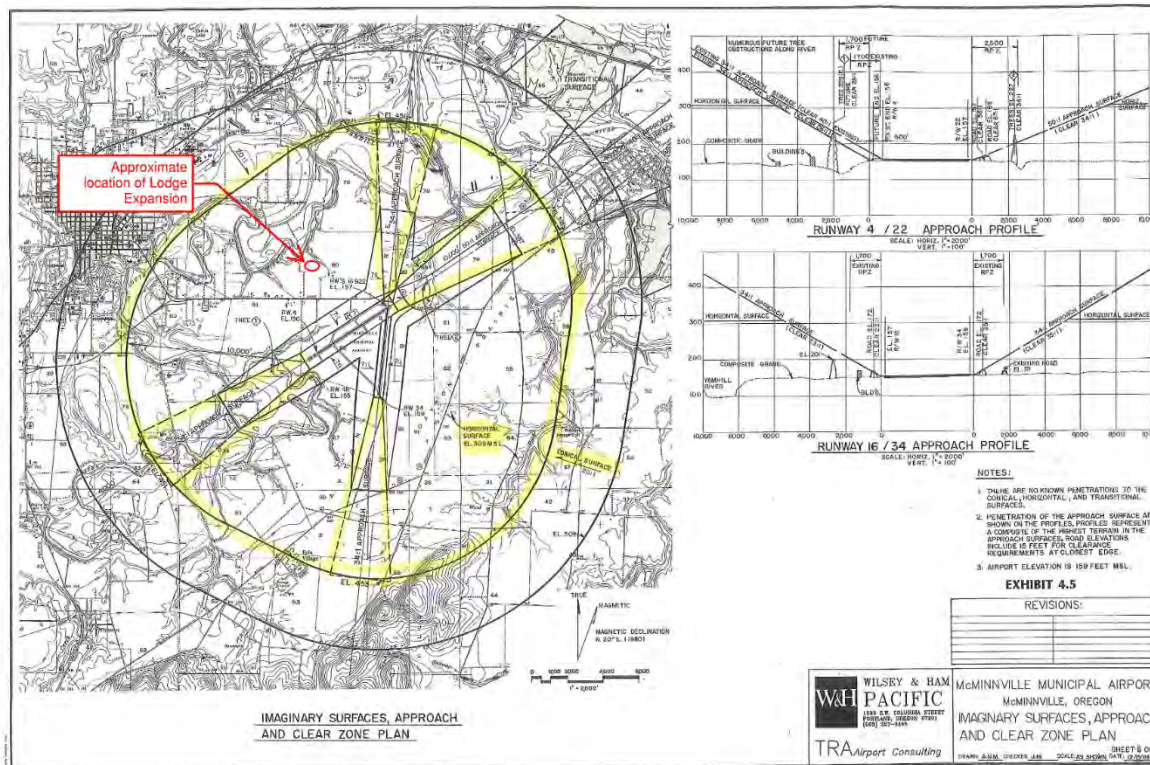


Figure 3: McMinnville Airport Overlay Zone

17.52.030 General Restrictions

No use in the Airport Overlay Zone shall:

- A. Create electrical interference with navigational signals or radio communication between the airport and aircraft; or

Response: The proposed building will not include radio transmission equipment or materials that would have the potential to cause electrical interference with aircraft. This standard is met.

- B. Otherwise endanger or interfere with the landing, takeoff, or maneuvering of aircraft intending to use the airport.

Response: The proposed building is located far enough away from the runways that it will not pose a hazard to aviation due to its height. The proposed use will not discharge or emit materials that could impair visibility for pilots, not install lights that could cause glare objectionable to pilots, nor use materials that could increase the likelihood of bird strikes. This standard is met.

17.52.060 Horizontal Zone Restrictions

The following uses are prohibited in the Horizontal Zone:

Any structure which exceeds a height greater than 309 feet above MSL except that a structure may be constructed to a vertical height no greater than 35 feet above the ground in the Eola Hills.

Response: Based on a ground elevation of approximately 158.75 feet above mean sea level (Sheet C1.20 of Exhibit 3) and a proposed building height of 18.25 feet (Sheet A2.10 of Exhibit 3), the proposed structure will have a height of approximately 177 feet above mean sea level, which is well below the standard (309 feet above MSL). The site is not located in the Eola Hills. This standard is met.

Chapter 17.54 General Regulations

17.54.010 Classification of an Unlisted Use

- A. *Purpose. When a specific use is not listed as permitted or conditionally permitted the procedure for determining the permissibility of that use in a particular zoning district and whether that use is compatible with the listed uses is provided in this section.*

Response: This application does not include a request for Classification of an Unlisted Use because the proposed use of the new building is consistent with “auditorium exhibition hall, or other public assembly room,” an outright permitted use in the C-3 zone per § 17.33.010.12.

17.54.050 Yards

- A. *Measurement. The measurement of a yard shall be made perpendicular from the property line to the nearest portion of the building.*

Response: As noted above in the response to § 17.33.030 Yard Requirements, the C-3 zone has no yard requirements at sites not adjacent to a residential zone. The subject property does not abut a residential zone; therefore, no yard requirements apply.

- B. *Requirement exceptions. The following exceptions to the front-yard requirements for a dwelling are authorized for a lot in any zone:*

1. *If there are dwellings on both abutting lots with front yards of depths less than the required depth for the zone, the depth of the front yard for the intervening lot need not exceed the average depth of the front yards of the abutting lots.*
2. *If there is a dwelling on one abutting lot with a front yard of less depth than the required depth for the zone, the front yard for the lot need not exceed a depth halfway between the depth of the abutting lot and the required front-yard depth.*
3. *Whether attached to a residence or as a separate structure, a covered storage facility (garage) for a vehicle on which the main opening is toward a street shall be located not less than 20 feet from the property line bordering the street.*

Response: These provisions are not applicable because the proposed development is not a dwelling.

- C. *Projections into yards. Architectural features such as cornices, canopies, sunshades, windows, chimneys, and flues shall not project more than 18 inches into a required yard. Eaves may extend a distance not to exceed 30 inches into a required yard. Stairs may encroach up to five feet into a required front yard provided that the stairs are not covered or enclosed, except for an eave not exceeding the 30-inch encroachment as noted above.*

Response: This provision is not applicable because there is no yard requirement in the C-3 zone at this location.

- D. *In a district where automobile service stations are permitted or conditionally permitted, freestanding gasoline pumps and pump islands shall not be closer than 10 feet to a street property line.*

Response: This provision is not applicable because no gasoline pumps or pump islands are proposed.

- E. *In a commercial or industrial zone, if an alley is adjacent to a required side or rear yard, the distance for a required yard may be measured from the center of the alley.*

Response: This provision is not applicable because there is no existing or proposed alley.

F. *Yards required along arterial streets. Except in zones where greater setbacks are required, a minimum five-foot yard shall be provided where a lot or parcel abuts an arterial street, as those streets are defined in the city's Transportation Master plan. The required five-foot yard shall be maintained as a clear vision area as defined in MMC 17.54.080 except that the following uses may be allowed when alternatives are unavailable:*

1. *The exceptions described in MMC 17.54.080.*
2. *Signs and signposts provided that the body of the sign is below three feet in height or above eight feet in height when measured from the top of the curb, or where no curb exists, eight and one-half (8.5) feet from the edge of the pavement or top of asphalt measured at the property line.*

Response: The proposed development is located far from the property's frontage on the arterial street, Three Mile Lane (Oregon Highway 18). All proposed work is well beyond the 5-foot minimum specified yard width, and no changes are proposed in the required clear vision area. This standard is met.

G. *A building may be constructed with a cantilever which extends up to two feet over the setback at a height greater than eight feet when measured from the top of the curb, or where no curb exists, from eight and one-half (8.5) feet above the edge of the pavement, or top of asphalt measured at the property line.*

Response: The planned development does not include a building that extends over the setback area. This criterion is met.

H. *Setback variance requests shall be processed under the provisions of Chapters 17.72 (Applications and Review Process) and 17.74 (Review Criteria) MMC, except that:*

1. *The applicant must prove that the vision of motorists, bicyclists, and pedestrians will not be blocked or adversely affected as a result of the variance:*
2. *Variances to the requirements of this section which do not involve building setbacks must comply with subsection (H)(1) of this section, but need not comply with MMC 17.74.110.*

Response: These provisions are not applicable because no yard requirement applies at this location. Responses to CDC Chapters 17.72 and 17.74 are provided below.

17.54.080 Clear Vision Area

A. *Clear Vision Area Requirement. A clear vision area shall be maintained on the corners of all properties at the intersection of two streets, a street and an alley, or a street and a railroad. Clear vision area requirements shall also apply to the first 10 feet of commercial and industrial access driveways when the driveway intersects with a street or alley. A clear vision area shall contain no planting, fence, wall, structure or temporary or permanent obstruction exceeding three feet in height, measured from the top of the curb or, where no curb exists, from three and one-half (3.5) feet above the edge of the pavement, or top of asphalt measured at the property line, except that the following may be allowed in a clear vision area.*

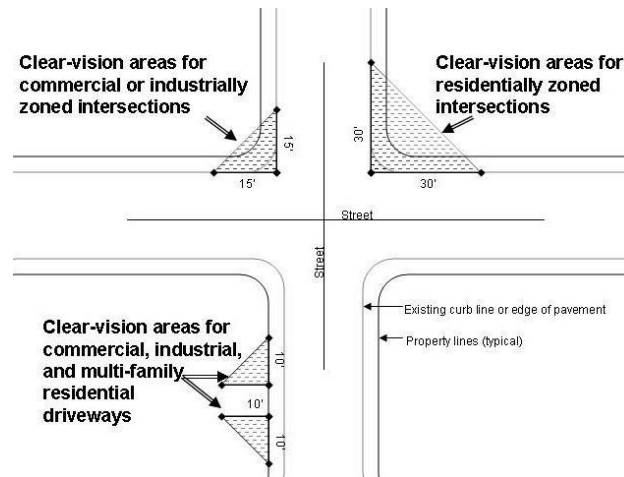
1. *Trees exceeding this height may be located in the clear vision area provided all branches and foliage are removed to a height of eight feet above the grade;*
2. *Telephone, power, and cable television pole, electrical junction boxes.*
3. *Government issued traffic safety signs.*
4. *Telephone switch boxes provided that they are less than 10 inches wide at the widest dimension.*

B. *Clear Vision Area Measurement. The following measurements used in conjunction with the formula established in MMC 17.06.080 shall be used to establish clear vision areas:*

1. *In a residential zone the minimum length of the triangle legs shall be 30 feet at street intersections and 10 feet where a street and an alley intersect;*

2. *In all other zones the minimum length of the triangle legs shall be 15 feet at street intersections and 10 feet where a street and an alley or street and access drive intersect, except that when the angle of intersection between two streets, is less than 30 degrees, the length of the triangle legs shall be 25 feet;*
3. *In commercial and industrial zones, buildings and signs may be constructed with cantilevers which extend out over the clear vision area at a height greater than eight feet when measured from the top of the curb, or where no curb exists, from eight and one-half feet above the edge of the pavement, or top of asphalt measured at the property line;*

Clear Vision Area



Response: The proposed new Reception Hall building is located far from the site’s access to public streets, and the proposed construction will not affect the configuration of any intersection subject to these standards. These provisions are not applicable because no location to which they apply is proposed for modification.

Chapter 17.57 Landscaping

17.57.030 Zones where required

Landscaping shall be required in the following zones except as otherwise noted:

- D. *C-3 (General Commercial zone);*

Response: The applicant has submitted plans including proposed landscaping within the proposed work area of the new building and associated parking area modifications. See Exhibit 3.

17.57.050 Plans – Submittal and review – Approval – Time limit for completion

- A. *At the time the applicant applies for a building permit, they shall submit, for the Landscape Review Committee, two copies of a landscaping and plot plan. If the plot plan and landscaping plan are separate documents, two copies of each shall be submitted. These may be submitted to the building department to be forwarded to the planning department.*
 1. *No building permit shall be issued until the landscaping plan has been approved.*
 2. *The landscaping plan may be used as the plot plan required for a building permit, provided all information required for a building permit is provided;*

Response: The applicant has included landscape plan drawings as the L-Series sheets in the submitted development plan set, Exhibit 3. This requirement is met.

- B. *Landscaping review shall occur within 30 days of submission of the plans. The applicant shall be notified of the time and place of the review and is encouraged to be present, although their presence shall not be necessary for action to be taken on the plans. A failure to review within 30 days shall be considered as approval of the plan;*

Response: This provision contains procedural direction for the review of submitted plans. The landscaping plan (L-Series sheets of the plan set in Exhibit 3) is being reviewed together with the whole development plan set for efficiency and to ensure a coherent approach to design and permitting.

- C. *The landscaping plan shall be approved if it is found to be compatible with the purpose, intent, and requirements of this chapter. Approval of the landscaping plan shall be indicated upon the plot plans. Any modifications shall be specified on the plans and agreed to in writing by the applicant prior to the issuance of a building permit. One copy of said approved plan shall be retained by the planning department and included within the permanent file;*

Response: The submitted L-Series sheets in the plan set (Exhibit 3) identify landscape planting areas and plant specifications consistent with City requirements. The applicant acknowledges that any changes will be reflected in plans submitted for construction permitting, consistent with this requirement.

- D. *Occupancy permits may be issued prior to the complete installation of all required landscaping if security equal to 120 percent of the cost of landscaping, as determined by the planning director is filed with the city assuring such installation within a time specified by the planning director, but not to exceed six months after occupancy. The applicant shall provide the estimates of landscaping materials and installation to the satisfaction of the planning director prior to approval of the security. "Security" may consist of a faithful performance bond payable to the city, cash, certified check, time certificate of deposit, or assignment of a savings account, and the form shall meet with the approval of the city Attorney. If the installation of the landscaping is not completed within the period specified by the planning director, or within an extension of time authorized by the Landscape Review Committee, the security may be used by the city to complete the installation. Upon completion of the installation, inspection, and approval, any portion of the remaining security deposited with the city shall be returned. The final landscape inspection shall be made prior to any security being returned. Any portions of the plan not installed, not installed properly, or not properly maintained shall cause the final inspection and/or approval to be postponed until the project is completed or cause the security to be used by the city;*

Response: This provision contains procedural direction for the implementation of construction plans following permit issuance. The applicant acknowledges that a financial surety may be required if temporary building occupancy is requested prior to completion of all site landscaping requirements (such as deferral of plantings to the appropriate planting season to promote survival/establishment of plant specimens), consistent with this provision.

- E. *All completed landscape projects shall be inspected by the planning director or their designee. Said projects shall be found to be in compliance with the approved plans prior to the issuance of an occupancy certificate for the structure, or prior to any security or portion thereof being refunded to the applicant. Minor changes in the landscape plan shall be allowed, as determined by the planning director or their designee, as long as they do not alter the character and aesthetics of the original plan.*

Response: This provision contains procedural direction for the implementation of construction plans following permit issuance.

17.57.060 Plans – Information to be included

The following information shall be included in the plans submitted under MMC 17.57.050:

- A. Existing locations of trees over six inches in diameter, their variety (common or botanical name) and indication of whether they are to remain or to be removed from the site. In the event a large number of trees are to be retained and if no construction or construction access is required through or within the drip line of the trees, the general area with the number of trees involved may be given in lieu of listing and locating each tree;
- B. The location in which new plantings will be made and the variety (common or botanical name), and size of all new trees, shrubs, groundcover and lawns;
- C. The percentage of the gross area to be landscaped;
- D. Any equipment proposed for recreation uses;
- E. All existing and proposed site features including walkways, graveled areas, patios, courts, fences, decks, foundations, potted trees, raised planters, or other open spaces so that the review committee may be fully knowledgeable of the project when discussing the application;
- F. The location of watering facilities or irrigation systems, or construction notes on the landscape plan detailing the type of watering facilities or irrigation systems that will be installed;
- G. All of the information on the plot plan for the building permit.

Response: The applicant's proposed planting plan is contained in Sheets C1.00, C1.01, C1.10, and the L-Series drawing sheets in Exhibit 3. The plans have been prepared to meet these submittal requirements and provide substantial evidence of compliance with Code provisions. The proposed changes to the existing development will result in a 994 SF net increase in site landscaping area, and an equivalent net decrease in overall impervious surface coverage (pavement reduction). This requirement is met.

17.57.070 Area Determination – Planning factors

- A. Landscaping shall be accomplished within the following ranges:
 - 2. Commercial, at least seven percent of the gross area. This may be reduced to not less than five percent upon approval of the review committee. (The gross area to be landscaped may only be reduced by the review committee if there is a showing by the applicant that the intent and purpose of this chapter and subsection B of this section are met.)

Response: The proposed development plan (Sheet C1.00 in Exhibit 3) includes take-offs from the plans for buildings, impervious surface areas, and landscape areas.¹ Within the 39,182 SF Area of Disturbance, existing conditions consist of 26,817 SF of paved areas (68%) and 12,365 SF of landscape area (32%). This proposal will change that Area of Disturbance to contain one new building containing 8,883 SF (23%), with paved areas of 16,940 SF (43%) and 13,359 SF of landscaping (34%). Therefore, the project results in a net increase in overall site landscaping, which already well exceeds the minimum requirement. This standard is met.

- 4. A parking lot or parking structure built in any zone providing parking spaces as required by the zoning ordinance shall be landscaped in accordance with the commercial requirements set forth above in subsection (A)(2) of this section.

Response: Within the area of proposed work (to construct the Reception Hall building and reconfigure adjacent parking), the proposed development plan (Exhibit 3) locates landscape plantings at the perimeter of the parking area and within three landscape islands in the parking lot. This standard is met.

¹ Precise topographic CAD data is available only for the western sub-area of the property containing 20.59 acres. All work related to the proposed development is situated entirely within that sub-area. Area figures and percentage shares/ratios in this report are based on that sub-area.

5. *Any addition to or expansion of an existing structure or parking lot which results in additional lot coverage shall be landscaped as follows: Divide the amount of additional lot coverage (building area, not including basement or upper floors, plus required parking and loading zones) by the amount of the existing lot coverage (building area, not including basement or upper floors, plus required parking and loading zones), multiply by the percentage of landscaping required in the zone, multiply by the total lot area of both the original development and the addition; however, the total amount of the landscaping shall not exceed the requirements set forth in this subsection.*
- a. *ALC (additional lot coverage) X % of landscaping required X Total lot area ELC (existing lot coverage)*
 - b. *Landscaping to be installed on an addition or expansion may be spread over the entire site (original and addition or expansion projects) with the approval of the review committee;*

Response: The proposed construction of the Reception Hall, located partially within an existing parking area, is a new building rather than an addition to or expansion of an existing structure, and it reduces rather than expands the area of an existing parking lot. For these reasons, the proposed project is not subject to this provision.

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

1. *Compatibility with the proposed project and the surrounding and abutting properties and the uses occurring thereon.*

Response: The proposed development site is located far from any public right-of-way or boundary of another owner's property, so there is low potential for any significant visual impact of the proposed development. The proposed landscaping complies with standards for parking lot screening by being compatible with the proposed development and the local context.

2. *Screening the proposed use by sight-obscuring, evergreen plantings, shade trees, fences, or combinations of plantings and screens.*

Response: Full screening of the proposed Reception Hall building is not a design objective because it is preferable for the building to be easily seen to enable visitors to locate it within the Evergreen campus. Screening of the parking areas to reduce headlight glare (as viewed from the public right-of-way on Three Mile Lane) will be achieved by parking lot screen plantings, as well as the existing grove of oak trees and the Waterpark building located between the project site and the south property boundary (frontage). This standard is met.

3. *The retention of existing trees and natural areas that may be incorporated in the development of the project. The existing grade should be preserved to the maximum practical degree. Existing trees shall be provided with a watering area equal to at least one-half the crown area.*

Response: The proposed Reception Hall building is located partially within an existing parking area. Existing landscape trees will be preserved in landscape islands except where the parking lot must be reconfigured to accommodate the new building. In the reconfigured portion of the parking area, new parking lot perimeter landscaping and tree planter islands consistent with applicable standards are proposed, as shown in the L-Series drawings in Exhibit 3. This standard is met.

4. *The development and use of islands and plantings therein to break up parking areas.*

Response: New parking lot perimeter landscaping and tree planter islands are proposed in the reconfigured parking area consistent with applicable standards, as shown in the L-Series drawings in Exhibit 3.

5. *The use of suitable street trees in the development of new subdivisions, shopping centers and like developments. Certain trees shall be prohibited in parking areas: poplar, willow, fruit, nut, birch, conifer, and ailanthus.*

Response: This provision does not come into play because the proposed development sub-area is internal to the large Evergreen campus site, far from any street frontages. Because the project will not involve any public street frontage improvements, where street tree plantings could otherwise be appropriate, this provision is not applicable.

6. *Suitable watering facilities or irrigation systems must be included in or near all planted areas;*

Response: The landscape plan requires all planted areas to be irrigated with a timer-activated irrigation system, to be a design-build item for the contractor at time of development. See L-Series sheets in Exhibit 3. This standard is met.

- C. *All landscaping approved through the Landscape Review Committee shall be continually maintained, including necessary watering, weeding, pruning, mowing, and replacement. Minor changes in the landscape plan, such as like-for-like replacement of plants, shall be allowed, as long as they do not alter the character and aesthetics of the original plan. It shall be the planning director's decision as to what constitutes a major or minor change. Major changes to the landscape plan shall be reviewed and approved by the Landscape Review Committee.*

Response: The landscape plan included in Exhibit 3 (Sheet L0.01) notes that all planting areas are to be watered by a timer activated irrigation system. The applicant acknowledges responsibility to perform landscaping maintenance including weeding, pruning, mowing, and replacing dead specimens on an ongoing basis. This criterion is met.

Chapter 17.58 Trees

17.58.020 Applicability

The provisions of this ordinance shall apply to:

- A. *Individual significant or historic trees as defined in this ordinance.*
 B. *All trees with trunks located completely or partially within any public area or right-of-way;*
 C. *All trees with trunks located completely within any private property which directly affect public infrastructure including but not limited to sewers, water mains, sidewalks, streets, public property, or clear vision distances at street intersections;*
 D. *All trees on developable land and subject to or undergoing development review such as site plan review, tentative subdivision review, or partition review;*

Response: Within the proposed project area, there are no existing trees subject to subparagraphs A, B, or C. Eleven existing landscape trees in and around the affected portion of the western parking lot cannot be retained due to conflicts with the proposed Reception Hall building and the associated parking/circulation configuration, as shown on Sheet C1.01 (Demolition Plan) of Exhibit 3. As shown in the L-Series drawing sheets in that Exhibit, mitigation will be achieved by planting of new trees on the west, south, and east sides of the Reception Hall building, including the following species: Claremont western redbud, white flowering dogwood, First Blush™ flowering cherry, and halka zelkova. This standard is met.

17.58.040 Tree Removal/Replacement

- A. *The removal or major pruning of a tree, if applicable under MMC 17.58.020, shall require city approval, unless specifically designated as exempt by this ordinance. Persons wishing to remove or prune such trees shall file an application for a permit with the McMinnville planning department. The applicant shall include information describing the location, type, and size of the subject tree or trees, and the reasons for the desired action, and the costs associated with tree removal, replacement, and repair of any other public infrastructure impacted by the tree removal or major pruning. Requests for tree removal or pruning of trees outside of the Downtown Tree Zone shall be forwarded to the McMinnville Landscape Review Committee for a decision within 30 days of submittal. Requests for tree removal within the Downtown Tree Zone shall be submitted to the McMinnville planning department. Such requests shall be acted upon as soon as practicable, with consideration given to public safety, value of the tree to the public, and work schedules. The planning director or their designee should attempt to make decisions on such requests within five calendar days of submittal. The Landscape Review Committee or planning director, as appropriate, may approve, approve with conditions, or deny the request based on the criteria stated in MMC 17.58.050. A decision of the committee or director may be appealed to the planning commission if written notice of the appeal is filed with the planning department within 15 days of the committee's or director's decision. A decision made by the planning director in response to a request to remove an unsafe tree, or a tree causing repeated and excessive damage to sidewalks or other public or private improvements or structures shall be final, unless appealed by the applicant; no other party shall have standing to appeal.*
- B. *Trees subject to this ordinance shall be removed or pruned following accepted pruning standards adopted by the city. The planning director, after consultation with appropriate city staff and/or a certified arborist, shall direct removal of downtown trees that are identified in a current Downtown Tree Zone inventory assessment as unhealthy, dangerous to the public, inappropriate for the downtown area, or otherwise in need of removal.*
- C. *The applicant shall be responsible for all costs associated with the tree removal or pruning, or as otherwise required by this ordinance, and shall ensure that all work is done in a manner which ensures safety to individuals and public and private property.*
- D. *Approval of a request to remove a tree may be conditioned upon replacement of the tree with another tree approved by the city, or a requirement to pay to the city an amount sufficient to fund the planting and establishment by the city of a tree, or trees, of similar value. The value of the existing tree to be removed shall be calculated using the methods set forth in the edition then in effect of the "Guide for Plant Appraisal" published by the International Society of Arboriculture Council of Tree Landscape Appraisers. Every attempt should be made to plant replacement trees in the same general location as the tree being removed. In the event that a replacement tree cannot be planted in the same general location, a condition of approval may be required to allow for the replacement tree to be planted in another location in the city as part of the city's annual tree planting program.*
- E. *The applicant is responsible for grinding stumps and surface roots at least six inches below grade. At least a two inch thick layer of topsoil shall be placed over the remaining stump and surface roots. The area shall be crowned at least two inches above the surrounding grade to allow for settling and shall be raked smooth. The applicant shall restore any damaged turf areas and grades due to vehicular or mechanical operations. The area shall be re-seeded.*
- F. *The applicant shall complete the tree removal, and tree replacement if required, within six months of receiving notification of the Landscape Review Committee's decision. The Landscape Review Committee may allow for additional time to complete the tree replacement to allow for planting in favorable seasons and to promote tree survivability.*

- G. *Other conditions may be attached to the permit approval by the McMinnville Landscape Review Committee as deemed necessary.*
- H. *The planting of street trees shall be subject to the design drawings and specifications developed by the city in May 2014. Specific design drawings and specifications have been developed for trees outside the Downtown Tree Zone. Such design specifications may be periodically updated by the city to include specifications such as tree root barriers, watering tubes or structures, tree grates, and removable pavers, and shall graphically describe the proper method for planting trees to minimize the potential for sidewalk / tree root conflict.*

Response: This application incorporates the applicant's request for City approval to remove and replace trees in accordance with these provisions.

17.58.050 Review Criteria

A permit for major pruning or tree removal shall be granted if any of the following criteria apply:

- A. *The tree is unsafe, dead, or diseased as determined by a Certified Arborist.*
- B. *The tree is in conflict with public improvements.*
- C. *The proposed removal or pruning is part of an approved development project, a public improvement project where no alternative is available, or is part of a street tree improvement program.*
- D. *Verification of tree health or a tree's impacts on infrastructure shall be required, at the expense of the applicant, by a Certified Arborist acceptable to the city.*

Response: The trees proposed for removal are part of the proposed Reception Hall development project, being at locations that are incompatible with the proposed development plan. The request is consistent with subsection C of this provision as a basis for granting a tree removal permit.

17.58.075 Protection of Trees

- A. *It shall be unlawful for any person to remove, destroy, break, or injure any street tree or public tree. Individuals convicted of removing or destroying a tree without city approval shall be subject to paying to the city an amount sufficient to fund the planting and establishment of a tree, or trees, of similar value. The value of the removed or destroyed tree shall be calculated using the methods set forth in the edition then in effect of the "Guide for Plant Appraisal" published by the International Society of Arboriculture Council of Tree Landscape Appraisers.*
- B. *It shall be unlawful for any person to attach or keep attached to any street or public tree or to the guard or stake intended for the protection of such tree, any rope, wire, chain, sign, or other device, except as a support for such tree.*
- C. *During the construction, repair, alteration or removal of any building or structure it shall be unlawful for any owner or contractor to leave any street tree or public tree in the vicinity of such building or structure without a good and sufficient guard or protectors as shall prevent injury to such tree arising out of or by reason of such construction or removal.*
- D. *Excavations shall not occur within the drip line of any street tree or public tree without approval of the city, applying criteria developed by the Landscape Review Committee. Utility pole installations are exempted from these requirements. During such excavation or construction, any such person shall guard any street tree or public tree within the drip line, or as may be required by the Landscape Review Committee.*
- E. *All building material or other debris shall be kept outside of the drip line of any street tree or public tree.*

Response: Sheet C1.01 in Exhibit 3 clearly labels trees to be removed, trees to be protected in place, and tree protection fencing locations. The plans demonstrate that construction practices can ensure that these provisions are satisfied.

17.58.080 Street Tree Planting – When Required

All new multi-family development, commercial or industrial development, subdivisions, partitions, or parking lots fronting on a public roadway which has a designated curb-side planting strip or planting island shall be required to plant street trees in accordance with the standards listed in MMC 17.58.090.

Response: The proposed development project is at an internal location within the large Evergreen campus site, far from any public street frontage area (i.e., Three Mile Lane at the south property boundary). Therefore, there is no property frontage where planting of additional street trees is required to meet these requirements. (Detailed provisions in related subsections are omitted below for brevity.)

Chapter 17.60 Off-Street Parking and Loading*17.60.020 Property owner’s responsibility*

The provision and maintenance of off-street parking and loading spaces is a continuing obligation of the property owner. No building permit shall be issued until plans are presented that show property that is and will remain available for exclusive use as off-street parking and loading space. The subsequent use of property for which the building permit is issued shall be conditional upon the unqualified continuance and availability of the amount of parking and loading space required by this chapter. Should the owner or occupant of any lot or buildings change the use to which the lot or building is put, thereby increasing off-street parking and loading requirements, it shall be unlawful and a violation of this title to begin or maintain such altered use until such time as the increased off-street parking and loading requirements are met.

Response: On-site parking is provided to meet the parking needs of each of the Evergreen campus buildings and facilities. Findings below describe how the parking needs associated with the proposed Reception Hall facility will be satisfied by parking to be provided immediately adjacent to it and the Lodge building. This standard is met.

17.60.030 Plans Required

A plan drawn to scale, indicating how the off-street parking and loading requirements are to be fulfilled, shall accompany an application for a building permit.

Response: The applicant has submitted plans (Exhibit 3) showing locations, dimensions, and numbers of proposed on-site parking spaces that comply with the standards of this chapter. All final plans will be submitted with the application for a building permit. This provision is satisfied.

17.60.040 Spaces – Used to park automobiles only

Required parking spaces shall be available for the parking of operable passenger automobiles of residents, customers, patrons, and employees only, and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business or use.

Response: The proposed parking spaces are to be used by employees and visitors to the Reception Hall and Lodge, consistent with this provision.

17.60.050 Spaces – Location

A. *Except as provided below, required off-street parking spaces for dwellings shall be located on the same lot with the dwelling. For the following residential uses, off-street parking shall be located not farther than 500 feet from the building or use they are required to serve, measured in a straight line from the building:*

1. *Off-street parking for one or two upper story residential dwelling units above a nonresidential use;*

2. *Off-street parking for residential uses in the city center housing overlay zone designated in Chapter 17.66.*

Response: These provisions are not applicable because no dwellings exist or are proposed at the subject property.

- B. *All other required parking spaces shall be located not farther than 200 feet from the building or use they are required to serve, measured in a straight line from the building.*

Response: Parking is currently located in two adjacent parking areas, both to the east and west of the existing Lodge building (See Sheet G1.11 in Exhibit 3). Each of those parking areas currently contains 120 parking spaces (for a total of 240 spaces); however, the proposed new reception building's location and associated site changes will reduce the western parking area's capacity to 54 spaces (the eastern parking area will not be affected). Combined, the two parking areas will then provide a total of 174 parking spaces in two areas located within 200 feet of both the Lodge and the Reception Hall building. This provision is met.

- C. *When parking is provided on a different lot than the use it is required to serve, the applicant shall provide evidence of a binding parking agreement for use of the property for off-street parking consistent with the provisions of this chapter for as long as the parking is required to serve the property. If the property is in different ownership or subsequently conveyed to a different owner, the parking agreement shall be recorded.*

Response: None of the parking to serve the proposed facility is located on a separate lot. This provision is not applicable.

17.60.060 Spaces – Number required

Except for the southerly 100 feet of Block 10 and the northerly 100 feet of Block 11, Rowland's Addition and the area bounded by Second Street, Adams Street, Fourth Street, and Galloway Street, at the time of erection of a new structure or at the time of enlargement or change of use of an existing structure, off-street parking spaces shall be provided as follows unless greater requirements are otherwise established. Where square feet are specified, the area measured shall be the gross floor area primary to the functioning of the particular use of the property but shall exclude space devoted to off-street parking or unloading.

B. Institutional land use category:

- | | |
|--|--|
| <ol style="list-style-type: none"> 1. <i>Churches, clubs or lodges</i> | <p><i>One space per every four fixed seats or every eight feet of bench length in the main auditorium or sanctuary. One space per every 75 square feet in the main auditorium when no permanent seats or benches are maintained.</i></p> |
| <ol style="list-style-type: none"> 8. <i>Library, reading room, museum, or art gallery</i> | <p><i>One space per 300 square feet of floor area.</i></p> |
| <ol style="list-style-type: none"> 9. <i>Other places of public assembly including stadiums</i> | <p><i>One space per four seats or eight feet of bench length.</i></p> |

C. Commercial land use category

- | | |
|---|--|
| <ol style="list-style-type: none"> 7. <i>Dance hall, skating rink, pool or billiard parlor, and similar commercial recreational uses without fixed seating</i> | <p><i>One space per 100 square feet of floor space.</i></p> |
| <ol style="list-style-type: none"> 9. <i>Establishments for sale and consumption on the premises</i> | <p><i>One space per 100 square feet of floor area or one per four seats, whichever is greater.</i></p> |

of beverages, food, or refreshments

21. Theater

One space per each three seats.

Response: This section does not specify a parking ratio corresponding precisely to the intended use of the Reception Hall building. Per MMC 17.60.090, in instances where uses are not listed, parking ratios should be based on the most comparable use that is listed. Like the existing Lodge building, the Reception Hall will be an open space without fixed seating, suitable for a variety of gatherings and interior (movable) seating configurations. On that basis, the applicant believes “Churches, clubs or lodges ... when no permanent seats or benches are maintained” per Section 17.60.060.B.1 is the appropriate parking category for both buildings, requiring a minimum of one parking space per 75 SF of floor area in the main auditorium (or in this instance, within the gathering space in the new building); however, parking capacity can also be analyzed based on the seating capacities of the Reception Hall and Lodge building, and the required minimum parking ratio in relation to on-site parking capacity in the adjacent parking areas. The applicant has examined parking using both approaches below.

Parking Analysis: Square Footage Basis

Table III-1 below calculates adjacent parking capacity based on the existing developed condition at the Lodge building. For the 5,752-SF Lodge building, the available 240 parking spaces exceed the 77-space minimum parking requirement by 163 spaces:

Table III-1: Existing Building and Adjacent Parking Capacity – Gross Square Footage							
Building	SF	Parking Category	Minimum Ratio	Minimum Reqmt.	East	West	Surplus or (Deficit)
Lodge	5,752	Churches ... Lodges without fixed seating [17.60.060.B.1]	1 space per 75 SF in main auditorium	77	120	120	-
TOTAL	5,752	-	-	77	240		163

Table III-2 below calculates adjacent parking capacity based on the proposed developed condition with both the Reception Hall and the Lodge building, using the *Churches, Clubs or Lodges* minimum parking ratio. For the combined gross 10,036 SF of the Lodge and Reception Hall gathering spaces (analogous to the main auditorium in a church, club or lodge), if both facilities were occupied simultaneously, the available 174 parking spaces would be 39 spaces above the nominal minimum parking requirement.

Table III-2: Proposed Buildings and Adjacent Parking Capacity – Gathering Space Square Footage							
Building	SF	Parking Category	Minimum Ratio	Minimum Requirement	East	West	Surplus or (Deficit)
Lodge	5,752	Churches ... Lodges without fixed seating [17.60.060.B.1]	1 space per 75 SF in main auditorium	77	120	54	-
Reception Hall	4,284	Churches ... Lodges without fixed seating [17.60.060.B.1]	1 space per 75 SF in main auditorium	58			
TOTAL	10,036	-	-	135	174	39	

Alternatively, parking needs with the proposed new Reception Hall could be calculated using required parking for a Commercial use (i.e., Dance Hall, etc. per 17.60.060.C.7, or food and drink establishment per 17.60.060.C.9), both at 1 space per 100 SF of total building area. Table III-3 below provides that alternative calculation, which indicates that the adjacent parking will exceed the minimum requirement by eight spaces.

Table III-3: Proposed Buildings and Adjacent Parking Capacity – Commercial Gross Square Footage							
Building	SF	Parking Category	Minimum Ratio	Minimum Requirement	East	West	Surplus or (Deficit)
Lodge	5,752	Churches ... Lodges without fixed seating [17.60.060.B.1]	1 space per 75 SF in main auditorium	77	120	54	-
Reception Hall	8,883	Commercial Dance Hall or Food/Refreshments [17.60.060.C.7 or 9]	1 space per 100 SF	89			
TOTAL	14,635	-	-	166	174	8	

Therefore, analysis based on square footage indicates that the available parking will exceed the minimum requirement by at least eight spaces, assuming both facilities were to be occupied at their respective seating capacities simultaneously by different user groups. Notably, this is not the anticipated typical facility rental scenario for the Lodge and Reception Hall buildings. The proposal to add the Reception Hall to the campus arises from observed demand from parties scheduling events at the Lodge building: being in the form of a chapel, a substantial number of reservations are for wedding ceremonies; however, because the campus lacks a suitable separate facility for wedding receptions, parties must leave the campus and proceed to a separate location for that associated function. When the Reception Hall is available, the applicant expects most if not all parties that reserve the Lodge for wedding ceremonies to

also rent the Reception Hall for an immediate on-site reception. Based on that scheduling model, the parking capacity requirement substantially exceeds the parking needed for either of the two buildings, because they will typically be used sequentially by one party, rather than being utilized separately by two groups who would both require parking.

Finally, both the Lodge and the Reception Hall require advance reservations, so Evergreen campus staff have the opportunity to schedule groups, based on their projected attendance, to further ensure that parking capacity conflicts will not arise in practice.

Parking Analysis: Seating Capacity Basis

Although neither the Lodge nor the proposed Reception Hall have fixed seating, in Figure 4, the applicant has provided floor plan layouts for movable seating as the basis for seating capacity and an alternative calculation of required parking using ratios provided in the Code:

- Churches, clubs, or lodges and other places of public assembly require one space per four fixed seats or eight feet of bench length in the main auditorium or sanctuary [17.60.060.B.1 and 9];
- Commercial theaters require one space per four seats if that calculation exceeds one space per 100 square feet of floor area [17.60.060.C.21].

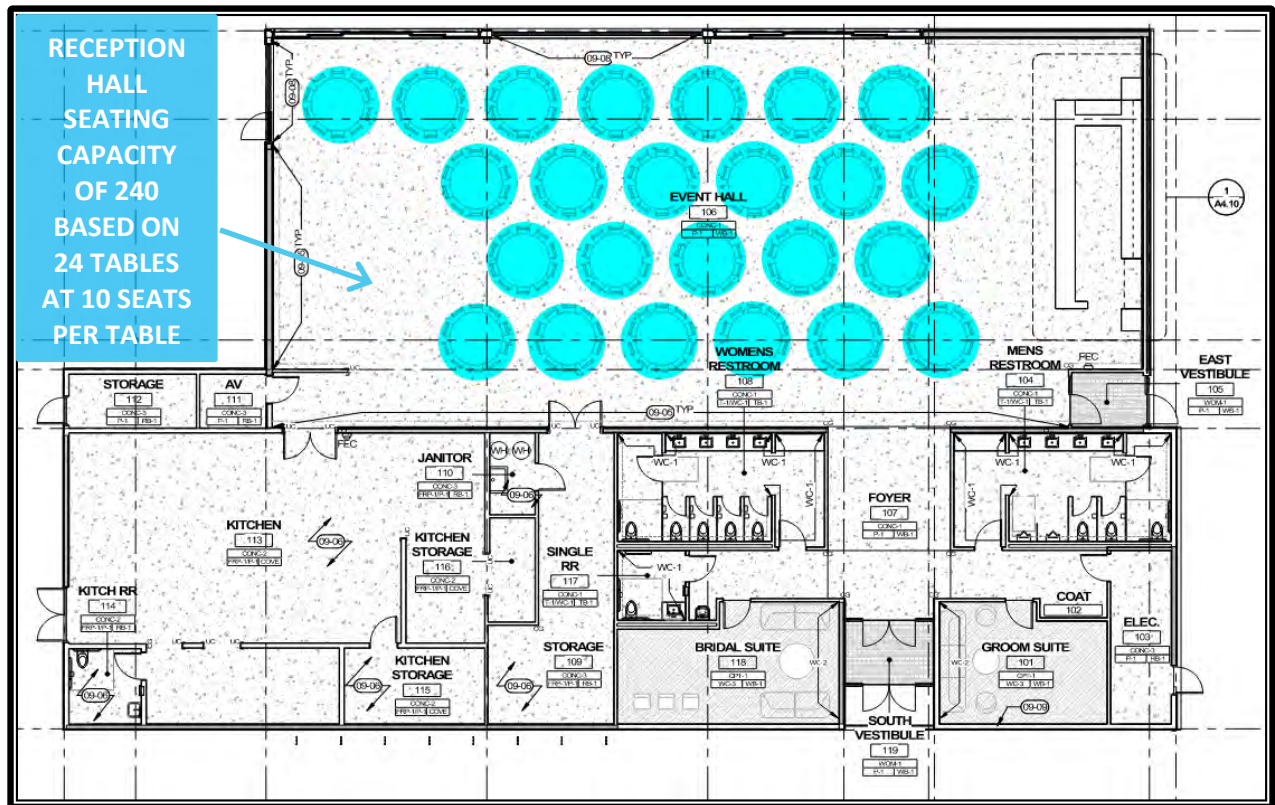


Figure 4: Movable Seating Capacity

Table III-4 below uses seating capacity to calculate adjacent parking capacity of the existing developed condition at the Lodge building. For the 200-seat capacity of the Lodge building (based on the applicant's

actual experience renting the facility to parties), the available 240 parking spaces exceed the 67-space minimum parking requirement by 173 spaces:

Table III-4: Existing Building and Adjacent Parking Capacity – Seating Capacity							
Building	Seating	Parking Category	Minimum Ratio	Minimum Requirement	East	West	Surplus or (Deficit)
Lodge*	200	Theater [17.60.060.C.21]]	1 space per 3 seats	67	120	120	-
TOTAL	200	-	-	67	240		173

* Lodge seating capacity is reported based on the applicant’s actual experience renting the facility

Table III-5 below uses seating capacity to calculate adjacent parking capacity based on the proposed developed condition with both the Reception Hall and the Lodge building. The combined seating capacity is 440 for the Lodge and Reception Hall buildings. Even if (hypothetically) both facilities were occupied at capacity simultaneously, the available 174 parking spaces would exceed the 147-space nominal minimum parking requirement by 27 spaces.

Table III-5: Proposed Buildings and Adjacent Parking Capacity – Seating Capacity							
Building	Seating	Parking Category	Minimum Ratio	Minimum Requirement	East	West	Surplus or (Deficit)
Lodge*	200	Theater [17.60.060.C.21]]	1 space per 3 seats	67	120	54	-
Reception Hall	240	Theater [17.60.060.C.21]]	1 space per 3 seats	80			
TOTAL	440	-	-	147	174		27

* Lodge seating capacity is reported based on the applicant’s actual experience renting the facility

As in the case of the square-footage based analysis above, this analysis conservatively uses the Theater seating capacity ratio requirement (one space per three seats), which is 33% higher than the requirement for churches and other activities (one space per four seats).

Therefore, analysis based on seating capacity indicates that the available parking will exceed the minimum requirement by 27 spaces even if both facilities were to be occupied at their respective seating capacities simultaneously by different user groups (which is not the anticipated typical facility rental scenario for the Lodge and Reception Hall buildings).

Based on the above findings, with the proposed development the Evergreen campus will continue to provide sufficient on-site parking to meet the needs of its visitors and staff, in compliance with the applicable minimum standards. These provisions are satisfied.

17.60.070 Off-street loading requirements

A. *Buildings or structures to be built or substantially altered which receive and distribute materials and merchandise by trucks shall provide and maintain off-street loading berths in sufficient number and size to adequately handle the needs of the particular use.*

Response: The proposed Reception Hall is not designed as a facility to “receive and distribute materials and merchandise by trucks.” Occasionally, commercial vans may deliver items such as catering materials and equipment to the facility in preparation for a specific event; however, such deliveries (and post-event pick-ups) will necessarily be scheduled to occur before and after the event itself, when the parking area will not be occupied by visitors, so vans will be able to maneuver as needed to accomplish loading operations without causing conflicts. Therefore, this facility does not require a dedicated loading berth.

B. *The following standards shall be used in establishing the minimum number of berths required:*

*Gross Floor area of the Building in Square Feet
Number of Berths*

<i>5,000 to 10,000</i>	<i>1</i>
<i>10,000 and over</i>	<i>2</i>

For buildings or structures up to 5,000 square feet, regular off-street parking areas may be used to meet the off-street loading requirements.

Response: Based on the general operational explanation provided above under subsection A, the proposed Reception Hall is not required to have a dedicated loading berth, and use of the off-street parking areas to meet loading needs is allowed.

C. *A loading berth shall contain a space 12 feet wide and 35 feet long and have a vertical clearance of 14 feet. Where the vehicles generally used for loading and unloading exceed these dimensions, the required size of these berths shall be increased.*

Response: These provisions are not applicable because no loading berth is required, as explained above in the responses to subsections A and B.

17.60.080 Design requirements

A. *All parking lots and driving aisles shall be asphaltic cement concrete or Portland cement concrete with driving aisles, maneuvering aisle and parking spaces clearly marked, except that in an industrial zone, parking spaces which are in addition to those required by this chapter, may be surfaced with a minimum of treated gravel and maintained dust free.*

Response: All proposed parking areas and drive aisles will be paved with asphaltic concrete consistent with this standard. See C-series sheets in Exhibit 3.

B. *In a residential zone, a required front yard or a required side yard adjacent to the street shall not be used for any purpose except for off-street parking of motor vehicles, unless otherwise allowed by this ordinance, and such parking space shall not be less than 20 feet in depth from the property line.*

Response: This provision is not applicable because the subject property is not in a residential zone.

C. *Safe access shall be provided as follows:*

1. *Access aisles shall be of sufficient width for all vehicular turning and maneuvering.*
2. *Groups of more than four parking spaces shall be so located and served by a driveway that their use will require no backing movements or other maneuvering within a street right-of-way other than an alley.*
3. *Driveways to off-street parking areas shall be designed and constructed to facilitate the flow of traffic and to provide for maximum safety of pedestrians and vehicular traffic on the site.*
4. *Clear vision areas shall be provided at driveway exits for all uses except single-family and two-family residential and shall have minimum dimensions of ten feet measured along the street right-of-way and the edge of the driveway. In commercial and industrial zones, buildings and signs may be constructed with cantilevers which extend out over the clear vision area at a height greater than eight feet when measured from the top of the curb, or where no curb exists, from the established centerline grade. Except for existing permanent buildings and structures (other than signs), nonconformities shall be made to comply with the provisions of this section within seven years from the date of its adoption.*
5. *Driveway cuts shall be a minimum of 20 feet from a street intersection.*

Response: All access aisles and groupings of parking spaces are dimensioned and oriented for vehicle movements in compliance with these requirements (see C-series sheets in Exhibit 3). The proposed development is internal to the site and will have no effect on any of the site's existing driveways where access to and from public roadways occurs. These standards are met.

D. *Parking areas shall be made compatible with surrounding uses as follows:*

1. *Parking spaces along the outer boundaries of a parking area shall be contained by a curb or a bumper rail so placed to prevent a motor vehicle from extending over an adjacent property, sidewalk, or street.*

Response: The proposed development is internal to the site. Although parking spaces at the perimeter of the western parking area (to be modified) are contained by curbing, no part of the parking area is abutting or near a property boundary. The proposed parking area modifications are consistent with this requirement (see C-series sheets in Exhibit 3). This standard is met.

2. *When a parking area in a commercial or industrial zone abuts a property in a residential zone, a site-obscuring fence or wall, either permanent or of living material, shall be placed along the affected property line. The responsibility for placement of the fence or wall lies with the commercial or industrial property.*

Response: This provision is not applicable because the affected parking area is not in a commercial or industrial zone abutting property in a residential zone.

3. *Artificial lighting which may be provided shall be so deflected as not to shine or create glare in any residential zone or on any adjacent dwelling.*

Response: As noted above, the proposed Reception Hall development site is in the northern part of the Evergreen campus area, far from any public road, and more than 2,800 feet from the residential zoning and development located east of the Evergreen PD campus boundary. New exterior lighting is proposed only in plaza areas to the north and west of the building, and right at the south building entrance; no lighting changes are proposed in the existing parking area that will remain in use to the south of the Reception Hall building. If warranted, a detailed lighting plan can be provided with the building permit application to demonstrate compliance with this and other applicable standards for exterior lighting.

E. *Space size minimum shall be as follows:*

1. *Handicap parking spaces shall be a minimum of 12 feet wide and 19 feet in length.*

2. *Compact and subcompact parking spaces shall be a minimum of eight feet by 16 feet.*
3. *Standard parking spaces shall be a minimum of eight feet six inches by 19 feet.*

Response: The Site Plan (Sheet C1.10 in Exhibit 3) shows handicap parking spaces with a minimum of 13 feet in width and 19 feet in length, standard parking spaces measuring 8.5 feet in width and 19 feet in length, and no proposed compact parking spaces. These standards are met.

F. *The type of space shall be set as follows:*

1. *Handicap spaces shall be required and designated as per current federal, state, and local regulations.*
2. *Standard spaces shall comprise not less than 65 percent of all newly constructed lot spaces.*

Response: The layout of the proposed change in the western parking lot provides a combination of 52 standard and two accessible parking spaces dimensioned to satisfy these standards. Additionally, 15 of the standard spaces and one of the accessible spaces will be configured as Electric-Vehicle (EV) charger-ready spaces with conduit in place for future hookups (see C-series sheets in Exhibit 3). This standard is met.

G. *Except as varied for good cause by the building official or planning director, maneuvering room shall be required and parking stalls measured according to the following table:*

TABLE 17.60.080.G – PARKING MANEUVERING ROOM TABLE				
Parking Angle	Width of Spaces	One Way Aisle Width	Two Way Aisle Width	Stripe Length
Parallel	8'0" 8'6" 9'0" 9'6"	13'0" 12'6" 12'0" 11'6"	26'0" 25'0" 24'0" 23'0"	Standard space - Minimum requirements: Width 8.5' Length 19'
30°	8'0" 8'6" 9'0" 9'6"	13'0" 13'0" 11'0" 11'0"	26'0" 24'0" 22'0" 22'0"	Compact space - Minimum requirements Width 8' Length 16'
45°	8'0" 8'6" 9'0" 9'6"	14'0" 13'0" 12'0" 11'0"	26'0" 26'0" 24'0" 22'0"	Handicapped space - Minimum requirements: Width 12' Length 19'
60°	8'0" 8'6" 9'0" 9'6"	17'0" 16'0" 15'0" 15'0"	25'0" 25'0" 24'0" 24'0"	PARKING SPACE MEASUREMENT DIAGRAM:
75°	8'0" 8'6" 9'0" 9'6"	25'0" 24'0" 23'0" 22'0"	25'0" 25'0" 24'0" 24'0"	
90°	8'0" 8'6" 9'0" 9'6"	28'0" 27'0" 26'0" 25'0"	28'0" 27'0" 26'0" 25'0"	A = Aisle Width B = Space Width C = Space Length

Response: All proposed parking is perpendicular (90°) and dimensioned in accordance with the standards in Table 17.60.080.G. This standard is met.

17.60.090 Requirements for uses not listed

The parking space requirements for buildings and uses not set forth herein shall be determined by the planning director, and such determination shall be based upon the requirements for the most comparable building or use specified herein. All decisions made by the planning director may be appealed to the planning commission.

Response: Please refer to the facts and recommended findings presented above in the response to Section 17.60.060.

17.60.110 More than one use per structure

In the event several uses occupy a single structure or parcel of land, the total requirements for off-street parking shall be the sum of the requirements of the several uses computed separately.

Response: The proposed Reception Hall is not proposed for multi-tenant or mixed-use occupancy. This provision is not applicable.

17.60.120 Joint use of space permitted

Owners of two or more uses, structures, or parcels of land may agree to utilize jointly the same parking and loading spaces when the hours of operation do not overlap, provided that satisfactory legal evidence is presented to the commission in the form of deeds, leases, or contracts to establish the joint use.

Response: This application involves a single owner/applicant, so no easement or other form of agreement is necessary *per se*; however, the applicant intends to manage events and parking for the Lodge building and the Reception Hall using both the parking areas to the east and west of the two buildings, in a manner generally consistent with the intent of this provision. The applicant's evidence above in response to Section 17.60.060 demonstrates that the combined 174-spaces capacity of the east (120 spaces) and west (54 spaces) adjacent lots exceeds by 27 spaces the combined minimum required by the Lodge and the Reception Hall on a seating-capacity basis (147 spaces), irrespective of scheduling concerns. Therefore, the proposed parking configuration is consistent with City policy regarding shared use of parking areas (although in this instance it does not actually involve separate properties or landowners).

17.60.125 Shared access

When it is in the public interest, a shared driveway and circulation subject to a shared access easement and agreement may be authorized by the planning director when it would achieve one or more objectives of the comprehensive plan or this title, such as reducing access points onto access-managed streets or reducing the amount of land required for access to parking spaces. Except where otherwise provided in this title, a shared driveway to access parking spaces shall not replace the requirements for street frontage or other provisions of this code. The planning director may require that a shared driveway be located on the common property line between properties in certain circumstances, such as a situation where access is shared, but parking is not.

Response: This provision does not come into operation because the proposed site changes will have no effect on the site's driveway access and overall circulation pattern and routes.

*17.60.140 Bicycle parking**A. Bicycle parking facilities shall be required as follows:*

- 1. In any commercial (C-1, C-2, and C-3) or office/residential (O-R) zone, bicycle parking facility requirements shall be based on the amount of automobile parking required. The minimum number of bicycle parking spaces provided shall be ten percent of the automobile parking spaces required.*

Response: Using the (higher) commercial gross square footage-based approach to calculate parking requirements above in the response to Section 17.60.060, bicycle parking for the proposed Reception Hall calculates as 10% of the 89 parking spaces the facility requires, or nine bike parking spaces. As shown on the Site Plan (Sheet C1.10 of Exhibit 3), capacity for 12 bicycles is proposed near the west edge of the proposed development area, just north of the vehicle parking spaces. This standard is met.

- 2. The uses exempted from bicycle parking requirements include: residential uses, drive-in theaters, mortuaries, motels, hotels, and automobile service stations.*

Response: The proposed use does not fall within these exemptions.

3. *In all zones, for each 15 automobile parking spaces required, a required automobile parking space may be eliminated if five bicycle parking spaces are provided.*

Response: This provision is not applicable because the applicant does not propose to substitute bicycle parking for required vehicle parking spaces.

- B. *Bicycle parking facilities shall be provided pursuant to the following design standards. (as modified by the Bicycle Parking Administrative Rule of September 14, 1984):*

1. *At a minimum, a bicycle parking facility shall consist of a stationary object to which the user can lock the frame and both wheels with a user-provided six-foot cable or chain and lock.*

Response: As shown on the Site Plan (Sheet C1.10 of Exhibit 3), six pedestals designed for locking two bicycles each are located near the west edge of the proposed development area, just north of the vehicle parking spaces. This standard is met.

2. *Fixed objects which are intended to serve as bicycle parking facilities but not obviously designed for such purposes shall be clearly labeled as available for bicycle parking.*

Response: The location, appearance and spacing of the pedestal-style bike locking racks will make their function apparent, particularly to cyclists seeking a suitable fixture to which to lock. This standard is met.

3. *Bicycle parking facilities shall provide a least an 18-inch clearance between adjacent bicycles.*

Response: The proposed spacing of the locking pedestals complies with this standard. See Sheet C1.10 of Exhibit 3).

4. *Aisles between bicycle parking facilities shall be at least five-feet in width.*

Response: The proposed locking pedestals are clustered together at the end of a walkway. No between-aisle is necessary because there is only one locking facility.

5. *Paving is not required for bicycle parking areas, but the outside ground surface shall be finished or planted in such a way that the surface will remain free from mud or dust. Bicycle parking may be provided within a required landscape area.*

Response: The proposed bike parking area will have a concrete surface consistent with the pedestrian walkways to the building entrances.

6. *Bicycle parking should be situated at least as conveniently as the most convenient car parking area. Bicycle and automobile parking areas shall be separated by a physical barrier or sufficient distance to protect parked bicycles from damage by automobiles.*

Response: The proposed bike parking area is along the concrete walkway that motorists who park west of the building will use to walk to the building entrance, which is comparable to the convenience of the vehicle parking. Curbing, a walkway, and landscaping segregate the bike parking pad from the paved parking and circulation. See the C- and L-Series sheets in Exhibit 3. These standards are met.

Chapter 17.61 Solid Waste and Recycling Enclosure Plan

17.61.020 Applicability and exemptions

- A. *The requirements of this chapter shall apply to all new commercial, industrial and multi-family developments of three or more dwelling units.*

Response: The proposed development, a new building within a site in commercial use, is subject to these provisions.

- B. *Existing development is exempt from the above requirements. Change-of-use and tenant improvement applications will be assessed on an individual basis for their conformity to the enclosure requirements based on intensity of use and recommendations of the service provider.*

Response: The applicant interprets these provisions to require the proposed new development to satisfy their requirements, but also to limit application of the requirements to the new proposed building/facilities. Compliant facilities are proposed to serve the new Reception Hall building.

- C. *When unique physical constraints exist on a property, the planning director has the authority to work with the property owner to establish an alternative trash and recycling enclosure plan while still preserving the intent of the requirements of this chapter. Additionally, the planning director, in consultation with the service provider, has the authority to grant an exception to the requirement for a solid waste and recycling enclosure if it is determined that the proposed use will not generate enough trash and recycling to necessitate the use of trash receptacles which require screening or if the receptacles are to be maintained inside the building.*

Response: This provision is not applicable because the applicant does not seek approval on an alternative basis pursuant to these provisions.

17.61.030 Guidelines and Standards

- A. *The location of an enclosure must allow for collection agency drive-in access. A 50-foot access approach is recommended. In addition to the approach, either an exit that allows the truck to move forward or a turn area with a minimum radius of 46.5 feet is preferred. Both approach and location shall be unobstructed and free of over head wires and low hanging trees. An 19-foot minimum height clearance above the enclosure approach is required and a 32-foot vertical clearance is required above the container itself. The enclosure shall be of sufficient size to store trash and recycling receptacles, the size of which shall be determined by the collection agency and will be based on proposed use. A minimum distance of two feet is required between the container and existing or proposed structures. The enclosure shall be a minimum of six feet tall or six inches higher than the top of the tallest container.*

Response: The site plan in Exhibit 3 illustrates that the planned trash and recycling enclosure will be located on an 11-foot by 17-foot concrete pad near the southwest corner of the western parking area. Its position adjacent to the drive aisle provides sufficient access by the hauler, in accordance with these standards. This provision is satisfied.

- B. *Solid waste enclosures shall not be located within 20 feet of a required front or exterior yard and should be placed at the rear of a building whenever possible. Should an enclosure be placed within a required landscaped front or exterior yard, additional landscaping must be provided elsewhere on the property to compensate for the encroachment into the required landscaped yard. Any modifications to required landscaping must meet the approval of the Landscape Review Committee.*

Response: The proposed trash enclosure pad location is deep within the Evergreen campus site, distant from any public street frontage and not within a required landscaped front or exterior yard area. The proposed enclosure will visually screen the containers using black chain link fencing with privacy slat inserts, per Detail 1 on Sheet A5.15 of the plan set in Exhibit 3. This standard is met.

- C. *Any trash or recycling enclosure which is visible from the street must provide landscaping around three sides of the structure. Climbing vines and screening shrubs or hedges are appropriate and landscaping must be a minimum of three-feet in height at the time of planting.*

Response: The location of the trash and recycling enclosure was chosen for efficient access, but also to minimize visual impacts on adjacent public rights-of-way. The proposed trash/recycling enclosure is located about 1,600 feet (more than a quarter-mile) north of the Oregon Highway 18 right-of-way, and it

will be obscured from view by landscaping, including a grove of trees nearby to the south, and by the Wings & Waves Waterpark building, also to the south. For these reasons, onsite landscaping and other conditions effectively screen the trash enclosure from visibility from abutting public rights-of-way. This standard is met.

D. Where a commercial or industrial zone abuts a residential zone, enclosures must be placed a minimum of 39 feet from any residential structure or as otherwise approved by the planning director.

Response: The subject property does not abut a residential zone. This criterion does not apply.

E. Generally, the design of the structure should match the exterior surface of the building and can be constructed of masonry, wood or concrete blocks in combination with plant material capable of forming a complete evergreen hedge. The floor of the enclosure shall be a concrete holding pad which must extend eight feet beyond the gates.

Response: The proposed waste enclosure is not adjacent to the Reception Hall building, but is located at the southwest corner of the western parking area, over 125 feet from the nearest corner of the Reception Hall building. This location is intended to downplay its visual significance and keep waste hauler collection operations at a distance from the Reception Hall building and social gatherings. In this context, it is not necessary to match the surface materials of the proposed building to maintain the desired aesthetic character. The concrete holding pad is proposed to abut existing concrete paved parking area, consistent with these provisions.

F. Gates that screen the containers are required and must remain closed at all times except at times of service.

Response: Screening gates are included in the waste enclosure, per Detail 1 of Sheet A5.15 in Exhibit 3.

G. Parking is prohibited in front of the enclosure and all parked vehicles must be located at a safe distance. A "No Parking" sign must be visibly placed on the gates of the enclosure.

Response: The proposed waste/recycling enclosure is located beside parking spaces along a drive aisle, so conflicting parking or vehicle movements are not anticipated. The applicant will install signage consistent with this requirement.

H. Solid waste and recycling enclosures must be placed in a location that is compatible with the city of McMinnville's Fire Code.

Response: The proposed waste/recycling enclosure is distant from any neighboring buildings or flammable materials for safety as well as aesthetic reasons. The preliminary plans will be provided to Recology and to City of McMinnville's Fire Department for pre-approval and consideration. This standard is met.

17.61.040 Procedure

The applicant is responsible for contacting the collection agency for information regarding the size of containers required relative to proposed use prior to submittal of building plans. Two copies of a Solid Waste and Recycling Enclosure plan shall be included in the submitted site (plot) plan or as a separate plan to allow for planning department review. At a minimum, the Enclosure plan will illustrate the location, size and height of the proposed trash enclosure in addition to listing construction materials and any required landscaping. The structure must conform to the approved site plan at the time of final inspection.

Response: Prior to submitting building construction permit plans, the applicant will communicate with the waste hauler and ensure that the proposed final configuration and containers are satisfactory. This requirement can be satisfied by a condition of approval.

Chapter 17.62 Signs

[detailed provisions omitted for brevity]

Response: No signage designed for visibility from outside the site is part of this proposal. Future signage (if any) will be limited to small way-finding information for the benefit of people already inside the property. The applicant will seek sign permits for any non-exempt signs under a separate request, prior to installation.

Chapter 17.72 Applications and Review Process

17.72.020 Application submittal requirements

Applications shall be filed on forms provided by the planning department and shall be accompanied by the following;

- A. A scalable site plan of the property for which action is requested. The site plan shall show existing and proposed features, such as access, lot and street lines with dimensions in feet, distances from property lines, existing and proposed buildings and significant features (slope, vegetation, adjacent development, drainage etc.)*
- B. An explanation of intent, nature and proposed use of the development, and any pertinent background information.*
- C. Property description and assessor map parcel numbers(s).*
- D. A legal description of the property when necessary.*
- E. Signed statement indicating that the property affected by the application is in the exclusive ownership or control of the applicant, or that the applicant has the consent of all partners in ownership of the affected property.*
- F. Materials required by other sections of the McMinnville Zoning Ordinance specific to the land use application.*
- G. Other materials deemed necessary by the planning director to illustrate compliance with applicable review criteria, or to explain the details of the requested land use action.*

Response: This narrative and the accompanying application form, drawings, and supporting technical information have been prepared and submitted to satisfy the requirements of this Section.

17.72.030 Filing fees

The city shall charge and collect a filing fee for each such application as established by resolution of the city council.

- A. The applicant(s) shall submit the required filing fee at the time of application submittal;*
- B. Whether the request is approved or denied, the petitioner shall not be entitled to a refund of the initial fee paid.*

Response: The applicant has paid the application fee(s) for the required land use review(s) and procedure(s).

17.72.070 Concurrent applications

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

Response: Pursuant to this Section, the applicant requests review in a consolidated procedure for the submitted applications for Minor Planned Development Amendment, Three Mile Lane Development Review, and Landscape Plan Review.

Chapter 17.74 Review Criteria

17.74.010 Purpose

The purpose of this chapter is to provide the approval criteria for the following applications:

C. Planned Development Amendment

17.74.070 Planned Development Amendment – Review Criteria

An amendment to an existing planned development may be either major or minor. Minor changes to an adopted site plan may be approved by the planning director. Major changes to an adopted site plan shall be processed in accordance with MMC 17.72.120, and include the following:

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

Response: The proposed amendment to the Planned Development does not significantly expand the scale of overall development or activity within the Planned Development; it primarily relates to specific locations within the overall Planned Development campus area where certain buildings and activities will be located. The proposal does not increase the Planned Development’s land area, request an increase in the allowed density for housing, reduce the required amount of open space, or alter the locations of access and circulation routes in a way that would trigger a “major change” review under this provision. For these reasons, the applicant has requested review and approval under the minor change provisions, consistent with prior coordination with the Community Development Director.

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

A. There are special physical conditions or objectives of a development which the proposal will satisfy to warrant a departure from the standard regulation requirements;

Response: The Planned Development approval process is appropriate for a use such as the Evergreen campus because its large campus size, multiple attractions, and multiple concurrent functions warrant departure from standard zoning and development regulations. The large campus area and specific mission provide special opportunities for identity and branding; creation of a mini-district environment that manages and enhances visitors’ experiences; entertainment, teaching, and creative exploration; and social, cultural, and ceremonial gatherings including wedding ceremonies (for which the Lodge building is popular) and (in the future) receptions in the proposed Reception Hall. This application is the latest in a series of Planned Development approvals establishing the Evergreen campus as a Planned Development site and adapting the plan itself in response to needs and opportunities that have evolved over time. This application demonstrates how the revised campus plan responds to changing needs and opportunities, and warrants approval under the Planned Development regulations.

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

Response: The requested minor change will allow construction of a new Reception Hall building adjacent to the existing Lodge building. The Reception Hall will complement the Lodge – already a popular venue for wedding ceremonies – by providing an adjacent space suitable for receptions and other gatherings. These kinds of social events are consistent with the commercial functions associated with the City’s Commercial Comprehensive Plan Map designation and zoning of the subject property. Please refer also to responses below in the section on relevant policies of the Comprehensive Plan and Three Mile Lane Area Plan.

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

Response: The Planned Development site is surrounded to the north, east and west by land also in the same ownership but outside the City Limit and UGB at this time. There are no adopted plans designating corridors through the Planned Development property where roads or utility services must be extended at this time to serve planned future urban use; however, it is also the case that utilities extensions and roadways within the Planned Development have potential to become the long-term alignments for such future expansions. Therefore, the overall Planned Development is consistent with this criterion. This specific minor change proposal does not significantly affect the on-site access and circulation plan; rather, it will allow redevelopment of part of an existing parking area for construction of an additional on-site building in a way that continues to rely on the established circulation and access pattern/system. This criterion is met.

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

Response: The applicant intends to construct the Reception Hall and associated improvements in a single phase following approval of this request. This criterion is met.

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

Response: The proposed new building adds only approximately 10,000 SF of building floor area to the set of existing buildings within the approximately 92 acres within City Limits. Notably, as discussed above, adding the Reception Hall will enable parties that rent the Lodge building for wedding ceremonies to remain on-site for an immediate reception; this will tend to decrease travel on the local street network because people will not immediately leave the site to travel to another destination that may or may not be elsewhere in the community.

Three Mile Lane (Oregon Highway 18) is designated as an arterial and NE Cumulus Avenue is classified as a minor collector in the City of McMinnville's Transportation Plan, with no identified deficiencies present in the local segments. Pedestrian and bicycle facilities – including a raised crossing that aligns with the sidewalks on the north and south sides of the access driveway and a change in materials – were added to NE Cumulus Avenue by previous development projects.

A Trip Generation Letter is included as Exhibit 4. In relation to traffic of the museum operation as a whole, the corresponding increase in overall trip generation will be small and should not have a significant effect on the capacity and functioning of either of the affected roadways. This criterion is met.

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

Response: The applicant's submitted plans (see C-Series sheets in Exhibit 3) show how facilities to serve the proposed new building and revised western parking area will provide connections to the established utility systems within the Museum property. All planned improvements have been designed pursuant to applicable City of McMinnville, state and federal standards. This criterion is met.

G. *The noise, air, and water pollutants caused by the development do not have an adverse effect upon surrounding areas, public utilities, or the city as a whole.*

Response: The Reception Hall will be a place of assembly for wedding receptions and other meetings. No environmental noise, air, or water pollution effects on surrounding areas or City systems are associated with those activities. This criterion is met.

McMinnville Comprehensive Plan and Three Mile Lane Area Plan

[detailed provisions omitted for brevity]

Response: This application is a request for Three Mile Lane Development Review, Landscape Plan Review, and a Minor Amendment of the Planned Development that applies to the subject property, to allow addition of a one new 8,883 SF building, identified as the “Reception Hall,” for use in conjunction with the existing Lodge building in the northwestern portion of the Evergreen campus. The building will be a commercial facility available for scheduled rental use to accommodate social gatherings such as weddings, receptions, and group meetings. These forms of commercial activity are allowed as of right in the applicable land use zoning of the property, were approved for the site through previous Planned Development amendments, and have been a part of the Evergreen campus’s economic and social functions in the years since the Lodge building was constructed.

In this context, functionally, the proposed new Reception Hall building is entirely consistent with City policy as reflected in the series of Planned Development approvals that forms the site’s current regulatory environment; however, the current proposal differs from previous approvals to the extent the specific locations of the Lodge building and Reception Hall differ from prior Planned Development approvals and amendments.

As explained above, based on the limited scope of the proposed changes, Minor Planned Development Amendment review is required for this request rather than Major Planned Development Amendment review. Unlike some Planned Development requests, this application does not seek Planned Development approval to allow any use or activity, or unusual scale of activity, that would not be allowed outright in the applicable land use zone without Planned Development approval. Because land use zoning implements policies in the Comprehensive Plan, activities and forms of development allowed outright under zoning regulations are deemed to be consistent with the Comprehensive Plan without further analysis. Because this proposal includes no activity or construction that represents an exception to what is allowed by existing zoning and prior Planned Development approvals, it is not necessary to provide a point-by-point analysis of this proposal against Comprehensive Plan and Three Mile Lane Area Plan policies.

In the section below, the Applicant has identified certain Goals and Policies that are relevant to this proposal, and has provided responses to indicate how the request is aligned with them.

Chapter IV – Economy of McMinnville

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. COMMERCIAL DEVELOPMENT

GOAL IV 2:

TO ENCOURAGE THE CONTINUED GROWTH OF McMINNVILLE AS THE COMMERCIAL CENTER OF YAMHILL COUNTY IN ORDER TO PROVIDE EMPLOYMENT OPPORTUNITIES, GOODS, AND SERVICES FOR THE CITY AND COUNTY RESIDENTS.

21.00 Commercial uses and services which are not presently available to McMinnville residents will be encouraged to locate in the City. Such uses shall locate according to the goals and policies in the comprehensive plan.

Response: The proposed additional Reception Hall building will enhance the attractiveness of the campus's Lodge building as a wedding venue by offering an on-site supporting facility for preparations as well as receptions. As a commercial facility, it will bring economic activity to McMinnville and provide associated economic benefits such as tourism, employment, and capturing an increased share of trade locally.

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.

22.00 The maximum and most efficient use of existing commercially designated lands will be encouraged as will the revitalization and reuse of existing commercial properties.

Response: Allowing an additional building within the commercially-zoned Evergreen campus will improve its overall utilization, consistent with the goals set forth in Section 22.00 of the City's Comprehensive Plan. This goal is met.

24.00 The cluster development of commercial uses shall be encouraged rather than auto-oriented strip development.

Response: As discussed above, adding the Reception Hall will enable parties that rent the Lodge building for wedding ceremonies to remain on-site for an immediate reception in the adjacent building to the west. This concept is consistent with the City's policy to cluster commercial uses together to reduce demand for single-occupant vehicle (SOV) travel and reduce congestion on the City's streets.

29.00 New direct access to arterials by large-scale commercial developments shall be granted only after consideration is given to the land uses and traffic patterns in the area of development as well as at the specific site. Internal circulation roads, acceleration/deceleration lanes, common access collection points, signalization, and other traffic improvements shall be required wherever necessary, through the use of planned development overlays.

Response: The site gains access via NE Cumulus Avenue, a Minor Collector.

30.00 Access locations for commercial developments shall be placed so that excessive traffic will not be routed through residential neighborhoods and the traffic-carrying capacity of all adjacent streets will not be exceeded.

Response: The site gains access via NE Cumulus Avenue, a Minor Collector which routes traffic to OR-18 without routing traffic through residential neighborhoods. Exhibit 4 discusses the trip generation potential of the proposed development. This policy is satisfied.

Three Mile Lane Area Plan

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

Response: The proposed Reception Hall building will add a reception hall next door to the Lodge building, a popular venue for wedding ceremonies. Under present conditions, wedding receptions cannot be accommodated on the premises, so wedding parties must leave the Evergreen campus and proceed to another location for a wedding reception. The proposed Reception Hall will provide a venue for wedding receptions a short walk from the Lodge building, making it the easiest and most convenient location for this important component of a wedding gathering. The proposal furthers this Policy.

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

Response: The proposed Reception Hall building will utilize glazing and an outdoor patio to afford views of adjacent agricultural areas, consistent with this Policy.

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

Response: The proposed Reception Hall building will utilize a simple roof form in accordance with this Policy. See Sheets A2.10 and A2.11 in Exhibit 3.

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

Response: The proposed Reception Hall building will utilize glazing and an outdoor patio to afford views of the surroundings and the building's context within the Evergreen campus exposes users to the site's aviation and vineyard context.

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

Response: The proposed Reception Hall building will utilize wood and metal cladding in accordance with this Policy. See Sheets A2.10 and A2.11 in Exhibit 3.

Three Mile Lane - Ordinance No. 4131 (1981)

Three Mile Lane

Section 1 Statement of Purpose

The City of McMinnville finds that the development of lands on the north and south sides of Three Mile Lane (Oregon Highway 18) is acceptable if provisions are made to integrate the dual functions of the highway as a bypass around the City and a land service arterial for adjacent properties. The City also finds that development along Three Mile Lane is desirable if it is of good quality and design, if the living and working environments developed are compatible with each other, and if the living environment includes open spaces, parks, and features buffering of residential uses from the highway. The City recognized, during the comprehensive planning process, that to insure that these concerns are met, proper designations on the McMinnville Comprehensive Plan and Zoning Maps must be made, and, further, that a planned development overlay must be placed over the area establishing specific conditions for development.

Section 2 Planned Development Overlay

The planned development overlay which is created and implemented by this ordinance shall be placed over areas to the north and south of Oregon Highway 18 from the eastern city limits west to the vicinity of the Three Mile Lane Spur intersection with Highway 18. The affected area is further described by map in Exhibit "A". Areas within and without the city limits shall carry this designation. The policies and procedures set by this ordinance shall be applied to all land use decisions under the jurisdiction of the City of McMinnville. The overlay shall not impinge the legal jurisdiction of Yamhill County for areas outside the city limits.

Response: Within the Planned Development Overlay on the north side of Oregon Highway 18, the Evergreen campus is a prominent landmark destination that contributes substantially to the character and attraction of the Three Mile Lane district. In addition to the popular museum (two buildings), the Theater/conference center and the waterpark, the Lodge building on the campus has become a popular venue for wedding ceremonies. In that context, it has come to light that there is not a suitable on-premise

venue for receptions and similar gatherings. The proposed addition of the Reception Hall is designed to respond to that need and latent demand for such a facility within the Evergreen campus. The Evergreen campus, and in particular the proposed site just west of the Lodge building, provides an appropriate location for this function because activities (including evening gatherings) will not be proximate to any residential area. The new building and related improvements do not affect the Planned Development's access locations, internal circulation, or utility systems services requirements. See Exhibit 2. For these reasons, the proposal is consistent with the Purpose of the Three Mile Lane Planned Development Overlay and its Policies.

Evergreen Planned Development-Related Amendments

In the sections below, the applicant has identified certain statements and conditions of approval that are relevant to this proposal, and has provided responses to indicate how the request is aligned with them.

Comprehensive Plan Map Amendment – Ordinance No. 4662 (1998)

Section 3

That the property described in Exhibit "A" is hereby rezoned from a city AH (Agricultural Holding) zone and a county EF-40 (Exclusive Farm use -40 acre minimum) zone to a C-3 PD (General Commercial Planned Development) zone, subject to the following conditions:

2. *That landscape plans be submitted to and approved by the McMinnville Landscape Review Committee and Three Mile Lane Design Review Committee. A minimum of 15 percent of the site must be landscaped with emphasis placed at the building perimeter, highway frontage, and off-street parking areas. Said plan must include street trees adjacent to and within the access drive, parking lot, and a detailed plan of the measures to be implemented to protect and preserve existing trees located in the northwest portion of the site.*

Response: As noted above, within the 39,182 SF Area of Disturbance, existing conditions consist of 26,817 SF of paved areas (68%) and 12,365 SF of landscape area (32%). This proposal will change that Area of Disturbance to contain one new building containing 8,883 SF (23%), with paved areas of 16,940 SF (43%) and 13,359 SF of landscaping (34%). Therefore, the project results in a net increase in overall site landscaping, which already well exceeds the minimum requirement. The proposal complies with this condition of approval.

PD Amendment for Captain Michael King Smith Evergreen Educational Center – Ordinance No. 4718 (2000)

[No affected or directly applicable statements or approval conditions.]

PD Amendment for Evergreen Theater – Ordinance No. 4810 (2004)

[No affected or directly applicable statements or approval conditions.]

Master Plan Amendment for Adventure Park – Ordinance No. 4949 (2012)

Section 1

That the Council adopts the findings and conclusions of the Planning Commission, staff report on file in the Planning Department, and the application filed by Evergreen Aviation.

Section 2

That the proposed amendments to the current master plan for Evergreen Aviation, dated November 3, 2011 (“Amendment 1a” in the applicant’s submitted material) are hereby approved subject to the following conditions:

1. *That the site plan submitted by the applicant as part of this application, and identified as Exhibit 3 (c) in this report, shall be placed on file with the Planning Department and become binding on the applicant. The applicant will be responsible for requesting permission of the Planning Commission for any major change of the details of the adopted site plan. Minor changes to the details in the adopted plan may be approved by the City Planning Director. It shall be the Planning Director’s decision as to what constitutes a major or minor change. An appeal from a ruling by him may be made only to the Commission. Review of the Planning Director’s decision by the Planning Commission may be initiated at the request of any one of the commissioners.*

Response: This application is a request for a Minor Amendment, Three Mile Lane Development Review, and Landscape Plan Review affecting details of the adopted plan, as amended, pursuant to this condition of approval.

2. *That this approval is limited to the Adventure Park and ancillary uses (such as restrooms, etc.) and associated parking lot to the west. Prior to the development of other uses (e.g., student housing, restoration building, etc.) within the subject site, the applicant shall prepare and submit detailed plans to the City for review and approval. Such review shall occur consistent with the City’s planned development amendment process. As part of that review and approval process, the City may amend the conditions of this planned development to address the identified infrastructure, environment or land us [sic] compatibility issues.*

Response: This proposal to add a new Reception Hall building just west of the existing Lodge building within the Evergreen campus is submitted to comply with the requirements of Condition 2. As noted in findings presented above, the addition of the relatively small (about 9,000 SF) building does not require changes in the Planned Development’s access or infrastructure systems or connections to public systems.

IV. CONCLUSION

This report and supporting evidence in the attached Exhibits provide substantial evidence demonstrating that the proposed addition of the Reception Hall building and its location just west of the existing Lodge building within the Evergreen campus are consistent with previous Planned Development and Zoning approval for the subject property and associated conditions of approval. The applicant respectfully requests approval of these applications.





EVERGREEN LODGE EXPANSION

500 NE CAPTAIN MICHAEL KING SMITH WAY,
 MCMINNVILLE, OR 97128

ARCHITECT

MACKENZIE
 1515 SE WATER AVE, SUITE 100
 PORTLAND, OR 97214
 TELEPHONE: (503) 582-2558
 ARCHITECT: RACHEL HEDLOF
 EMAIL: RHEDLOF@MCKNZE.COM

LANDSCAPE ARCHITECT

MACKENZIE
 1515 SE WATER AVE, SUITE 100
 PORTLAND, OR 97214
 TELEPHONE: (503) 582-2558
 LANDSCAPE ARCHITECT: STEVEN TUTTLE
 EMAIL: STUTTLE@MCKNZE.COM

PLANNER

MACKENZIE
 1515 SE WATER AVE, SUITE 100
 PORTLAND, OR 97214
 TELEPHONE: (503) 582-2558
 CONTACT: BRIAN VARRICCHIONE
 EMAIL: BVARRICCHIONE@MCKNZE.COM

MEP

SAZAN GROUP
 111 SW FIFTH AVE, SUITE 3210
 PORTLAND, OR 97204
 TELEPHONE: (503) 416-2400
 CONTACT: DANIEL TOUGER
 EMAIL: DTOUGER@SAZAN.COM

CONTRACTOR

PERLO CONSTRUCTION
 11450 SW AMU STREET
 TUALATIN, OR 97062
 TELEPHONE: (503) 624-2090
 CONTACT: THOMAS QUISENBERRY
 EMAIL: TQUISENBERRY@PERLO.BIZ

STRUCTURAL ENGINEER

MACKENZIE
 1515 SE WATER AVE, SUITE 100
 PORTLAND, OR 97214
 TELEPHONE: (503) 582-2558
 ENGINEER: DENNA KUHLMAN
 EMAIL: DKUHLMAN@MCKNZE.COM

CIVIL ENGINEER

MACKENZIE
 1515 SE WATER AVE, SUITE 100
 PORTLAND, OR 97214
 TELEPHONE: (503) 582-2558
 ENGINEER: BAILEY CURRIER
 EMAIL: BCURRIER@MCKNZE.COM

INTERIOR ARCHITECT

MACKENZIE
 1515 SE WATER AVE, SUITE 100
 PORTLAND, OR 97214
 TELEPHONE: (503) 582-2558
 CONTACT: ALEXIS BAUER
 EMAIL: ABAUER@MCKNZE.COM

OWNER

MCMINNVILLE PROPERTIES
 7401 SW WASHO COURT, SUITE 200
 TUALATIN, OR 97062
 TELEPHONE: (503) 781-2975
 CONTACT: STEVE SCOTT
 EMAIL: STEVE.SCOTT@MCMINNVILLEPROPERTIES.COM

SCOPE OF WORK

RECEPTION HALL AND ASSOCIATED SITE IMPROVEMENTS TO ACCOMMODATE 200 PERSON EVENTS.
 COMMERCIAL KITCHEN TO SERVICE EVENTS AS WELL AS OTHER FACILITIES ONSITE.
 LOUNGE/PREPARATION ROOMS FOR SPECIAL EVENTS.

SEPARATE PERMITS

FIRE SPRINKLER SYSTEM
 FIRE ALARM SYSTEMS

DEFERRED SUBMITTALS:

STOREFRONT
 ENGINEERED WOOD TRUSSES AND JOISTS
 ANCHORAGE FOR AND ATTACHMENT OF MEFP SYSTEMS AND EQUIPMENT TO STRUCTURE
 SUSPENDED ACOUSTIC CEILINGS
 SIGNAGE DESIGN
 ROOFTOP SCREENS

UNDER SEPARATE AGREEMENT:

KITCHEN CONSULTANT
 JBK DESIGNS
 6217 NE CHERRY DRIVE
 HILLSBORO, OR 97124
 TELEPHONE: (503) 720-5308
 CONTACT: JILL BIERMAN
 EMAIL: JBKDESIGN.NET

DRAWING INDEX

G0.01 TITLE SHEET AND DRAWING INDEX
 G1.10 CODE ANALYSIS

SURVEY

#9753 TOPOGRAPHIC SURVEY FOR MCMINNVILLE PROPERTIES

CIVIL DRAWINGS

C0.01 CIVIL GENERAL NOTES, SYMBOLS AND ABBREVIATIONS
 C1.00 OVERALL SITE PLAN
 C1.01 DEMOLITION PLAN
 C1.10 SITE PLAN
 C1.20 GRADING PLAN
 C1.30 UTILITY PLAN
 C5.10 CIVIL DETAILS
 EC1.0 EROSION AND SEDIMENT CONTROL PLAN

LANDSCAPE DRAWINGS

L0.01 LANDSCAPE GENERAL INFORMATION
 L1.10 MATERIALS PLAN
 L1.11 LAYOUT AND JOINT PLAN
 L1.30 PLANTING PLAN
 L1.40 IRRIGATION PLAN
 L5.10 DETAILS
 L5.11 PLANTING DETAILS
 L5.12 IRRIGATION DETAILS

ARCHITECTURAL DRAWINGS

A1.11 FLOOR PLAN
 A2.10 BUILDING ELEVATIONS
 A2.11 BUILDING COLORED ELEVATIONS
 A5.15 TRASH ENCLOSURE
 A8.14 EXTERIOR RENDERINGS

ELECTRICAL DRAWINGS

E0.02 ELECTRICAL LEGEND
 E1.10 ELECTRICAL SITE - PHOTOMETRIC PLAN
 E8.01 ELECTRICAL LIGHTING SCHEDULE

EVERGREEN LODGE EXPANSION

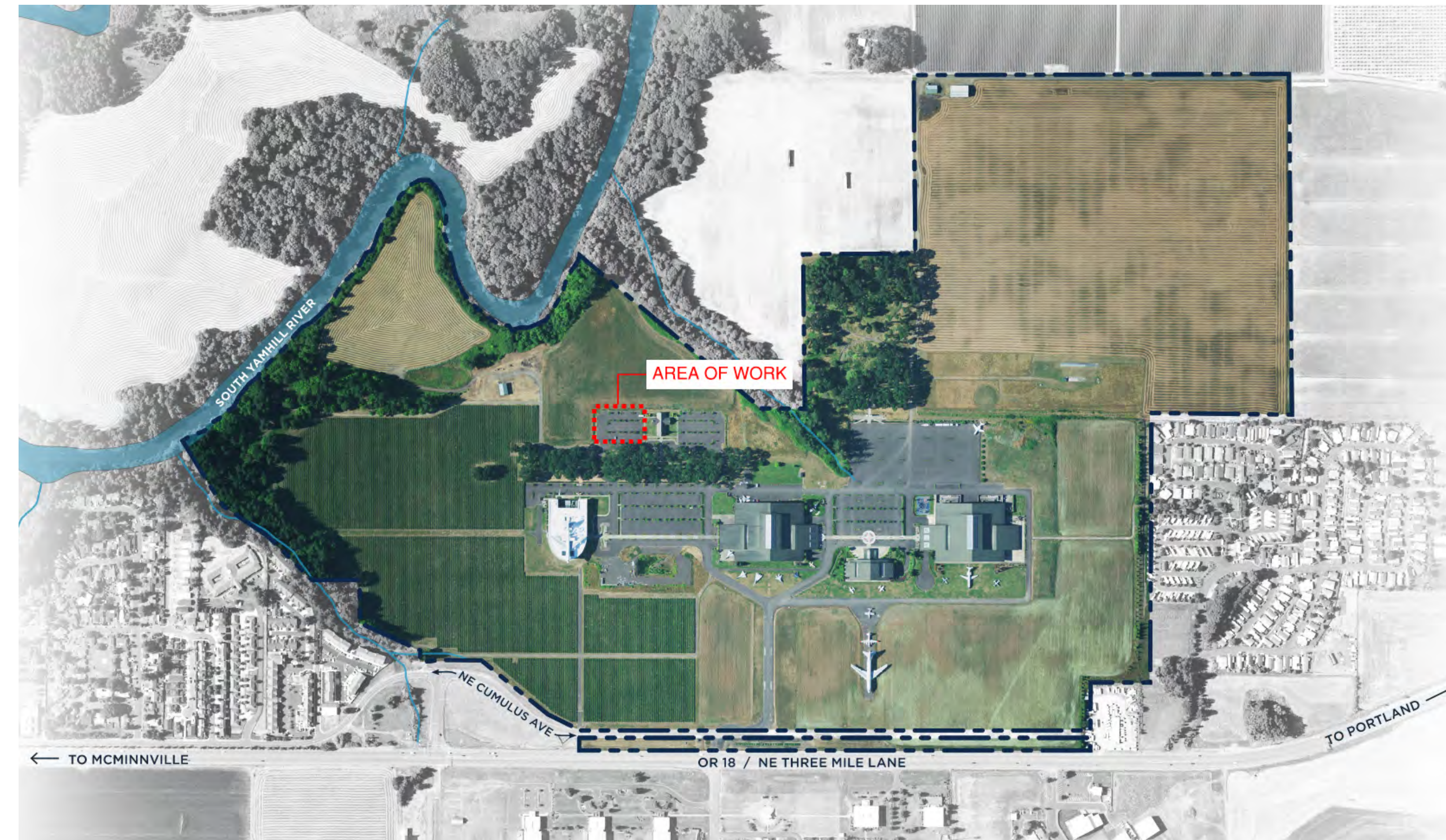
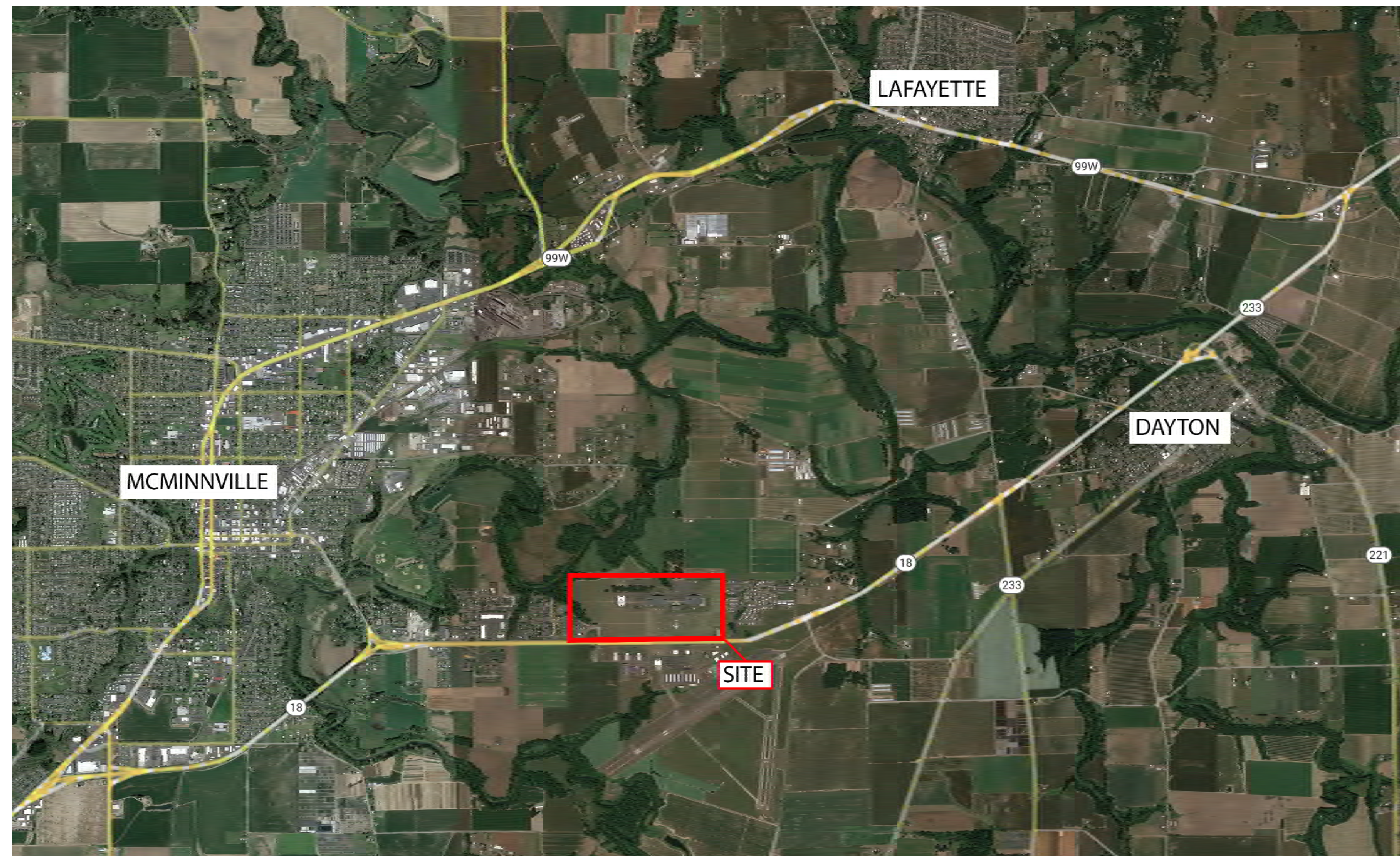
Mechanical/Electrical

SÄZAN
 GROUP

111 SW Fifth Ave, Ste 3210
 Portland, Oregon 97204

Tel 503.416.2400

SAZAN# XXX-XXXX



© MACKENZIE
 2023 ALL RIGHTS RESERVED
 THESE DRAWINGS ARE THE PROPERTY OF MACKENZIE AND ARE NOT TO BE USED OR REPRODUCED IN ANY MANNER WITHOUT PRIOR WRITTEN PERMISSION.

REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:
TITLE SHEET AND DRAWING INDEX

SHEET

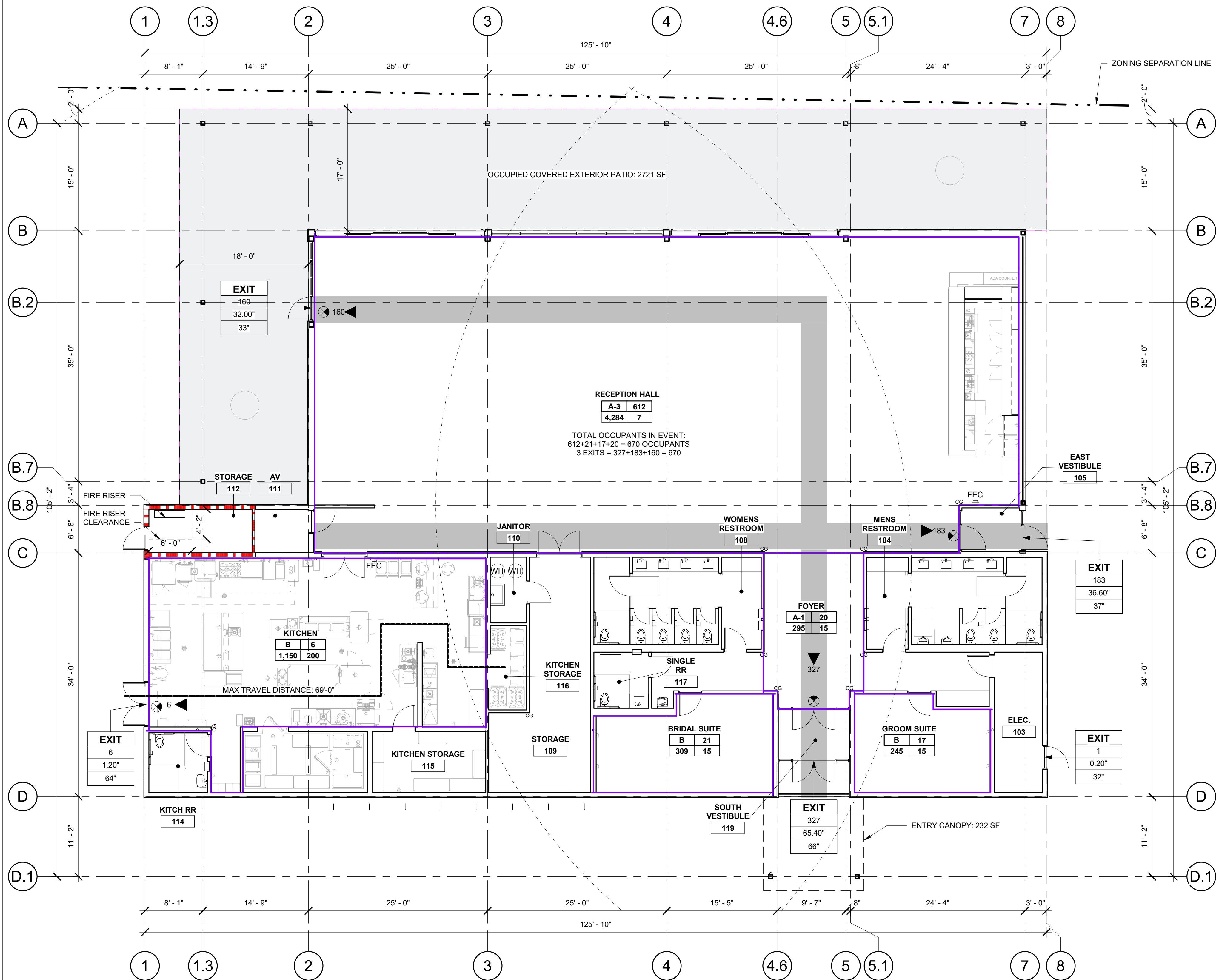
G0.01

JOB NO. **2220161.01**

LAND USE APPLICATION 6/28/23

1 VICINITY MAP
 50.01 NTS

2 OVERALL SITE PLAN
 50.01 NTS



SYMBOLS LEGEND

- 0 NUMBER OF OCCUPANTS SERVED BY EGRESS ACCESS
- FIRE EXTINGUISHER CABINET
- OFFICE ROOM NAME, OCCUPANCY TYPE, NUMBER OF OCCUPANTS, OCCUPANCY LOAD FACTOR, ROOM SQUARE FOOTAGE
- EXIT EGRESS COMPONENT, NUMBER OF OCCUPANTS, REQUIRED WIDTH PER 1005.3.1 AND 1005.3.2, PROVIDED WIDTH
- EGRESS PATH 44" MIN (UNO) EMERGENCY LIGHTING ALONG THE EGRESS PATH SHALL NOT BE LESS THAN 1 FOOT GANGLIE AT THE FLOOR LEVEL AT ALL POINTS ALONG THE EGRESS PATH, A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40:1 SHALL NOT BE EXCEEDED TO MEET ALL REQUIREMENTS OF SECTION 1008. PROVIDE EMERGENCY LIGHTING AT ALL EXIT STAIRS. SEE ELECTRICAL DEFERRED SUBMITTAL.
- EXIT SIGN
- 1-HR FIRE RATED ASSEMBLY
- PROPERTY LINE

FIRE-RESISTANCE REQUIREMENTS - OSSC 2022 TABLE 601

BUILDING ELEMENT	TYPE VB
PRIMARY STRUCTURAL FRAME	0
BEARING WALLS EXTERIOR	0
BEARING WALLS INTERIOR	0
NONBEARING WALLS & PARTITIONS EXTERIOR	SEE TABLE 602
NONBEARING WALLS & PARTITIONS INTERIOR	0
FLOOR CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS	0
ROOF CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS	0

APPLICABLE CODES

- 2022 OREGON STRUCTURAL SPECIALTY CODE
- 2022 OREGON ENERGY EFFICIENCY SPECIALTY CODE
- ASHRAE 90.1 - 2019
- 2021 OREGON ELECTRICAL SPECIALTY CODE
- 2022 OREGON MECHANICAL SPECIALTY CODE
- 2021 OREGON PLUMBING SPECIALTY CODE
- 2022 OREGON FIRE CODE

BUILDING ENVELOPE REQUIREMENTS
ASHRAE 90.1 2019 - TABLE 5.5.4 - CLIMATE ZONE 4C (MARINE)

OPAQUE ASSEMBLIES	ENVELOPE REQUIREMENTS
ROOFS - INSULATION ABOVE DECK	R-30 c.i.
WALLS - WOOD FRAMED	R-13 + R-3.8 c.i. OR R-20
WALLS - BELOW GRADE	R-7.5 CONTINUOUS INSULATION
SLAB ON GRADE FLOORS - UNHEATED	R-15 FOR 24 INCHES
SLAB ON GRADE FLOORS - HEATED	R-20 FOR 24 INCHES
OPAQUE DOORS - SWINGING	U-0.370

FENESTRATION	MAX U-FACTOR	MAX SHGC
FIXED	0.36	0.36
OPERABLE	0.45	0.33
ENTRANCE DOOR	0.63	0.33

CODE SUMMARY:

- BUILDING CONSTRUCTION:** VB, SPRINKLERED
- ALLOWABLE AREA PER OSSC:** 24,000 SF
- PROVIDED AREA:** 8,953 SF CONDITIONED SPACE, 2,953 SF COVERED PATIO
- PROPOSED OCCUPANCY:** OSSC 1004.5, SEE EXITING TABLE FOR OCCUPANT LOAD FACTOR AND OCCUPANCY TYPES. SUPPORT SPACES NOT INCLUDED IN OCCUPANCY COUNT: RESTROOMS, HALLS, STORAGE, COLD STORAGE, UTILITY
- EGRESS OCCUPANCY:** OSSC 2022 TABLE 1004.5, EVENT ROOM STANDING SPACE: OLF: 7 NET. SEE EXITING AREA SCHEDULE FOR OCCUPANCY CALCULATION
- PLUMBING OCCUPANCY:** OSSC 2022 TABLE 1004.5, A - UNCONCENTRATED TABLES AND CHAIRS OLF: 15 NET. SEE "OVERALL PLUMBING COUNT SCHEDULE" FOR OCCUPANCY CALCULATION. NOTE: PLUMBING COUNTS ARE CALCULATED UNDER "TABLES AND CHAIRS - OLF = 15 NET. EXITING IS CALCULATED UNDER "STANDING ROOM - OLF = 7 NET"
- ZONING SETBACKS:** NONE
- FIRE SEPARATION:** OSSC TABLE 705.5, FIRE-RESISTANCE RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION FOR TYPE VB: FIRE SEPARATION DISTANCE: 10' TO 30'; 0-HOUR RATING. NOTE: BUILDING ABUTS A ZONING SEPARATION LINE TO THE NORTH. THE LOT TO THE NORTH IS PART OF THE EVERGREEN CAMPUS. NO SEPARATION REQUIRED.
- MAX WINDOW AREA PERCENTAGE:** PER ASHRAE 90.1 TABLE 5.5-0, MAX REQUIRED: 40%, PROVIDED: 19%
- TOTAL WALL AREA:** 5,017 SF
- TOTAL GLAZING AREA:** 1,178 SF
- TOTAL BUILDING ELEVATION:** 6,035 SF
- TOTAL GLAZING PERCENTAGE:** 19% (1178/6195)
- REQUIRED AIR BARRIER TESTING:** PER ASHRAE 90.1 SECTION 5.4.3.1.1, WHOLE BUILDING PRESSURIZATION TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM E779 OR ASTM E1827 BY INDEPENDENT THIRD PARTY. THE MEASURED AIR LEAKAGE RATE OF THE BUILDING ENVELOPE SHALL NOT EXCEED 0.40 cfm/ft² UNDER A PRESSURE DIFFERENTIAL OF 0.3 IN. OF WATER.
- VESTIBULE REQUIREMENTS:** PER ASHRAE 90.1 SECTION 5.4.3.2.2, INTERIOR AND EXTERIOR DOORS SHALL HAVE A MINIMUM DISTANCE BETWEEN THEM OF NOT LESS THAN 7 FT WHEN IN CLOSED POSITION. THE FLOOR AREA OF EACH VESTIBULE SHALL NOT EXCEED THE GREATER OF 50 SF OR 2% OF THE GROSS CONDITIONED FLOOR AREA. MAXIMUM REQUIRED VESTIBULE AREA: (2% OF 8,953 SF = 179 SF) PROVIDED SF OF VESTIBULE: 77 SF FOR SOUTH VESTIBULE AND 62 SF FOR EAST VESTIBULE

1 CODE PLAN
G1.10 1/8" = 1'-0"

EXITING - AREA SCHEDULE				
Name	Area	Occupancy Type	Occupancy Load Factor	Occupancy
RECEPTION HALL	4284 SF	A-3	7	612
BRIDAL SUITE	309 SF	B	15	21
FOYER	295 SF	A-1	15	20
GROOM SUITE	245 SF	B	15	17
KITCHEN	1150 SF	B	200	6
TOTAL	6283 SF			676

OVERALL PLUMBING COUNT																			
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES PER OSSC TABLE 2302.1																			
OCCUPANCY TYPE	AREA	OCCUPANT LOAD FACTOR	TOTAL OCCUPANT COUNT	OCCUPANT COUNT PER GENDER	WATER CLOSETS					LAVATORIES					DRINKING FOUNTAINS				
					REQUIRED RATIO	REQUIRED MALE FIXTURES	PROVIDED MALE FIXTURES	REQUIRED FEMALE FIXTURES	PROVIDED FEMALE FIXTURES	PROVIDED UNISEX FIXTURES	REQUIRED RATIO	REQUIRED MALE FIXTURES	PROVIDED MALE FIXTURES	REQUIRED FEMALE FIXTURES	PROVIDED FEMALE FIXTURES	PROVIDED UNISEX FIXTURES	REQUIRED RATIO	REQUIRED COUNT	PROVIDED COUNT
A-3 (Reception Hall)	4284	1:15	286	143	1 PER 75	1.90	5.00	1.90	5.00	1.00	1 PER 200	0.71	4.00	0.71	4.00	1.00	1 PER FLOOR	0.25	1
A-3 (Covered Patio)	2953	1:15	197	99	1 PER 75	1.31		1.31			1 PER 200	0.49		0.49			1 PER FLOOR	0.25	
B (Suites and Foyer)	849	1:15	57	28	1 PER 25 FOR FIRST 50, 1 PER 50 FOR REMAINDER	1.06		1.06			1 PER 40 FOR FIRST 80, 1 PER 80 FOR REMAINDER	0.70		0.14			1 PER FLOOR	0.25	
B (Kitchen)	1150	1:200	6	3	1 PER 25 FOR FIRST 50, 1 PER 50 FOR REMAINDER	0.12		0.12		1.00	1 PER 40 FOR FIRST 80, 1 PER 80 FOR REMAINDER	0.08		0.01		1.00	1 PER FLOOR	0.25	
TOTAL	9236		545			4.40	5.00	4.40	5.00	2.00		1.98	4.00	1.36	4.00	2.00		1	1.00

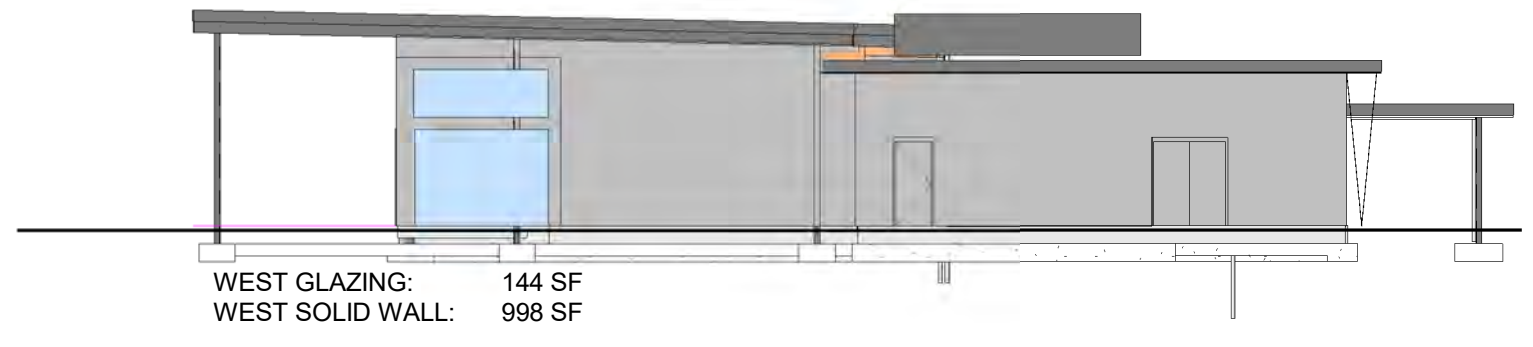
*SPACES ARE TO BE USED AS "TABLES AND CHAIRS: 1:15 FACTOR" FOR PLUMBING CALCULATIONS PER MODIFICATION AGREEMENT WITH THE CITY OF MCMINNVILLE DATED JUNE 2023



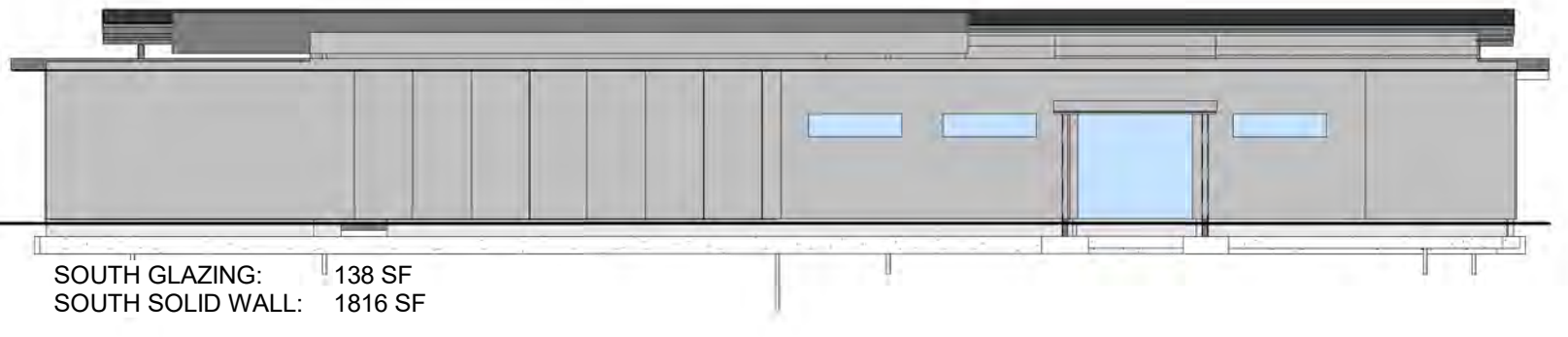
2 GLAZING AREA: NORTH ELEVATION
G1.10 1/16" = 1'-0"



3 GLAZING AREA: EAST ELEVATION
G1.10 1/16" = 1'-0"



4 GLAZING AREA: WEST ELEVATION
G1.10 1/16" = 1'-0"



5 GLAZING AREA: SOUTH ELEVATION
G1.10 1/16" = 1'-0"

MACKENZIE
2023 ALL RIGHTS RESERVED
THESE DRAWINGS ARE THE PROPERTY OF MACKENZIE AND ARE NOT TO BE USED OR REPRODUCED IN ANY MANNER WITHOUT PRIOR WRITTEN PERMISSION.

REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:
CODE ANALYSIS

SHEET

G1.10

JOB NO. **2220161.01**

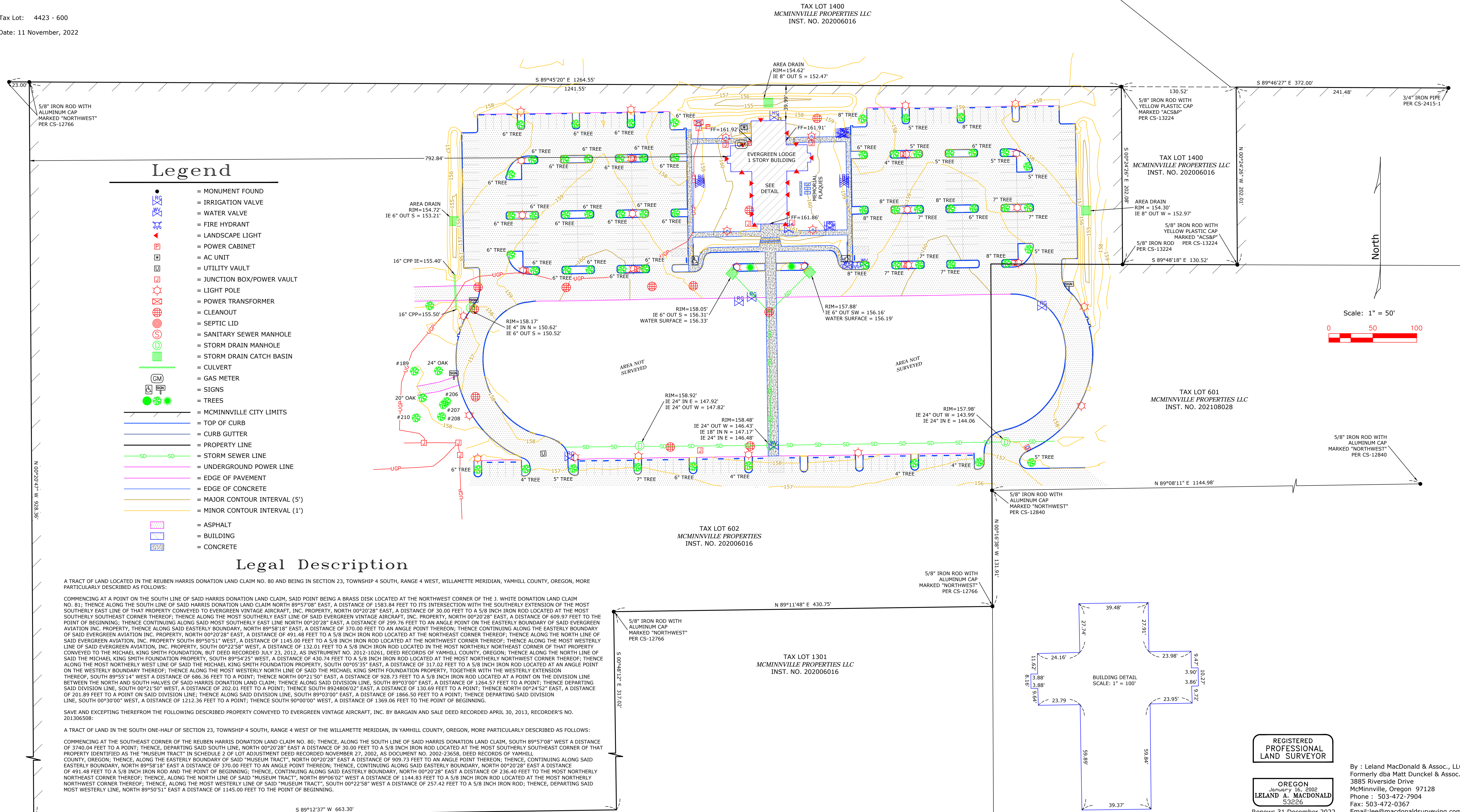
TOPOGRAPHIC SURVEY for: McMinnville Properties

Location: South 1/2 Section 23, T. 4 S., R. 4 W., W.M.,
REUBEN HARRIS D.L.C. #80
Yamhill County, Oregon

Tax Lot: 4423 - 600
Date: 11 November, 2022

Survey Notes

- ELEVATIONS ARE BASED ON NAVD88.
- SURVEY IS BASED ON OREGON NORTH ZONE STATE PLANE COORDINATES, NAD83(2011).
- LOCATES SHOWN ON THIS SURVEY ARE BASED ON LOCATES FOUND IN THE FIELD AND ORDERED IN LOCATE TICKET NO. 22319603.
- SUBJECT PARCEL AREA IS 20,588 ACRES, MORE OR LESS.



Legal Description

A TRACT OF LAND LOCATED IN THE REUBEN HARRIS DONATION LAND CLAIM NO. 80 AND BEING IN SECTION 23, TOWNSHIP 4 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, YAMHILL COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF SAID HARRIS DONATION LAND CLAIM, SAID POINT BEING A BRASS DISK LOCATED AT THE NORTHWEST CORNER OF THE J. WHITE DONATION LAND CLAIM NO. 81; THENCE ALONG THE SOUTH LINE OF SAID HARRIS DONATION LAND CLAIM NORTH 89°57'08" EAST, A DISTANCE OF 1583.84 FEET TO ITS INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE MOST SOUTHERLY EAST LINE OF THAT PROPERTY CONVEYED TO EVERGREEN VINTAGE AIRCRAFT, INC. PROPERTY, NORTH 00°20'28" EAST, A DISTANCE OF 30.00 FEET TO A 5/8 INCH IRON ROD LOCATED AT THE MOST SOUTHERLY SOUTHEAST CORNER THEREOF; THENCE ALONG THE MOST SOUTHERLY EAST LINE OF SAID EVERGREEN VINTAGE AIRCRAFT, INC. PROPERTY, NORTH 00°20'28" EAST, A DISTANCE OF 609.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID MOST SOUTHERLY EAST LINE NORTH 00°20'28" EAST, A DISTANCE OF 299.76 FEET TO AN ANGLE POINT ON THE EASTERLY BOUNDARY OF SAID EVERGREEN AVIATION INC. PROPERTY; THENCE ALONG SAID EASTERLY BOUNDARY, NORTH 89°58'18" EAST, A DISTANCE OF 370.00 FEET TO AN ANGLE POINT THEREON; THENCE CONTINUING ALONG THE EASTERLY BOUNDARY OF SAID EVERGREEN AVIATION INC. PROPERTY, NORTH 00°20'28" EAST, A DISTANCE OF 491.48 FEET TO A 5/8 INCH IRON ROD LOCATED AT THE NORTHEAST CORNER THEREOF; THENCE ALONG THE NORTH LINE OF SAID EVERGREEN AVIATION, INC. PROPERTY SOUTH 89°50'51" WEST, A DISTANCE OF 1145.00 FEET TO A 5/8 INCH IRON ROD LOCATED AT THE NORTHWEST CORNER THEREOF; THENCE ALONG THE MOST WESTERLY LINE OF SAID EVERGREEN AVIATION, INC. PROPERTY, SOUTH 00°22'58" WEST, A DISTANCE OF 132.01 FEET TO A 5/8 INCH IRON ROD LOCATED IN THE MOST NORTHERLY NORTHEAST CORNER OF THAT PROPERTY CONVEYED TO THE MICHAEL KING SMITH FOUNDATION, BUT DEED RECORDED JULY 23, 2012, AS INSTRUMENT NO. 2012-10261, DEED RECORDS OF YAMHILL COUNTY, OREGON; THENCE ALONG THE NORTH LINE OF SAID THE MICHAEL KING SMITH FOUNDATION PROPERTY, SOUTH 89°54'25" WEST, A DISTANCE OF 430.74 FEET TO A 5/8 INCH IRON ROD LOCATED AT THE MOST NORTHERLY NORTHWEST CORNER THEREOF; THENCE ALONG THE MOST NORTHERLY WEST LINE OF SAID THE MICHAEL KING SMITH FOUNDATION PROPERTY, SOUTH 00°05'35" EAST, A DISTANCE OF 317.02 FEET TO A 5/8 INCH IRON ROD LOCATED AT AN ANGLE POINT ON THE WESTERLY BOUNDARY THEREOF; THENCE ALONG THE MOST WESTERLY NORTH LINE OF SAID THE MICHAEL KING SMITH FOUNDATION PROPERTY, TOGETHER WITH THE WESTERLY EXTENSION THEREOF, SOUTH 89°55'14" WEST A DISTANCE OF 686.36 FEET TO A POINT; THENCE NORTH 00°21'50" EAST, A DISTANCE OF 928.73 FEET TO A 5/8 INCH IRON ROD LOCATED AT A POINT ON THE DIVISION LINE BETWEEN THE NORTH AND SOUTH HALVES OF SAID HARRIS DONATION LAND CLAIM; THENCE ALONG SAID DIVISION LINE, SOUTH 89°03'00" EAST, A DISTANCE OF 1264.57 FEET TO A POINT; THENCE DEPARTING SAID DIVISION LINE, SOUTH 00°21'50" WEST, A DISTANCE OF 202.01 FEET TO A POINT; THENCE SOUTH 89°24'06" EAST, A DISTANCE OF 130.69 FEET TO A POINT; THENCE NORTH 00°24'52" EAST, A DISTANCE OF 201.89 FEET TO A POINT ON SAID DIVISION LINE; THENCE ALONG SAID DIVISION LINE, SOUTH 89°03'00" EAST, A DISTANCE OF 1866.50 FEET TO A POINT; THENCE DEPARTING SAID DIVISION LINE, SOUTH 00°30'00" WEST, A DISTANCE OF 1212.36 FEET TO A POINT; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 1369.06 FEET TO THE POINT OF BEGINNING.

SAVE AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO EVERGREEN VINTAGE AIRCRAFT, INC. BY BARGAIN AND SALE DEED RECORDED APRIL 30, 2013, RECORDER'S NO. 201306508:

A TRACT OF LAND IN THE SOUTH ONE-HALF OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, IN YAMHILL COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE REUBEN HARRIS DONATION LAND CLAIM NO. 80; THENCE, ALONG THE SOUTH LINE OF SAID HARRIS DONATION LAND CLAIM, SOUTH 89°57'08" WEST A DISTANCE OF 3740.04 FEET TO A POINT; THENCE, DEPARTING SAID SOUTH LINE, NORTH 00°20'28" EAST A DISTANCE OF 30.00 FEET TO A 5/8 INCH IRON ROD LOCATED AT THE MOST SOUTHERLY SOUTHEAST CORNER OF THAT PROPERTY IDENTIFIED AS THE "MUSEUM TRACT" IN SCHEDULE 2 OF LOT ADJUSTMENT DEED RECORDED NOVEMBER 27, 2002, AS DOCUMENT NO. 2002-23658, DEED RECORDS OF YAMHILL COUNTY, OREGON; THENCE, ALONG THE EASTERLY BOUNDARY OF SAID "MUSEUM TRACT", NORTH 00°20'28" EAST A DISTANCE OF 909.73 FEET TO AN ANGLE POINT THEREON; THENCE, CONTINUING ALONG SAID EASTERLY BOUNDARY, NORTH 89°58'18" EAST A DISTANCE OF 370.00 FEET TO AN ANGLE POINT THEREON; THENCE, CONTINUING ALONG SAID EASTERLY BOUNDARY, NORTH 00°20'28" EAST A DISTANCE OF 491.48 FEET TO A 5/8 INCH IRON ROD AND THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID EASTERLY BOUNDARY, NORTH 00°20'28" EAST A DISTANCE OF 236.40 FEET TO THE MOST NORTHERLY NORTHEAST CORNER THEREOF; THENCE, ALONG THE NORTH LINE OF SAID "MUSEUM TRACT", NORTH 89°06'02" WEST A DISTANCE OF 1144.83 FEET TO A 5/8 INCH IRON ROD LOCATED AT THE MOST NORTHERLY NORTHWEST CORNER THEREOF; THENCE, ALONG THE MOST WESTERLY LINE OF SAID "MUSEUM TRACT", SOUTH 00°22'58" WEST A DISTANCE OF 257.42 FEET TO A 5/8 INCH IRON ROD; THENCE, DEPARTING SAID MOST WESTERLY LINE, NORTH 89°50'51" EAST A DISTANCE OF 1145.00 FEET TO THE POINT OF BEGINNING.

S 89°12'37" W 663.30'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
January 16, 2002
LELAND A. MACDONALD
53226

Renews 31 December 2022

By : Leland MacDonald & Assoc., LLC
Formerly dba Matt Dunckel & Assoc.
3885 Riverside Drive
McMinnville, Oregon 97128
Phone : 503-472-7904
Fax: 503-472-0367
Email: lee@macdonaldsurveying.com

REVISION SCHEDULE		
Delta	Issued As	Issue Date

CIVIL GENERAL
NOTES,
SYMBOLS AND
ABBREVIATIONS

SHEET

C0.01

JOB NO. **2220161.00**

ABBREVIATIONS

CL	CENTER LINE
PL	PROPERTY LINE
AC	ASPHALT CONCRETE
AHJ	AUTHORITY HAVING JURISDICTION
AWWA	AMERICAN WATER WORKS ASSOCIATION
BC	BOTTOM OF CURB
BCR	BEGIN CURB RETURN
BMP	BEST MANAGEMENT PRACTICE
CLR	CLEAR WIDTH
BW	BACK OF WALK
C	COMPACT
CB	CATCH BASIN
CI	CAST IRON
CIP	CAST IN PLACE
CO	CLEANOUT
CONC	CONCRETE
CLR	CLEAR
CVR	COVER
DI	DUCTILE IRON
DW	DOMESTIC WATER
EOR	END CURB RETURN
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ESC	EROSION/SEDIMENT CONTROL
EW	EACH WAY
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FI	FIELD INLET
FL	FLOWLINE
FW	FIRE WATER/FACE OF WALL
GB	GRADE BREAK
H	ACCESSIBLE STALL
HOPE	HIGH-DENSITY POLYETHYLENE
HMA	HOT MIX ASPHALT
IE	INVERT ELEVATION
LT	LEFT
ME	MATCH EXISTING
MH	MANHOLE
MJ	MECHANICAL JOINT
NTS	NOT TO SCALE
OC	ON CENTER
ODOT	OREGON DEPARTMENT OF TRANSPORTATION
OSHA	OSHA
OSSC	OREGON STATE SPECIFICATIONS FOR CONSTRUCTION
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PCCP	PORTLAND CEMENT CONCRETE PAVING
PR	PROPOSED
PRC	POINT OF REVERSE CURVATURE
PT	POLYVINYL CHLORIDE
PVC	POLYVINYL CHLORIDE
RD	ROOF DRAIN
ROW	RIGHT OF WAY
RSVG	RESILIENT SEAT GATE VALVE
RT	RIGHT
S	STANDARD
SAN	SANITARY SEWER
STA	STATION
STM	STORM
SW	SIDEWALK
TC	TOP OF CURB
TH	THRESHOLD
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
WC	WHEELCHAIR

LEGEND

	EXISTING	PROPOSED
RIGHT-OF-WAY LINE	---	---
BOUNDARY LINE	---	---
CENTERLINE	---	---
PROPERTY LINE	---	---
CURB	---	---
WETLAND BOUNDARY	---	---
EDGE OF PAVEMENT	---	---
EASEMENT	---	---
FENCE LINE	---	---
GRAVEL EDGE	---	---
POWER LINE	---	---
OVERHEAD WIRE	---	---
GAS LINE	---	---
STORM SEWER LINE	---	---
SANITARY SEWER LINE	---	---
DOMESTIC WATER LINE	---	---
FIRE WATER LINE	---	---
FIRE DEPARTMENT CONNECTION LINE	---	---
TREE	☀	☀
FIRE DEPARTMENT CONNECTION	☀	☀
FIRE HYDRANT	☀	☀
WATER BLOWOFF/AIR RELEASE	☀	☀
WATER METER	☀	☀
IRRIGATION VALVE	☀	☀
WATER VALVE	☀	☀
BACKFLOW PREVENTOR	☀	☀
WATER VAULT	☀	☀
MONITORING WELL	☀	☀
STORM/SANITARY MANHOLE	☀	☀
STORM SEWER CATCH BASIN	☀	☀
SANITARY CLEAN OUT	☀	☀
SEPTIC LID	☀	☀
GAS VALVE	☀	☀
GAS METER	☀	☀
SIGN	☀	☀
MAIL BOX	☀	☀
FOUND SURVEY MONUMENT	☀	☀
GUY WIRE ANCHOR	☀	☀
UTILITY POLE	☀	☀
UTILITY VAULT	☀	☀
POWER VAULT	☀	☀
ELECTRICAL METER	☀	☀
POWER JUNCTION BOX	☀	☀
POWER TRANSFORMER	☀	☀
AC UNIT	☀	☀
LIGHT POLE	☀	☀
LANDSCAPE LIGHT	☀	☀
TELEPHONE/TELEVISION VAULT	☀	☀
TELEPHONE/TELEVISION JUNCTION BOX	☀	☀
TELEPHONE/TELEVISION RISER	☀	☀
SIGNAL JUNCTION BOX	☀	☀
BOLLARD	☀	☀
ADA COMPLIANT CURB RAMP SLOPE ARROW	☀	☀
SLOPE ARROW	☀	☀

DEMOLITION SPECIFICATION NOTES

- SCOPE:
 - WITHIN AREA OF NEW CONSTRUCTION, REMOVE FOUNDATION WALLS AND FOOTINGS TO A MINIMUM OF 2 FEET BELOW FINISHED GRADE
 - REMOVE ALL EXISTING SITE IMPROVEMENTS WITHIN ONSITE PRIVATE LIMITS OF WORK SHOWN ON PLANS, EXCEPT THOSE AS NOTED TO BE PROTECTED/SALVAGED/RELOCATED/ETC
- GENERAL PROCEDURES AND PROJECT CONDITIONS
 - COMPLY WITH APPLICABLE CODES AND REGULATIONS FOR DEMOLITION OPERATIONS AND SAFETY OF ADJACENT STRUCTURES AND THE PUBLIC
 - OBTAIN REQUIRED PERMITS
 - COMPLY WITH APPLICABLE REQUIREMENTS OF NFPA 241
 - USE OF EXPLOSIVES IS NOT PERMITTED
 - TAKE PRECAUTIONS TO PREVENT CATASTROPHIC OR UNCONTROLLED COLLAPSE OF STRUCTURES TO BE REMOVED; DO NOT ALLOW WORKER OR PUBLIC ACCESS WITHIN RANGE OF POTENTIAL COLLAPSE OF UNSTABLE STRUCTURES
 - PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES
 - USE PHYSICAL BARRIERS TO PREVENT ACCESS TO AREAS THAT COULD BE HAZARDOUS TO WORKERS OR THE PUBLIC
 - CONDUCT OPERATIONS TO MINIMIZE EFFECTS ON AND INTERFERENCE WITH ADJACENT STRUCTURES AND OCCUPANTS
 - DO NOT CLOSE OR OBSTRUCT ROADWAYS OR SIDEWALKS WITHOUT PERMIT
 - CONDUCT OPERATIONS TO MINIMIZE OBSTRUCTION OF PUBLIC AND PRIVATE ENTRANCES AND EXITS; DO NOT OBSTRUCT REQUIRED EXITS AT ANY TIME; PROTECT PERSONS USING ENTRANCES AND EXITS FROM REMOVAL OPERATIONS
 - OBTAIN WRITTEN PERMISSION FROM OWNERS OF ADJACENT PROPERTIES WHEN DEMOLITION EQUIPMENT WILL TRAVERSE, INFRINGE UPON OR LIMIT ACCESS TO THEIR PROPERTY
 - DO NOT BEGIN REMOVAL UNTIL RECEIPT OF NOTIFICATION TO PROCEED FROM OWNER
 - DO NOT BEGIN REMOVAL UNTIL BUILT ELEMENTS TO BE SALVAGED OR RELOCATED HAVE BEEN REMOVED
 - DO NOT BEGIN REMOVAL UNTIL VEGETATION TO BE RELOCATED HAS BEEN REMOVED AND SPECIFIED MEASURES HAVE BEEN TAKEN TO PROTECT VEGETATION TO REMAIN
 - PROTECT EXISTING STRUCTURES AND OTHER ELEMENTS THAT ARE NOT TO BE REMOVED
 - PROVIDE BRACING AND SHORING
 - STOP WORK IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER
 - MINIMIZE PRODUCTION OF DUST DUE TO DEMOLITION OPERATIONS; DO NOT USE WATER IF THAT WILL RESULT IN ICE, FLOODING, SEDIMENTATION OF PUBLIC WATERWAYS OR STORM SEWERS, OR OTHER POLLUTION
 - IF HAZARDOUS MATERIALS ARE DISCOVERED DURING REMOVAL OPERATIONS, STOP WORK AND NOTIFY ARCHITECT AND OWNER; HAZARDOUS MATERIALS INCLUDE REGULATED ASBESTOS CONTAINING MATERIALS, LEAD, PCB'S, AND MERCURY
 - PARTIAL REMOVAL OF PAVING AND CURBS: NEATLY SAW CUT AT RIGHT ANGLE TO SURFACE
- EXISTING UTILITIES
 - COORDINATE WORK WITH UTILITY COMPANIES, NOTIFY BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS; OBTAIN REQUIRED PERMITS.
 - PROTECT EXISTING UTILITIES TO REMAIN FROM DAMAGE.
 - DO NOT DISRUPT PUBLIC UTILITIES WITHOUT PERMIT FROM AUTHORITY HAVING JURISDICTION.
 - DO NOT CLOSE, SHUT OFF, OR DISRUPT EXISTING LIFE SAFETY SYSTEMS THAT ARE IN USE WITHOUT AT LEAST 7 DAYS PRIOR WRITTEN NOTIFICATION TO OWNER.
 - DO NOT CLOSE, SHUT OFF, OR DISRUPT EXISTING UTILITY SERVICES THAT ARE IN USE WITHOUT AT LEAST 3 DAYS PRIOR WRITTEN NOTIFICATION TO OWNER.
 - LOCATE AND MARK UTILITIES TO REMAIN; MARK USING HIGHLY VISIBLE TAGS OR FLAGS, WITH IDENTIFICATION OF UTILITY TYPE; PROTECT FROM DAMAGE DUE TO SUBSEQUENT CONSTRUCTION, USING SUBSTANTIAL BARRICADES IF NECESSARY.
 - REMOVE EXPOSED PIPING, VALVES, METERS, EQUIPMENT, SUPPORTS, AND FOUNDATIONS OF DISCONNECTED AND ABANDONED UTILITIES.
 - PREPARE BUILDING DEMOLITION AREAS BY DISCONNECTING AND CAPPING UTILITIES OUTSIDE THE DEMOLITION ZONE; IDENTIFY AND MARK UTILITIES TO BE SUBSEQUENTLY RECONNECTED, IN SAME MANNER AS OTHER UTILITIES TO REMAIN.
- SELECTIVE DEMOLITION FOR ALTERATIONS
 - DRAWINGS SHOWING EXISTING CONSTRUCTION AND UTILITIES ARE BASED ON CASUAL FIELD OBSERVATION AND EXISTING RECORD DOCUMENTS ONLY.
 - REPORT DISCREPANCIES TO THE ENGINEER BEFORE DISTURBING EXISTING INSTALLATION.
 - BEGINNING OF DEMOLITION WORK CONSTITUTES ACCEPTANCE OF EXISTING CONDITIONS THAT WOULD BE APPARENT UPON EXAMINATION PRIOR TO STARTING DEMOLITION.
 - SEPARATE AREAS IN WHICH DEMOLITION IS BEING CONDUCTED FROM OTHER AREAS THAT ARE STILL OCCUPIED.
 - MAINTAIN EXISTING ACTIVE SYSTEMS THAT ARE TO REMAIN IN OPERATION; MAINTAIN ACCESS TO EQUIPMENT AND OPERATIONAL COMPONENTS.
 - WHERE EXISTING ACTIVE SYSTEMS SERVE OCCUPIED FACILITIES BUT ARE TO BE REPLACED WITH NEW SERVICES, MAINTAIN EXISTING SYSTEMS IN SERVICE UNTIL NEW SYSTEMS ARE COMPLETE AND READY FOR SERVICE.
 - VERIFY THAT ABANDONED SERVICES SERVE ONLY ABANDONED FACILITIES BEFORE REMOVAL.
 - PROTECT EXISTING WORK TO REMAIN.
 - PREVENT MOVEMENT OF STRUCTURES TO REMAIN; PROVIDE SHORING AND BRACING IF NECESSARY.
 - PERFORM CUTTING TO ACCOMPLISH REMOVALS NEATLY AND AS SPECIFIED FOR NEW WORK.
 - REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING REMOVAL WORK.
- DEBRIS AND WASTE REMOVAL
 - REMOVE DEBRIS, JUNK, AND TRASH FROM SITE.
 - LEAVE SITE IN CLEAN CONDITION, READY FOR SUBSEQUENT WORK.
 - CLEAN UP SPILLAGE AND WIND-BLOWN DEBRIS FROM PUBLIC AND PRIVATE LANDS.

PRIVATE UTILITY SPECIFICATION NOTES

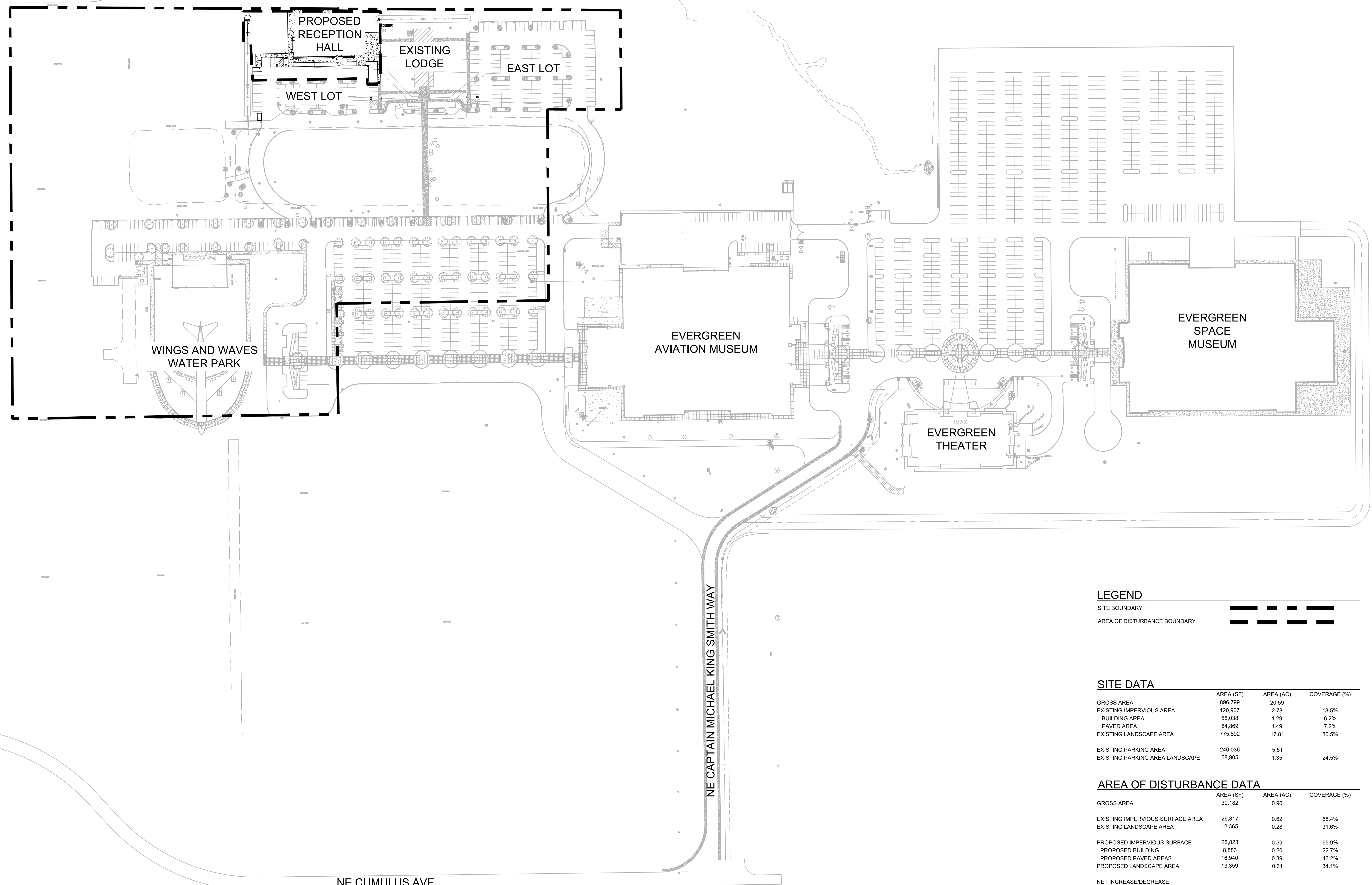
- PRODUCTS:
 - DOMESTIC WATER:
 - PLASTIC PIPE CONFORMING TO THE STATE PLUMBING CODE, LATEST EDITION, WITH PRESSURE RATED FITTINGS PER MANUFACTURER RECOMMENDATIONS
 - BACKFLOW PREVENTER: CONTRACTOR TO CONFIRM WITH AGENCY HAVING JURISDICTION (AHJ). IF AHJ DOES NOT SPECIFY, USE DOUBLE CHECK VALVE BACKFLOW PREVENTION ASSEMBLY COMPLIANT WITH THE STATE PLUMBING CODE, LATEST EDITION. IF REQUIRED, REDUCED PRESSURE DEVICES SHALL BE INSTALLED ABOVE GRADE IN A HEATED ENCLOSURE
 - FIRE WATER:
 - PLASTIC PIPE CONFORMING TO AWWA C900, RATED FOR 200 PSI MINIMUM, WITH MECHANICAL JOINT FITTINGS/RESTRAINTS PER MANUFACTURER RECOMMENDATIONS
 - BACKFLOW PREVENTER: CONTRACTOR TO CONFIRM WITH AGENCY HAVING JURISDICTION (AHJ). IF AHJ DOES NOT SPECIFY, USE DOUBLE CHECK DETECTOR FIRE PROTECTION BACKFLOW PREVENTION ASSEMBLY COMPLIANT WITH THE STATE PLUMBING CODE
 - SANITARY SEWER:
 - PLASTIC PIPE CONFORMING TO ASTM D3034, LATEST EDITION, WITH ELASTOMERIC GASKETED CONNECTIONS AND WYE FITTINGS PER MANUFACTURER RECOMMENDATIONS
 - STORM DRAINAGE:
 - PLASTIC PIPE CONFORMING TO ASTM D3034, LATEST EDITION, WITH ELASTOMERIC GASKETED CONNECTIONS AND WYE FITTINGS PER MANUFACTURER RECOMMENDATIONS
 - MANHOLES:
 - REINFORCED PRECAST CONCRETE IN ACCORDANCE WITH ASTM C478 (ASTM C478M) WITH RESILIENT CONNECTORS COMPLYING WITH ASTM C923 (ASTM C923M)
 - LID AND FRAME: ASTM A48/A48M, CLASS 30B CAST IRON CONSTRUCTION, MACHINED FLAT BEARING SURFACE, REMOVABLE LID, H-20 LOAD RATED, WITH LID MOLDED WITH IDENTIFYING NAME
 - MANHOLE STEPS: FORMED GALVANIZED STEEL RUNGS, 3/4 INCH DIAMETER
 - TRACER WIRE:
 - MAGNETIC DETECTABLE CONDUCTOR, CLEAR PLASTIC COVERING, IMPRINTED WITH THE NAME OF THE TYPE OF UTILITY SERVICE (I.E. "STORM SEWER SERVICE") IN LARGE LETTERS
- TRENCHING, BEDDING, AND BACKFILL:
 - IF MINIMUM COMPACTION DENSITIES CANNOT BE ACHIEVED, EXCAVATE UNSUITABLE TRENCH BOTTOM MATERIALS AND REPLACE WITH TRENCH STABILIZATION MATERIAL PLACED AND COMPACTED TO MINIMUM COMPACTION DENSITIES NOTED UNDER GRADING SPECIFICATIONS. TRENCH STABILIZATION MATERIAL SHALL BE 6-INCH-MINUS CRUSHED ROCK FREE OF DELETERIOUS MATERIALS WITH LESS THAN 5 PERCENT PASSING THE U.S. STANDARD NO. 200 SIEVE WHEN TESTED IN ACCORDANCE WITH ASTM C 117
 - PIPE BEDDING AND PIPE ZONE MATERIAL SHALL BE IMPORTED GRANULAR MATERIAL, 3/4 INCH-MINUS SIZE, WITH THE EXCEPTION THAT THE PERCENT PASSING THE U.S. STANDARD NO. 200 SIEVE SHALL BE LESS THAN 8 PERCENT BY DRY WEIGHT WHEN TESTED IN ACCORDANCE WITH ASTM C 117
 - SPREAD BEDDING AND GRADE SO PIPE IS UNIFORMLY SUPPORTED ALONG THE BARREL. EXCAVATE BELL HOLES AT EACH JOINT TO PERMIT ASSEMBLY AND EVALUATION OF THE ENTIRE JOINT. BACKFILL THE TRENCH TO 12 INCHES ABOVE THE TOP OF THE PIPE WITH PIPE ZONE MATERIAL.
 - PLACE PIPE ZONE MATERIAL IN LOOSE LIFTS NOT EXCEEDING 6 INCHES IN UNCOMPACTED THICKNESS SIMULTANEOUSLY ON BOTH SIDES OF THE PIPE
 - CAREFULLY WORK PIPE ZONE MATERIAL UNDER THE SIDES OF THE PIPE TO PROVIDE A FIRM BACKING AND PREVENT LATERAL MOVEMENT OF THE PIPE
 - COMPACT PIPE ZONE MATERIAL TO 90 PERCENT OF THE MAXIMUM DRY DENSITY OR AS RECOMMENDED BY THE PIPE MANUFACTURER. BACKFILL THE REMAINDER OF THE TRENCH WITH IMPORTED GRANULAR MATERIAL
 - COMPACT BACKFILL ABOVE PIPE ZONE TO MINIMUM COMPACTION DENSITIES NOTED UNDER GRADING SPECIFICATIONS
 - INSTALLATION:
 - PIPE COVER:
 - WATER: 36 INCH MINIMUM
 - STORM AND SANITARY: 12 INCH MINIMUM. PLASTIC PIPING SHALL BE SUBSTITUTED FOR DUCTILE IRON PIPING (CONFORMANT WITH ASTM A746) WHERE MINIMUM COVER CANNOT BE ACHIEVED. THE CONTRACTOR SHALL CONSULT WITH ENGINEER OF RECORD PRIOR TO MAKING THE MATERIAL SUBSTITUTION AND SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT SHALLOW PIPING DURING CONSTRUCTION
 - SANITARY SEWER AND WATER PIPES: WHERE SANITARY SEWER PIPING WILL BE INSTALLED WITHIN 10 FEET OF A DOMESTIC WATER PIPE, AND AS APPROVED BY THE LOCAL BUILDING OFFICIAL, THE SANITARY PIPE SHALL BE MADE OF A MATERIAL APPROVED FOR USE WITHIN A BUILDING (I.E. PVC SCHEDULE 40). HOWEVER, IN NO CASE SHALL THE SANITARY LINE BE LOCATED WITHIN 12 INCHES OF A DOMESTIC WATER LINE (BOTH HORIZONTALLY AND VERTICALLY)
 - PIPE CROSSINGS/SEPARATION: MAINTAIN MINIMUM SEPARATION OF WATER MAIN FROM SEWER PIPING IN ACCORDANCE WITH LOCAL AGENCY AND STATE PLUMBING CODES, LATEST EDITIONS. WHERE NOT REGULATED BY CODE, MAINTAIN A MINIMUM OF 12 INCH VERTICAL SEPARATION AT PIPE CROSSINGS
 - GRAVITY SYSTEMS: MAINTAIN MINIMUM SLOPES AS DEFINED BY LOCAL AGENCY AND STATE PLUMBING CODES. WHERE NOT REGULATED BY CODE OR INDICATED ON PLANS, MAINTAIN A MINIMUM OF 1.0% SLOPE ON ALL SANITARY SEWER PIPING AND 0.5% ON ALL STORM DRAIN PIPING UNLESS NOTED OTHERWISE ON PROJECT PLANS
 - PIPE OUTLETS: ALL EXPOSED PIPE INLETS AND OUTLETS SHALL BE PROPERLY STABILIZED WITH RIP RAP.
 - CATCH BASINS: ALL CATCH BASINS TO HAVE A 24 INCH MINIMUM SUMP AND HOODED OUTLET UNLESS NOTED OTHERWISE ON PROJECT PLANS
 - MANHOLES: ALL SANITARY MANHOLES SHALL BE CHANNELIZED. STORM MANHOLES SHALL PROVIDE A 24 INCH SUMP UNLESS OTHERWISE SPECIFIED ON PROJECT PLANS. ENSURE WATERIGHT SEAL AT ALL PIPE PENETRATIONS TO MANHOLES. LIDS SHALL BE MARKED TO IDENTIFY TYPE OF UTILITY
 - CLEANOUTS: CLEANOUTS SHALL BE PROVIDED IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE, LATEST EDITION (AT A MINIMUM, EVERY 100 LINEAL FEET OF PIPE RUN OR EVERY 135 DEGREE OF CUMULATIVE ANGLE). CLEANOUTS SHALL BE OF THE SAME SIZE OF THE PIPE THEY ARE SERVING. LIDS SHALL BE MARKED TO IDENTIFY TYPE OF UTILITY
 - BACKFLOW PREVENTERS: BACKFLOW PREVENTERS SHALL BE INSTALLED IN A COMPLIANT UNDERGROUND VAULT (EXCEPT REDUCED PRESSURE DEVICES) WITH SUMP PUMP DISCHARGING TO AN APPROVED DISCHARGE POINT. VAULT SHALL BE SIZED TO ACCOMMODATE THE INSTALLATION OF AN FDC ON THE DOWNSTREAM END WITHIN THE VAULT. EVEN IF THE FDC IS NOT INSTALLED AT TIME OF VAULT INSTALLATION, REDUCED PRESSURE DEVICES SHALL BE INSTALLED IN AN ABOVE GROUND HEATED ENCLOSURE, UNLESS THE AUTHORITY HAVING JURISDICTION ALLOWS FOR INSTALLATION IN A VAULT
 - MECHANICAL JOINT RESTRAINTS: UNLESS NOTED OTHERWISE, ALL FIRE WATER SUPPLY SYSTEMS SHALL BE PROVIDED WITH MECHANICAL JOINT RESTRAINTS AT FITTINGS, CALCULATED AND SIZED BASED ON PROJECT CONDITIONS. CONTRACTOR SHALL PROVIDE RESTRAINT LENGTH SIZING CALCULATIONS WITH WATER SYSTEM PRODUCT SUBMITTAL

GRADING SPECIFICATION NOTES

- MATERIALS:
 - IMPORTED STRUCTURAL FILL: WELL-GRADED PIT- OR QUARRY-RUN ROCK, CRUSHED ROCK, CRUSHED GRAVEL, OR SAND FREE OF CLAY BALLS, ROOTS, ORGANIC MATTER, AND OTHER DELETERIOUS MATERIALS. FILL SHALL HAVE A MAXIMUM PARTICLE SIZE OF 3 INCHES AND IN WET WEATHER HAVE LESS THAN 12 PERCENT BY DRY WEIGHT PASSING THE U.S. STANDARD NO. 200 SIEVE (ASTM C 117) OR 5 PERCENT IN DRY WEIGHT
 - SELECT STRUCTURAL FILL: ON-SITE OR IMPORTED SILTY MATERIALS THAT ARE FREE OF DELETERIOUS MATERIALS AND PARTICLES GREATER THAN 4 INCHES IN DIAMETER. ALL SELECT STRUCTURAL FILLS SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO USE AS STRUCTURAL FILL MATERIAL
 - IMPORTED GRANULAR MATERIAL: 3/4 INCH MINUS TO 1-1/2 INCH CRUSHED ROCK OR CRUSHED GRAVEL AND SAND WITH LESS THAN 5 PERCENT BY DRY WEIGHT PASSING THE U.S. STANDARD NO. 200 SIEVE (ASTM C 117)
 - STABILIZATION MATERIAL: IMPORTED GRANULAR MATERIAL, 6 INCH MINUS, PIT- OR QUARRY-RUN ROCK, CRUSHED ROCK FREE OF CLAY BALLS, ROOTS, ORGANIC MATTER, AND OTHER DELETERIOUS MATERIALS WITH LESS THAN 5 PERCENT BY DRY WEIGHT PASSING THE U.S. STANDARD NO. 200 SIEVE (ASTM C 117)
 - DRAIN ROCK: CRUSHED ROCK OR GRAVEL CONFORMING TO THE FOLLOWING GRADATION (U.S. STANDARD SIEVE SIZE, PERCENT PASSING (BY DRY WEIGHT)):
 - 1-1/2 INCH (100); 1 INCH (95-100); 1/2 INCH (25-60); NO. 4 (0-10); NO. 8 (0-5)
 - ON-SITE TOPSOIL: IF NOT DEFINED BY THE LANDSCAPE ARCHITECT, ON-SITE TOPSOIL SHALL BE FREE OF PARTICLES GREATER THAN 1 INCH DIAMETER, ADMIXTURES OF SUBSOIL, CLAY, NOXIOUS WEEDS AND GRASSES (I.E. HORSETAIL, QUACKGRASS, JOHNSON GRASS) AND OTHER MATERIAL DELETERIOUS TO PLANT GROWTH OR THAT HINDER GRADING, PLANTING, OR MAINTENANCE OPERATIONS
 - IMPORTED TOPSOIL: IF NOT DEFINED BY THE LANDSCAPE ARCHITECT, IMPORTED TOPOSOIL SHALL CONSIST OF SANDY-LOAM FROM APPROVED SOURCES AND SHALL BE FREE OF PARTICLES GREATER THAN 1-INCH DIAMETER AND ADMIXTURES OF SUBSOIL, CLAY, NOXIOUS WEEDS AND GRASSES (I.E. HORSETAIL, QUACKGRASS, JOHNSON GRASS) AND OTHER MATERIAL DELETERIOUS TO PLANT GROWTH OR THAT HINDER GRADING, PLANTING, OR MAINTENANCE OPERATIONS
- MINIMUM COMPACTION DENSITY UNLESS OTHERWISE NOTED (MAXIMUM DRY DENSITY DETERMINED BY ASTM D1557):
 - UNDER PAVING, SLAB ON GRADE, OR OTHER STRUCTURES OR PAVEMENTS: MINIMUM OF 95% OF MAXIMUM DRY DENSITY
 - UNDER LANDSCAPING: MINIMUM OF 90% OF MAXIMUM DRY DENSITY
- ALL FILL AND BACKFILL SHALL BE PROPERLY MOISTURE CONDITIONED TO MEET THE COMPACTION REQUIREMENTS. IMPORTED GRANULAR MATERIALS SHALL BE COMPACTED IN UNIFORM LAYERS NOT EXCEEDING 12 INCHES, 8 INCHES FOR SELECT STRUCTURAL FILL
- GRADING TOLERANCES:
 - ROUGH GRADE AT PAVED OR LANDSCAPED AREAS: ±0.1 FEET
 - FINISH GRADE PRIOR TO PLACING FINAL SURFACING: ±0.04 FEET
 - FINISH GRADE OF FINAL SURFACING: ±0.02 FEET

SITE WORK SPECIFICATION NOTES

- BASE ROCK FOR CONCRETE SLABS, PAVEMENT, AND SIDEWALKS: 3/4 INCH CRUSHED AGGREGATE BASE IN ACCORDANCE WITH STATE DEPARTMENT OF TRANSPORTATION (DOT) SPECIFICATIONS, LATEST EDITION
- PLACE AGGREGATE IN MAXIMUM 4 INCH LAYERS. ROLLER COMPACT TO SPECIFIED DENSITY. USE MECHANICAL TAMPING EQUIPMENT IN AREAS INACCESSIBLE TO ROLLER EQUIPMENT. COMPACT AGGREGATE BASE TO MINIMUM 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557.
- WHERE NOT NOTED ON PLANS, ENSURE 0.5% MINIMUM SLOPE ON CONCRETE SURFACES, 1.0% ON ASPHALT SURFACES, AND 2.0% IN LANDSCAPED AREAS
- HOT MIX ASPHALT CONCRETE (HMAC): LEVEL 2, 1/2 INCH DENSE-GRADED HMAC PER STATE DOT SPECIFICATIONS, PG 64-22 OR BETTER
 - PLACE HMAC OVER PREPARED AND COMPACTED AGGREGATE BASE PER PLAN. MINIMUM COMPACTED LIFT THICKNESS: 2.0 INCHES. MAXIMUM COMPACTED LIFT THICKNESS: 3.0 INCHES
 - COMPACT HMAC TO MINIMUM DENSITY 91% OF ASTM D2041 LABORATORY DENSITY.
 - SEAL COAT (FOG COAT): EMULSIFIED ASPHALT FOG COAT, CSS-1, CSS-1H, OR HFRS-P1 TYPE PER STATE DOT SPECIFICATIONS
 - PREPARE EMULSIFIED ASPHALT PER MANUFACTURER'S REQUIREMENTS. APPLY UNIFORMLY WITH AN ASPHALT DISTRIBUTOR AT A RATE OF 0.10 TO 0.15 GALLONS PER SQUARE YARD, OR AS RECOMMENDED BY THE MANUFACTURER. PROTECT SEALED ASPHALT PAVEMENT SURFACE FROM VEHICLE AND FOOT TRAFFIC UNTIL CURED
- SITE CONCRETE: ALL MATERIALS AND WORK SHALL CONFORM WITH ACI 318, LATEST EDITION
 - COMPRESSIVE STRENGTH (PSI) AT 28 DAYS:
 - VEHICULAR PAVEMENTS: 4,000 (MINIMUM)
 - PEDESTRIAN PAVEMENTS: 3,000 (MINIMUM)
 - CURBS AND GUTTERS: 3,000 (MINIMUM)
 - JOINTS: ALIGN CURB, GUTTER, AND SIDEWALK JOINTS
 - PROVIDE SCORED JOINTS AT 5 FOOT MAXIMUM INTERVALS, EVENLY SPACED, BETWEEN SIDEWALKS AND CURBS, BETWEEN CURBS AND PAVEMENT, OR AS INDICATED ON PLAN.
 - PROVIDE EXPANSION JOINTS EVERY FOURTH JOINT TO SEPARATE PAVING FROM VERTICAL SURFACES AND UTILITY PENETRATIONS, OR AS INDICATED ON PLAN
 - FINISHING:
 - PAVEMENTS: BROOM FINISH, PERPENDICULAR TO DIRECTION OF TRAVEL
 - SIDEWALKS: LIGHT BROOM, PERPENDICULAR TO DIRECTION OF TRAVEL, TROWELED AND RADIUSSED EDGE, 1/8 TO 1/4 INCH RADIUS. NO SHINERS UNLESS SPECIFICALLY CALLED FOR ON PLAN
 - CURBS AND GUTTERS: LIGHT BROOM, PARALLEL TO PAVEMENT DIRECTION
- PAINTED PAVEMENT MARKINGS:
 - PAINT: MPI NO. 97 (OR EQUAL) LATEX TRAFFIC MARKING PAINT, WHITE (FOR STANDARD PARKING STRIPING) OR AS INDICATED ON PLAN
 - PREPARATION: CLEAN PAVEMENT SURFACES THOROUGHLY PRIOR TO INSTALLATION. PREPARE SURFACES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS
 - INSTALLATION: APPLY PAINT WHEN PAVEMENT SURFACE OR THE ATMOSPHERE TEMPERATURE IS BETWEEN 50 DEGREES AND 95 DEGREES F. APPLY IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. APPLY PAINT IN ONE COAT ONLY. FOR SYMBOLS, UTILIZE A TEMPLATE THAT WILL PROVIDE TRUE, SHARP EDGES AND ENDS FOR THE PAVEMENT MARKING. PROTECT NEWLY PAINTED MARKINGS FROM DISTURBANCE AND TRACKING
 - PAVEMENT MARKING REMOVAL: SANDBLAST OR OTHER METHOD OF COMPLETE REMOVAL OF SPECIFIED MARKING. BLACKOUT METHODS MUST BE APPROVED BY THE OWNER
 - CHAIN LINK FENCE AND GATE MATERIALS AND INSTALLATION SHALL BE CONFORMANT WITH THE CHAIN LINK FENCE MANUFACTURER'S INSTITUTE PRODUCT MANUAL AND ASSOCIATED SPECIFICATIONS



LEGEND

SITE BOUNDARY	
AREA OF DISTURBANCE BOUNDARY	

SITE DATA

	AREA (SF)	AREA (AC)	COVERAGE (%)
GROSS AREA	896,799	20.59	
EXISTING IMPERVIOUS AREA	120,907	2.78	13.5%
BUILDING AREA	56,038	1.29	6.2%
PAVED AREA	64,869	1.49	7.2%
EXISTING LANDSCAPE AREA	775,892	17.81	86.5%
EXISTING PARKING AREA	240,036	5.51	
EXISTING PARKING AREA LANDSCAPE	58,905	1.35	24.5%

AREA OF DISTURBANCE DATA

	AREA (SF)	AREA (AC)	COVERAGE (%)
GROSS AREA	39,182	0.90	
EXISTING IMPERVIOUS SURFACE AREA	26,817	0.62	68.4%
EXISTING LANDSCAPE AREA	12,365	0.28	31.6%
PROPOSED IMPERVIOUS SURFACE	25,823	0.59	65.9%
PROPOSED BUILDING	8,883	0.20	22.7%
PROPOSED PAVED AREAS	16,940	0.39	43.2%
PROPOSED LANDSCAPE AREA	13,359	0.31	34.1%
NET INCREASE/DECREASE IMPERVIOUS (BUILDING/PAVING)	-994	-0.02	-2.5%
LANDSCAPE AREA	994	0.02	2.5%

PARKING SUB-AREA ANALYSIS

	AREA (SF)	AREA (AC)	COVERAGE (%)
PARKING AREA	7,250	0.17	
PARKING AREA LANDSCAPE	1,662	0.04	22.9%

PARKING

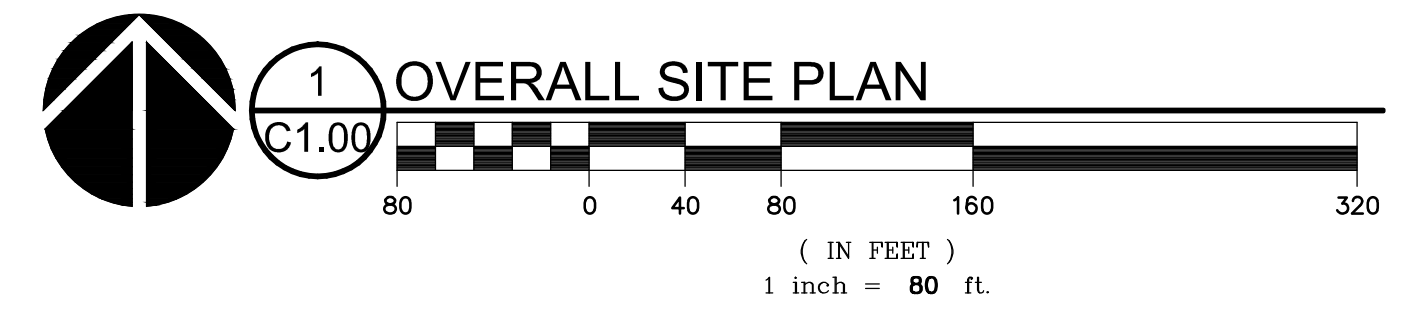
	WEST LOT	EAST LOT	TOTAL
EXISTING SPACES	120	120	240
NET CHANGE DUE TO CONSTRUCTION	-66	0	-66
PROPOSED TOTAL PARKING SPACES	54	120	174
STANDARD	50	118	168
STANDARD/EV-READY	15	0	15
ACCESSIBLE	4	2	6
ACCESSIBLE/EV-READY	1	0	1
BIKE PARKING			12

© MACKENZIE 2023
 ALL RIGHTS RESERVED
 THESE DRAWINGS ARE THE PROPERTY OF
 MACKENZIE AND ARE NOT TO BE USED
 OR REPRODUCED IN ANY MANNER
 WITHOUT PRIOR WRITTEN PERMISSION

REVISION SCHEDULE

Delta	Issued As	Issue Date

OVERALL SITE PLAN



SHEET

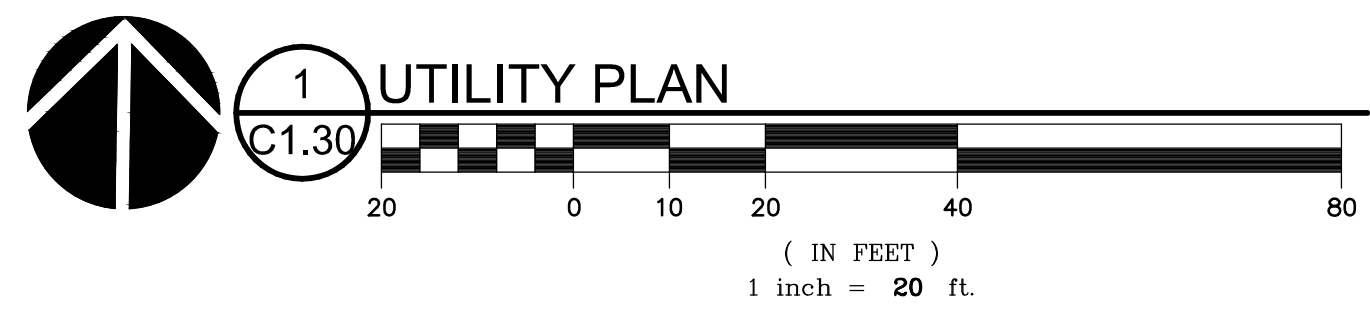
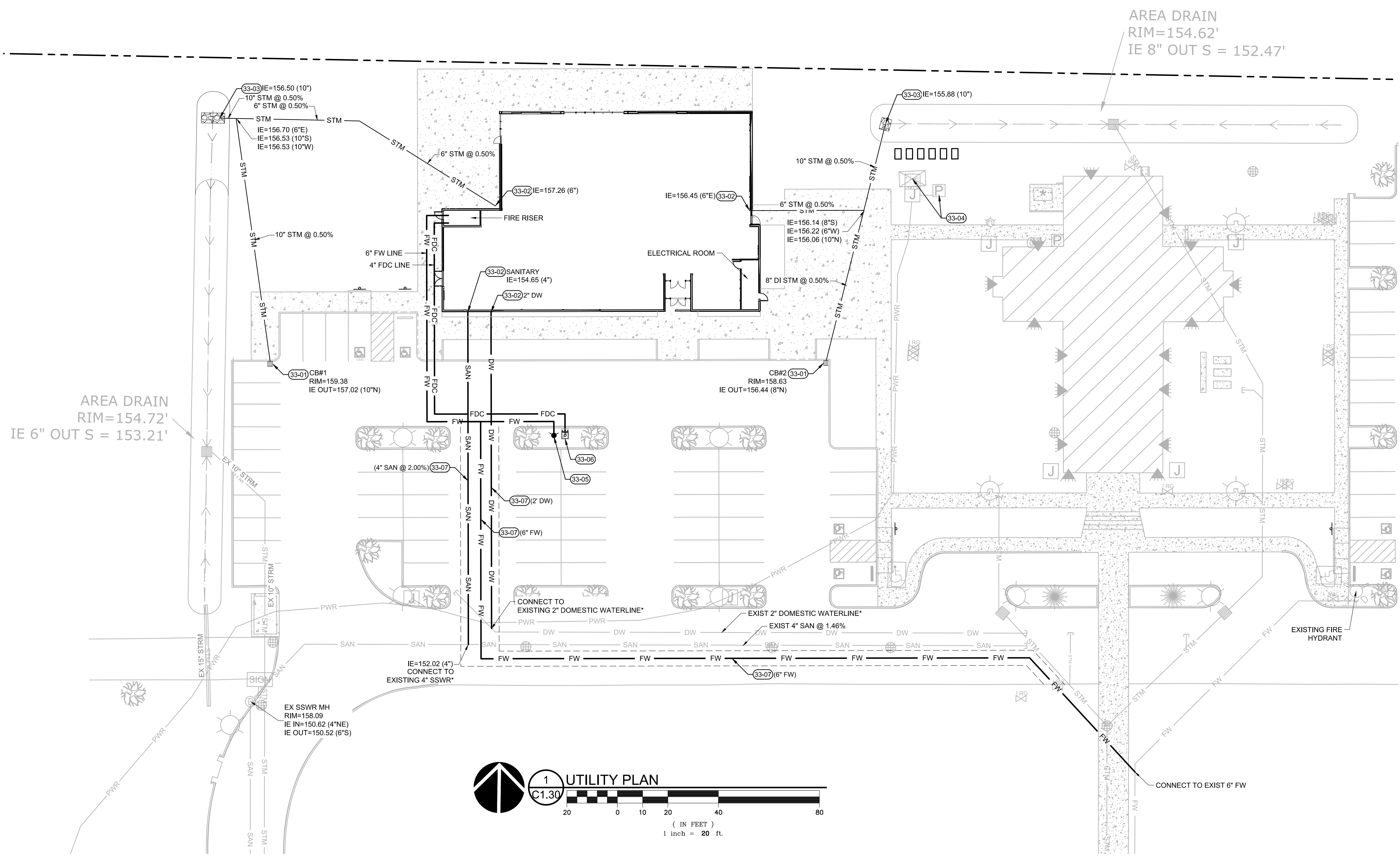
C1.00

JOB NO. **2220161.00**

KEYNOTES

- 33-01 CATCH BASIN PER DETAIL 7/C5.10
- 33-02 CONNECT TO BUILDING PLUMBING
- 33-03 OUTFALL WITH RIPRAP PER DETAIL 8/C5.10
- 33-04 EXISTING ELECTRICAL EQUIPMENT TO REMAIN
- 33-05 FIRE DEPARTMENT CONNECTION PER DETAIL 11/C5.10
- 33-06 FIRE HYDRANT PER DETAIL 10/C5.10
- 33-07 UTILITY TRENCHING PER DETAIL 9/C5.10

NOTE:
 * PER AS-BUILTS. CONTRACTOR TO VERIFY LOCATION AND SIZE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES



© MACKENZIE 2023
 ALL RIGHTS RESERVED
 THESE DRAWINGS ARE THE PROPERTY OF
 MACKENZIE AND ARE NOT TO BE USED
 OR REPRODUCED IN ANY MANNER
 WITHOUT PRIOR WRITTEN PERMISSION

REVISION SCHEDULE		
Delta	Issued As	Issue Date

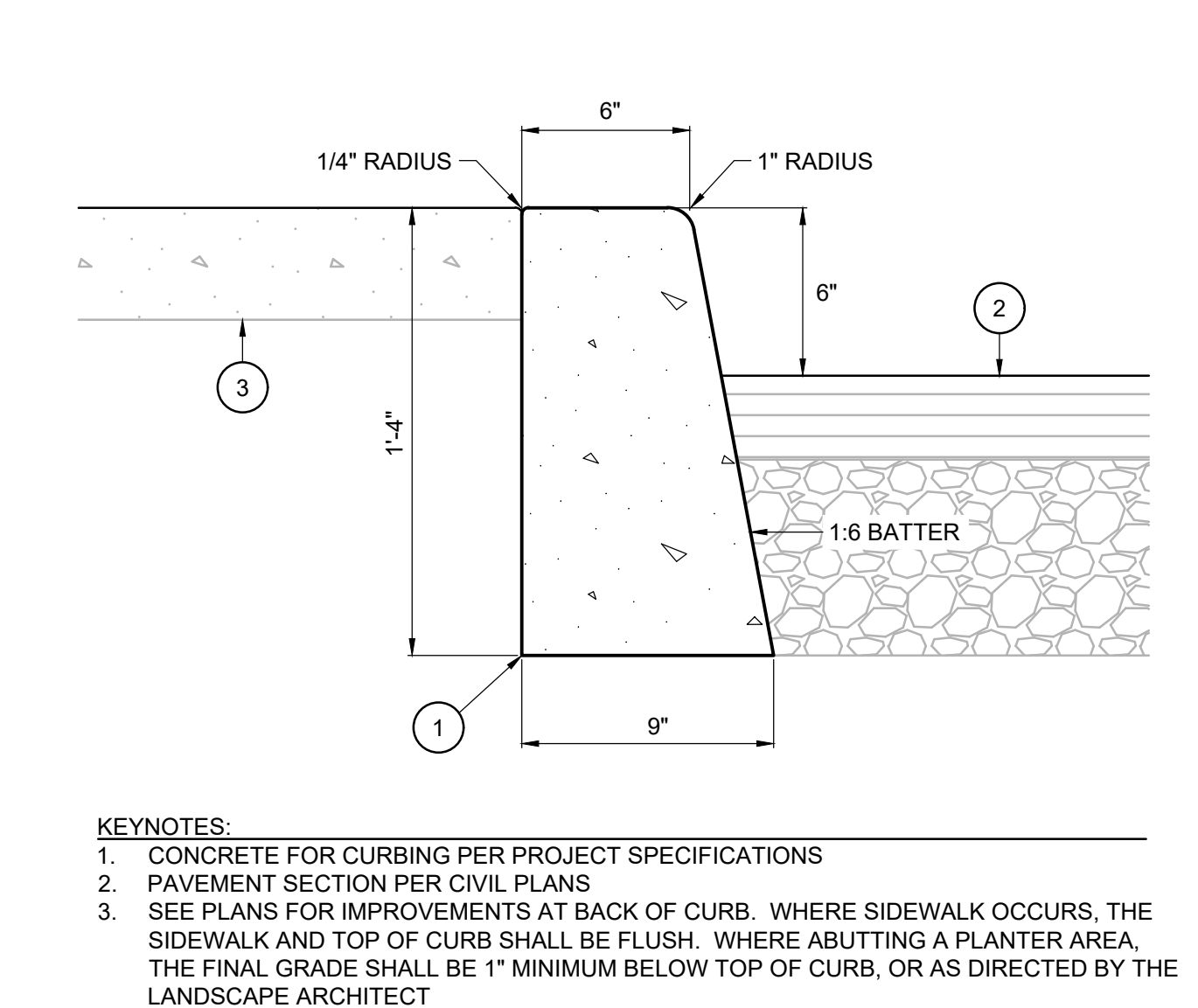
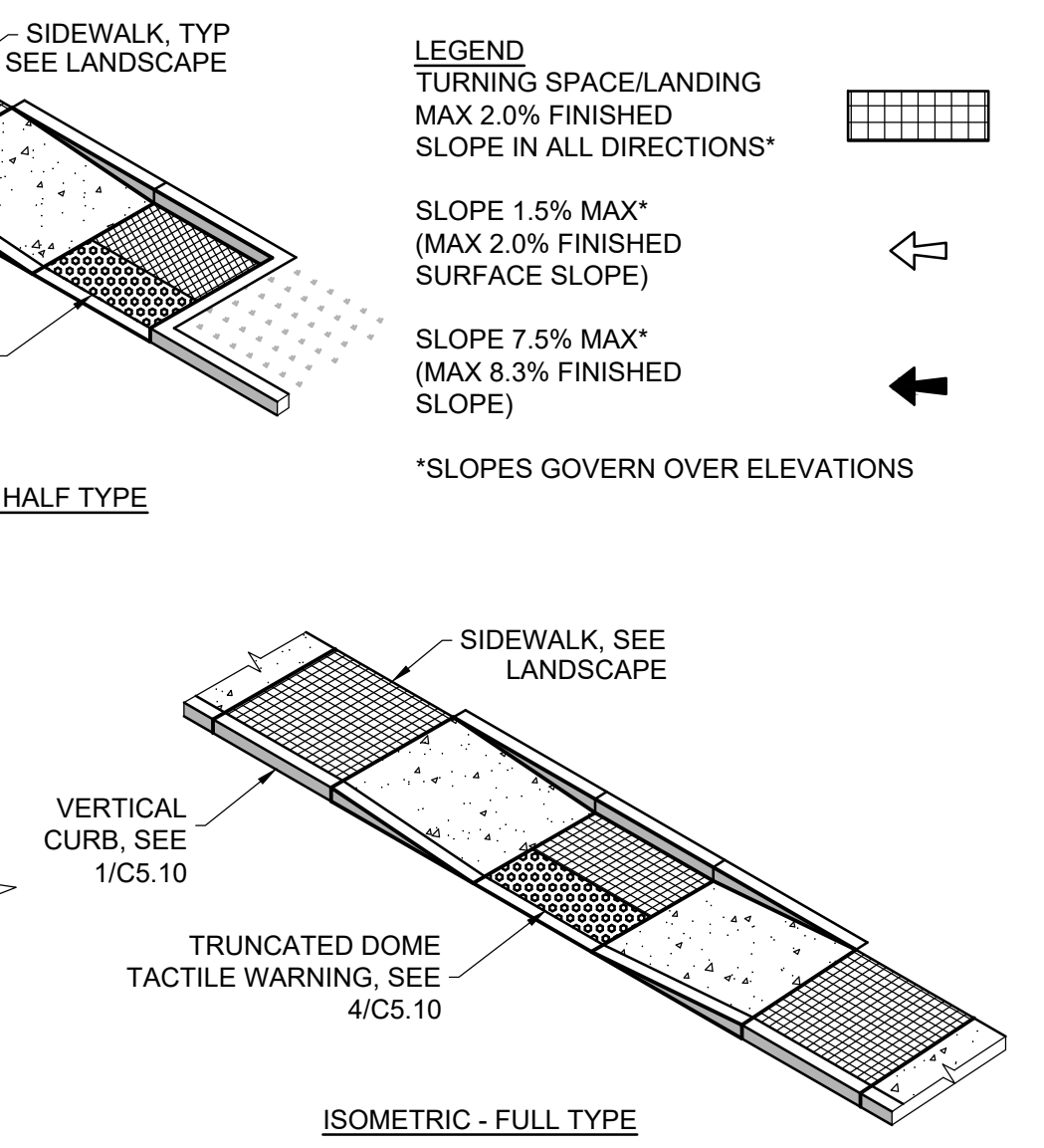
UTILITY PLAN

SHEET

C1.30

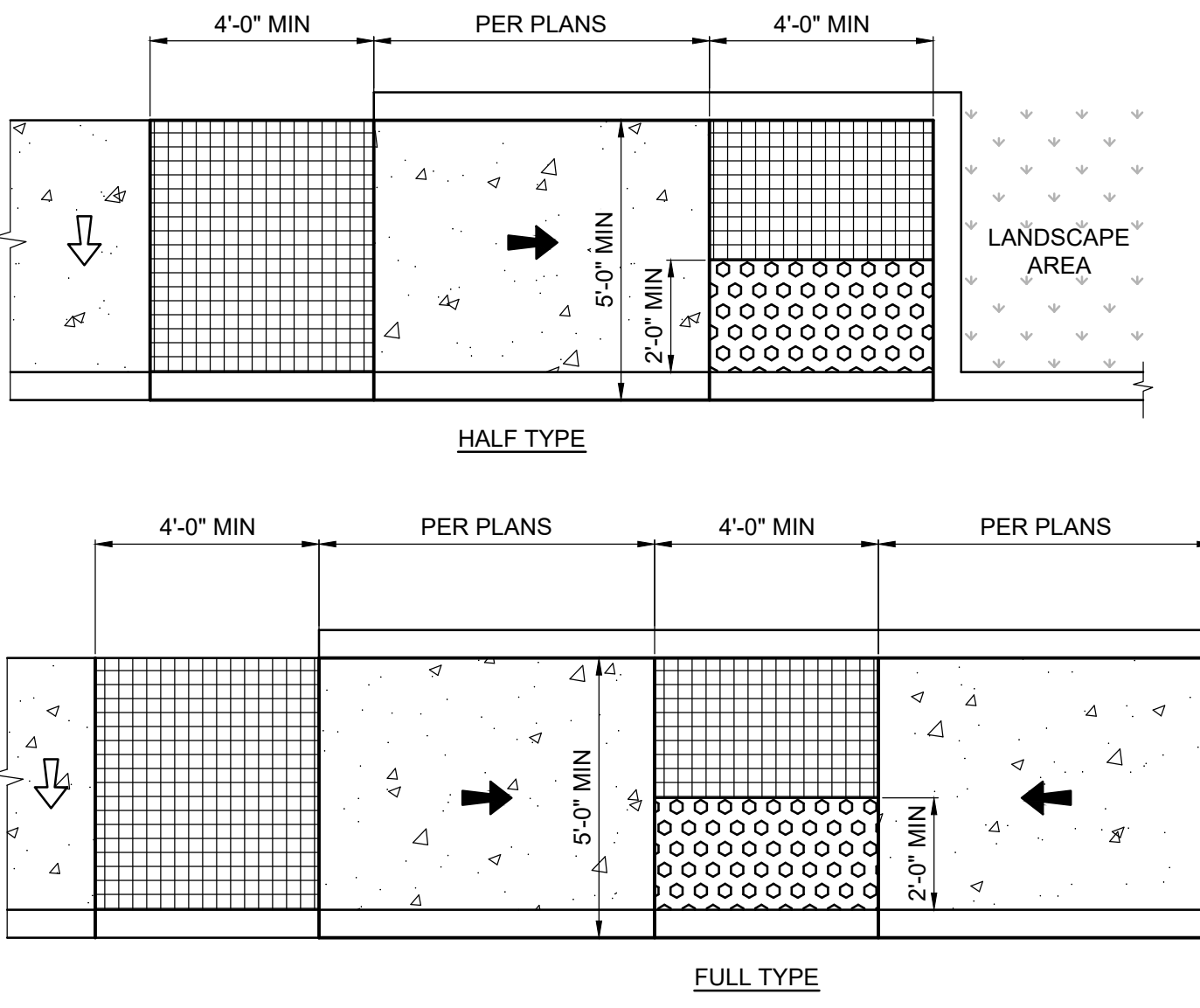
JOB NO. **2220161.00**

REVISION SCHEDULE		
Delta	Issued As	Issue Date

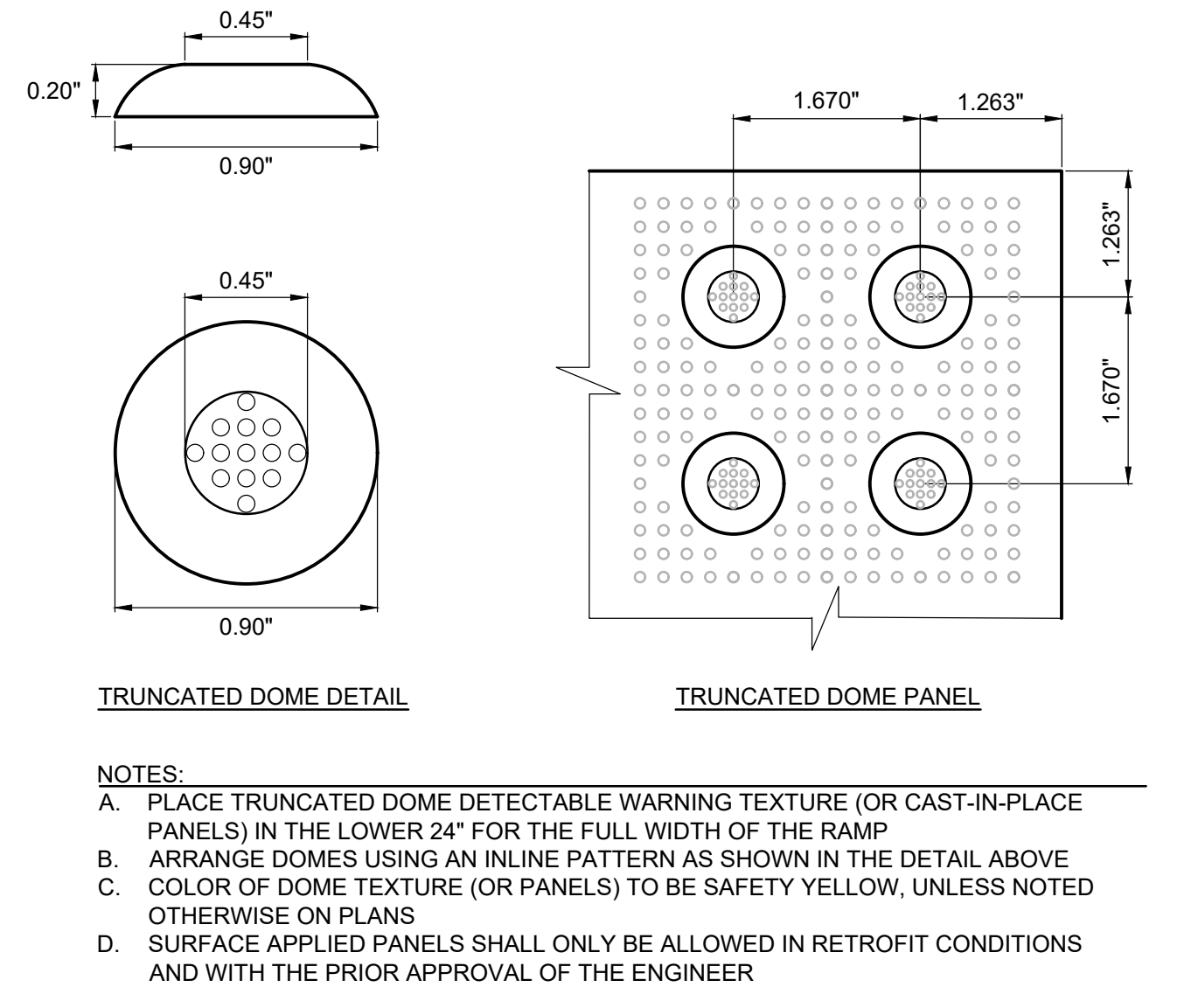


1 VERTICAL CURB
 C5.10 NTS

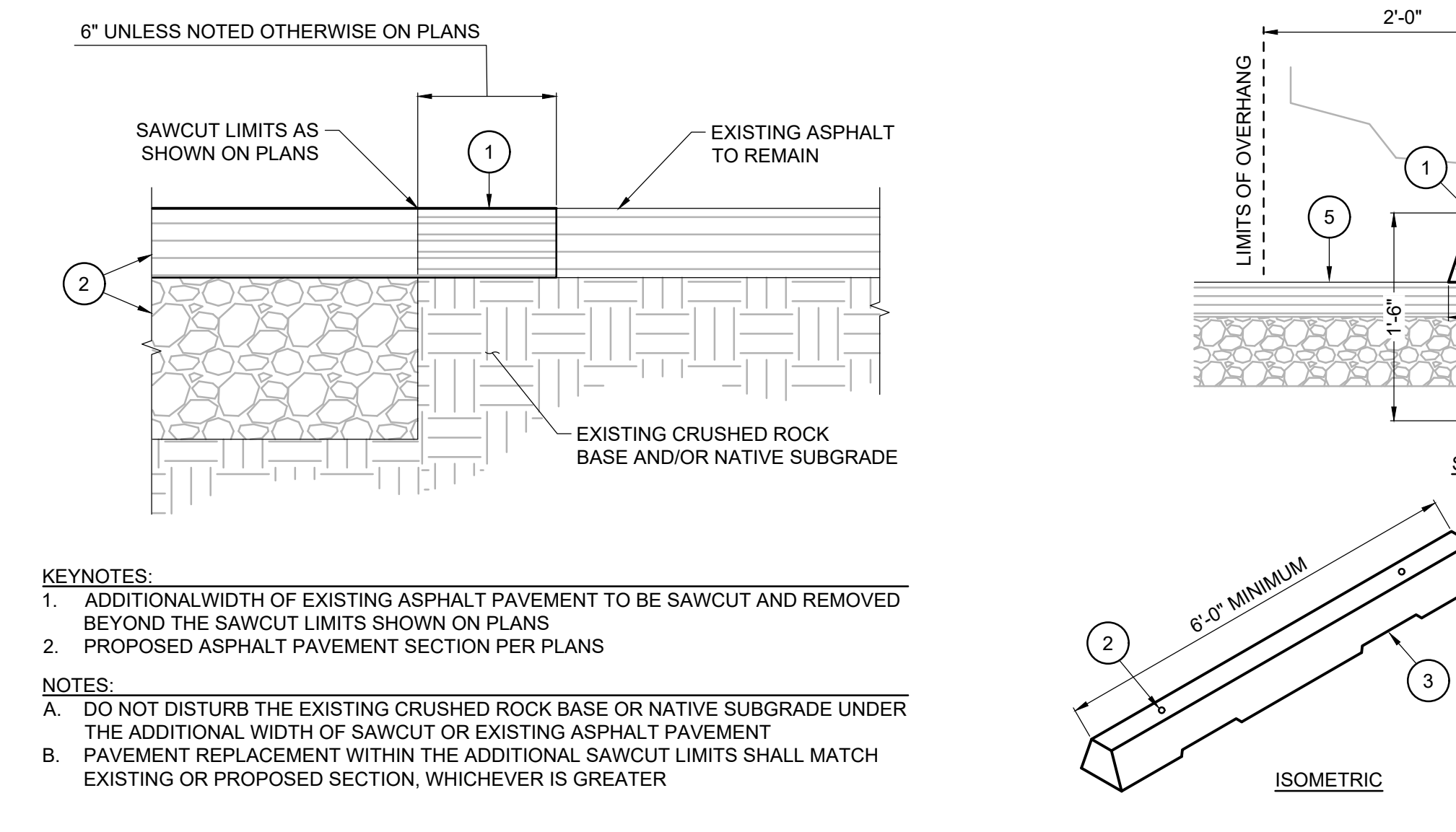
2 ACCESSIBLE PARKING STALL
 C5.10 NTS



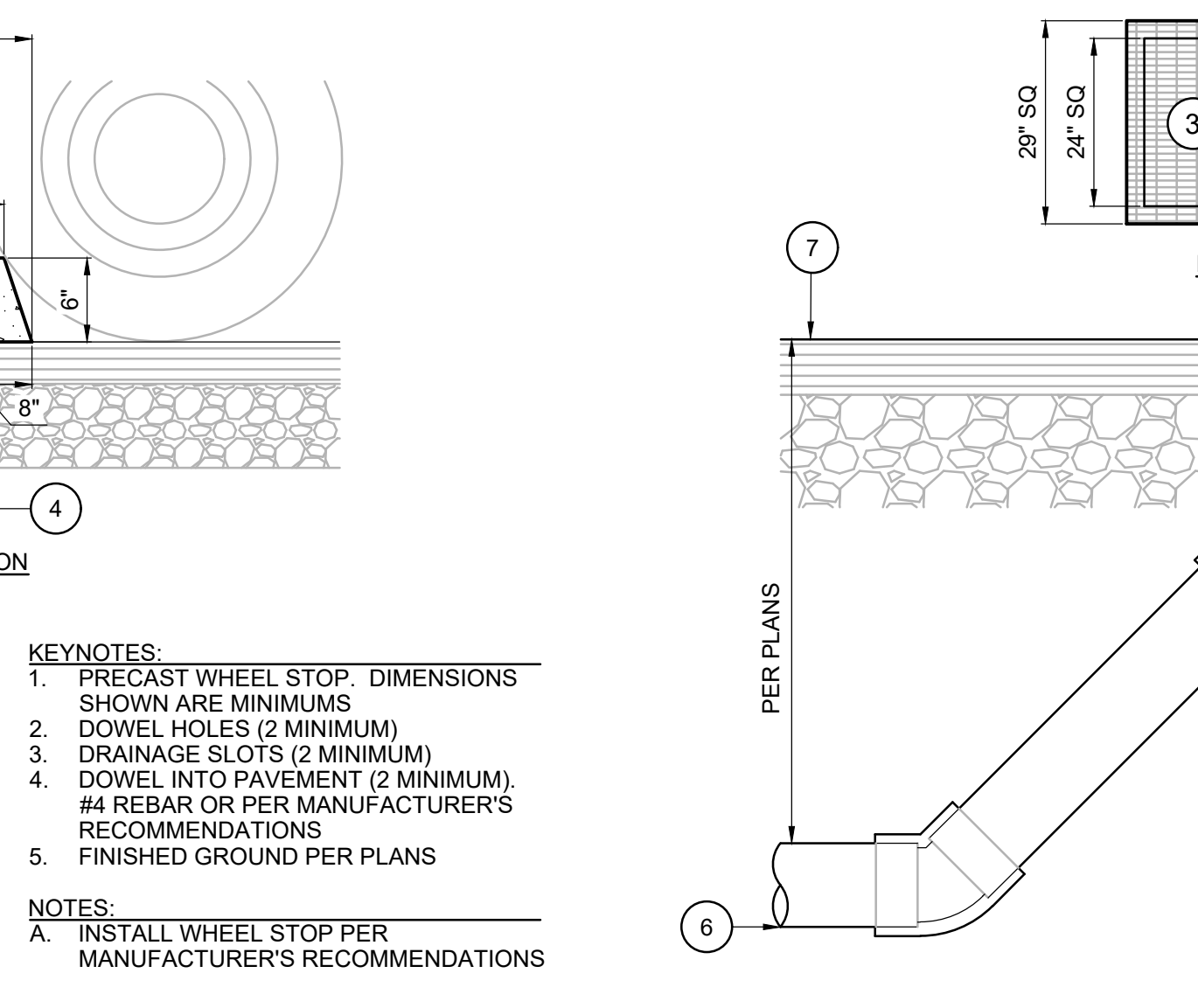
3 PARALLEL CURB RAMPS
 C5.10 NTS



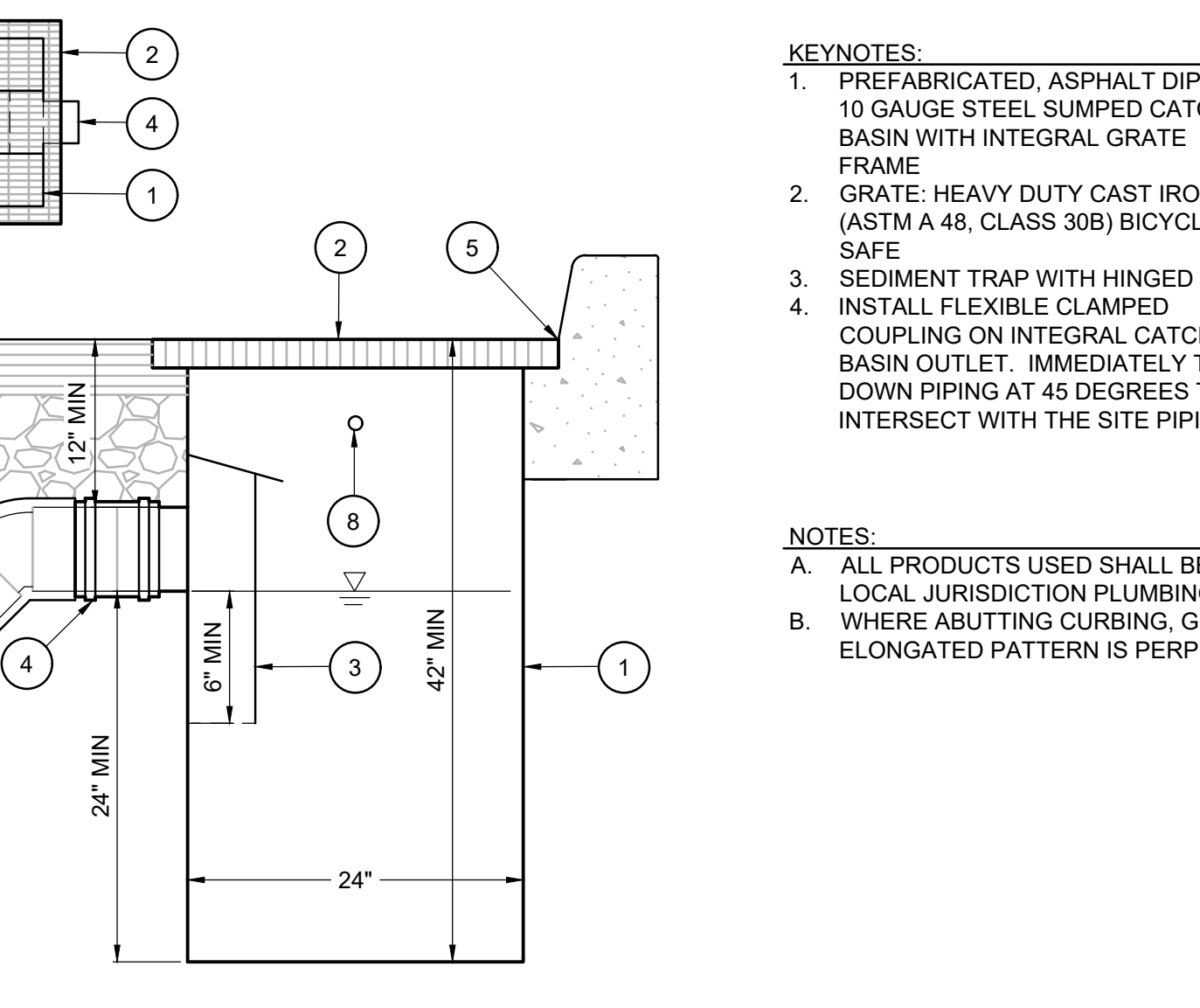
4 TRUNCATED DOMES
 C5.10 NTS



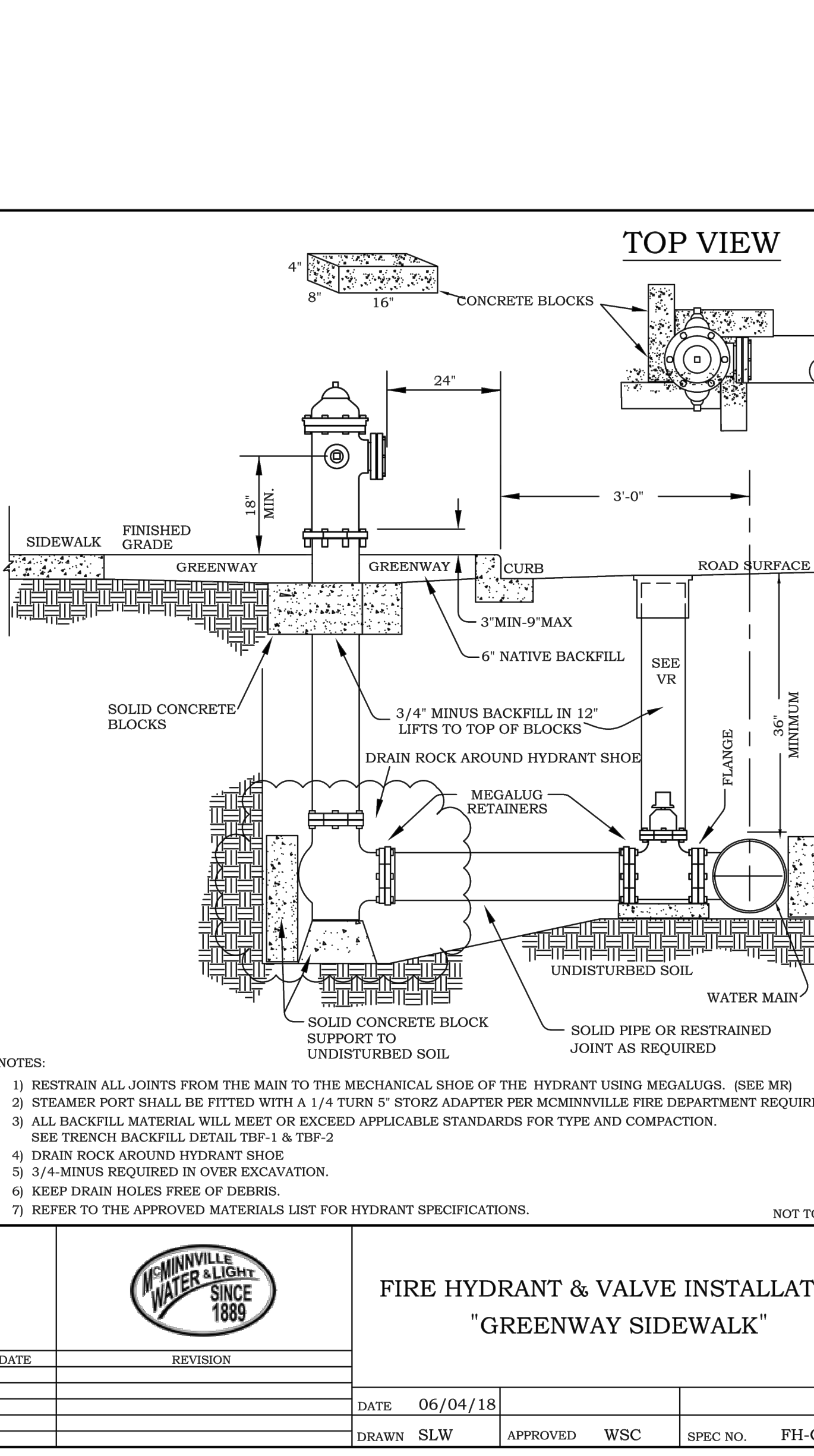
5 ASPHALT PAVEMENT SAWCUT
 C5.10 NTS



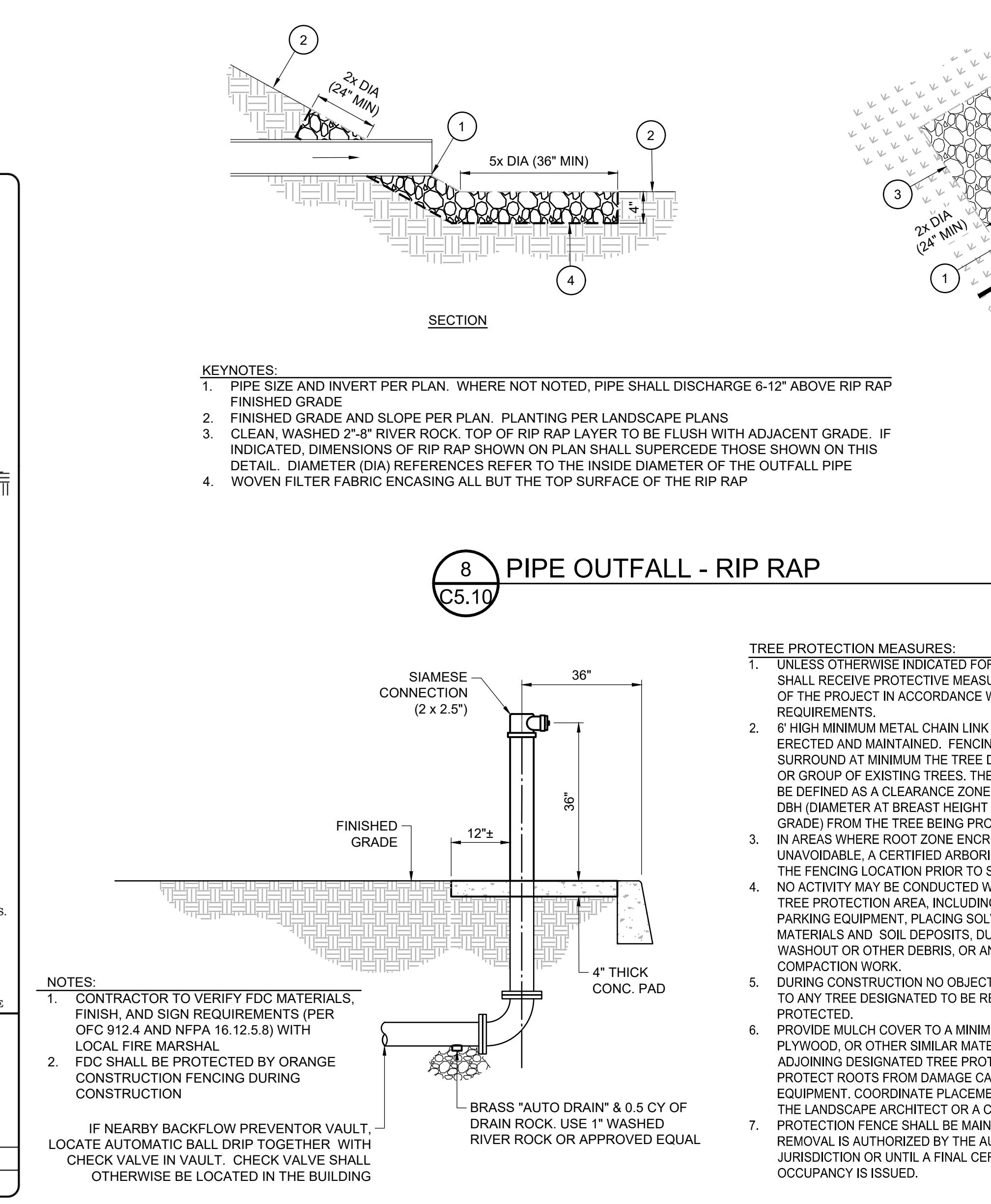
6 PRECAST WHEEL STOP
 C5.10 NTS



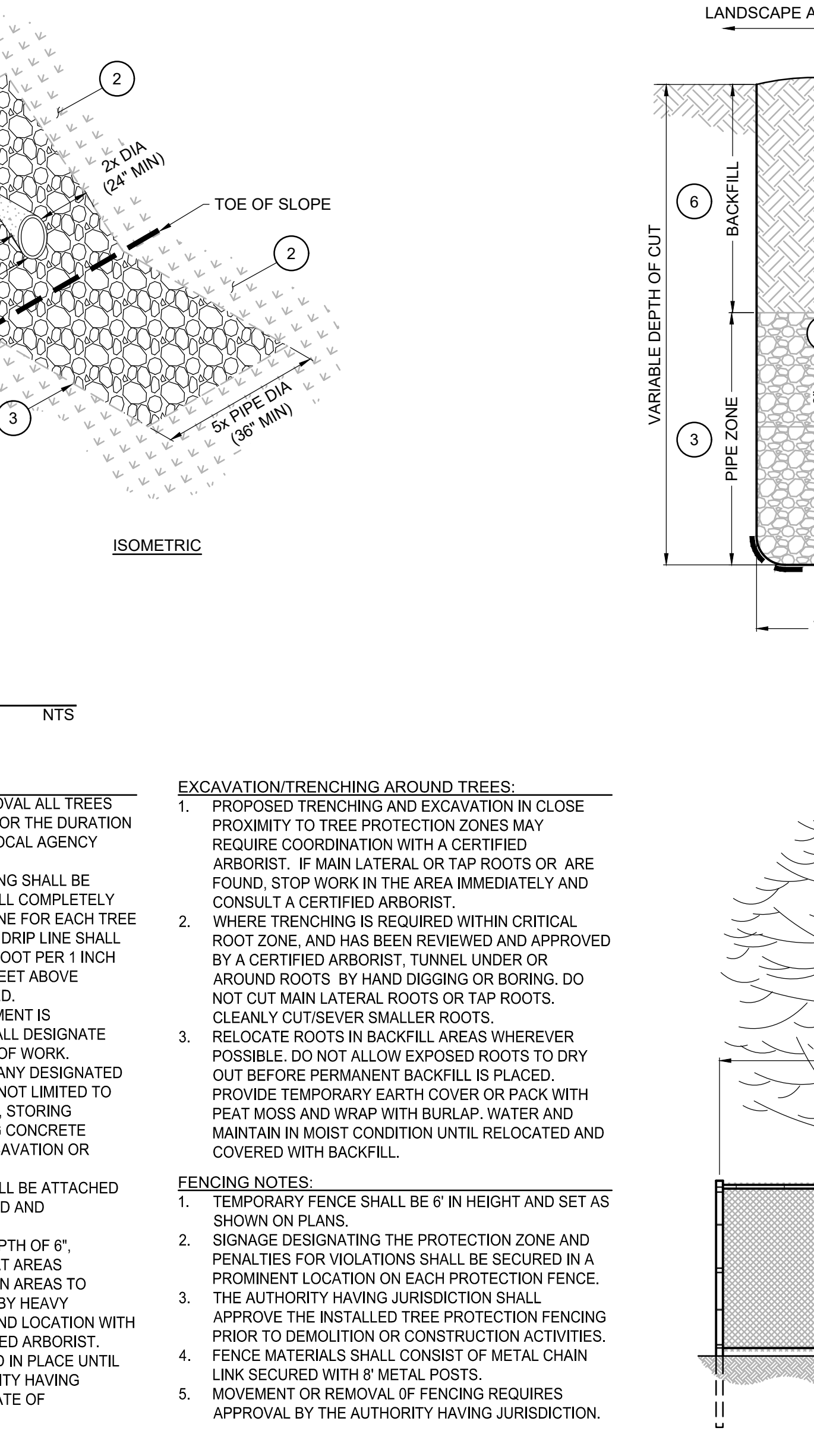
7 STEEL CATCH BASIN
 C5.10 NTS



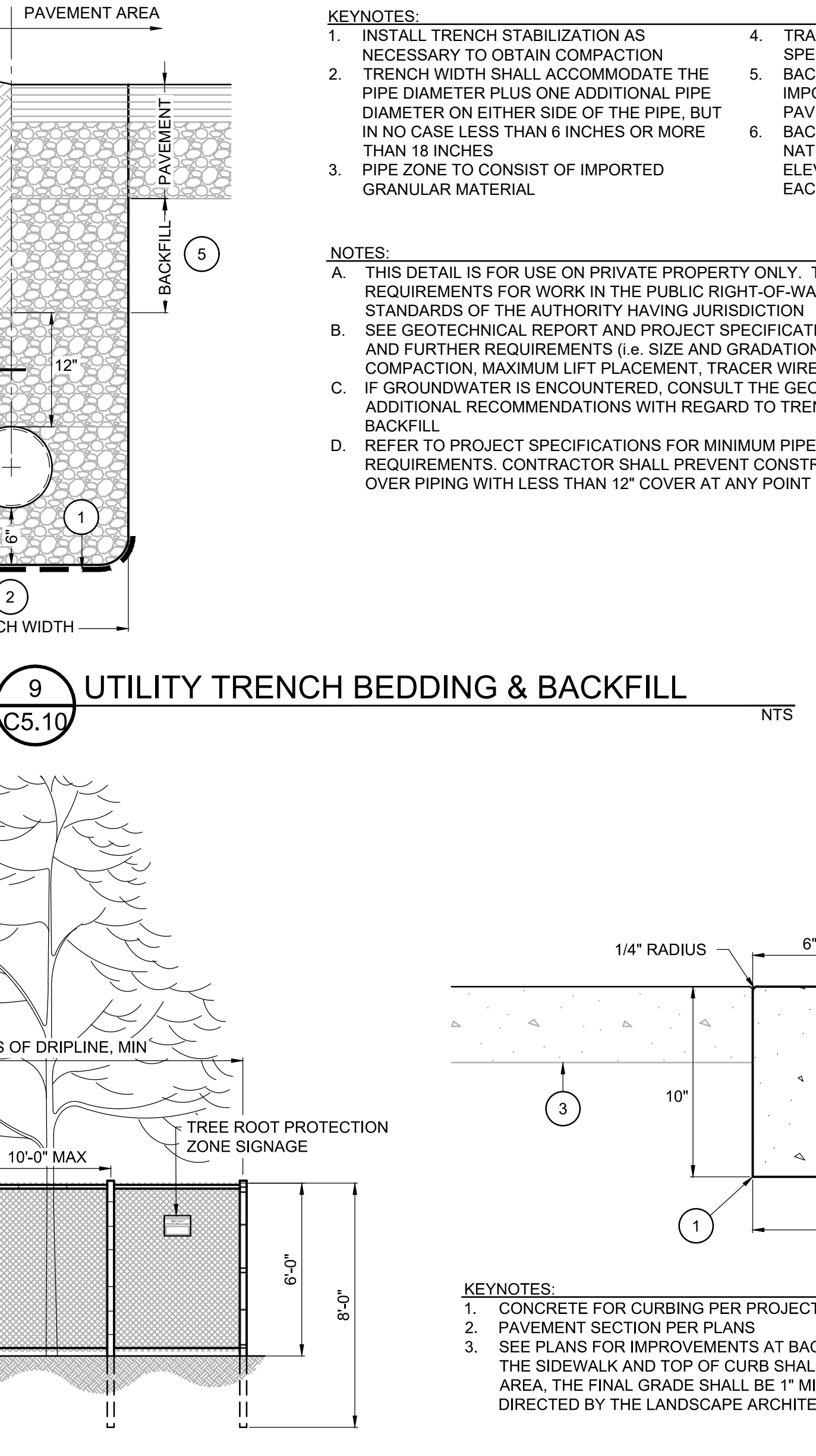
10 FIRE HYDRANT AND VALVE INSTALLATION
 C5.10 MCMINVILLE WATER AND LIGHT DWG. FH-GS



8 PIPE OUTFALL - RIP RAP
 C5.10 NTS



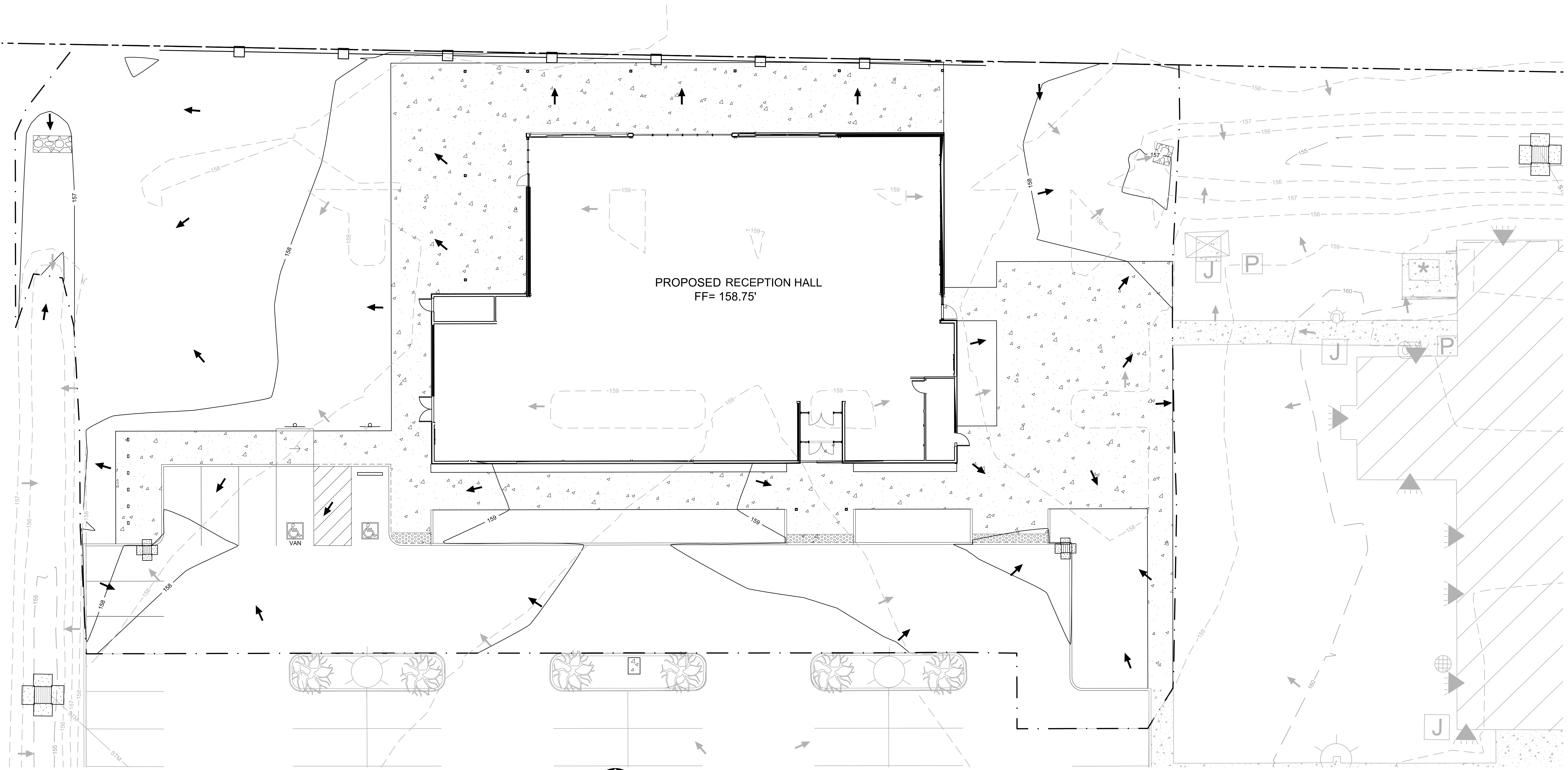
12 TREE PROTECTION FENCING
 C5.10 NTS



9 UTILITY TRENCH BEDDING & BACKFILL
 C5.10 NTS

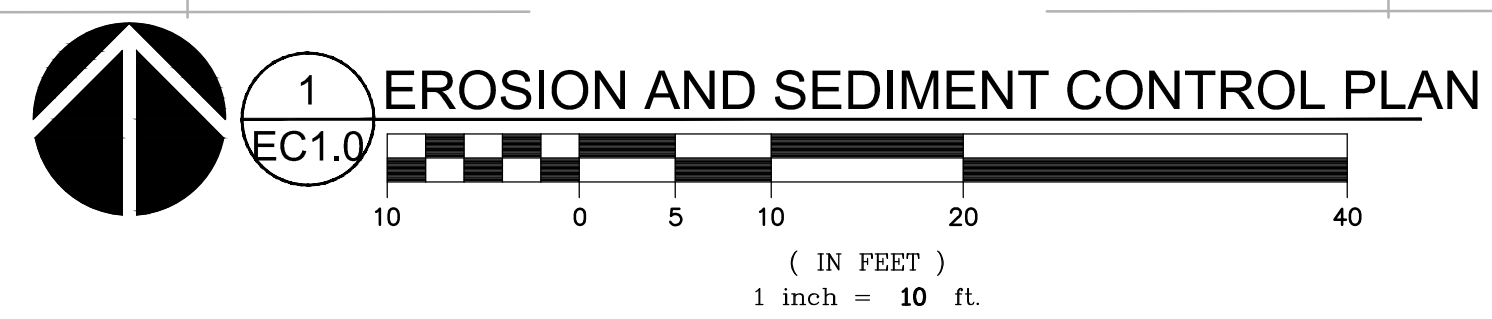


13 FLUSH CURB
 C5.10 NTS



LEGEND

- SEDIMENT FENCE PER 3/EC1.0
- LIMITS OF GRADING
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING DRAINAGE FLOW ARROW
- PROPOSED DRAINAGE FLOW ARROW
- CATCH BASIN SEDIMENT FILTER BAG PER 2/EC1.0

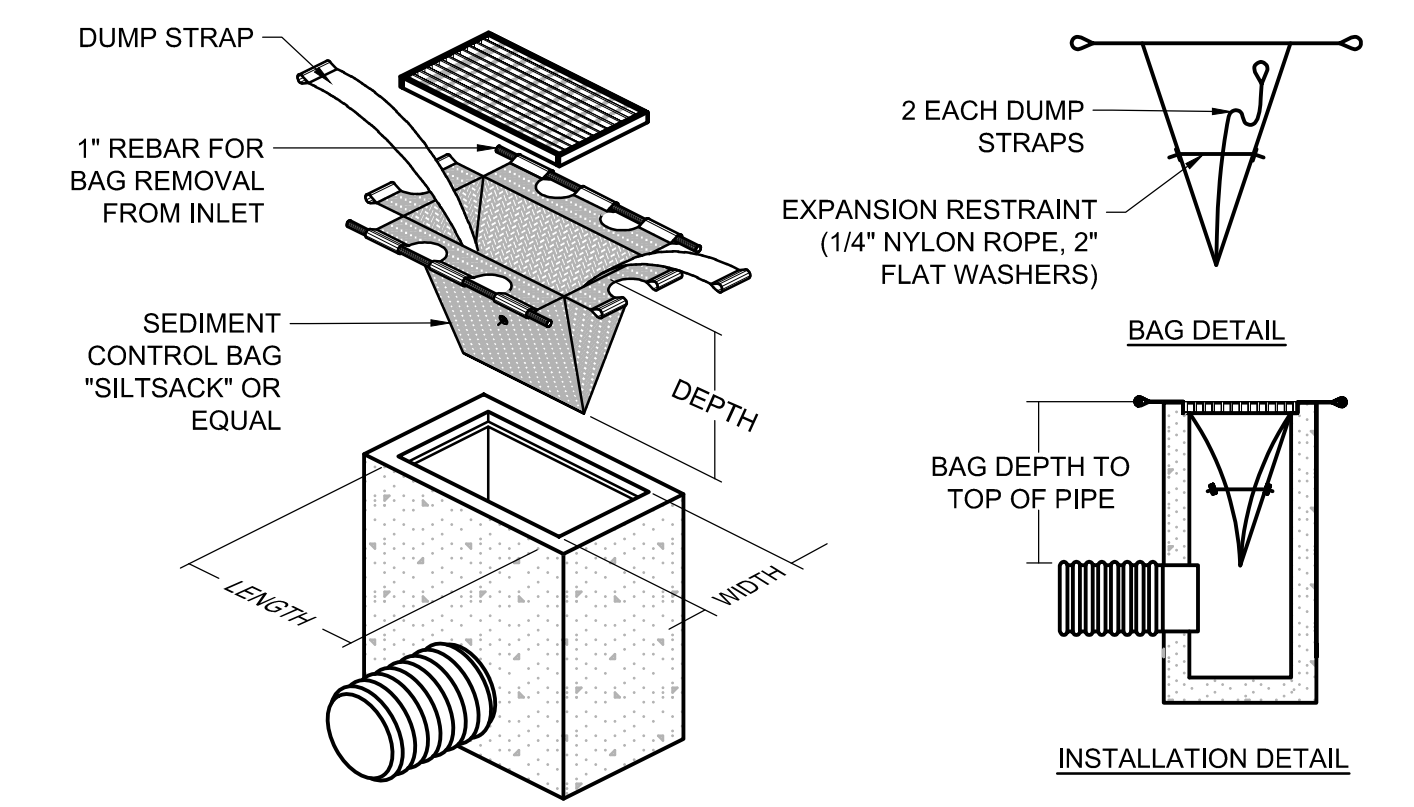


EROSION CONTROL GENERAL NOTES

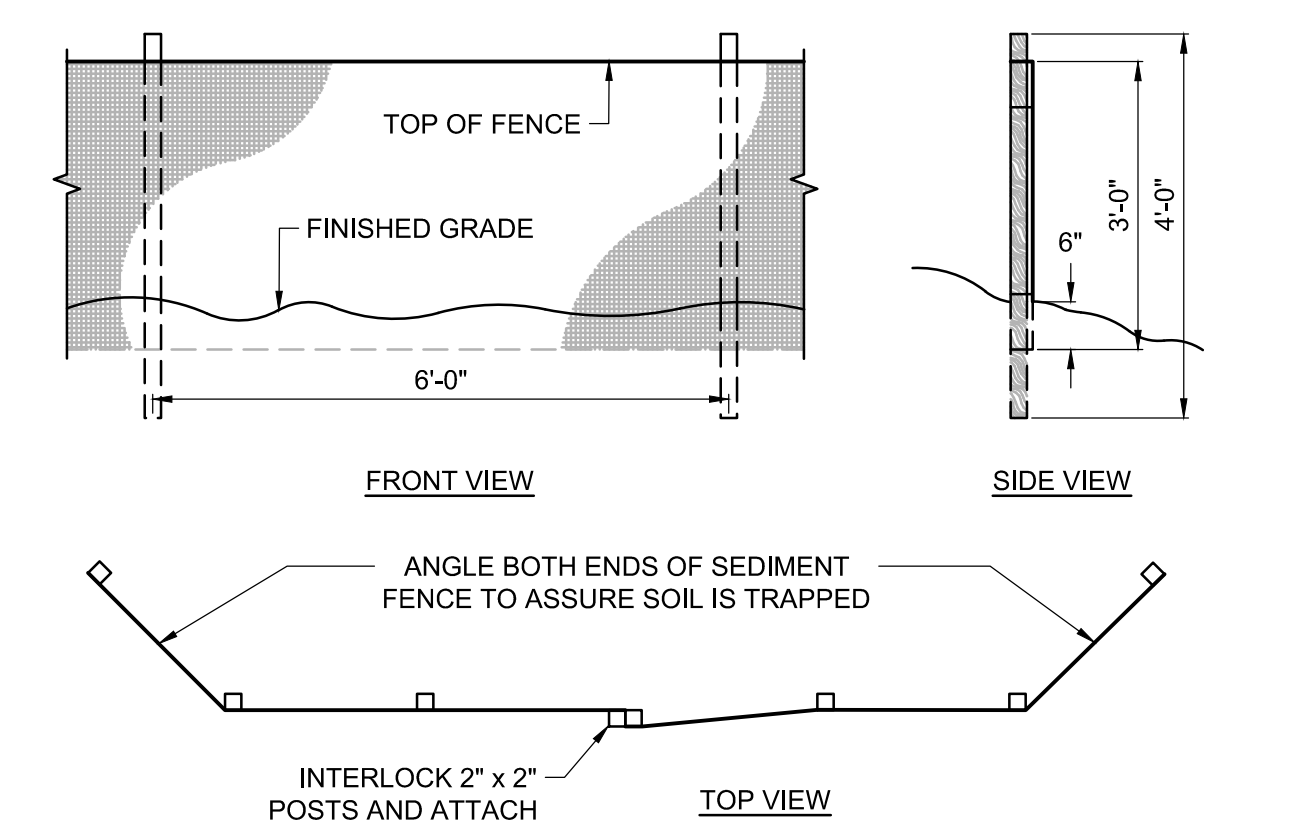
1. SEED USED FOR TEMPORARY OR PERMANENT SEEDING SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED:
 - A. VEGETATED CORRIDOR AREAS REQUIRE NATIVE SEED MIXES. SEE RESTORATION PLAN FOR APPROPRIATE SEED MIX.
 - B. DWARF GRASS MIX (MIN. 100 LB./AC.)
 - 1. DWARF PERENNIAL RYEGRASS (80% BY WEIGHT)
 - 2. CREEPING RED FESCUE (20% BY WEIGHT)
 - C. STANDARD HEIGHT GRASS MIX (MIN. 100 LB./AC.)
 - 1. ANNUAL RYEGRASS (40% BY WEIGHT)
 - 2. TURF-TYPE FESCUE (60% BY WEIGHT)
2. SLOPE TO RECEIVE TEMPORARY OR PERMANENT SEEDING SHALL HAVE THE SURFACE ROUGHENED BY MEANS OF TRACK-WALKING OR THE USE OF OTHER APPROVED IMPLEMENTS. SURFACE ROUGHENING IMPROVES SEED BEDDING AND REDUCES RUN-OFF VELOCITY.
3. LONG TERM SLOPE STABILIZATION MEASURES SHALL INCLUDE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER VIA SEEDING WITH APPROVED MIX AND APPLICATION RATE.
4. TEMPORARY SLOPE STABILIZATION MEASURES SHALL INCLUDE: COVERING EXPOSED SOIL WITH PLASTIC SHEETING, STRAW MULCHING, WOOD CHIPS, OR OTHER APPROVED MEASURES.
5. STOCKPILED SOIL OR STRIPPINGS SHALL BE PLACED IN A STABLE LOCATION AND CONFIGURATION. STOCKPILES SHALL BE COVERED WITH PLASTIC SHEETING OR STRAW MULCH. SEDIMENT FENCE IS REQUIRED AROUND THE PERIMETER OF THE STOCKPILE.

6. EXPOSED CUT OR FILL AREAS SHALL BE STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS OR MATS, MID-SLOPE SEDIMENT FENCES OR WATTLES, OR OTHER APPROPRIATE MEASURES. SLOPES EXCEEDING 25% MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES.
7. AREAS SUBJECT TO WIND EROSION SHALL USE APPROPRIATE DUST CONTROL MEASURES INCLUDING THE APPLICATION OF A FINE SPRAY OF WATER, PLASTIC SHEETING, STRAW MULCHING, OR OTHER APPROVED MEASURES.
8. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, TIRE WASHES, STREET SWEEPING, AND VACUUMING MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
9. ACTIVE INLETS TO STORM WATER SYSTEMS SHALL BE PROTECTED THROUGH THE USE OF APPROVED INLET PROTECTION MEASURES. ALL INLET PROTECTION MEASURES ARE TO BE REGULARLY INSPECTED AND MAINTAINED AS NEEDED.
10. SATURATED MATERIALS THAT ARE HAULED OFF-SITE MUST BE TRANSPORTED IN WATER-TIGHT TRUCKS TO ELIMINATE SPILLAGE OF SEDIMENT AND SEDIMENT-LADEN WATER.
11. AN AREA SHALL BE PROVIDED FOR THE WASHING OUT OF CONCRETE TRUCKS IN A LOCATION THAT DOES NOT PROVIDE RUN-OFF THAT CAN ENTER THE STORM WATER SYSTEM. IF THE CONCRETE WASH-OUT AREA CAN NOT BE CONSTRUCTED GREATER THAN 50' FROM ANY DISCHARGE POINT, SECONDARY MEASURES SUCH AS BERMS OR TEMPORARY SETTLING PITS MAY BE REQUIRED. THE WASH-OUT SHALL BE LOCATED

12. SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE SHALL NOT BE TRANSFERRED TO THE STORM WATER SYSTEM. SWEEPINGS SHALL BE PICKED UP AND DISPOSED IN THE TRASH.
13. AVOID PAVING WHEN PAVING CHEMICALS CAN RUN-OFF INTO THE STORM WATER SYSTEM.
14. USE BMPs SUCH AS CHECK-DAMS, BERMS, AND INLET PROTECTION TO PREVENT RUN-OFF FROM REACHING DISCHARGE POINTS.
15. COVER CATCH BASINS, MANHOLES, AND OTHER DISCHARGE POINTS WHEN APPLYING SEAL COAT, TACK COAT, ETC. TO PREVENT INTRODUCING THESE MATERIALS TO THE STORM WATER SYSTEM.



- NOTES:**
- A. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CORRECT SIZE DEVICE FOR EACH INLET.
 - B. THE INLET SEDIMENT CONTROL DEVICE SHALL BE OF NORMAL FLOW DESIGN, 40 GAL/MIN/SF WITH NO OVERFLOWS.
 - C. THE SEDIMENT CONTROL DEVICE SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED A MINIMUM OF ONCE PER MONTH AND WITHIN THE 24 HOURS FOLLOWING A STORM EVENT.
 - D. SUBSTITUTION OF A SHEET OF FILTER FABRIC PLACED OVER THE OPENING OF THE INLET IS NOT APPROVED.



- NOTES:**
- A. BURY BOTTOM OF FILTER FABRIC 6\"/>

© MACKENZIE 2023
ALL RIGHTS RESERVED
THESE DRAWINGS ARE THE PROPERTY OF
MACKENZIE AND ARE NOT TO BE USED
OR REPRODUCED IN ANY MANNER
WITHOUT PRIOR WRITTEN PERMISSION

REVISION SCHEDULE		
Delta	Issued As	Issue Date

**EROSION AND
SEDIMENT
CONTROL PLAN**

SHEET

EC1.0

JOB NO. **2220161.00**

SHEET INDEX

L0.01	LANDSCAPE GENERAL INFORMATION
L1.10	MATERIALS PLAN
L1.11	LAYOUT AND JOINT PLAN
L1.30	PLANTING PLAN
L1.40	IRRIGATION PLAN
L5.10	DETAILS
L5.11	DETAILS
L5.12	DETAILS

TABLE OF ABBREVIATIONS

ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	MAX	MAXIMUM
B&B	BALL AND BURLAP	MIN	MINIMUM
CAL	CALIPER	MIX	MIXTURE
CONC	CONCRETE	NTS	NOT TO SCALE
DEG	DEGREE	OC	ON CENTER
DIA/Ø	DIAMETER	POC	POINT OF CONNECTION
DWGS	DRAWING	PVC	POLY VINYL CHLORIDE
ELL	ELBOW	SCH	SCHEDULE
EQ	EQUAL	SF	SQUARE FOOT
FT	FEET/FOOT	SPEC	SPECIFICATION
GAL	GALLON	TYP	TYPICAL
GALV	GALVANIZED	X	TIMES
HHT	HEIGHT		

LANDSCAPE NOTES

GENERAL

- CONTRACTOR SHALL CONFIRM ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
- CALL BEFORE YOU DIG. CONTRACTOR SHALL VERIFY INVERT ELEVATIONS OF ALL UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT IF THERE ARE ANY DISCREPANCIES WITH PLANTING ROOT ZONES. TO REQUEST LOCATES FOR PROPOSED EXCAVATION CALL 1-800-332-2344 (OR 811) IN OREGON.
- NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS WITH EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK.
- LOCATION OF EXISTING TREES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
- DAMAGE TO EXISTING CONCRETE CURB, ASPHALT PAVING, OR OTHER STRUCTURE SHALL BE REPAIRED OR REPLACED TO PRE CONSTRUCTION CONDITIONS.
- CONTRACTOR SHALL COORDINATE WITH THE OWNER ANY DISRUPTION TO VEHICULAR CIRCULATION PRIOR TO COMMENCEMENT OF ANY WORK.

PLANTING

- ALL EXISTING TREES, PLANTS, AND ROOTS SHALL BE PROTECTED FROM DAMAGE FROM ANY CONSTRUCTION PREPARATION, REMOVAL OR INSTALLATION ACTIVITIES WITHIN AND ADJACENT TO PROJECT LIMITS.
- SHRUBS ADJACENT TO PARKING AREAS SHALL BE PLANTED 2 FT MINIMUM AWAY FROM THE BACK OF CURB. SHRUBS AND GROUND COVER ALONG OTHER PAVEMENT EDGES SHALL BE PLANTED A MINIMUM OF ONE HALF THEIR ON CENTER SPACING AWAY FROM PAVEMENT EDGE.
- ALL PLANT MATERIAL SHALL BE HEALTHY NURSERY STOCK, WELL BRANCHED AND ROOTED, FULL FOLIAGE, FREE FROM INSECTS, DISEASES, WEEDS, WEED ROT, INJURIES AND DEFECTS WITH NO LESS THAN MINIMUMS SPECIFIED IN AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60.1-2004.
- DO NOT PLANT TREES ABOVE WATERLINES, UTILITIES, OR OTHER UNDERGROUND PIPING.
- IF DISTURBANCE IS NECESSARY AROUND EXISTING TREES, CONTRACTOR SHALL PROTECT THE CROWN AND ALL WORK WITHIN THE TREE DRIP ZONE SHALL BE LIMITED TO THE USE OF HAND TOOLS AND MANUAL EQUIPMENT ONLY.
- REPLACE, REPAIR AND RESTORE DISTURBED LANDSCAPE AREAS DUE TO GRADING, TRENCHING OR OTHER REASONS TO PRE-CONSTRUCTION CONDITION AND PROVIDE MATERIAL APPROVED BY THE OWNER AND OWNER'S REPRESENTATIVE.
- EXISTING AREAS PROPOSED FOR NEW PLANT MATERIAL SHALL BE CLEARED AND LEGALLY DISPOSED UNLESS SO NOTED.
- A SOILS ANALYSIS, BY AN INDEPENDENT SOILS TESTING LABORATORY RECOGNIZED BY THE STATE DEPARTMENT OF AGRICULTURE, SHALL BE USED TO RECOMMEND AN APPROPRIATE PLANTING SOIL AND/OR SPECIFIED SOIL AMENDMENTS.
- TOPSOIL SHALL BE AMENDED AS RECOMMENDED BY AN INDEPENDENT SOILS TESTING LABORATORY AND AS OUTLINED IN THE SPECIFICATION.
- ALL LANDSCAPED AREAS SHALL BE COVERED BY A LAYER OF ORGANIC MULCH TO A MINIMUM DEPTH OF 2-INCHES.

IRRIGATION

- ALL NEW PLANTING AREAS TO BE IRRIGATED BY AUTOMATIC IRRIGATION SYSTEM. IRRIGATION ZONES TO BE VALVED ACCORDING TO PLANT TYPES, EXPOSURE, AND MICROCLIMATIC CONDITIONS.
- ASSESS EXISTING IRRIGATION SYSTEM FOR FUNCTIONALITY AND ABILITY TO ACCOMMODATE ALL NEW LANDSCAPE AREAS.
- VALVES SHALL BE WIRED AND INSTALLED PER MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES AND CONNECTED TO THE IRRIGATION CONTROLLER.
- PROVIDE SLEEVING AT ALL AREAS WHERE PIPE TRAVELS UNDER CONCRETE OR HARD SURFACING.
- IRRIGATION SYSTEM AS DESIGNED AND INSTALLED SHALL PERFORM WITHIN THE TOLERANCES AND SPECIFICATIONS OF THE SPECIFIED MANUFACTURERS.
- ALL IRRIGATION PIPE MATERIAL AND INSTALLATION SHALL CONFORM TO APPLICABLE CODE FOR PIPING AND COMPONENT REQUIREMENTS.
- SYSTEM SHALL SUPPLY MANUFACTURER'S SPECIFIED MINIMUM OPERATING PRESSURE TO FARTHEST EMITTER FROM WATER METER.
- IRRIGATION SHALL BE WINTERIZED THROUGH LOW PRESSURE, HIGH VOLUME AIR BLOWOUT CONNECTION THROUGH QUICK COUPLER.
- CONTRACTOR SHALL DIG WITH CARE AND REPAIR OR REPLACE ANY DAMAGE TO PRE CONSTRUCTION CONDITIONS USING MATERIALS MATCHING EXISTING SYSTEM.
- ZONE TREES SEPARATELY.
- MINIMIZE IMPACTS TO EXISTING TREES TO THE GREATEST EXTENT POSSIBLE. TRENCH UNDER ROOTS GREATER THAN 2-INCHES IN DIAMETER. ARBORIST SHALL BE PRESENT FOR ANY TRENCHING WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS (IRRIGATION PLANS) TO LANDSCAPE ARCHITECT PRIOR TO PURCHASE OR INSTALLATION OF SYSTEM. DRAWINGS TO INDICATE POINT OF CONNECTION, PIPE ROUTING, WATER PRESSURE, HEAD/D RIP TYPE, GALLONS PER MINUTE, LATERAL LINES, AND BE AT MINIMUM SCALE OF 1"=20'.
- CONTRACTOR TO DETERMINE STATIC WATER PRESSURE AT THE P.O.C. PRIOR TO PREPARING SHOP DRAWINGS.
- CONTRACTOR SHALL ESTABLISH MINIMUM PRESSURE AND MAXIMUM DEMAND REQUIREMENTS FOR IRRIGATION SYSTEM DESIGN, AND PROVIDE INFORMATION IN AN IRRIGATION SCHEDULE.
- CONTRACTOR TO LOCATE AND VERIFY LOCATION AND CONDITION OF POINT OF CONNECTION, CONTROLLER AND VALVES ONSITE. CONTRACTOR SHALL UTILIZE EXISTING POINT OF CONNECTION AND CONTROLLER.

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE		REMARKS
	CO	CERCIS OCCIDENTALIS 'CLAREMONT' CLAREMONT WESTERN REDBUD	2" CAL. B&B		MULTI-STEM
	CE	CORNUS X ELWINORTONII 'STARLIGHT' STARLIGHT DOGWOOD	2.5" CAL. B&B		SPECIMEN QUALITY
	PJ	PRUNUS 'JFS-KW14' FIRST BLUSH FLOWERING CHERRY	2" CAL. B&B		MATCHING
	ZS	ZELKOVA SERRATA 'HALKA' HALKA ZELKOVA	2" CAL., B&B		MATCHING, SPECIMEN QUALITY
EXISTING	CODE	BOTANICAL / COMMON NAME	SIZE		REMARKS
	EX	EXISTING TREE TO REMAIN	---		
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
	ACA MOL	ACANTHUS MOLLIS BEAR'S BREECHES	3 GAL.	36" o.c.	
	ALL GRA	ALLIUM AMPLECTENS 'GRACEFUL BEAUTY' GRACEFUL BEAUTY ALLIUM	1 GAL.	12" o.c.	
	ALL GR2	ALLIUM HOLLANDICUM 'PURPLE SENSATION' PURPLE SENSATION ORNAMENTAL ONION	1 GAL.	9" o.c.	
	ALL GLO	ALLIUM X 'GLOBEMASTER' GLOBEMASTER ORNAMENTAL ONION	1 GAL.	18" o.c.	
	ARM MAR	ARMERIA MARITIMA SEA THRIFT	1 GAL.	12" o.c.	
	CAM SLM	CAMELLIA SASANQUA 'SLIM 'N TRIM' SLIM 'N TRIM CAMELLIA	3 GAL.	36" o.c.	
	DEU GRA	DEUTZIA GRACILIS 'NIKKO' SLENDER DEUTZIA	5 GAL.	48" o.c.	
	EUP WUL	EUPHORBIA WULFENII MEDITERRANEAN SPURGE	3 GAL.	48" o.c.	
	HEM STE	HEMEROCALLIS 'STELLA DE ORO' STELLA D'ORO REBLOOMING DAYLILY	1 GAL.	12" o.c.	
	HOS ANG	HOSTA X 'BLUE ANGEL' BLUE ANGEL HOSTA	1 GAL.	48" o.c.	
	HYD ARB	HYDRANGEA ARBORESCENS 'ANNABELLE' ANNABELLE HYDRANGEA	5 GAL.	60" o.c.	
	LAV MUN	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' MUNSTEAD LAVENDER	3 GAL.	36" o.c.	
	LIR BIG	LIRIOPE MUSCARI 'BIG BLUE' BIG BLUE LILYTURF	1 GAL.	18" o.c.	
	LIR MON	LIRIOPE MUSCARI 'MONROE'S WHITE' MONROE'S WHITE LILYTURF	1 GAL.	18" o.c.	
	PEN LIT	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' LITTLE BUNNY DWARF FOUNTAIN GRASS	1 GAL.	12" o.c.	
	POL MUN	POLYSTICHUM MUNITUM WESTERN SWORD FERN	3 GAL.	24" o.c.	
	ROS MEI	ROSA 'MEICOUBLAN' WHITE MEIDLAND ROSE	3 GAL.	30" o.c.	
	SAR RUS	SARCOCOCCA RUSCIFOLIA FRAGRANT SWEETBOX	5 GAL.	36" o.c.	
	THU OCC	THUJA OCCIDENTALIS 'SMARAGD' EMERALD GREEN ARBORVITAE	5' HT. MIN.	48" o.c.	MATCHING
	TRA JAS	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	3' HT. MIN.	AT CABLES AS SHOWN	VINE FORM
	VIB CAR	VIBURNUM CARLESII KOREAN SPICE VIBURNUM	5 GAL.	48" o.c.	
	VIB DAV	VIBURNUM DAVIDII DAVID VIBURNUM	3 GAL.	24" o.c.	
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
	AJU REP	AJUGA REPTANS BUGLEHERB	4" POT	12" o.c.	
	DG	DECOMPOSED GRANITE	---		
	FIL	FILBERT SHELLS	---		
	GRA	GRASS SEEDED SWALE	---		
	TL	TURF LAWN	---		



Architecture • Interiors
Planning • Engineering

Portland, OR
503.224.9560

Vancouver, WA
360.695.7879

Seattle, WA
206.749.9993

www.mckenzie.com

MACKENZIE
DESIGN-BUILD • CLIENT FOCUSED

Client

**MCMINNVILLE
PROPERTIES, LLC**

7401 SW WASHO CT
SUITE 200
TUALATIN, OR 97062

Project

**EVERGREEN LODGE
EXPANSION**

© MACKENZIE 2023
ALL RIGHTS RESERVED
THESE DRAWINGS ARE THE PROPERTY OF
MACKENZIE AND ARE NOT TO BE USED
OR REPRODUCED IN ANY MANNER
WITHOUT PRIOR WRITTEN PERMISSION

**LANDSCAPE
GENERAL
INFORMATION**

SHEET

L0.01

JOB NO. **2220161.00**

LAND USE APPLICATION 6/28/23

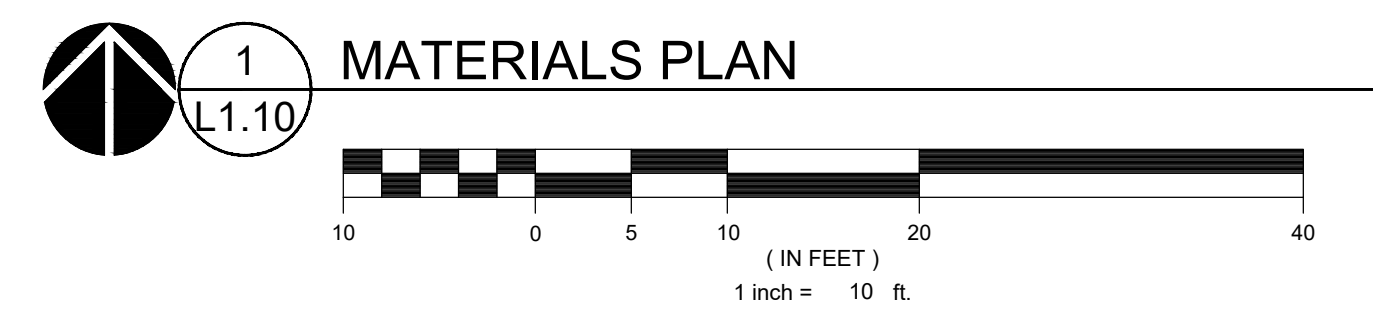
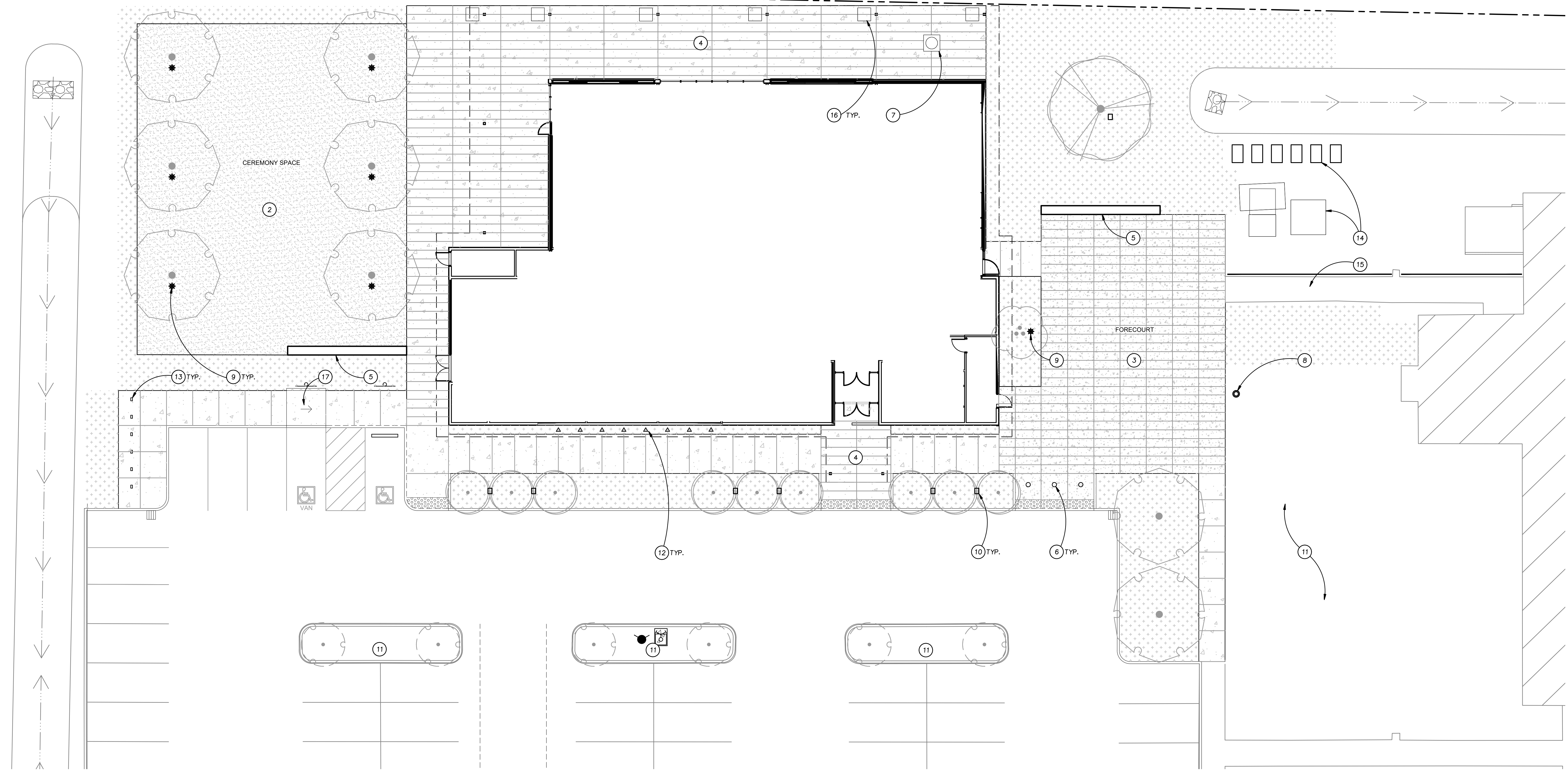
REVISION SCHEDULE		
Delta	Issued As	Issue Date

**MATERIALS
 PLAN**

SHEET

L1.10

JOB NO. **2220161.00**



- KEYNOTES**
- NEW PLANTING AREA. SEE L0.01 AND L1.30 FOR NOTES, PLANTING SCHEDULE, AND PLANTING PLAN
 - DECOMPOSED GRANITE SURFACING. SEE DETAIL 4/L5.10
 - VEHICLE RATED CONCRETE PAVING
 - CONCRETE PAVING 1/L5.10
 - STACKED STONE SEATWALL. SEE DETAILS 5-6/L5.10
 - REMOVABLE BOLLARD, 3 TOTAL
 - CALDERA CORTEN GAS FIRE PIT BY PALOFORM. CONTRACTOR TO PROVIDE CONNECTION TO GAS AND OBTAIN PERMITS.
 - POLE LIGHT. SEE ELECTRICAL
 - IN GROUND UPLIGHT. SEE ELECTRICAL
 - OUTLET FOR CHRISTMAS LIGHTS. SEE ELECTRICAL
 - EXISTING LANDSCAPE. PRESERVE AND PROTECT. REPAIR AND REPLACE ANY DAMAGE CAUSED DURING CONSTRUCTION TO PRE-CONSTRUCTION CONDITIONS.
 - STAINLESS STEEL CABLES. SEE DETAIL 8/L5.10
 - BIKE RACKS (8 SPACES)
 - TRANSFORMERS AND AC UNITS. SEE ELECTRICAL
 - EXISTING WALKWAY (TO BE PRESERVED) WITH NEW HANDRAIL. SEE DETAIL 9/L5.10
 - 3X3 WILSHIRE PLANTER BY TOURNESOL. PLANTING PER OWNER.
 - ACCESSIBLE RAMP. SEE CIVIL DETAILS

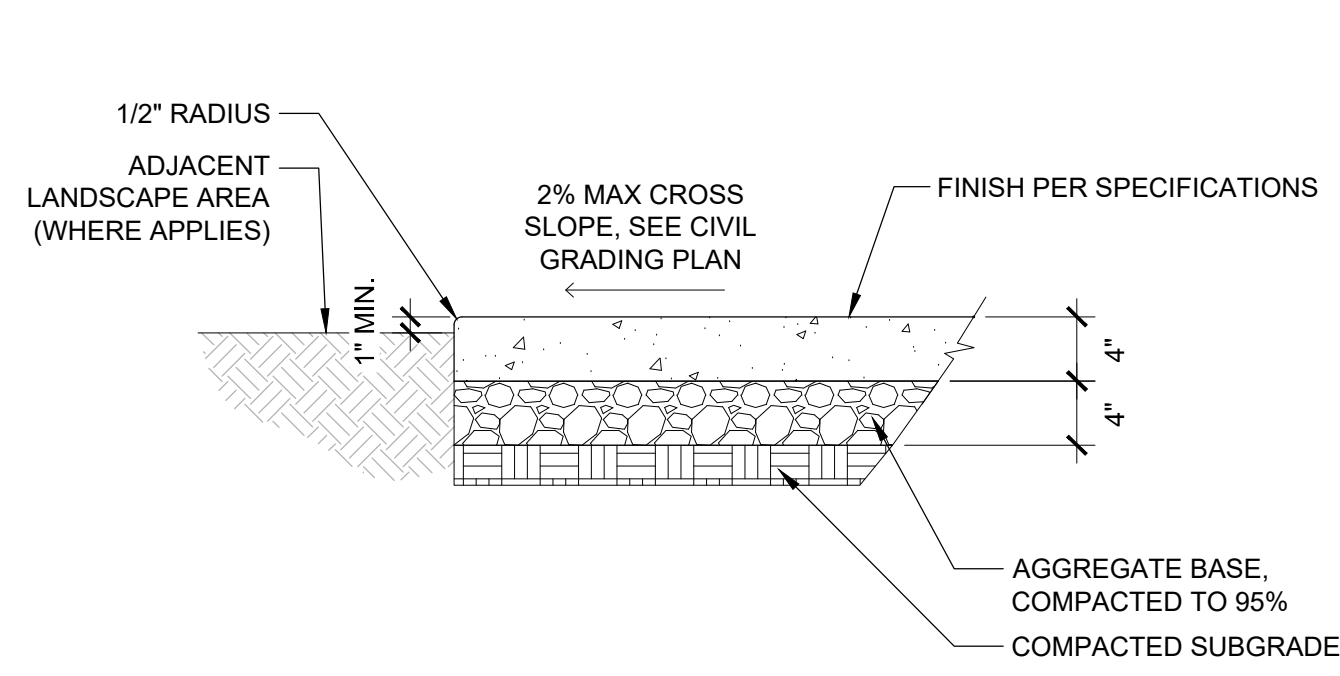
REVISION SCHEDULE table with columns: Delta, Issued As, Issue Date

DETAILS

SHEET

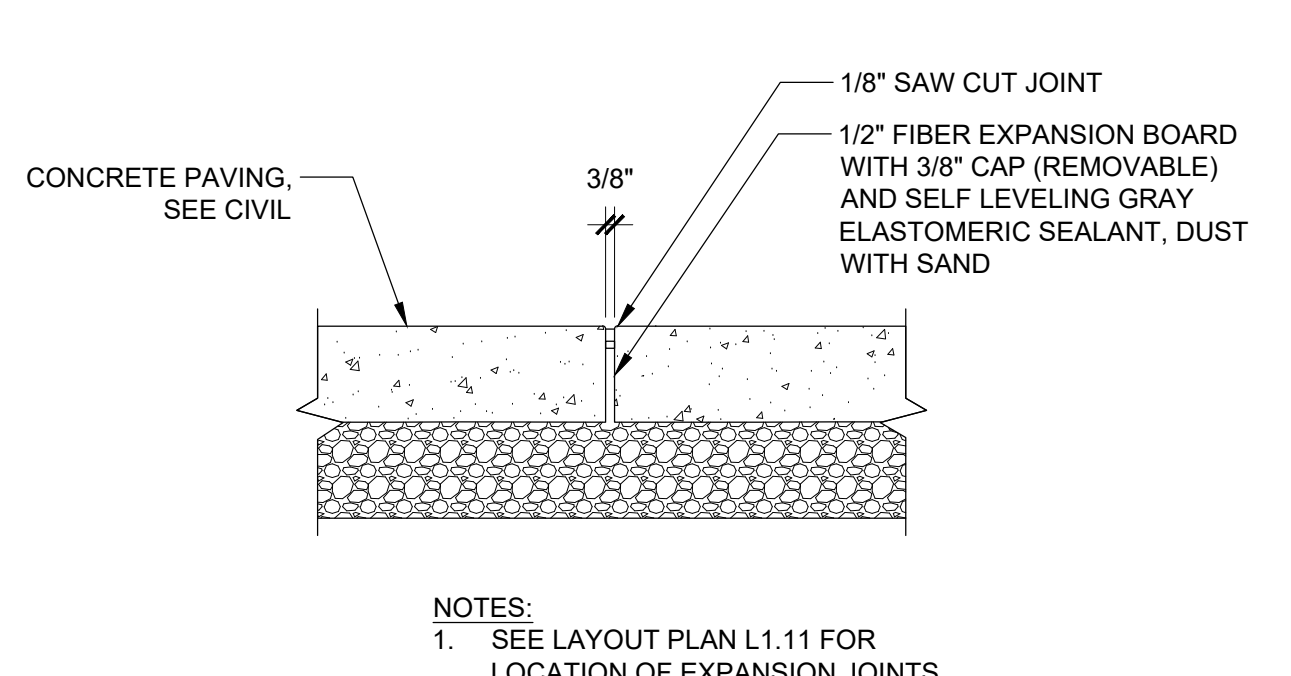
L5.10

JOB NO. 2220161.00



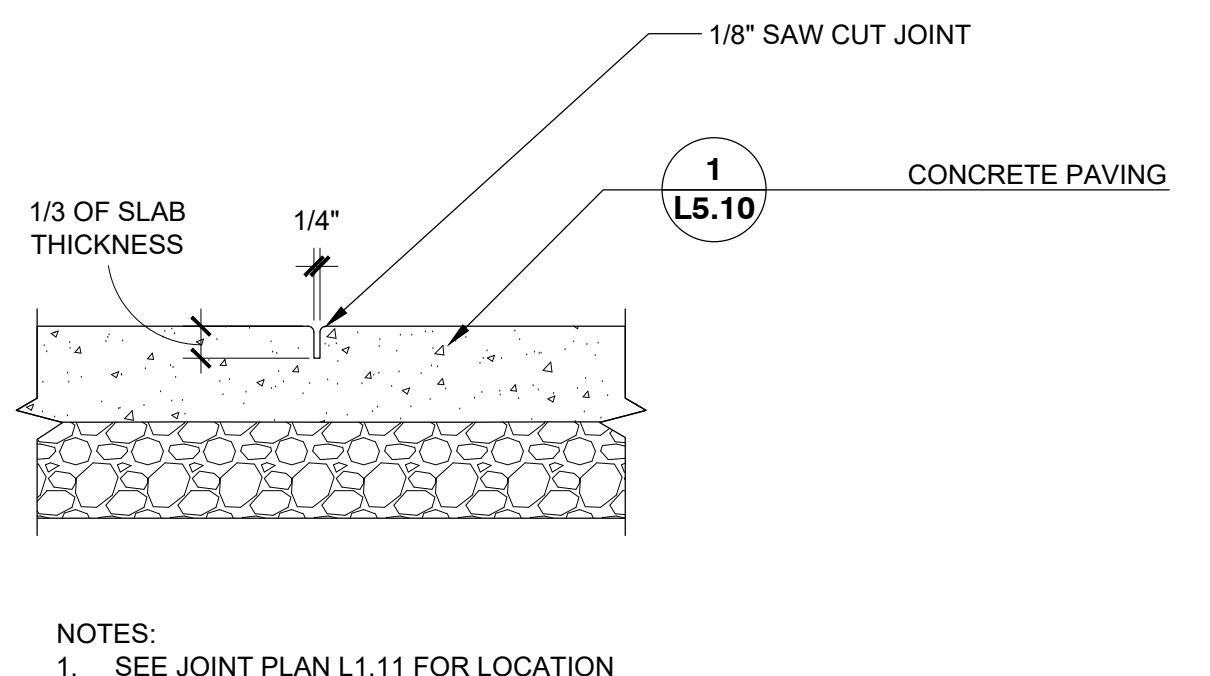
NOTE: FOR CONCRETE, AGGREGATE BASE, AND JOINT MATERIALS, CONTRACTOR TO SUBMIT PRODUCT INFO FOR REVIEW.

1 CONCRETE PAVING SCALE: NTS



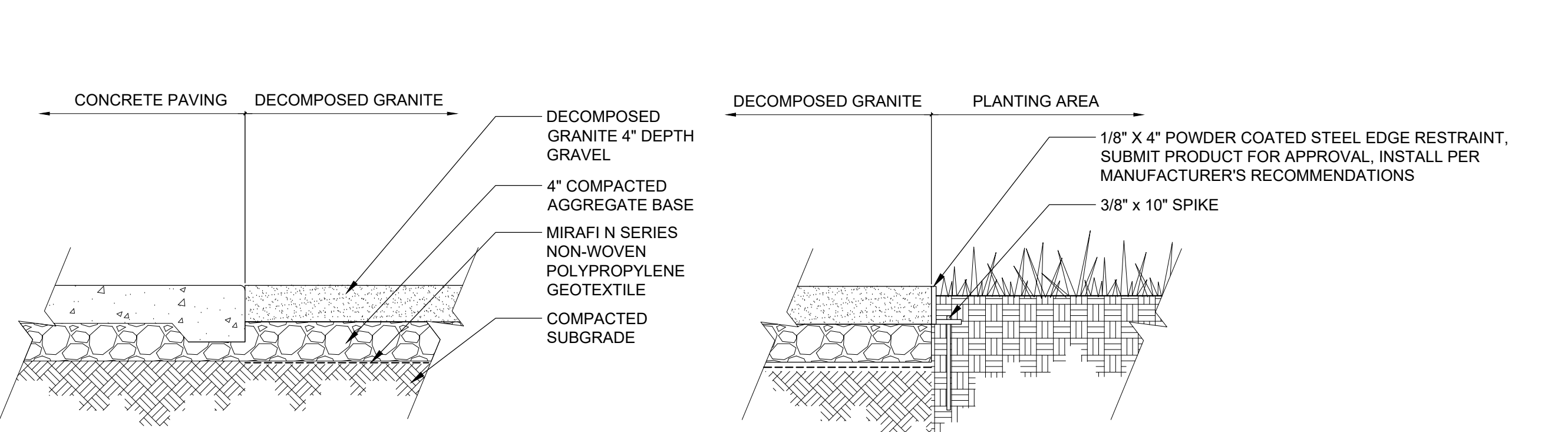
NOTES:
1. SEE LAYOUT PLAN L1.11 FOR LOCATION OF EXPANSION JOINTS.

2 EXPANSION JOINT (EJ) SCALE: NTS



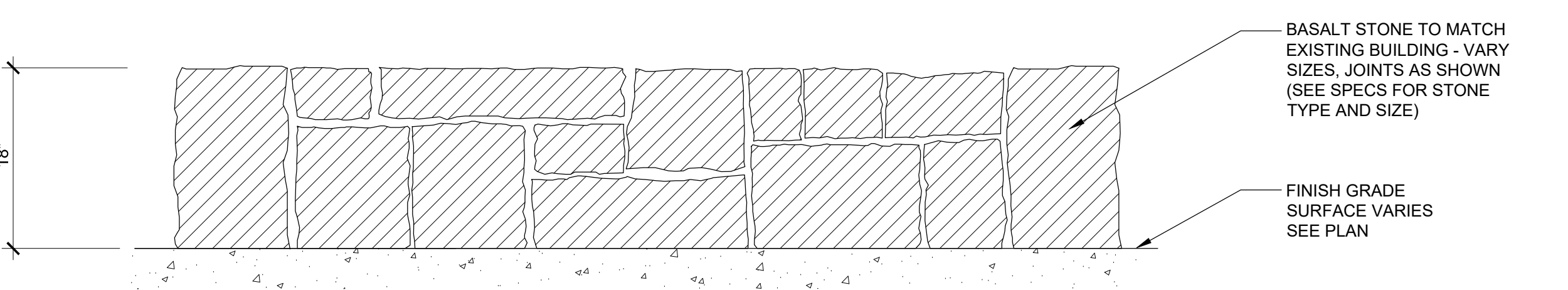
NOTES:
1. SEE JOINT PLAN L1.11 FOR LOCATION OF CONTRACTION JOINTS

3 CONTRACTION JOINT (CJ) SCALE: NTS

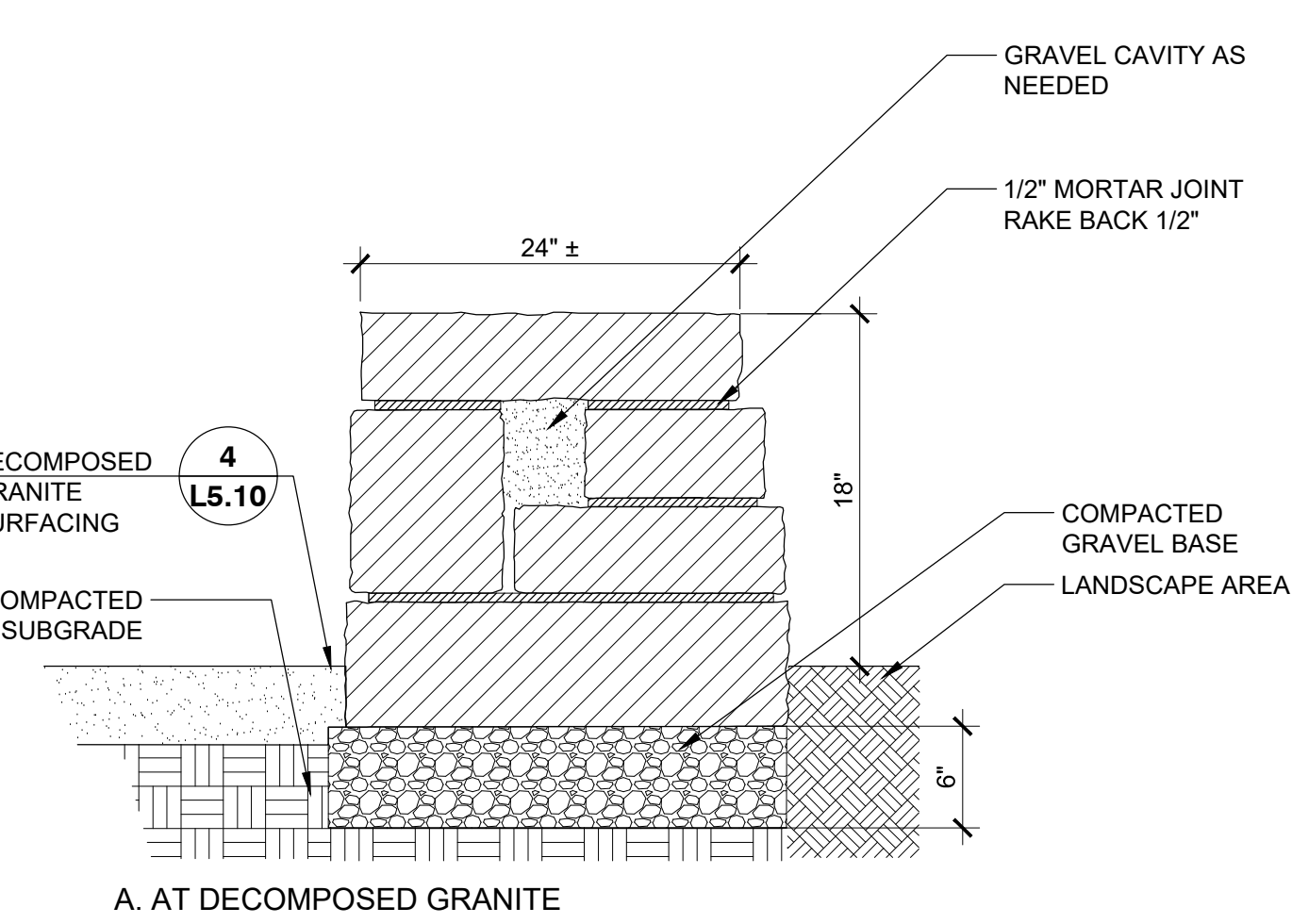


4 DECOMPOSED GRANITE SURFACING SCALE: NTS

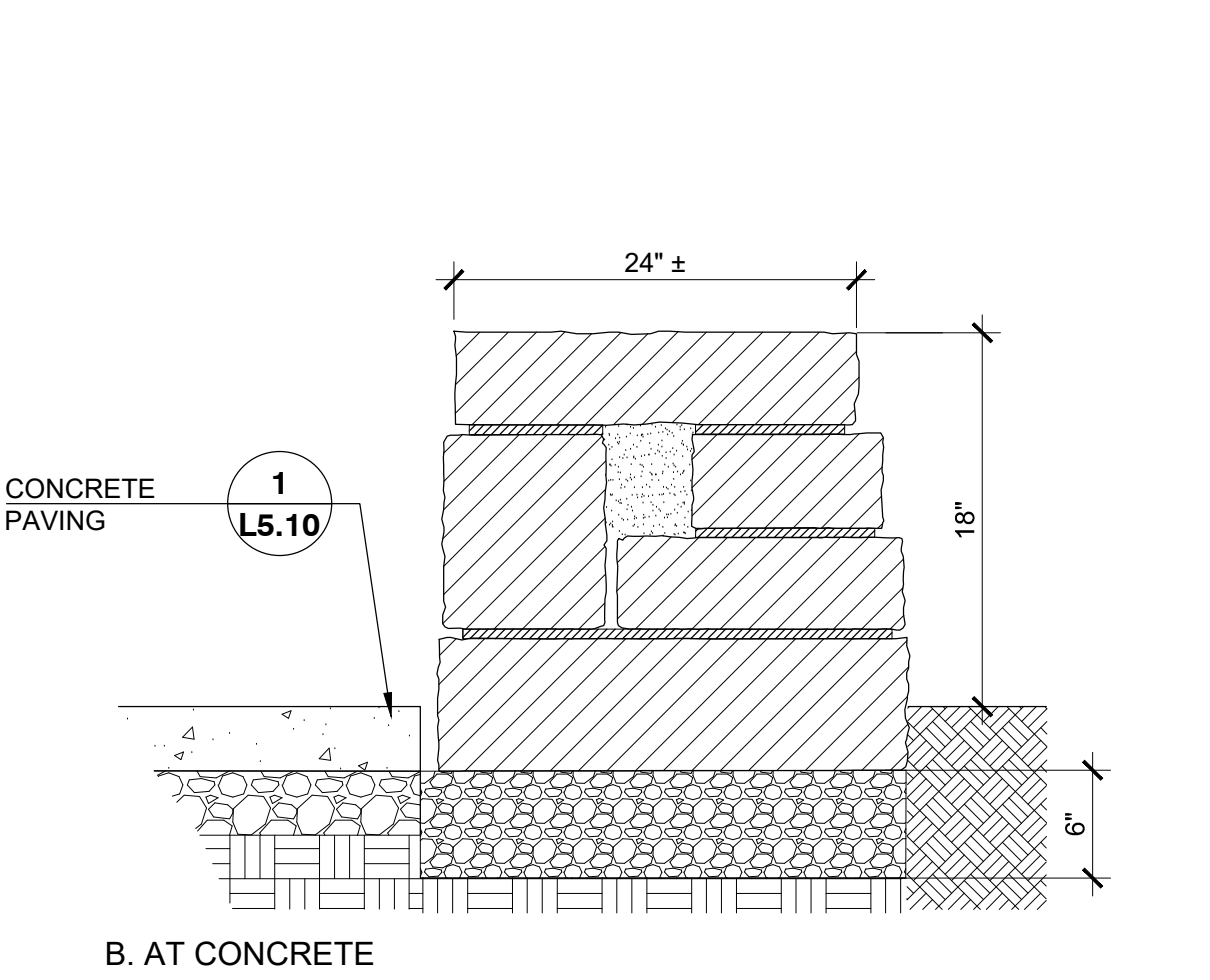
STONE SIZES table with columns: Percentage, Stone Dimensions



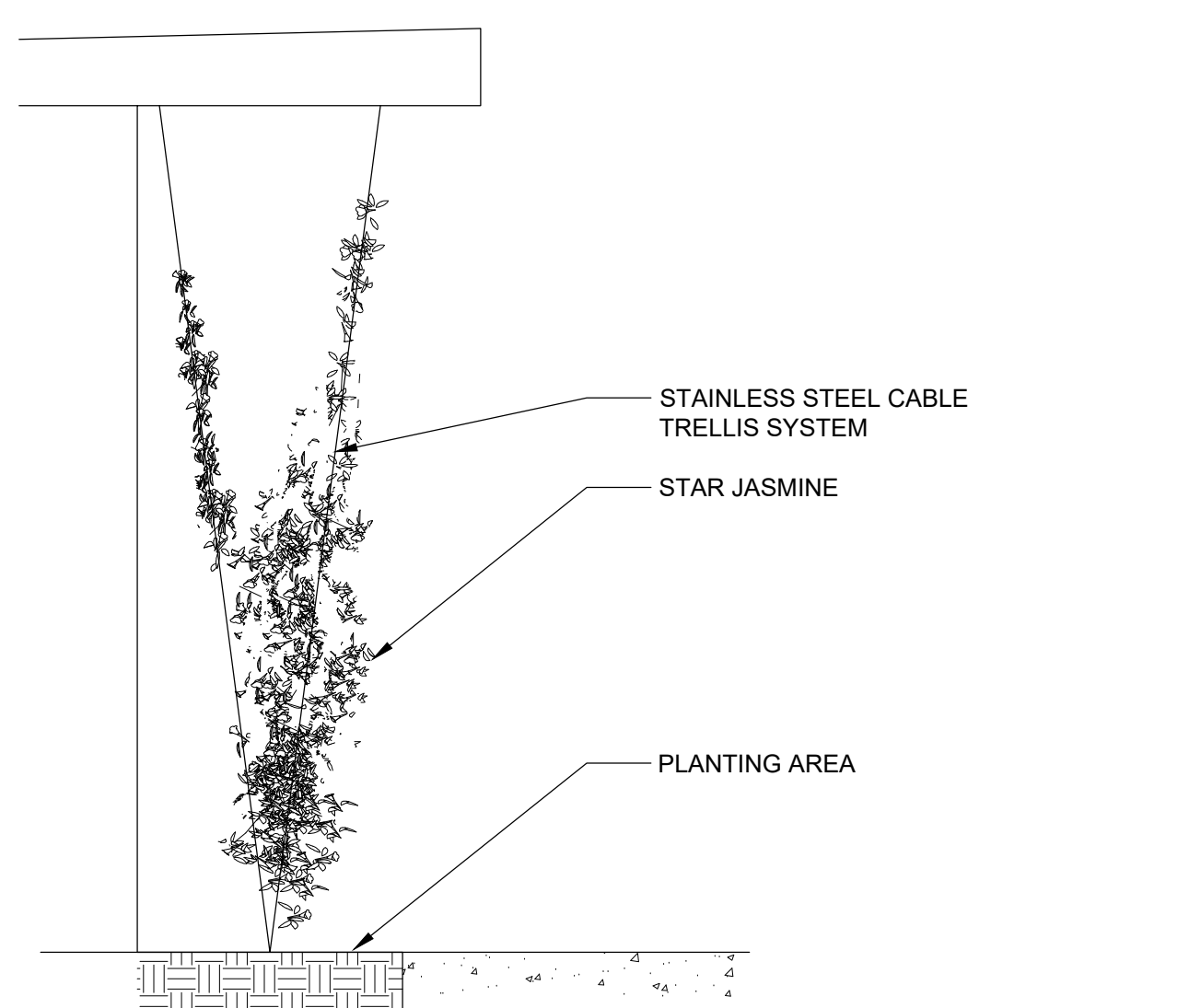
5 STACKED STONE SEATWALL ELEVATION SCALE: NTS



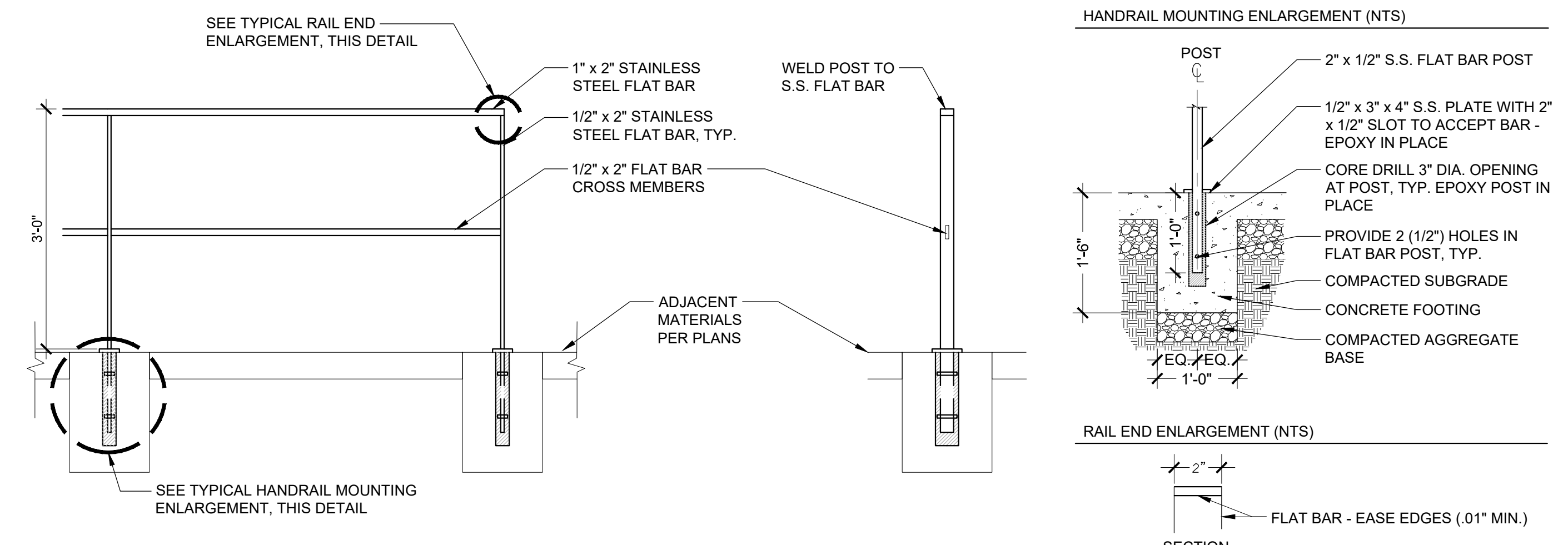
6 STACKED STONE SEATWALL SECTION SCALE: NTS



7 NOT USED SCALE: NTS



8 STAINLESS STEEL CABLE TRELLIS FRONT OF BUILDING SCALE: NTS



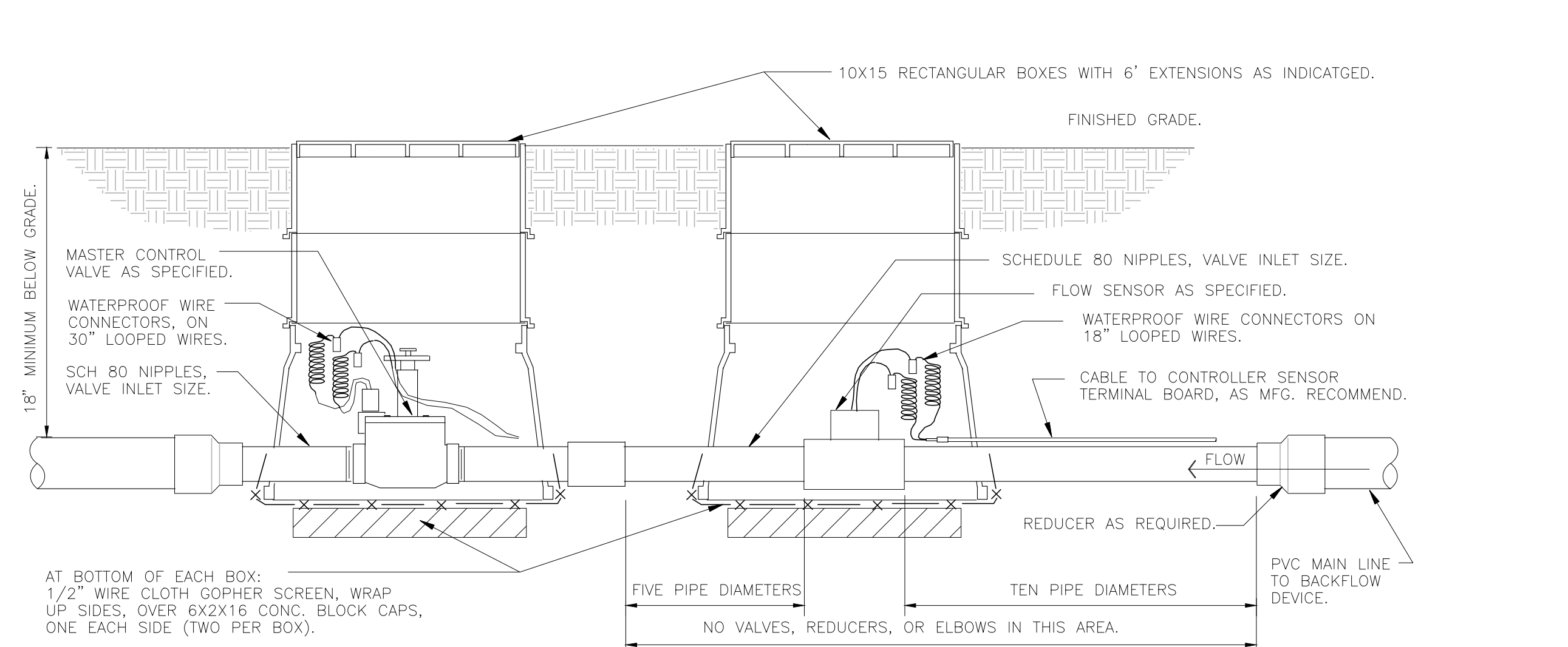
HANDRAIL NOTES:
1. SUBMIT RAILING SHOP DRAWINGS FOR APPROVAL BY OWNER'S REPRESENTATIVE.
2. CONTINUOUS SEAM-WELD ALL JOINTS. GRIND WELDS SMOOTH. EASE ALL EDGES.
3. SLOPE CONCRETE PAVING TO DRAIN AWAY FROM POSTS.

9 HANDRAIL SCALE: NTS

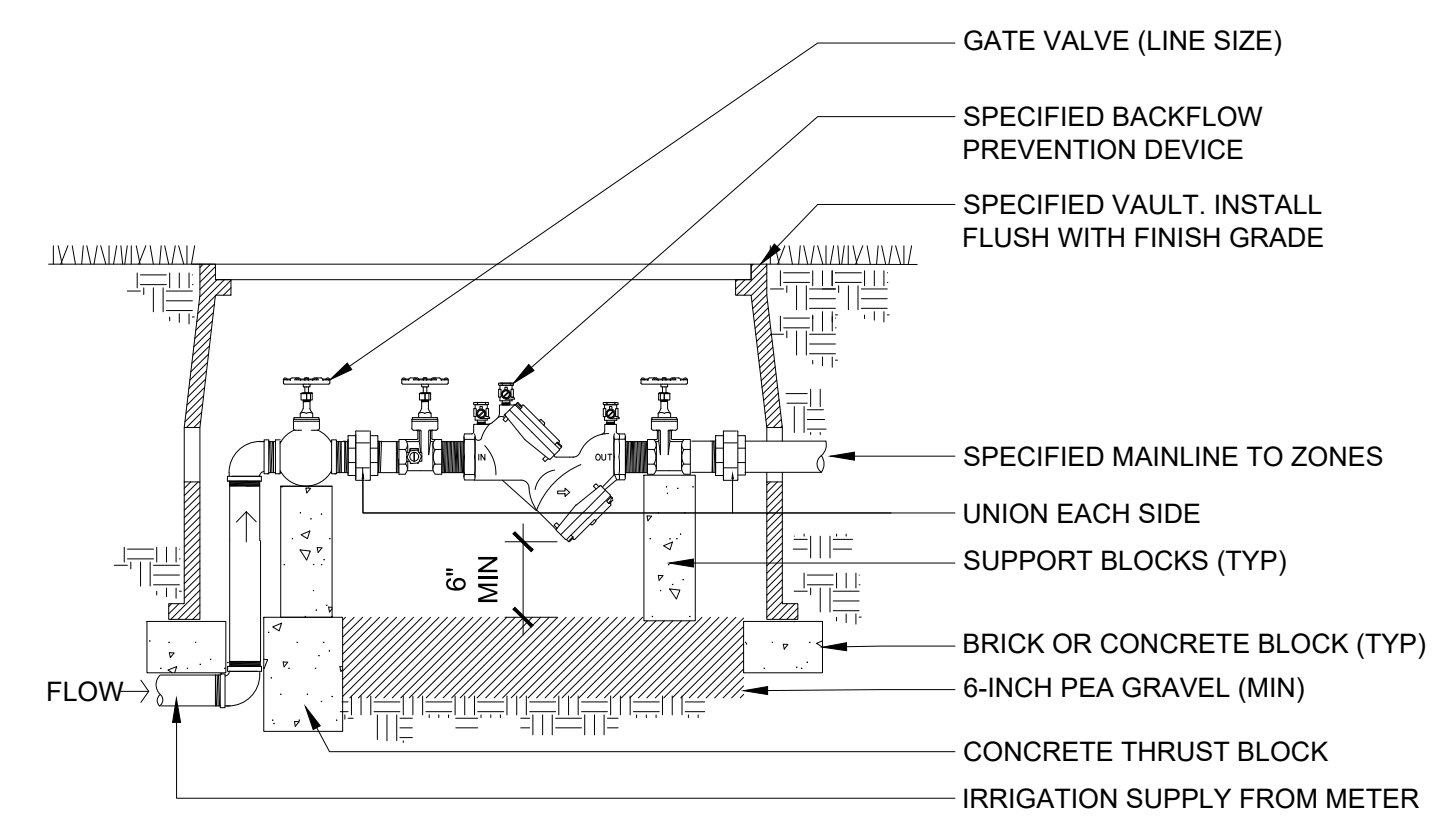
REVISION SCHEDULE		
Delta	Issued As	Issue Date

**IRRIGATION
DETAILS**

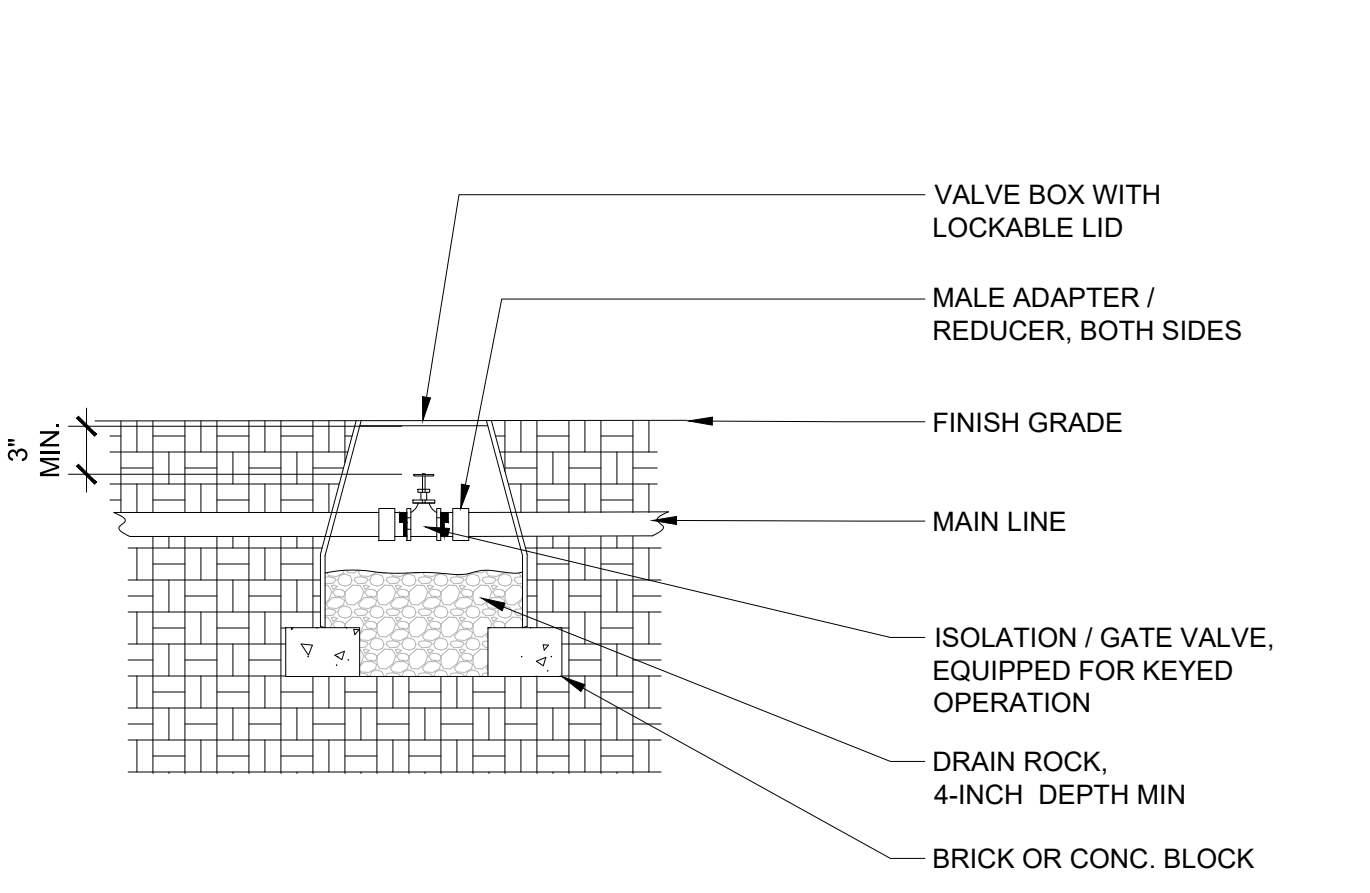
SHEET



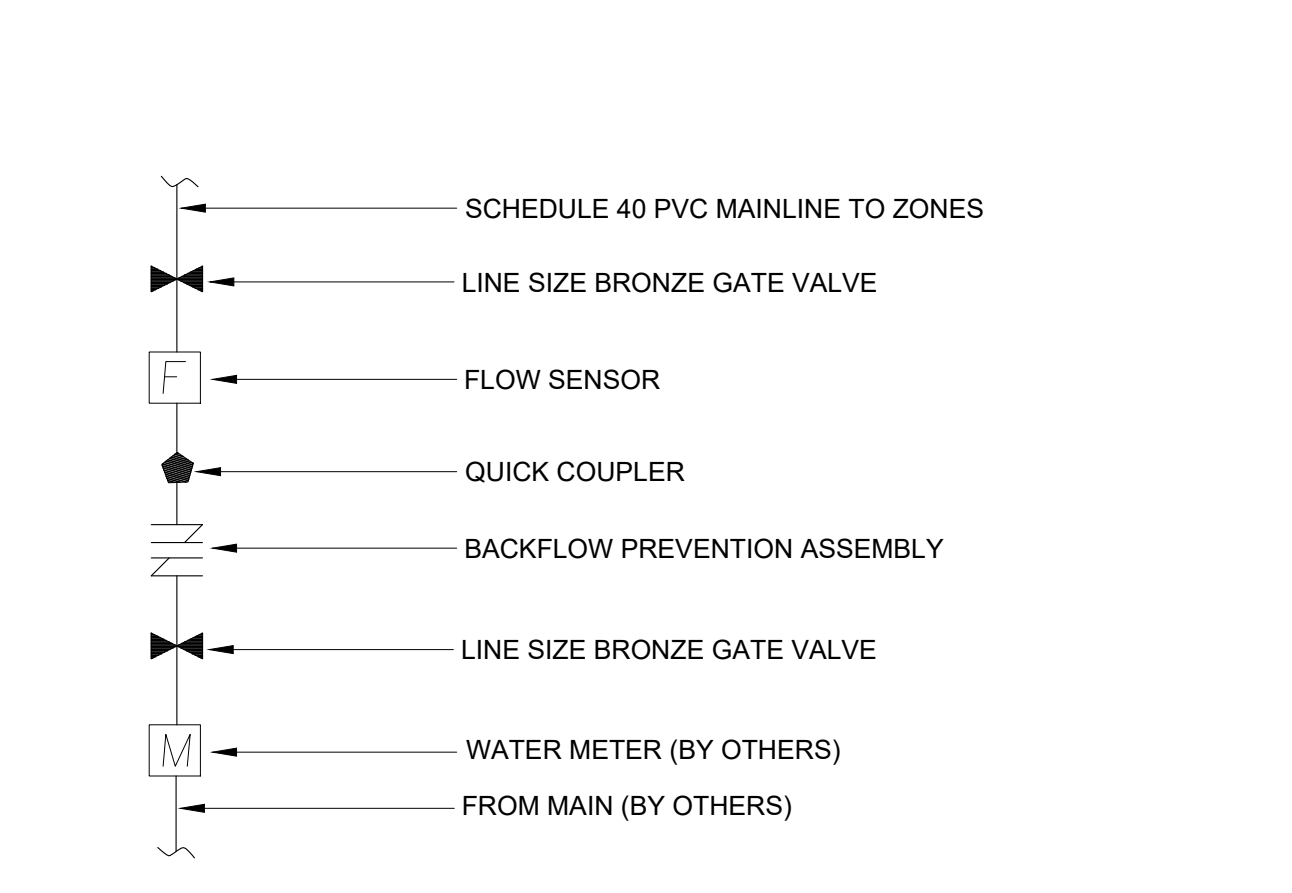
4 MASTER VALVE/FLOW SENSOR ASSEMBLY
SCALE: NTS
1 1/2" = 1'-0"



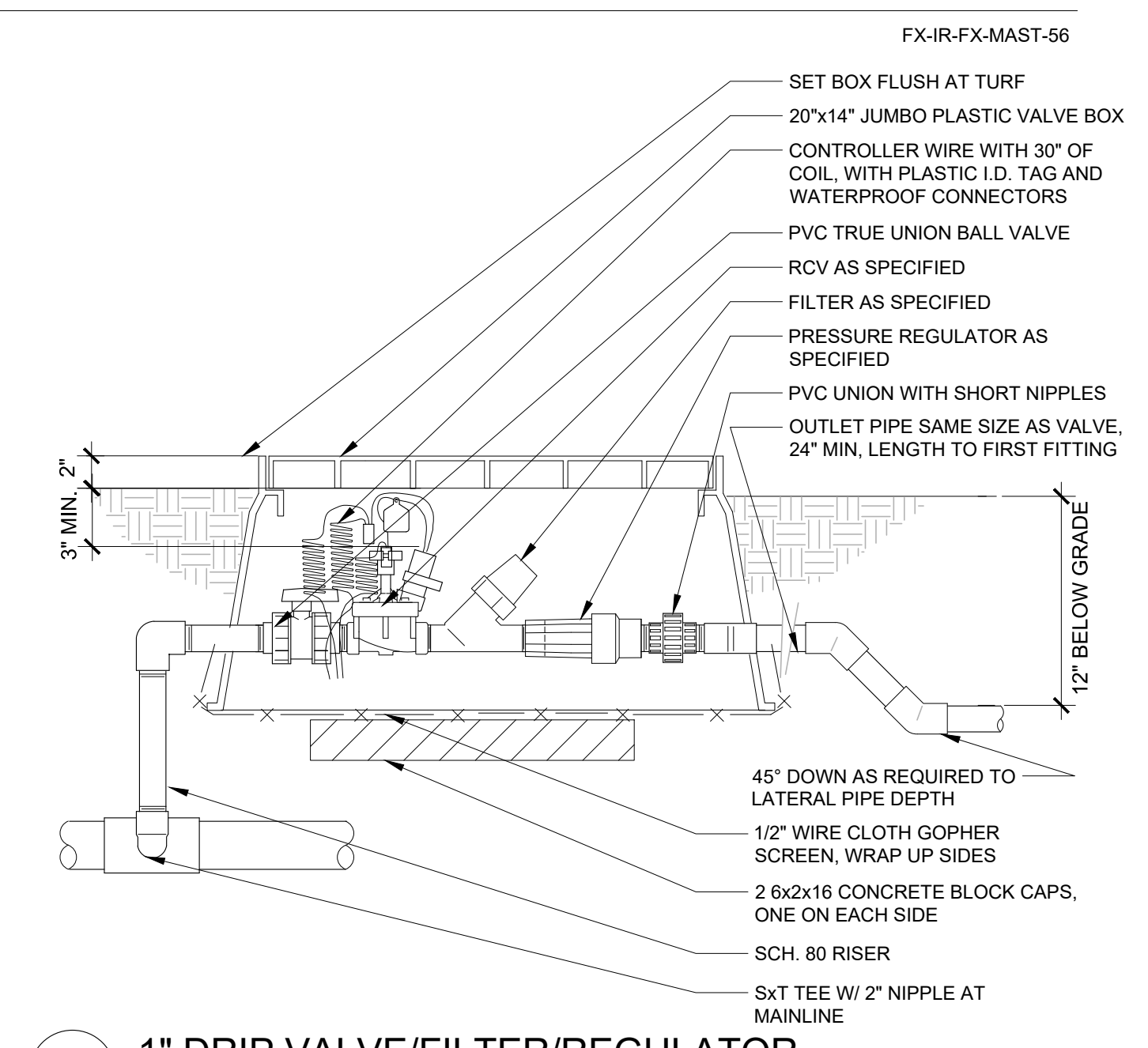
3 DOUBLE CHECK VALVE
SCALE: NTS
BASE BID - IRRIGATION BACKFLOW PREVENTOR



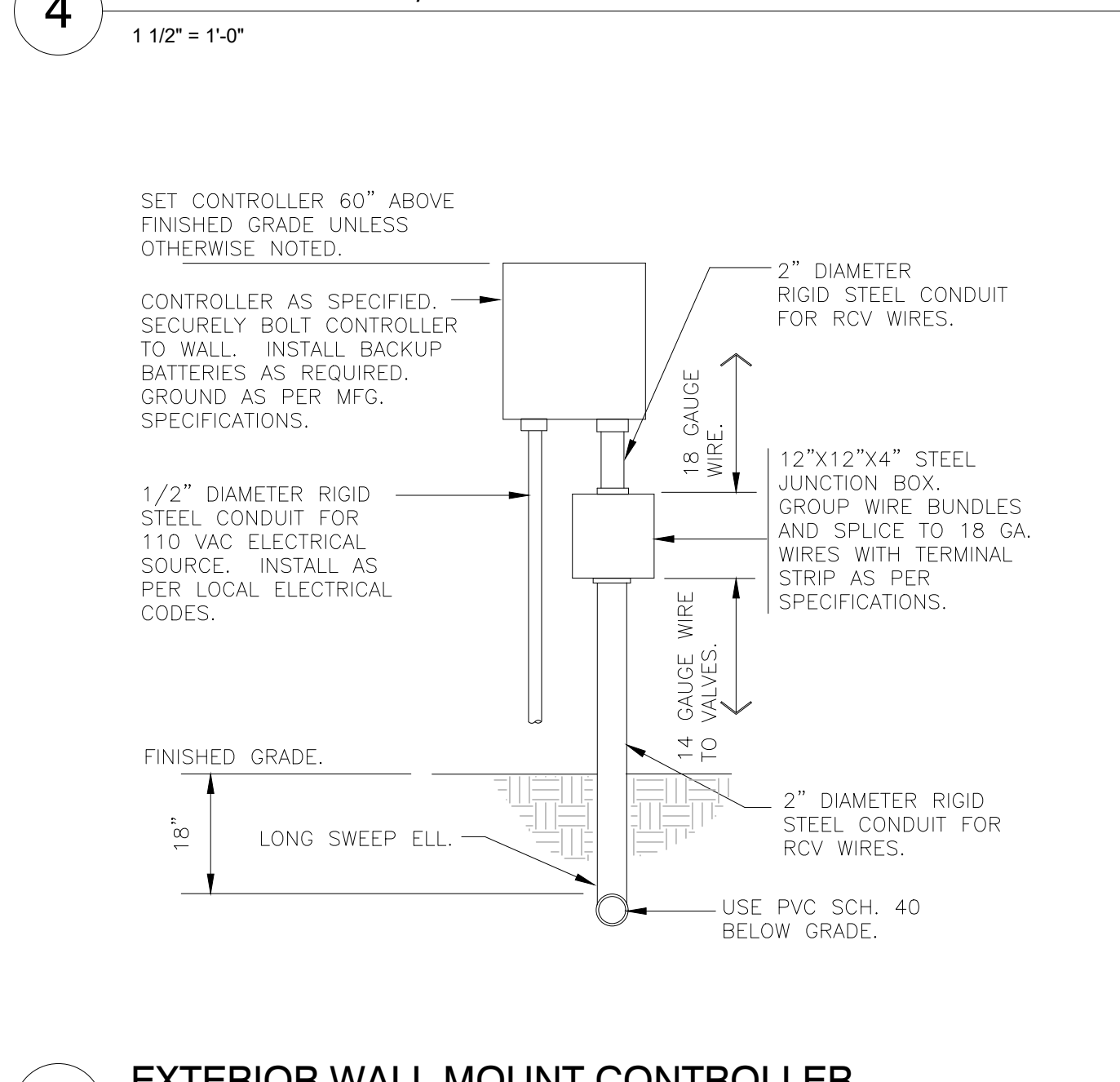
2 ISOLATION / GATE VALVE
SCALE: NTS
BASE BID - IRRIGATION ISOLATION VALVE



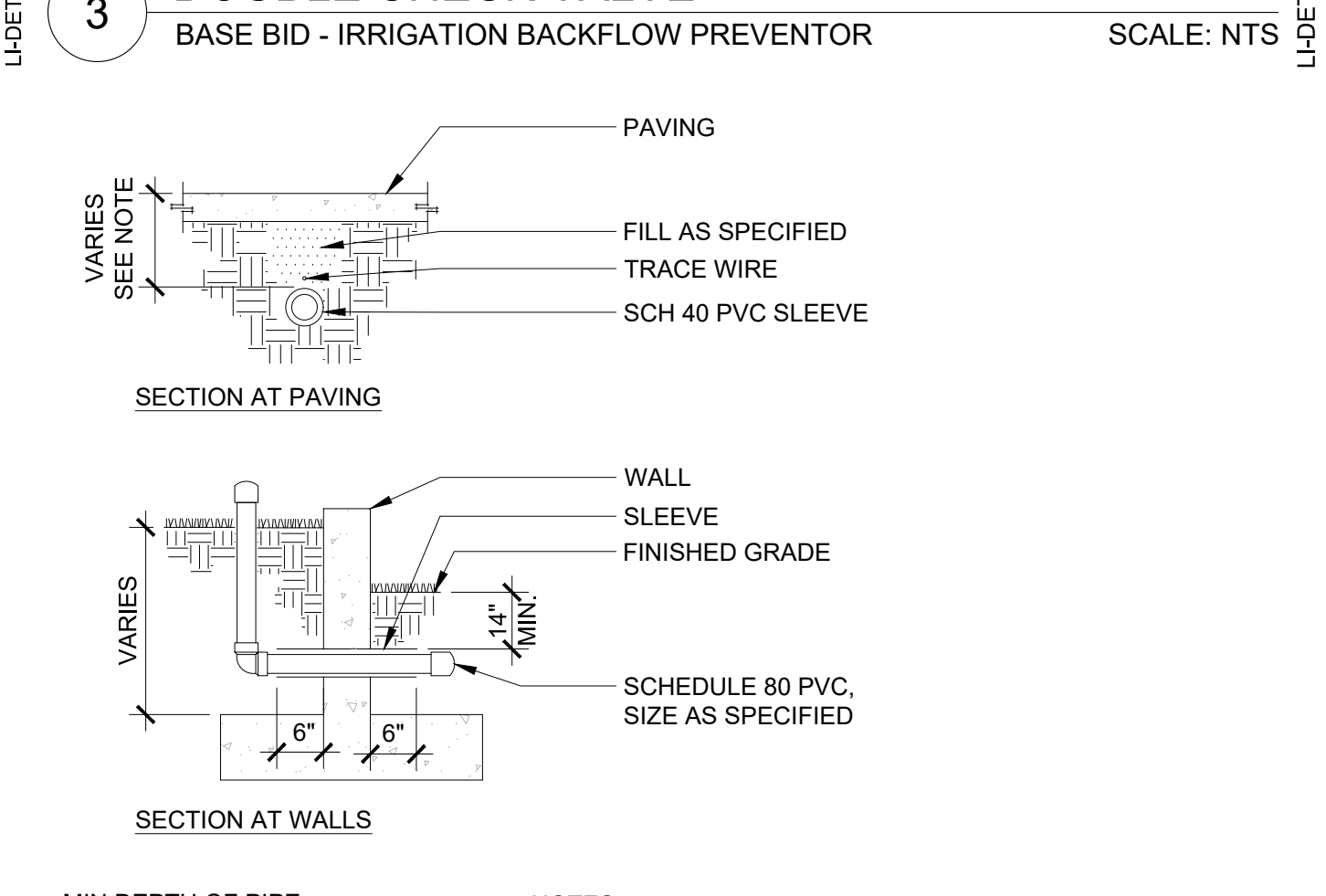
1 POINT OF CONNECTION
SCALE: NTS



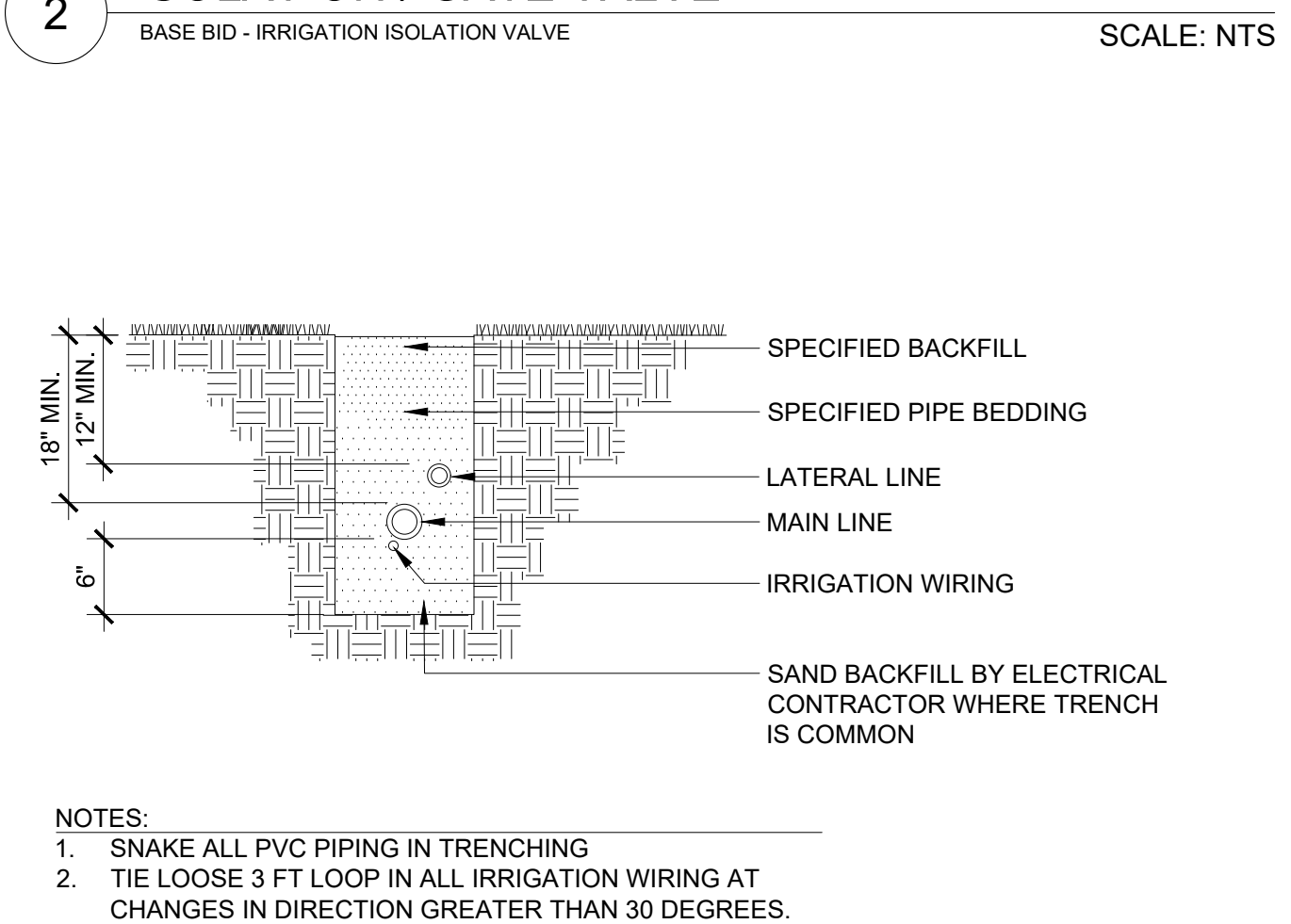
9 1" DRIP VALVE/FILTER/REGULATOR
SCALE: NTS
BID ALT 1



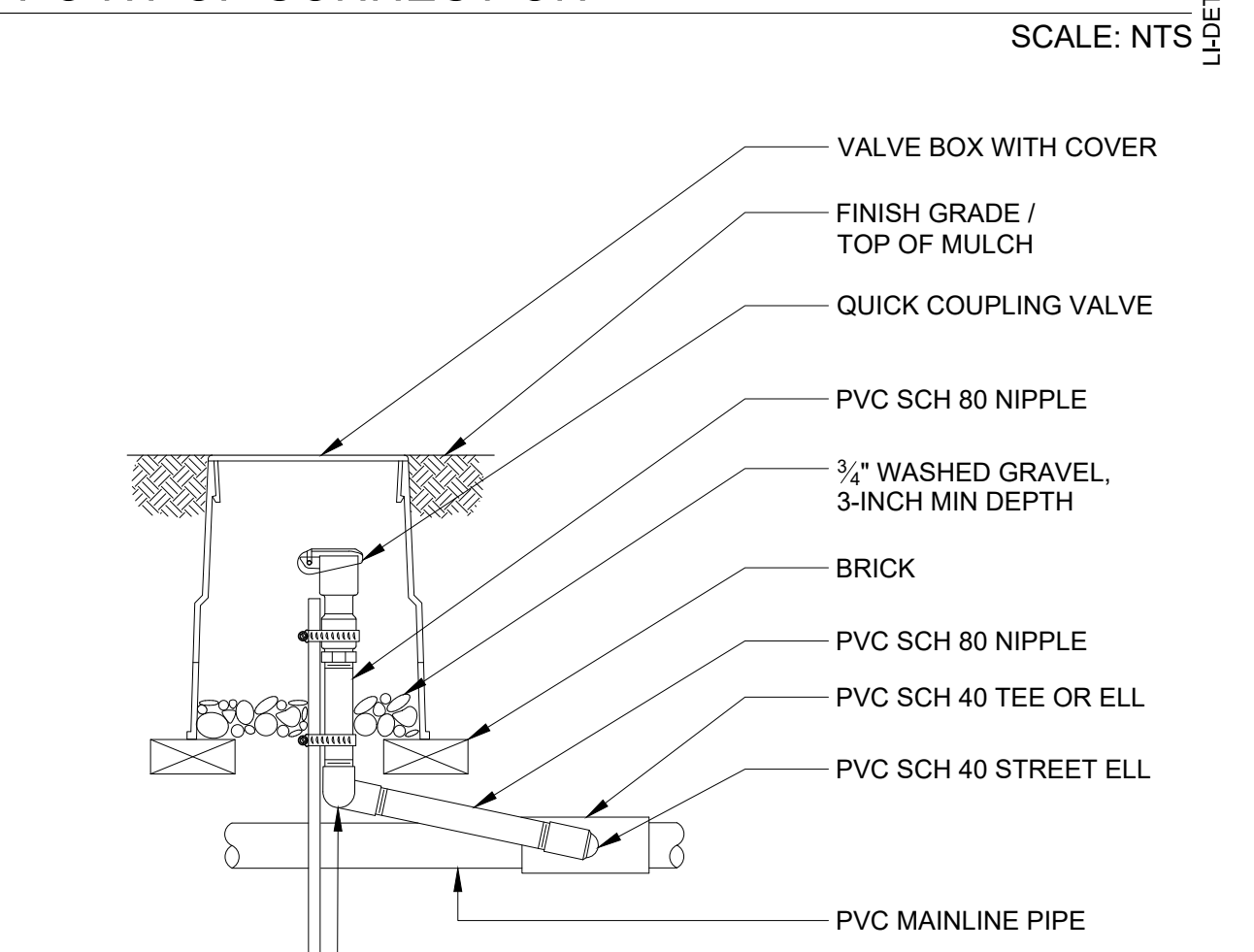
8 EXTERIOR WALL MOUNT CONTROLLER
SCALE: NTS
1" = 1'-0"



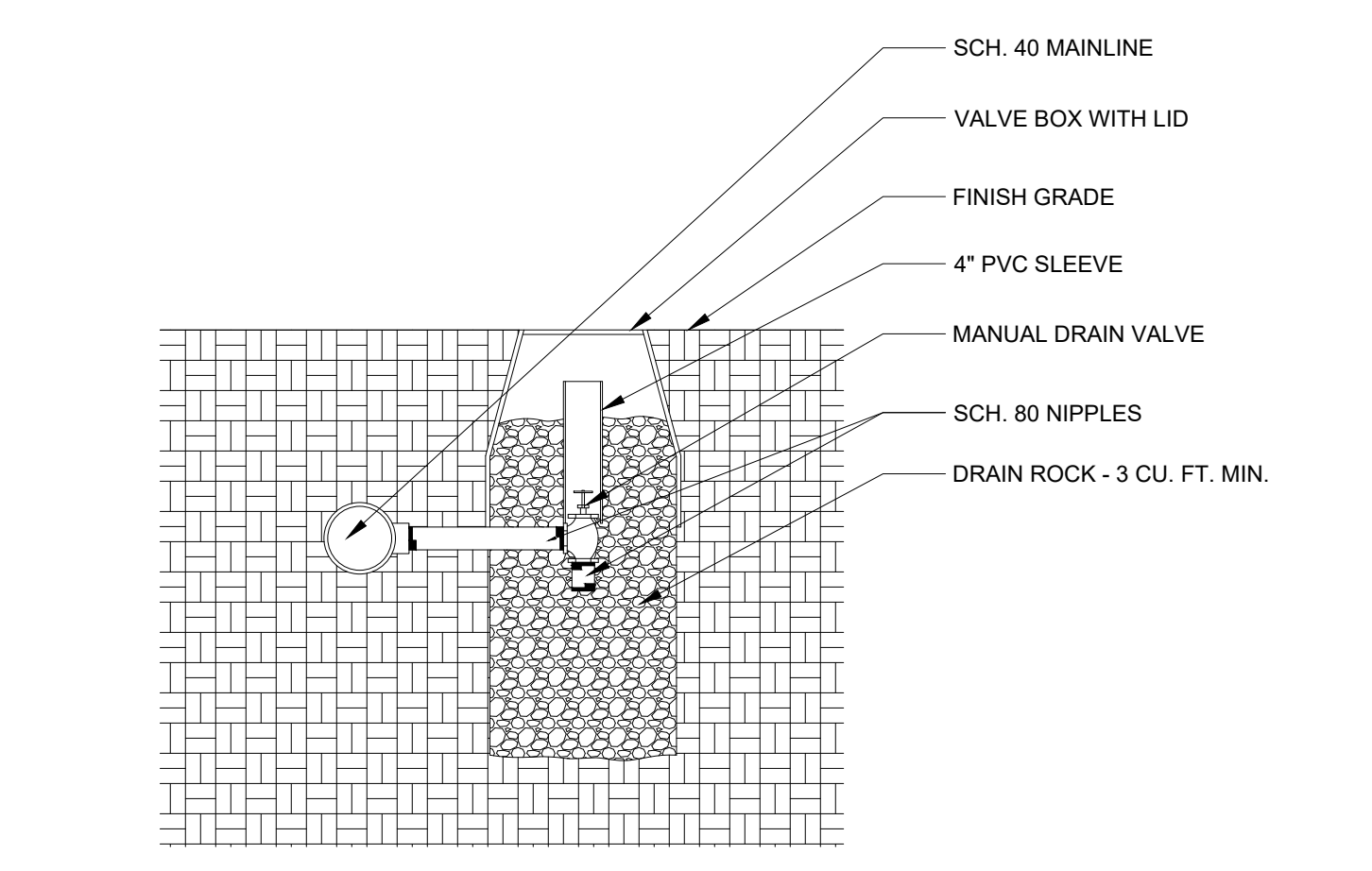
7 IRRIGATION SLEEVES
SCALE: NTS
BASE BID



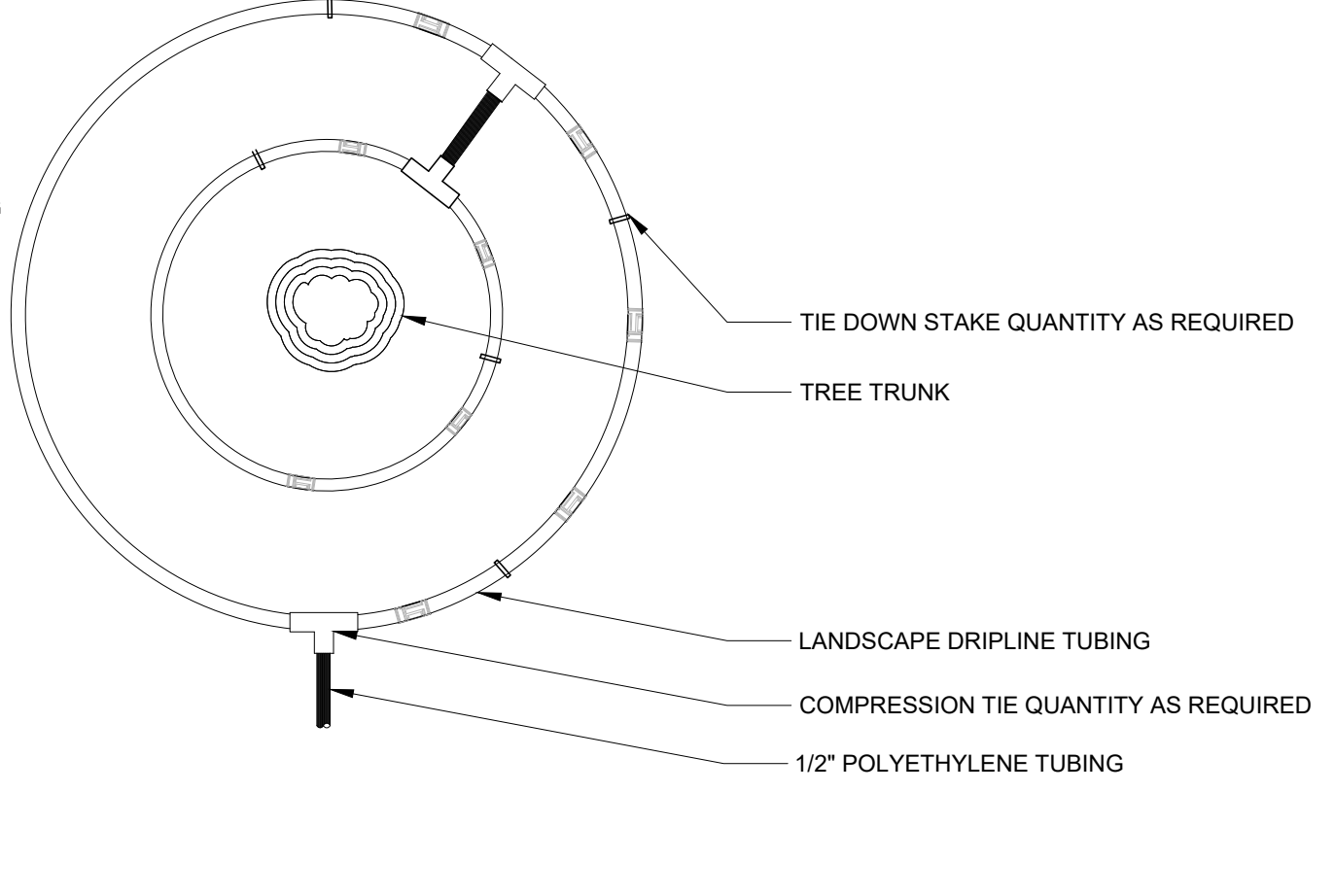
6 IRRIGATION TRENCHING (TYP)
SCALE: NTS
BASE BID



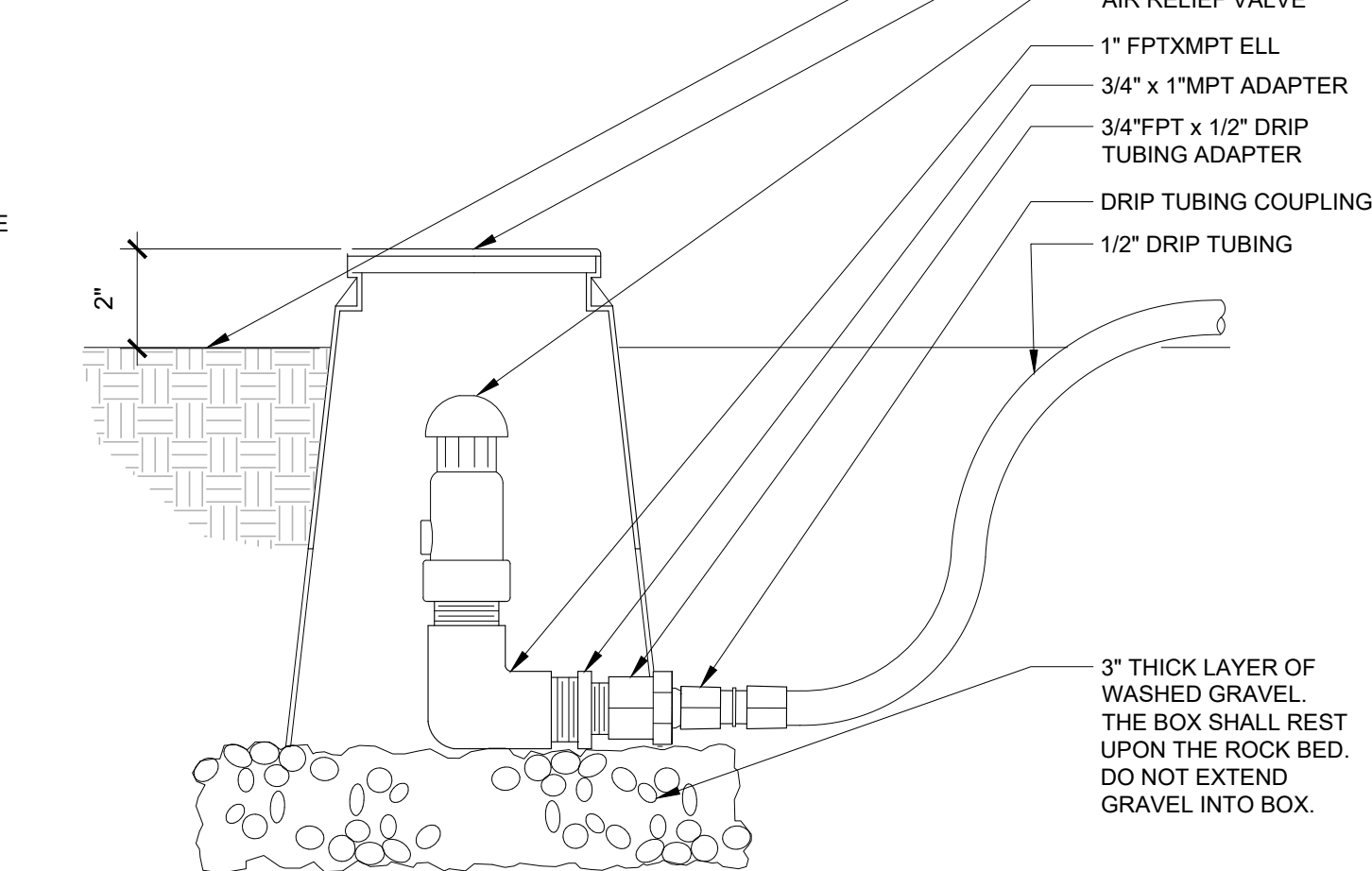
5 QUICK COUPLER VALVE
SCALE: NTS
BASE BID - IRRIGATION QUICK COUPLERS



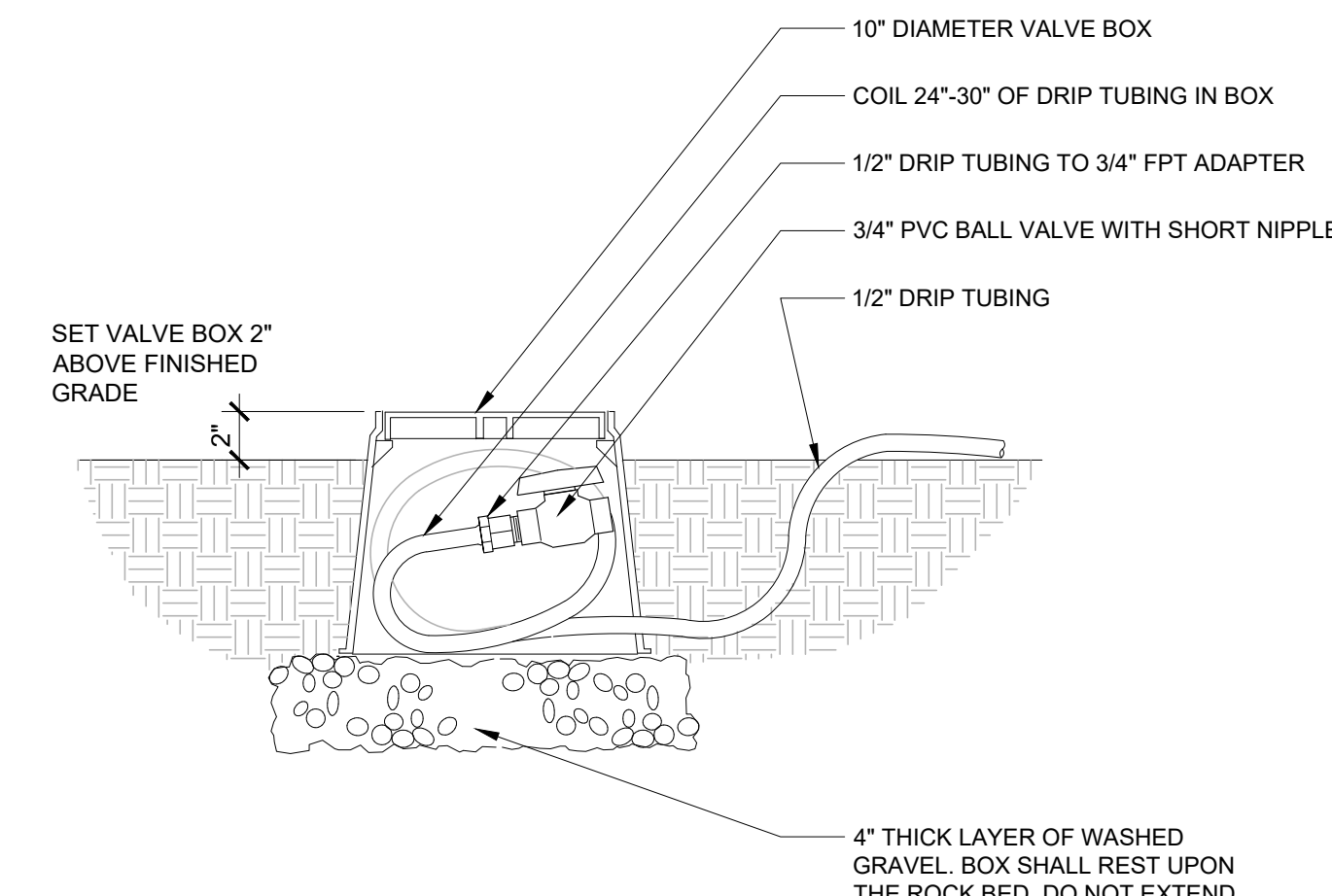
14 MANUAL DRAIN VALVE
SCALE: NTS
BID ALT 1



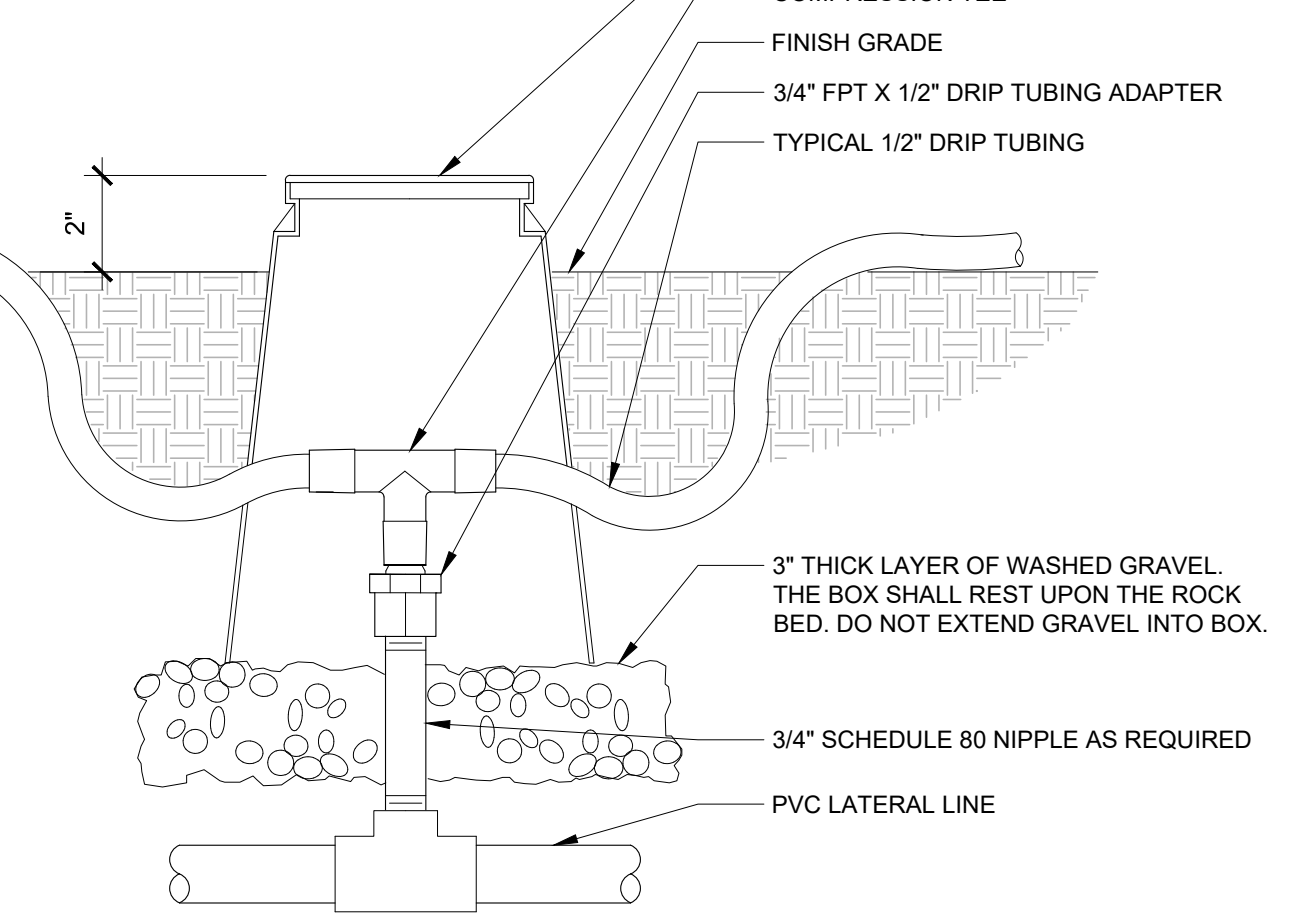
13 DRIPLINE AROUND TREE
SCALE: NTS
BID ALT 1



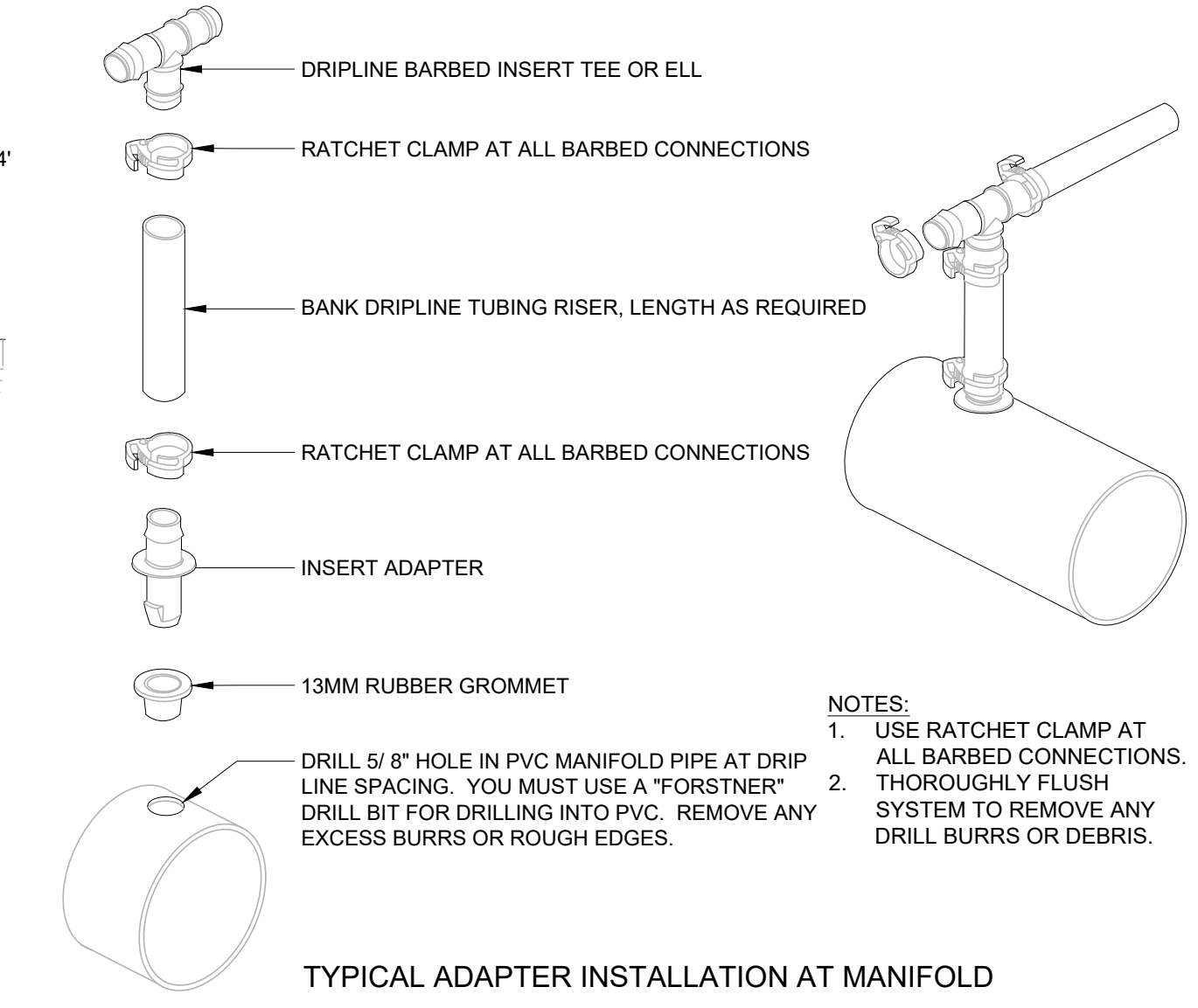
12 DRIP AIR RELIEF VALVE IN BOX
SCALE: NTS
BID ALT 1



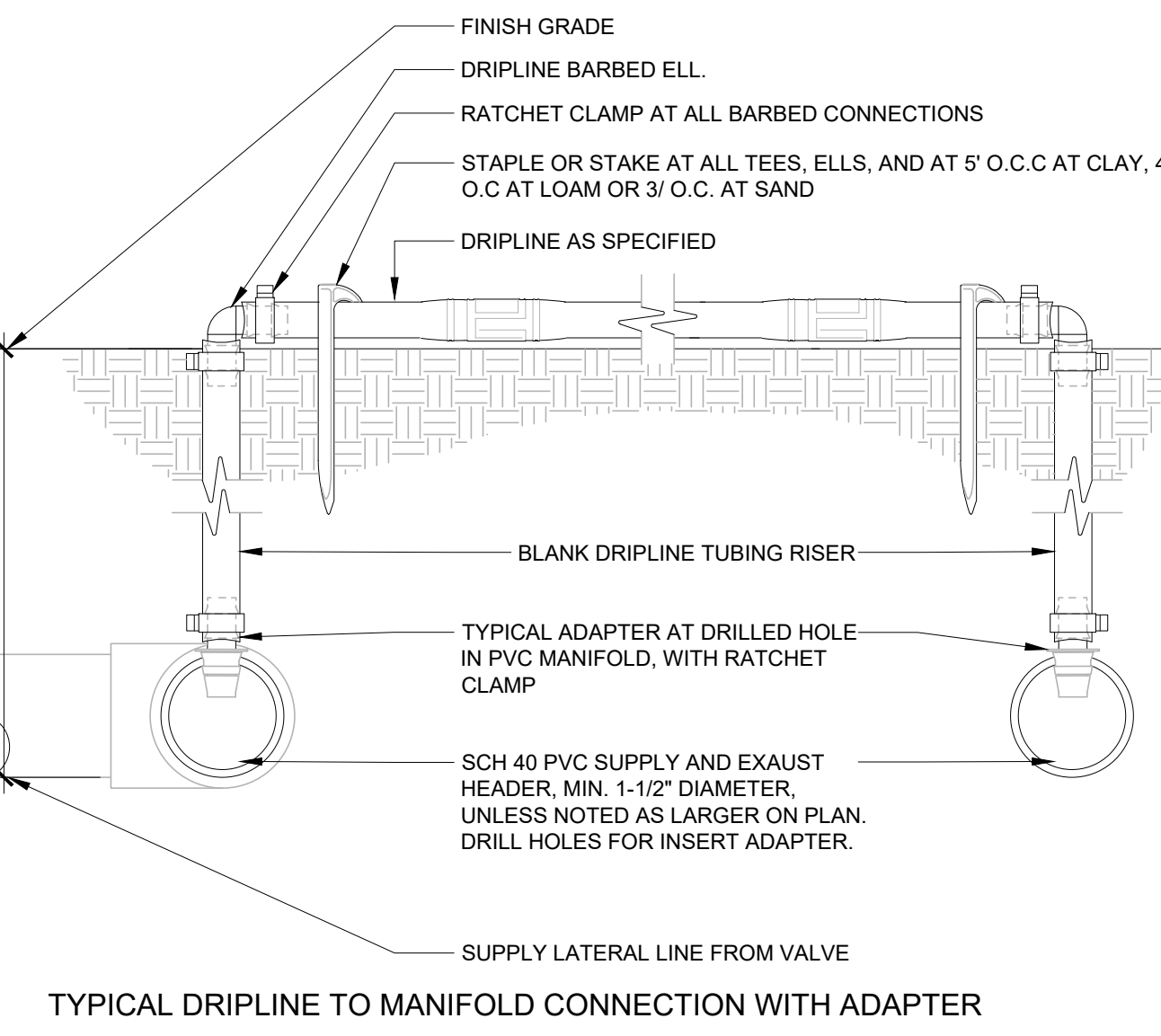
11 DRIP FLUSH VALVE
SCALE: NTS
BID ALT 1



10 ZONE CONTROL
SCALE: NTS
BID ALT 1



11 DRIP FLUSH VALVE (continued)
SCALE: NTS



10 ZONE CONTROL (continued)
SCALE: NTS

15 DRIPLINE TO MANIFOLD ADAPTER CONNECTION
SCALE: NTS

REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:
FLOOR PLAN

SHEET

A1.11

JOB NO. **2220161.01**

LEGEND

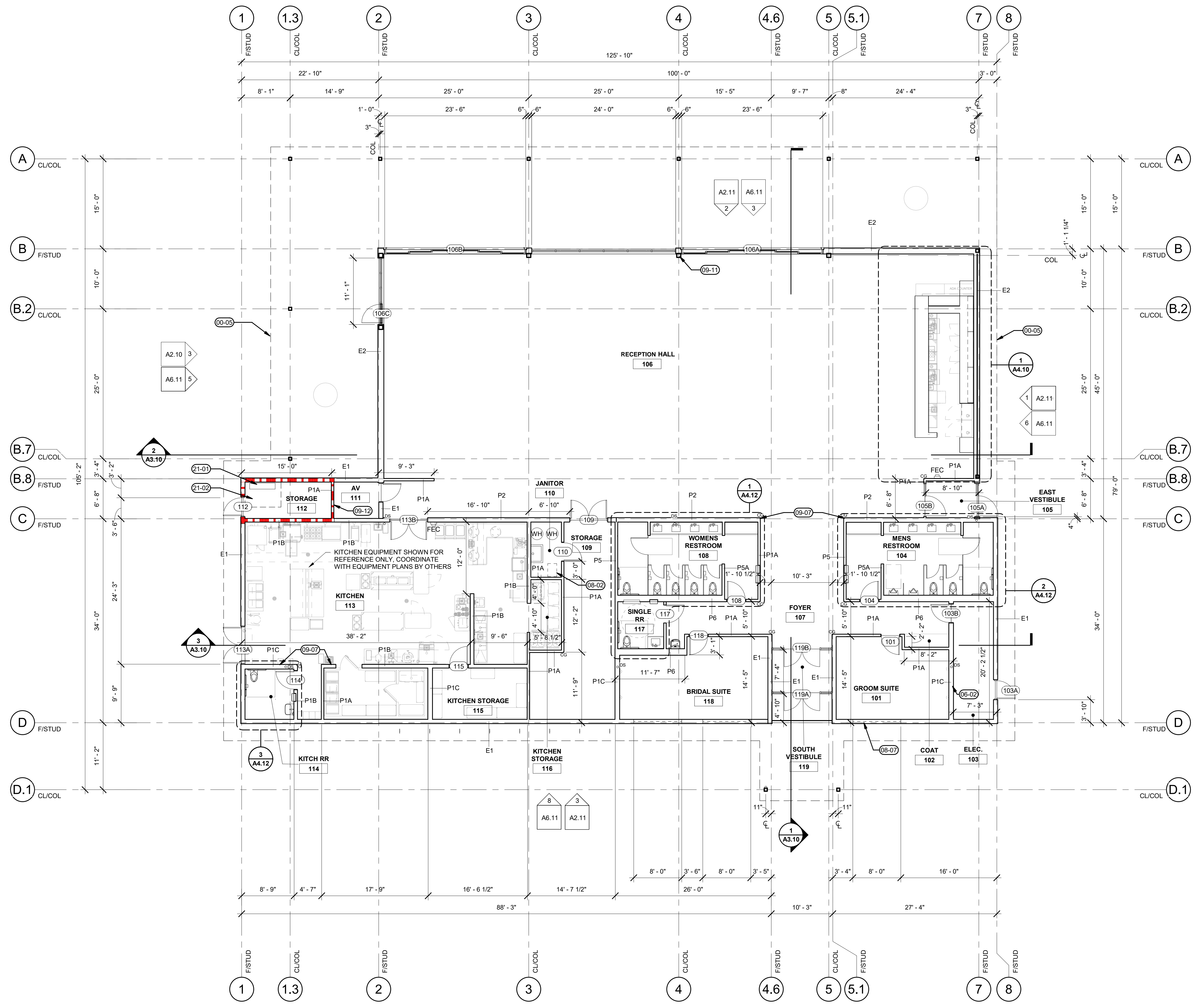
- P1A WALL PER SCHEDULE
- 1 HR FIRE BARRIER

MISC. SYMBOLS

- CENTERLINE CL
- COLUMN COL
- DOWNSPOUT LOCATION DS
- FLOOR DRAIN FD

KEYNOTES

- 00-05 ROOF ABOVE
- 06-02 PROVIDE PLYWOOD BACKING FOR ELECTRICAL
- 08-02 ROOF HATCH AND LADDER
- 08-07 STOREFRONTS ABOVE, 7' SILL HEIGHT. SEE ELEVATIONS
- 09-07 ALIGN FINISH FACE OF WALLS
- 09-11 PAINT METAL COLUMN, TYPICAL
- 09-12 PAINTED PLYWOOD BACKER FOR EQUIPMENT
- 21-01 FIRE RISER
- 21-02 FIRE RISER CLEARANCE



FIRST FLOOR PLAN
1/8" = 1'-0"

NOTE: COLOR ELEVATIONS ARE SHOWN FOR REFERENCE ONLY. SEE A2.10 FOR CONSTRUCTION ELEVATIONS



2 NORTH ELEVATION
A2.11 1/8" = 1'-0"



3 SOUTH ELEVATION
A2.11 1/8" = 1'-0"



4 WEST ELEVATION
A2.11 1/8" = 1'-0"



1 EAST ELEVATION
A2.11 1/8" = 1'-0"

Project
**EVERGREEN
LODGE
EXPANSION**

Mechanical/Electrical
SÄZÄN
GROUP
111 SW Fifth Ave, Ste 3210
Portland, Oregon 97204
Tel 503.416.2400
SAZAN# XXX-XXXX

© MACKENZIE
2023 ALL RIGHTS RESERVED
THESE DRAWINGS ARE THE PROPERTY OF
MACKENZIE AND ARE NOT TO BE USED
OR REPRODUCED IN ANY MANNER,
WITHOUT PRIOR WRITTEN PERMISSION

REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:
**BUILDING
COLORED
ELEVATIONS**

SHEET

A2.11

JOB NO. **2220161.01**



Architecture • Interiors
Planning • Engineering

Portland, OR
503.224.9560
Vancouver, WA
360.695.7879
Seattle, WA
206.743.9993

www.mcknzie.com

MACKENZIE
DESIGN DRIVEN | CLIENT FOCUSED

Client

**McMinnville
Properties, LLC**
7401 SW Washo Court,
Suite 200
Tualatin, OR 97062

Project

**EVERGREEN
LODGE
EXPANSION**

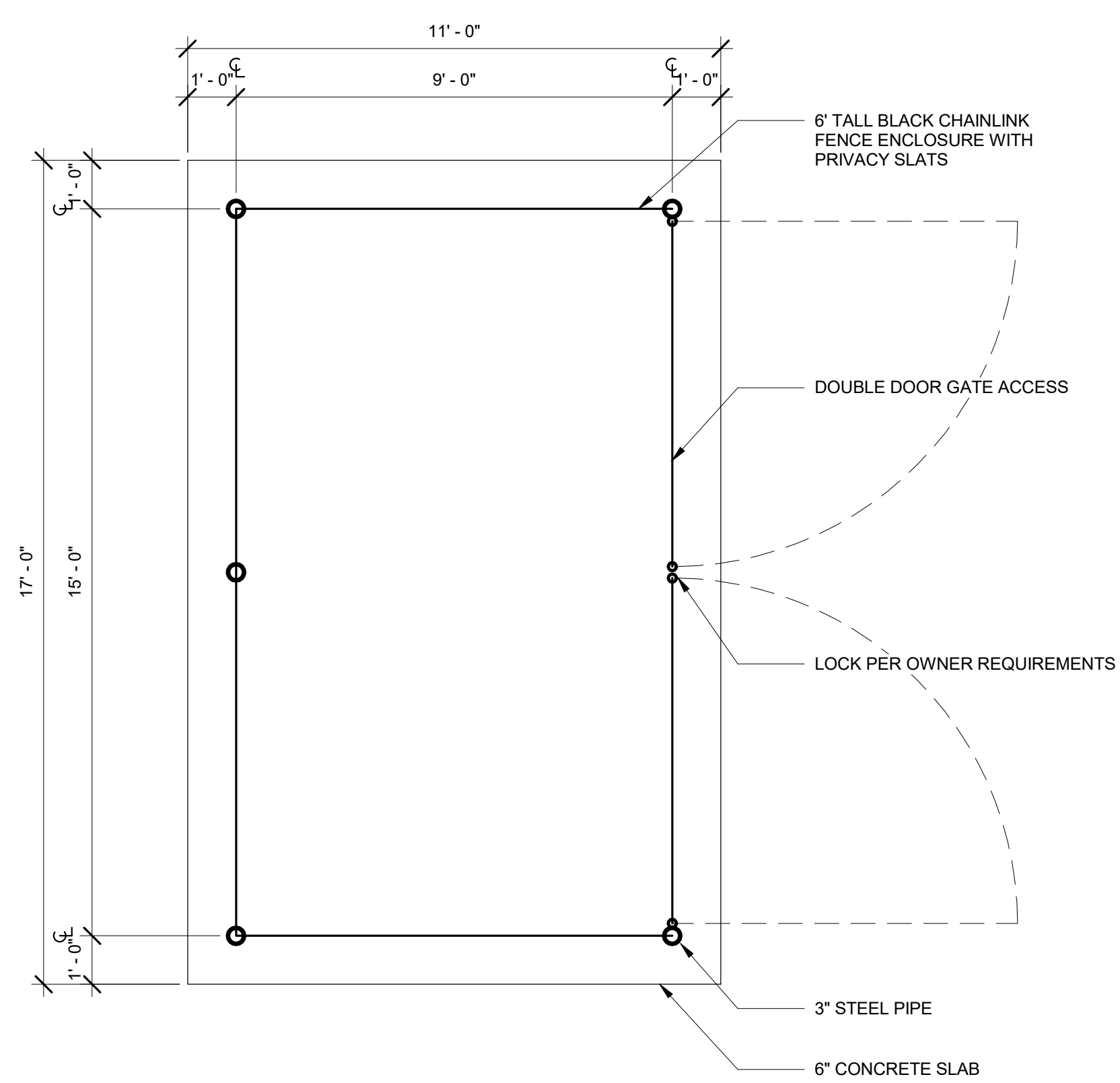
Mechanical/Electrical

SÄZÄN
GROUP

111 SW Fifth Ave, Ste 3210
Portland, Oregon 97204

Tel 503.416.2400

SAZAN# XXX-XXXX



1 ENLARGED TRASH ENCLOSURE PLAN
A5.15 3/8" = 1'-0"

© MACKENZIE
2023 ALL RIGHTS RESERVED
THESE DRAWINGS ARE THE PROPERTY OF
MACKENZIE AND ARE NOT TO BE USED
OR REPRODUCED IN ANY MANNER,
WITHOUT PRIOR WRITTEN PERMISSION

REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:
**TRASH
ENCLOSURE**

SHEET

A5.15

JOB NO. 2220161.01



Architecture • Interiors
Planning • Engineering

Portland, OR
503.224.9560
Vancouver, WA
360.695.7879
Seattle, WA
206.749.9993
www.mcknze.com

MACKENZIE
DESIGN DRIVEN | CLIENT FOCUSED

Client

**McMinnville
Properties, LLC**
7401 SW Washo Court,
Suite 200
Tualatin, OR 97062

Project

**EVERGREEN
LODGE
EXPANSION**

Mechanical/Electrical

**SÄZAN
GROUP**

111 SW Fifth Ave, Ste 3210
Portland, Oregon 97204

Tel 503.416.2400

SÄZAN# XXX-XXXX



MACKENZIE
2023 ALL RIGHTS RESERVED
THESE DRAWINGS ARE THE PROPERTY OF
MACKENZIE AND ARE NOT TO BE USED
OR REPRODUCED IN ANY MANNER
WITHOUT PRIOR WRITTEN PERMISSION

REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:
**EXTERIOR
RENDERINGS**

SHEET

A8.14

JOB NO. **2220161.01**



Architecture • Interiors
Planning • Engineering

Portland, OR
503.224.9560
Vancouver, WA
360.695.7879
Seattle, WA
206.749.9993
www.mcknzie.com

MACKENZIE
DESIGN DRIVEN • CLIENT FOCUSED

Client

**McMinnville
Properties, LLC**
7401 SW Washo Court,
Suite 200
Tualatin, OR 97062

Project

**EVERGREEN
LODGE
EXPANSION**

Mechanical/Electrical

**SAZAN
GROUP**

111 SW Fifth Ave, Ste 3210
Portland, Oregon 97204

Tel 503.416.2400

SAZAN# 532-23106



Expires: 12/31/2024

© MACKENZIE
ALL RIGHTS RESERVED
THESE DRAWINGS ARE THE PROPERTY OF
MACKENZIE AND ARE NOT TO BE USED
OR REPRODUCED IN ANY MANNER
WITHOUT PRIOR WRITTEN PERMISSION

REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:

**ELECTRICAL -
SITE
PHOTOMETRIC
PLAN**

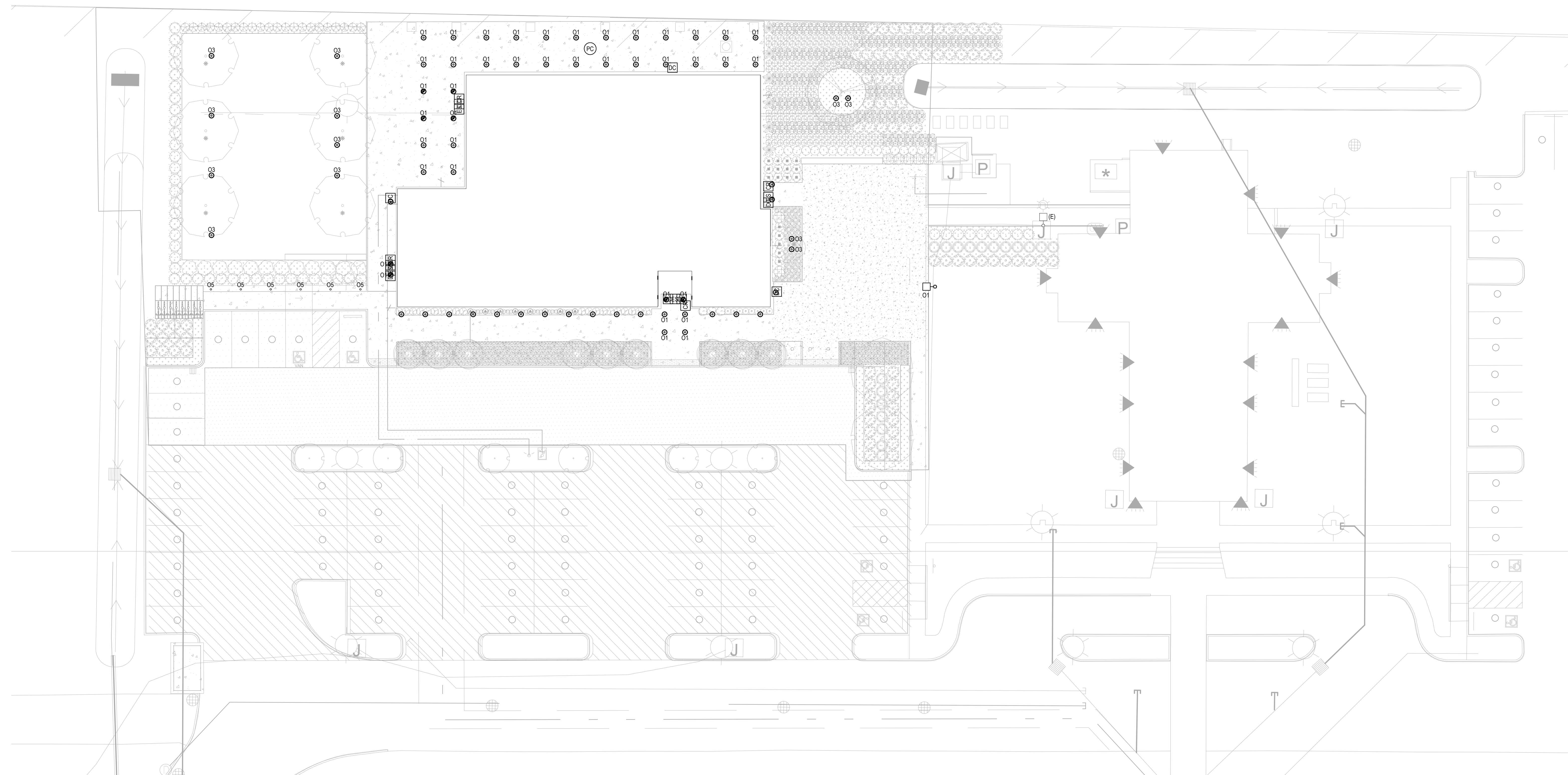
DRAWN BY: Author

CHECKED BY: Checker

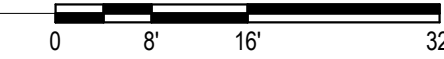
SHEET

E1.10

JOB NO. **2220161.01**



ELECTRICAL - SITE PHOTOMETRIC PLAN
1/16" = 1'-0"



MACKENZIE.

July 19, 2023

City of McMinnville
Attention: Heather Richards, Community Development Director
231 NE 5th Street
McMinnville, OR 97128

Re: **Evergreen Lodge Expansion**
Trip Generation Letter
Project Number 2220161.00

Dear Ms. Richards:

Mackenzie has prepared the following letter to present trip generation estimates for the proposed Evergreen Lodge expansion to add a building and patio area that are intended to complement the existing Evergreen Lodge as a reception hall.

INTRODUCTION

The existing Evergreen Lodge, a chapel-style building which operates as a wedding venue, is located at 500 NE Captain Michael King Smith Way. It is surrounded by the Evergreen Aviation & Space Museum (two buildings), the Wings and Waves Waterpark, and an IMAX theater/event center.

An expansion is proposed to the Evergreen Lodge, involving a separate building constructed approximately 9 feet west of the Lodge building. The building will be located within the existing parking lot, accommodated by reconfiguring parking spaces and drive aisles. The building will have 8,883 SF of building area with an additional 2,953 SF of exterior patio space, with a combined area of 11,836 SF and an occupancy capacity of 240 people.

TRIP GENERATION

The Evergreen Lodge expansion is expected to serve weddings, parties, and corporate events. Because of this, the only significant trip generation will occur during special events. We have estimated trip generation for the reception hall based on two types of events: weekday evening events such as a party, weekday daytime events such as corporate training, and weekend events such as a wedding reception. These event types and the corresponding trip generation are described below.

Weekday Evening Event

On average, evening events on a weekday are expected to begin around 7:00 PM, outside the PM peak time period. Therefore, the only related trips impacting the peak time periods would be any staff and deliveries serving the event. Approximately 15 staff members could travel to and from the reception hall before and after the event, as well as approximately four deliveries. For an event of this type, there would be no trips in the AM peak hour, and 19 entering trips and four exiting trips in the PM.



Weekday Daytime Event

For a daytime event such as a corporate training, visitors would be expected to arrive in the morning, stay all day, and leave in the afternoon. Daytime event trip generation is based on approximately 65 visitors, with a reduction of approximately 25% for carpooling. Therefore, for weekday daytime events, there would be about 49 entering trips in the AM peak hour and 49 exiting trips in the PM peak hour. Support staff trips would likely be outside these peak hours.

Weekend Event

Weekend events such as weddings are expected to generate the highest number of trips. The table seating capacity of the Evergreen Lodge expansion is about 240 people. According to the TIA scoping letter for the original Evergreen Lodge from September 2012, all previous TIA's for Evergreen developments have assumed a vehicle occupancy rate of 2.5 persons per vehicle. Therefore, weekend events would generate approximately 96 entering trips and 96 exiting trips during the day for attendees, plus an additional 40 trips for staff and deliveries. The time of these trips will depend on the start and end times of the event, and we expect most guests would arrive within an hour around the start time, but depart over a longer period of time, such as two hours.

Operational Considerations

The trip generation figures noted above are likely conservative due to the planned operations of the facility. The applicant proposes to expand the functionality of the existing Lodge wedding venue/reception hall by constructing the Reception Hall building immediately west of the existing structure, designed to serve weddings, parties, and corporate events, which are the most frequent types of renters using the existing Lodge facility. For example, the new building will allow guests at a wedding ceremony in the Lodge to proceed directly to a reception in the new Reception Hall, in lieu of having to travel to an off-site location for a reception.

The proposal to add the Reception Hall to the campus arises from observed demand from parties scheduling events at the Lodge building: being in the form of a chapel, a substantial number of reservations are for wedding ceremonies; however, because the campus lacks a suitable separate facility for wedding receptions, parties must leave the campus and proceed to a separate location for that associated function. When the Reception Hall is available, the applicant expects most if not all parties that reserve the Lodge for wedding ceremonies to also rent the Reception Hall for an immediate on-site reception. Based on that scheduling model, the trip generation impact will be reduced from all vehicles leaving in a short period after the wedding, to more spread out at the end of a reception.

Finally, both the Lodge and the Reception Hall require advance reservations, so Evergreen campus staff have the opportunity to schedule groups, based on their projected attendance, to minimize traffic impacts at peak times.

CONCLUSION

The proposed Evergreen Lodge expansion will add a second building adjacent to the existing Lodge. The building and patio will have a combined area of approximately 11,836 SF and a seating capacity of 240 people, and the facility is intended as a reception hall for weddings, business, or educational purposes. Based on the capacity and the types and timings of events expected in the space, the Evergreen Lodge expansion may generate up to 49 AM or PM peak hour trips on weekdays and up to 96 trips during a single hour on a weekend day. By comparison, a hotel previously approved along with the water park would have generated an additional 51 PM peak hour trips each weekday, so this proposed reception

City of McMinnville
Evergreen Lodge Expansion
Project Number 2220161.00
July 19, 2023
Page 3

hall will have a similar impact on days it is used as the hotel would have. Because the trips will only be generated on days the Lodge expansion is in use, there would be no trip generation impact when used for wedding receptions coupled with the chapel, and any weekday impacts would be similar impact to a prior approved hotel use, we recommend no Traffic Impact Analysis be required.

Sincerely,



Brent T. Ahrend, PE
Associate Principal | Traffic Engineer

c: Brian Varricchione – Mackenzie



EXPIRES: 12/31/23

First American Title Insurance Company NCS-974403

WHEN RECORDED, MAIL TO:
McMinnville Properties, LLC
Attn: Eric Jamieson
3550 Liberty Road S., STE 290
Salem, OR 97302
MAIL TAX STATEMENTS TO:
McMinnville Properties, LLC
Attn: Eric Jamieson
3550 Liberty Road S., STE 290
Salem, OR 97302

Yamhill County Official Records	202006016
DMR-DDMR	04/14/2020 10:48:00 AM
Stn=1014 JENSENC	
16Pgs \$80.00 \$11.00 \$5.00 \$60.00	\$156.00
I, Brian Van Bergen, County Clerk for Yamhill County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.	
Brian Van Bergen - County Clerk	

Bankruptcy Trustee's Deed

MICHAEL F. THOMSON, solely in his capacity as Chapter 11 Trustee ("Grantor") of the substantively consolidated Bankruptcy Estates of The Falls Event Center LLC (Case No. 18-25116) and The Falls at McMinnville, LLC (Case No. 18-25492), pending in the United States Bankruptcy Court for the District of Utah (the "Bankruptcy Court"), pursuant to the *Order Granting Chapter 11 Trustee's Renewed Motion to Sell Property Out of the Ordinary Course of Business, Free and Clear of All Interests and Subject to Higher and Better Offers, to McMinnville Properties, LLC, Pursuant to 11 U.S.C. § 363(b), (f), and (m); Approval of Sale Procedures, Including a Break-up Fee; and Waiver of the Stay Set Forth in Fed. R. Bankr. P. 6004(h)*, entered March 27, 2020 [Docket No. 835], a copy of which (without exhibits) is attached hereto as **Exhibit B**, (the "Bankruptcy Court Order"), in exchange for the consideration stated in the Bankruptcy Court Order and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, hereby sells, transfers, and conveys to MCMINNVILLE PROPERTIES, LLC, an Oregon limited liability company, Grantee, all of Grantor's right, title, and interest in and to certain real property located in Yamhill County, Oregon, more particularly described on the attached **Exhibit A**.

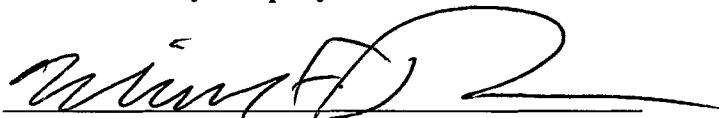
This conveyance is made "**AS IS, WHERE IS**" and is without any representations or warranties of any kind.

[Signature Page Follows]

WITNESS, the hand of said Grantor, this 9th day of April, 2020.

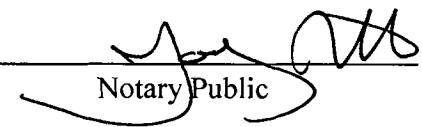
THE FALLS AT MCMINNVILLE, LLC,
an Oregon limited liability company

THE FALLS EVENT CENTER, LLC,
a Utah limited liability company

By: 
Print: MICHAEL F. THOMSON
Title: Chapter 11 Trustee, Consolidated Estate

STATE OF UTAH)
 Davis Jr) ss.
COUNTY OF ~~SALT LAKE~~)

On April 9, 2020, personally appeared before me, MICHAEL F. THOMSON, solely in his capacity as Chapter 11 Trustee (“Grantor”) of the substantively consolidated Bankruptcy Estates of The Falls Event Center LLC (Case No. 18-25116) and The Falls at McMinnville, LLC (Case No. 18-25492), pending in the United States Bankruptcy Court for the District of Utah, who, being by me duly sworn, acknowledged to me that he signed the foregoing instrument in accordance with his authority as Trustee in accordance with the *Order Granting Chapter 11 Trustee’s Renewed Motion to Sell Property Out of the Ordinary Course of Business, Free and Clear of All Interests and Subject to Higher and Better Offers, to McMinnville Properties, LLC, Pursuant to 11 U.S.C. § 363(b), (f), and (m); Approval of Sale Procedures, Including a Break-up Fee; and Waiver of the Stay Set Forth in Fed. R. Bankr. P. 6004(h)*, entered March 27, 2020 [Docket No. 835], giving him authority and that as Trustee he executed the same.


Notary Public

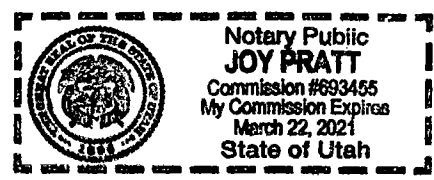


EXHIBIT A

Description of Property

PARCEL 1:

A tract of land located in the Reuben Harris Donation Land Claim No. 80 and being in Section 23, Township 4 South, Range 4 West, Willamette Meridian, Yamhill County, Oregon, more particularly described as follows:

Commencing at a point on the South line of said Harris Donation Land Claim, said point being a brass disk located at the Northwest corner of the J. White Donation Land Claim No. 81; thence along the South line of said Harris Donation Land Claim North 89°57'08" East, a distance of 1583.84 feet to its intersection with the Southerly extension of the most Southerly East line of that property conveyed to Evergreen Vintage Aircraft, Inc., by Deed recorded February 29, 2012 as Instrument No. 2012-02475, Deed Records of Yamhill County, Oregon; thence along the Southerly extension of said Evergreen Vintage Aircraft, Inc. property, North 00°20'28" East, a distance of 30.00 feet to a 5/8 inch iron rod located at the most Southerly Southeast corner thereof; thence along the most Southerly East line of said Evergreen Vintage Aircraft, Inc. property, North 00°20'28" East, a distance of 609.97 feet to the Point of Beginning; thence continuing along said most Southerly East line North 00°20'28" East, a distance of 299.76 feet to an angle point on the Easterly boundary of said Evergreen Aviation Inc. property; thence along said Easterly boundary, North 89°58'18" East, a distance of 370.00 feet to an angle point thereon; thence continuing along the Easterly boundary of said Evergreen Aviation, Inc. property, North 00°20'28" East, a distance of 491.48 feet to a 5/8 inch iron rod located at the Northeast corner thereof; thence along the North line of said Evergreen Aviation, Inc. property South 89°50'51" West, a distance of 1145.00 feet to a 5/8 inch iron rod located at the Northwest corner thereof; thence along the most Westerly line of said Evergreen Aviation, Inc. property, South 00°22'58" West, a distance of 132.01 feet to a 5/8 inch iron rod located in the most Northerly Northeast corner of that property conveyed to The Michael King Smith Foundation, by Deed recorded July 23, 2012, as Instrument No.2012-10261, Deed Records of Yamhill County, Oregon; thence along the North line of said The Michael King Smith Foundation property, South 89°54'25" West, a distance of 430.74 feet to a 5/8 inch iron rod located at the most Northerly Northwest corner thereof; thence along the most Northerly West line of said The Michael King Smith Foundation property, South 00°05'35" East, a distance of 317.02 feet to a 5/8 inch iron rod located at an angle point on the Westerly boundary thereof; thence along the most Westerly North line of said The Michael King Smith Foundation property, together with the Westerly extension thereof, South 89°55'14" West a distance of 686.36 feet to a point; thence North 00°21'50" East, a distance of 928.73 feet to a 5/8 inch iron rod located at a point on the division line between the North and South halves of said Harris Donation Land Claim; thence along said division line, South 89°03'00" East, a distance of 1264.57 feet to a point; thence departing said division line, South 00°21'50" West, a distance of 202.01 feet to a point; thence South 89°06'02" East, a distance of 130.69 feet to a point; thence North 00°24'52" East, a distance of 201.89 feet to a point on said division line; thence along said division line, South 89°03'00" East, a distance of 1866.50 feet to a point; thence departing said division line, South 00°30'00"

West, a distance of 1212.36 feet to a point; thence South 90°00'00" West, a distance of 1369.06 feet to the Point of Beginning.

SAVE AND EXCEPTING THEREFROM the following described property conveyed to Evergreen Vintage Aircraft, Inc. by Bargain and Sale Deed recorded April 30, 2013, Recorder's No. 201306508:

A tract of land in the South one-half of Section 23, Township 4 South, Range 4 West of the Willamette Meridian, in Yamhill County, Oregon, more particularly described as follows:

Commencing at the Southeast corner of the Reuben Harris Donation Land Claim No. 80; thence, along the South line of said Harris Donation Land Claim, South 89°57'08" West a distance of 3740.04 feet to a point; thence, departing said South line, North 00°20'28" East a distance of 30.00 feet to a 5/8 inch iron rod located at the most Southerly Southeast corner of that property identified as the "Museum Tract" in Schedule 2 of Lot Adjustment Deed recorded November 27, 2002, as Document No. 2002-23658, Deed Records of Yamhill County, Oregon; thence, along the Easterly boundary of said "Museum Tract", North 00°20'28" East a distance of 909.73 feet to an angle point thereon; thence, continuing along said Easterly boundary, North 89°58'18" East a distance of 370.00 feet to an angle point thereon; thence, continuing along said Easterly boundary, North 00°20'28" East a distance of 491.48 feet to a 5/8 inch iron rod and the point of beginning; thence, continuing along said Easterly boundary, North 00°20'28" East a distance of 236.40 feet to the most Northerly Northeast corner thereof; thence, along the North line of said "Museum Tract", North 89°06'02" West a distance of 1144.83 feet to a 5/8 inch iron rod located at the most Northerly Northwest corner thereof; thence, along the most Westerly line of said "Museum Tract", South 00°22'58" West a distance of 257.42 feet to a 5/8 inch iron rod; thence, departing said most Westerly line, North 89°50'51" East a distance of 1145.00 feet to the point of beginning.

PARCEL 2:

A tract of land located in the Reuben Harris Donation Land Claim No. 80 and being in Section 23, Township 4 South, Range 4 West, Willamette Meridian, Yamhill County, Oregon, more particularly described as follows:

Commencing at a point on the South line of said Harris Donation Land Claim, said point being a brass disk located at the Northwest corner of the J. White Donation Land Claim No. 81; thence along the South line of said Harris Donation Land Claim, North 89°57'08" East, a distance of 141.08 feet to the Southeast corner of the 344/1000 of a chain (22.70 feet wide) parcel of land described in Parcel 2 of that property conveyed to Evergreen Agricultural Enterprises, Inc. by Deed recorded May 15, 2003, as Instrument No. 2003-11230, Deed Records of Yamhill County, Oregon; thence along the Easterly line of said 344/1000 of a chain wide parcel, North 00°28'14" East, a distance of 30.00 feet to its intersection with the Northerly right of way line of Three Mile Lane; thence continuing along the Easterly line of said 344/1000 of a chain wide parcel, North 00°28'14" East, a distance of 752.64 feet to the Point of Beginning; thence continuing along said 344/1000 of a chain wide parcel, North 00°28'14" East, a distance of 173.86 feet to a 5/8 inch iron rod located at the Northeast corner thereof, said point being also on the Southerly line of the

23.00 foot wide parcel of land described in Parcel 2 of said Instrument No. 2003-11230; thence along the Southerly line of said 23.00 foot wide parcel North 89°55'14" East a distance of 0.15 feet to the most Southerly Southeast corner thereof; thence along the Easterly boundary of said 23.00 foot wide parcel North 00°28'14" East, a distance of 23.00 feet to a 5/8 inch iron rod; thence South 89°55'14" West, a distance of 449.37 feet; thence South 00°21'50" West a distance of 197.77 feet to a point; thence North 89°48'13" East, a distance of 448.86 feet to the Point of Beginning.

PARCEL 3:

A tract of land located in the Reuben Harris Donation Land Claim No. 80 and being in Section 23, Township 4 South, Range 4 West, Willamette Meridian, Yamhill County, Oregon, more particularly described as follows:

Commencing at a point on the South line of said Harris Donation Land Claim, said point being a brass disk located at the Northwest corner of the J. White Donation Land Claim No. 81; thence along the South line of said Harris Donation Land Claim, North 89°57'08" East, a distance of 141.08 feet to the Southeast corner of the 344/1000 of a chain (22.70 feet) wide parcel of land described in Parcel 2 of that property conveyed to Evergreen Agricultural Enterprises, Inc., by Deed recorded May 15, 2003, as Instrument No. 2003-11230, Deed Records of Yamhill County, Oregon; thence along the Easterly line of said 344/1000 of a chain wide parcel, North 00°28'14" East, a distance of 30.00 feet to its intersection with the Northerly right of way line of Three Mile Lane; thence continuing along the Easterly line of said 344/1000 of a chain wide parcel, North 00°28'14" East, a distance of 752.64 feet to the Point of Beginning; thence continuing along the Easterly line of said 344/1000 of a chain wide parcel, North 00°28'14" East, a distance of 173.86 feet to a 5/8 inch iron rod located at the Northeast corner thereof, said point being also on the Southerly line of the 23.00 foot wide parcel of land described in Parcel 2 of Instrument No. 2003-11230; thence along the Southerly line of said 23.00 foot wide parcel North 89°55'14" East a distance of 0.15 feet to the most Southerly Southeast corner thereof; thence along the Easterly boundary of said 23.00 foot wide parcel North 00°28'14" East, a distance of 23.00 feet to a 5/8 inch iron rod; thence departing said Easterly boundary, North 89°55'14" East, a distance of 236.99 feet to a 5/8 inch iron rod; thence North 00°05'35" West, a distance of 317.02 feet to a 5/8 inch iron rod; thence North 89°54'25" East, a distance of 430.74 feet to a 5/8 inch iron rod located on the Westerly boundary of that property conveyed to Evergreen Vintage Aircraft, Inc., by Deed recorded February 29, 2012, as Instrument No. 2012-02475, Deed Records of Yamhill County, Oregon; thence along the Westerly boundary of said Evergreen Vintage Aircraft, Inc. property, South 00°22'58" West, a distance of 357.23 feet to a 5/8 inch iron rod located at an angle point thereon; thence continuing along said Westerly boundary North 89°54'46" East, a distance of 236.33 feet to a 5/8 inch iron rod located at an angle point thereon; thence continuing along said Westerly boundary South 00°19'30" West, a distance of 154.95 feet; thence departing said Westerly boundary, South 89°48'13" West, a distance of 902.04 feet to the Point of Beginning.

PARCEL 4:

A tract of land located in the Reuben Harris Donation Land Claim No. 80 and the V. Snelling Donation Land Claim No. 52 and being in Sections 22 and 23, Township 4 South, Range 4 West, Willamette Meridian, Yamhill County, Oregon, more particularly described as follows:

Commencing at a point on the South line of said Harris Donation Land Claim, said point being a brass disk located at the Northwest corner of the J. White Donation Land Claim No. 81; thence along the South line of said Harris Donation Land Claim North 89°57'08" East, a distance of 118.38 feet to the Southwest corner of the 344/1000 of a chain (22.70 feet) wide parcel of land described in Parcel 2 of that property conveyed to Evergreen Agricultural Enterprises, Inc., by Deed recorded May 15, 2003, as Instrument No. 2003-11230, Deed Records of Yamhill County, Oregon; thence along the Westerly line of said 344/1000 of a chain wide parcel, North 00°28'14" East, a distance of 30.00 feet to its intersection with the Northerly right of way line of Three Mile Lane and the Point of Beginning; thence along said northerly right of way line, North 89°57'08" East, a distance of 926.63 feet to a 5/8 inch iron rod located in the most Southerly Southwest corner of that property conveyed to Evergreen Vintage Aircraft, Inc., by Deed recorded February 29, 2012 as Instrument No. 2012-02457, Deed Records of Yamhill County, Oregon; thence along the Westerly boundary of said Evergreen Vintage Aircraft, Inc. property, North 00°19'30" East, a distance of 754.96 feet to a point; thence departing said Westerly boundary, South 89°48'14" West, a distance of 1350.91 feet to a point; thence North 00°21'50" East, a distance of 1126.51 feet to a 5/8 inch iron rod located at a point on the division line between the North and South halves of said Harris Donation Land Claim; thence along said division line, South 89°03'00" East, a distance of 1264.57 feet to a point; thence departing said division line, South 00°21'50" West, a distance of 202.01 feet to a point; thence South 89°06'02" East, a distance of 130.69 feet to a point; thence North 00°24'52" East, a distance of 201.89 feet to a point on said division line; thence along said division line, North 89°03'00" West, a distance of 6.65 feet to a 5/8 inch iron rod located at the most Easterly corner of that property conveyed to Delford M. Smith, Trustee of the Michael King Smith Foundation UTA dated November 15, 2006, by Deed recorded November 14, 2013, as Instrument No. 2013-17383, Deed Records of Yamhill County, Oregon; thence along the Northeast line of said property described in Instrument No. 2013-17383, North 50°51'00" West, a distance of 1130.00 feet to a 5/8 inch iron rod; thence continuing along said Northeast line, North 50°51'00" West, a distance of 223 feet, more or less, to the center of the Yamhill River; thence running upstream in a Westerly direction along the center of the Yamhill River to its intersection with said division line between the North and South halves of said Harris Donation Land Claim and the most Westerly corner of said property described in Instrument No. 2013-17383, said point being also on the North line of that property described as Parcel 1 of "Tax Lot 1300 aka Parcel 2" in Deed to Evergreen Vintage Aircraft, Inc., recorded November 27, 2002, as Instrument No. 2002-23658, Deed Records of Yamhill County, Oregon; thence North 89°03'00" West along the North line of said property described in Instrument No. 2002-23658 to the most Northerly Northwest corner thereof, said point being on the Northwest line of said Reuben Harris Donation Land Claim; thence South 51°59'54" West along the Northwest line of said Reuben Harris Donation Land Claim to the most Westerly Northwest corner of said property described in Instrument No. 2002-23658 being North 32°01'45" West, 177.00 feet, more or less from a 5/8 inch iron rod set in CS-12840 Yamhill

County Records; thence in a Southeasterly direction following the courses of the Southwesterly boundary of said property described in Instrument No. 2002-23658; South 32°01'45" East, 440.30 feet; thence South 56°03'45" East, 288.85 feet; thence South 45°39'07" East, 335.42 feet to a stone located at the Southwest corner thereof; thence along the South line of said property described in Instrument No. 2002-23658, North 88°38'24" East, a distance of 260.46 feet to a 1 inch iron pipe set in CS 3725, Yamhill County Survey Records to the Northwest corner of that property conveyed to Delford M. Smith, Trustee of the Michael King Smith Foundation UTA dated November 15, 2006, by Deed recorded November 14, 2013, as Instrument No. 2013-17384, Deed Records of Yamhill County, Oregon; thence along the Westerly boundary of said property described in Instrument No. 2013-17384 South 00°06'57" East, a distance of 231.90 feet, more or less, to an angle point thereon; thence continuing along said Westerly boundary, South 64°52'52" East, a distance of 365.15 feet to an angle point thereon; thence continuing along said Westerly boundary, South 00°06'57" East, a distance of 63.17 feet to a point on the Northerly boundary of that property awarded to the State of Oregon, by and through its Department of Transportation (ODOT), as set forth in Stipulated General Judgment, Case No. CV020279 in the Circuit Court for the County of Yamhill, State of Oregon, entered June 14, 2004 and recorded June 24, 2004, as Instrument No. 2004-12481, Deed Records of Yamhill County, Oregon; thence along the Northerly boundary of said ODOT property, South 84°00'53" East, a distance of 7.17 feet, more or less, to an angle point thereon; thence continuing along the Northerly boundary of said ODOT property, North 84°32'55" East, a distance of 111.98 feet to an angle point thereon; thence continuing along the Northerly boundary of said ODOT property, South 87°30'08" East, a distance of 254.87 feet to an angle point thereon; thence continuing along the Northerly boundary of said ODOT property, South 50°55'50" East, a distance of 471.43 feet to an angle point thereon; thence continuing along the Northerly boundary of said ODOT property, South 62°21'11" East, a distance of 137.16 feet to the Westerly line of said 344/1000 of a chain wide parcel of land; thence along the Westerly line of said 344/1000 of a chain wide parcel of land, South 00°28'14" West, distance of 118.39 feet, more or less, to the Point of Beginning.

PARCEL 5:

A tract of land located in the Reuben Harris Donation Land Claim No. 80 and being in Sections 23 and 24, Township 4 South, Range 4 West, Willamette Meridian, Yamhill County, Oregon, more particularly described as follows:

That property described in deed to Delford M. Smith, Trustee of the Michael King Smith Foundation UTA dated November 15, 2006 and recorded November 14, 2013, as Instrument No. 2013-17385, Deed Records of Yamhill County, Oregon, more particularly described as follows:

Beginning at an iron pipe on the division line between the North and South Halves of said Donation Land Claim, 20.441 chains North 88°47' West of an iron pipe at the Southeast corner of the North half of said Donation Land Claim; running thence North 27.918 chains to an iron pipe set on the South margin of a 40 foot road now there; thence North 89°49' West along the South line of said roadway, 30.797 chains to an iron pipe; thence South 14.534 chains to an iron

pipe; thence North 89°49' West 9.195 chains to an iron pipe; thence South 12.66 chains to an iron pipe; thence South 88°47' East 39.975 chains to the Place of Beginning.

TOGETHER WITH the following described tract of land:

Commencing at an iron pipe located at the Southeast corner of said property described in Instrument No. 2013-17385; thence along the South line of said property described in Instrument No. 2013-17385, North 89°03'00" West, a distance of 784.47 feet to the Northeast corner of that property conveyed to The Michael King Smith Foundation, by Deed recorded February 29, 2012, as Instrument No. 2012-02476, Deed Records of Yamhill County, Oregon and the Point of Beginning; thence along the Easterly line of said property described in Instrument No. 2012-02476, South 00°29'31" West, a distance of 1448.63 feet to the most Easterly Southeast corner thereof, said point being on the North line of Parcel 5 of that property conveyed to H & R Burch Limited Partnership, by Deed recorded December 13, 1993 in Film Volume 299, Page 1369, Deed Records of Yamhill County, Oregon; thence along the North line of said H & R Limited Partnership property, South 89°57'08" West, a distance of 299.80 feet to the Northwest corner thereof; thence along the West line of said H & R Burch Limited Partnership property, South 00°26'38" West, a distance of 368.59 feet to a point on the Northerly right of way line of Three Mile Lane (30.00 feet Northerly of the South line of said Harris Donation Land Claim, when measured at right angles); thence along said Northerly right of way line, South 89°57'08" West, a distance of 1296.25 feet to a 5/8 inch iron rod located at the most Southerly Southeast corner of that property conveyed to Evergreen Vintage Aircraft, Inc., by Deed recorded February 2, 2012, as Instrument No. 2012-02457, Deed Records, Yamhill County, Oregon; thence along the most Southerly East line of said Evergreen Vintage Aircraft, Inc. Tax Lot 400 Adjusted property, North 00°20'28" East, a distance of 609.97 feet to a point; thence departing said most Southerly East line, North 90°00'00" East, a distance of 1369.06 feet to a point; thence North 00°30'00" East, a distance of 1212.36 feet to a point on the South line of said property described in Instrument No. 2013-17385; thence along the South line of said property described in Instrument No. 2013-17385, South 89°03'00" East, a distance of 228.12 feet to the Point of Beginning.

SAVE AND EXCEPTING THEREFROM any portion thereof appropriated by the State of Oregon, by and through its Department of Transportation in Stipulated Final Judgment CV89-120, recorded February 26, 1991 in Film Volume 252, Page 725, Deed Records.

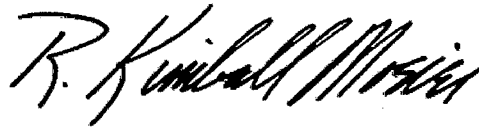
ALSO SAVE AND EXCEPTING THEREFROM that portion conveyed to the City of McMinnville, a municipal corporation, by Dedication of Easement and Right of Way recorded in Instrument No. 2003-04463, Deed Records.

EXHIBIT B

Bankruptcy Court Order (without exhibits)

This order is SIGNED.

Dated: March 27, 2020



**R. KIMBALL MOSIER
U.S. Bankruptcy Judge**



Prepared and submitted by:

Michael F. Thomson (#9707)
Peggy Hunt (#6060)
John J. Wiest (#15767)
DORSEY & WHITNEY LLP
111 South Main Street, 21st Floor
Salt Lake City, UT 84111-2176
Telephone: (801) 933-7360
Facsimile: (801) 933-7373
Email: thomson.michael@dorsey.com
hunt.peggy@dorsey.com
wiest.john@dorsey.com

Attorneys for Michael F. Thomson, Chapter 11 Trustee

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF UTAH**

<p>In re:</p> <p>THE FALLS EVENT CENTER LLC; THE FALLS AT GILBERT, LLC; THE FALLS AT MCMINNVILLE, LLC; THE FALLS AT ST. GEORGE, LLC; THE FALLS AT FRESNO, LLC; THE FALLS AT CLOVIS, LLC; THE FALLS OF LITTLETON, LLC; THE FALLS AT CUTTEN ROAD, LLC; THE FALLS AT STONE OAK PARKWAY, LLC; THE FALLS AT BEAVERTON, LLC; THE FALLS AT ROSEVILLE, LLC; AND THE FALLS AT AUSTIN BLUFFS, LLC</p> <p>Consolidated Debtors.</p>	<p>Bankr. Case Nos. 18-25116; 18-25419; 18-25492; 18-26653; 18-27713; 18-28140; 18-27111; and 19-27803</p> <p>(Substantively Consolidated under Case No. 18-25116)</p> <p>Chapter 11</p> <p>The Honorable R. Kimball Mosier</p>
<p>In re:</p> <p>THE FALLS AT MCMINNVILLE, LLC</p> <p>Debtor.</p>	<p>Bankr. Case No. 18-25492</p> <p>Chapter 11</p> <p>The Honorable R. Kimball Mosier</p>

ORDER GRANTING CHAPTER 11 TRUSTEE'S RENEWED MOTION TO SELL PROPERTY OUT OF THE ORDINARY COURSE OF BUSINESS, FREE AND CLEAR OF ALL INTERESTS AND SUBJECT TO HIGHER AND BETTER OFFERS, TO MCMINNVILLE PROPERTIES, LLC, PURSUANT TO 11 U.S.C. § 363(b), (f) AND (m); APPROVAL OF SALE PROCEDURES, INCLUDING A BREAK-UP FEE; AND WAIVER OF THE STAY SET FORTH IN FED. R. BANKR. P. 6004(h)

The matter before the Court is the *Chapter 11 Trustee's Renewed Motion to Sell Property Out of the Ordinary Course of Business, Free and Clear of All Interests and Subject to Higher and Better Offers, to McMinnville Properties, LLC, Pursuant to 11 U.S.C. § 363(b), (f), and (m); Approval of Sale Procedures, Including a Break-up Fee; and Waiver of the Stay Set Forth in Fed. R. Bankr. P. 6004(h)* (the "Renewed Motion") [TFEC Docket No. 777; TFM Docket No. 239], filed on March 3, 2020, by Michael F. Thomson, the duly appointed Chapter 11 Trustee (the "Trustee") of the consolidated estate for the above-referenced Debtors (the "Consolidated Estate") and, in that capacity, as the Chapter 11 Trustee of The Falls Event Center LLC ("TFEC"), which is the sole member and manager of The Falls at McMinnville, LLC ("TFM"). The Motion is supported by: (i) the *Declaration of Eric W. Jamieson* [TFEC Docket No. 574; TFM Docket No. 150] (the "Jamieson Declaration"); (ii) the *Declaration of Michael F. Thomson, Chapter 11 Trustee* [TFEC Docket No. 778; TFM Docket No. 240] (the "Trustee Declaration"); and the *Declaration of David N. Bateman* [TFEC Docket No. 780; TFM Docket No. 242] (the "Bateman Declaration"); together with the Jamieson Declaration and the Trustee Declaration, the "Declarations").

In the Motion, the Trustee seeks Court approval of certain "Sale Procedures," and authorization to enter into the transaction set forth in the *Purchase and Sale Agreement* (the "PSA") attached to the Renewed Motion as Exhibit 1 and the *First Amendment to Purchase and*

Sale Agreement attached to the Renewed Motion as Exhibit 2 (“PSA Amendment”) (collectively, the “Agreement”). The Agreement involves the sale of certain real and personal property more fully described in the Agreement and the Renewed Motion (the “Property”) to McMinnville Properties, LLC, free and clear of all interests and subject to higher and better offers, pursuant to 11 U.S.C. § 363(b), (f), and (m), and Rules 2002, 6004, and 9014 of the Federal Rules of Bankruptcy Procedure (the “Bankruptcy Rules”).

The Motion and Declarations were properly served through the Court’s CM/ECF system on all parties that have requested electronic service in this case and via U.S. Mail on all parties who have requested notice by no later than March 3, 2020. *See* Motion (Certificate of Service); Trustee Declaration (Certificate of Service); Jamieson Declaration (Certificate of Service); “Certificate of Service of Jamieson Declaration” [TFEC Docket No. 806; TFM Docket No. 254]; “Certificate of Service of Bateman Declaration” [TFEC Docket No. 783; TFM Docket No. 244]. In addition, a *Notice of Final Hearing on and Opportunity to Object to Chapter 11 Trustee’s Renewed Motion to Sell Property Out of the Ordinary Course of Business, Free and Clear of All Interests and Subject to Higher and Better Offers, to McMinnville Properties, LLC, Pursuant to 11 U.S.C. § 363(b), (f), and (m); Approval of Sale Procedures, Including a Break-up Fee; and Waiver of the Stay Set Forth in Fed. R. Bankr. P. 6004(h)* [TFEC Docket No. 779; TFM Docket No. 241] (the “Notice”) that provided for, among other things, notice of the deadline of March 20, 2020, for filing objections to the Renewed Motion, and notice of the hearing to be held on March 24, 2020, at 11:00 a.m. (Mountain Time) (the “Hearing”), was properly served through the Court’s CM/ECF system on all parties that receive electronic notice in this case and via U.S. Mail on all parties who have requested notice by mail in this case on March 3, 2020. *See* Notice

(Certificate of Service). The Notice was also served via U.S. Mail on the mailing matrix in this case on March 3, 2020. See "Certificate of Service of Notice by Mail" [TFEC Docket No. 784; TFM Docket No. 245]. The Court finds that notice of the Motion and the Hearing is proper, and no further notice is required.

On March 20, 2020, the Evergreen Aviation and Space Museum and the Captain Michael King Smith Educational Institute (the "Museum") filed a *Limited Objection* to the Renewed Motion [TFEC Docket No. 793; TFM Docket No. 246] (the "Museum Limited Objection"). The Museum Limited Objection is resolved by the Court's approval of this sale. Also on March 20, 2020, Meilin Liu, SamSon Exchange, and Ameri Asian Funding, LLC (collectively, "Liu") filed a *Response* to the Renewed Motion [TFEC Docket No. 794] (the "Liu Response"). After the Liu Response was filed, on March 23, 2020, the Trustee filed the *Chapter 11 Trustee's Motion to Approve Settlement Agreement with Liu Parties Pursuant to Federal Rule of Bankruptcy Procedure 9019* [TFEC Docket No. 804] (the "Liu Motion"). No other objections or responses to the Renewed Motion were filed, and the only other potential objections known to the Trustee were those of (i) Brent Davies Pulley, individually, The Brent D. Pulley Revocable Trust Dated January 13, 2006, Brent D. Pulley DMD, Ltd., and IRA Services Trust Company FBO Brent Davies Pulley IRA 519947 (collectively, "Pulley"), and (ii) Walter R. Stickel, individually, Esther M. Stickel, individually, W.R. and E.M. Stickel Family 1986 Revocable Trust, and Walt Stickel Body & Frame Shop, Inc. (collectively, "Stickel"). On March 24, 2020, the Trustee filed the *Chapter 11 Trustee's Motion to Approve Settlement Agreement with Pulley and Stickel Parties Pursuant to Federal Rule of Bankruptcy Procedure 9019* [TFEC Docket No. 807] (the "Stickel and Pulley Motion"; together with the Liu Motion, the "Settlement Motions"). Liu,

Pulley, and Stickel have agreed to resolve any objections that they may have to the Renewed Motion, including as stated in the Liu Response, in accordance with the *Settlement Agreements* which are the subject of the Settlement Motions, both of which are contingent on Court approval after notice and an opportunity for objection, with objections to be filed no later than April 6, 2020.

The Hearing on the Renewed Motion was held by the Honorable R. Kimball Mosier, Chief United States Bankruptcy Judge, on March 24, 2020, at 11:00 a.m. Peggy Hunt and John Wiest, Dorsey & Whitney LLP, appeared on behalf of the Trustee, who was also present; Mark Rose of McKay Burton & Thurman, P.C., appeared on behalf of Liu; James Anderson of Clyde Snow & Sessions, P.C., appeared on behalf of Pulley and Stickel; Chris Giaimo of North American BanCard appeared; Jeffrey Smith of Curd, Galindo & Smith, LLP, and Darren Neilson of Neilson Law Group appeared on behalf of Union Home Loan, Inc.; Bryan Glover of Stoel Rives LLP appeared on behalf of the Museum; Chad Rasmussen of Alpina Legal appeared on behalf of Gregory Moss; and Eric Jamieson of Jamieson Law Firm appeared on behalf of McMinnville Properties, LLC. At the Hearing, the Court made findings on the record.

The Court, having reviewed the Renewed Motion, the Declarations, the Notice, the Certificates of Service noted above, the Museum Limited Objection, the Liu Response, the Settlement Motions, the representations made on the record at the Hearing, as well as the applicable law and the record in this case, made its findings of fact and conclusions of law on the record on, which are incorporated herein. As part of its findings and conclusions, the Court determined that notice is proper and no further notice of the Renewed Motion is necessary, the Property is property of the Consolidated Estate that may be sold free and clear of all liens,

claims, encumbrances, or interests of any sort whatsoever pursuant to 11 U.S.C. § 363(b) and (f), the sale is in the best interest of creditors and the Consolidated Estate and the sale is to a good faith buyer in accordance with 11 U.S.C. §363(m).

ACCORDINGLY, IT IS HEREBY ORDERED that:

1. The Renewed Motion is **GRANTED**;
2. The Agreement attached hereto as **Exhibit 1** is **APPROVED**;
3. The Sale Procedures are **APPROVED**;
4. The sale of the Property pursuant to 11 U.S.C. § 363(b) and (f) as set forth in the Agreement attached hereto as **Exhibit 1** is **AUTHORIZED**;
5. The sale of the Property is free and clear of all liens, claims, encumbrances, or interests of any sort whatsoever against the Property pursuant to 11 U.S.C. § 363(f), and the claimed liens of Liu, Pulley, and Stickel shall attach to the proceeds of sale up to the amount of their respective settlement payments as set forth in the *Settlement Agreements*;
6. At closing of the authorized sale the Trustee is **AUTHORIZED** to disburse the sale proceeds as set forth in the Renewed Motion, and pursuant to this Court's *Order Granting Chapter 11 Trustee's Motion to Approve Settlement Agreement with Gregory Moss Pursuant to Federal Rule of Bankruptcy Procedure 9019* [TFEC Docket No. 815], creditor Gregory Moss's disbursement as provided in the Renewed Motion shall be secured by the proceeds of the sale until paid;

7. McMinnville Properties, LLC, is a “good faith” purchaser and is entitled to the protections set forth in 11 U.S.C. § 363(m); and
8. The 14-day stay imposed by Federal Rule of Bankruptcy Procedure 6004(h) is **WAIVED.**

End of Order

AFTER RECORDING, RETURN TO:
McMinnville Properties, LLC
7401 SW Washo Court, Suite 200
Tualatin, OR 97062

MAIL TAX STATEMENTS TO:
McMinnville Properties, LLC
7401 SW Washo Court, Suite 200
Tualatin, OR 97062

Consideration: \$10,000,000.00

Yamhill County Official Records	202108028
DMR-DDMR	04/20/2021 02:34:00 PM
Stn=6 MILLSA	
3Pgs \$15.00 \$11.00 \$5.00 \$60.00	\$91.00
I, Brian Van Bergen, County Clerk for Yamhill County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.	
Brian Van Bergen - County Clerk	

STATUTORY BARGAIN AND SALE DEED

AFFORDABLE MID COAST HOUSING, LLC, a Maine Limited Liability Company with a mailing address at P.O. Box 9340, Auburn, Maine 04210 (“**Grantor**,”) conveys to **MCMINNVILLE PROPERTIES, LLC**, an Oregon Limited Liability Company with a mailing address at 7401 SW Washo Court, Suite 200, Tualatin, OR 97062 (“**Grantee**,”) the real property and improvements commonly known as 490-500 NE Captain Michael King Smith Way, McMinnville, Oregon and further described in the attached **Exhibit A**, incorporated herein by this reference.

WARNING: BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON’S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

FIRST AMERICAN TITLE 3713071

The true consideration for this conveyance is Ten Million and 00/100 US Dollars (\$10,000,000.00).

Duly executed on this 16th day of April, 2021.

SELLER:

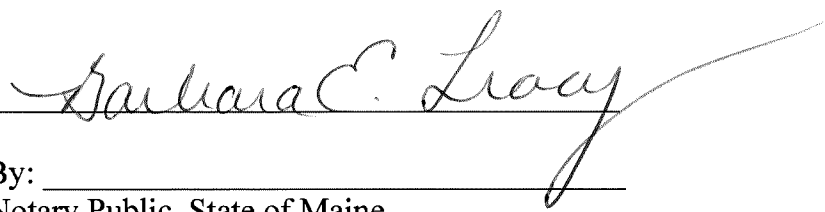
AFFORDABLE MID COAST HOUSING, LLC
a Maine Limited Liability Company



By: George P. Schott, its Member

State of Maine)
) ss.
County of Androscoggin)

The foregoing instrument was acknowledged before me on this 16th day of April, 2021, at Lewiston, Maine, by AFFORDABLE MID COAST HOUSING, LLC, by its Member, George P. Schott, to be its free act and deed.



By: _____
Notary Public, State of Maine
My Commission Expires: _____

Barbara E. Tracy
Notary Public, State of Maine
My Commission Expires May 11, 2021

EXHIBIT "A"

Legal Description of Real Property

Real property in the County of Yamhill, State of Oregon, described as follows:

A tract of land in Section 23, Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon, and being more particularly described as follows:

Beginning at an iron rod that is North 90°00'00" West (West) 3740.00 feet and North 00°23'30" East 30.00 feet from the Southeast corner of the Rueben Harris Donation Land Claim No. 80, said point being on the North margin of Three Mile Lane; thence North 00°23'30" East 939.63 feet to an iron rod; thence South 89°58'40" East 370.00 feet to an iron rod; thence North 00°23'30" East 727.91 feet to an iron rod; thence North 89°03'00" West 1144.96 feet to an iron rod; thence South 00°24'52" West 746.45 feet to an iron rod; thence South 89°58'40" East 236.21 feet to an iron rod; thence South 00°22'32" West 939.84 feet to an iron rod on the North margin of Three Mile Lane (30.00 feet from centerline); thence North 90°00'00" East (EAST) 538.76 feet, along said North margin, to point of beginning.

EXCEPTING THEREFROM that portion conveyed to the City of McMinnville, a municipal corporation, by Dedication of Easement and Right of way recorded in Instrument No. 200304463, Deed Records.

ORDINANCE NO. 4662

An Ordinance amending the City of McMinnville Comprehensive Plan Map from an existing Mixed Use Urban designation to a Commercial designation and rezoning certain property from a city AH (Agricultural Holding) zone and a county EF-40 (Exclusive Farm Use - 40 acre minimum) zone to a C-3 PD (General Commercial Planned Development) zone on a parcel of land totaling approximately 30 acres in size located northeast of the intersection of State Highway 18 and Armory Way, and further described as portions of Tax Lots 600 and 700, Section 23, T. 4 S., R. 4 W., W.M.

RECITALS

The Planning Commission received an application (CPA 1-98 / ZC 1-98) from Evergreen Agricultural Enterprises, Inc. (EAE) on behalf of Evergreen Aviation Educational Center, dated December 15, 1997, for a comprehensive plan map amendment from a Mixed Use Urban designation to a Commercial designation and a zone change from a city AH (Agricultural Holding) zone and a county EF-40 (Exclusive Farm use - 40 acre minimum) zone to a C-3 PD (General Commercial Planned Development) zone on a parcel of land approximately 30 acres in size and described as portions of Tax Lots 600 and 700, Section 23, T. 4 S., R. 4 W., W.M.

A public hearing was held January 15, 1998 at 7:30 p.m. before the McMinnville Planning Commission after due notice had been given in the local newspaper on January 10, 1998, and written notice had been mailed to property owners within 300 feet of the affected property; and

At said public hearing, testimony was received, the application materials and a staff report were presented; and

The Planning Commission, being fully informed about said request found that said change conformed to the review criteria listed in Chapter 17.72.035 of Ordinance No. 3380 based upon the material submitted by the applicant and findings of fact and the conclusionary findings for approval contained in the staff report, all of which are on file in the Planning Department, and that the plan amendment and zone change are consistent with the Comprehensive Plan; and

The Planning Commission approved said plan map amendment and zone change and has recommended said change to Council; now, therefore,

THE CITY OF McMINNVILLE ORDAINS AS FOLLOWS:

Section 1. That the Council adopts the findings and conclusions of the Planning Commission, staff report on file in the Planning Department, and the application filed by Evergreen Agricultural Enterprises, Inc.

Section 2. That the Comprehensive Plan Map shall be amended from a Mixed use Urban designation to a Commercial designation for the property described in Exhibit "A" which is attached hereto and incorporated herein by this reference.

Section 3. That the property described in Exhibit "A" is hereby rezoned from a city AH (Agricultural Holding) zone and a county EF-40 (Exclusive Farm use - 40 acre minimum) zone to a C-3 PD (General Commercial Planned Development) zone, subject to the following conditions:

1. That the requested plan amendment and zone change not take effect until and unless ANX 2-97 is approved by the voters.
2. That landscape plans be submitted to and approved by the McMinnville Landscape Review Committee and Three Mile Lane Design Review Committee. A minimum of 15 percent of the site must be landscaped with emphasis placed at the building perimeter, highway frontage, and off-street parking areas. Said plan must include street trees adjacent to and within the access drive, parking lot, and a detailed plan of the measures to be implemented to protect and preserve existing trees located in the northwest portion of the site.
3. That detailed plans showing site layout, signage, building elevations, landscaping, parking, and lighting must be submitted to and approved by the McMinnville Three Mile Lane Design Review Committee before any development of the subject site may take place.
4. That the aviation educational center building shall be a maximum of 125 feet in height.
5. That outside lighting must be directed away from public streets and residential areas.
6. That the subject site is subject to the provisions of the Three Mile Lane Planned Development Ordinance, as amended.
7. That signs located on the site shall be permitted as follows, as provided in McMinnville Ordinance No. 4572:
 - a. Free-standing signs are prohibited.
 - b. One monument sign shall be allowed per parcel except that a second monument sign shall be allowed if the parcel has more than 600 feet of frontage on Highway 18 or on the Highway 18 frontage road subject to the following:
 1. Maximum square footage per sign face shall be 80 square feet and there shall be a maximum of two sign faces per monument sign.
 2. Maximum sign height shall be eight feet, and the top of the sign shall not be more than ten feet above the center line

grade of Highway 18 or the Highway 18 frontage road, whichever is applicable.

3. Monument signs shall be non-illuminated, indirectly illuminated, neon, or may have individually back-lit letters, providing that no plastic sign cabinets are allowed.
- c. All other signs, with the exception of incidental directional signage, must be flush against the buildings and not protrude more than 12 inches from the building face, subject to the following:
1. Total area of building signage may not exceed eight percent of the total area of the face of the building which is most closely parallel to Highway 18 or the frontage road and may not exceed four percent on the other sides.
 2. The area of building signs shall be measured as the area around or enclosing each sign cabinet, or where sign cabinets are not used, the area shall be that within a single continuous perimeter composed of any straight line of geometric figure which encloses the extreme limits of the advertising message.
- d. Portable signs and signs with flashing or moving parts are prohibited.
8. That use of the subject site is limited to those integral to the proposed Captain Michael King Smith Evergreen Aviation Educational Center and uses as described in the applicant's submitted land use application dated December 15, 1997.
 9. That all development shall be located outside of any identified wetland unless permitted by the Oregon Division of State Lands (DSL). The applicant shall submit a wetlands delineation report to the City and apply to DSL for all required wetland permits, including that which may be required for the construction of the private proposed off-street parking lot and extension of required utilities, prior to issuance of permits for the proposed facility.
 10. That the Planning Director be granted authority to amend the submitted site plan as may be necessary to accommodate the requirements of the Oregon Department of Transportation and the Oregon Division of State Lands. All amendments shall be consistent with the City's development codes.
 11. That the applicant shall comply with applicable setback requirements of the C-3 zone, and off-street parking requirements as determined by the Three Mile Lane Design Review Committee.

12. That a drainage and grading plan be submitted to the City Engineer for review and approval prior to the issuance of any development permits. At a minimum, the plan should include the finished grades of proposed public streets, and the nature and extent of street and utility construction. Where any cut or fill will exceed three feet in depth, a cross section shall also be submitted.
13. That utilities shall be extended to the property boundaries by the applicant, as may be required by the City Engineer or McMinnville Water and Light.
14. That any and all fill in areas of proposed construction of buildings shall be engineered and shall meet the approval of the Building Department.
15. That areas identified on the submitted site plan for future development shall be subject to the requirements of this zone change approval.
16. That final development plans as approved by the Three Mile Lane Design Review Committee shall be placed on file with the Planning Department and become a part of the zone and binding on the owner and developer.

The developer will be responsible for requesting permission of the Planning Commission for any major change of the details of the adopted site plan. Minor changes to the details of the adopted plan may be approved by the City Planning Director. It shall be the Planning Director's decision as to what constitutes a major or minor change. An appeal from a ruling by him may be made only to the Commission. Review of the Planning Director's decision by the Planning Commission may be initiated at the request of any one of the commissioners.

17. That the applicant secure from the Federal Aviation Administration (FAA) permits and/or approvals as necessary to demonstrate compliance with applicable FAA requirements prior to release of any other permits for this project.
18. That the applicant secure from the Oregon Department of Transportation (ODOT) a permit for access to Highway 18, pursuant to OAR 734-50 (Highway Approach Roads, Crossings, Access Control, and Weight Restrictions). Evidence of such permit shall be required prior to release of any permits for this project.
19. That improvements to the Highway 18 frontage, as required by ODOT and the City of McMinnville, be done at the applicant's expense and be finalized prior to occupancy. This shall include, at a minimum, dedication to the City of those frontage roads south of, and parallel

to, Highway 18, and utility easements as necessary to complete the required frontage road improvement plans, landscaping, and public sidewalk.

20. That the applicant dedicate right-of-way for the future construction and extension of the proposed frontage road, as shown on the "McMinnville Corridor Refinement Plan". The width and alignment of such dedication shall be as required by the City Engineer and Oregon Department of Transportation. The applicant shall not be required to construct utilities and street improvements within that portion of the right-of-way which lies east of the proposed access drive (that portion extending north from the "roundabout" to the museum building) at this time, but shall sign a waiver of remonstrance against its future improvement. Said waiver shall be prepared by the City and shall be signed by the applicant prior to the release of any permits. The improvement of the easterly portion of this right-of-way shall be required at such time as an improved section is constructed across the property to the east.

First Reading - Read and passed by the Council this 24th day of March 1998 by the following votes:

Ayes: Aleman, Hughes, Massey, Payne, Windle

Nays: Kirchner

Passed by the Council this 14th day of April 1998 by the following votes:

Ayes: Aleman, Hughes, Massey, Payne, Windle

Nays: Kirchner

Approved this 14th day of April 1998.


MAYOR

Attest:

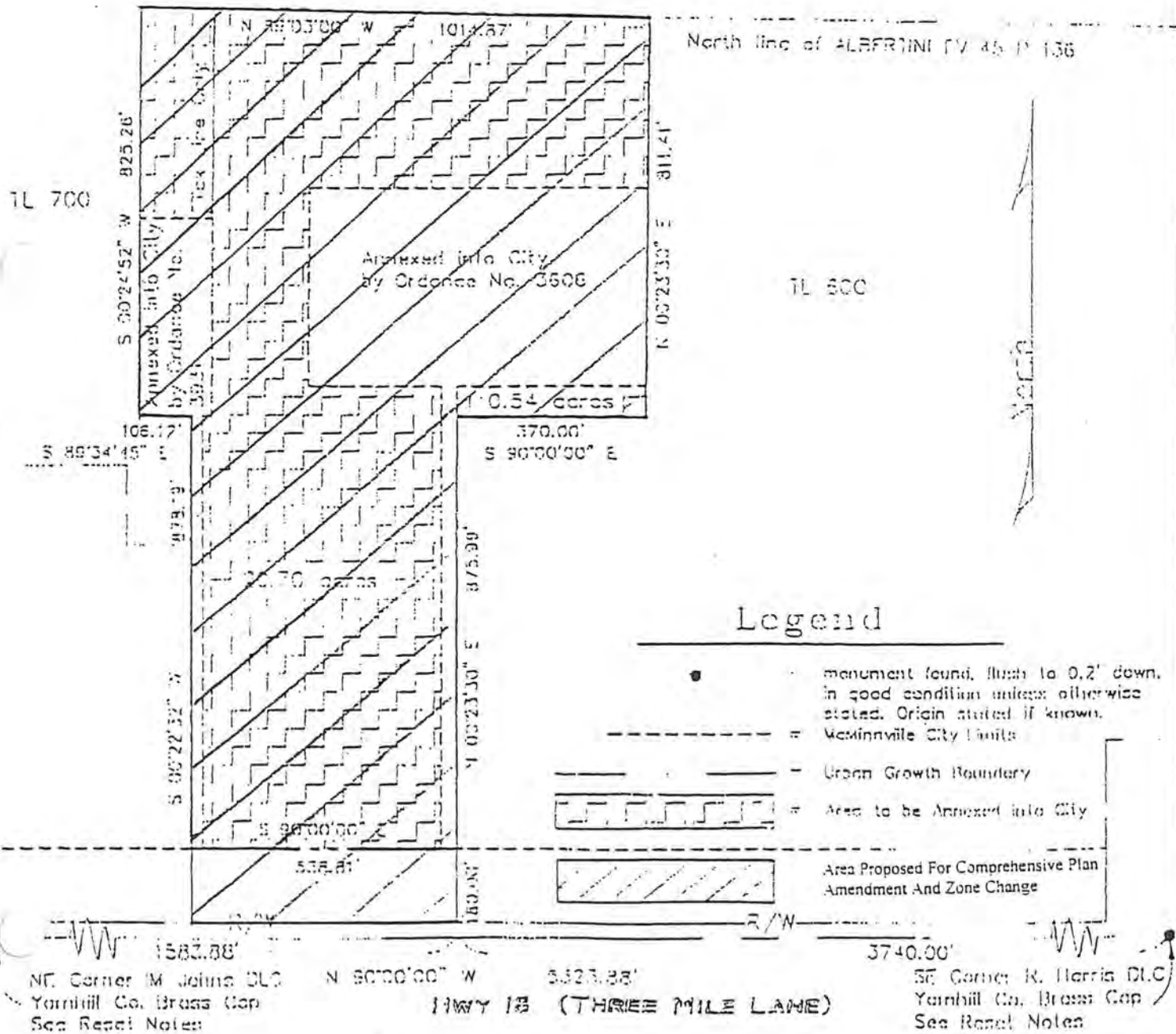

RECORDER

SURVEY WORKSHEET - Modified By Winterrowd Planning Services

MAP B1: AREA PROPOSED FOR COMPREHENSIVE PLAN AMENDMENT AND ZONE CHANGE

Location: The SE 1/4 and the SW 1/4 of Section 23,
T. 4 S., R. 4 W., of the W.M., in the Reuben
Harris D.L.C. No. 60, in Yamhill County, Oregon.

Tax Lot: 4123 600,700



Legend

- = monument found, flush to 0.2' down, in good condition unless otherwise stated. Origin stated if known.
- - - = Maximville City Limits
- = Green Growth Boundary
- [Hatched Box] = Area to be Annexed into City
- [Diagonal Hatched Box] = Area Proposed For Comprehensive Plan Amendment And Zone Change

NE Corner M Johns D.L.C. N 90°00'00" W 5323.88' SE Corner R. Harris D.L.C.
Yamhill Co. Brass Cap HWY 13 (THREE MILE LANE) Yamhill Co. Brass Cap
See Record Notes See Record Notes

ORDINANCE NO. 4718

An Ordinance approving an amendment to McMinnville Planned Development Ordinance No. 4662 as necessary to accommodate a repositioning of the proposed Captain Michael King Smith Evergreen Educational Center building on a parcel of land approximately 30 acres in size located northeast of the intersection of State Highway 18 and Armory Way, and further described as portions of Tax Lots 600 and 700, Section 23, T. 4 S., R. 4 W., W.M.

RECITALS

The Planning Commission received an application (ZC 20-99) from Evergreen Aviation Educational Center, dated October 4, 1999, requesting approval to amend McMinnville Planned Development Ordinance No. 4662 in order to accommodate a repositioning of the proposed Captain Michael King Smith Evergreen Educational Center building on a parcel of land located north of Highway 18 and west of the Olde Stone Village mobile home park and further described as portions of Tax Lots 600 and 700, Section 23, T. 4 S., R. 4 W., W.M.

A public hearing was held December 16, 1999, at 7:30 p.m. before the McMinnville Planning Commission after due notice had been given in the local newspaper on December 11, 1999, and written notice had been mailed to property owners within 300 feet of the affected property; and

At said public hearing, testimony was received, the application materials and a staff report were presented; and

The Planning Commission, being fully informed about said request, found that said change conformed to the zone change review criteria listed in Chapter 17.72.035 of Ordinance No. 3380 based on the material submitted by the applicant and the findings of fact and the conclusionary findings for approval contained in the staff report, all of which are on file in the Planning Department, and that the amendment is consistent with the Comprehensive Plan; and

The Planning Commission approved said amendment and has recommended said change to the Council, now, therefore,

THE CITY OF McMINNVILLE ORDAINS AS FOLLOWS:

Section 1. That the Council adopts the findings and conclusions of the Planning Commission, staff report on file in the Planning Department, and the application filed by Evergreen Aviation Educational Center.

Section 2. That the property described in Exhibit "A", which is attached hereto and incorporated herein by this reference, is hereby rezoned from a C-3 PD (General Commercial Planned Development) zone to a new C-3 PD.

Section 3. McMinnville Planned Development Ordinance No. 4662 is amended to include the following conditions:

1. That the requested zone change (amendment) not take effect until and unless UGB 1-99 and CPA 11-99 are approved by the City Council and Yamhill County Board of Commissioners, as appropriate.
2. That the site development plans that depict the revised location of the Captain Michael King Smith Evergreen Aviation Educational Center building shall be placed on file with the Planning Department and become a part of the zone and binding on the owner and developer.

The developer will be responsible for requesting permission of the Planning Commission for any major change of the details of the adopted site plan. The City Planning Director may approve minor changes to the details of the adopted plan. It shall be the Planning Director's decision as to what constitutes a major or minor change. An appeal from a ruling by him may be made only to the Commission. Review of the Planning Director's decision by the Planning Commission may be initiated at the request of any one of the commissioners.

Adopted by the Council this 25th day of January 2000 by the following votes:

Ayes: Aleman, Hughes, Kirchner, Payne, Rabe, Windle

Nays: _____

Approved this 25th day of January 2000.

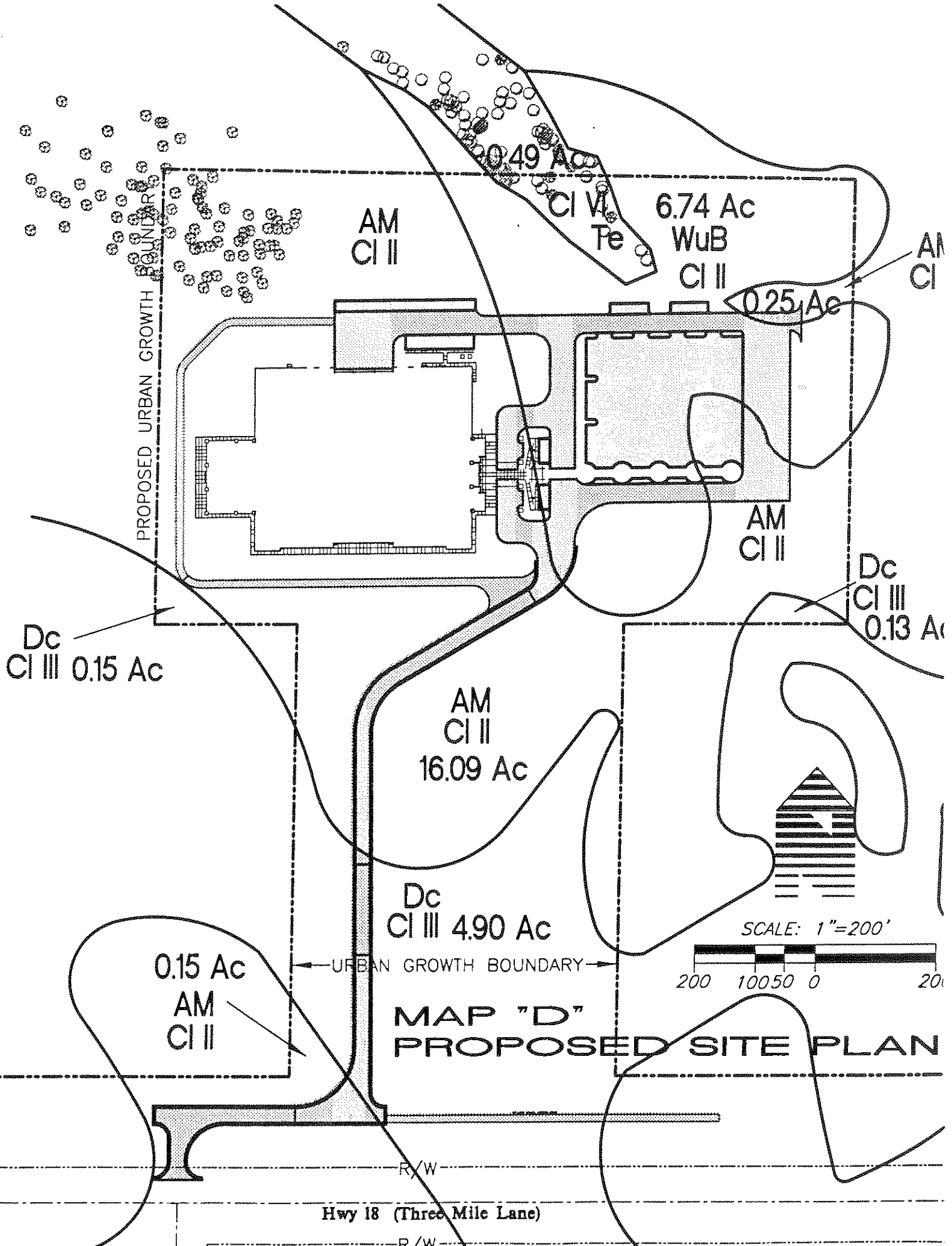


MAYOR

Attest:



RECORDER PRO TEM



**MAP "D"
PROPOSED SITE PLAN**

ORDINANCE NO. 4810

An Ordinance approving an amendment to McMinnville Planned Development Ordinance No. 4662 to allow the construction of a building to house an "IMAX-type" theater, meeting space, and additional attraction display area on the same site as the existing Evergreen Aviation museum.

RECITALS

The Planning Commission received an application (ZC 4-04) from Scott Edwards Architecture, dated April 13, 2004, seeking approval to amend McMinnville Planned Development Ordinance No. 4662 to allow the construction of a 55,000-square-foot building, 85 feet in height, to house an "IMAX-type" theater, meeting space, and additional attraction display area on the same site as the existing Evergreen Aviation museum. The subject property is located at 530 NE Captain Michael King Smith Way, and is more specifically described at Tax Lot 601, Section 23, T. 4 S., R. 4 W., W.M.

A public hearing was held on May 20, 2004, at 7:30 p.m. before the McMinnville Planning Commission after due notice had been given in the local newspaper on May 15, 2004, and written notice had been mailed to property owners within 300 feet of the affected property; and

At said public hearing, testimony was received, the application materials and a staff report were presented; and

The Planning Commission, being fully informed about said request, found that said change conformed to the zone change review criteria listed in Chapter 17.72.035 of Ordinance No. 3380 based on the material submitted by the applicant and findings of fact and the conclusionary findings for approval contained in the staff report, all of which are on file in the Planning Department, and that the amendment is consistent with the Comprehensive Plan; and

The Planning Commission approved said amendment and has recommended said change to the Council; and now, therefore,

THE CITY OF McMINNVILLE ORDAINS AS FOLLOWS:

Section 1. That the Council adopts the findings and conclusions of the Planning Commission, staff report on file in the Planning Department, and the application filed by Scott Edwards Architecture.

Section 2. That McMinnville Planned Development Ordinance No. 4662 is amended, as follows:

1. That permits for the construction of the proposed theater building and off-street parking lot shall be subject to the applicable requirements of McMinnville Planned Development Ordinance No. 4662 and the Three Mile Lane Planned Development Ordinance, as amended.
2. That the large-screen format theatre building shall be a maximum of 85 feet in height.

3. That prior to the issuance of permits for the construction of the proposed theater building, the applicant shall provide water flow test data to the McMinnville Fire Department and McMinnville Water and Light demonstrating that adequate water supply is available, consistent with the requirements of the Uniform Fire Code for such a facility. No construction shall be permitted prior to approval by the Fire Marshall as regard the availability of adequate water for fire suppression purposes.
4. That final development plans, as modified by this approval and as approved by the Three Mile Lane Design Review Committee, shall be placed on file with the Planning Department and become a part of the zone and binding on the owner and developer.

The developer will be responsible for requesting permission of the Planning Commission for any major change of the details of the adopted site plan. Minor changes to the details of the adopted plan may be approved by the City Planning Director. It shall be the Planning Director's decision as to what constitutes a major or minor change. An appeal from a ruling by him may be made only to the Commission. Review of the Planning Director's decision by the Planning Commission may be initiated at the request of any one of the commissioners.

5. That if so required by the Oregon Department of Transportation (ODOT), the applicant shall submit a detailed Traffic Impact Study to ODOT for review and demonstration of consistency with the requirements of OAR 660-012-0060 (Transportation Planning Rule). The scope of work for this study shall be coordinated with ODOT. Building permits for the proposed structure shall not be released prior to ODOT's approval. All improvements required by ODOT as a result of their review of this study shall be installed at the applicant's expense prior to release of occupancy permits (temporary or final) for the proposed structure.

Passed by the Council this 22nd day of June 2004, by the following votes:

Ayes: Aleman, Hansen, Olson, Springer, Stocks, Windle

Nays: _____

Approved this 22nd day of June 2004.



MAYOR

COUNCIL PRESIDENT

Attest:



CITY RECORDER

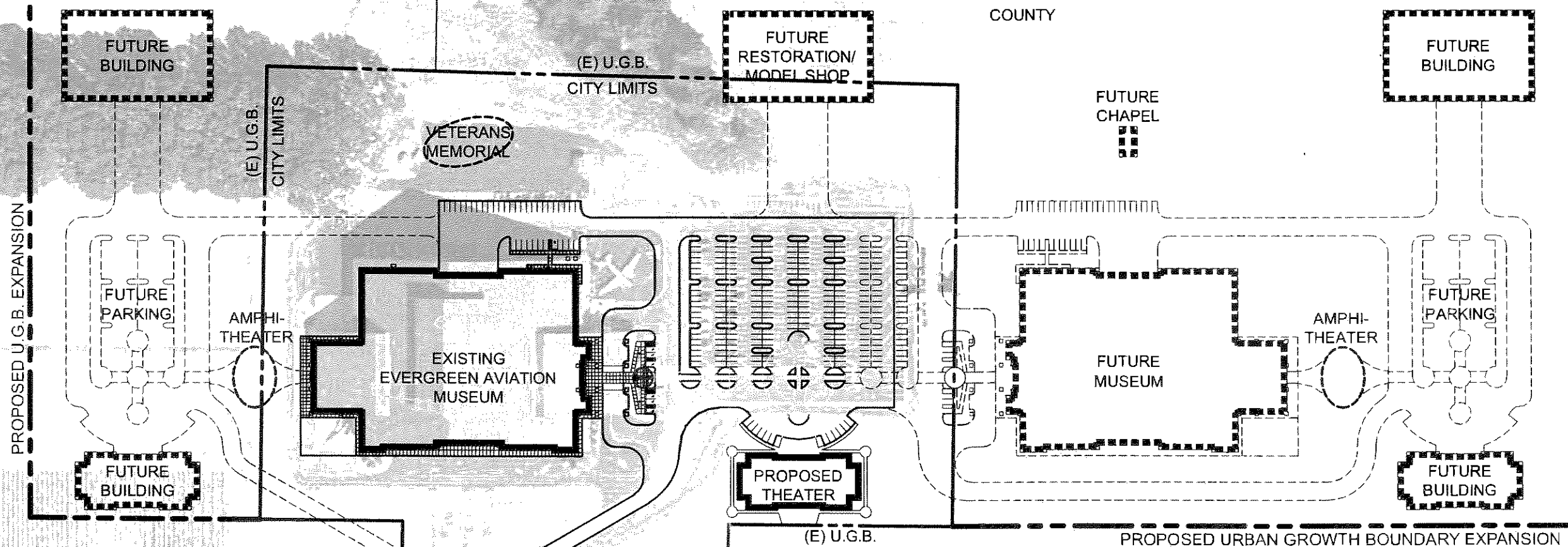
Approved as to form:



CITY ATTORNEY

COUNTY

COUNTY



EXISTING URBAN GROWTH BOUNDARY

NE CUMULUS AVENUE

(E) URBAN GROWTH BOUNDARY CITY LIMITS

NE CAPTAIN MICHAEL KING SMITH WAY

FUTURE DRIVE

EXISTING URBAN GROWTH BOUNDARY

(E) U.G.B.

PROPOSED URBAN GROWTH BOUNDARY EXPANSION

February 9, 2004

scott edwards architects

1630 SW Morrison Street, Suite 210
 Portland, Oregon 97205
 503.226.3617 phone
 503.226.3715 fax
 architects@sealp.com

ORDINANCE NO. 4915

An Ordinance rezoning certain property from a County EF-80 (Exclusive Farm Use – 80-acre minimum) zone to a City C-3 PD (General Commercial Planned Development) zone on a 30-acre parcel of land to accommodate the future construction of a water park and overnight lodge.

RECITALS

The Planning Department received an application (ZC 1-09) from Group Mackenzie dated January 15, 2009, for a zone change from a County EF-80 (Exclusive Farm Use – 80-acre minimum) zone to a City C-3 PD (General Commercial Planned Development) zone on a 30-acre parcel of land to accommodate the future construction of a water park and overnight lodge. The subject site is located north of Cumulus Avenue and west of the existing Evergreen Aviation Museum, and is more specifically described as portions of Tax Lots 800, 1300, and 1400, Section 23, T. 4 S., R. 4 W., W.M.

A public hearing was held on March 19, 2009, at 6:30 p.m. before the McMinnville Planning Commission after due notice had been given in the local newspaper on Feb 12, 2009, and written notice had been mailed to property owners within 300 feet of the affected property; and

At said public hearing, testimony was received, the application materials and a staff report were presented; and

The Planning Commission, being fully informed about said request, found that said change conformed to the zone change review criteria listed in Chapter 17.72.035 of Ordinance No. 3380 based on the material submitted by the applicant and findings of fact and the conclusionary findings for approval contained in the staff report, all of which are on file in the Planning Department, and that the zone change is consistent with the Comprehensive Plan; and

The Planning Commission approved said zone change and has recommended said change to the Council; and now, therefore,

THE CITY OF McMINNVILLE ORDAINS AS FOLLOWS:

Section 1. That the Council adopts the findings and conclusions of the Planning Commission, staff report on file in the Planning Department, and the application filed by Group Mackenzie.

Section 2. That the property described in Exhibit "A," is hereby rezoned from a County EF-80 (Exclusive Farm Use – 80-acre minimum) zone to a City C-3 PD (General Commercial Planned Development) zone, subject to the following conditions:

1. That the zone change (ZC 1-09) shall not take effect until and unless ANX 5-08 is approved by the voters.
2. That all development shall be located outside of any identified wetland unless permitted by the Oregon Department of State Lands (DSL). If development within

wetlands is proposed, the applicant shall submit a wetlands delineation report to the City and apply to DSL for all required wetland permits, including that which may be required for the construction of the private proposed off-street parking lot and extension of required utilities, prior to commencement of any on-site disturbance in wetland areas and prior to issuance of building permits.

3. That building elevations shall be submitted to the Planning Department for review and approval by the Three Mile Lane Design Review Committee. At a minimum, the applicant shall submit to-scale elevations accompanied by color renderings, specifying details such as siding and roofing materials, and windows. These plans shall specify height of each building; building height shall be limited to 125 feet.
4. That detailed landscaping and irrigation plans shall be submitted to the Planning Department for review and approval by the McMinnville Landscape Review Committee prior to the issuance of building permits for the site. A minimum of 15 percent of the site must be landscaped, with emphasis placed at the site perimeter and off-street parking areas.
5. The required landscaping plan must include street trees adjacent to the on-site access drive connecting to Captain Michael King Smith Way, and adjacent to and within the parking lot. All deciduous trees to be planted shall have a two-inch minimum caliper at 4.5 feet above ground surface, shall be spaced as appropriate for the selected species and as may be required for the location of underground utilities, above-ground utility vaults, transformers, light poles, and hydrants. All landscape areas shall be protected from vehicular overhang by placement of concrete wheel stops. All required landscaping pertaining to a particular building shall be installed prior to occupancy of that building.
6. Prior to the issuance of building permits, the applicant shall submit for review and approval by the McMinnville Planning Director, detailed plans for the proposed development to include building elevations, a narrative describing the architectural elements of the proposal, and other information sufficient to meet the requirements of Chapter 17.56 of the McMinnville zoning ordinance (Large Format Commercial Development).
7. That the applicant shall work with Western Oregon Waste (WOW) ((503-434-5549) to assess appropriate size and location of trash enclosures, the location and screening of which shall be approved by both WOW and the Planning Director.
8. That plan(s) shall be submitted which illustrate all existing trees or clusters of trees measuring six inches in caliper or greater at 4.5 feet above ground surface, and which shall specify those to be removed or preserved. Plans shall be subject to review and approval by the Planning Director. If any existing trees in excess of six inches in caliper are proposed for removal, plans shall be accompanied by written justification from the applicant, supporting the need for the tree removal. The applicant shall obtain approval from the Planning Director for removal of any existing trees of said measurement.
9. That all outside lighting shall be directed downward and away from public streets and residential areas and shall have hoods or "shoebox" type fixtures. Any proposed "up-lighting" to illuminate outdoor displays, including but not limited to the proposed 747, may be reviewed and approved by the Planning Director.

10. That the finished height of the lodge and water park shall not exceed a maximum height of 125 feet.
11. That a detailed drainage and grading plan shall be submitted to the City Engineer for review and approval prior to the issuance of any development permits. Plans shall include details regarding the site parking lot. Said plan shall include a detailed storm drainage plan which incorporates the requirements of the City's Storm Drainage Master Plan. Said plan must be approved prior to construction of the proposed driveways, parking lot, and any other drainage system components. Any utility easements needed to comply with the approved plan must be reflected on submitted drawings.
12. That the applicant shall be responsible for evaluating the impact of the proposed development on the capacity of the existing public sanitary sewer conveyance system and pump station(s) in the area. Any pump station and/or conveyance system improvements necessary to accommodate the proposed flows from the lodge shall be completed by the applicant prior to the issuance of a certificate of occupancy for the lodge. Subsequently, all mitigation measures necessary to address the proposed flows from the proposed water park shall be completed by the applicant prior to the issuance of a certificate of occupancy for the water park.
13. That a detailed sanitary sewage collection plan shall be submitted to the City Engineering Department for their review. Said plan shall incorporate the requirements of the City's Collection System Facilities Plan. Any utility easements needed to comply with the approved plan must be reflected on submitted drawings.
14. That the applicant shall obtain utility and access easements as may be necessary to serve the proposed museum expansion, consistent with the requirements of the City of McMinnville, McMinnville Water and Light, and other utility providers.
15. That the applicant shall extend water and power service to the subject site in accordance with McMinnville Water and Light requirements. This shall include any necessary contracts and/or easements and/or system upgrades as required by McMinnville Water and Light.
16. That working fire hydrants, as determined necessary by and as approved by the McMinnville Fire Department, must be installed prior to the issuance of building permits for the subject site.
17. That, prior to placement of any signage other than incidental directional signage, submit plans which illustrate compliance with the standards adopted via the Three Mile Lane Planned Development Ordinance, as amended:
 - a. That signage for the subject site shall be as permitted for properties in "Zone 3" as described by McMinnville Planned Development Ordinance 4572.
18. That the applicant shall work with ODOT to obtain approach road permit(s) as required by ODOT in their February 12, 2009, letter attached as Exhibit 8 of this report; as modified by Exhibit 9. All proposed mitigation will be re-evaluated through

the approach road permitting process (OAR 734-051) and may be modified to meet applicable ODOT requirements.

19. That "Phase I" and "Phase II" of the subject site is limited to lodge, water park, and ancillary uses (such as an integrated snack bar, restaurant, wine bar, meeting rooms, student housing, parking lot, etc.). Prior to development occurring within a future phase of the subject site, the applicant shall prepare and submit detailed plans to the City for review and approval. Such review shall occur consistent with the City's planned development amendment process. As part of that review and approval process, the City may amend the conditions of this planned development to address identified infrastructure, environment, or land use compatibility issues.
20. That, if so required by the Oregon Department of Transportation (ODOT), the applicant shall submit a detailed Traffic Impact Study to ODOT for review and demonstration of consistency with the requirements of OAR 660-012-0060 (Transportation Planning Rule). The scope of work for this study shall be coordinated with ODOT. All improvements required by ODOT as a result of their review of that study shall be installed at the applicant's expense prior to release of occupancy permits (temporary or final) for the proposed structures.
21. That the Planning Director be granted authority to review and approve the submitted site plan as may be necessary to accommodate the requirements of ODOT and/or the Oregon Division of State Lands. All amendments shall be consistent with City development codes.
22. That the applicant shall provide off-street parking consistent with the requirements of the McMinnville Zoning Ordinance, except as modified by this Zone Change/Planned Development approval. As part of this improvement, the applicant shall provide space to accommodate bicycles at a minimum ratio of one for each 20 required vehicle parking spaces.
23. That final development plans as approved by the Planning Commission as part of this zone change shall be placed on file with the Planning Department and become a part of the zone and binding on the owner and developer.
24. The developer will be responsible for requesting permission of the Planning Commission for any major change of the details of the adopted site plan. Minor changes to the details of the adopted plan may be approved by the City Planning Director. It shall be the Planning Director's decision as to what constitutes a major or minor change. An appeal from a ruling by him may be made only to the Commission. Review of the Planning Director's decision by the Planning Commission may be initiated at the request of any one of the commissioners.

Passed by the Council this 28th day of April 2009 by the following votes:

Ayes: Hansen, Hill, Jeffries, May, Menke, Yoder

Nays: _____

Approved this 28th day of April 2009.

MAYOR

Attest:

CITY RECORDER

Approved as to form:

CITY ATTORNEY

EXHIBIT "A"

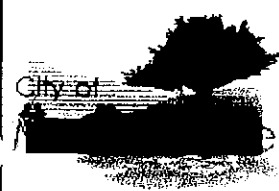
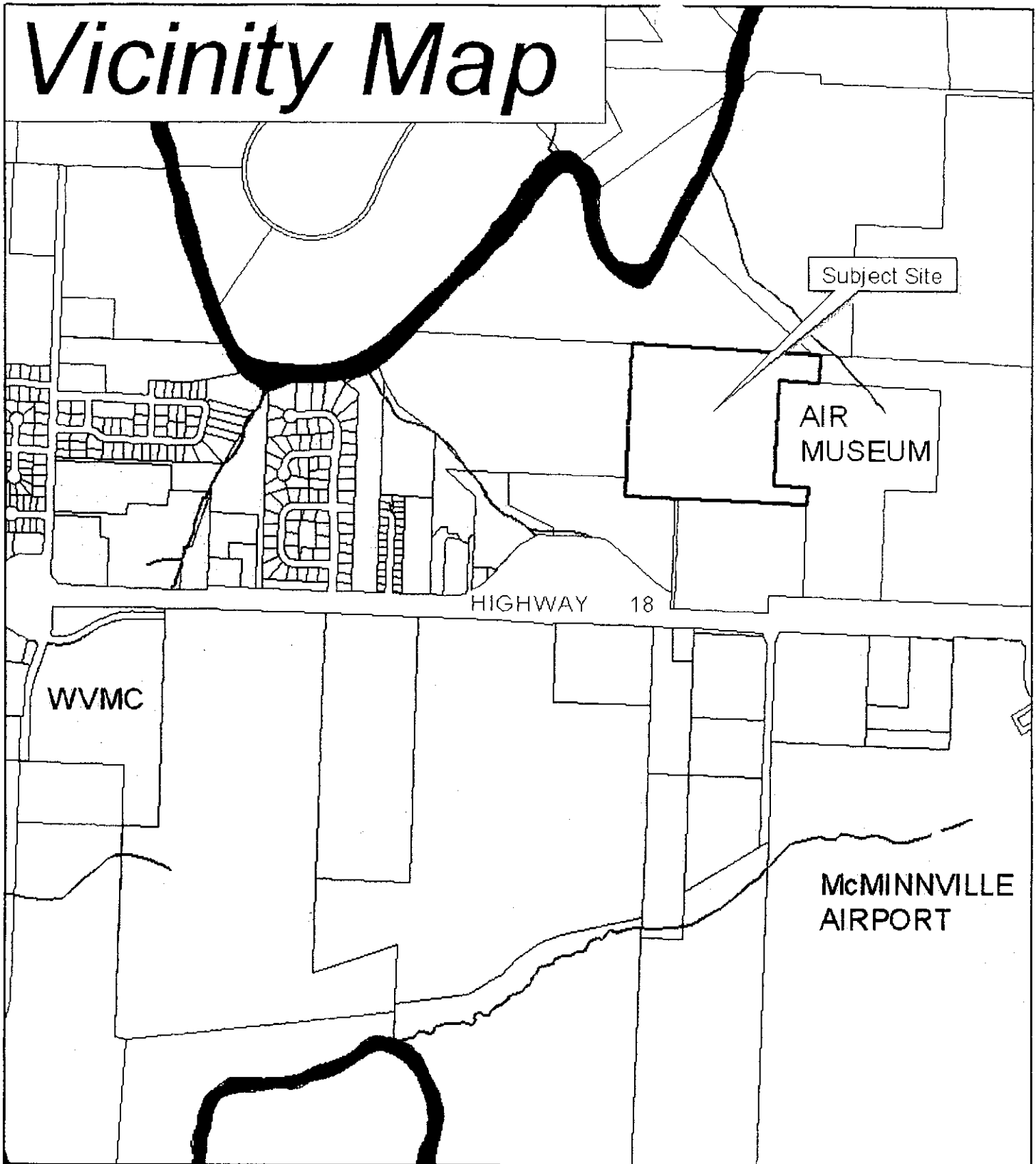
EXHIBIT "A"

A tract of land located in the southwest ¼ of Section 23, Township 4 South, Range 4 West, Willamette Meridian, Yamhill County, Oregon, being more particularly described as follows:

Commencing at the southeast corner of the Rueben Harris Donation Land Claim No. 80; thence along the southerly line of said Donation Land Claim, North 90°00'00" West a distance of 4278.75 feet to a point; thence North 00°22'32" East a distance of 30.00 feet to the southwest corner of that property described as Schedule 2 – Museum Tract of deed to Evergreen Vintage Aircraft, Inc. recorded November 27, 2002 as Document No. 2002-23658, Deed Records of Yamhill County, Oregon; thence along the westerly boundary of said Museum Tract, North 00°22'32" East a distance of 754.96 feet to the Point of Beginning; thence South 89°51'15" West a distance of 1350.90 feet to a point; thence North 00°24'52" East a distance of 1123.36 feet, more or less, to a point on the southerly line of that property initially described within the description of Parcel 2 of deed to Evergreen Agricultural Enterprises, Inc. recorded May 15, 2003 as Document No. 2003-11230, Deed Records of Yamhill County, Oregon; thence along the southerly line of said Evergreen Agricultural Enterprises, Inc. property, South 89°03'00" East a distance of 1264.57 feet, more or less, to its intersection with the Urban Growth Boundary line for the City of McMinnville, Oregon; thence along said Urban Growth Boundary line South 00°24'52" West a distance of 200.01 feet, more or less, to a point on the westerly boundary of said Museum Tract; thence along said westerly boundary, North 89°03'00" West a distance of 150.00 feet, more or less, to an angle point thereon; thence continuing along said westerly boundary, South 00°24'52" West a distance of 746.45 feet to an angle point thereon; thence continuing along said westerly boundary, South 89°58'40" East a distance of 236.21 feet to an angle point thereon; thence continuing along said westerly boundary line, South 00°22'32" West a distance of 154.88 feet to the Point of Beginning.

Said described tract of land contains 30.00 acres, more or less.

Vicinity Map



500 0 500 Feet

CITY OF McMinnville
Planning Department
231 NE First Street
McMinnville, OR 97128
(503) 434-3111

ORDINANCE NO. 4949

An Ordinance amending the current Evergreen Aviation and Space Museum campus master plan to accommodate an Adventure Park and ancillary improvements.

RECITALS

On October 13, 2011, Evergreen Aviation submitted an application to the City of McMinnville requesting to amend the current master plan for the Evergreen Aviation campus by adding an "adventure park" to the north of the original Aviation Museum that would include an aerial adventure course, tower, and obstacle courses for children, adult and team use. In addition, a 128-space off-street parking area is proposed to the west of this adventure park. To accommodate these two new additions to the plan, the proposed student housing and restoration facilities would be relocated to an area within the eastern portion of the Evergreen campus. The property is located at 500 NE Captain Michael King Smith Way and is further described as Tax Lots 600, 601, and a portion of 1300, Section 23, T. 4 S., R. 4 W., W.M.

The McMinnville Planning Commission held a public hearing on November 17, 2011, at 6:30 p.m. in the McMinnville Civic Hall on the proposed amendments after due notice had been given in the local newspaper on November 9, 2011, and written notice had been mailed to owners of property located within 300 feet of the affected property. Notice was also provided to affected agencies including those from the City of McMinnville, Yamhill County, the Oregon Department of Transportation, Oregon Division of State Lands Wetlands Program, and the Oregon Department of Fish and Wildlife.

At the conclusion of the November 17th hearing and based upon the testimony received, the Planning Commission recommended that the proposed amendments to the master plan as recommended by staff be approved; now, therefore,

THE CITY OF McMINNVILLE ORDAINS AS FOLLOWS:

Section 1. That the Council adopts the findings and conclusions of the Planning Commission, staff report on file in the Planning Department, and the application filed by Evergreen Aviation.

Section 2. That the proposed amendments to the current master plan for Evergreen Aviation, dated November 3, 2011 ("Attachment 1a" in the applicant's submitted material) are hereby approved subject to the following conditions:

1. That the site plan submitted by the applicant as part of this application, and identified as Exhibit 3 (c) in this report, shall be placed on file with the Planning Department and become binding on the applicant. The applicant will be responsible for requesting permission of the Planning Commission for any major change of the details of the adopted site plan. Minor changes to the details of the adopted plan may be approved by the City Planning Director. It shall be the Planning Director's decision as to what constitutes a major or minor change. An appeal from a ruling by him may be made only to the Commission. Review of the Planning Director's decision by the Planning Commission may be initiated at the request of any one of the commissioners.

2. That this approval is limited to the Adventure Park and ancillary uses (such as restrooms, etc.) and associated parking lot to the west. Prior to the development of other uses (e.g., student housing, restoration building, etc.) within the subject site, the applicant shall prepare and submit detailed plans to the City for review and approval. Such review shall occur consistent with the City's planned development amendment process. As part of that review and approval process, the City may amend the conditions of this planned development to address identified infrastructure, environment or land use compatibility issues.
3. That a detailed drainage and grading plan shall be submitted to the City Engineer for review and approval prior to the issuance of any development permits. Plans shall include details regarding the site parking lot. Said plan shall include a detailed storm drainage plan which incorporates the requirements of the City's Storm Drainage Master Plan. Said plan must be approved prior to construction of the proposed driveways, parking lot, and any other drainage system components. Any utility easements needed to comply with the approved plan must be reflected on submitted drawings.
4. That a detailed sanitary sewage collection plan shall be submitted to the City Engineering Department for their review. Said plan shall incorporate the requirements of the City's Collection System Facilities Plan. Any utility easements needed to comply with the approved plan must be reflected on submitted drawings. Note that the application indicates that "the planned restroom north of the Aviation Museum may be served by a septic system." Per the requirements of Chapter 13 of the City's Municipal Code, as adopted by Ordinance 4761, the use of a septic system for the restroom will not be allowed, and the applicant will need to construct a connection to the existing sanitary sewer system serving the site.
5. That the applicant shall be responsible for evaluating the impact of the proposed development on the capacity of the existing public sanitary sewer conveyance system and pump station(s) in the area. Any pump station and/or conveyance system improvements necessary to accommodate the proposed flows from the development shall be completed by the applicant prior to the issuance of a certificate of occupancy.
6. That, if so required by the Oregon Department of Transportation (ODOT), the applicant shall submit a detailed Traffic Impact Study to ODOT for review and demonstration of consistency with the requirements of OAR 660-012-0060 (Transportation Planning Rule). The scope of work for this study shall be coordinated with ODOT. All improvements required by ODOT as a result of their review of that study shall be installed at the applicant's expense prior to release of occupancy permits (temporary or final) for the proposed structures.
7. That prior to the issuance of building permits for the development, the applicant will pay the appropriate sanitary sewer and transportation system development charges (SDCs) for the proposed development. Given that the adventure park land use does not have a basis for the calculation of the transportation SDC in the City's adopted methodology, the applicant shall provide trip generation information for the proposed use, consistent with the adopted methodology, prepared by a registered traffic engineer.

Passed by the Council this 10th day of January 2012, by the following votes:

Ayes: Hill, Jeffries, May, Menke, Ruden

Nays: _____

Approved this 10th day of January 2012.



MAYOR

Attest:

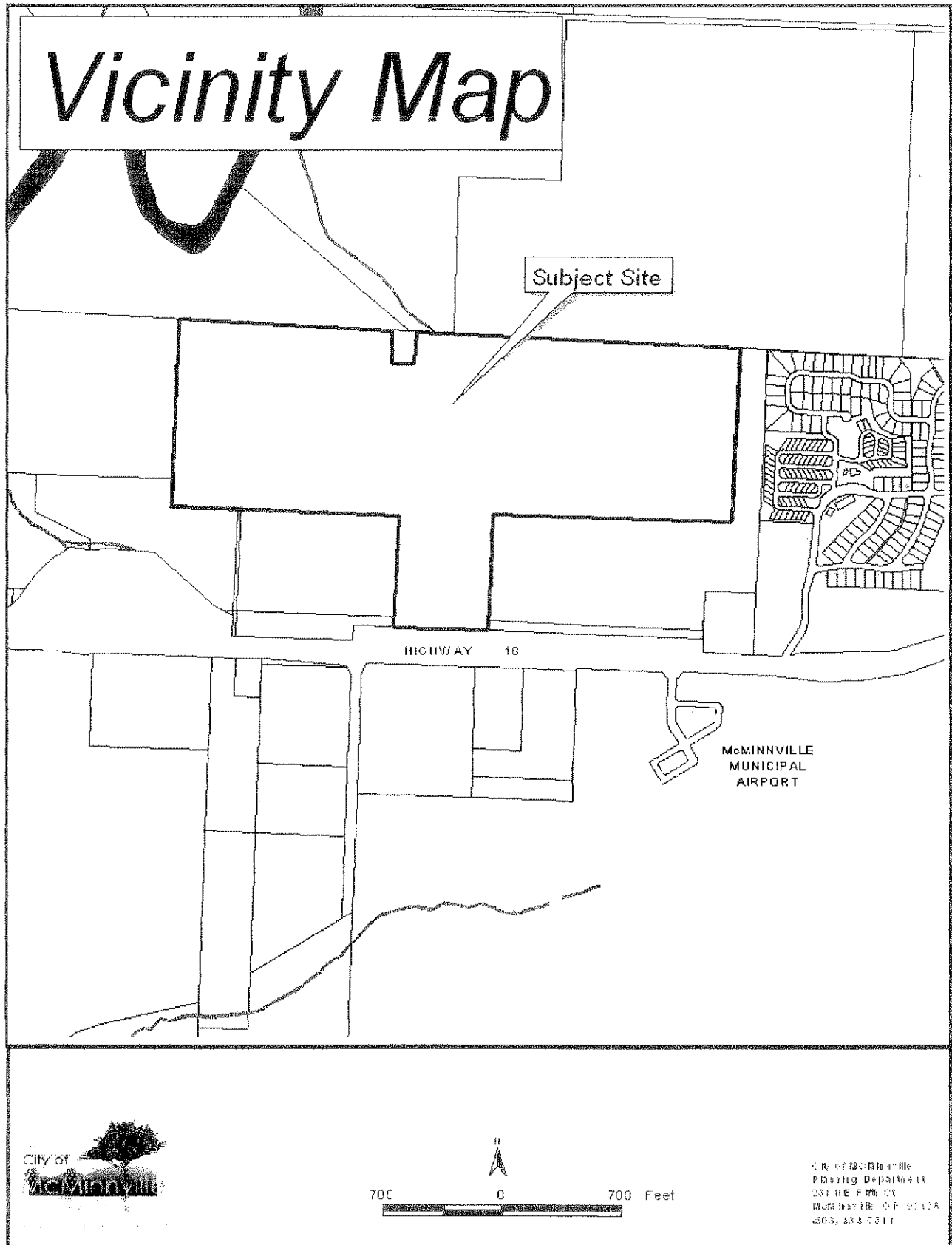


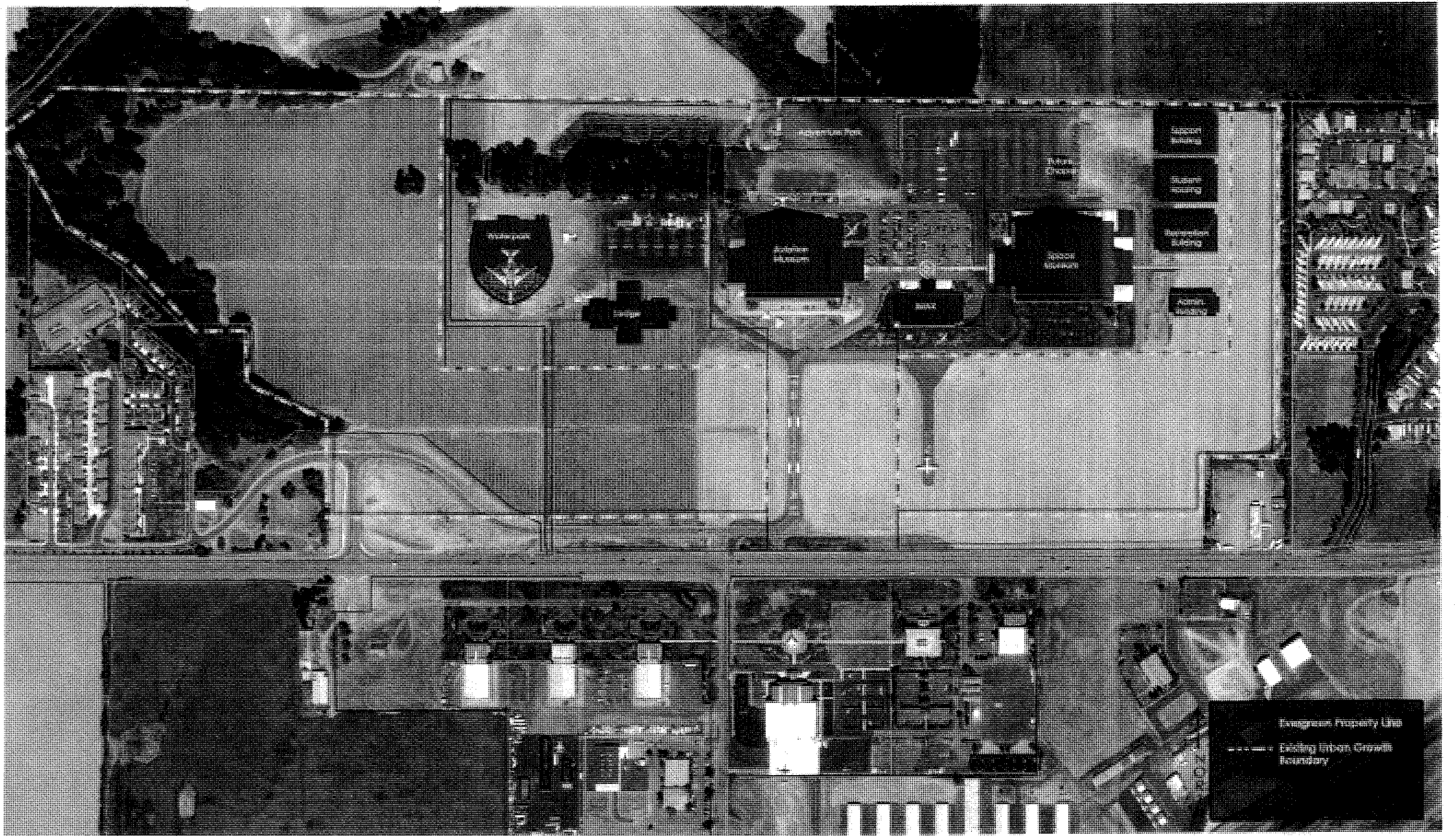
CITY RECORDER

Approved as to form:



CITY ATTORNEY





Group Mackenzie 2110267.00

November 3, 2011

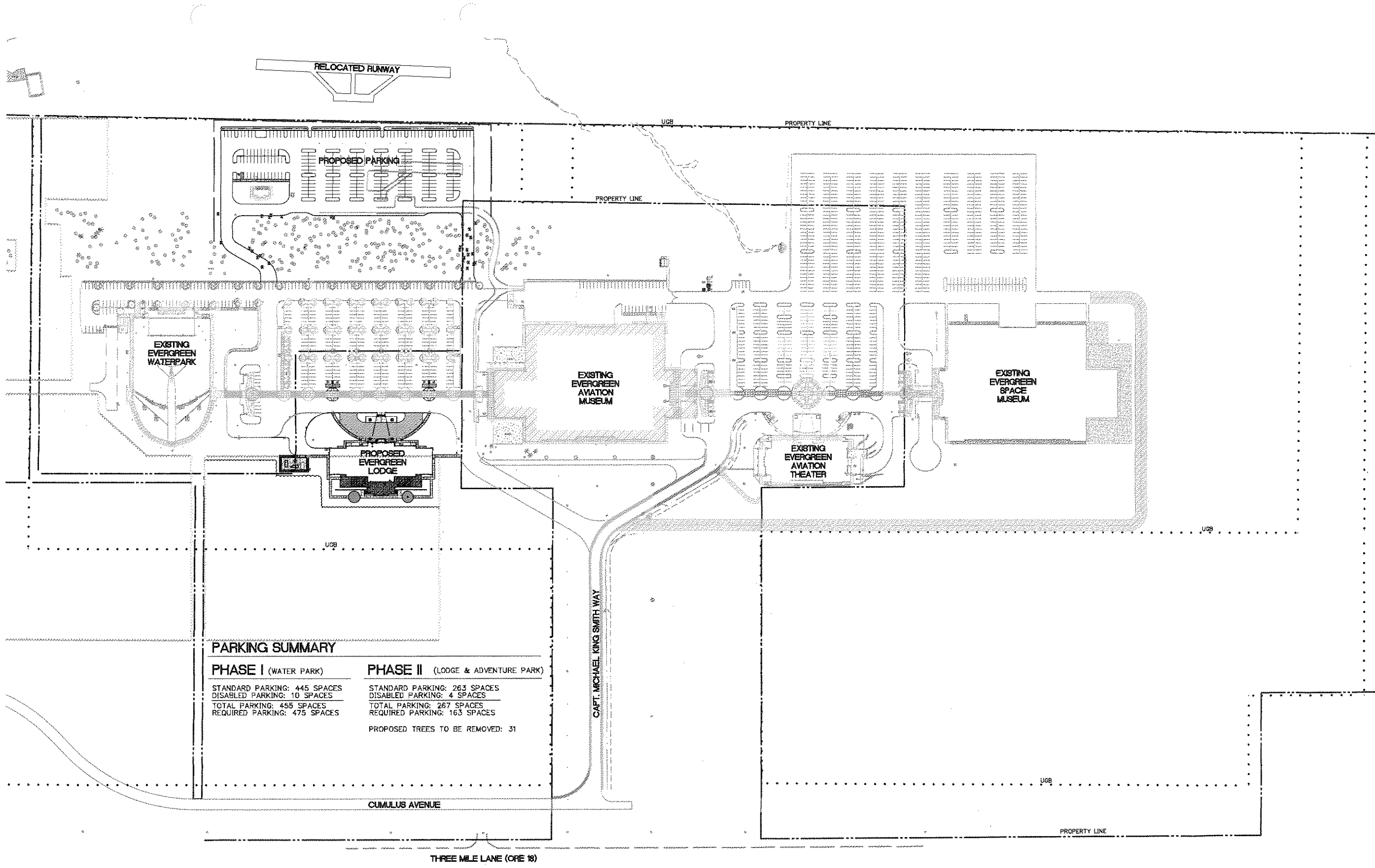
Attachment 1b: Evergreen Proposed Master Plan



Group Mackenzie 2110267.00

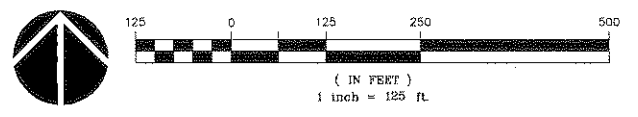
November 3, 2011

Attachment 1b: Evergreen Proposed Master Plan



PARKING SUMMARY

PHASE I (WATER PARK)	PHASE II (LODGE & ADVENTURE PARK)
STANDARD PARKING: 445 SPACES	STANDARD PARKING: 263 SPACES
DISABLED PARKING: 10 SPACES	DISABLED PARKING: 4 SPACES
TOTAL PARKING: 455 SPACES	TOTAL PARKING: 267 SPACES
REQUIRED PARKING: 475 SPACES	REQUIRED PARKING: 163 SPACES
	PROPOSED TREES TO BE REMOVED: 31



GROUP MACKENZIE
 Architecture
 Interior Design
 Land Use Planning
 Civil Engineering
 Structural Engineering
 Transportation Planning
 Landscape Architecture
 Portland, OR 503.224.6560
 Vancouver, WA 360.866.7878
 Seattle, WA 206.749.8963

Client



Project
EVERGREEN LODGE
 3850 THREE MILE LANE
 MCMINNVILLE, OR 97128

© GROUP MACKENZIE 2009
 ALL RIGHTS RESERVED
 THESE DRAWINGS ARE THE PROPERTY OF
 GROUP MACKENZIE AND ARE NOT TO BE
 USED OR REPRODUCED IN ANY MANNER,
 WITHOUT PRIOR WRITTEN PERMISSION

REVISIONS:

REVISION	REVISIONS THIS SHEET	REVISION DELTA	REVISION CLOSING DATE

SHEET TITLE:
DETAIL SITE PLAN

DRAWN BY: KLA
 CHECKED BY: BDN
 SHEET:

3

JOB NO. **2080154.01**

MACKENZIE.

PRELIMINARY STORMWATER REPORT

To
City of McMinnville

For
Evergreen Lodge Expansion
500 Cumulus Ave,
McMinnville, OR 97128

Dated
June 8, 2023

Project Number
2220161.00



MACKENZIE
Since 1960

RiverEast Center | 1515 SE Water Avenue, Suite 101, Portland, OR 97214
T 503.224.9560 | www.mcknze.com

TABLE OF CONTENTS

I.	Project Overview and Description	1
	Existing Conditions	1
	Proposed Improvements	2
II.	Basis of Design	3
III.	Analysis	4
	Water Quality	4
	Water Quantity & Flow Control	5
	Conveyance	5
IV.	Engineering Conclusions	6

Figures

Figure 1: Vicinity Map	1
Figure 2: Site Plan	2

Tables

Table 1: Catchment and Facility Summary	4
Table 2: Area Summary	5
Table 3: Grassy Swale Requirements	5

Appendices

- APPENDIX A: Web Soil Survey
- APPENDIX B: Water Quality Calculations
- APPENDIX C: Conveyance Calculations



I. PROJECT OVERVIEW AND DESCRIPTION

The proposed Evergreen Lodge Expansion project is located at the NW corner of the Evergreen Campus, which is located where NE Cumulus Avenue turns north and becomes NE Captain Michael King Smith Way in McMinnville, Oregon. The project consists of a new building, building adjacent plaza/walkway areas, parking modifications, landscaping, and associated utility upgrades.

Existing Conditions

The existing project site is primarily existing asphalt parking and landscaping. Existing drainage consists of sheet flow to curb breaks that outfall to one of two grassy swales. These swales overflow to a private storm system that discharges to a leg of the South Yamhill River near the middle north end of the campus.

Per the United States Department of Agriculture Web Soil Survey, the site is a majority hydrological soil group C/D (Amity silt loam) with slopes from 0-3%, see Appendix A. As indicated in the Geotechnical Report, infiltration is not expected to be feasible for this site, and the depth to groundwater is anticipated to exceed 20 feet below ground surface.

The 100-year floodplain does not overlap this site therefore, the site is considered an area of minimal flood hazard based on FEMA flood maps.

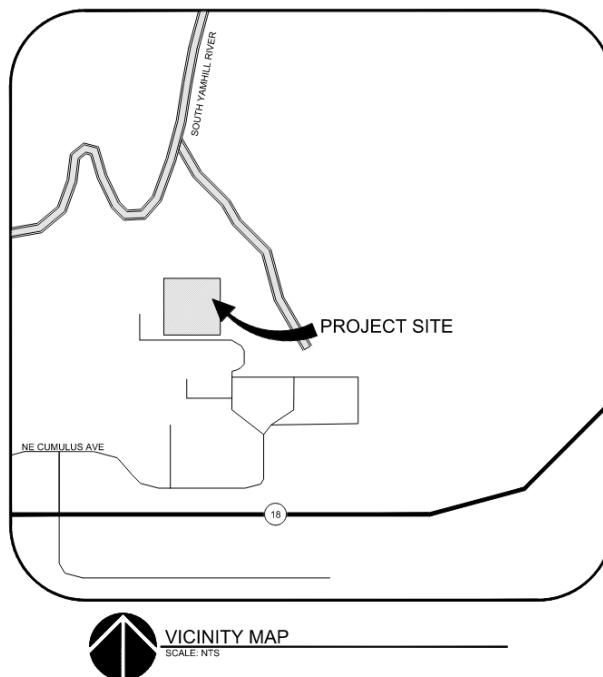


Figure 1: Vicinity Map

Proposed Improvements

The proposed site consists of a new building, for use as a reception hall, on the northwest portion of the site replacing currently existing parking as well as some landscape area. Site upgrades also include new landscaping and supporting utilities upgrades.

Stormwater from impervious areas of the existing/modified parking area will sheet flow to one of two catch basins in the parking area. These catch basins will convey stormwater to one of two existing water quality swales located west and northeast of the parking lot.

Per the attached Geotechnical report infiltration for this site is not feasible for this site due to the low to negligible tested infiltration rate of the soil.

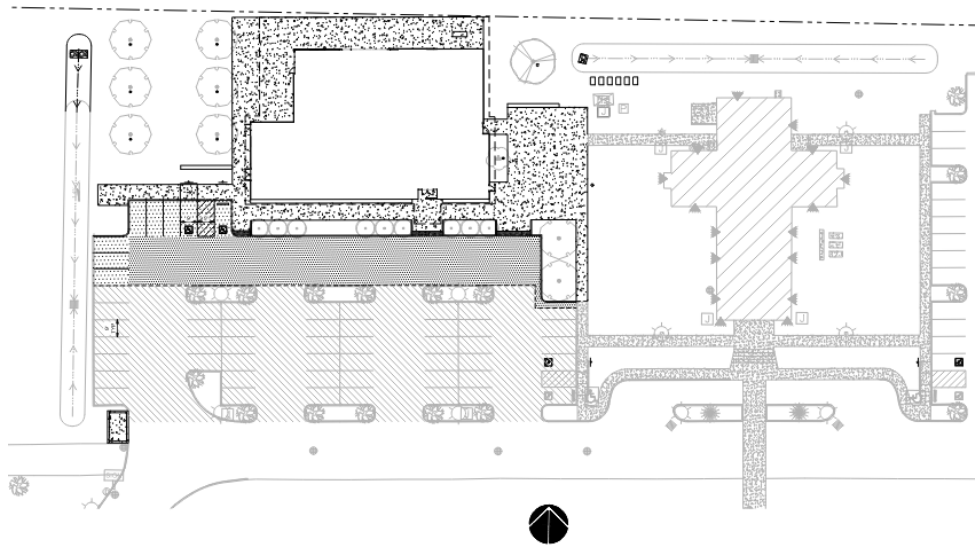


Figure 2: Site Plan



II. BASIS OF DESIGN

The Basis of Design for Stormwater Quality and Flow Control, as determined by the City of McMinnville Storm Drainage Master Plan, Appendix E (City of McMinnville Storm Drainage Design and Construction Standards), and is as follows:

Detention is not required for this development since the site discharges directly into the South Yamhill River.

Stormwater quality facilities are required for commercial and industrial developments that create more than 5 acres of impervious area. In accordance with the City of McMinnville's standards, phosphorus must be removed from stormwater at a rate proportional to the area weighted average of site runoff coefficients. To accomplish sufficient phosphorus removal either a grassy swale or wet pond facility must be implemented.

Conveyance will be designed to manage a 10-year storm frequency using the Rational Method per City of McMinnville Design and Construction Standards.



III. ANALYSIS

Water Quality

The City of McMinnville Storm Drainage Master Plan, Appendix E: Design and Construction Standards (D&CS) recommends the use of the Rational Method for a basin area less than 100 acres. Removal methods outlined in Appendix E indicate that the required phosphorus removal rate be achieved through either a grassy swale or wet pond facility. For a grassy swale (which will be used for this project), the facility shall be designed based upon the 2-Year frequency storm event using the Rational Method to determine peak runoff. The 2-year storm event that will be used for calculations is 1.5 inches/hour per ODOT Hydraulic Manual Chapter 7 Appendix A for Zone 8.

Per the Stormwater Quality Facilities section of Appendix E, the removal requirement is based on the following equation:

$$\text{Percent Removal} > 100 - [24.5 / R(v)]$$

Where R(v) is the weighted average of site runoff coefficients. Runoff coefficients will be based on Oregon Department of Transportation (ODOT) Hydraulics Manual for the Rational Method and a rolling site. For pavement and roof area a runoff coefficient of 0.9 will be used, and for grass shoulders a coefficient of 0.25.

The required length of the swale is then calculated as based on the proportion of calculated required removal rate over the 75% removal rate for a swale length of 200-feet:

$$\text{Required Length} = 200 * (\text{required \% removal}/75\%)$$

Weighted average runoff coefficient, required percent phosphorus removal and required length calculations for both swales are summarized in Table 1.

Table 1: Catchment and Facility Summary						
Catchment ID	Impervious Area (ft ²)	Pervious Area (ft ²)	Weighted CN*	Required % Removal	Required Length (ft)	Actual Length (ft)
A	40,115	9,246	0.78	72.8	182.7	195**
B	56,743	32,994	0.70	64.8	172.8	185

*CN for paved areas/roofs = 0.9, CN for landscape (grass) areas = 0.25

**includes swale proposed swale extension

Other swale requirements are per DC&S and are summarized in Table 3. The following are common factors for each of the swales listed:

- 2-year rainfall event = 1.5 inches/hour
- Manning’s n-value = 0.035 (DC&S Appendix E, Table E-6)
- Swale bottom width = 5-ft



Table 2: Area Summary				
Swale	Pre-Development		Post Development	
	Pervious Area (ft ²)	Impervious Area (ft ²)	Pervious Area (ft ²)	Impervious Area (ft ²)
A1	0	7,144	0	7,144
A2	8,264	29,420	8,949	33,268
B1	17,418	28,082	16,623	24,447
B2	16,621	27,514	16,621	27,514

Table 3: Grassy Swale Requirements					
Criteria	Required*	Provided**			
		Swale A1	Swale A2	Swale B1	Swale B2
Max Velocity	1.5 ft/s	0.59 ft/s	1.3 ft/s	1.2 ft/s	0.94 ft/s
Max Water Depth	6"	0.85"	1.7"	1.4"	2"
Max Side Slopes	3:1	3:1	3:1	3:1	3:1
Longitudinal Slope	N/A	0.7%	1.4%	1.5%	0.6%

*Per City of McMinnville Storm Drainage Master Plan, Appendix E (Design and Construction Standards)

**See Appendix B for calculations

Water Quantity & Flow Control

The City of McMinnville Storm Drainage Design and Construction Standards: Appendix E - Stormwater Detention Section, states that the need for water quantity and flow control is not required due to the site's direct discharge into the South Yamhill River.

Conveyance

Detailed conveyance calculations can be found in Appendix C.

Per Appendix E of the City of McMinnville Storm Drainage Master Plan, storm drain pipes must be sized using the Manning's equation and designed to convey the design storm at a minimum velocity when flowing full. The selection of the design storm follows the guidelines outlined in Appendix E that requires the use of the 10-Year storm for a commercial site development.



IV. ENGINEERING CONCLUSIONS

Based on compliance with City of McMinnville Design & Construction Standards (as found in the Storm Drainage Master Plan, Appendix E):

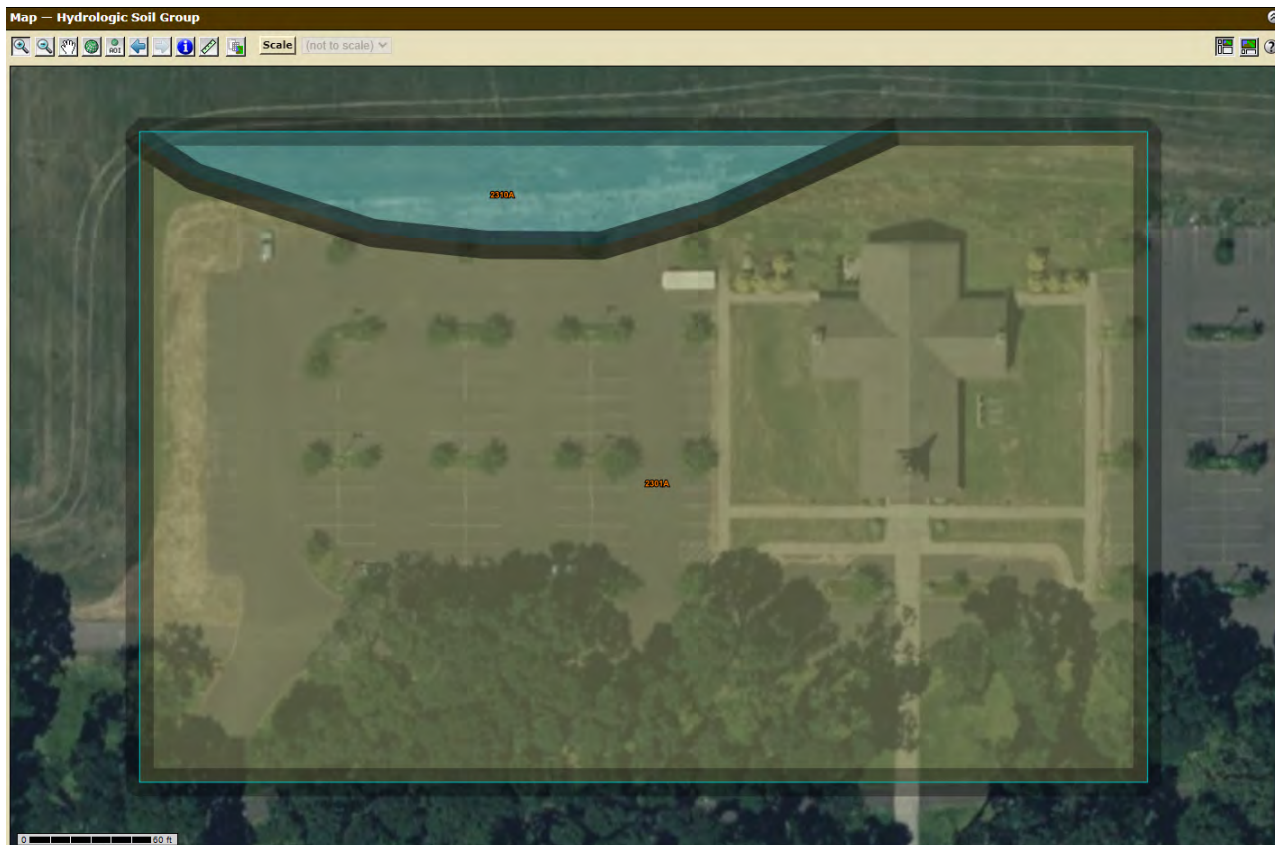
- Detention is not required for this site since the stormwater facilities discharge directly into the South Yamhill River.
- A grassy swale is used to provide the required phosphorous removal per water quality standards.
- Conveyance was designed for a 10-year storm frequency using the Rational Method per City of McMinnville Design and Construction Standards.

Therefore, the design for Evergreen Lodge Expansion adheres to the City of McMinnville's design requirements.



APPENDIX A

WEB SOIL SURVEY



Tables — Hydrologic Soil Group — Summary By Map Unit

Summary by Map Unit — Yamhill County, Oregon (OR071)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
2301A	Amity silt loam, 0 to 3 percent slopes	C/D	3.4	91.2%
2310A	Woodburn silt loam, 0 to 3 percent slopes	C	0.3	8.8%
Totals for Area of Interest			3.7	100.0%

Description — Hydrologic Soil Group

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

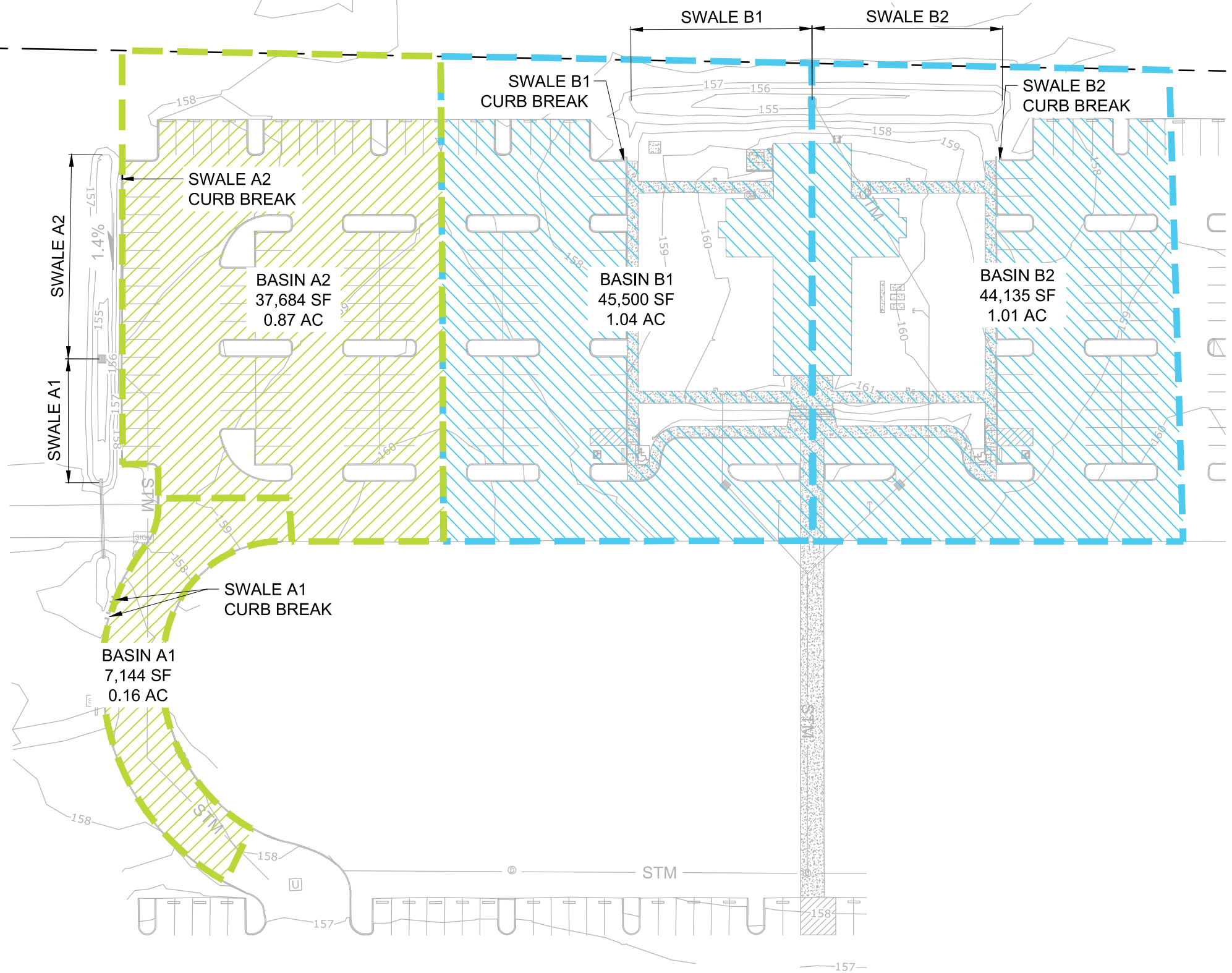
Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.



APPENDIX B

**WATER QUALITY
CALCULATIONS**



LEGEND

- WEST DRAINAGE AREA
- EAST DRAINAGE AREA
- WEST DRAINAGE AREA IMPERVIOUS AREA
- EAST DRAINAGE AREA IMPERVIOUS AREA

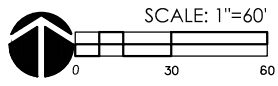
BASIN SUMMARY TABLE

CATCHMENT ID	IMPERVIOUS AREA (SF)	LANDSCAPE AREA (SF)	TOTAL AREA (SF)	TOTAL AREA (AC)
A1	7,144	0	7,144	0.16
A2	29,420	8,264	37,684	0.87
B1	28,082	17,418	45,500	1.04
B2	27,514	16,621	44,135	1.01

BASIN MAP - WATER QUALITY (EXISTING)

EVERGREEN LODGE EXPANSION MCMINNVILLE

FEBRUARY 07, 2023
Job # 2220161.00

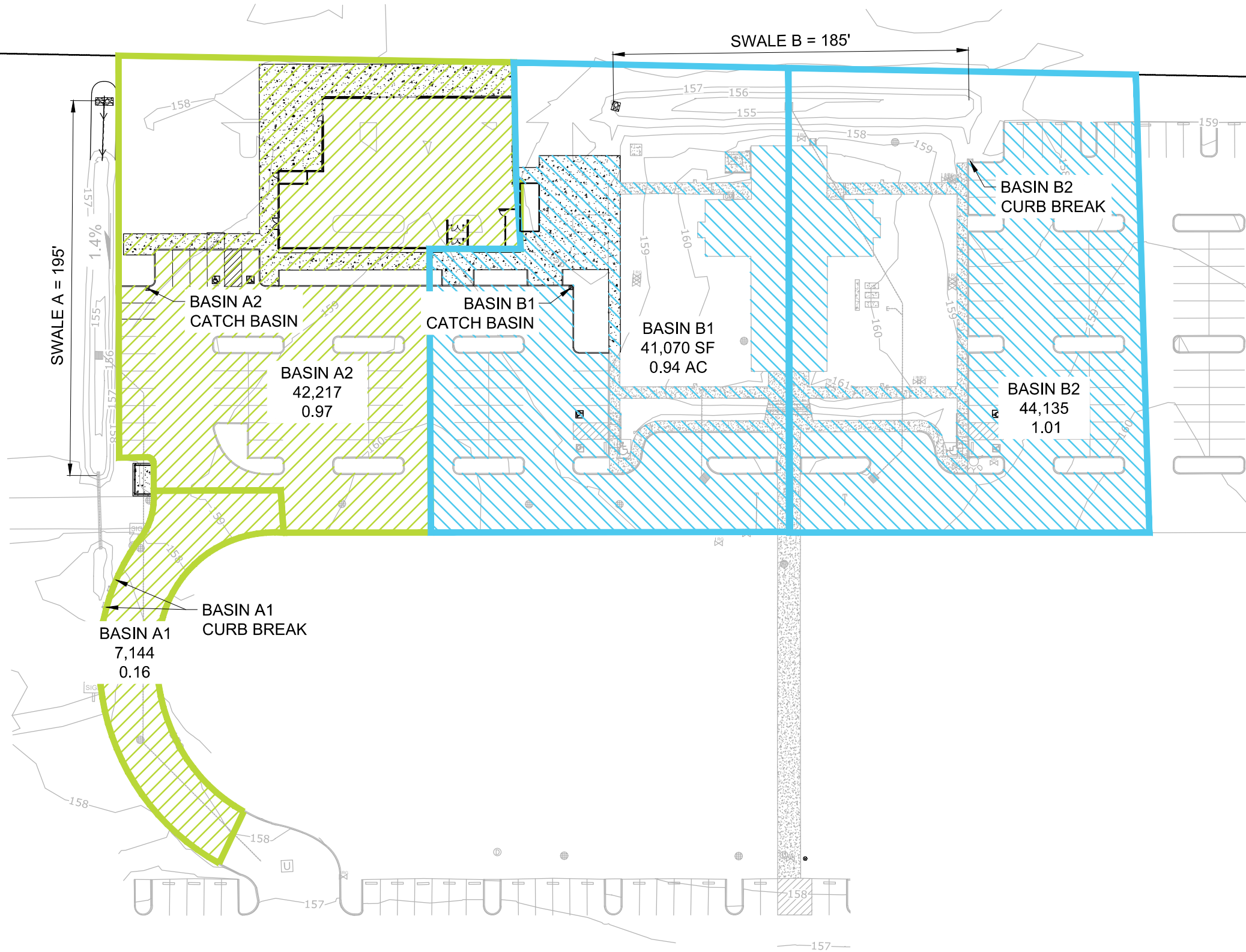


M **Architecture - Interiors**
 Planning - Engineering

Portland 503.224.9560
 Vancouver 360.695.7879
 Seattle 206.749.9995
www.mcknzie.com

MACKENZIE

222016100 C:\TEMP\AC\PUBLISH\384\BASIN_MAP_EXISTING.DWG BTC 08/05/23 17:10 1/60



LEGEND

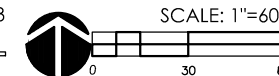
- WEST DRAINAGE AREA (SWALE A)
- EAST DRAINAGE AREA (SWALE B)
- WEST DRAINAGE AREA IMPERVIOUS AREA
- EAST DRAINAGE AREA IMPERVIOUS AREA

BASIN SUMMARY TABLE

CATCHMENT ID	IMPERVIOUS AREA (SF)	LANDSCAPE AREA (SF)	TOTAL AREA (SF)	TOTAL AREA (AC)
A1	7,144	0	7,144	0.16
A2	33,268	8,949	42,217	0.97
B1	24,447	16,623	41,070	0.94
B2	27,514	16,621	44,135	1.01

BASIN MAP - WATER QUALITY (PROPOSED) EVERGREEN LODGE EXPANSION MCMINNVILLE

FEBRUARY 07, 2023
Job # 2220161.00



M **Architecture - Interiors**
Planning - Engineering

Portland 503.224.9550
Vancouver 360.695.7879
Seattle 206.749.9993
www.mcknzie.com

MACKENZIE

"222016100" C:\TEMP\ACUR\B\306\BASIN MAP_PROPOSED.DWG BTC 08/02/23 17:11 1/6

City of McMinnville

Grassy Swale Calculator

Per City of McMinnville Design & Construction Standards (D&CS), as found in Storm Drainage Master Plan, Appendix E

Swale A1

Project Name:	Evergreen Lodge Expansion	By:	BTC	Checked:	Checked
Project Number:	2220161.00	Date:	6/2/2023	Date:	Date

Rational Method, Q = CiA	
Required Treatment Area (A):	A = 0.16 acres
Runoff Coefficient (C):	C = 0.9
Rainfall Intensity (i):	i = 1.50 in/hr
Peak Flow(Q):	Q = 0.22 ft ³ /s

User Entry Variables	
Slope	S = 0.007 ft/ft
Side Slopes	H = 3 V = 1
Swale Length	L _s = 60 ft
Swale Bottom Width	w = 5 ft
Manning's N-Value	n = 0.035

Calculations	
Water Quality Flow Depth:	
Swale Cross-Sectional Area	A = 0.37 ft ²
	θ = 1.25
	L = 0.22 ft
Water Quality Depth	d = 0.071 ft
Velocity	v = 0.60 ft/s
Manning's Equation	AR ^{2/3} = 0.062
Manning's Equation	AR ^{2/3} = 0.061
Velocity	v = 0.601 ft/s

See "Basin Map - Water Quality (Proposed)" in Appendix B
For paved surfaces/roof
ODOT Hydraulic Manual, Appendix A, Zone 8 (McMinnville)
Q = CiA

Grassy Swale Design Criteria

Maximum Side Slopes = 3 :1 D&CS

Based on calculated required removal rate D&CS

Manning's n-value = 0.035 D&CS Table E-6

Design water depth = 3 - 6 inches D&CS

$$AR^{2/3} = \frac{Q * n}{1.49\sqrt{S}}$$

$$AR^{2/3} = dw + d^2 \tan\theta \left[\frac{dw + d^2 \tan\theta}{\left(w + 2 \frac{d}{\cos\theta}\right)^{2/3}} \right]$$

Maximum velocity = 1.5 ft/sec D&CS

City of McMinnville

Grassy Swale Calculator

Per City of McMinnville Design & Construction Standards (D&CS), as found in Storm Drainage Master Plan, Appendix E

Swale A2

Project Name:	Evergreen Lodge Expansion	By:	BTC	Checked:	Checked
Project Number:	2220161.00	Date:	6/2/2023	Date:	Date

Rational Method, Q = CiA	
Required Treatment Area (A):	A = 0.76 acres
Runoff Coefficient (C):	C = 0.9
Rainfall Intensity (i):	i = 1.50 in/hr
Peak Flow(Q):	Q = 1.03 ft ³ /s

User Entry Variables	
Slope	S = 0.014 ft/ft
Side Slopes	H = 3 V = 1
Swale Length	L _s = 135 ft
Swale Bottom Width	w = 5 ft
Manning's N-Value	n = 0.035

Calculations	
Water Quality Flow Depth:	
Swale Cross-Sectional Area	A = 0.79 ft ²
	θ = 1.25
	L = 0.46 ft
Water Quality Depth	d = 0.145 ft
Velocity	v = 1.31 ft/s
Manning's Equation	AR ^{2/3} = 0.205
Manning's Equation	AR ^{2/3} = 0.205
Velocity	v = 1.309 ft/s

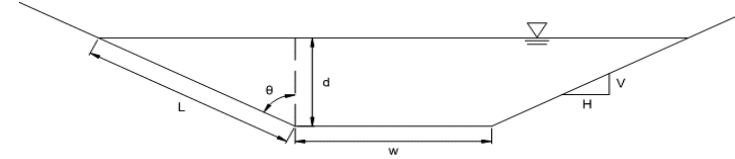
See "Basin Map - Water Quality (Proposed)" in Appendix B
 For paved surfaces/roof
 ODOT Hydraulic Manual, Appendix A, Zone 8 (McMinnville)
 Q = CiA

Grassy Swale Design Criteria

Maximum Side Slopes = 3 :1 D&CS

Based on calculated required removal rate D&CS

Manning's n-value = 0.035 D&CS Table E-6



Design water depth = 3 - 6 inches D&CS

$$AR^{2/3} = \frac{Q * n}{1.49\sqrt{S}}$$

$$AR^{2/3} = dw + d^2 \tan\theta \left[\frac{dw + d^2 \tan\theta}{\left(w + 2 \frac{d}{\cos\theta}\right)^{2/3}} \right]$$

Maximum velocity = 1.5 ft/sec D&CS

City of McMinnville

Grassy Swale Calculator

Per City of McMinnville Design & Construction Standards (D&CS), as found in Storm Drainage Master Plan, Appendix E

Swale B1

Project Name:	Evergreen Lodge Expansion	By:	BTC	Checked:	Checked
Project Number:	2220161.00	Date:	6/2/2023	Date:	Date

Rational Method, $Q = CiA$	
Required Treatment Area (A):	A = 0.56 acres
Runoff Coefficient (C):	C = 0.9
Rainfall Intensity (i):	i = 1.50 in/hr
Peak Flow(Q):	Q = 0.76 ft ³ /s

User Entry Variables	
Slope	S = 0.015 ft/ft
Side Slopes	H = 3 V = 1
Swale Length	L _s = 90 ft
Swale Bottom Width	w = 5 ft
Manning's N-Value	n = 0.035

Calculations	
Water Quality Flow Depth:	
Swale Cross-Sectional Area	A = 0.63 ft ²
	θ = 1.25
	L = 0.37 ft
Water Quality Depth	d = 0.118 ft
Velocity	v = 1.20 ft/s
Manning's Equation	$AR^{2/3} = 0.146$
Manning's Equation	$AR^{2/3} = 0.146$
Velocity	v = 1.197 ft/s

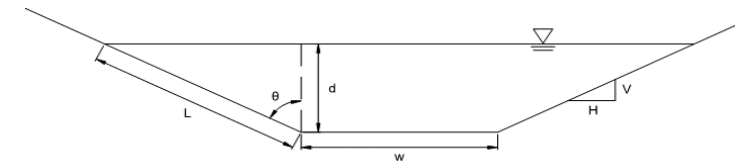
See "Basin Map - Water Quality (Proposed)" in Appendix B
For paved surfaces/roof
ODOT Hydraulic Manual, Appendix A, Zone 8 (McMinnville)
Q = CiA

Grassy Swale Design Criteria

Maximum Side Slopes = 3 :1 D&CS

Based on calculated required removal rate D&CS

Manning's n-value = 0.035 D&CS Table E-6



Design water depth = 3 - 6 inches D&CS

$$AR^{2/3} = \frac{Q * n}{1.49\sqrt{S}}$$

$$AR^{2/3} = dw + d^2 \tan\theta \left[\frac{dw + d^2 \tan\theta}{\left(w + 2 \frac{d}{\cos\theta}\right)^{2/3}} \right]$$

Maximum velocity = 1.5 ft/sec D&CS

City of McMinnville

Grassy Swale Calculator

Per City of McMinnville Design & Construction Standards (D&CS), as found in Storm Drainage Master Plan, Appendix E

Swale B2

Project Name:	Evergreen Lodge Expansion	By:	BTC	Checked:	Checked
Project Number:	2220161.00	Date:	6/2/2023	Date:	Date

Rational Method, Q = CiA	
Required Treatment Area (A):	A = 0.63 acres
Runoff Coefficient (C):	C = 0.9
Rainfall Intensity (i):	i = 1.50 in/hr
Peak Flow(Q):	Q = 0.85 ft ³ /s

User Entry Variables	
Slope	S = 0.006 ft/ft
Side Slopes	H = 3
	V = 1
Swale Length	L _s = 95 ft
Swale Bottom Width	w = 5 ft
Manning's N-Value	n = 0.035

Calculations	
Water Quality Flow Depth:	
Swale Cross-Sectional Area	A = 0.92 ft ²
	θ = 1.25
	L = 0.53 ft
Water Quality Depth	d = 0.167 ft
Velocity	v = 0.93 ft/s
Manning's Equation	AR ^{2/3} = 0.259
Manning's Equation	AR ^{2/3} = 0.262
Velocity	v = 0.927 ft/s

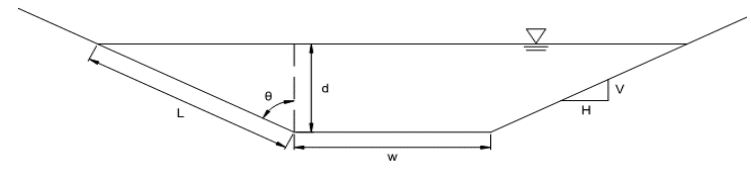
See "Basin Map - Water Quality (Proposed)" in Appendix B
 For paved surfaces/roof
 ODOT Hydraulic Manual, Appendix A, Zone 8 (McMinnville)
 Q = CiA

Grassy Swale Design Criteria

Maximum Side Slopes = 3 :1 D&CS

Based on calculated required removal rate D&CS

Manning's n-value = 0.035 D&CS Table E-6



Design water depth = 3 - 6 inches D&CS

$$AR^{2/3} = \frac{Q * n}{1.49\sqrt{S}}$$

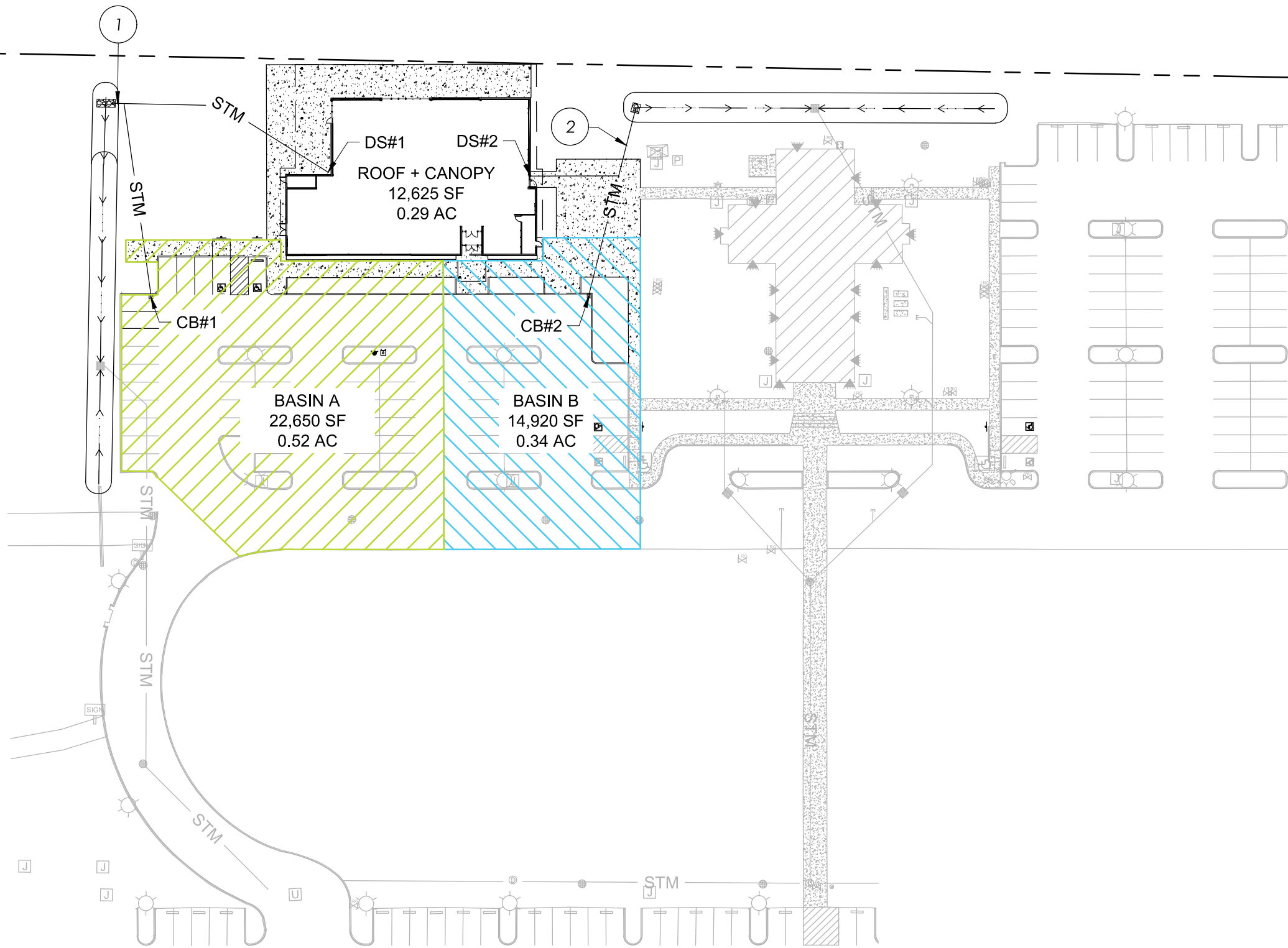
$$AR^{2/3} = dw + d^2 \tan\theta \left[\frac{dw + d^2 \tan\theta}{\left(w + 2 \frac{d}{\cos\theta}\right)^{2/3}} \right]$$

Maximum velocity = 1.5 ft/sec D&CS



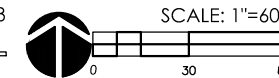
APPENDIX C

**CONVEYANCE
CALCULATIONS**



BASIN MAP - CONVEYANCE
EVERGREEN LODGE EXPANSION MCMINNVILLE

FEBRUARY 07, 2023
 Job # 2220161.00



M **Portland** **Vancouver** **Seattle**
 503.224.9560 360.695.7879 206.749.9995
 www.mcknza.com
Architecture - Interiors
Planning - Engineering
 MACKENZIE

222016100.DRAWING\GIS\B\EXHIBITS\BASIN_MAP_PROPOSED-CONVEYANCE.DWG BTC 05/06/23 16:13 1/60

Storm Pipe Sizing - Rational Method

Project Name:	Evergreen Lodge Expansion	By:	BTC	Checked:	Checked
Project Number:	2220161.00	Date:	6/6/2023	Date:	Date

User Entry Variables	
Runoff Coefficient	C = 0.9
Pipe Coefficient of Friction	n = 0.013
Return Period	10 years

Notes/Design Criteria
C = 0.9 for pavement and roof areas

Equations			
Rational	$Q = CiA$	Q = Runoff	ft ³ /s
Manning's	$Q_m = \left(\frac{1.49}{n}\right) A(R_h^{2/3})S^{1/2}$	Q _m = Capacity	ft ³ /s
Hydraulic Radius	$R_h = \frac{A_{pipe}}{P}$	c = Runoff coefficient	N/A
Velocity (full pipe)	$V_f = \frac{Qm}{A_{pipe}}$	I = Rainfall intensity	in/hr
Incremental Time	$T_i = \frac{L}{v_d} * \frac{min}{60 sec}$	A = Basin Area	ac
		P = Wetted Perimeter	ft
		S = Slope	ft/ft
		A _{pipe} = Pipe Area	ft ²
		L = Length of pipe	ft

Basin Data					Pipe Data					Calculations						
Pipe Link (See Basin Map)	Catchment ID (See Basin Map)	A _i , Incremental Basin Area (Ac) ¹	A _t , Total Basin Area (Ac) ²	T _c , Time of Concentration (min) ³	T _t , Total Time (min) ⁴	i, Intensity (in/hr) ⁵	S, Pipe Slope (%) ⁶	D, Pipe Diameter (in) ⁷	L, Length of Pipe Run (ft) ⁸	A _{pipe} , Pipe Area (ft ²)	R _h , Hydraulic Radius ^{2/3}	Q, Runoff (ft ³ /s)	Q _m , Capacity (ft ³ /s)	Runoff/Capacity (ratio) ⁹	v _d , Velocity at Design Flow (ft/s)	T _i , Incremental Time (min)
	DS #1	0.15	0.15	5.00	5.00	2.30	0.50	6	113	0.20	0.25	0.30	0.40	0.75	2.20	0.86
	CB #1	0.52	0.52	5.00	5.00	2.30	0.50	10	97	0.55	0.35	1.08	1.55	0.69	3.04	0.53
1	DS #1 + CB #1		0.67		5.86	2.25	0.50	10	9	0.55	0.35	1.35	1.55	0.87	3.17	0.05

Basin Data							Pipe Data			Calculations						
Pipe Link (See Basin Map)	Catchment ID (See Basin Map)	A _i , Incremental Basin Area (Ac)	A _t , Total Basin Area (Ac)	T _c , Time of Concentration (min)	T _t , Total Time (min)	i _i , Intensity (in/hr)	S, Pipe Slope (%)	D, Pipe Diameter (in)	L, Length of Pipe Run (ft)	A _{pipe} , Pipe Area (ft ²)	R _h , Hydraulic Radius ^{2/3}	Q, Runoff (ft ³ /s)	Q _m , Capacity (ft ³ /s)	Runoff/Capacity (ratio)	v _d , Velocity at Design Flow (ft/s)	T _i , Incremental Time (min)
	CB #2	0.34	0.34	5.00	5.00	2.30	0.50	8	62	0.35	0.30	0.70	0.86	0.82	2.71	0.38
	DS #2	0.15	0.15	5.00	5.00	2.30	0.50	6	45	0.20	0.25	0.30	0.40	0.75	2.20	0.34
2	DS #2 + CB #2		0.49		5.38	2.28	0.50	10	35	0.55	0.35	0.99	1.55	0.64	2.99	0.20