

AGENDA 5 - 15

1. Approval of Minutes: April 16, 2015

2. **Public Hearing (Quasi Judicial)**

◆ Docket VR 1-15

Request: Approval of a variance to Section 17.60.060(A)(4) (Spaces-Number Required) of the McMinnville Zoning Ordinance to permit a reduction in the number of required vehicle parking spaces for a proposed eight-unit residential complex (from 12 to seven spaces).

Location: 433 NE 17th Street and is more specifically described as Tax Lot 06500, Section 16CB, T. 4 S., R. 4 W., W.M.

Applicant: Troy Haworth

3. **Public Hearing (Quasi Judicial)**

◆ Docket ZC 2-15

Request: Approval to amend Planned Development Ordinance No. 4978 to allow a reduction in the front yard setback from 15 to 10 feet, a reduction in the exterior side yard setback from 20 feet to 15 feet for all proposed lots, and a reduction in the interior side yard setback from six feet to zero feet for all garages proposed for construction for the remaining phases of this development.

Location: NE Grandhaven Street and east of NE Hembree Street

Applicant: Alan Ruden Inc.

4. **Old/New Business**

5. **Adjournment**

MINUTES

Members Present: Chair Stassens; Vice Chair Morgan; and Commissioners Butler, Chroust-Masin, Hall, Hillestad, Pietz, Thomas, and Tiedge

Members Absent: None

Staff Present: Mr. Montgomery, Mr. Pomeroy, Ms. Haines, and Ms. Morrison

1. Call to Order:

Chair Stassens called the meeting to order at 6:30 p.m. and gave the commission five additional minutes to review the additional letters that had been submitted to the Commission that evening. Meeting commenced at 6:35 p.m.

2. Approval of Minutes: March 19, 2015

Chair Stassens called for action on the Planning Commission minutes from the March 19, 2015, meeting. Commissioner Butler MOVED to APPROVE the minutes as presented; SECONDED by Commissioner Morgan. Motion PASSED unanimously.

3. Public Hearing (Quasi Judicial)

◆ **Docket VR 1-15**

Request: Approval of a variance to Section 17.60.060(A)(4) (Spaces-Number Required) of the McMinnville Zoning Ordinance to permit a reduction in the number of required vehicle parking spaces for a proposed eight-unit residential complex (from 12 to seven spaces).

Location: 433 NE 17th Street and is more specifically described as Tax Lot 06500, Section 16CB, T. 4 S., R. 4 W., W.M.

Applicant: Troy Haworth

Chair Stassens opened the public hearing at 6:39 p.m. and requested objection of jurisdiction, disclosures, and abstentions.

Commission Chroust-Martin spoke that he knew the applicant from his daughter previously babysitting the applicant's children some time ago.

There were no other disclosures noted by any members of the Planning Commission who were present.

Chair Stassens asked if any commissioners needed to declare any contact prior to this hearing with any of the applicants or any other party involved in this hearing or any other information outside of staff regarding the subject of this hearing and asked if any of the commissioners had visited the site. No further disclosures were made and several commissions had visited the site but did not wish to discuss their visit.

Chair Stassens asked for staff to give a brief description of the application.

Mr. Pomeroy addressed the committee and entered ten additional letters from the public into the record. Mr. Pomeroy noted that the letters were from the tenants and the manager of the nearby apartment complex. Mr. Pomeroy reviewed the staff report and based on information presented in the staff report, site plan and the letters submitted by the Director of Yamhill County Health and Human Services, as they spoke to all issues raised, he recommended approval of the variance with no conditions.

Commissioner Morgan asked if parking is allowed on both the south and north sides of 17th Street.

Mr. Pomeroy responded to Commissioner Morgan's question that parking was available on both the north and south sides of 17th Street.

Commissioner Pietz's asked if there would be available parking for visitors and staff at the proposed facility.

Mr. Pomeroy stated that based upon staff's experience with other similar facilities as to those needs, and the requirements of the zoning ordinance, that the proposed parking was adequate.

Commissioner Pietz noted that she lives in the area of the site of the proposed variance and that during high school hours there is little to no street parking available.

Commissioner Hillestad asked to confirm that the proposed structure, as shown on the submitted site plan, was positioned correctly as regard building setbacks.

Mr. Pomeroy responded that the buildings were proposed to be built on the set back line on the rear and side property lines but not on the front.

Chair Stassens asked for any additional questions from the Commission. Hearing none, then called for the applicant's testimony.

Troy Haworth introduced himself as the builder of the project and stated that the units would be leased to Yamhill County. Mr. Haworth introduced Kevin Brooks, supervisor for Yamhill County Behavior Health as he will be supervising the clientele at the site location. Mr. Brooks explained the need for reduced parking citing that only about 18% of his clientele drive. Mr. Brooks used two other locations with similar uses as examples, one twelve unit complex that had two drivers and one fourteen unit complex that had no drivers. Mr. Brooks stated that driving is sometimes challenging to his clients and that the driving frequency at this site would be similar to the other two examples. Mr. Brooks stated that in reference to Commissioner Pietz's concern about parking for staff and visitors, that typically, there are few visitors and perhaps two staff at the most at any given time.

Commissioner Chroust-Masin asked about turn over in residency – are they long term residents?

Mr. Brooks responded that these units are meant to be transitional for a time period of around one year.

Commissioner Chroust-Masin responded that as the clientele fluctuates, the number of drivers may fluctuate also.

Chair Stassens asked if there were any further questions from the commission.

Commissioner Tiedge asked about staff residing at the site.

Mr. Brooks responded that there may be a manager or peer support specialist living at the complex and that they were exploring this option.

Commissioner Hillestad asked about repositioning the building location on the site and reducing the landscape to possibly accommodate additional parking.

Mr. Haworth responded that he wished to keep as much green area as possible for the tenants as that would best suit the tenant's needs.

Commissioner Butler asked about the possibility of the buildings having three levels vs. two levels and making the footprint of the buildings smaller.

Mr. Haworth and Mr. Brooks responded that a three level structure would be more difficult for some of the clientele and would possibly require an elevator. Mr. Brooks noted that it could be more physically challenging for some of the clients if there was an additional floor.

Commissioner Chroust-Masin asked about the proximity of the site to bus stops.

Mr. Brooks did not know of where the nearest bus stop location was in proximity to the site.

Commissioner Morgan asked about the ages of the clientele.

Mr. Brooks responded that the clients could be all ages but the majority would be between 25-50 years old.

Commissioner Tiedge asked how large each unit was.

Mr. Haworth responded that there are six one bedroom units and two two-bedroom units. The one-bedroom units are 723 square feet and the two-bedroom units are 928 square feet.

Commissioner Tiedge asked how many bathrooms are in each unit.

Mr. Haworth responded that the units would have one full bathroom each.

Commissioner Thomas inquired about the lease mentioned by Mr. Haworth; what the term of the lease would be and if it could be converted to people without handicap.

Mr. Haworth responded that the term of the lease would be at a five year cap for clients. Mr. Brooks spoke to the needs of the clients and that this facility would help clients transition into more permanent housing; this was more of a temporary placement.

Commissioner Hillestad asked about alternative transportation available to clients.

Mr. Brooks responded that some of the clients could walk, use a bicycle or use the bus and/or be provided transportation.

Commissioner Hillestad asked about the transportation being provided -- would it be for special occasions?

Mr. Brooks noted that transportation provided would be for things like medical appointments and that they would encourage their clients to find alternative transportation unless staff were required to attend an appointment with them.

Mr. Haworth noted that the site was a good fit as it is in proximity of the downtown core area and it is in close proximity to a grocery store and a pharmacy.

Commissioner Morgan inquired if the clients held jobs and, if so, how many of them held jobs.

Mr. Brooks responded that in their supportive housing sites that less than 10% have jobs and that the purpose of the unit was to be for transitional housing.

Chair Stassens called for additional questions for the applicants and any others that wished to speak in favor of proposal and there were none; Chair Stassens called for any persons that were opposed to speak.

Cathy Weatherman, an apartment manager with Willamette Rentals and manager of a complex to the immediate west of the subject site voiced concern that people may park at her complex if there is not adequate parking at the proposed site, also noting that street parking was limited due to use from the high school. Ms. Weatherman had concern that more of the clients would be driving and/or have visitors than spaces made available. In addition, she had concerns that in the future, if the use of the units were to be converted to regular housing, that the unit would be converted to conventional use and would not meet the required parking. Ms. Weatherman asked about consideration of a variance for a setback and/or to reduce the size of the units rather than a variance for the parking. Ms. Weatherman noted that most of her tenants are elderly and/or disabled and that it would be difficult for them to track down someone who had taken their parking space. Ms. Weatherman asked for additional time for consideration and to keep the record open to allow for additional testimony to be provided.

Chair Stassens asked commissioners if they had questions of Ms. Weatherman.

Commissioner Butler asked about Ms. Weatherman's apartment unit size and parking situation.

Ms. Weatherman responded that there were eight units with 9-10 parking spaces.

Commissioner Hall asked Ms. Weatherman about her complex's location.

Ms. Weatherman responded that they were right next door to and on the west side of the proposed site.

Commissioner Hillestad asked if all street parking was taken at all times and if there was a pattern for use.

Ms. Weatherman responded that there was more parking available during the summer and less during school hours and practices.

Commissioner Pietz asked about parking regulations on the street in reference to time limits for parking.

Ms. Weatherman responded that she knew of no regulations.

Commissioner Hall asked Ms. Weatherman how many cars each of her tenants was allowed.

Ms. Weatherman stated that most of her clients have only one car.

Commissioner Tiedge asked if Ms. Weatherman's clients were only allowed one parking space.

Ms. Weatherman stated that there were no such rules associated for older tenants but new applicants are allotted one parking space.

Commissioner Tiedge asked Ms. Weatherman if she assigned parking spaces for each apartment and she responded that they do, with usually one extra space allowed for visitors.

Commissioner Butler asked about handicapped accessible parking spots.

Ms. Weatherman responded that her apartment complex did not have any.

Commissioner Butler stated that Ms. Weatherman's building was built in the 1960's prior to handicap parking regulations.

Chair Stassens asked for any additional questions from commissioners and other opposition statements.

J.W. Milligan introduced himself and offered his interpretation of the ordinance criteria stating that the proposal should be denied. Additionally Mr. Milligan stated that, while he has no stake in this project, that this proposal should not be considered for a variance, and the criteria for denial should be based on how the ordinance reads.

Chair Stassens asked for any additional questions from commissioners.

Commissioner Hall asked if Mr. Milligan lived in McMinnville; Mr. Milligan stated that he currently did not but was planning to relocate here in the near future.

Commissioner Hall asked if the Planning Department would be willing to respond to Mr. Milligan's issues and offer guidance or perspective.

Mr. Montgomery responded that the Planning Department will prefer to do so under deliberation after all parties were heard.

Chair Stassens asked for any additional opposition.

Gary Clark introduced himself and stated that he has rented a house for two years and was located east of and adjoining to the proposed unit. Mr. Clark asked about plans for a fence along their shared property line and, if so, what the plans were. Mr. Clark was hoping to eliminate people from

possibly parking on his property. Mr. Clark also commented that he would like to hear more about handicapped scenarios of prospective tenants, specifically concerns about possible disturbances and frequency of law enforcement or EMS responding to the complex.

Chair Stassens responded that those questions should be directed to the applicants, perhaps after the meeting.

Chair Stassens called for any additional opposition testimony; there was no such additional testimony.

Chair Stassens asked if any person had any questions that they would like to pose to the Chair to be addressed by any of the opponents to this application.

Chair Stassens asked if there would be any public agency testimony.

Mr. Pomeroy responded that there were no comments from public agencies in opposition. The applicants were called back to respond to opposition.

Mr. Brooks re-iterated his statistics for the low number of drivers for his clientele; Mr. Brooks also revisited landscaping and green areas and stated that green space would better meet his client's needs rather than additional parking.

Chair Stassens stated that the record will be kept open for additional written evidence, arguments or testimony until 5:00 p.m. on April 23, 2015 (for seven days) and that all of material must be received by the Planning Department by that time. The applicant has an additional seven days following receipt of materials to reply and will keep the record open for response to opposition until April 30, 2015 at 5:00 p.m. The matter is continued to the next Planning Commission Meeting scheduled for May 21, 2015 at 6:30 p.m. Chair Stassens closed the hearing at 7:26 p.m.

4. Public Hearing (Quasi Judicial)

◆ Docket ZC 1-15

Request: Approval to amend Section 3 (4) of McMinnville Planned Development Ordinance No. 4695 to increase by one (from three to four) the number of guest sleeping rooms permitted in an existing bed and breakfast establishment.

Location: 809 NE Evans and is further described as Tax Lot 10100, Section 21BB, T. 4 S., R. 4 W., W.M.

Applicant: Elizabeth and Jacques Rolland

Chair Stassens called the second agenda item to order at 7:27 p.m. and requested disclosures, abstentions, or objections to jurisdiction.

Commissioner Pietz noted that she worked at this property previously when it was under different ownership, but that would not affect her ability to hear this item.

Commissioner Hillestad noted that he had previously consulted with the applicants in a different matter (he did not charge them) and, because of that, excused himself from this hearing (left meeting at this time).

Commissioner Stassens asked for any further disclosures and there were none.

Commissioner Butler asked staff if the addition of two other units to the west were included with this zone change for the bed and breakfast.

Doug Montgomery responded that the other two units were addressed as vacation home rentals and were not a part of the zone change.

Commissioner Stassens asked for any additional comments.

Doug Montgomery reviewed the staff report and supporting documents. Mr. Montgomery noted that the bed and breakfast was approved twenty years ago. In last ten years and over the course of some property transactions, they developed a series of misunderstandings regarding the approval granted in 1995 limiting this use to three bedrooms was in fact four bedrooms and has operated in that capacity since. The Planning Department has not received any complaints and the property does have adequate off street parking and meets all other standards. The request would amend an ordinance that was adopted some time ago to allow this fourth bedroom to remain in operation.

Commissioner Tiedge asked why this was being dealt with as an ordinance issue.

Mr. Montgomery responded that originally there was a conditional use permit in 1995 that set the limit at three bedrooms for the bed and breakfast facility. In 2004 a property to the north requested a zone change and agreeably included this property in the request. One of the conditions specifically was that the conditional use permit approved in 1995 remain in effect. We now need to amend the ordinance through this public hearing process to make any changes to it.

Commissioner Tiedge asked if there were other ordinances like this out there.

Mr. Montgomery responded that there were due to unintended or unfortunate consequences of use of our planned development ordinance and layering of approvals, citing the Shadden Claim property as an example.

Commissioner Tiedge asked if there were any alternate means to address this issue.

Mr. Montgomery responded that there was not.

Chair Stassens asked for additional questions from staff and called for the applicant's testimony.

Applicant Elizabeth Rolland introduced herself and spoke to the committee about her request wanting to bring the property into compliance. When they bought the property, it was being run as four bedrooms, but found later that it was only approved for three bedrooms. When brought to their attention that the property was not approved for four bedrooms, they brought the issue to the Planning Department to find a solution to the issue.

Chair Stassens asked for commissioner questions of the applicant.

Commissioner Hall asked the applicant about the driveway size; if it was double or single spaced.

Ms. Rolland responded that the driveway had the capacity to park up to seven cars and could be parked triple wide.

Commissioner Hall asked for clarification that the parking would not be in a single line.

Ms. Rolland responded that the cars would not be required to park in a single line and described available parking.

Chair Stassens asked if there was anyone else who wished to speak in support of the application.

J.W. Milligan re-introduced himself and spoke in support of the applicant's business and their operational needs as he had at one time intended to purchase the property. Upon closer inspection of the property he noted that it was only approved for three bedrooms and not four. Mr. Milligan stated he fully supports approval of the zone change.

June Coe introduced herself as a neighbor since 1999. Ms. Coe stated she has no issues with the bed and breakfast and that she is in favor of the application. Ms. Coe stated that she and her husband had submitted an email to the Planning Department in favor of the zone change request.

Chair Stassens asked if any commissioners had questions for Ms. Coe.

Chair Stassens asked if anyone else wished to speak in favor of the application; there were none.

Chair Stassens asked if anyone else had any questions that they would like to pose to the Chair to be addressed by the applicant or to any person that spoke in favor of the application.

Chair Stassens asked for any opposition, there was none.

Chair Stassens asked for any public agency testimony.

Mr. Montgomery responded that all public agency comments were included in staff report.

The applicant waived the allowed seven day period to submit final written arguments in support of the application.

Chair Stassens asked if the commission wished to continue or close the hearing. Members wished to close the hearing and the hearing was closed at 7:43 p.m. Chair Stassens asked if the commission wished to discuss the application.

Commissioner Butler requested that a typographical error found in the staff report be corrected (change the word "for" to "four" where it appears on page 8 in describing the windows in the applicant's house). Chair Stassens noted that the staff report was considered amended.

Commissioner Butler MOVED, based on the findings of fact and conclusionary findings for approval, and material submitted by the applicant and staff, that the Planning Commission recommends that the City Council approve ZC 1-15 subject to the conditions noted in the staff report. MOTION seconded by Commissioner Hall; Motion APPROVED unanimously. Chair Stassens noted that the decision may be appealed to the City Council by filing notice with the Planning Department within fifteen days of the date that the decision is mailed to those who participated in the hearing.


5. Old/New Business

- Mr. Montgomery provided staff with updated zoning ordinances, and maps to show where City Council and planning commissioners are located within the city and their contact information.
- Preview of next month's agenda:
 - An 89 lot subdivision in northwest McMinnville (a revisit of a prior approval involving the Brentano property at the north end of Oak Ridge subdivision);
 - A planned development amendment that will effect a subdivision in north McMinnville; and
 - Deliberation of the continued VR 1-15 matter.

Commissioner Hall asked about possibly streamlining the script used to introduce hearing items. Staff noted that they are in the process of reviewing this matter and hope to have something prior to next month's meeting.


6. Adjournment

Commissioner Stassens MOVED to adjourn the meeting; SECONDED by Commissioner Butler. Motion PASSED unanimously and the meeting was ADJOURNED at 7:49 p.m.



Doug Montgomery
Secretary



DATE: May 21, 2015
TO: McMinnville Planning Commission
FROM: Ron Pomeroy, Principal Planner 
SUBJECT: VR 1-15 PARKING VARIANCE FOR TROY HAWORTH

BACKGROUND:

On April 16, 2015, the McMinnville Planning Commission reviewed a variance application (VR 1-15) submitted by Troy Haworth requesting approval of a reduction in the number of required vehicle parking spaces for a proposed eight-unit residential complex (from 12 to seven spaces).

During the hearing it was requested that the record be held open to allow for submittal of additional testimony. The Commission granted the request and the record was held open until 5:00 p.m., April 23rd to receive testimony followed by an additional seven day period ending at 5:00 p.m., April 30th to receive rebuttal testimony from the applicant.

On April 23rd, additional testimony was submitted by Cathy Weatherman (attached). On April 30th, rebuttal testimony was submitted by the applicant, Troy Haworth (attached).

Regarding this application, the Planning Commission's task is to review the additional testimony and, at the May 21, 2015 public meeting, deliberate and reach a decision on this request.

DISCUSSION:

- In the April 23rd letter, Cathy Weatherman stated that "Despite the applicant's testimony at the hearing, there is still no evidence in the record to address the approval criteria."

Response -- Staff contends that evidence is present in the record to support this request and directs the Commission to the findings provided in the staff report.

- In the April 23rd letter, Cathy Weatherman stated that "While Mr. Haworth and Mr. Brooks both testified that the target tenants were not likely to drive, they did not point to any evidence to support this."

Response -- Staff reminds the Commission that evidence to support the applicant's position has been in the record since the application was submitted to the Planning Department on March 11, 2015; see the letter dated January 29, 2015, from Silas Halloran-Steiner, Director,

MEMORANDUM TO PLANNING COMMISSION

May 21, 2015

Page 2

Yamhill County Health and Human Services that is attached to your April 16th staff report. Further evidence on this issue was provided by oral testimony at the April 16, 2015, hearing by Kevin Brooks, Supervisor, Mental Health Department, Yamhill County Health and Human Services Department.

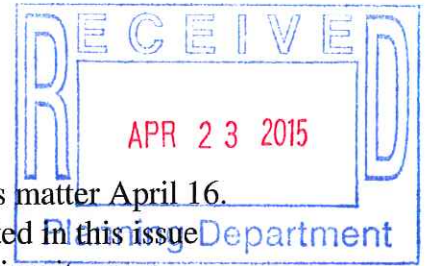
- In the April 30th letter, Troy Haworth offered rebuttal testimony specific to issues raised in Cathy Weatherman's April 23rd letter. Staff contends that this information further supports the applicant's request.

RECOMMENDATION:

That VR 1-15 be unanimously approved by the Planning Commission.

RP:mrm

Attachments: Letter from Cathy Weatherman received April 23, 2015
Letter from Troy Haworth received April 30, 2015



Dear Commissioners:

This letter is to follow up on the hearing which took place in this matter April 16. Thank you for allowing the record to be held open so that those interested in this issue have an opportunity to respond to the testimony of Troy Haworth and his witnesses.

I want to make it absolutely clear that we have no objection to the provision of housing for the mentally ill on this site. Our sole concern is to see that vehicle parking does not overflow into our tenant parking as it has done in the past.

It is worth noting that the applicant did not provide any evidence as to the need, or lack thereof, for parking for this proposed development. While Mr. Haworth and Mr. Brooks both testified that the target tenants were not likely to drive, they did not point to any evidence to support this.

We learned at the hearing that the proposed units will comprise six 1-bedroom apartments of 723 square feet and two 2-bedroom apartments of 928 square feet, and might include an onsite manager. It was also stated that this is likely to be transitional housing for single persons. By way of comparison, Willamette Rentals' eight apartment complex next door contains one bedroom apartments of 538 square feet and two bedroom apartments of 650 square feet. The Willamette Rentals tenants are long term, not transitional and the feedback that I get from them is that they consider the size of the apartments quite adequate. Given the rather large size of the proposed units for this development, particularly if it is to be "transitional housing," it would seem reasonable that the size of the units could be reduced a little to provide the space for the necessary parking. There was no testimony submitted to explain why this is not possible. Reducing the size of the units, and/or requesting a variance for the setbacks, could no doubt allow provision of additional parking spaces that would allow the developer to meet the standard of the zoning ordinance. However, contrary to the requirements for a variance, the applicant has failed to provide any evidence as to why the variance is necessary and why the applicable standard cannot be met by some other means.

I understand that the applicant intends to enter into a five year lease with the County, but there is nothing to preclude these apartments from being rented to the general population at the end of that lease. In such case, the need for parking spaces would be as anticipated by the zoning ordinance, and therefore 12 spaces would be necessary.

As noted in my letter of April 13, 2015, the applicant has failed to address any of the applicable standards for a variance under McMinnville Zoning Ordinance Section 17.74.110. Those approval criteria are as follows:

(A) *Exceptional or extraordinary circumstances apply to the property which do*

not generally apply to the other properties in the same zone or vicinity, and result from lot size or shape legally existing prior to the date of the ordinance codified in this title, topography, or other circumstances over which the applicant has no control;

(B) The variance is necessary for the preservation of a property right of the applicant substantially the same as owners of other property in the same zone or vicinity possess;

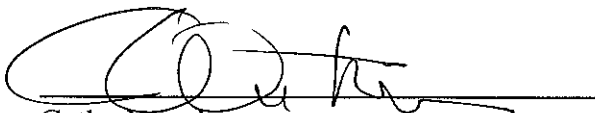
(C) The variance would not be materially detrimental to the purposes of this title, or to the property or the zone or vicinity in which the property is located, or otherwise conflict with the objectives of any city plan or policy;

(D) The variance requested is the minimum variance which would alleviate the hardship.

Despite the applicant's testimony at the hearing, there is still no evidence in the record to address the approval criteria. It is well established that a variance can only be allowed if (1) the subject property would be virtually useless without the variance, and (2) the hardship arises from conditions inherent in the land which distinguish it from other land in the neighborhood¹. A variance is not justified if it is simply to allow the applicant to maximize the permissible use of the property, if he already has the ability to make some economic use of that property².

Here the applicant should adjust his development plans to comply with the standards of the zoning ordinance and provide the standard 12 parking spaces.

Respectfully submitted,



Cathy Weatherman
Willamette Rentals, LLC
PO Box 516
McMinnville, OR 97128

¹Sokol v. City of Lake Oswego, 17 Or LUBA 429 (1989)

²Harris v. Polk County, 23 Or LUBA 152 (1992)

April 30, 2015

Dear Commissioners

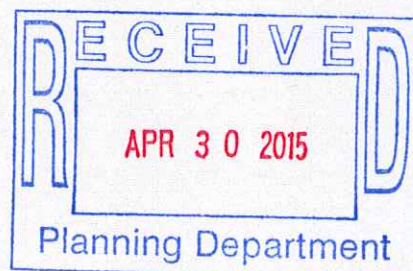
This letter is in response to the letter received on April 23rd, 2015 from Cathy Weatherman.

In paragraph (3) she states that *"The applicant did not provide any evidence as to the need or lack thereof for parking."*

In the letter provided to the Planning Commission dated March 10th 2015 the County stated that only 18% of their residents have active driver's licenses. Although we understand that Cathy Weatherman has (1) family member with a mental illness that drives, our facts are based on hundreds of individuals over many years. Therefore, we feel that we have shown sufficient evidence for the *"lack thereof"* for more than (7) parking spaces.

In paragraph (4) they seem concerned with the square footage of the units. The US Census Bureau did a study that spanned from 1970 to 2014 and found that the average square footage of an apartment in the United States is 982 square feet. Based on those facts, we are actually less than the average. Our average square footage is 774. Furthermore, by reducing the square footage of the units by a number of square feet will not get us (5) more unneeded parking spaces. As for the setbacks, Mr. Brooks stated at the last Planning Commission hearing that the need is much greater for Green Space than for resident parking.

To address paragraph (5), regarding the five years lease agreement, the County can only go a maximum of five years. We are actually in discussions with the County to purchase the entire property, therefore making the need for only (7) parking spaces permanent thereafter. We feel that Cathy Weatherman's concerns stem from the insufficient amount of parking at her apartment complex. We want her to be assured that in no way will there be a need to park in her private parking lot.



In regards to paragraph (6A) where it states *"Exceptional or extraordinary circumstances apply to the property..."* There is an overwhelming need for housing in the community for the mentally challenged therefore making it an extraordinary circumstance.

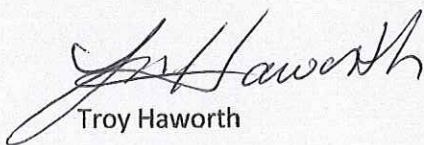
Paragraph (6B) states *"The variance is necessary for the preservation of a property right of the applicant substantially the same as owners of other property in the same zone or vicinity possess."* We feel our request would meet the same standard as the owner of the adjoining property in the same zone and vicinity. I.E. Cathy Weatherman (8 units, with 9 parking spaces)

In regards to paragraph (6C) it states *"The variance would not be materially detrimental to the purposes of this title, or to the property of the zone or vicinity in which the property is located, or otherwise conflict with the objectives of any city plan or policy"* Our request in no way will result in the material detriment to any adjoining property.

Paragraph (6D) states *"The variance requested is the minimum variance which would alleviate the hardship"* We feel this is a minimal request to alleviate some of the need for transitional housing in the local area.

Please know that we only have the best intentions for the community in mind and can assure you that we will make every effort to be respectful of all adjoining property owners and tenants.

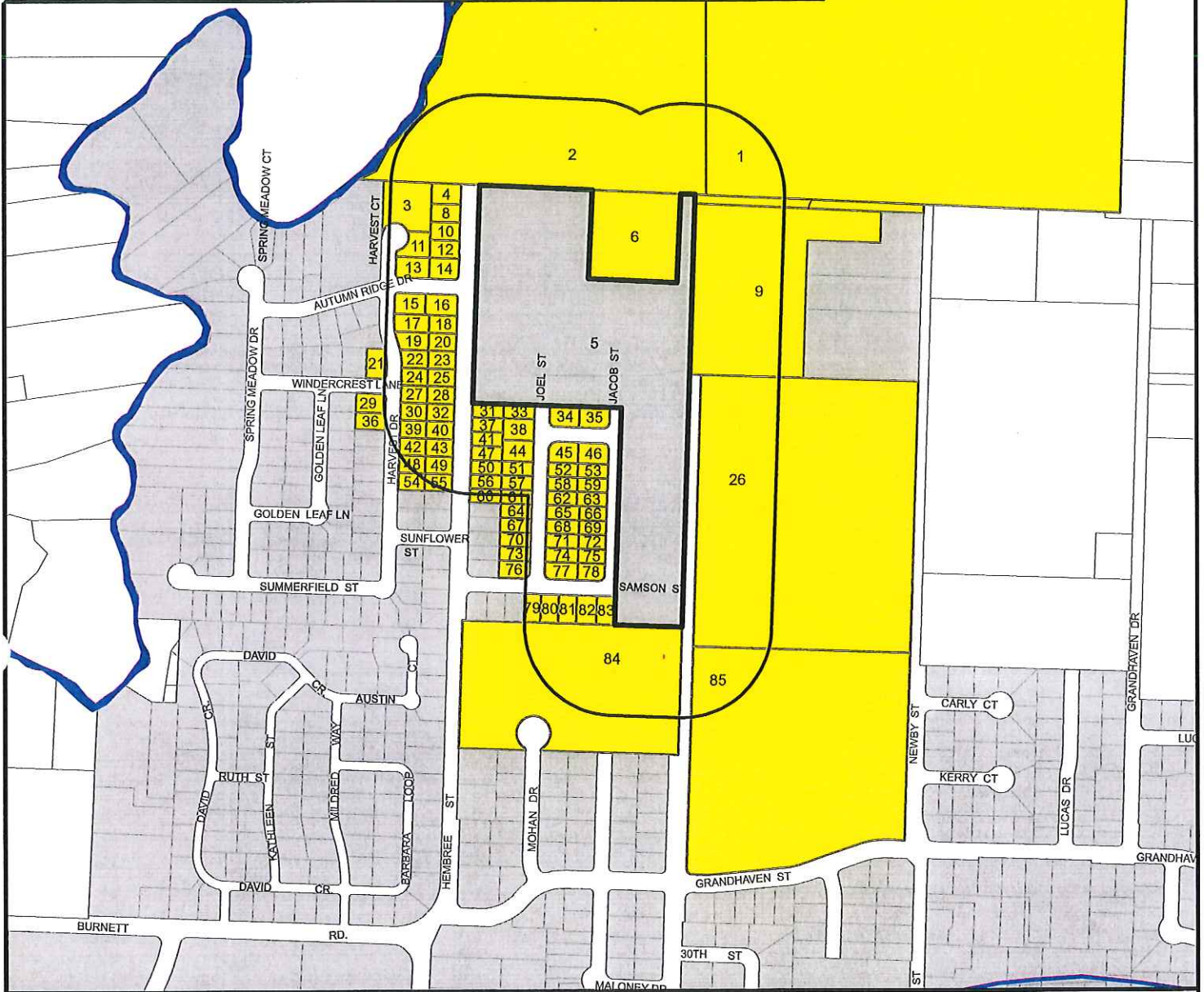
Thank You,



Troy Haworth



Notification Map



ZC 2-14

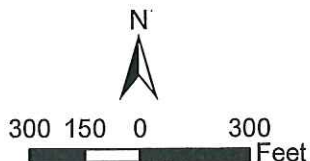
Alan Ruden Inc. is requesting approval to amend Planned Development Ordinance No. 4978 to allow a reduction in the front yard setback from 15 to 10 feet, a reduction in the exterior side yard setback from 20 feet to 15 feet for all proposed lots, and a reduction in the interior side yard setback from six feet to zero feet for all garages proposed for construction for the remaining phases of this development.

Recorded Owner: **Chegwyn Village LLC**
 PO Box 6614
 Portland, OR 97228



APPROVED BY: **PLANNING COMMISSION**
CITY COUNCIL

ATTESTED TO BY: _____



City of McMinnville
 Planning Department
 231 NE Fifth Street
 McMinnville, OR 97128
 (503) 434-7311



DATE: May 21, 2015
TO: McMinnville Planning Commission
FROM: Ron Pomeroy, Principal Planner *RP*
SUBJECT: ZC 2-15 PLANNED DEVELOPMENT AMENDMENT FOR ALAN RUDEN, INC.

BACKGROUND:

The planned development amendment application before you requests that the setback adjustments previously granted for the first and second phases of The Bungalows at Chegwyn Village residential neighborhood be extended through the 13.7-acre balance of the Overall Plan.

By way of background, in May, 2012, the City Council approved zone change ZC 2-12 adopting Planned Development Ordinance No. 4953 for a 22.26-acre site; including the site that is the subject of this current application. The approval of this planned development overlay adopted a master plan, referred to as the Overall Plan, for the entire 22.26-acre site, approving certain setback adjustments for the portion identified as The Bungalows at Chegwyn Village Phase One. This approval amended setbacks in the front yard from 15 feet to 10 feet, from 20 feet to 15 feet in the exterior side-yard for all proposed lots, and applied a zero-lot garage setback for certain lots.

In May, 2014, the City Council approved zone change ZC 1-14 adopting amendments to Planned Development Ordinance 4953 to allow the same setback reductions to be applied to the newly proposed second phase of this development on some 4.89 acres; except that zero-lot line garages were to be allowed on all interior side property lines (ORD No. 4978).

The applicant has requested zone change approval for each proposed phase of the 22.6-acre Overall Plan. This approach has resulted in the Planning Commission and City Council reviewing virtually the same setback requests for each subsequent phase of the Overall Plan. With this application, the applicant seeks to apply the requested setback adjustments to the remaining 13.7-acres of the Overall Plan. Should this request be approved it would allow the applicant to proceed with future development phases of the Bungalows at Chegwyn Village Overall Plan without needing to request additional ordinance amendments for each individual phase.

APPLICATION:

The table below provides a comparison of the requested setback adjustments and the standard R-4 setbacks and Phases One and Two of the Bungalows at Chegwyn Village.

Setbacks			
For Single Family Lots	Existing PD Requirement (Standard R-4)	Proposed Amendment	For Comparison Only – The Bungalows at Chegwyn Village - Phases I & II
Front Yard Setback	15 feet	10 feet	10 feet
Exterior Side Yard Setback	20 feet	15 feet	15 feet
Interior Side Yard Setback for Garages Only	6 feet	0 feet	0 feet

The applicant proposes to continue the unique style of residential development constructed in Phases One and Two of The Bungalows at Chegwyn Village; bungalow style housing with garages placed behind the homes and served by a rear alley access. The ability to continue the development of this housing pattern depends on the approval of this planned development amendment request. To aid in demonstrating this development concept, the applicant has provided representative examples of conceptual site plans for the single-family residential lots demonstrating how the requested setback adjustment could be implemented. The representative conceptual site plan for the multi-family portion of the development illustrates standard setbacks for the R-4 zone. The applicant has also provided color photographs of existing homes in the Bungalows neighborhoods to further illustrate the practical application of these amended setbacks.

Concurrent with this request is an application for approval of a four-lot residential subdivision to provide opportunity for the construction of two single-family residences, one duplex residence and a 32-unit townhome style apartment development. This project is located east of and adjacent to Phase Two of the Bungalows at Chegwyn Village subdivision. As this subdivision is only creating four lots, it is being reviewed as a Director's Decision with Notification according to Chapter 17.72.110 of the McMinnville zoning ordinance and will not be reviewed by the Planning Commission.

DISCUSSION:

The applicant's narrative speaks to both the application that is before you and the subdivision proposal that is currently being reviewed by Planning Department staff. Portions of the applicant's narrative were borrowed from the Bungalows at Chegwyn Village Phase Two subdivision review and contain some information not applicable to this phase of the residential development. The Commission will want to disregard portions of the applicant's materials that are not applicable to this planned development amendment request.

As noted in the more recent portion of the applicant's narrative, approval of this request would allow the applicant to move forward with plans to realize additional phases of the

adjacent neighborhoods that feature mostly rear entry garages and larger front porches which help to promote a more neighborly, pedestrian friendly neighborhood design.

RECOMMENDATION:

As staff has supported and recommended approval of these same setback amendments for Phases I and II of The Bungalows at Chegwyn Village and the rationale for these amendments remains the same, staff offers the same support for this current request. The reasons for this support are as noted in the Findings attached to this memo.

Therefore, based on the materials submitted by the applicant, the findings of fact, and the conclusionary findings for approval, staff recommends that ZC 2-15 be recommended to the City Council for approval subject to the following conditions:

1. That Section 2 of Planned Development Ordinance No. 4953 be amended to include the following:
 1. That minimum setbacks for all multiple family development within the 13.7-acre parcel of land described in Exhibit "A" shall be as specified in the R-4 (Multiple-Family Residential) zone.
 2. That minimum setbacks for all single-family lots within the 13.7-acre parcel of land described in Exhibit "A" are as follows:
 - a) Front yard – 10 feet
 - b) Interior side yard – 6 feet
 - c) Interior side yard – Zero foot side-yard setback for garage construction only
 - d) Exterior side yard – 15 feet
 - e) Rear yard – 20 feet
2. That all other provisions of McMinnville Ordinance No. 4953 shall remain in effect.

The Planning Department recommends the Commission make the following motion for approval:

ZC 2-15

THAT BASED ON THE FINDINGS OF FACT, THE CONCLUSIONARY FINDINGS FOR APPROVAL, AND THE MATERIALS SUBMITTED BY THE APPLICANT, THE PLANNING COMMISSION RECOMMENDS THAT THE CITY COUNCIL APPROVE ZC 2-15 SUBJECT TO TWO CONDITIONS OF APPROVAL.

RP:mrm

Attachments: Findings
Applicant's submittal including:
Narratives
Sample Site Plans
Photographs of the Bungalows at Chegwyn Village Phases I & II
Ordinances No's. 4953 and 4978

EXHIBIT "A"
DOCKET ZC 2-15
FINDINGS OF FACT AND CONCLUSIONARY FINDINGS

FINDINGS OF FACT

1. Alan Ruden Inc. is requesting approval to amend Planned Development Ordinance No. 4953 to allow a reduction in the front yard setback from 15 to 10 feet, a reduction in the exterior side yard setback from 20 feet to 15 feet for all proposed lots, and a reduction in the interior side yard setback from six feet to zero feet for all garages proposed for construction for the remaining phases of this development. The property is located north of NE Grandhaven Street and east of NE Hembree Street, and is more specifically described as Tax Lot 2100, Section 9, T. 4 S., R. 4 W., W.M.
2. The subject property is designated Residential on the McMinnville Comprehensive Plan Map and is currently zoned R-4 PD (Multiple Family Residential Planned Development) on the McMinnville Zoning Map.
3. Sanitary sewer and municipal water and power are all available to the site, or can be extended to the site by the applicant, as a requirement of this proposed development. The municipal Water Reclamation Facility has sufficient capacity to accommodate expected waste flows resulting from residential development of the property.
4. This matter was referred to the following public agencies for comment: McMinnville Fire Department, Engineering, Building and Parks Departments; City Manager and City Attorney; McMinnville School District No. 40; McMinnville Water and Light Department; Yamhill County Public Works; Yamhill County Planning Department; Verizon; AT&T Cablevision, and Northwest Natural Gas. No comments in opposition to the Planned Development Amendment request have been received.
5. Goals and policies from Volume II of the McMinnville Comprehensive plan of 1981 applicable to this request are as listed in the narrative submitted by the applicant (Exhibits B, C, and D).

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

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

Policies:

71.00 The City shall designate specific lands inside the urban growth boundary as residential to meet future projected housing needs. Lands so designated may be developed for a variety of housing types. All residential zoning classifications shall be allowed in areas designed as residential on the Comprehensive Plan Map.

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

Chapter VIII ENERGY

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

178.00 The City of McMinnville shall encourage a compact urban development pattern to provide for conservation of all forms of energy

6. Sections of the McMinnville Zoning Ordinance (ORD No. 3380) applicable to this request include:

General Provisions:

"17.03.020 Purpose. The purpose of this ordinance is to encourage appropriate and orderly physical development in the City through standards designed to protect residential, commercial, industrial, and civic areas from the intrusions of incompatible uses; to provide opportunities for establishments to concentrate for efficient operation in mutually beneficial relationship to each other and to shared services; to provide adequate open space, desired levels of population densities, workable relationships between land uses and the transportation system, and adequate community facilities; to provide assurance of opportunities for effective utilization of the land resource; and to promote in other ways public health, safety, convenience, and general welfare."

R-4 Multi-Family Residential Zone:

"17.21.010 Permitted Uses. In an R-4 zone, the following uses and their accessory uses are permitted:

- A. Single-family dwelling
- C. Multiple-family dwelling"

Review Criteria:

"17.74.020 Comprehensive Plan Map Amendment and Zone Change - Review Criteria. An amendment to the official zoning map may be authorized, provided that the proposal satisfies all relevant requirements of this ordinance, and also provided that the applicant demonstrates the following:

- A. The proposed amendment is consistent with the goals and policies of the comprehensive plan;
- B. The proposed amendment is orderly and timely, considering the pattern of development in the area, surrounding land uses, and any changes which may have occurred in the neighborhood or community to warrant the proposed amendment;
- C. Utilities and services can be efficiently provided to service the proposed uses or other potential uses in the proposed zoning district."

"17.74.070 Procedure. 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;
- B. Resulting development will not be inconsistent with the comprehensive plan objectives of the area;
- C. The development shall be designed so as to provide for adequate access to and efficient provision of services to adjoining parcels (as amended by Ordinance No. 4242, April 5, 1983);
- D. The plan can be completed within a reasonable period of time;
- E. The streets are adequate to support the anticipated traffic, and the development will not overload the streets outside the planned area;
- F. Proposed utility and drainage facilities are adequate for the population densities and type of development proposed;
- G. The noise, air, and water pollutants caused by the development do not have an adverse effect upon surrounding areas, public utilities, or the City as a whole."

CONCLUSIONARY FINDINGS FOR APPROVAL:

1. The subject request complies with applicable goals and policies of the McMinnville Comprehensive Plan, 1981 (Finding of Fact No. 5) as follows:

Goal V-1 and V-2 are satisfied by the request as the purpose of this application is to aid in providing additional housing stock to the City; the application of the Uniform Building Code guarantees the quality of the housing; and an urban level of services is available to the development. According to the applicant, the development pattern will be land intensive and energy efficient given the location and unique development proposal.

Policy 71.00 is satisfied in that the subject site is planned for residential use, as designated on the Comprehensive Plan Map, and the proposal to modify the site's R-4 PD designation would assist in the construction of 32 multiple-family homes, two single-family homes and one duplex residence in a manner that complements adjacent development.

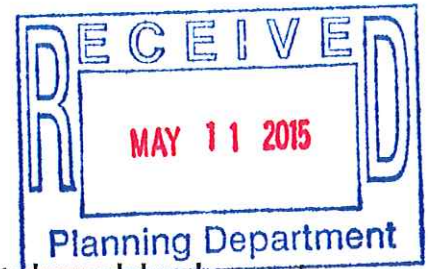
Policy 73.00 is satisfied by the request as the proposed development will help to provide for a variety and mix of housing types and prices within the city.

Goal VIII-2 and policy 178.00 are satisfied by the request as the development proposes a compact urban development, thereby increasing density and conserving energy. Utilities presently abut the property or are nearby and can be extended to the site in a cost effective and energy efficient manner.

2. The subject request complies with the applicable provisions and requirements of the McMinnville Zoning Ordinance No. 3380. (Finding of Fact No. 6) as follows:
 - (a) Section 17.03.020 is satisfied by the request for the reasons enumerated in Conclusionary Finding for Approval No. 1.
 - (b) Section 17.21.020 is satisfied by the request in that single-family, duplex and multiple-family residences are all permitted uses in the R-4 zone.
 - (c) Section 17.74.020 is satisfied by the request as the proposed change is consistent with the applicable goals and policies of the McMinnville comprehensive plan (see Conclusionary Finding for Approval No. 1), and utilities and services can be provided to the site.
 - (d) The applicable sections of Section 17.74.070 are also satisfied by the request as follows:

- (1) The objectives of the proposed development, with a pedestrian-oriented design, compact residential development, and improved streetscape appearance warrants a departure from some of the standard setback regulation requirements.
- (2) As noted in the conclusionary findings for approval, the proposed development will be consistent with the comprehensive plan objectives for the area.
- (3) Adequate access and services will be provided to the proposed development through the construction of streets and sidewalks, and as conditioned by this approval.
- (4) The project, if approved, is expected to be completed within the next five (5) years. This is a reasonable period to complete a project of this scale.
- (5) As noted in the conclusionary findings for approval, the existing and planned streets are adequate to support the anticipated traffic.
- (6) Utility facilities presently serving the area are adequate to serve the proposed development of the subject site.
- (7) No air, noise or water pollutants will be generated by the proposed development that are greater than those generated by any other residential development.

RP:mrm



FACT SHEET

(Add Additional Pages as Needed)

1. **Show in detail how your request seeks to amend the existing planned development overlay. State the reason(s) for the request and the intended use(s) of the property:**

Request to change minimum building setbacks consistent with the Bungalows at Chegwyn Village and Bungalows at Chegwyn Village, 1st Addition subdivisions:

- A) Front yard setback – 10 feet
- B) Zero lot line at garages

Also, we request that these changes apply to all future phases of the Bungalows subdivision consisting of approximately 10 acres.

2. **Show in detail, by citing specific goals and policies, how your request is consistent with applicable goals and policies of the McMinnville Comprehensive Plan (Volume II):**

The requested zone change complies with the following applicable McMinnville Comprehensive Plan Goals and Policies:

- Policy 68.00 is satisfied. Urban services exist adjacent to the subject site and are available to serve the subject property.
- Policy 71.00 is satisfied. The Applicant proposes to develop bungalow style housing with garages placed behind the homes and served by a rear alley access. This style of housing is not common to the McMinnville housing market and will help to diversify the types of housing available to the community. The multi-family housing is similar to the bungalow housing with rear garages and large front porches.
- Policy 90.00 is satisfied. McDonald Lane is designated as a minor collector in Figure 21 of the City's Transportation Plan. Higher density multiple family housing is proposed in the property master plan along McDonald Lane. Lower density single family housing is proposed west of the multiple family housing areas.
- Policy 99.00 is satisfied. Urban services can be provided concurrently with the proposed urban development. Water and power are available to serve the subject property. Off-site sanitary sewer needs to be extended to the site from McDonald Lane to serve the subject property. Storm sewer for the subject property can drain into the public 21-inch storm drain in McDonald Lane.
- Policies 117.00 and 118.00 are satisfied. Every lot will be served by access to a public street. Most lots of the subject property are proposed to have rear-facing garages that take access from rear alleys. These alleys will be paved and access public streets via a driveway approach constructed to City standards. Sidewalks

with planter strips will be provided along both sides of all public streets as required by the City's roadway standards. The street layout proposed for the subject property is planned for connection to future developable areas of the subject property and existing streets that front the subject property.

- Policy 120.0 is satisfied. Public local street access to McDonald Lane and Hembree Street is limited to two, well-spaced connections. Multiple family parcel access to McDonald Lane will be limited to well-spaced locations that are coordinated with any School District driveways across the street, and are subject to City site plan review upon development.
- Policy 122.00(3) is satisfied. Through-traffic is minimized within the internal portion of the subject property. The higher density, multiple family housing is proposed adjacent to the higher rated street, McDonald Lane.
- Policies 126.00 and 127.00 are satisfied. A two-car garage will be provided for each single family dwelling. A single-car garage is provided for each multiple family housing unit.
- Policy 132.00 is satisfied. The tentative plan for the subject property provides for public walkways that connect to adjacent neighborhoods, the adjacent City park and provide direct access to the Grandhaven Elementary School and future middle school site.
- Policies 136.00 and 139.00 are satisfied. A public sanitary sewer collection system will be constructed with the development of the streets and public utilities to provide service to each individual lot within the subject development.
- Policy 142.00 is satisfied. Adequate capacity is available in the downstream storm drain collection system to serve the subject property.
- Chapter 17.15.010 is satisfied as single family, common wall single family, and multiple family dwellings are permitted uses in an R-4 zone.

3. Considering the pattern of development in the area and surrounding land uses, show, in detail, how the proposed amendment is orderly and timely:

The proposal is orderly in that it conforms to the property owner's desire and applicant's desire to achieve a higher density single family development that is different from the typical single family housing with front entry garages occupying a large portion of the lot frontage. Rear entry garages and front porches will give more emphasis to the front of the structure and promote a more neighborly, pedestrian-friendly and aesthetically pleasing neighborhood. This proposal is also orderly and timely in that it is consistent with the adjoining 1st and 2nd phases of the Bungalows at Chegwyn Village development.

4. Describe any changes in the neighborhood or surrounding area which might support or warrant the request:

With the requested changes the subject property would stay consistent with the adjacent Bungalows and provide a smooth transition within the mixed-density neighborhood.

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:

A 10-inch water line exists in Hembree Street. MW&L's water master plan calls for a 12-inch water line to be constructed between McDonald Lane and Hembree Street. The 12-inch line is shown for extension thru the subject property on the Applicant's Tentative Plan. An 8" sanitary sewer main will extend through the subject property to the existing main in McDonald Lane. All storm sewer will to east to McDonald. Power, natural gas and telephone all exist in Hembree Street and can be extended to the site.

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

Based on the ITE daily trip rate of 9.6 trips per day, the proposed 36 units are anticipated to generate approximately 346 vehicle trips per day. Until a local street connection is made to the east to connect to McDonald Lane, the traffic from the subject property will take full access from Hembree Street, which is connected to Grandhaven Street and 27th Street. Grandhaven Street and 27th Street are intended to receive higher volumes of traffic based on their designation in the City's Transportation Plan.

In addition to this completed application (which must be signed by the legal owner(s) of the affected property, proof of title may be required), the applicant must provide the following:

- ✓ An accurate, scaled site plan(s) indicating all required information as shown on the information sheet. Additional copies will be required if the size of the site plan is larger than 11x17 inches.
- ✓ A copy of the current planned development overlay ordinance.
- ✓ A legal description of the subject site, preferably taken from the deed.
- ✓ Payment of the applicable review fee

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



Applicant's Signature

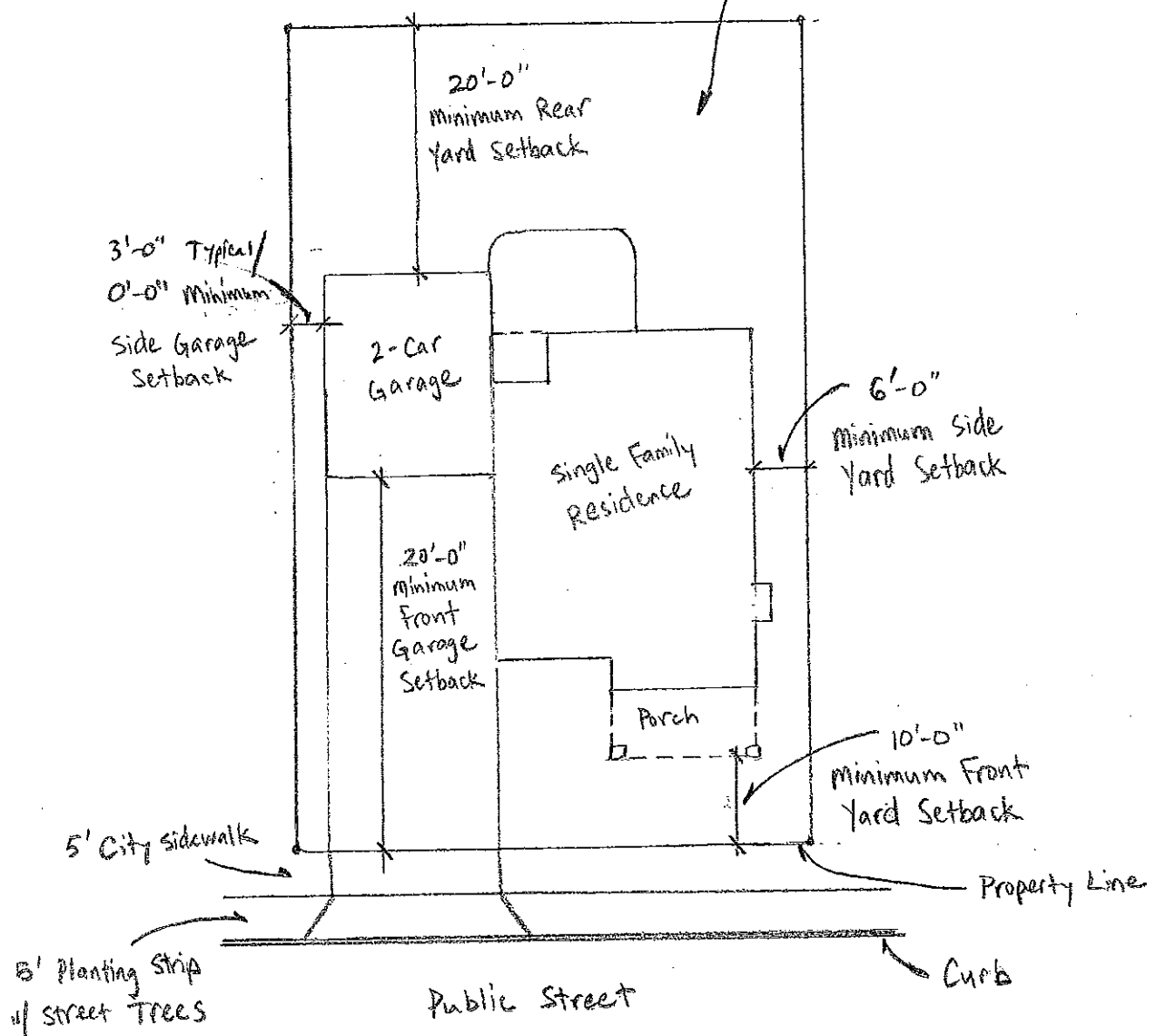
4/16/15

Date

Property Owner's Signature

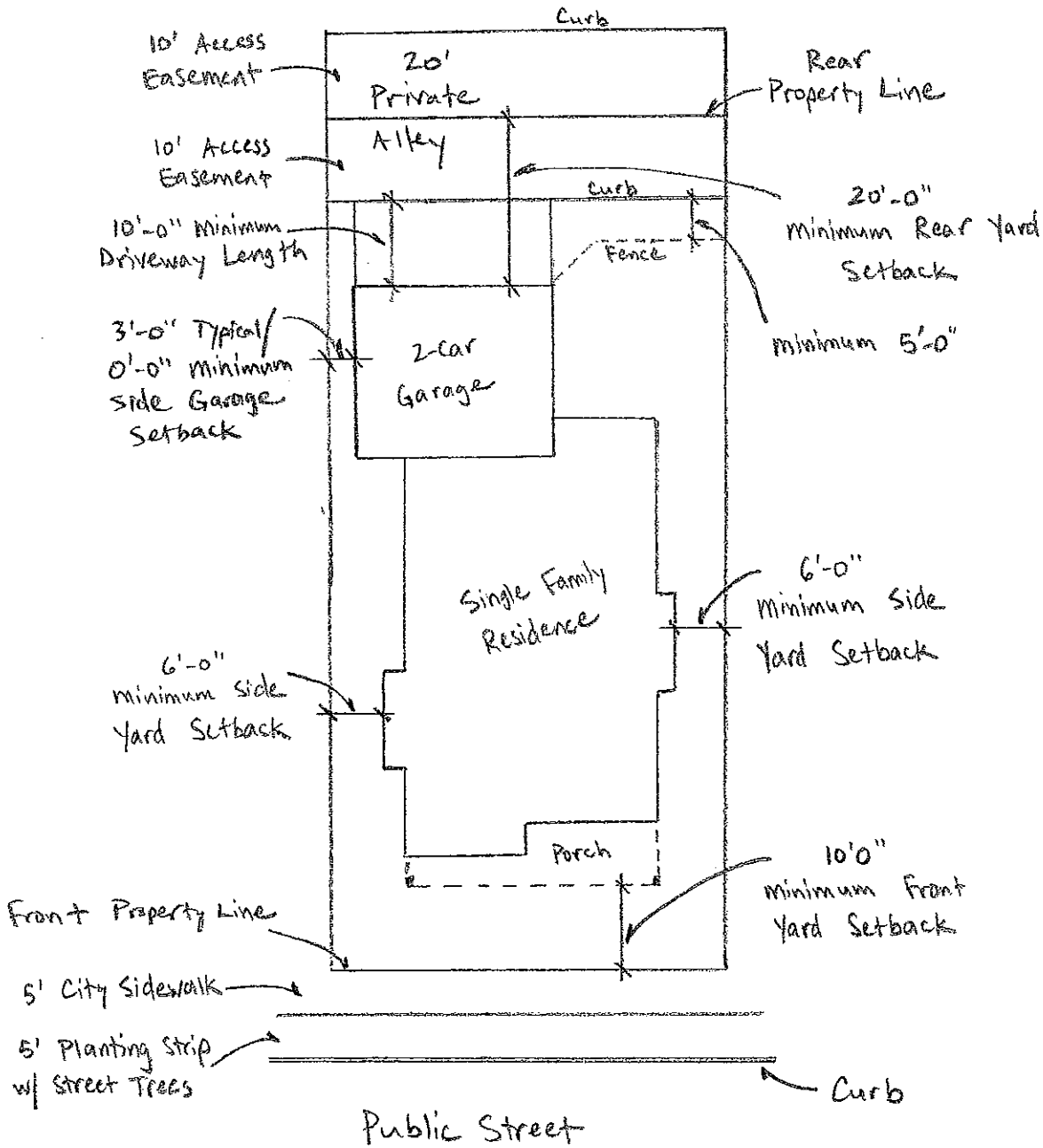
Date

Typical Bungalow - Front-Facing Garage



Scale 1"=20'

Typical Bungalow - Rear-Facing Garage



Scale: 1" = 20'

Private Driveway Access

20'

20' Minimum Driveway Length

15'-0" Minimum Side Yard Setback

Front Property Line

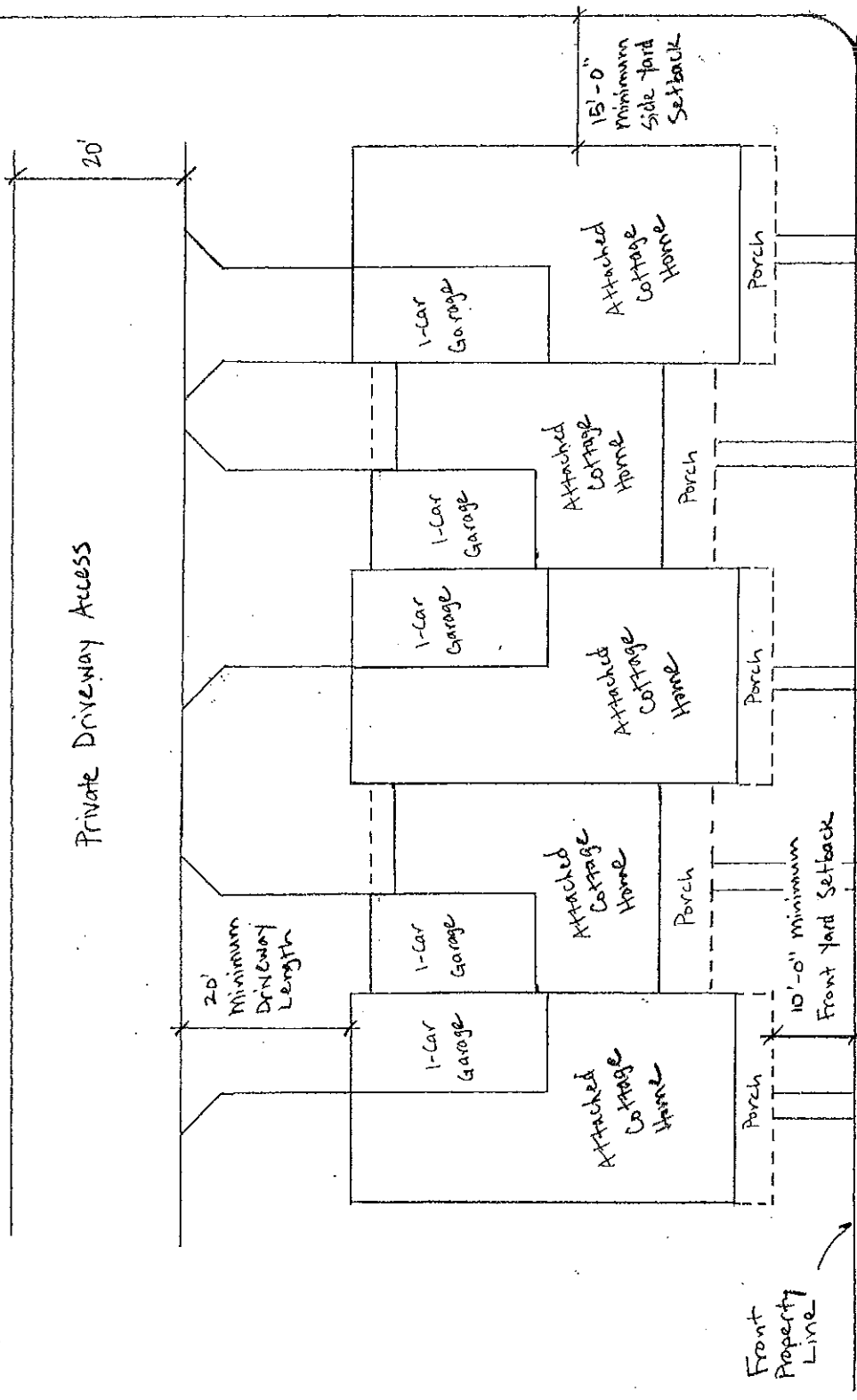
10'-0" minimum Front yard Setback

5' City Sidewalk

5' Planting Strip w/ Street Trees

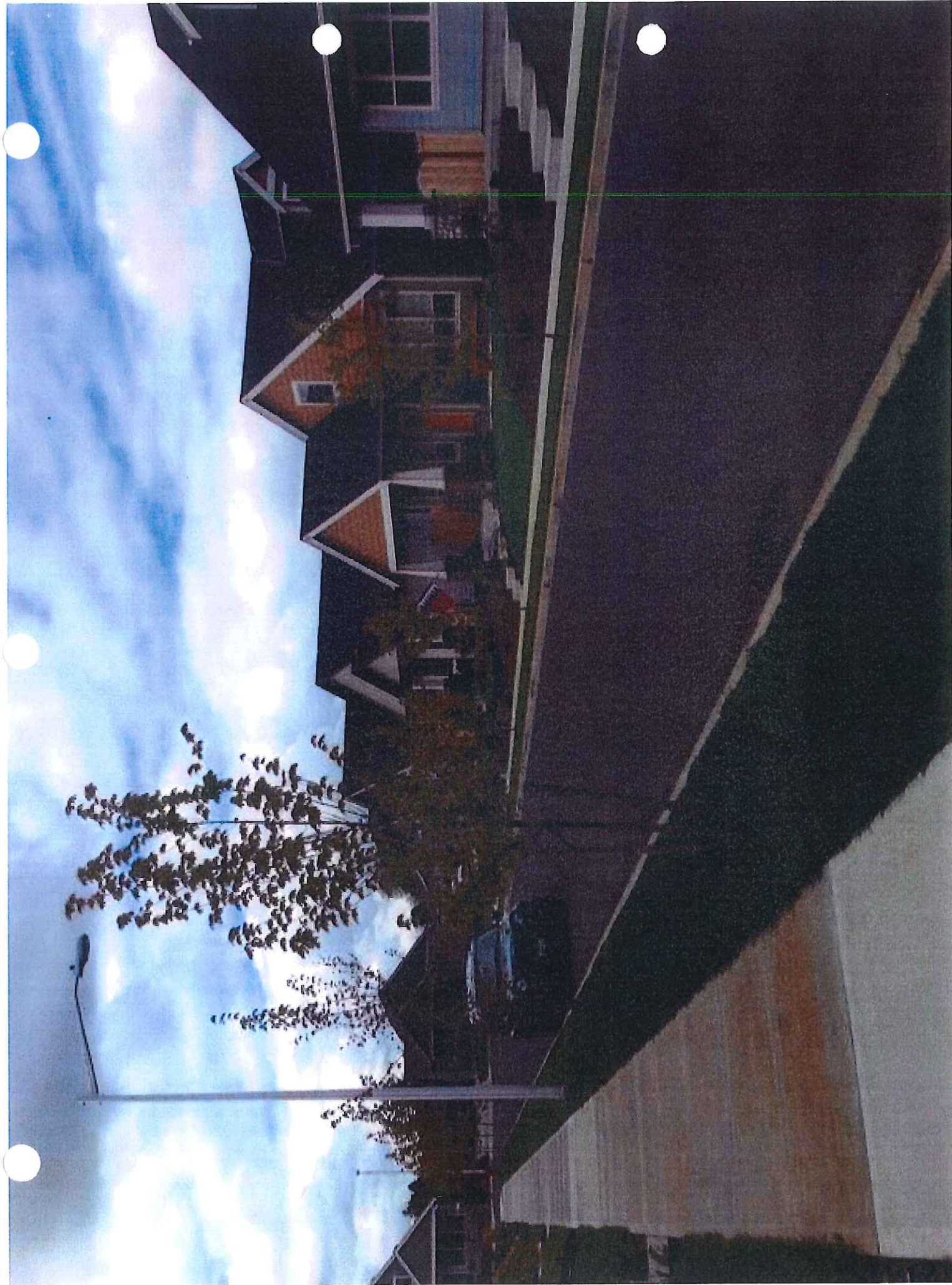
Public Street

curb



















From: Alan Ruden [mailto:alanruden@comcast.net]
Sent: Tuesday, April 28, 2015 12:45 PM
To: Doug Montgomery
Cc: Ron Pomeroy
Subject: Re: Proposed Setback Amendment

Doug, the following is a narrative that you requested:

Since the first occupants of our Bungalow project moved into their new home two years ago, we have received nothing but positive remarks about the neighborhood from all. The first two subdivisions of the Bungalows consist of 51 lots. The planning commission has approved the amended setback standards both times, and we are requesting approval again on a third phase and ultimately on all future subdivisions within the Planned Development overlay of the Bungalows.

The reduced front and side setbacks requested are a necessary component of our pedestrian friendly streetscape. These reduced setbacks permit us to create expansive front porches with large stone columns and limited front yard landscaping and maintenance. Combined with the rear yard garages and alleyways, a very friendly environment has been created. Because of the elimination of driveways and curb cuts (except where the lots adjoin the neighborhood park) which permits more on-street parking, there is a feeling of safety as pedestrians and families stroll through the neighborhood. The neighborhood has been very well received by comments and sales to this date.

As stated, we are requesting a continuation of these reduced setbacks on the next phase called The Cottages at Chegwyn Village. The planned 32 unit multi-family project will consist of six buildings, four 5-plexes and 2 6-plexes. Our intention is to create a very nice transition from the single-family Bungalows to the multi-family Cottages. Again the basic components of reduced setbacks, rear yard garage single-car garages and alleys, very limited curb cuts, and large covered front porches for each unit, will help to create the transition. The Cottages will be one-story and 2-story units and the front elevations will appear very much like the Bungalows.

The Bungalows is definitely the model for the Cottages except for the attached dimension of the units.

We also request a continuation of the zero-lot line standard at the garage only in this subdivision as approved twice before. Although it won't apply to the multi-family units because of the attached design, it would apply to the two single-family detached lots on the south side of NE Samson St. We also request the zero-lot line standard be continued through the future subdivisions within the Planned Development overlay of the Bungalows and future Cottages within that overlay.

Thank you, Alan Ruden



Planning Department
 231 NE Fifth Street
 McMinnville, OR 97128
 (503) 434-7311 Office
 (503) 474-4955 Fax
www.ci.mcminnville.or.us

**PLANNED DEVELOPMENT AMENDMENT
 APPLICATION**

APPLICANT/OWNER INFORMATION

Name of Applicant ALAN RUDEN, INC. Phone (Hm) ^(e) 503 435 9109
 Address PO BOX 570 Phone (Wk) 503 435 2412
 City, State, Zip McMINNVILLE OR 97128
 Email ALANRUDEN@COMCAST.NET

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

Name of Property Owner CHEQUYNN VILLAGE LLC Phone (Hm) 503 423 7578
 (If different than above)
 Street Address PO BOX 6614 Phone (Wk) _____
 City, State, Zip PORTLAND, OR 97228
 Email MARKCSMITH@MAC.COM

LEGAL DESCRIPTION OF PROPERTY

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

Property Address PARCEL 1 OF PARTITION PLAT 2014-11
 Assessor Map No. ⁷⁴⁵ R4W SEC 9 T12N100 Total Lot / Parcel Size 13.7 acres
 Subdivision THE COTTAGES @ CHEQUYNN VILLAGE Block _____ Lot _____
 Comprehensive Plan Designation ^(proposed) Res'1 Zoning Designation R-4PD
 Existing Planned Development Ordinance No. 4978 and date of approval 5-27-14

Office Use Only:
 File No. 22-15 Date Received 4/10/15 Fee 850⁰⁰ Receipt No. 1500072 Staff Member [Signature]

FACT SHEET

(Add Additional Pages as Needed)

1. Show in detail how your request seeks to amend the existing planned development overlay. State the reason(s) for the request and the intended use(s) of the property:

REQUEST CHANGE SETBACKS CONSISTENT WITH BUNGALOW
SUBDIVISIONS I & II:

A) FRONT YARD SETBACK - 10 FT.

B) EXTERIOR SIDE YARD SETBACK - 15 FT.

ALSO: WE REQUEST THAT ALL FUTURE PHASES CONSISTING
OF APPROXIMATELY 10 ACRES BE CHANGED ALSO

2. Show in detail, by citing specific goals and policies, how your request is consistent with applicable goals and policies of the McMinnville Comprehensive Plan (Volume II):

The requested zone change complies with the following applicable McMinnville Comprehensive Plan Goals and Policies:

- Policy 68.00 is satisfied. Urban services exist adjacent to the subject site and are available to serve the subject property.
- Policy 71.00 is satisfied. The proposed zone change from EFU-80 to R-4PD is allowed within the Residential designation on the Comprehensive Plan. The Applicant proposes to develop bungalow style housing with garages placed behind the homes and served by a rear alley access. This style of housing is not common to the McMinnville housing market and will help to diversify the types of housing available to the community.
- Policy 71.05 is satisfied. The property was recently annexed with voter approval. Approval of the requested zone change from a low density county zone EFU-80 to R-4PD will ensure the properly zoned urban land is available to help the City achieve the continuous five-year supply of buildable land.
- Policy 86.00 is satisfied. The overall plan for the subject property identifies approximately 4 acres of multiple family housing adjacent to McDonald Lane. This proposed multiple family is dispersed from a larger area of multiple family housing several blocks to the southwest of the subject property. The proposed multiple family lands are across the street from an existing elementary school and future middle school and within short walking distance of a City park site.

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: A 10-inch water line exists in Hembree Street. MW&L's water master plan calls for a 12-inch water line to be constructed between McDonald Lane and Hembree Street. The 12-inch line is shown for extension thru the subject property on the Applicant's Tentative Plan. Power, natural gas and telephone all exist in Hembree Street and can be extended the site.

AN 8" SANITARY SEWER MAIN WILL EXTEND THROUGH THE PROJECT TO EXISTING MAIN IN MACDONALD. ALL STORM SEWER WILL GO EAST TO MACDONALD

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

Based on the ITE daily trip rate of 9.6 trips per day, the proposed ~~36 units~~ are anticipated to generate approximately ~~346~~ vehicle trips per day. Until a local street connection is made to the east to connect to McDonald Lane, the traffic from the subject property will take full access from Hembree Street, which is connected to Grandhaven Street and 27th Street. Grandhaven Street and 27th Street are intended to receive higher volumes of traffic based on their designation in the City's Transportation Plan.

In addition to this completed application (which must to be signed by the legal owner(s) of the affected property, proof of title may be required), the applicant must provide the following:

- ✓ An accurate, scaled site plan(s) indicating all required information as shown on the information sheet. Additional copies will be required if the size of the site plan is larger than 11x17 inches.
- ✓ A copy of the current planned development overlay ordinance.
- ✓ A legal description of the subject site, preferably taken from the deed.
- ✓ Payment of the applicable review fee

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.

Alan Ruden
Applicant's Signature

4/16/15
Date

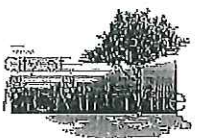
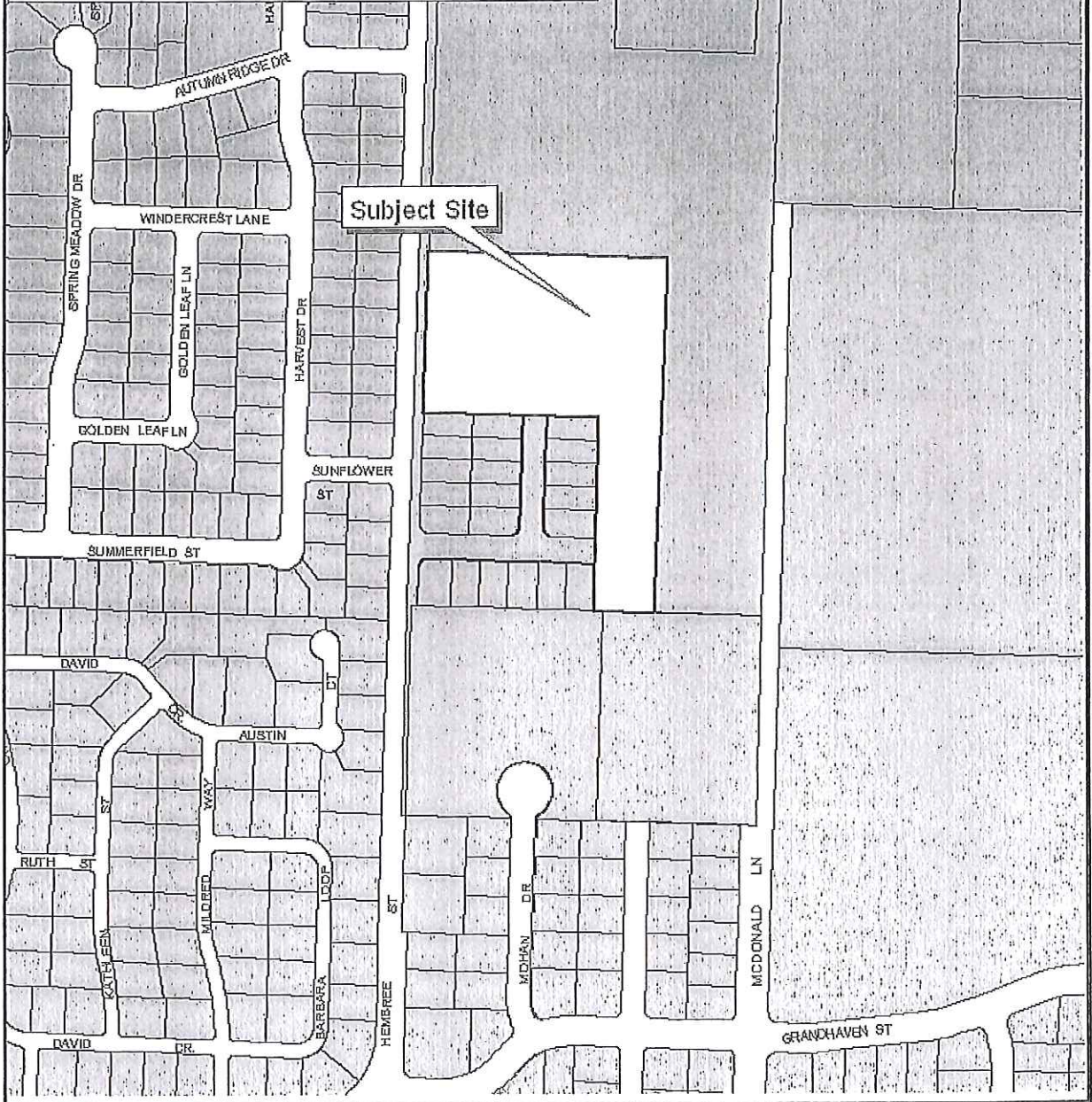
Signature on file jpd
Property Owner's Signature

Date

- Policy 90.00 is satisfied. McDonald Lane is designated as a minor collector in Figure 21 of the City's Transportation Plan. Higher density multiple family housing is proposed in the property master plan along McDonald Lane. Lower density single family housing is proposed west of the multiple family housing areas.
- Policy 99.00 is satisfied. Urban services can be provided concurrently with the proposed urban development. Water and power are available to serve the subject property. Off-site sanitary sewer needs to be extended to the site from either Maloney Drive or McDonald Lane to serve Phase 2 of the subject property. The point of disposal for sanitary sewer for the northwest portion of the site is subject to the capacity of the existing OMI and Autumn Ridge pump stations. A new pump station is required in the north end of the subject property if the OMI and Autumn Ridge pump stations are undersized and it's determined to not be feasible to upsize the pump stations to accept the additional flows. Storm sewer for 5.6 acres in the southwest corner of the subject property (which includes the 3.4 acres in Phase 1) is proposed to drain to the existing storm drain system in Autumn Ridge, which has been found to have capacity to accept the additional stormwater with some surcharging. Storm sewer for the northwest portion of the subject property can drain to the Baker Creek floodplain (with procurement of an easement from Mark Smith). Storm sewer for the northeast portion of the subject property will drain to the northeast corner of the subject property. A culvert on Grandhaven Drive, downstream of this NE portion of the site, will need to be upsized as it's currently undersized. Storm sewer for the southeast portion of the subject property can drain into the public 21-inch storm drain in McDonald Lane.
- Policies 117.00 and 118.00 are satisfied. Every parcel will be served by access to a public street. Some residential lots in Phase 2 are proposed to have rear facing garages that take access from rear lot access easements. These access easements will be paved and access public streets via a driveway approach constructed to City standards. Sidewalks with planter strips will be provided along both sides of all public streets as required by the City's roadway standards. The street layout proposed for Phase 2 is planned for connection to future developable areas of the subject property and existing streets that front the subject property. A public access easement is proposed at the east boundary of Phase 1 is proposed for public pedestrian access to the northeast corner of the adjacent City neighborhood park. A meandering sidewalk is proposed along the subject property's Hembree Street frontage with the goal of connecting pedestrians to the northwest corner of the adjacent City park and a potential public pathway within the 60-foot BPA utility easement that fronts the north edge of the subject property.
- Policy 120.0 is satisfied. Public local street access to McDonald Lane and Hembree Street is limited to two, well spaced connections. Multiple family parcel access to McDonald Lane will be limited to well spaced locations that are coordinated with any School District driveways across the street, and are subject to City site plan review upon development.

- Policy 122.00(3) is satisfied. Through-traffic is minimized within the internal portion of the subject property. The higher density, multiple family housing is proposed adjacent to the higher rated street, McDonald Lane, so access should not come thru the subject property. All housing within the subject property is within 350 feet of McDonald Lane or Hembree Street, so traffic demand for local streets should not exceed 1,000 trips per day, which is roughly equivalent to 100 single family housing units.
- Policies 126.00 and 127.00 are satisfied. A two-car garage will be provided for each single family dwelling.
- Policy 132.00 is satisfied. The tentative plan for the subject property provides for public walkways that connect to adjacent neighborhoods, the adjacent City park and provide direct access to the Grandhaven Elementary School and future middle school site.
- Policy 136.00 and 139.00 are satisfied. A public sanitary sewer collection system will be constructed with the development of the streets and public utilities to provide service to each individual lot within the subject development. Further studies are required to determine if the northwest portion of the subject property can connect to the existing sewer in Hembree Street or if a new pump station is required to pump sewage to an existing public sewer in McDonald Lane.
- Policy 142.00 is satisfied. Adequate capacity is available in the downstream storm drain collection system to serve the subject property. Further study is required to determine if one section of 12-inch pipe within the Autumn Ridge development should be replaced to improve its flow capacity to prevent excessive surcharging.
- Chapter 17.15.010 is satisfied as single family, common wall single family and multiple family dwellings are permitted uses in an R-4 zone. Only single family dwellings are proposed for Phase 1.

Vicinity Map



Geographic Information System



300 0 300 Feet



City of McMinnville
Planning Department
231 NE First St
McMinnville, OR 97128
(503) 434-7311

ORDINANCE NO. 4953

An Ordinance rezoning certain property from a County EF-80 (Exclusive Farm Use – 80-Acre Minimum) zone to a City R-4 PD (Multi-Family Residential, Planned Development) zone on a 22.26-acre parcel of land.

RECITALS

The Planning Department received an application (ZC 2-12/S 1-12) from Alan Ruden Incorporated, dated February 9, 2012, for a zone change from a County EF-80 (Exclusive Farm Use – 80-acre minimum) zone to a City R-4 PD (Multi-Family Residential, Planned Development) zone on a 22.26-acre parcel of land to accommodate future residential development. Concurrent with this zone change request was an application for a tentative subdivision plan to provide for the construction of 21 single-family homes. The subject site is located north of NE Grandhaven Street and east of NE Hembree Street, and is more specifically described as Tax Lot 2100, Section 9, T. 4 S., R. 4 W., W.M.

A public hearing was held on March 15, 2012, at 6:30 p.m. before the McMinnville Planning Commission after due notice had been given in the local newspaper on March 7, 2012, 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 17.74.020 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 Alan Ruden Incorporated.

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 R-4 PD (Multiple Family Residential, Planned Development) zone, subject to the following conditions:

1. That minimum setback requirements for properties within the Phase One development are as follows:
 - a) Front yard - 10-feet
 - b) Side yard – A zero foot side-yard property line setback for garage construction only for Lots 2, 4-7, 9, 11, 12, 14, and 16-20. All other development shall provide a minimum six-foot side yard setback.
 - c) Exterior side yard – 15 feet
 - d) Rear yard – 20 feet

2. That the average lot size for single-family lots within the subject site (22.36-acre property) shall be 5,000 square feet.
3. 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. 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 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 8th day of May 2012, by the following votes:

Ayes: Hill, Jeffries, Menke, Yoder

Nays: _____

Abstain: Ruden

Approved this 8th day of May 2012.



MAYOR

Attest:

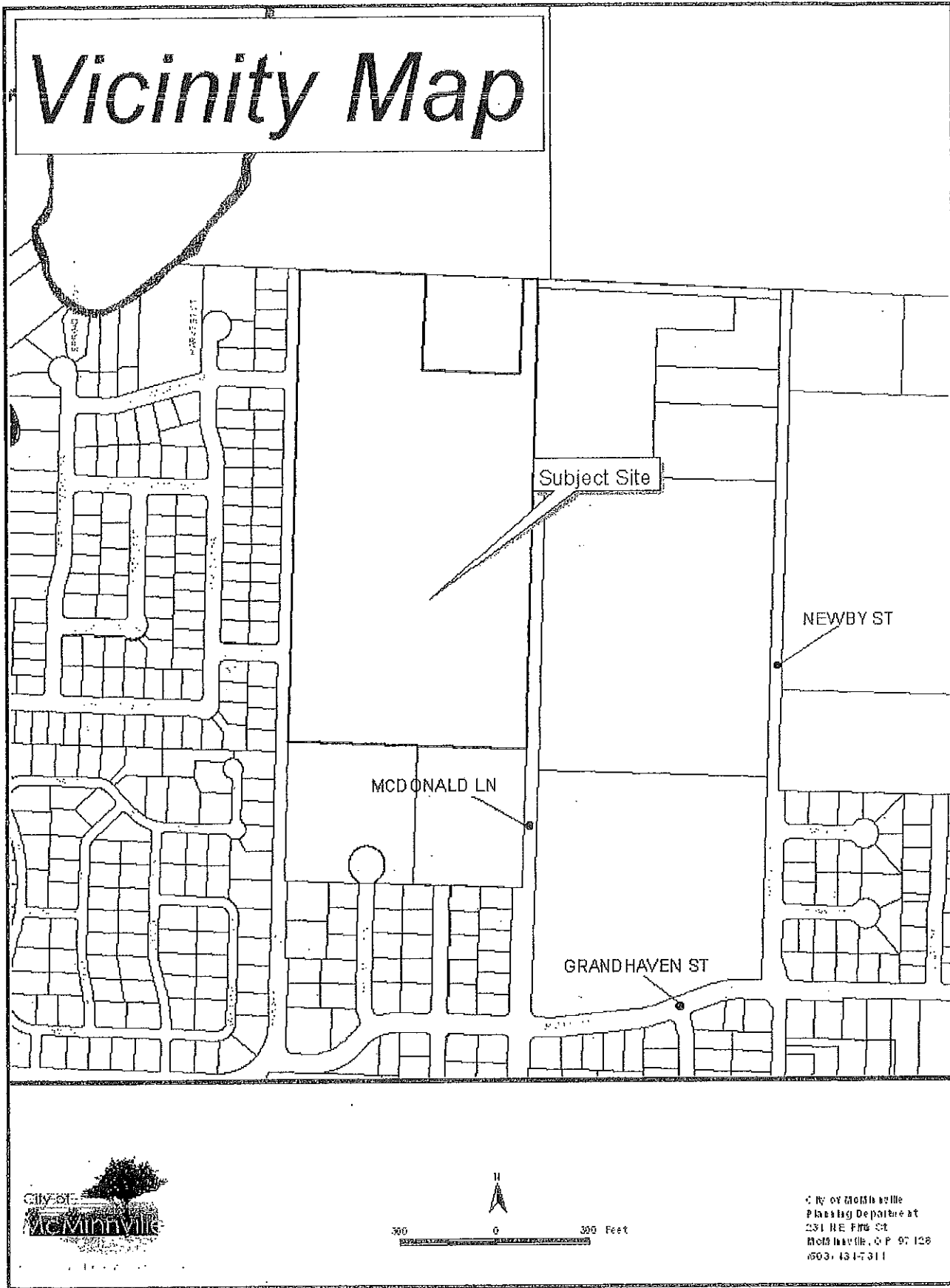


CITY RECORDER

Approved as to form:



CITY ATTORNEY



ORDINANCE NO. 4978

An Ordinance amending Section 2 of Planned Development Ordinance No. 4953 to allow certain setback reductions for lots within The Bungalows at Chegwyn Village II subdivision.

RECITALS

The Planning Department received an application (ZC 1-14/S 1-14) from Alan Ruden Incorporated, dated March 13, 2014, seeking approval to amend Planned Development Ordinance No. 4953 to allow a reduction in the front-yard setback from 15 to 10 feet, a reduction in the exterior side-yard setback from 20 feet to 15 feet for all proposed lots, and a reduction in the side-yard setback from six feet to zero feet for all garages proposed for construction within The Bungalows at Chegwyn Village II subdivision. Concurrent with this request was an application for a tentative subdivision plan for The Bungalows at Chegwyn Village II development to provide for the construction of 30 single-family homes. The subject site is 4.89 acres in size and is located north of NE Grandhaven Street and east of NE Hembree Street, and is more specifically described as a portion of Tax Lot 2100, Section 9, T. 4 S., R. 4 W., W.M.

A public hearing was held on April 17, 2014, at 6:30 p.m. before the McMinnville Planning Commission after due notice had been given in the local newspaper on April 8, 2014, 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 planned development amendment review criteria listed in Chapter 17.74.070 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 Alan Ruden Incorporated.

Section 2. That Section 2 of Planned Development Ordinance No. 4953 is amended as follows:

1. That minimum setbacks for properties within The Bungalows at Chegwyn Village II are as follows:
 - a) Front yard – 10 feet
 - b) Side yard – A zero foot side-yard property line setback for garage construction for all lots (Lots 22-51)
 - c) Exterior side yard – 15 feet
 - d) Rear yard – 20 feet

2. That all other provisions of McMinnville Ordinance No. 4953 shall remain in effect.

Passed by the Council this 27th day of May 2014, by the following votes:

Ayes: _____

Nays: _____

Approved this 27th day of May 2014.



MAYOR

Attest:



CITY RECORDER

Approved as to form:



CITY ATTORNEY

NOTICE

NOTICE IS HEREBY GIVEN that the McMinnville Planning Commission will hold a public hearing on the 21st day of May, 2015, at the hour of 6:30 p.m. at the McMinnville Civic Hall Building at 200 NE Second Street in the City of McMinnville, Oregon, to take testimony and evidence on the following matter:

DOCKET
NUMBER

ZC 2-15 Alan Ruden Inc. is requesting approval to amend Planned Development Ordinance No. 4978 to allow a reduction in the front yard setback from 15 to 10 feet, a reduction in the exterior side yard setback from 20 feet to 15 feet for all proposed lots, and a reduction in the interior side yard setback from six feet to zero feet for all garages proposed for construction for the remaining phases of this development. The subject site is located north of NE Grandhaven Street and east of NE Hembree Street, and is more specifically described as Tax Lot 2100, Section 9, T. 4 S., R. 4 W., W.M.

Persons are hereby invited to attend the McMinnville Planning Commission hearing to observe the proceedings, to register any statements in person, by attorney, or by mail to assist the McMinnville Planning Commission in making a decision.

The Planning Commission's decision on the above public hearing item must be based on findings that a specific set of criteria have been or have not been met. Testimony and evidence at the public hearing must be directed toward those criteria, which are generally as follows:

1. The goals and policies of the McMinnville Comprehensive Plan.
2. The requirements of McMinnville Ordinance No. 3380 (the Zoning Ordinance) with particular emphasis on Section 17.03.020 (Purpose), Chapter 17.21 (R-4 Multi-Family Residential Zone), Chapter 17.51 (Planned Development Overlay), Chapter 17.53 (Land Division Standards), Chapter 17.72 (Applications and Review Process), and Chapter 17.74 (Review Criteria).
3. Planned Development Ordinance No. 4978.

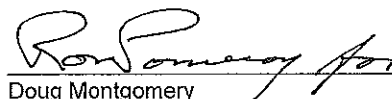
Failure to raise an issue in person or by letter prior to the close of the public hearing with sufficient specificity to provide the Planning Commission opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals (LUBA) on that issue.

The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow this Commission to respond to the issue precludes an action for damages in circuit court.

The decision-making criteria, application, and records concerning this matter are available in the McMinnville Planning Department office at 231 NE 5th Street, McMinnville, Oregon, during working hours.

For additional information contact Doug Montgomery, Planning Director, at the above address, or phone (503) 434-7311.

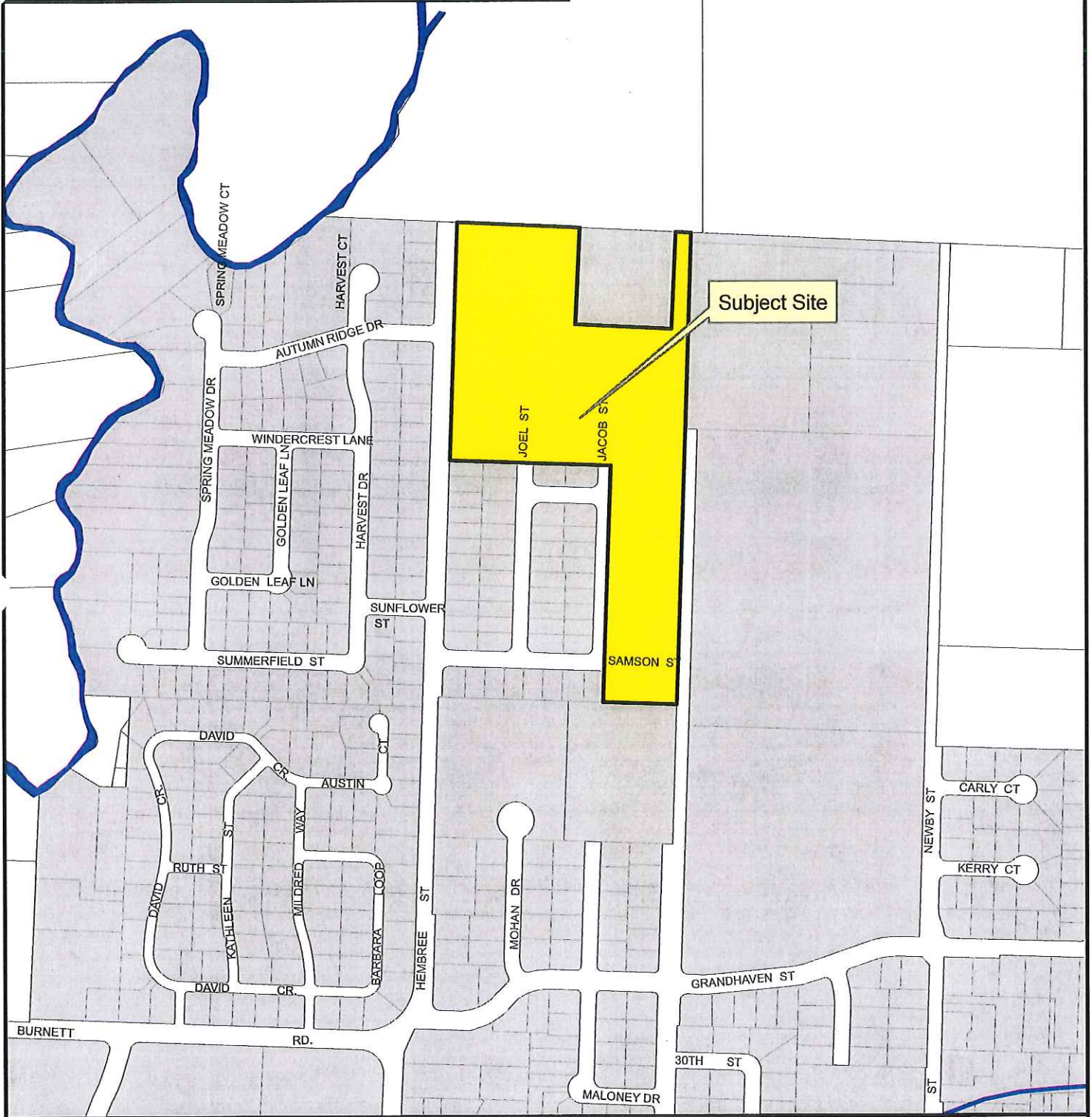
The meeting site is accessible to handicapped individuals. Assistance with communications (visual, hearing) must be requested 24 hours in advance by contacting the City Manager (503) 434-7405 – 1-800-735-1232 for voice, or TDY 1-800-735-2900.



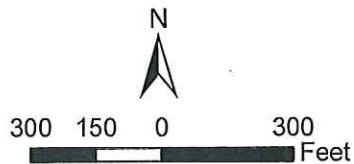
Doug Montgomery
Planning Director

(Map of area on back)

Vicinity Map



Geographic Information System



City of McMinnville
Planning Department
231 NE Fifth Street
McMinnville, OR 97128
(503) 434-7311

Map No.	Tax Lot	Site Address	Owner	Attr:	Mailing Address	City State	Zip
1	R4409 00101		CHEGWYN PERCY	CHEGWYN PERCY C LIFE ESTATE	3471 NE GRANDHAVEN DR	MCMINNVILLE OR	97128
2	R4409 00100	3900 NW HEMBREE ST	COLEMAN LLC	COLEMAN LLC	PO BOX 6614	PORTLAND OR	97228
3	R4409CA08100	3800 NE HARVEST CT	MCKAY SEAN	MCKAY ERIN S	3800 NE HARVEST CT	MCMINNVILLE OR	97128
4	R4409CA08200	3839 NE HEMBREE ST	MILLER DELL	MILLER LINDA	3839 NE HEMBREE ST	MCMINNVILLE OR	97128
6	R4409 02101		MCMINNVILLE WATER	MCMINNVILLE SHCOOL DISTRICT #40	PO BOX 638	MCMINNVILLE OR	97128
7	R4409 02401		MCMINNVILLE SHCOOL	MCMINNVILLE SHCOOL DISTRICT #40	PO BOX 6614	PORTLAND OR	97228
8	R4409CA08300	3817 NE HEMBREE ST	WESTVALE PROPERTY	WESTVALE PROPERTY MANAGEMENT LLC	1312 NE HIGHWAY 99W	MCMINNVILLE OR	97128
9	R4409 02400		MCMINNVILLE SCHOOL	MCMINNVILLE SCHOOL DISTRICT #40	1500 NE BAKER ST	MCMINNVILLE OR	97128
10	R4409CA08400	3803 NE HEMBREE ST	WESTVALE PROPERTY	WESTVALE PROPERTY MANAGEMENT LLC	1312 NE HIGHWAY 99W	MCMINNVILLE OR	97128
11	R4409CA08000	3764 NE HARVEST CT	SHINGLEDECKER HOWARD	ANGELINO OLIVIA GONZALEZ	3764 NE HARVEST CT	MCMINNVILLE OR	97128
12	R4409CA08500	3765 NE HEMBREE ST	WESTVALE PROPERTY	WESTVALE PROPERTY MANAGEMENT LLC	1312 NE HIGHWAY 99W	MCMINNVILLE OR	97128
13	R4409CA07900	3752 NE HARVEST CT	WESTVALE PROPERTY	WESTVALE PROPERTY MANAGEMENT LLC	1312 NE HIGHWAY 99W	MCMINNVILLE OR	97128
14	R4409CA08600	3751 NE HEMBREE ST	WESTVALE PROPERTY	WESTVALE PROPERTY MANAGEMENT LLC	1312 NE HIGHWAY 99W	MCMINNVILLE OR	97128
15	R4409CA06500	736 NE ALUJUMN RIDGE DR	BRITTON DONALD	BRITTON MAGGIE	3696 NE HARVEST DR	MCMINNVILLE OR	97128
16	R4409CA06600	3699 NE HEMBREE ST	GEORGE MICHAEL	GEORGE MARSHA K	3699 NE HEMBREE ST	MCMINNVILLE OR	97128
17	R4409CA06400	3688 NE HARVEST DR	TANIMOTO DANIEL	TANIMOTO PEGGY B	3688 NE HARVEST DR	MCMINNVILLE OR	97128
18	R4409CA06700	3683 NE HEMBREE ST	THAYER BRAD	THAYER HEATHER C	3683 NE HEMBREE ST	MCMINNVILLE OR	97128
19	R4409CA06300	3662 NE HARVEST DR	MARTINS MURLO	MARTINS MEGHAN J	3662 NE HARVEST DR	MCMINNVILLE OR	97128
20	R4409CA06800	3667 NE HEMBREE ST	SCHADEWITZ RICK	SCHADEWITZ CARRIE M	3667 NE HEMBREE ST	MCMINNVILLE OR	97128
21	R4409CA00300	721 NE WINTERCREST LN	DYER ERIC	DYER CHRISTINA	721 NE WINTERCREST DR	MCMINNVILLE OR	97128
22	R4409CA06200	3654 NE HARVEST DR	SHIELDS RONALD	SHIELDS MARGARET F	3654 NE HARVEST DR	MCMINNVILLE OR	97128
23	R4409CA06900	3643 NE HEMBREE ST	WESTVALE PROPERTY	WESTVALE PROPERTY MANAGEMENT LLC	1312 NE HIGHWAY 99W	MCMINNVILLE OR	97128
24	R4409CA06100	3638 NE HARVEST DR	MURBERS KORIN	MURBERS KORIN L	3638 NE HARVEST DR	MCMINNVILLE OR	97128
25	R4409CA07000	3625 NE HEMBREE ST	DALY ANGELA	DALY ANGELA M	3625 NE HEMBREE ST	MCMINNVILLE OR	97128
26	R4409 02500	3200 NE MCDONALD LN	MCMINNVILLE SCHOOL	MCMINNVILLE SCHOOL DISTRICT NO 40	1500 N BAKER ST	MCMINNVILLE OR	97128
27	R4409CA06000	3596 NE HARVEST DR	FOWLER CLIFFORD	FOWLER ANGELA L	3596 NE HARVEST DR	MCMINNVILLE OR	97128
28	R4409CA07100	3593 NE HEMBREE ST	DOWNS EVAN	DOWNS PAMELA J	1836 NW SUZANNA CT	MCMINNVILLE OR	97128
29	R4409CA02300	3595 NE HARVEST DR	MONTIEL ANDRES	MONTIEL ANDRES	3595 NE HARVEST DR	MCMINNVILLE OR	97128
30	R4409CA05900	3594 NE HARVEST DR	PRIVATSKY ANTHONY	PRIVATSKY FAMILY TRUST	3594 NE HARVEST DR	MCMINNVILLE OR	97128
31	R4409CA13100	3592 NE HEMBREE ST	ALAN RUDEN	ALAN RUDEN INC	PO BOX 570	MCMINNVILLE OR	97128
32	R4409CA07200	3589 NE HEMBREE ST	WESTVALE PROPERTY	WESTVALE PROPERTY MANAGEMENT LLC	1312 NE HIGHWAY 99W	MCMINNVILLE OR	97128
33	R4409CA13000	3593 NE JOEL ST	ALAN RUDEN	ALAN RUDEN INC	PO BOX 570	MCMINNVILLE OR	97128
34	R4409CA12000	923 NE PEYTON LN	ALAN RUDEN	ALAN RUDEN INC	PO BOX 570	MCMINNVILLE OR	97128

Date Sent 4-30-15
Sent By RS

Map No.	Tax Lot	Site Address	Owner	Attr:	Mailing Address	City State	Zip
35	R4409CA11900	955 NE PEYTON LN	ALAN RUDEN	ALAN RUDEN INC	PO BOX 570	MCMINNVILLE OR	97128
36	R4409CA02400	3593 NE HARVEST DR	ANDERSON PAMELA	ANDERSON PAMELA S	17560 NW BAKER CREEK RD	MCMINNVILLE OR	97128
37	R4409CA13200	3584 NE HEMBREE ST	ALAN RUDEN	ALAN RUDEN INC	PO BOX 570	MCMINNVILLE OR	97128
38	R4409CA12900	3587 NE JOEL ST	ALAN RUDEN	ALAN RUDEN INC	PO BOX 570	MCMINNVILLE OR	97128
39	R4409CA05800	3586 NE HARVEST DR	MENDEZ RAMON	MENDEZ RAMON	3586 NE HARVEST DR	MCMINNVILLE OR	97128
40	R4409CA07300	3581 NE HEMBREE ST	BRATCHER NORVAL	BRATCHER VICTORIA L	3581 NE HEMBREE ST	MCMINNVILLE OR	97128
41	R4409CA13300	3578 NE HEMBREE ST	ALAN RUDEN	ALAN RUDEN INC	PO BOX 570	MCMINNVILLE OR	97128
42	R4409CA05700	3580 NE HARVEST DR	TOTH ROBERT	TOTH ROBERT S LIVING TRUST	3580 NE HARVEST DR	MCMINNVILLE OR	97128
43	R4409CA07400	3571 NE HEMBREE ST	TERRA RICHARD	TERRA ALICIA M	3571 NE HEMBREE ST	MCMINNVILLE OR	97128
44	R4409CA12800	3569 NE JOEL ST	ALAN RUDEN	ALAN RUDEN INC	PO BOX 570	MCMINNVILLE OR	97128
45	R4409CA12100	3574 NE JOEL ST	ALAN RUDEN	ALAN RUDEN INC	PO BOX 570	MCMINNVILLE OR	97128
46	R4409CA11800	3585 NE JACOB ST	ALAN RUDEN	ALAN RUDEN INC	PO BOX 570	MCMINNVILLE OR	97128
47	R4409CA13400	3566 NE HEMBREE ST	ALAN RUDEN	ALAN RUDEN INC	PO BOX 570	MCMINNVILLE OR	97128
48	R4409CA05600	3566 NE HARVEST DR	GARZA TOMAS	GARZA TOMAS A	3566 NE HARVEST DR	MCMINNVILLE OR	97128
49	R4409CA07500	3557 NE HEMBREE ST	EATON ROBERT	EATON SHARON K	1548 SE DAVIS ST	MCMINNVILLE OR	97128
50	R4409CA13500	3554 NE HEMBREE ST	ALAN RUDEN	ALAN RUDEN INC	PO BOX 570	MCMINNVILLE OR	97128
51	R4409CA12700	3551 NE JOEL ST	BUZZARD JOAN	BUZZARD JOAN L	PO BOX 446	MCMINNVILLE OR	97128
52	R4409CA12200	3560 NE JOEL ST	ALAN RUDEN	ALAN RUDEN INC	PO BOX 570	MCMINNVILLE OR	97128
53	R4409CA11700	3577 NE JACOB ST	ALAN RUDEN	ALAN RUDEN INC	PO BOX 570	MCMINNVILLE OR	97128
54	R4409CA05500	3558 NE HARVEST DR	ABT MANUEL	ABT MANUEL U	1757 NW GREENFELL LP	MCMINNVILLE OR	97128
55	R4409CA07600	3543 NE HEMBREE ST	QUIROZ JOSE	QUIROZ VERONICA	3543 NE HEMBREE ST	MCMINNVILLE OR	97128
56	R4409CA13600	3542 NE HEMBREE ST	ALAN RUDEN	ALAN RUDEN INC	PO BOX 570	MCMINNVILLE OR	97128
57	R4409CA12600	3543 NE JOEL ST	ALAN RUDEN	ALAN RUDEN INC	PO BOX 570	MCMINNVILLE OR	97128
58	R4409CA12300	3548 NE JOEL ST	ALAN RUDEN	ALAN RUDEN INC	PO BOX 570	MCMINNVILLE OR	97128
59	R4409CA11600	3553 NE JACOB ST	ALAN RUDEN	ALAN RUDEN INC	PO BOX 570	MCMINNVILLE OR	97128
60	R4409CA13700	3530 NE HEMBREE ST	ALAN RUDEN	ALAN RUDEN INC	PO BOX 570	MCMINNVILLE OR	97128
61	R4409CA12500	3525 NE JOEL ST	ALAN RUDEN	ALAN RUDEN INC	PO BOX 570	MCMINNVILLE OR	97128
62	R4409CA12400	3532 NE JOEL ST	ALAN RUDEN	ALAN RUDEN INC	PO BOX 570	MCMINNVILLE OR	97128
63	R4409CA11500	3539 NE JACOB ST	ALAN RUDEN	ALAN RUDEN INC	PO BOX 570	MCMINNVILLE OR	97128
64	R4409CA09600	3517 NE JOEL ST	CADINHA KENNETH	CADINHA KENNETH C	56 WHITE PINE LN	DANVILLE CA	94506
65	R4409CA08700	3520 NE JOEL ST	KINCHELOE JESSE	KINCHELOE ERICA J	3520 NE JOEL ST	MCMINNVILLE OR	97128
66	R4409CA11400	3521 NE JACOB ST	ALAN RUDEN	ALAN RUDEN INC	PO BOX 570	MCMINNVILLE OR	97128
67	R4409CA09500	3511 NE JOEL ST	VANDEGRIFT INGRID	VANDEGRIFT INGRID	3511 NE JOEL ST	MCMINNVILLE OR	97128

Date Sent 4-30-15
Sent By SJD

Map No.	Tax Lot	Site Address	Owner	Attn:	Mailing Address	City	State	Zip
68	R4409CA08800	3516 NE JOEL ST	MORRIS PATRICIA	MORRIS PATRICIA M	3516 NE JOEL ST	MCMINNVILLE	OR	97128
69	R4409CA11300	3515 NE JACOB ST	ALAN RUDEN	ALAN RUDEN INC	PO BOX 570	MCMINNVILLE	OR	97128
70	R4409CA09400	3505 NE JOEL ST	STEIN MICHELLE	STEIN MICHELLE	3505 NE JOEL ST	MCMINNVILLE	OR	97128
71	R4409CA08900	3508 NE JOEL ST	SANTOS JOSEPH	GUMMERSON-SANTOS LIVING TRUST	3508 NE JOEL ST	MCMINNVILLE	OR	97128
72	R4409CA11200	3501 NE JACOB ST	ALAN RUDEN	ALAN RUDEN INC	PO BOX 570	MCMINNVILLE	OR	97128
73	R4409CA09300	3497 NE JOEL ST	SCHUMACHER KATHIE	SCHUMACHER KATHIE A	3497 NE JOEL ST	MCMINNVILLE	OR	97128
74	R4409CA09000	3498 NE JOEL ST	SENIOR MICHELLE	SENIOR JASON P	3498 NE JOEL ST	MCMINNVILLE	OR	97128
75	R4409CA11100	3495 NE JACOB ST	ALAN RUDEN	ALAN RUDEN INC	PO BOX 570	MCMINNVILLE	OR	97128
76	R4409CA09200	3489 NE JOEL ST	RUDEN NATHAN	RUDEN CAMIE F	1212 S 1800 E	SALT LAKE CITY	UT	84108
77	R4409CA09100	3494 NE JOEL ST	STUDEBAKER PAUL	STUDEBAKER LINETTE	437 NW MEADOWS DR	MCMINNVILLE	OR	97128
78	R4409CA11000	953 NE SAMSON ST	ALAN RUDEN	ALAN RUDEN INC	PO BOX 570	MCMINNVILLE	OR	97128
79	R4409CA10500	900 NE SAMSON ST	DAISY DEBORAH	DAISY DEBORAH A	900 NE SAMSON ST	MCMINNVILLE	OR	97128
80	R4409CA10600	914 NE SAMSON ST	CARLSON KENNETH	CARLSON NANCY S	914 NE SAMSON ST	MCMINNVILLE	OR	97128
81	R4409CA10700	930 NE SAMSON ST	ALAN RUDEN	ALAN RUDEN INC	PO BOX 570	MCMINNVILLE	OR	97128
82	R4409CA10800	956 NE SAMSON ST	ALAN RUDEN	ALAN RUDEN INC	PO BOX 570	MCMINNVILLE	OR	97128
83	R4409CA10900	972 NE SAMSON ST	ALAN RUDEN	ALAN RUDEN INC	PO BOX 570	MCMINNVILLE	OR	97128
84	R4409CD00100	3210 NE HEMBREE ST	YAMHILL SOIL	YAMHILL SOIL AND WATER CONSERVATION DIST	2200 SW 2ND ST	MCMINNVILLE	OR	97128
85	R4409 02501		MCMINNVILLE SCHOOL	MCMINNVILLE SCHOOL DISTRICT NO 40	1500 N BAKER ST	MCMINNVILLE	OR	97128
Owner	R4409 02100		CHEGWYN VILLAGE	C/O SMITH MARK C	PO BOX 6614	PORTLAND	OR	97228
Applicant			ALAN RUDEN	ALAN RUDEN INC	PO BOX 570	MCMINNVILLE	OR	97128

Date Sent 4/20/15
 Sent By SP