

From: [Jeff Gooden](#)
To: [James Howe](#)
Cc: [James Lofton](#)
Subject: RE: Request for Agency Comments - DDR 1-26 & HL 1-26
Date: Tuesday, February 24, 2026 2:37:17 PM
Attachments: [image001.png](#)
[image002.png](#)

Good Afternoon James H.

Thank you for the opportunity to comment, engineering does not have any suggested conditions of approval for these applications.

However, we do have some items that the applicant will want to be aware of;

- The existing sewer lateral that serves the building to be demolished will need to be abandoned at the property line at the time of demolition of that building. It would appear as though the plan is to install new pipe from the property line into the newly developed property with this project.
- For SDC questions please reach out to the Engineering Department 503-434-7312, SDC's will be due at the time of building permit issuance
- All frontage will need to meet current PROWAG and City Standards, the building permit will trigger these requirements
- Existing sewer lateral to remain will need to be evaluated by the City Engineering Department and the developer will need to provide video inspection for the engineering department review.
- Plans will be reviewed at the time of building permit review.



Building Community, Together

Jeff Gooden

Project Manager

Office: 503.474.2363

Cell: 971.241.7738

<https://www.mcminnvilleoregon.gov/engineering>

****New Lobby Hours****

Community Development Center lobby hours:

Monday – Thursday, 7:30 AM to 5:30 PM.

On Fridays, Staff will be available by appointment and will still provide inspections and plan review.

From: James Howe <James.Howe@mcminnvilleoregon.gov>

Sent: Tuesday, February 17, 2026 10:54 AM

To: andrew.schurter@nwnatural.com; bskinner@msd.k12.or.us; dblue@recology.com; CCarey@recology.com; EMartin@recology.com; David Renshaw <David.Renshaw@mcminnvilleoregon.gov>; ty.darby@mcminnvillefiredistrict.org; engineering@mc-power.com; Heather Richards <Heather.Richards@mcminnvilleoregon.gov>; Ken Friday <fridayk@yamhillcounty.gov>; Leland Koester <Leland.Koester@mcminnvilleoregon.gov>; SRJ@mc-power.com; Stuart Ramsing <Stuart.Ramsing@mcminnvilleoregon.gov>; JenH@mc-power.com; amg@mc-power.com; odotr2planmgr@odot.state.or.us; Brion.SCOTT@odot.oregon.gov; James Lofton <James.Lofton@mcminnvilleoregon.gov>; Jeff Gooden <Jeff.Gooden@mcminnvilleoregon.gov>; Matthew Bernards <Matthew.Bernards@mcminnvilleoregon.gov>; Logan Adams <Logan.Adams@mcminnvilleoregon.gov>; Cynthia Thompson <thompsonc@yamhillcounty.gov>; John Paskell <John.Paskell@mcminnvilleoregon.gov>; Brandon.PIKE@odav.oregon.gov; David Ligtenberg <David.Ligtenberg@mcminnvilleoregon.gov>; andy@yamhillswcd.org; justin.fantz@ziply.com; Adam D. Garvin <Adam.D.Garvin@mcminnvilleoregon.gov>; Evan Hietpas <Evan.Hietpas@mcminnvilleoregon.gov>

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Hello all,

The attached materials have been referred to you for your information, study and official comments for the record. Your recommendations and suggestions will be used to guide the McMinnville Historic Landmarks Committee when reviewing these two (2) proposals. If you wish to have your comments on the attached material considered, please email your response to our office by **Tuesday March 3, 2026**.

This is regarding the following applications:

1. **HL 1-26:** Proposal to Demolish Historic Resource [B852](#)
 - **Applicant:** Bienestar. cc: McMinnville Cooperative Ministries and FFA Architecture
 - **Tax Lot:** R4421BC11500
 - **Address:** 544 NE 2nd Street
2. **DDR 1-26:** Proposal of a four-story apartment building

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Your prompt reply will help to facilitate the processing of this application and will ensure consideration of your recommendations.

If you have any questions regarding this application, the Planner assigned to this project is Evan Hietpas, you can reach out to him directly at evan.hietpas@mcminnvilleoregon.gov or 503-474-5170.

Please note that any written comments/correspondence returned (emails/letters) regarding this request become part of the public record.

Thank you,



James Howe (she/her)

Interim Planning Analyst

Office: (503) 474-5102

Cell: (971) 387-1803

231 NE Fifth Street

McMinnville, OR 97128

www.mcminnvilleoregon.gov

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From: [Amy M. Gonzales](#)
To: [James Howe](#)
Subject: Re: Request for Agency Comments - DDR 1-26 & HL 1-26
Date: Thursday, February 26, 2026 3:43:57 PM
Attachments: [image001.png](#)
[Outlook-zldznron.png](#)

This message originated outside of the City of McMinnville.

James,

MW&L has the following comments:

Electric: Demo: Contact McMinnville Water & Light if electric service needs de energized prior to demolition. Maintain a minimum of 10' of high voltage overhead power lines during demolition.

Proposed Four Story Apartment Building: McMinnville Water & Light has received the design application for this project. MW&L staff is currently working with developers engineering team on electric service requests for proposed apartments.

Water: No comment

Thank you,



Amy Gonzales
Engineering & Operations Assistant
Water Division
(503) 472-6919 ext. 5
amg@mc-power.com

From: James Howe <James.Howe@mcminnvilleoregon.gov>
Sent: Tuesday, February 17, 2026 10:54 AM
To: andrew.schurter@nwnatural.com <andrew.schurter@nwnatural.com>; bskinner@msd.k12.or.us <bskinner@msd.k12.or.us>; dblue@recology.com <DBLue@recology.com>; CCarey@recology.com <CCarey@recology.com>; EMartin@recology.com <EMartin@recology.com>; David Renshaw <David.Renshaw@mcminnvilleoregon.gov>; ty.darby@mcminnvillefiredistrict.org <ty.darby@mcminnvillefiredistrict.org>; E&O Engineering Mailbox <Engineering@mc-power.com>; Heather Richards <Heather.Richards@mcminnvilleoregon.gov>; Ken Friday <fridayk@yamhillcounty.gov>; Leland Koester <Leland.Koester@mcminnvilleoregon.gov>; Samuel Justice <SRJ@mc-power.com>; Stuart Ramsing <Stuart.Ramsing@mcminnvilleoregon.gov>; Jen Hawkins <JenH@mc-power.com>; Amy M. Gonzales <amg@mc-power.com>; odotr2planmgr@odot.state.or.us <odotr2planmgr@odot.state.or.us>; Brion.SCOTT@odot.oregon.gov <Brion.SCOTT@odot.oregon.gov>; James Lofton <James.Lofton@mcminnvilleoregon.gov>; Jeff Gooden <Jeff.Gooden@mcminnvilleoregon.gov>; Matthew Bernards <Matthew.Bernards@mcminnvilleoregon.gov>; Logan Adams

<Logan.Adams@mcminnvilleoregon.gov>; Cynthia Thompson <thompsonc@yamhillcounty.gov>; John Paskell <John.Paskell@mcminnvilleoregon.gov>; Brandon.PIKE@odav.oregon.gov <Brandon.PIKE@odav.oregon.gov>; David Ligtenberg <David.Ligtenberg@mcminnvilleoregon.gov>; andy@yamhillswcd.org <andy@yamhillswcd.org>; justin.fantz@ziply.com <justin.fantz@ziply.com>; Adam D. Garvin <Adam.D.Garvin@mcminnvilleoregon.gov>; Evan Hietpas <Evan.Hietpas@mcminnvilleoregon.gov>

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From: [Ty Darby](#)
To: [James Howe](#)
Subject: RE: Request for Agency Comments - DDR 1-26 & HL 1-26
Date: Thursday, March 5, 2026 4:35:11 PM
Attachments: [image004.png](#)
[image005.png](#)

This message originated outside of the City of McMinnville.

Hi James,

I apologize for the delayed response. The applicant will need to satisfy the following list to meet fire code standards:

FIRE APPARATUS ACCESS ROAD WIDTH AND VERTICAL CLEARANCE: Fire apparatus access roads shall have an unobstructed driving surface width of not less than 20 feet (*26 feet adjacent to fire hydrants*) and an unobstructed vertical clearance of not less than 13 feet 6 inches. (OFC 503.2.1 & D103.1)

FIRE APPARATUS ACCESS ROAD DISTANCE FROM BUILDING: Access roads shall extend to within 150 feet of all portions of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building.

AERIAL FIRE APPARATUS ROAD WIDTH: Buildings more than 30 feet in height shall have fire apparatus access roads constructed for use by aerial apparatus with an unobstructed driving surface width of not less than 26 feet. One or more of the "aerial access" roads shall be located not less than 15 feet and not greater than 30 feet from the building. (OFC D105.2)

GATES: Gates securing fire apparatus roads shall comply with all of the following: (OFC D103.4)

- ? Minimum unobstructed width shall be not less than the required roadway surface width, or two 10-foot sections with a center post or island.
- ? Gates shall be set back at minimum of 30 feet from the intersecting roadway.
- ? Gates shall be of the swinging or sliding type.
- ? Manual operation shall be capable by one person.
- ? Electric gates shall be equipped with a means for operation by fire department personnel.
- ?

NO PARKING SIGNS: Where fire apparatus roadways are not of sufficient width to accommodate parked vehicles and 20 feet of unobstructed driving surface, "No Parking" signs shall be installed on one or both sides of the roadway and in turnarounds as needed. Roads 26 feet wide or less shall be posted on both sides as a fire lane. Roads more than 26 feet wide to 32 feet wide shall be posted on one side as a fire lane.

PAINTED CURBS: Where required, fire apparatus access roadway curbs shall be painted red and marked "NO PARKING FIRE LANE" at approved intervals. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on a red background. (OFC 503.3)

COMMERCIAL BUILDINGS - FIRE FLOW: The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be determined according to OFC Appendix B. The required fire flow for a building shall not exceed the available GPM in the water delivery system at 20 psi. (OFC 507.1)

ACCESS AND FIRE FIGHTING WATER SUPPLY DURING CONSTRUCTION: Approved fire apparatus access roadways and firefighting water supplies shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. (OFC 501.4)

FIRE PROTECTION AND UTILITY EQUIPMENT IDENTIFICATION:

Rooms which contain controls for fire protection equipment and utilities shall be provided with identifiable markings on the building in an approved and visible manner for fire department access. (i.e., fire alarm control panel, fire sprinkler room, electrical room etc.) (OFC 509)

FIRE HYDRANTS – COMMERCIAL BUILDINGS: Where a portion of the building is more than 400 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided. (OFC 507.1, 507.5.1)

Note: This distance may be increased to 600 feet for buildings equipped throughout with an approved automatic sprinkler system.

FIRE HYDRANT NUMBER AND DISTRIBUTION: The minimum number and distribution of fire hydrants available to a building shall not be less than that listed in Table C105.1 of the 2025 Oregon Fire Code. Please consult with fire district staff to determine the number of hydrants required. (OFC Appendix C)

- Existing hydrants in the area may be used to meet the required number of hydrants as approved. Hydrants that are up to 600 feet away from the nearest point of a subject building that is protected with fire sprinklers may contribute to the required number of hydrants. (OFC 508.5.1)

FIRE HYDRANT DISTANCE FROM AN ACCESS ROAD: Fire hydrants shall be located not more than 15 feet from an approved fire apparatus access roadway unless approved by the fire code official. (OFC 507.5.4)

FIRE DEPARTMENT CONNECTIONS: A fire hydrant shall be located within 100 feet of a fire department connection (FDC). Fire hydrants and FDC's shall be located on the same side of the fire apparatus access roadway, unless otherwise approved. (OFC 905.2, 912 & NFPA 14)

? Fire department connections (FDCs) shall normally be located remotely from the building(s) they serve. Under certain circumstances, FDCs may be mounted on the building(s) when approved by the fire code official.

STORZ ADAPTERS – FIRE HYDRANTS: All fire hydrants with steamer ports shall be fitted with a 5-inch Storz hydrant adapter with a 4.5-inch female NH/NST thread connection. A 5-inch cap with cable shall be provided.

STORZ ADAPTERS – FIRE DEPARTMENT CONNECTIONS: All FDCs served by 4" or larger pipe shall be fitted with a 5-inch Storz hydrant adapter with a 4.5-inch female NH/NST thread connection. A 5-inch cap with cable shall be provided.

KEY BOXES: Knox Key boxes shall be installed as required by the Fire Marshal. (OFC 506.1)

Emergency Responder Communications Enhancement Systems: Compliance with Section 510 of the Oregon Fire Code is required.

Thank you,

Ty

*Ty Darby
Fire Marshal
McMinnville Fire District
(503)435-5802*



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To: andrew.schurter@nwnatural.com; bskinner@msd.k12.or.us; dblue@recology.com; CCarey@recology.com; EMartin@recology.com; David Renshaw <David.Renshaw@mcminnvilleoregon.gov>; Ty Darby <ty.darby@mcminnvillefiredistrict.gov>; engineering@mc-power.com; Heather Richards <Heather.Richards@mcminnvilleoregon.gov>; Ken Friday <fridayk@yamhillcounty.gov>; Leland Koester <Leland.Koester@mcminnvilleoregon.gov>; SRJ@mc-power.com; Stuart Ramsing <Stuart.Ramsing@mcminnvilleoregon.gov>; JenH@mc-power.com; amg@mc-power.com; odoctr2planmgr@odot.state.or.us; Brion.SCOTT@odot.oregon.gov; James Lofton <James.Lofton@mcminnvilleoregon.gov>; Jeff Gooden <Jeff.Gooden@mcminnvilleoregon.gov>; Matthew Bernards <Matthew.Bernards@mcminnvilleoregon.gov>; Logan Adams <Logan.Adams@mcminnvilleoregon.gov>; Cynthia Thompson <thompsonc@yamhillcounty.gov>; John Paskell <John.Paskell@mcminnvilleoregon.gov>; Brandon.PIKE@odav.oregon.gov; David Ligtenberg <David.Ligtenberg@mcminnvilleoregon.gov>; andy@yamhillswcd.org; justin.fantz@zply.com; Adam D. Garvin <Adam.D.Garvin@mcminnvilleoregon.gov>; Evan Hietpas <Evan.Hietpas@mcminnvilleoregon.gov>

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