



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

<b>Office Use Only:</b>	
File No.	CU 1-19
Date Received	1/18/19
Fee	\$1075.00
Receipt No.	19MCO11
Received by	RH

## Conditional Use Application

### Applicant Information

**Applicant is:**  Property Owner    Contract Buyer    Option Holder    Agent    Other \_\_\_\_\_

Applicant Name Katherine Jabuka Phone 310-702-9448

Contact Name same Phone \_\_\_\_\_  
*(If different than above)*

Address 806 S.E. Davis Street

City, State, Zip McMinnville, OR 97128

Contact Email kjab349w15@gmail.com

### Property Owner Information

Property Owner Name \_\_\_\_\_ Phone \_\_\_\_\_  
*(If different than above)*

Contact Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Contact Email \_\_\_\_\_

### Site Location and Description

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

Property Address 806 SE Davis Street, McMinnville, OR 97128

Assessor Map No. R4 421 - CC - 01100 Total Site Area 0.6033 Acres (262.8 x 100)

Subdivision Mrs. PW Chandler's First Addition Block \_\_\_\_\_ Lot \_\_\_\_\_

Comprehensive Plan Designation \_\_\_\_\_ Zoning Designation R4

1. State nature of the request in detail: \_\_\_\_\_

The nature of this request is to operate a Bed and Breakfast establishment in the home at 806 SE Davis Street, McMinnville, OR 97128.

The conditional use permit will allow three or more guest sleeping rooms, that are available in the home, to be used as a part of the bed and breakfast.

---

---

---

---

2. Describe in detail how the request will be consistent with the McMinnville Comprehensive Plan and the objectives of the zoning ordinance: \_\_\_\_\_

The restored home is in an R-4 residentially designated site. It will be used as a bed and breakfast inn, providing the guests a first-hand opportunity to stay in a site of local significance. Located across from Linfield College, the original owner of the home, Latourrette, was one of the founding fathers of the college. The home is just a short walk (¼ mile) to the downtown area of McMinnville, and will allow guests easy access to the wide variety of businesses located on Third Street and beyond. This bed and breakfast will service the college and downtown area with revenue producing visitors.

Following the guidelines for R-4 designated property (17.21.020 O. Bed and Breakfast establishment) the proposed bed and breakfast will use three or more rooms on an daily or weekly basis for the use of six or more travelers or transients at any one time.

Off-street parking will be provided, per requirements, for the guest rooms and owner/occupant.

Signage will be kept to a non-illuminated or indirectly illuminated wooden sign, measuring no more than six square feet of face area.

3. Describe how the location size, design, and operating characteristics of the proposed development are such that it can be made reasonably compatible with, and have minimum impact on, the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration given to harmony in scale, bulk, coverage, and density; to the availability of public facilities and utilities; to the generation of traffic and the capacity of surrounding streets; and to any other relative impact of the development: \_\_\_\_\_

Operating as a bed and breakfast, the property will maintain the original design aesthetics of the farmhouse style. Interior renovations have brought back the original intent of the rooms.

No external changes in size, density, or design will be made to the house that would impact the abutting properties. The house is set back approximately 75 feet from the front property line on Davis Street, and approximately 100 feet from the adjoining property in the back. Side yards are approximately 20 feet. Due to this large setback, noise from the house is not an issue to neighboring properties.

The property is able to handle required parking with no modifications to the existing driveway or on-site parking spaces. No street parking is needed, thus no impact on street congestion.

---

---



6. Has the development been specifically designed to preserve any environmental assets or unique topography or vegetation of the site? If so, how? \_\_\_\_\_

\_\_\_\_\_

No modifications are needed to the environment, topography, or vegetation for the proposed use.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

7. Explain how the development and use of the land as proposed has no inappropriate purpose, such as to artificially alter property values for speculative purposes: \_\_\_\_\_

\_\_\_\_\_

The use of the home as a bed and breakfast will not artificially change the property value for speculative purposes, nor create any inappropriate opportunities.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

- A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), clearly showing existing and proposed features within, and adjacent to, the subject site, such as: Access; lot and street lines with dimensions; distances from property lines to structures; structures and other proposed and existing improvements; north direction arrow; and significant features (slope, vegetation, adjacent development, drainage, etc.).
- A legal description of the property, preferably taken from deed.
- Payment of the applicable review fee, which can be found on the Planning Department web page.

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

Katherine Jakubka  
Applicant's Signature

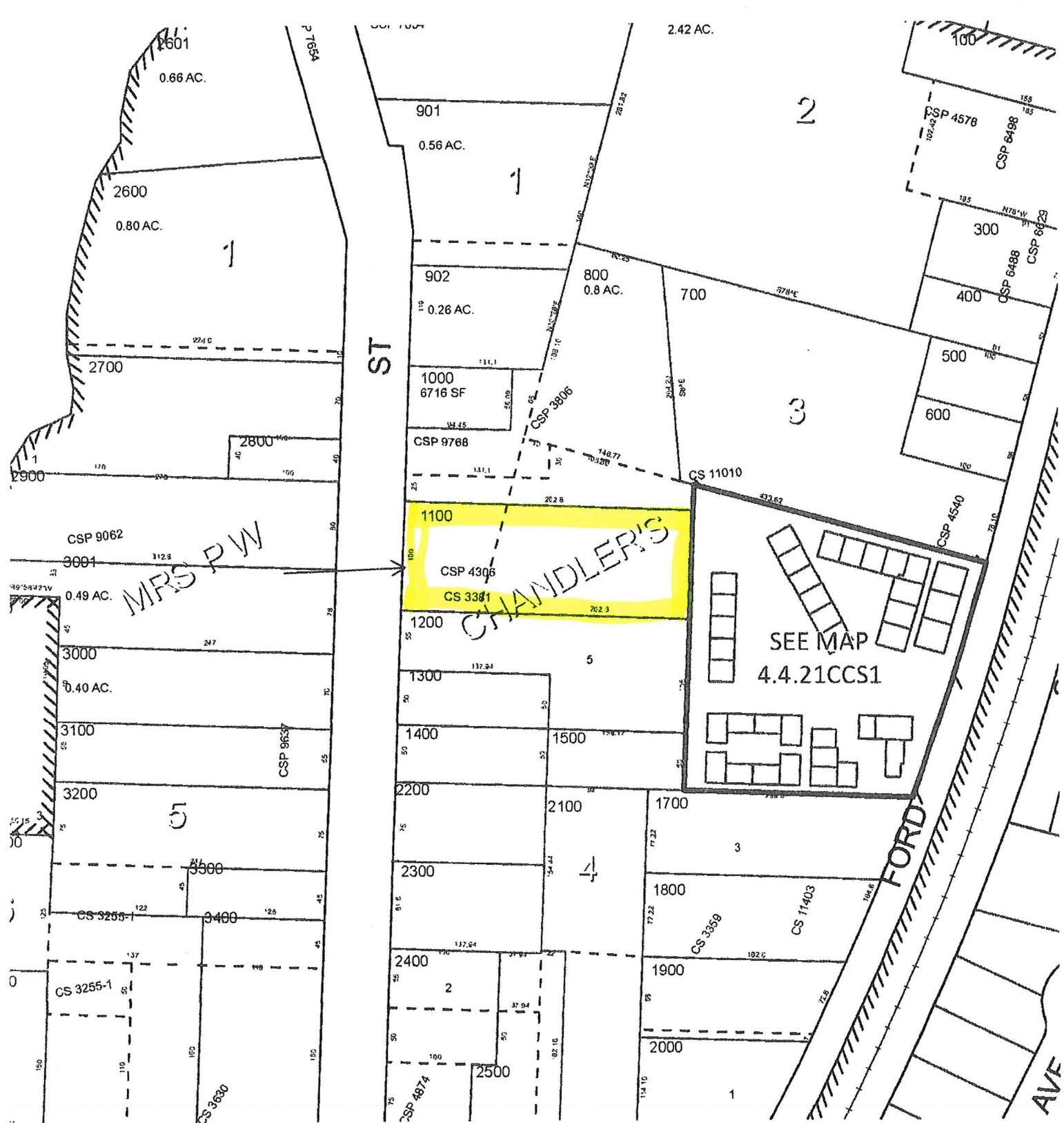
January 18, 2019  
Date

Katherine Jakubka  
Property Owner's Signature

January 18, 2019  
Date

**EXHIBIT "A"**  
Legal Description

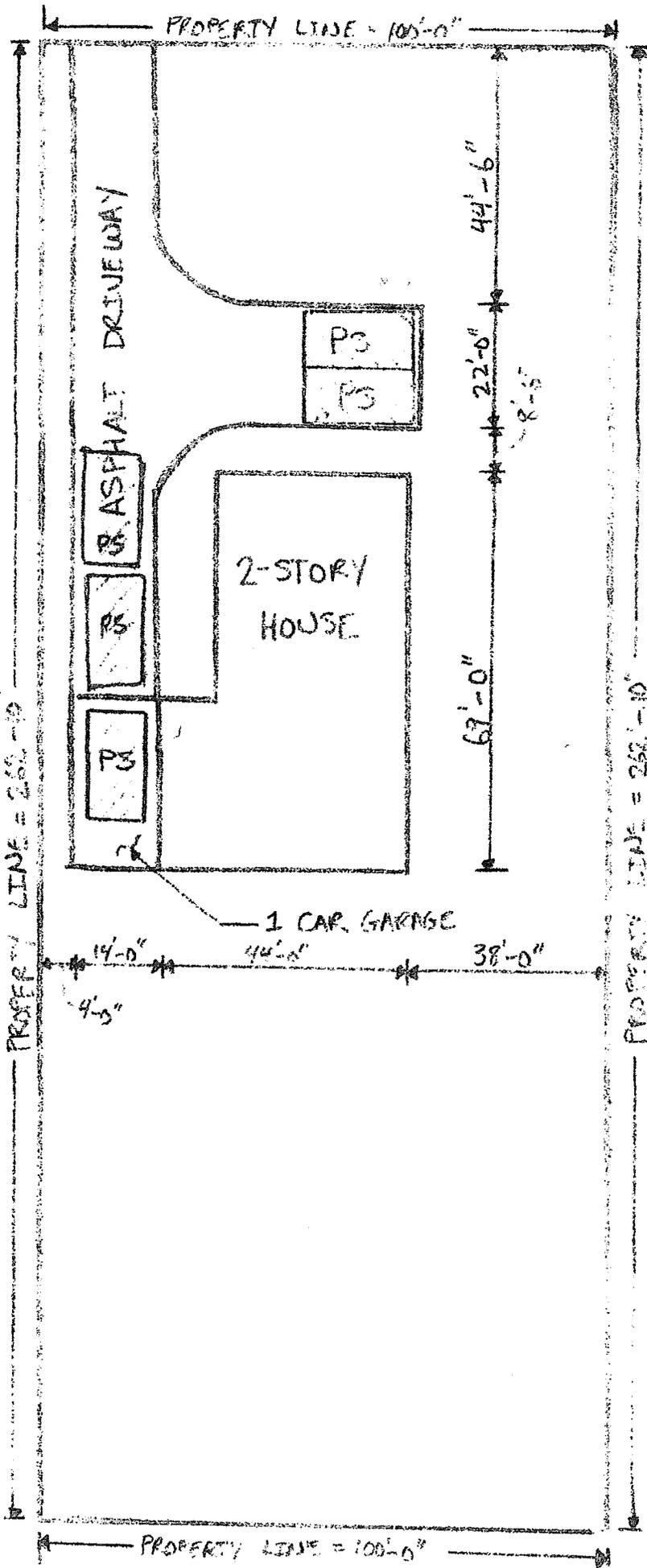
Beginning at a point on the East line of Davis Street, said point being 30 feet East and 521.6 feet North 0° 07' East of the intersection of the centerline of College Avenue and the centerline of South Davis Street in MRS. P. W. CHANDLER'S FIRST ADDITION, in the City of McMinnville, County of Yamhill, State of Oregon; thence North 0° 07' East along the East line of said Davis Street 100 feet; thence South 89° 46' East 262.8 feet, more or less, to the West line of that certain tract conveyed to Stanley Taylor, et ux by Deed recorded April 10, 1940 in Book 116, page 419, Yamhill County Records; thence South 0° 7' West along the West line of said Taylor tract to a point that is South 89° 46' East 262.8 feet, more or less, from the point of beginning; thence North 89° 46' West 262.8 feet, more or less, to the point of beginning.



# DAVIS STREET

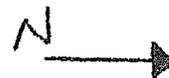
Site Plan

806 S.E. Davis  
McMinnville  
OR 97128

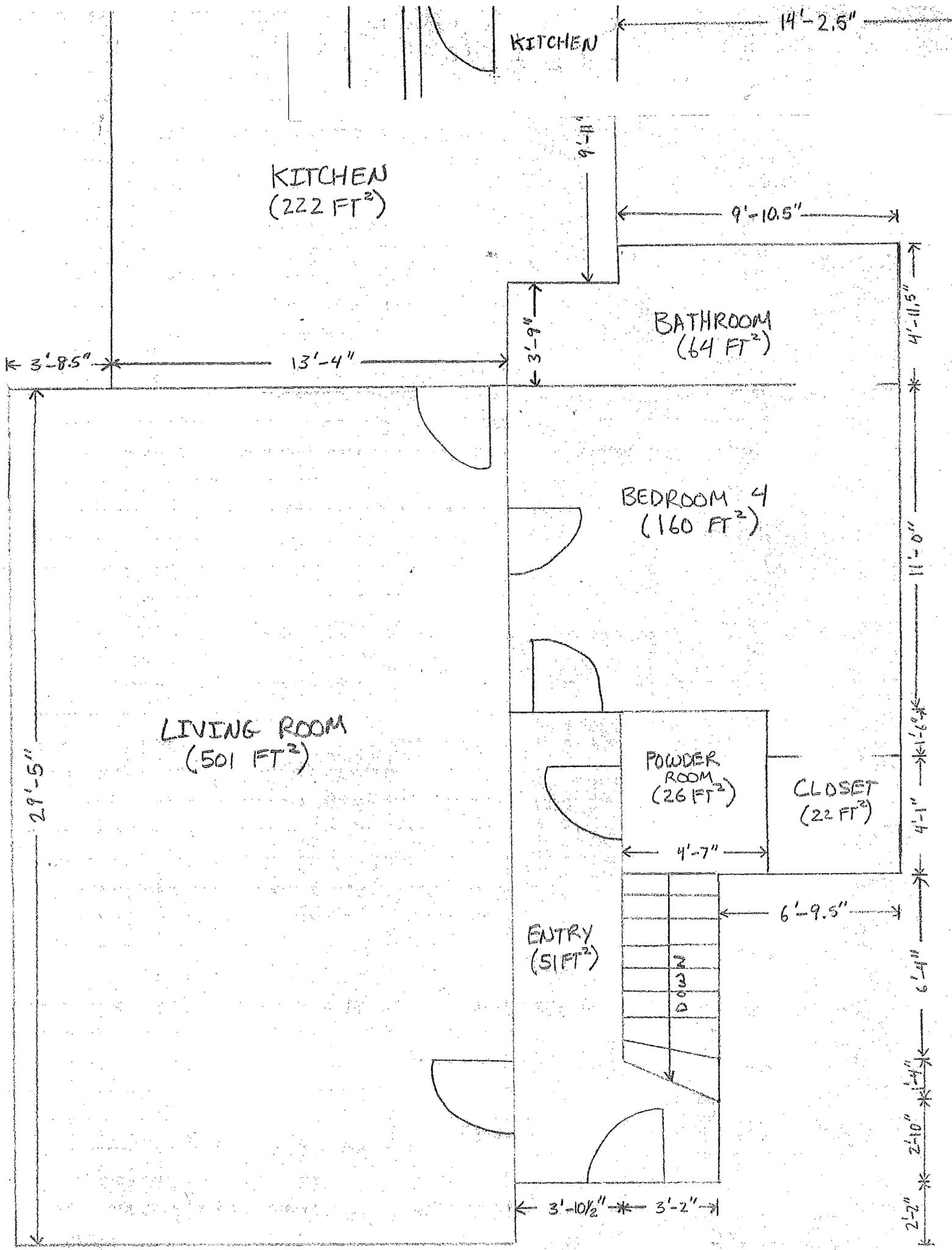


## LEGEND

PS - 9'x18' PARKING SPOT



SCALE:  $\frac{3}{8}'' = 10'-0''$



# First Floor

Scale = 1/4" = 1 foot

