



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

CU 2-19

<b>Office Use Only:</b>	
File No.	519-19-000 PD-Ping
Date Received	4/26/19
Fee	\$2325.00
Receipt No.	200481
Received by	[Signature]

\$2,325.00

## Conditional Use Application

### Applicant Information

**Applicant is:**  Property Owner  Contract Buyer  Option Holder  Agent  Other \_\_\_\_\_  
 The City of McMinnville, acting by and through its  
 Applicant Name Water and Light Commission (McMinnville Water & Light) Phone 503-472-6158  
 Contact Name Samuel R. Justice, General Counsel Phone 503-435-3110  
*(If different than above)*  
 Address PO Box 638, 855 NE Marsh Ln.  
 City, State, Zip McMinnville, OR 97128  
 Contact Email srj@mc-power.com

### Property Owner Information

Property Owner Name (same as above) 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 1901 NW Baker Creek Road, McMinnville, OR 97128  
 Assessor Map No. R4 W T4S -18 -00101 Total Site Area 1.22 acres  
 Subdivision \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_  
 Comprehensive Plan Designation Commercial/Residential Zoning Designation EF-80 / R-1

1. State nature of the request in detail: \_\_\_\_\_  
See Exhibit 1, Section B, "Intended Use of the Property."

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

See Exhibit 1, Section C, Goals and Policies

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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: \_\_\_\_\_

See Exhibit 1, Section D. 3, Question No. 3.

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4. Describe what impact the proposed development may have on the livability, value, or appropriate development of abutting properties or the surrounding area when compared to the impact of permitted development that is not classified as conditional: \_\_\_\_\_

See Exhibit 1, Section D.3, Question No. 4.

5. Describe how the location and design of the site and structures for the proposal will be as attractive as the nature of the use and its setting warrants: \_\_\_\_\_

See Exhibit 1, Section D.3, Question No. 5.

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

See Exhibit 1, Section D.3, Question No. 6.

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: \_\_\_\_\_

See Exhibit 1, Section D.3, Question No. 7.

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.).  
\*See Attachment 1, "site plan."
- A legal description of the property, preferably taken from deed. See Attachment 11, vesting 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.

  
Applicant's Signature

4-24-19  
Date

  
Property Owner's Signature  
Mayor and Ex-Officio member of the Water and Light Commission

4/24/19  
Date

  
Clerk of the Commission

4/24/19  
Date