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October 22, 2019

Melissa Alonzo  
2025 Kennedy Drive  
Newberg, OR 97132  
[gunnercrossfit@gmail.com](mailto:gunnercrossfit@gmail.com)

Re: Land Use Decision for Conditional Use Permit CU 5-19  
for 1445 NE Miller Street, Tax Lot 4415C 02100

Dear Ms. Alonzo:

This is to advise you that, at a meeting of the McMinnville Planning Commission on Thursday, October 17, 2019, your application for Conditional Use Permit (CU 5-19) for a CrossFit gym was presented and considered. The subject property is located at 1445 NE Miller Street, more specifically described as Tax Lot 2100, Section 15C, T. 4 S., R. 4 W., W.M.

Based on the material submitted, the review criteria in Sections 17.74.030 and 17.74.040 of the McMinnville Municipal Code, and the applicable criteria in Ordinance Nos. 4550 and 4135, the Planning Commission voted to **APPROVE** the application, **subject to conditions.**

Enclosed for your records is a copy of the signed land use Decision Document which includes the Planning Commission's decision with Findings of Fact, Conclusionary Findings, and Conditions of Approval.

The Conditional Use Permit approval for CU 5-19 included conditions of approval, which are included in your land use Decision Document. We have also outlined those conditions of approval below.

Please note that we are providing the conditions of approval within this letter as a courtesy. The official Decision Document with the Findings of Fact, Conclusionary Findings, and Conditions of Approval is a separate document and is enclosed with this letter for the applicant and is also on file with the Planning Department.

#### **Conditional Use Permit (CU 5-19) Conditions of Approval**

1. This conditional use permit approval shall be terminated if the proposed use does not commence within one year of the effective date of this approval, if the use once commenced lapses for any single period of time that exceeds one year in duration, if there is a failure to comply with conditions of approval, or for any other reason specified in Section 17.74.060 of the Zoning Ordinance. The determination for termination shall be made in accordance with the procedures in Section 17.74.060 of the Zoning Ordinance.

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2. The use shall not occupy more than the 4,000 square foot portion of Building C without prior approval.
3. The use shall require a minimum of 11 parking spaces, based on 3,346 net square feet of area within the 4,000 square foot portion of the building space. The total parking demand for the entire site and tenants shall not exceed the available parking. When calculating total parking requirements, the calculation for this space and use shall be the 11 parking spaces described above.
4. Any signs for the property and the proposed use shall comply with Chapter 17.62 of the Zoning Ordinance.

Pursuant to Section 17.72.180 of the McMinnville Zoning Ordinance, the Planning Commission's decision may be appealed to the City Council within 15 days of the date this written notice of the Planning Commission's decision is mailed to parties who participated in the local proceedings and are entitled to notice. If no appeal is filed on or before November 6, 2019, the decision of the Planning Commission will be final.

If you have any questions regarding this matter, please feel free to contact me at (503) 434-7311.

Sincerely,



Tom Schauer  
Senior Planner

TS:sjs

c: Owyhee Properties, c/o Tyler Stoller, 4101 NE Henry Creek Rd, Dayton, OR 97114

Enclosures:

*Decision, Conditions, Findings of Fact and Conclusionary Findings for Approval of a Conditional Use Permit to Operate a Crossfit Gym within a 4,000 Square Foot Portion of a 10,000 Square Foot Building on Property at 1445 NE Miller Street (Docket CU 5-19)*