

NEIGHBORHOOD MEETING FOR:

1945 West 2nd Street
McMinnville, OR 97128
Tax Lot#R4419AD01500

DATE: July 29th, 2019

TIME: 6:00 PM

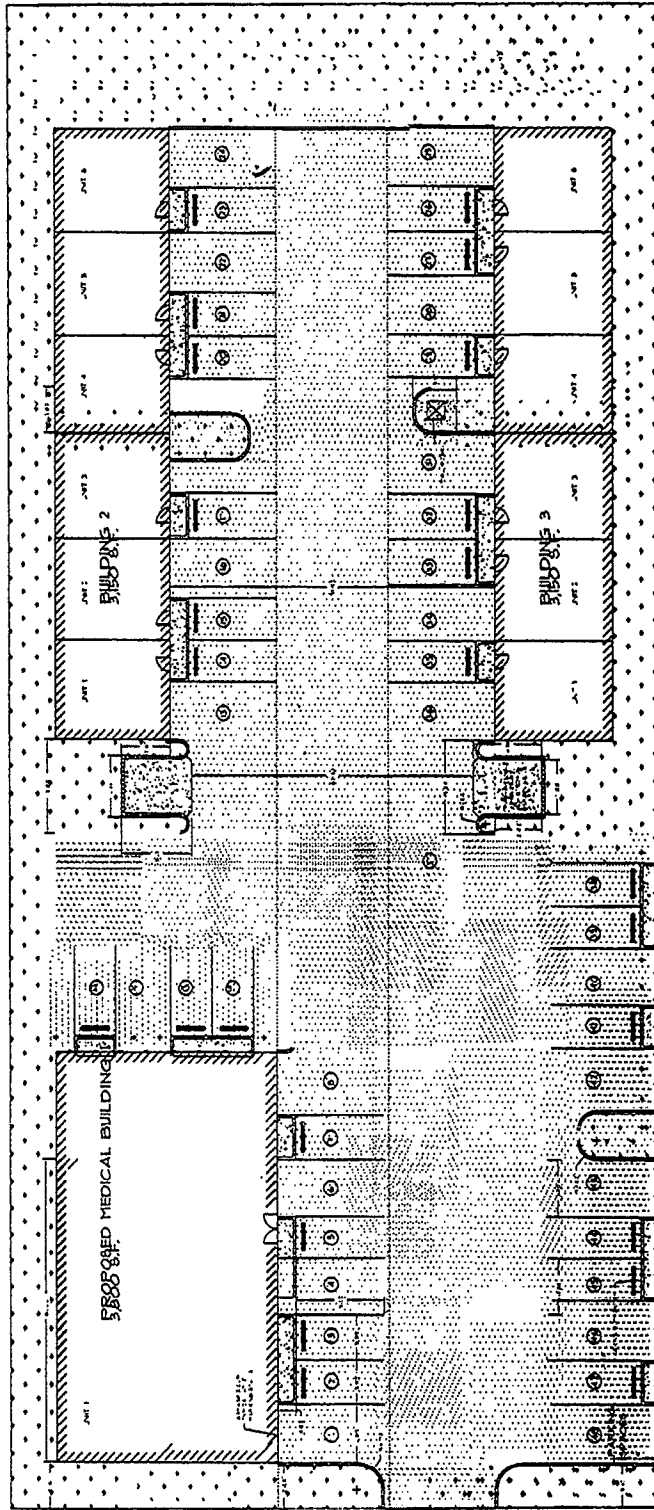
LOCATION: Laughing Bean Bistro
2274 NW 2nd Street
McMinnville, OR

This meeting will provide an opportunity for neighbors in the surrounding area to see and hear what will be proposed to the Planning Commission in the near future. Please come to this neighborhood meeting to receive information on the proposed development and to ask questions, provide input and voice any concerns that may arise.

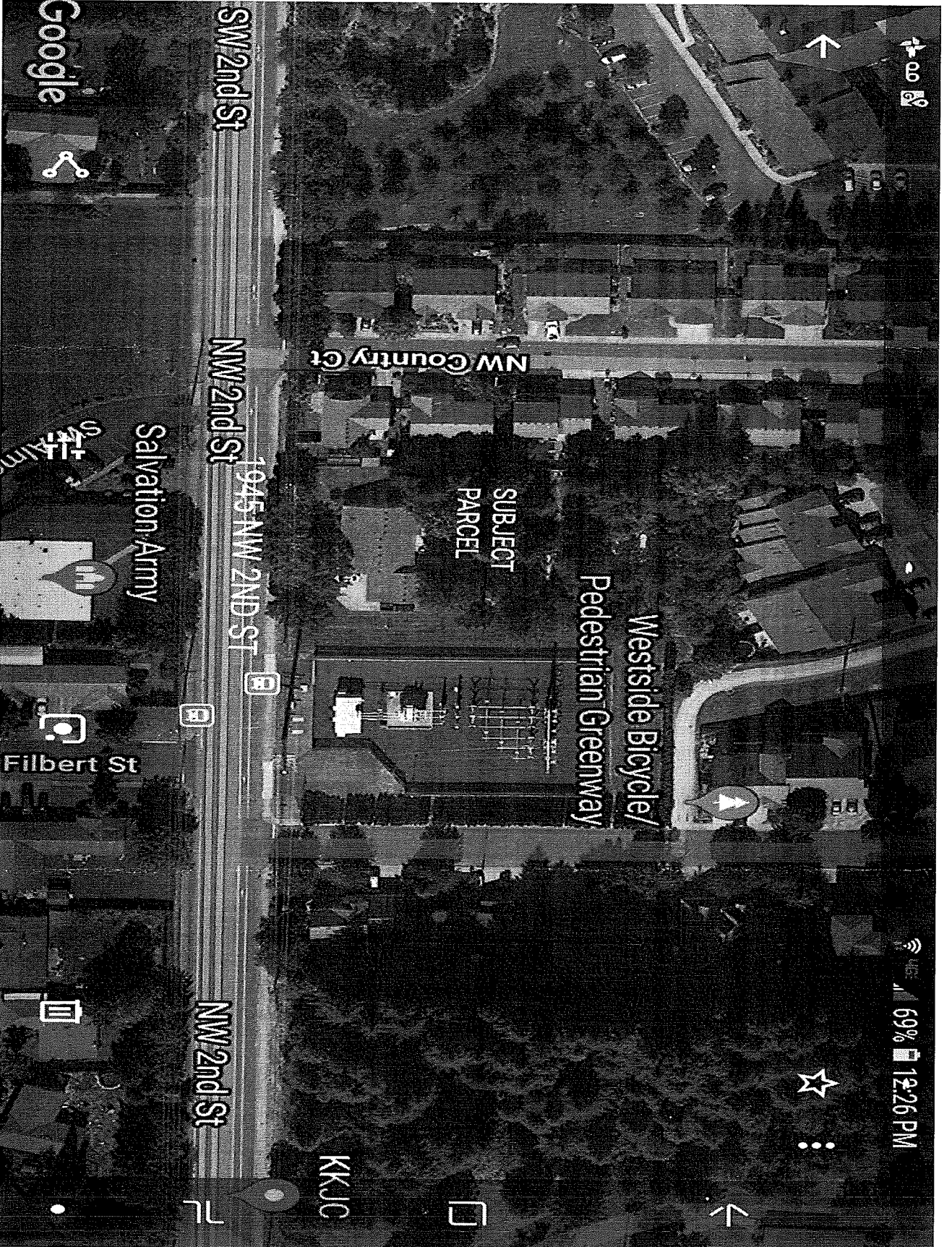
PROPOSAL: Zone change from R1 to R4. Due to the housing shortage in McMinnville we are proposing townhouse style units approximately 1200 sq. ft. with a conditional use to include a medical office.

We invite anyone interested to come and have a conversation about the future development proposal.

Included in this mailed notice are a tax map and a conceptual site plan.



1945 N.W. 2ND STREET
PRELIMINARY SITE PLAN



Google

NW 2nd St

NW 2nd St

1945 NW 2ND ST

B

B

NW 2nd St

NW Country Ct

SUBJECT
PARCEL

Westside Bicycle/
Pedestrian Greenway

Salvation Army

St. Ann

Filbert St

KKJC



69% 12:26 PM



NEIGHBORHOOD MEETING SIGN-IN SHEET
 1945 NW 2ND ST MCMINNVILLE, OREGON 97128
 WHEN: 07/29/2019 6:00PM
 LOCATION: LAUGHING BEAN BISTRO
 2274 NW 2ND ST, MCMINNVILLE, OR 97128

NAME	ADDRESS	CONTACT INFO
PAT JACOBSEN	729 NW meadowood Circle	
W Townsend	958 Capende	
A Joyce Salt	1023 Cascade Way	
Ann Beck	851 Meadowood Cir	
Meghan Chilton	300 NW Hillside	
Gary	" " "	
Dalena Saunders	308 NW Country Ct.	503-544-3174
Paul Meck	505 NW Hillside Pky	503-857-0940
DUDLEY FROST	435 " "	/
JOHN BOCHUSA	309 NW Country Ct	503 583 6413
Jon WICKERSHEIM	220 NW COUNTRY CT	503-901-6900
Phyllis Hart	254 Country Ct	503-434-6520
Janet Adams	255 NW Country Ct	971.241.9593

Map No.	Tax Lote	Site Address	Owner	Attn:
1	R4419AD04400			
2	R4419AD04700	351 NW MEADOWS DR	KNORR JAMES R	KNORR JAMES R
3	R4419 01200	300 NW HILLSIDE PARK	HCP SH ELP1 PROPERTIES LLC	HCP SH ELP1 PROPERTIES LLC
4	R4419AD05100	286 NW MEADOWS DR	FERGUS GOLDEN M &	FERGUS GOLDEN M &
5	R4419AC00213	220 NW COUNTRY CT	WICKERSHEIM JON	WICKERSHEIM JON
6	R4419AD04800	319 NW MEADOWS DR	ARMSTRONG RANDALL D	ARMSTRONG RANDALL D
7	R4419AD04100	483 NW MEADOWS DR	BENDER ELLEN H	BENDER ELLEN H
8	R4419AC00212	221 NW COUNTRY CT	ADAMS JANET A G	ADAMS JANET A G
9	R4419AD05300	350 NW MEADOWS DR	STAHL RICHARD J	STAHL RICHARD J
10	R4419DA02800	1767 SW ALMOND CT	BELL GRACIELA	BELL GRACIELA
11	R4419AD01601	433 NW MEADOWS DR	WIXOM JOYCE A TRUSTEE	WIXOM RICHARD & JOYCE TRUST
12	R4419AD01500	1945 NW 2ND ST	JUDD MELINDA	JUDD MELINDA
13	R4419AD04200	475 NW MEADOWS DR	BRYANT NANCY L	BRYANT NANCY L
14	R4419AD04900	224 NW MEADOWS DR	MABRY DANIEL	MABRY DANIEL
15	R4419AD01400		CITY OF MCMINNVILLE	CITY OF MCMINNVILLE
16	R4419DA03000	1814 SW ALMOND CT	HERNANDEZ BONIFACIO	MADRIGAL MARIA 1/2
17	R4419AC00207	339 NW COUNTRY CT	GORDON JAMES G	GORDON JAMES G
18	R4419AC00206	361 NW COUNTRY CT	BARAINCA ALATZNE	BARAINCA ALATZNE
19	R4419AC00205	383 NW COUNTRY CT	KENOW LAURA J	KENOW LAURA J
20	R4419AC00215	280 NW COUNTRY CT	ANDERSON NICOLE L	ANDERSON NICOLE L
21	R4419AC00210	279 NW COUNTRY CT	ABBOTT STEVEN L	ABBOTT STEVEN L
22	R4419AD05200	318 NW MEADOWS DR	NASSAR WALID P	NASSAR WALID P
23	R4419AD04500	411 NW MEADOWS DR	BELL ANTHONY E & LILIAN A TRUSTEES F	BELL ANTHONY E & LILIAN A TRUSTEES FOR
24	R4419AC00214	254 NW COUNTRY CT	HART PHYLLIS	HART PHYLLIS
25	R4419DB00119	104 SW MANZANITA ST	DORRELL JON D	DORRELL JON D
26	R4419AD01700	429 NW MEADOWS DR	LOYA BRENDA J	LOYA BRENDA J
27	R4419AD04300	467 NW MEADOWS DR	EQUITY TRUST COMPANY CUSTODIAN FBO	VOLKMAN LAURA IRA 57%
28	R4419DA02900	104 SW FILBERT ST	PARKER WILLIAM M	PARKER WILLIAM M
29	R4419AC00218	336 NW COUNTRY CT	BAUTISTA MANUEL	BAUTISTA MANUEL
30	R4419AD05500	422 NW MEADOWS DR	VANBUREN MICHAEL F &	VANBUREN MICHAEL F &
31	R4419DA03600	109 SW FILBERT ST	CHASTAIN LYNN D	CHASTAIN LYNN D
32	R4419DA14900	1950 SW 2ND ST	SALVATION ARMY	SALVATION ARMY

Mailing Address	City State	Zip
28155 SW CANYON CREEK RD S	WILSONVILLE OR	97070
6737 W WASHINGTON ST STE 2300	MILWAUKEE WI	53214
286 NW MEADOWS DR	MCMINNVILLE OR	97128
220 NW COUNTRY CT	MCMINNVILLE OR	97128
1145 SW CYPRESS #24	MCMINNVILLE OR	97128
483 NW MEADOWS DR	MCMINNVILLE OR	97128
255 NW COUNTRY CT	MCMINNVILLE OR	97128
350 NW MEADOWS DR	MCMINNVILLE OR	97128
1173 JOELS PL	LAFAYETTE OR	97127
3079 NE KAREN CT	MCMINNVILLE OR	97128
815 NW 18TH PL	MCMINNVILLE OR	97128
78685 MORNING STAR	PALM DESERT CA	92211
224 NW MEADOWS DR	MCMINNVILLE OR	97128
230 NE 2ND ST	MCMINNVILLE OR	97128
1814 SW ALMOND CT	MCMINNVILLE OR	97128
339 NW COUNTRY CT	MCMINNVILLE OR	97128
361 NW COUNTRY CT	MCMINNVILLE OR	97128
383 NW COUNTRY CT	MCMINNVILLE OR	97128
280 NW COUNTRY CT	MCMINNVILLE OR	97128
1214 SW APPERSON ST	MCMINNVILLE OR	97128
1005 NW 2ND ST	MCMINNVILLE OR	97128
PO BOX 1235	MCMINNVILLE OR	97128
254 NW COUNTRY CT	MCMINNVILLE OR	97128
104 SW MANZANITA ST	MCMINNVILLE OR	97128
429 NW MEADOWS DR	MCMINNVILLE OR	97128
2388 OVERLOOK DR	LAKE OSWEGO OR	97034
104 SW FILBERT ST	MCMINNVILLE OR	97128
336 NW COUNTRY CT	MCMINNVILLE OR	97128
422 NW MEADOWS DR	MCMINNVILLE OR	97128
109 SW FILBERT ST	MCMINNVILLE OR	97128
PO BOX 8798	PORTLAND OR	97208

33	R4419AD04600	377	NW MEADOWS DR	HOUSTON MICHA J &	HOUSTON MICHA J &
34	R4419AC00216	308	NW COUNTRY CT	SAUNDERS DALENA M	SAUNDERS DALENA M
35	R4419AC00204	407	NW COUNTRY CT	JAMES BELINDA G	JAMES BELINDA G
36	R4419AD01300	1915	NW 2ND ST	MCMINNVILLE CITY OF	MCMINNVILLE CITY OF
37	R4419AC00217	320	NW COUNTRY CT	EFFRAIMSON DANIEL	EFFRAIMSON DANIEL
38	R4419AD05000	252	NW MEADOWS DR	KOSSMAN STEVEN E &	KOSSMAN STEVEN E &
39	R4419AD01600	437	NW MEADOWS DR	WIXOM JOYCE A TRUSTEE	WIXOM RICHARD & JOYCE TRUST
40	R4419AC00222	418	NW COUNTRY CT	BROWNBRIDGE RAY &	BROWNBRIDGE RAY &
41	R4419AD01800	n/a		BELL ANTHONY	WIXOM RICHARD & JOYCE TRUST
42	R4419AD02001	459	NW MEADOWS DR	NORTH MAC PROPERTIES LLC	NORTH MAC PROPERTIES LLC
43	R4419AD02100				
44	R4419DA03700	121	SW FILBERT ST	DAVIDSON KENNETH A JR	DAVIDSON KENNETH A JR
45	R4419AC00208	325	NW COUNTRY CT	GRAHAM MITCHELL R	GRAHAM MITCHELL R
46	R4419AD02000	446	NW COUNTRY CT	NORTH MAC PROPERTIES LLC	NORTH MAC PROPERTIES LLC
47	R4419DB00120	200	SW MANZANITA ST	BREWTON SHAWN M &	BREWTON SHAWN M &
48	R4419AD05400	380	NW MEADOWS DR	CARLTON MARK R CO-TRUSTEE	CARLTON MARK R CO-TRUSTEE
49	R4419AC00211	255	NW COUNTRY CT	ADAMS JANET A G	ADAMS JANET A G
50	R4419AC00219	356	NW COUNTRY CT	BIERLY PHILIP S	BIERLY PHILIP S
51	R4419AC00221	400	NW COUNTRY CT	SHULMIRE RAYMOND &	SHULMIRE RAYMOND &
52	R4419AC00209	311	NW COUNTRY CT	RUSSELL ERIC D	RUSSELL ERIC D
53	R4419AD01701	421	NW MEADOWS DR	BELL ANTHONY E & LILIAN A TRUSTEES F	BELL ANTHONY E & LILIAN A TRUSTEES FOR
54	R4419AC00220	380	NW COUNTRY CT	NEFF-DOUGLAS JOANNE L	NEFF-DOUGLAS JOANNE L
55	R4419AD04000	495	NW MEADOWS DR	KLINGLER BRIAN	KLINGLER BRIAN
56	R4419 01200	300	NW HILLSIDE PARK	HCP SH ELP1 PROPERTIES LLC	HCP SH ELP1 PROPERTIES LLC
				MCMINNVILLE PLANNING DEPARTMENT	MCMINNVILLE PLANNING DEPARTMENT

377 NW MEADOWS DR	MCMINNIVILLE OR	97128
308 NW COUNTRY CT	MCMINNIVILLE OR	97128
407 NW COUNTRY CT	MCMINNIVILLE OR	97128
535 NE 5TH ST	MCMINNIVILLE OR	97128
3627 NW 27TH CIRCLE	CAMAS WA	98607
252 NW MEADOWS DR	MCMINNIVILLE OR	97128
3079 NE KAREN CT	MCMINNIVILLE OR	97128
418 NW COUNTRY CT	MCMINNIVILLE OR	97128
3079 NE KAREN CT	MCMINNIVILLE OR	97128
PO BOX 594	MCMINNIVILLE OR	97128
		0
121 SW FILBERT ST	MCMINNIVILLE OR	97128
325 NW COUNTRY CT	MCMINNIVILLE OR	97128
PO BOX 594	MCMINNIVILLE OR	97128
200 SW MANZANITA ST	MCMINNIVILLE OR	97128
380 NW MEADOWS DR	MCMINNIVILLE OR	97128
255 NW COUNTRY CT	MCMINNIVILLE OR	97128
356 NW COUNTRY CT	MCMINNIVILLE OR	97128
400 NW COUNTRY CT	MCMINNIVILLE OR	97128
748 NW MORNING VIEW CT	MCMINNIVILLE OR	97128
PO BOX 1235	MCMINNIVILLE OR	97128
380 NW COUNTRY CT	MCMINNIVILLE OR	97128
495 NW MEADOWS DR	MCMINNIVILLE OR	97128
6737 W WASHINGTON ST STE 2300	MILWAUKEE WI	53214
231 NE 5TH ST	MCMINNIVILLE OR	97128



**NOTICE
NEIGHBORHOOD MEETING**

10:00 AM - 11:00 AM
10000 N. 100TH ST. SUITE 100
EDEN PRAIRIE, MN 55424

For more information, please contact:
Name: [unreadable]
Phone: [unreadable]
Email: [unreadable]

NEIGHBORHOOD MEETING

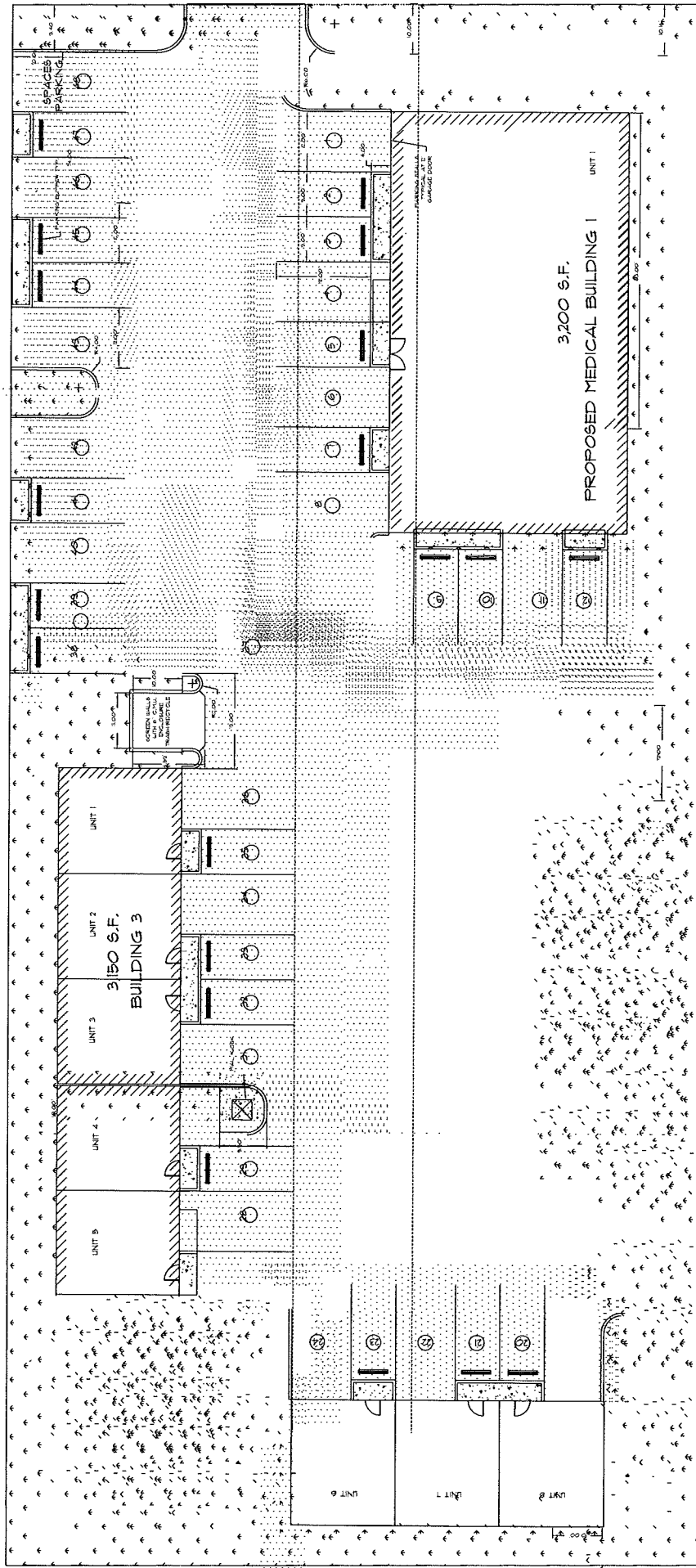
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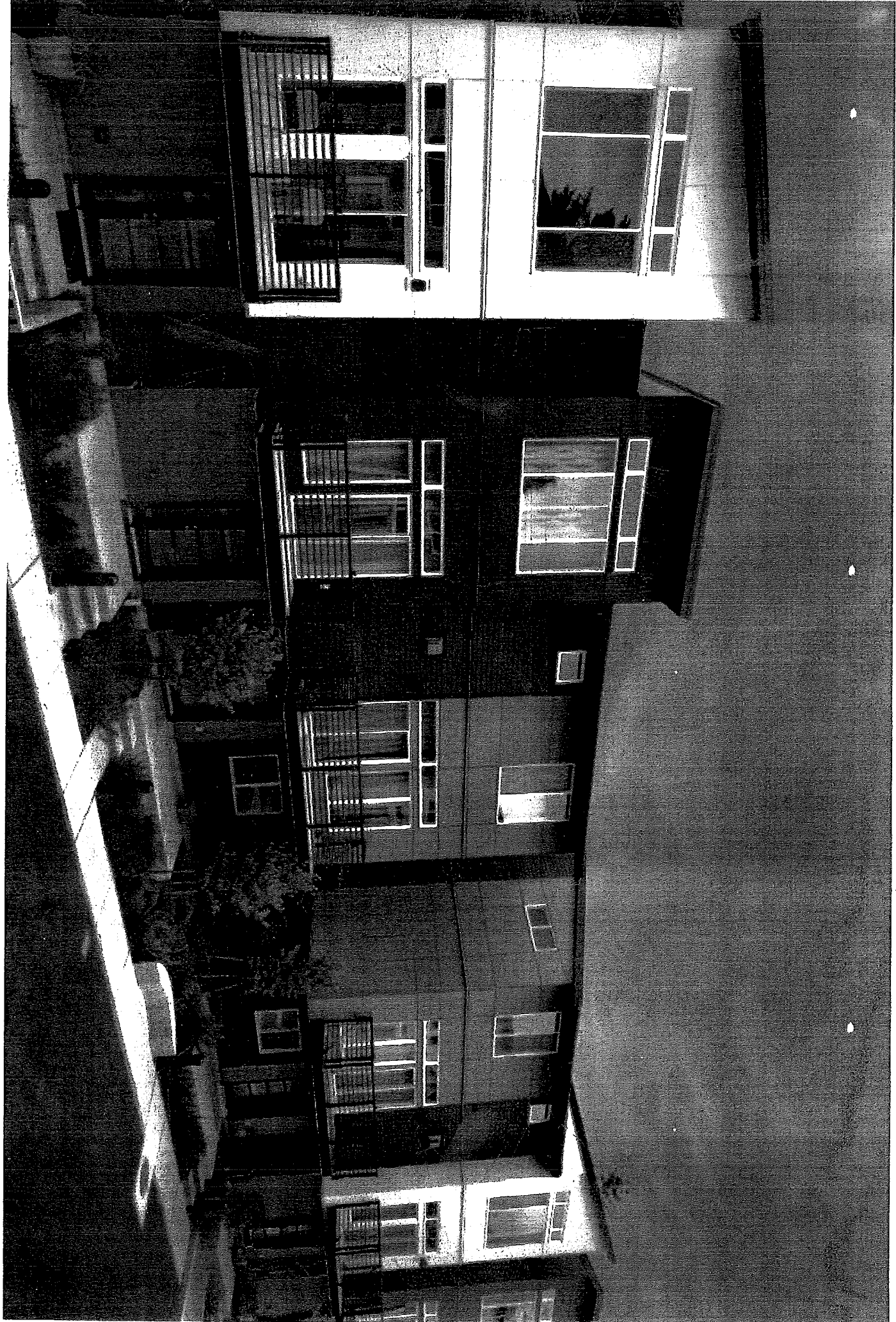
LAUGHING BEAN BISTRO

1945 NW 2ND ST McMINNVILLE, OR 97128

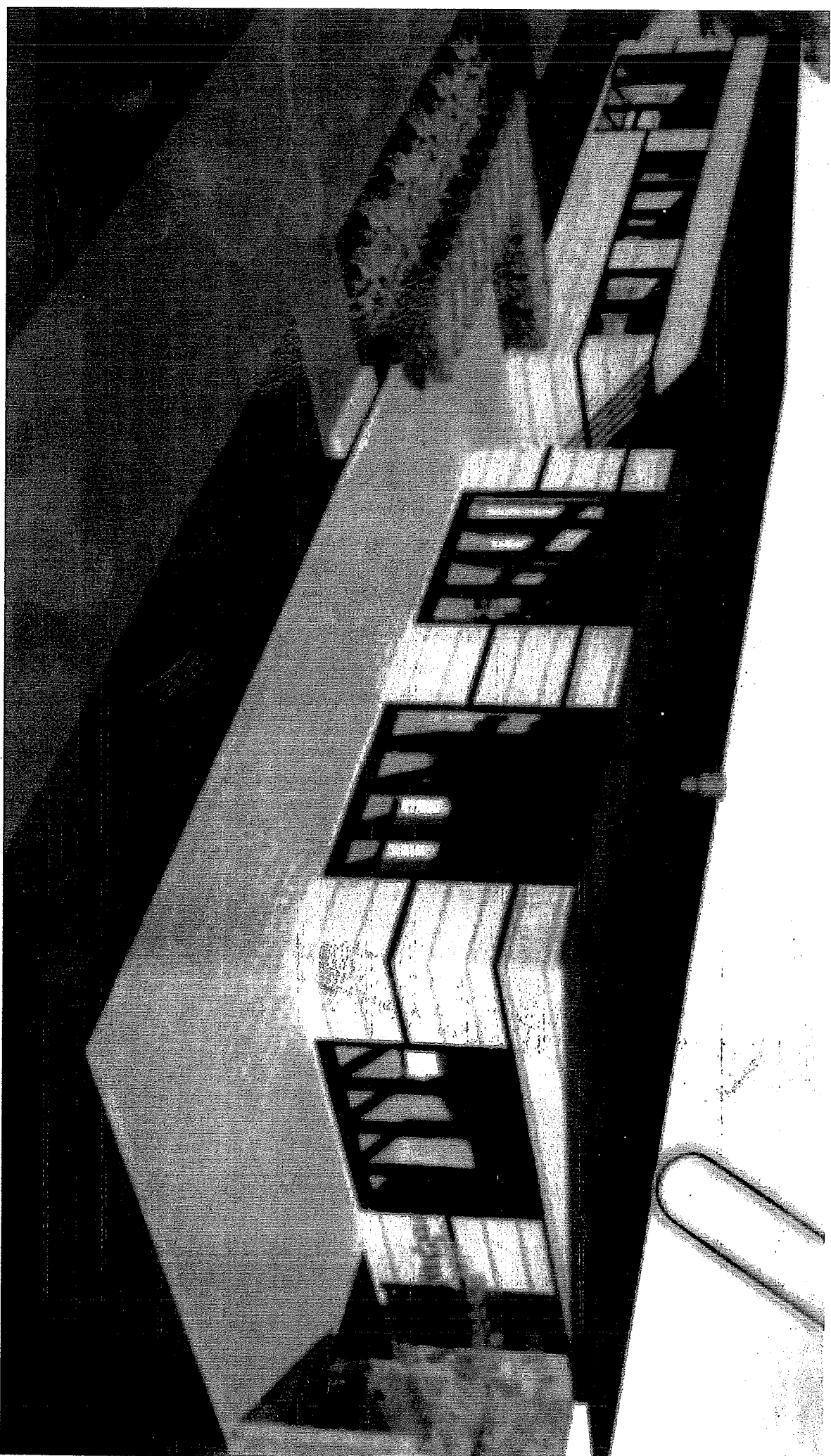
OPEN TO THE PUBLIC

ALL ARE WELCOME TO ATTEND









NEIGHBORHOOD MEETING AGENDA
1945 NW 2ND ST MCMINNVILLE, OREGON 97128
WHEN: 07/29/2019 6:00PM
LOCATION: LAUGHING BEAN BISTRO
2274 NW 2ND ST, MCMINNVILLE, OR 97128

OPPORTUNITY TO VIEW THE CONCEPTUAL SITE PLAN

DESCRIPTION OF MAJOR ELEMENTS OF PROPOSAL INCLUDING ACCESS AND PARKING,
PROPOSED BUILDING SIZE, ETC.

OPPORTUNITY FOR NEIGHBORS TO SPEAK AND ASK QUESTIONS ABOUT ANY
COMMENTS OR CONCERNS THEY MAY HAVE.

1945 NW 2ND ST MCMINNVILLE OREGON NEIGHBORHOOD MEETING SUMMARY

ON 07/29/2019 AT 6:00 PM IN THE LAUGHING BEAN BISTRO (2274 NW 2ND STREET MCMINNVILLE OR) WE HELD OUR NEIGHBORHOOD MEETING IN REGARDS TO THE ZONE CHANGE FOR 1945 NW 2ND ST, WHERE THIRTEEN PEOPLE WERE IN ATTENDANCE.

THE CONCERNS ADDRESSED WERE:

* THE FENCE TO THE WEST OF THE PROPERTY, IT WAS THE ORIGINAL FENCE AND WOULD LIKE SOME HELP REVAMPING IT OR REPLACING IT.

*CRIME IN THE EXISTING WOODED AREA HOPING SOME OF THE TREES WOULD BE REMOVED AND THE PARKING LOT WELL LIT.

*MAINTAINING THEIR PRIVACY STRATEGICALLY LEAVING AS MANY TREES AS POSSIBLE ALONG THE WEST PROPERTY LINE

*NICE CURB APPEAL LANDSCAPING FROM SECOND STREET.

*CURRANT LIGHTING IS POOR WANT BETTER LIGHTING.

*THE HEIGHT OF THE MEDICAL CLINIC AND WHERE THE WINDOWS WOULD BE IN RELATIONSHIP TO THE NEIGHBORING HOMES TO THE WEST OF THE PROPERTY

AS A WHOLE PEOPLE SEEMED TO BE ACCEPTING OF THE PROPOSAL WE AGREED TO ACCOMMODATE AS MUCH AS POSSIBLE TO THE REQUEST OF THE NEIGHBORS OUR PARKING WILL BE WELL LIT, WE WANT NICE CURB APPEAL, WE WILL TRY AND KEEP AS MANY TREES AS WE CAN, ALSO THINNING OUT THE TREES TO KEEP THE PROPERTY SAFE, AND WE DID AGREE TO ADDRESS THE FENCE AND AGREED TO MEET IN THE FUTURE TO DISCUSS SOLUTIONS FOR THE AGING FENCE. AS FOR THE HEIGHT OF THE MEDICAL CLINIC THE OWNER HAS DECIDED TO PURSUE A SINGLE LEVEL OF WHICH WILL HAVE ELIMINATED THE CONCERN OF THE HEIGHT OF THE BUILDING.

WE STARTED OUT PROPOSING A MIXED USE BUILDING FOR THE MEDICAL CLINIC BECAUSE OF THE DESPERATE NEED OF MORE HOUSING IN MCMINNVILLE. HAVING HEARD THE CONCERNS OF THE NEIGHBORS WE ARE PURSUING A SINGLE LEVEL BUILDING FOR THE MEDICAL CLINIC. OUR GOAL WAS TO OBTAIN FEEDBACK FROM THE NEIGHBORS TO MAKE EVERYONE'S TRANSITION TO SOMETHING NEW A PLEASANT ONE. OUR NEIGHBORS WERE VERY NICE HAD REASONABLE EXPECTATIONS AND THOUGH CHANGE IS HARD WE WOULD LIKE TO ACCOMMODATE THEM ANY WHERE WE CAN DURING THE COURSE OF CONSTRUCTION.