



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

509-20-000287-Plng

Office Use Only:	
File No.	<u>CU 1-20</u>
Date Received	<u>6-8-2020</u>
Fee	<u>-</u>
Receipt No.	<u>-</u>
Received by	<u>[Signature]</u>

Conditional Use Application

Applicant Information

Applicant is: Property Owner Contract Buyer Option Holder Agent Other _____

Applicant Name Casey Mclane Phone 503-515-9526

Contact Name _____ Phone _____
(If different than above)

Address 1113 NE 4th Street

City, State, Zip McMinnville, Oregon 97128

Contact Email caseyjmclane@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 1113 NE 4th Street, McMinnville, Oregon 97218

Assessor Map No. R4421BD 00600 - Total Site Area 6,534 SF

Subdivision Rowland's Addition Block 24 Lot: 161470

Comprehensive Plan Designation: Gateway Planned Zoning Designation: Zone 3 R-2

Development Overlay

1. State nature of the request in detail:

Application for conditional use: Lodging / Vacation Home Rental.

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

This property is in compliance with Zone 3 regulations goals of creating a mixed use neighborhood. I have not altered or changed the property or landscape other than maintenance. The only change I am proposing is the change in use to Lodging / Vacation Home Rental.

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:_____

The size and design of the home has not changed therefor will have minimum impact on the livability of the abutting properties. Generation of traffic will not change as there is a no events or parties policy for the short term rental and a maximum of 5 adults.

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: _____

Updates to the property include paint, light fixtures, landscaping, front door, security hardware all add to the value of the home and in turn the neighborhood.

As a short term rental and personal vacation home, the impact to the surrounding properties will not be significantly impacted. My girlfriend and I currently use the property on the weekend and plan to do so off and on through out the course my ownership. For short term guests, I have a maximum of 5 adults can stay in the home at one time. There is a no parties or events policy. No pets and quiet hours begin at 10pm on week nights and 11pm on weekends.

The property is directly across from the Yamhill County Veteran Service Office which is closed in the evening and on weekends. Parking by any guest can either be in the driveway and/or garage. Short term rentals bring tourists and revenue to local businesses.

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:

Curb appeal and property will be constantly maintained to keep in line with the neighborhood. The property highlights fruit trees and berries and has maintain 100% of the existing landscaping to enhance the attractive natural of the home.

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

All vegetation is maintained. Trees are regularly trimmed. Street side grapevines are trimmed and maintained. Lawn is mowed regularly.

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: _____

This short term rental does not artificially alter property or the value or have an inappropriate purpose. Short term rentals bring tourists and revenue to local McMinnville businesses.

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.
- Compliance of Neighborhood Meeting Requirements.
- 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

Date

Property Owner's Signature

Date



6-7-20

RECORDING REQUESTED BY:



1215 NE Baker Street
McMinnville, OR 97128

GRANTOR'S NAME:
Carl D. Breese and Michele S. Breese

GRANTEE'S NAME:
Joseph C. McLane

AFTER RECORDING RETURN TO:
Order No.: 471819085193-KD
Joseph C. McLane
1113 NE 4th Street
McMinnville, OR 97128

SEND TAX STATEMENTS TO:
Joseph C. McLane
1113 NE 4th Street
McMinnville, OR 97128

APN: 161470
Map: R4421BD 00600
1113 NE 4th Street, McMinnville, OR 97128

Yamhill County Official Records		201914237
DMR-DDMR	10/04/2019 11:10:00 AM	
Sl#4 JENSENC		
2Pgs	\$10.00 \$11.00 \$5.00 \$60.00	\$86.00
I, Brian Van Bergen, County Clerk for Yamhill County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.		
Brian Van Bergen - County Clerk		

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Carl D. Breese and Michele S. Breese, Grantor, conveys and warrants to Joseph C. McLane, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Yamhill, State of Oregon:

A tract of land lying and being in the Northwest quarter of Section 21, Township 4 South, Range 4 West of the Willamette Meridian in the City of McMinnville, Yamhill County, Oregon and being more particularly described as follows:

PARCEL 1:

Beginning at a point 110 feet East of the Southeast corner of Block 24 in Rowland's Addition to the City of McMinnville, Yamhill County, Oregon; thence East 57 feet; thence North 100 feet; thence West 57 feet; thence South 100 feet to the place of beginning.

PARCEL 2:

Beginning 167 feet East of the Southeast corner of Block 24 of Rowland's Addition to the City of McMinnville in Yamhill County Oregon; thence North 100 feet; thence East 10 feet; thence South 100 feet; thence West 10 feet to the place of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED NINETY-TWO THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$292,900.00). (See ORS 93.030).

Subject to:

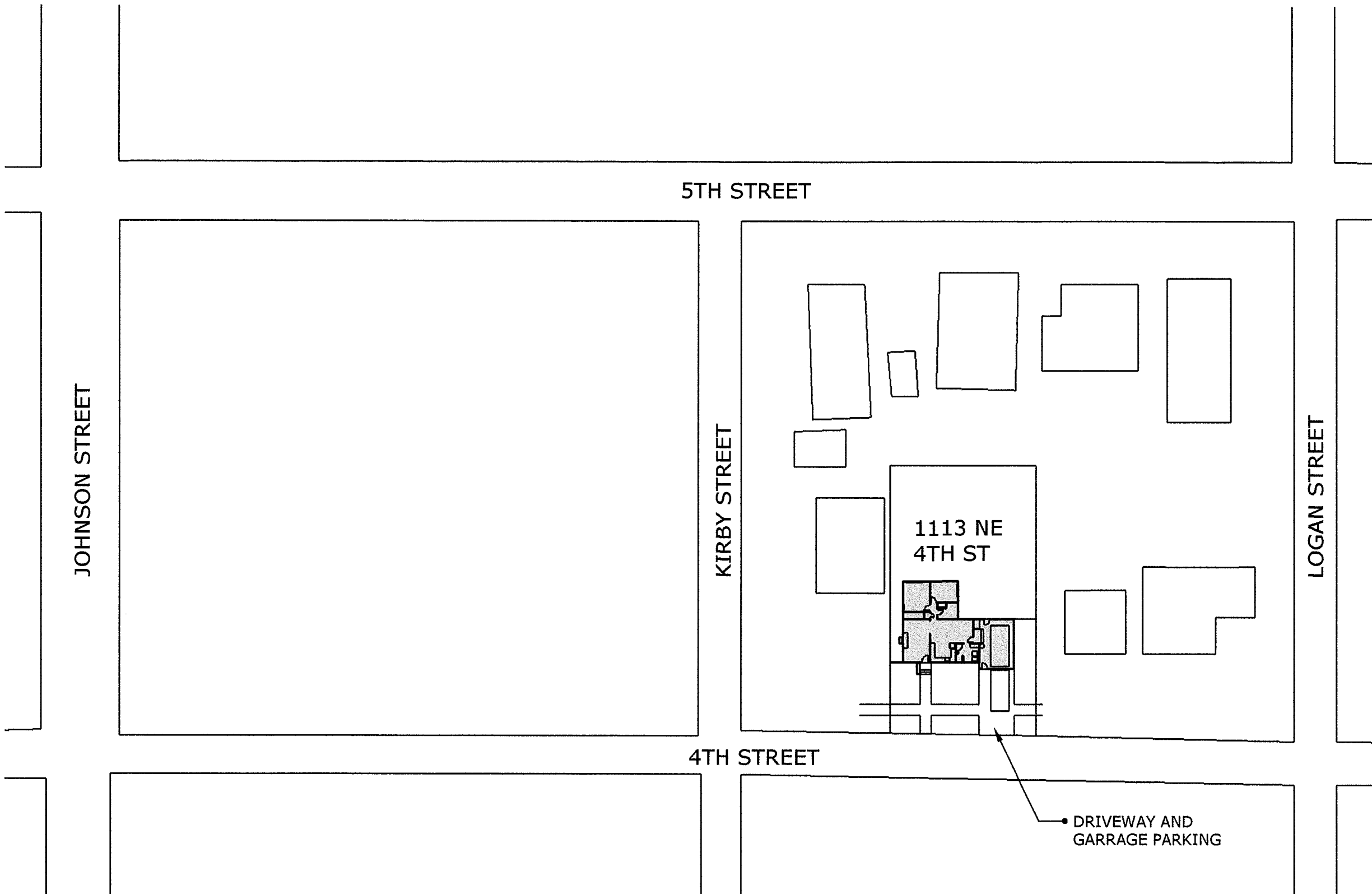
Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2019-2020.

Rights of the public to any portion of the Land lying within the area commonly known as NE 4th Street.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

471819085193
TICOR TITLE

CASEY MCLANE
1113 NE 4TH Street
McMinnville, Oregon 97128



DATE:
June 7, 2020

LOCATION:
1113 NE 4TH Street,
McMinnville, OR 97128
Parcel ID: 161470

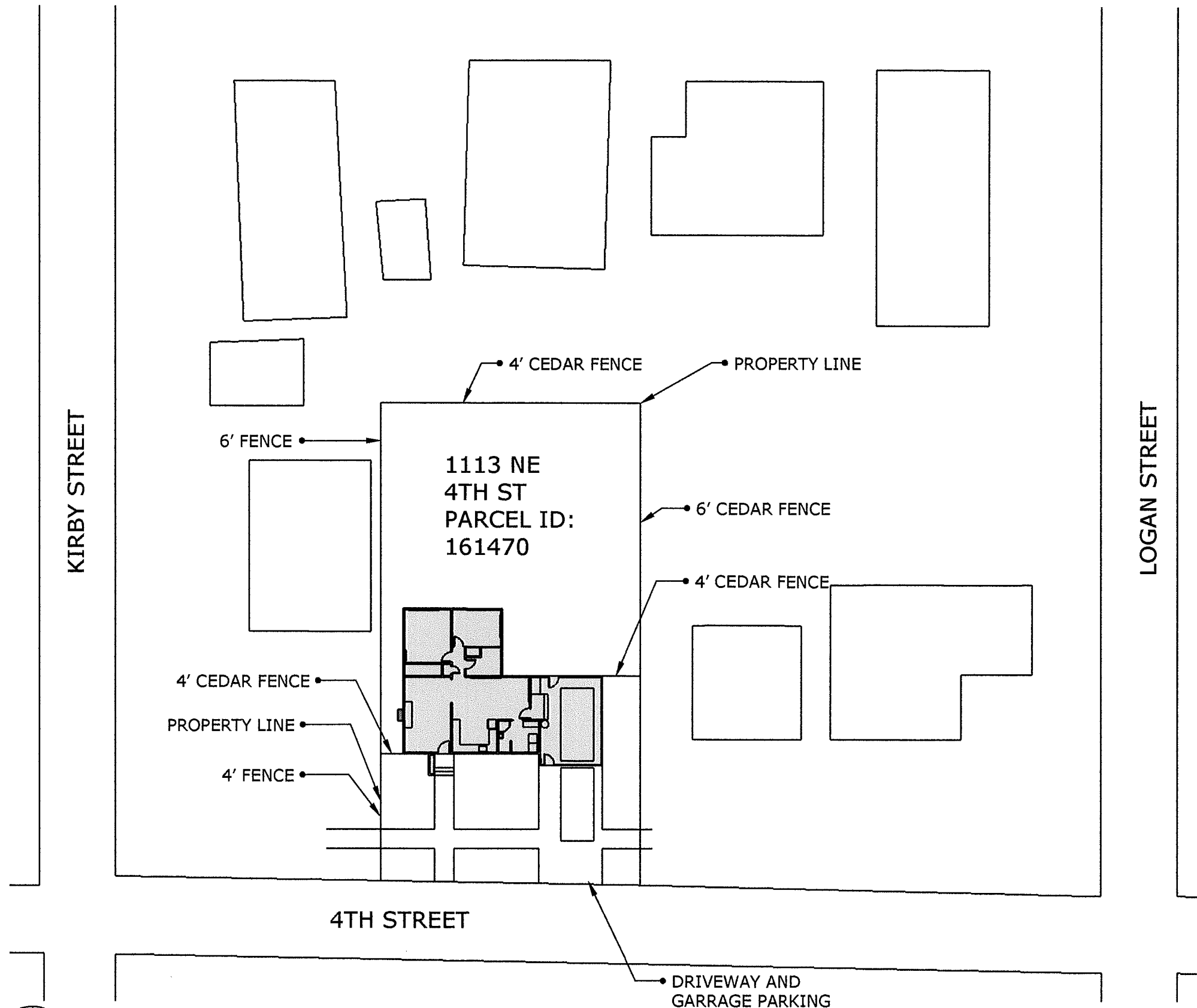
DESCRIPTION:
For Conditional Use
Application Review

 **SITE PLAN**
SCALE: 1" = 50'-0"

S1.0

CASEY MCLANE
1113 NE 4TH Street
McMinnville, Oregon 97128

NOTES:
1. NO NEW PROPOSED
FEATURES. ALL FEATURES
SHOWN ARE EXISTING TO
REMAIN.



DATE:
June 7, 2020

LOCATION:
1113 NE 4TH Street,
McMinnville, OR 97128
Parcel ID: 161470

DESCRIPTION:
For Conditional Use
Application Review

ENLARGED SITE PLAN
SCALE: 1" = 50'-0"

S1.1