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August 24, 2020

SENT VIA EMAIL

Blair Goldstein  
18096 SW Handley Street  
Sherwood, OR 97140  
[Blair.Goldstein@B2CommunityCare.com](mailto:Blair.Goldstein@B2CommunityCare.com)

Re: 2270 NE McDaniel Lane – Conditional Use Approval

Dear Mr. Goldstein:

This is to advise you that, at a meeting of the McMinnville Planning Commission on Thursday, August 20, 2020, your application for a Conditional Use (CU 3-20) was presented and considered. The subject property is located at 2270 NE McDaniel Lane, and is more specifically described as Tax Lot 2700, Section 16AD, 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, 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 (CU 3-20) approval 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 (CU 3-20) Conditions of Approval**

1. Prior to the issuance of building permits, the applicant shall coordinate with McMinnville Water & Light to determine if an additional water meter and/or backflow prevention is required.

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

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and are entitled to notice. If no appeal is filed on or before September 8, 2020, 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) 474-4153.

Sincerely,

A handwritten signature in black ink, appearing to read "Jamie Fleckenstein", with a horizontal line extending to the right.

Jamie Fleckenstein, PLA  
Associate Planner

JF:sjs

Cc: Dean Klaus, 450 NW 7<sup>th</sup> Street, McMinnville, OR 97128, [dklaus7@msn.com](mailto:dklaus7@msn.com)

Enclosure:

*Decision, Conditions, Findings of Fact and Conclusionary Findings for the Approval of a Conditional Use Permit for an Adult Daycare Facility at 2270 NE McDaniel Lane (Docket CU 3-20)*