

Subdivision S 1-20
List of Final Application Materials

List of Final Materials

1. Application Form (original, dated 9/2/2020, submitted 9/4/2020)
2. Civil Drawings (original, submitted 9/4/2020)
3. New Narrative and Findings (submitted 10/8/2020)
4. New Neighborhood Meeting Documentation (from 12/22/2020 neighborhood meeting, submitted 12/23/2020)
5. Letter (submitted 1/27/2021)
6. New Title Report (2/3/2021)
7. E-Mail Clarifications (2/5/2021 e-mail chain)

Old Materials, Not Attached

- Old Narrative and Findings (submitted 9/4/2020)
- Old Neighborhood Meeting Documentation (from 8/27/2020 neighborhood meeting)
- Old Title Report (3/15/2019)
- "Notice of Intention" Forms (these are not title reports and are not needed as part of the application submittal)
- Old TIA (TIA applied to a previous development proposal for the property. A TIA is not required for the subdivision).

Note:

1. The application form references Tax Lot R4415 03306. The proposal includes two tax lots. The additional Tax Lot is R4415 03335.
2. The application form lists the property address as 1974 NE Colvin Ct, which is a different property. The subject property address is 1500 NE Colvin Ct.
3. Page 6 of the application narrative references attachments, including a topographic survey, geotech report, wetlands delineation report, and property deed and legal description.
 - Topography is shown on civil drawings.
 - No geotech report was submitted.
 - No wetlands delineation report was submitted. Wetlands are shown on civil drawings.
 - No deed was submitted, but the legal descriptions for the two tax lots are provided in the title report. Legal descriptions are also provided on page 3 of the findings, but the descriptions for both parcels conflict with the descriptions in the title report.

**Planning Department**

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

Office Use Only:

File No. S 1-20
 Date Received Sept. 9, 2020
 Fee. \$2792.25
 Receipt No. 202944
 Received by sjs

Tentative Subdivision Application

Applicant Information

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

Applicant Name Rivergate Center LP

Contact Name Jeanmarie Kapp
(If different than above)/

Address 2001 West Churchill Street

City, State, Zip Chicago, IL 60647

Contact Email jmkapp@renaissancecos.us

Property Owner Information

Property Owner Name HRCapital Opportunity Fund I Phone 773-278-8448
(If different than above)

Contact Name Jeanmarie Kapp Phone 773-490-3805

Address 2001 West Churchill Street

City, State, Zip Chicago IL 60647

Contact Email jmkapp@renaissancecos.us

Site Location and Description

(If metes and bounds description, indicate on separate sheet) /

Property Address 1974 NE Colvin Court; east of 3280 NE Rivergate Street

Assessor Map No. R4 T04S02W15DADD Total Site Area 28 acres

Subdivision McMinnville Industrial Park Tax Map # 4-4W-15 Block --- Lot 3306/3335

MIP McMinnville Industrial Park

Comprehensive Plan Designation Industrial Zoning Designation M-2

Subdivision Information

1. What is this application for?

XXX Subdivision (10 (ten) or fewer lots)

Subdivision (more than 10 (ten) lots)

2. Briefly describe the project.

Administrative subdivision of 28 acres M2 property into 9 lots: 8 industrial sites and one wetlands tract

3. Name of proposed subdivision: Rivergate Center

4. Size of proposed subdivision in acres or square feet: 28 acres

5. Number of lots: 9 Minimum lot size: 65,000sf wetlands

6. Number and type of Residential Units: 0

7. Average lot size: 130,000sf Gross density per acre of entire subdivision:

8. Total anticipated population: NONE

9. Size of park(s)/open space in acres or square feet: 65,000sf wetlands

10. General description of the subject site and current land use: 28 acres vacant field, flat, treeless

11. Describe existing uses and zoning of surrounding properties:

	Zoning	Current Use
North	MS industrial	Dundee Fruit/McMinnville Water
South	county residential	single family, large lots
East	county residential	rural single family, county
West	M2 industrial	MIP Industrial park

12. Describe the topography of the subject site: flat site; minimal slope to north

13. Does the site contain any existing structures, wells, septic tanks? Explain _____
_____ VACANT undeveloped _____

14. How will the proposed subdivision be served by utilities? Note the location and size of all service lines (water, sanitary sewer, storm sewer, natural gas, electricity). _____
- sewer/water Colvin Court _____
- storm to be retained, drained to north _____
- see civil engineering drawing set _____

15. What is the anticipated date construction will begin? 2021

16. What is the anticipated date of completion? 2026

17. If applicable, explain how the subdivision will be phased? _____
first phase: roads/utilities; subsequent industrial parcels will be build to suit, developed as needed _____

18. Does your tentative subdivision plan delineate the general location of all previously recorded easements and encumbrances presently binding upon the subdivision site? (A current title report or subdivision guarantee for the site would disclose such easements or encumbrances).

Yes No N/A

19. Does your tentative subdivision plan delineate necessary access and utility easements?

Yes No N/A


In addition to this completed application, the applicant must provide the following:

XX *site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), tentative subdivision plan, and supplementary data. Tentative plans should be accompanied by improvement plans so that the general programs and objectives are clear to the reviewer. The information to be included in the tentative subdivision plan as listed in the information sheet and in Section 17.53.070 (Submission of Tentative Subdivision Plan) of the Zoning Ordinance. If of a larger size, provide five (5) copies in addition to an electronic copy with the submittal.*


XX Compliance of Neighborhood Meeting Requirements.

XX 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



Property Owner's Signature

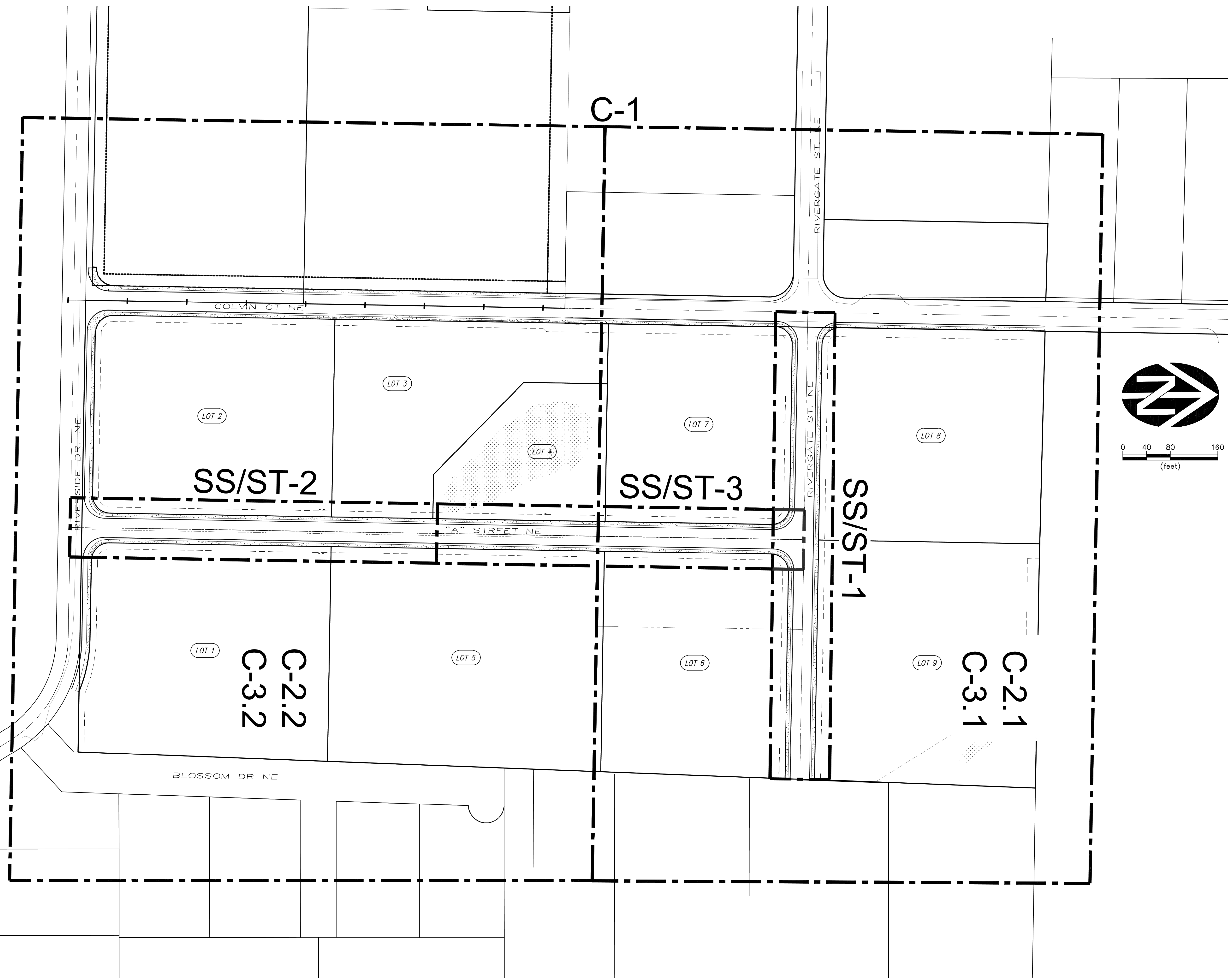
9/2/2020

Date

9/2/2020

Date

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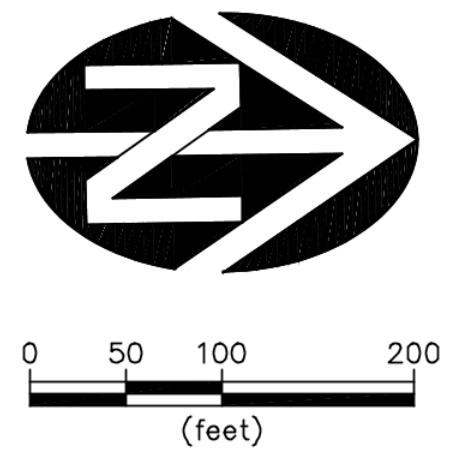
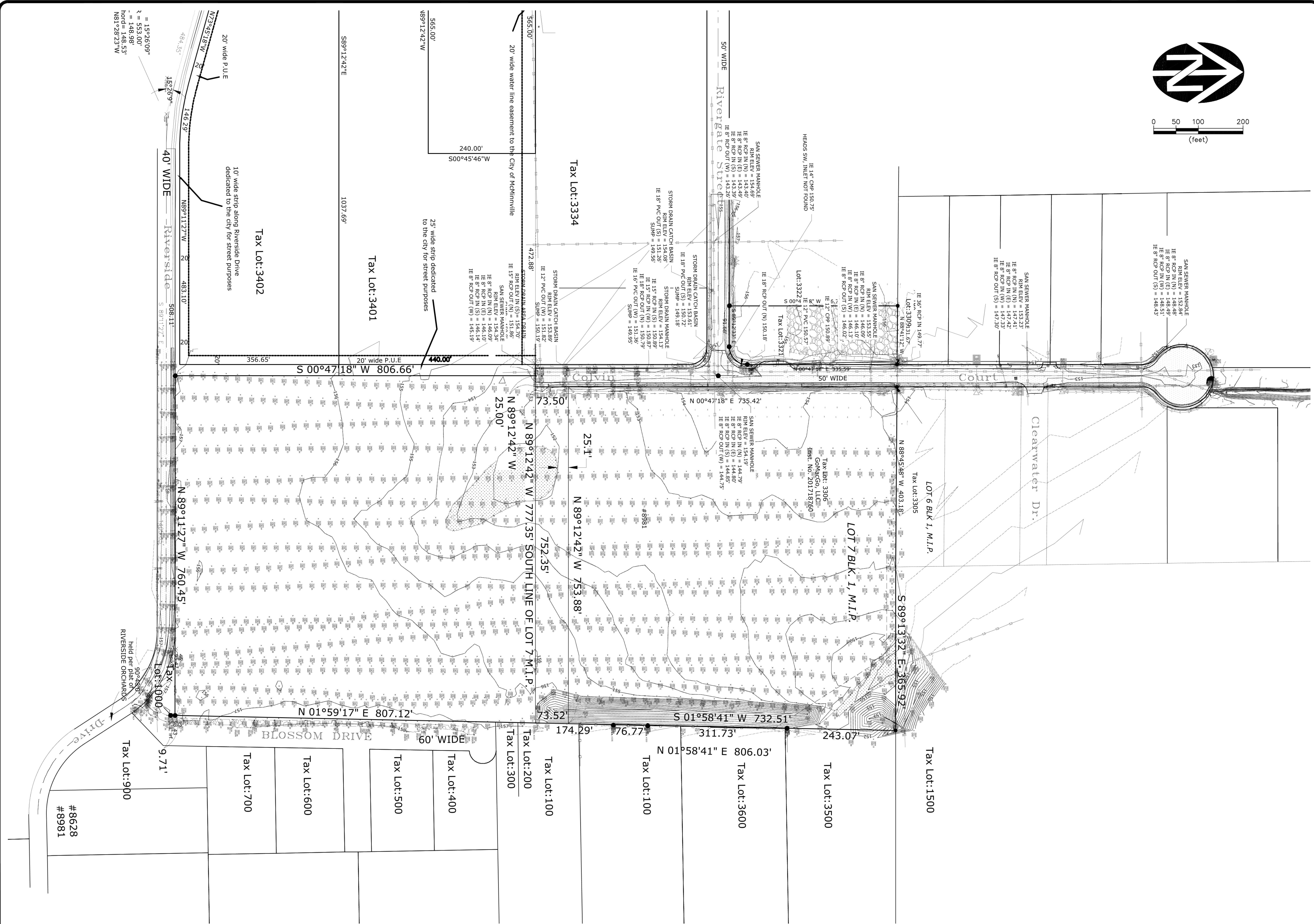
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 CONSULTING ENGINEERS AND PLANNERS
 3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
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 E-mail: westtech@westtech-eng.com

THE RENAISSANCE COMPANIES
 RIVERGATE SUBDIVISION - MCMINNVILLE

SHEET KEY

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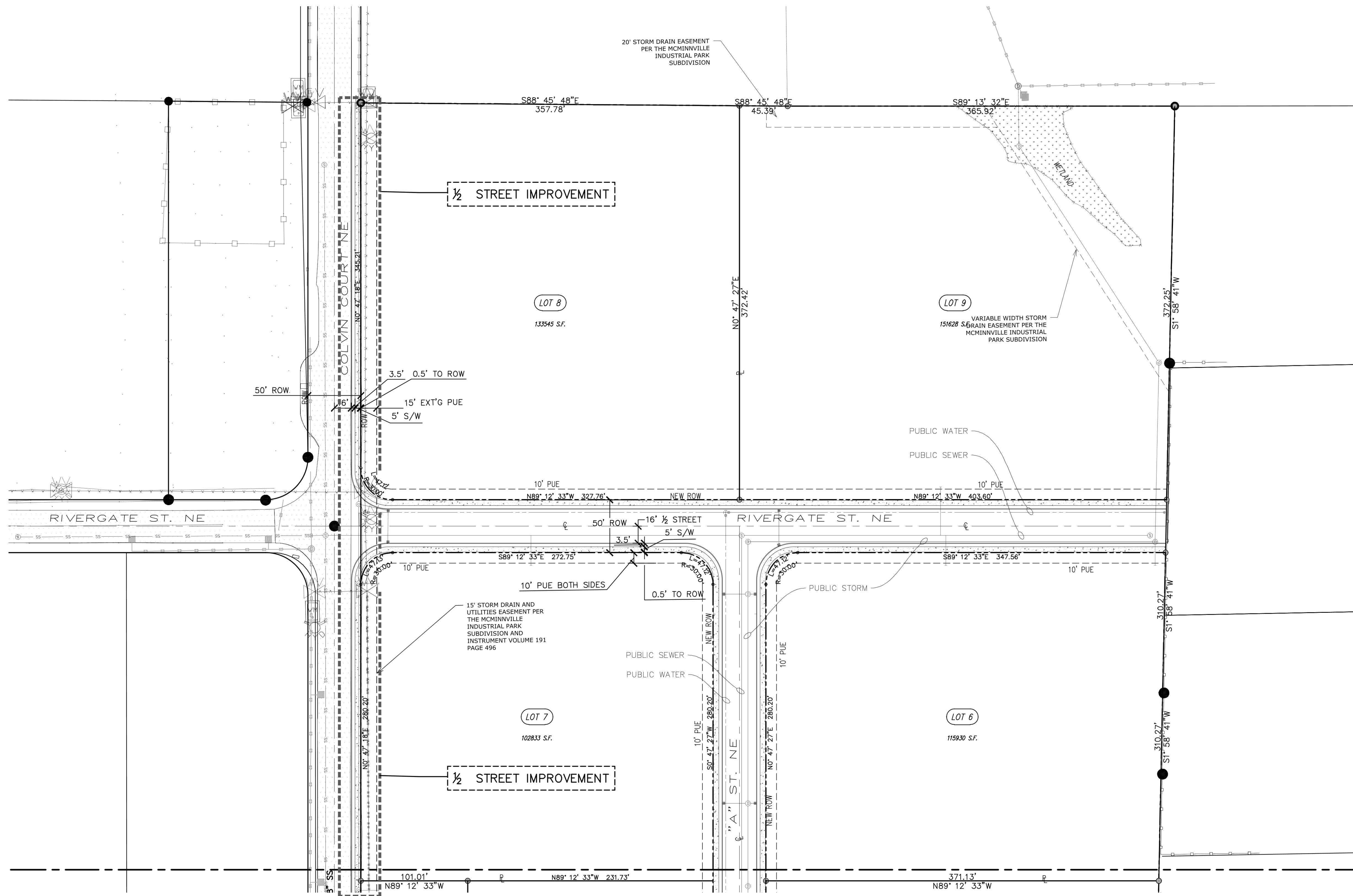
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EXISTING CONDITIONS PLAN

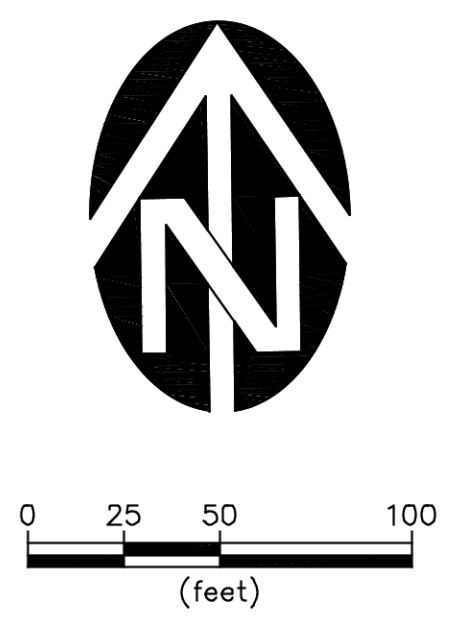
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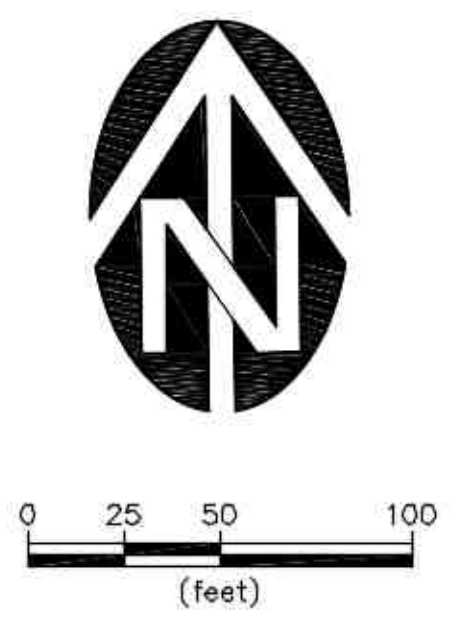
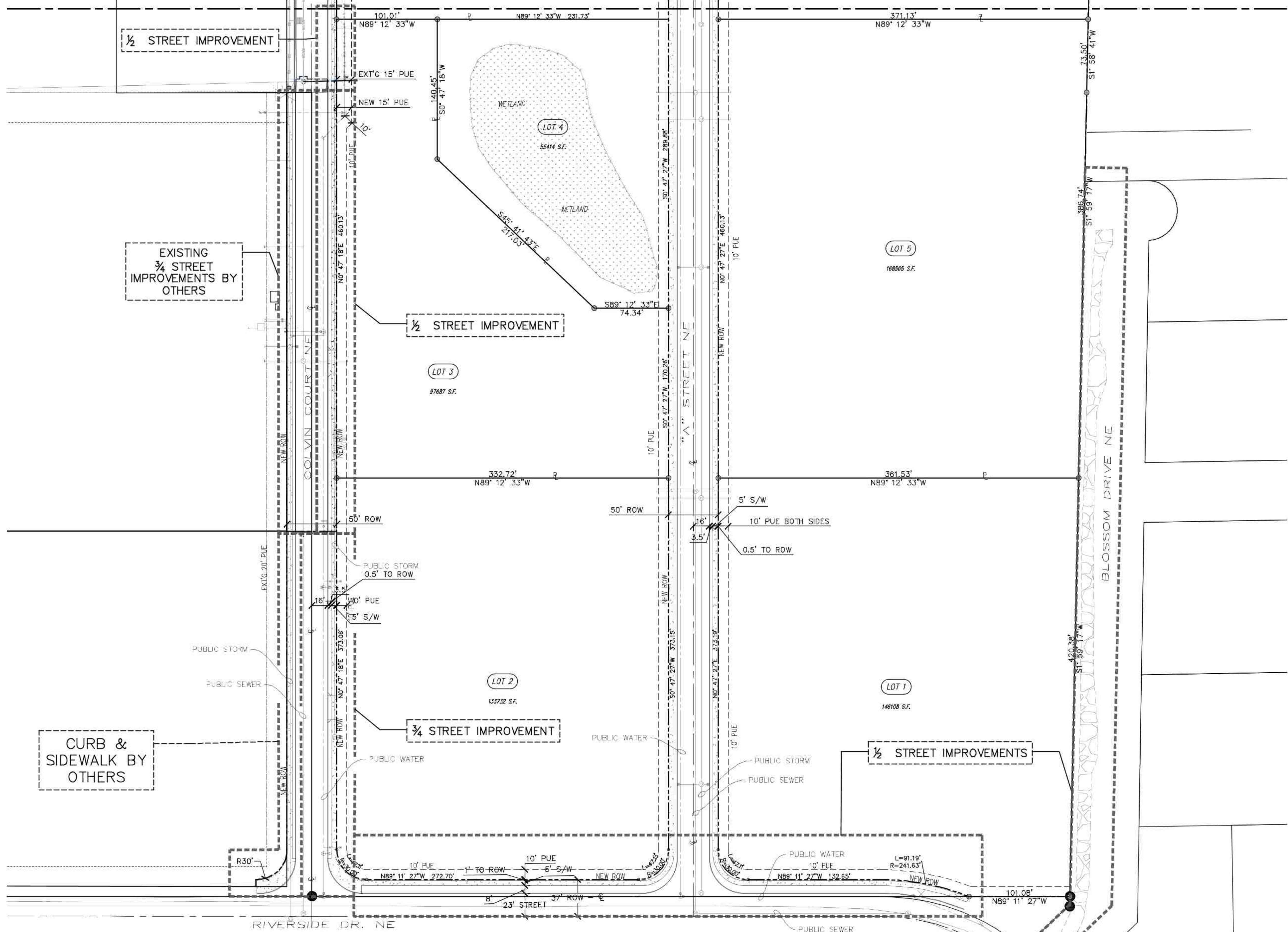
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RIVERGATE SUBDIVISION - MCMINNVILLE

PRELIMINARY SUBDIVISION PLAN - NORTH

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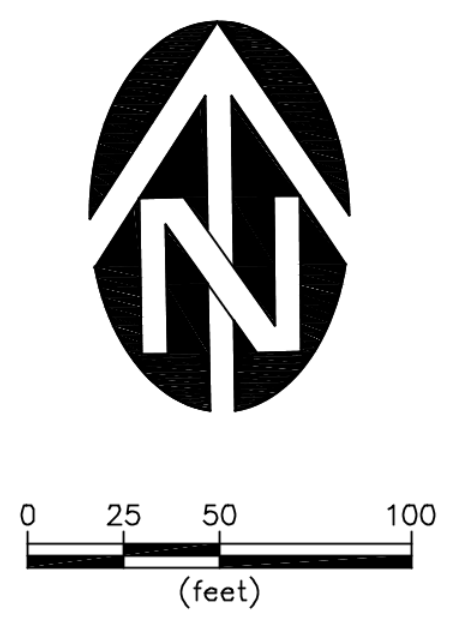
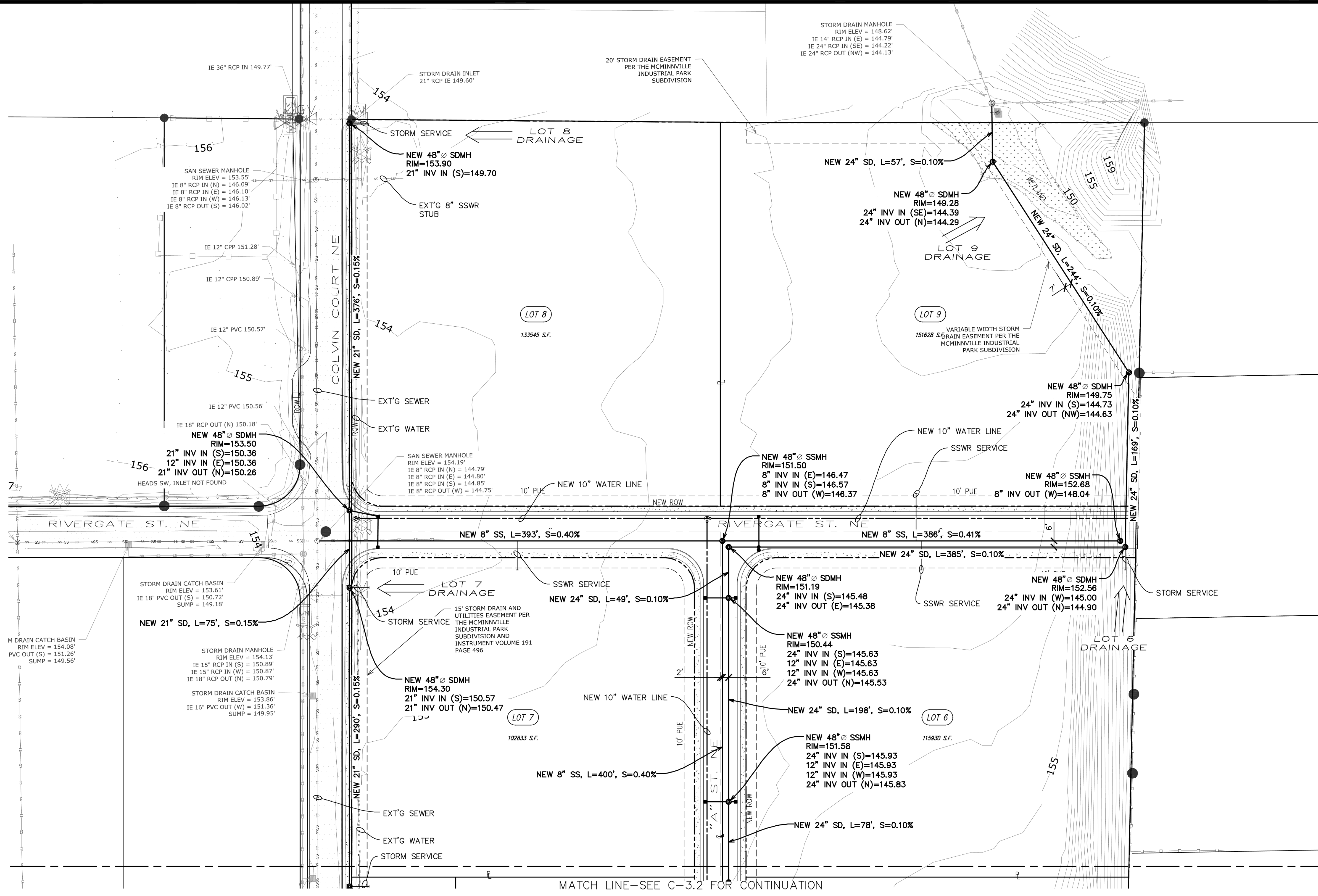
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<p>DRAWING C-2.2</p>	<p>JOB NUMBER 3110.0000.0</p>
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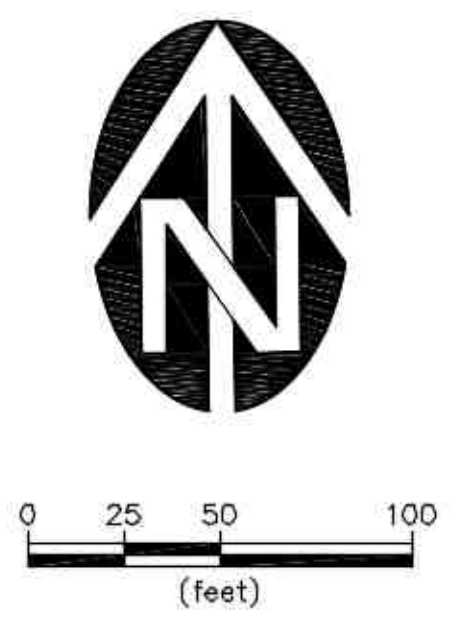
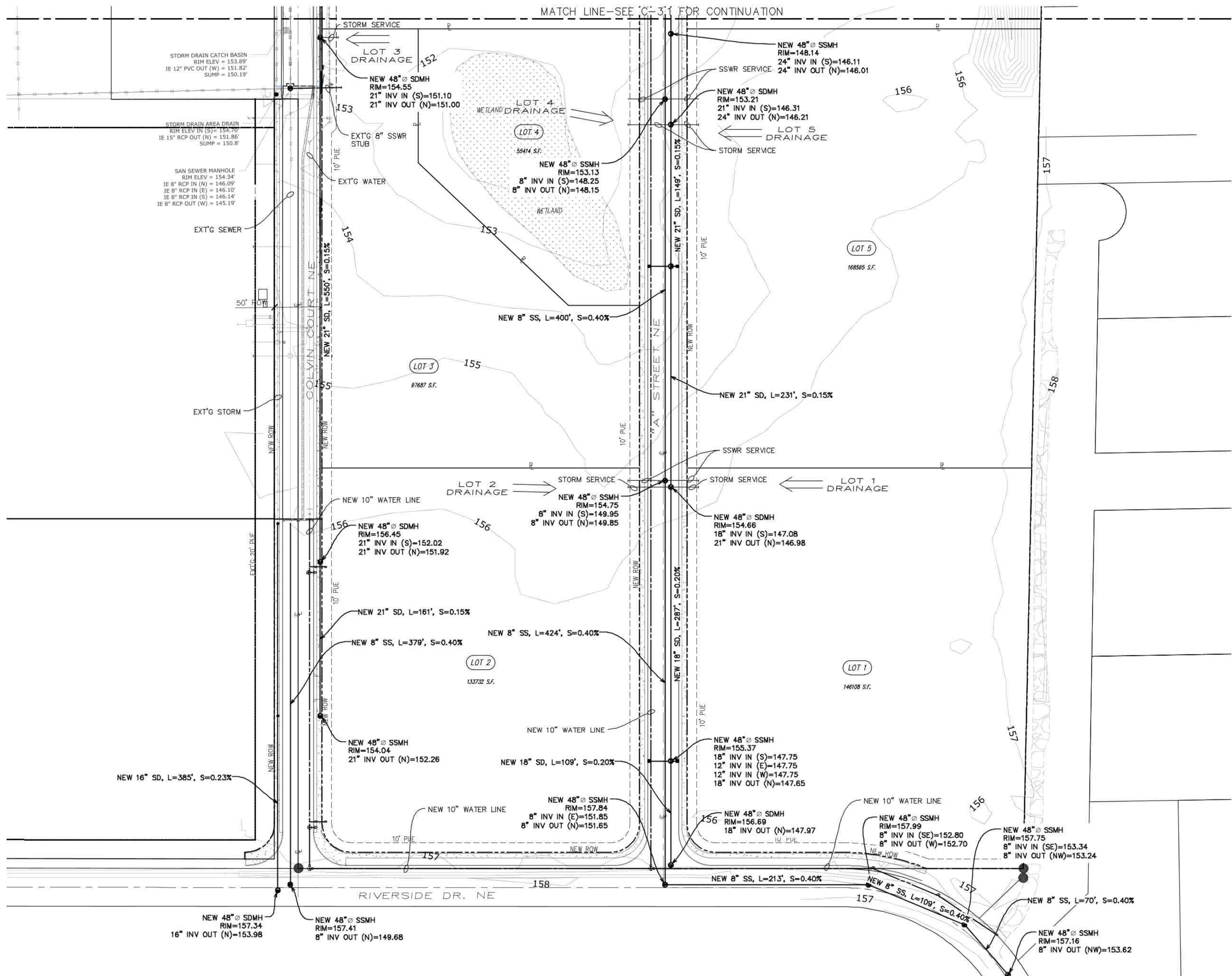
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 PRELIMINARY UTILITY
 PLAN - NORTH

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C-3.1
 JOB NUMBER
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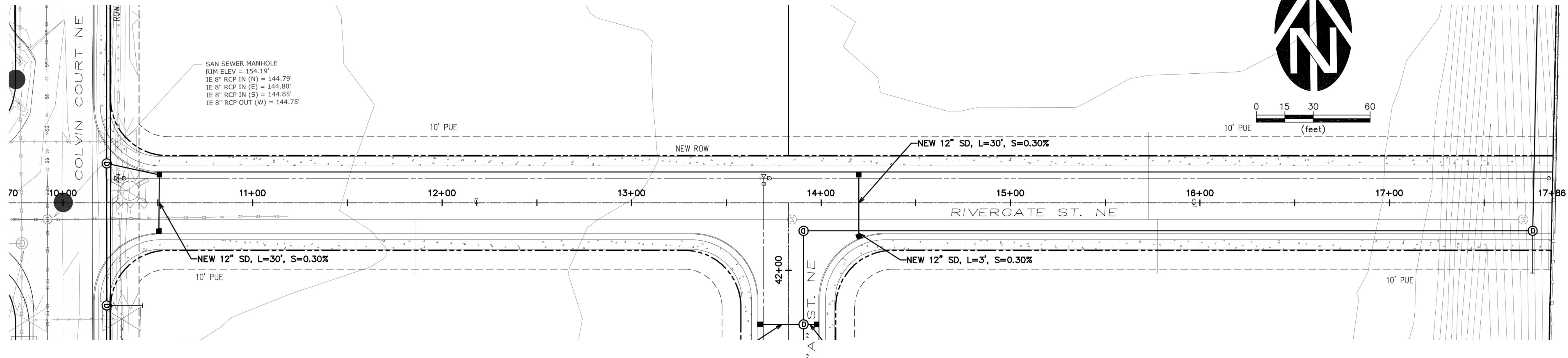
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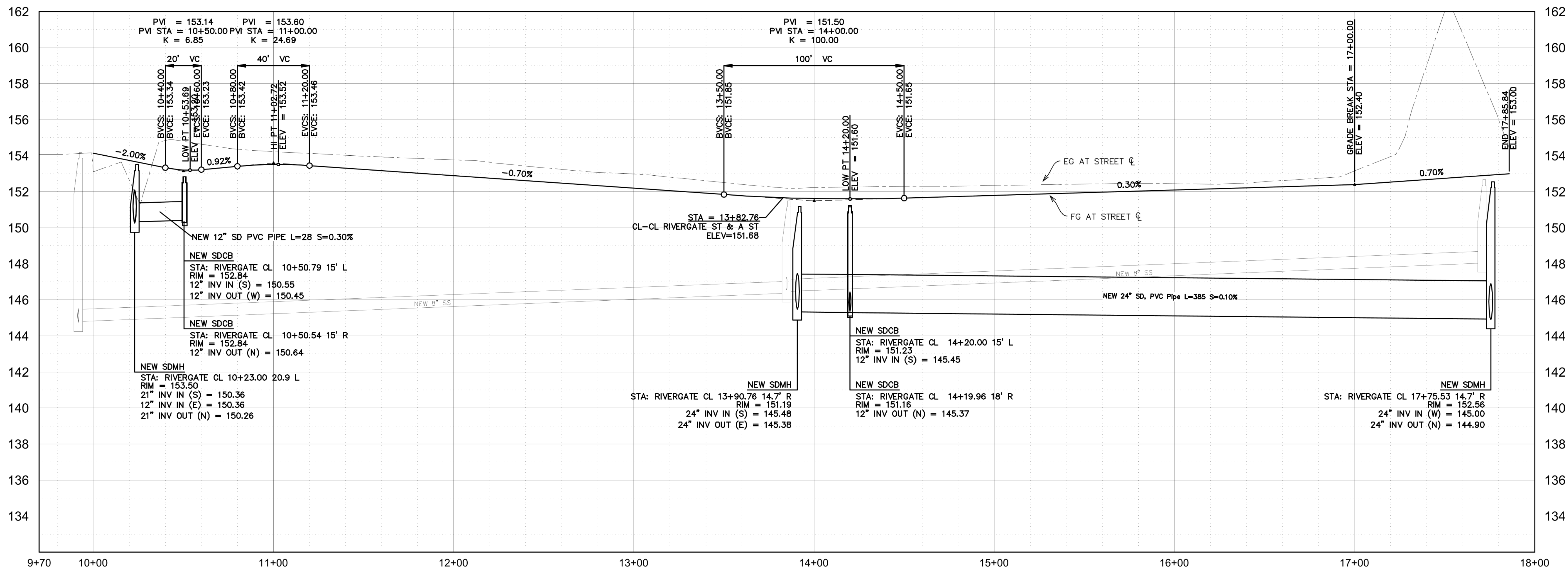
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PRELIMINARY UTILITY PLAN - SOUTH
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 JOB NUMBER 3110.0000.0



RIVERGATE ST. PLAN
1" = 30'



RIVERGATE PROFILE
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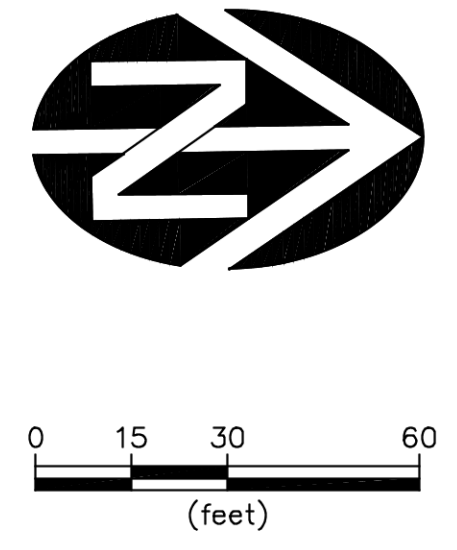
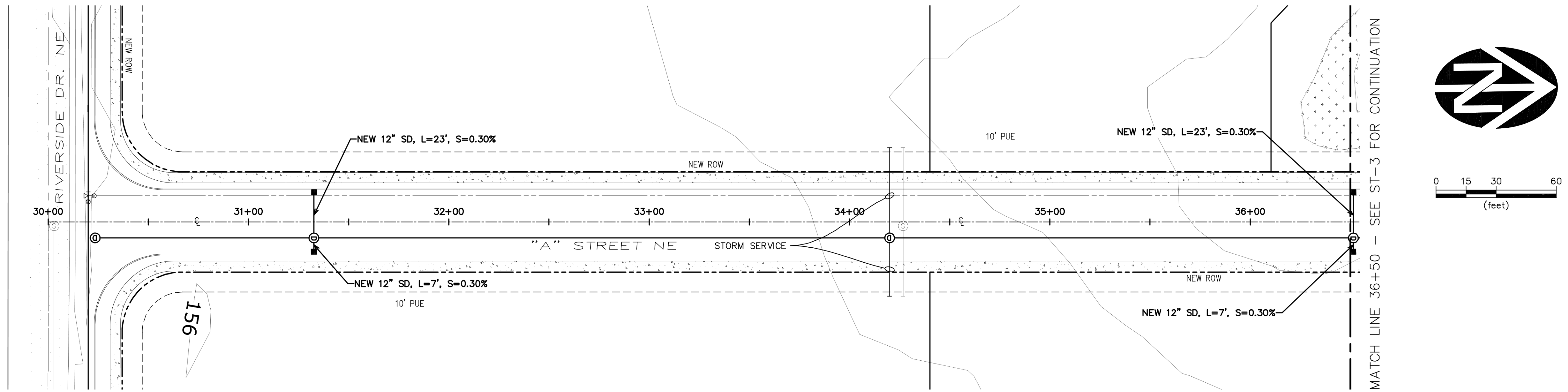
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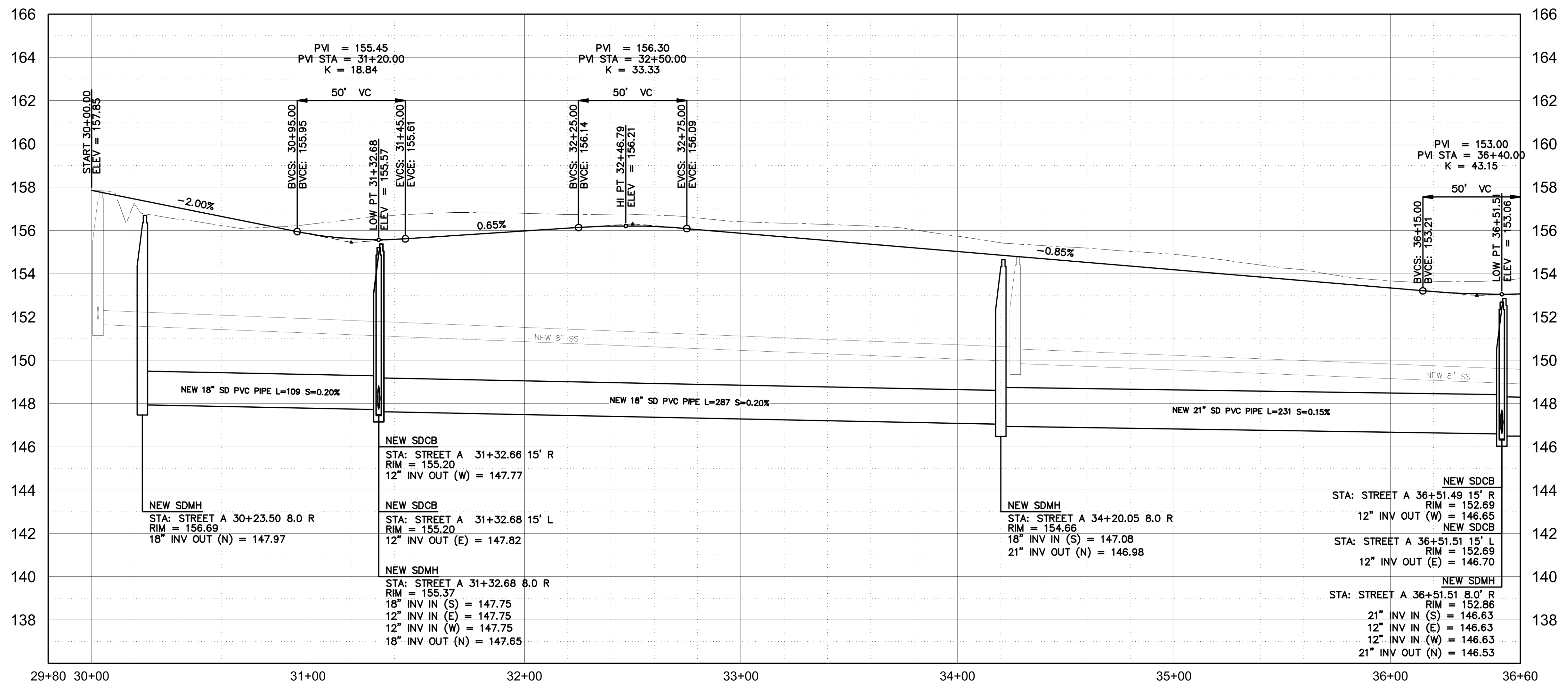
THE RENAISSANCE COMPANIES
RIVERGATE SUBDIVISION - MCMINNVILLE

RIVERGATE
STREET - PRELIMINARY PLAN &
PROFILE

DRAWING
ST-1
JOB NUMBER
3110.0000.0



"A" STREET PLAN 30+00 - 36+50
1" = 30'



"A" STREET PROFILE 30+00 - 36+50
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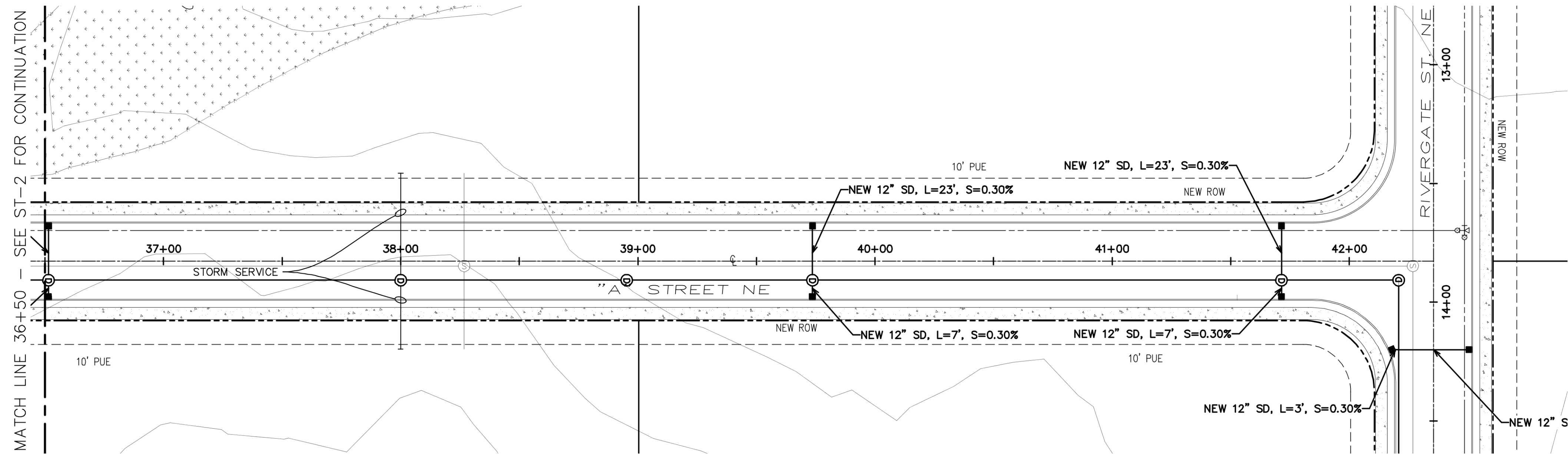
NO.	DATE	DESCRIPTION	BY
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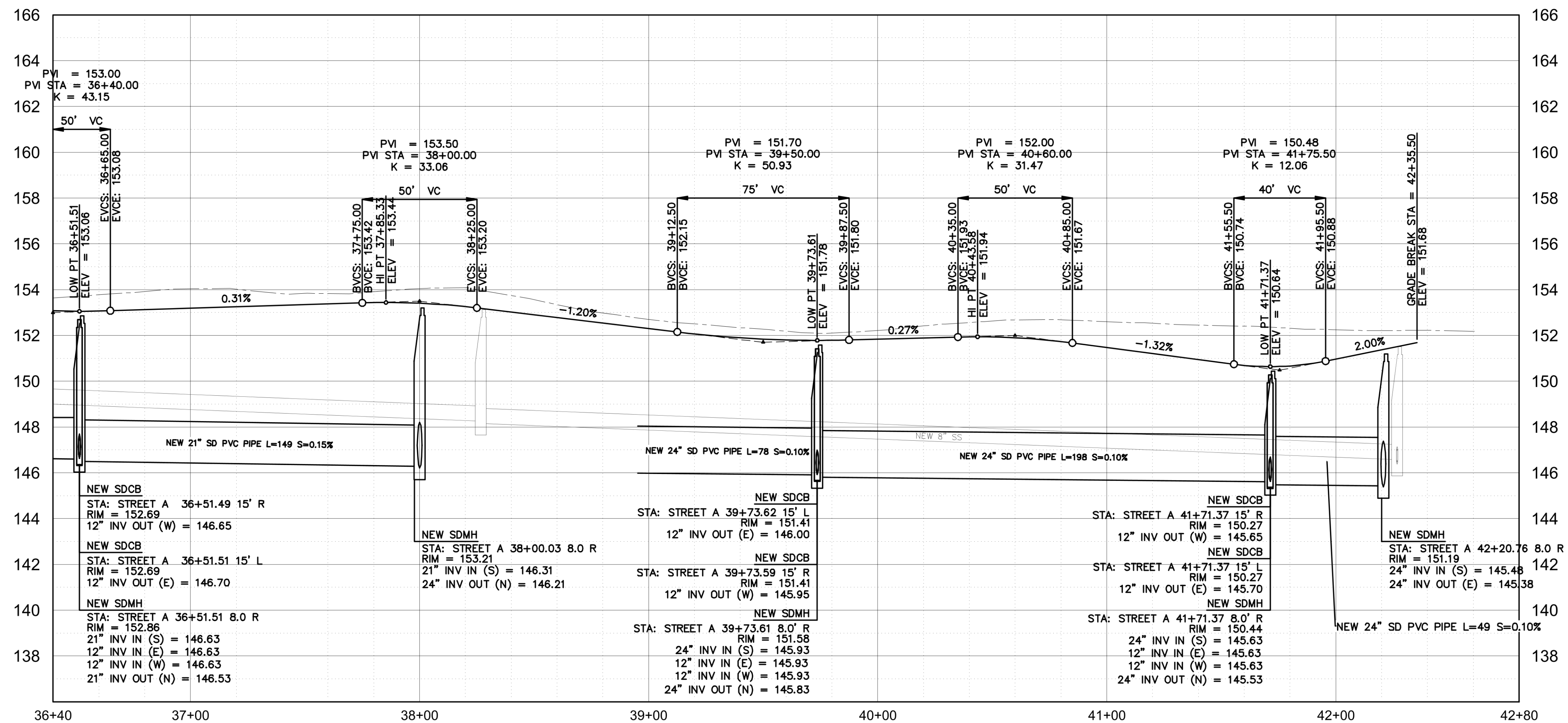
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RIVERGATE SUBDIVISION - MCMINNVILLE
A STREET - PRELIMINARY PLAN & PROFILE 30+00 - 36+50

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"A" STREET PLAN 36+50-END

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"A" STREET PROFILE 36+50-END

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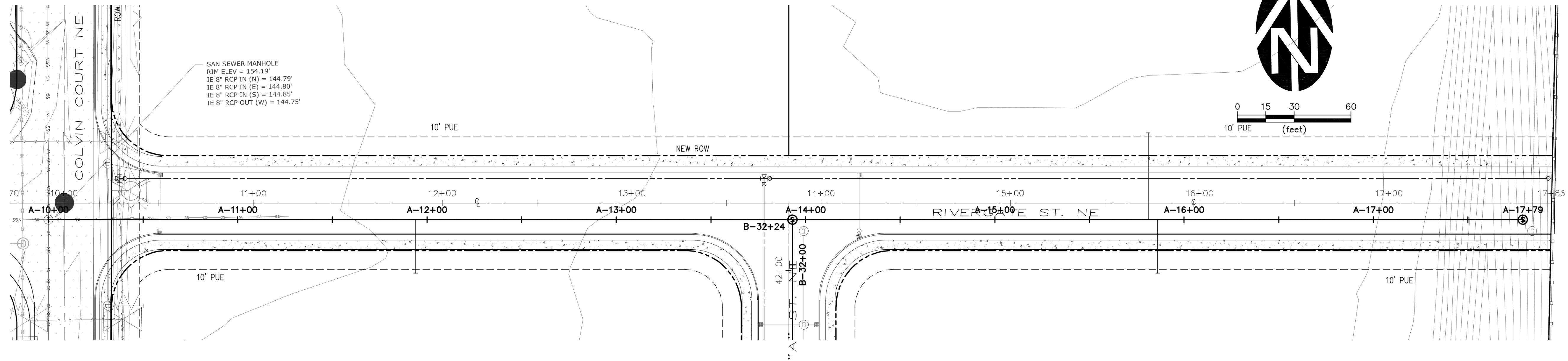
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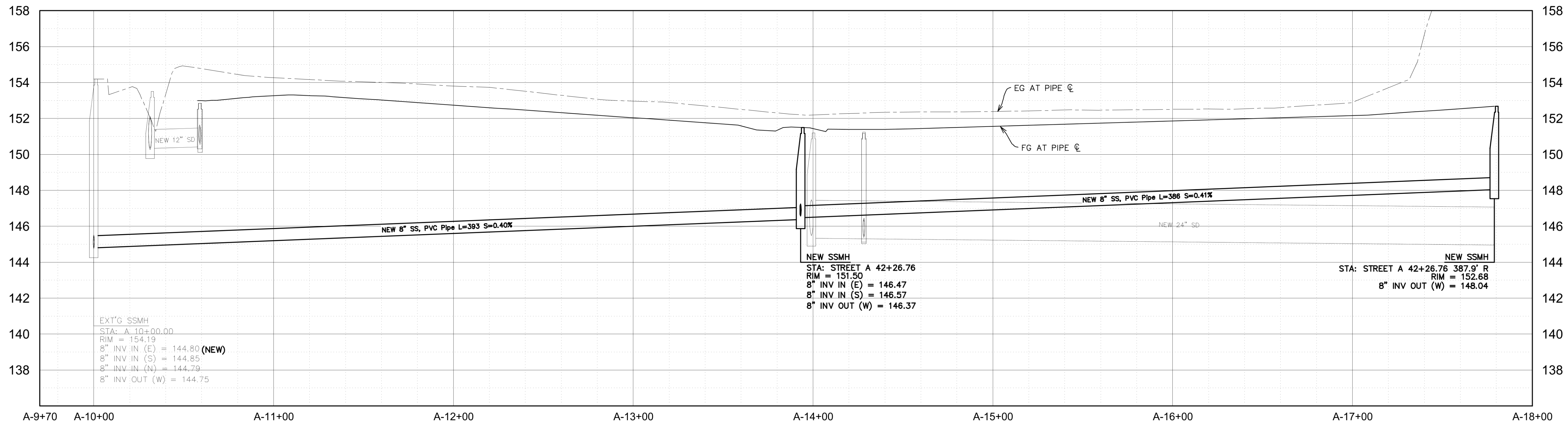
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RIVERGATE SUBDIVISION - MCMINNVILLE

A STREET - PRELIMINARY PLAN & PROFILE 36+50-END

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JOB NUMBER
3110.0000.0



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1" = 30'



"A"-LINE SANITARY SEWER PROFILE
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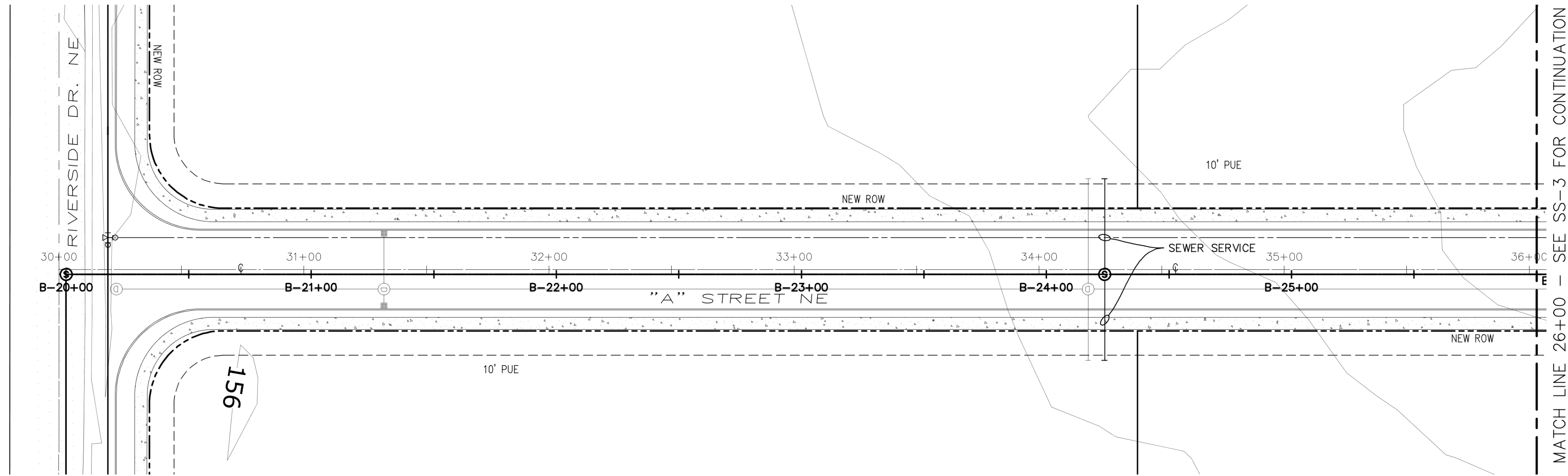
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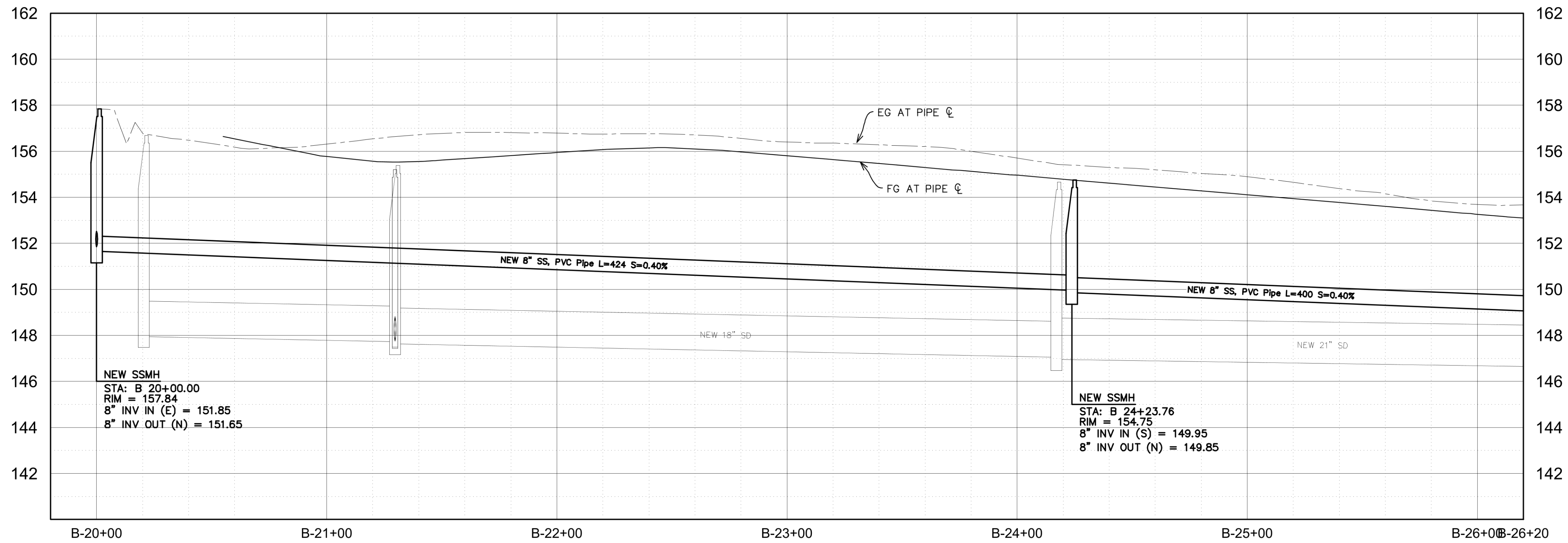
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THE RENAISSANCE COMPANIES
RIVERGATE SUBDIVISION - MCMINNVILLE
A-LINE SANITARY SEWER PLAN & PROFILE

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SS-1
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3110.0000.0

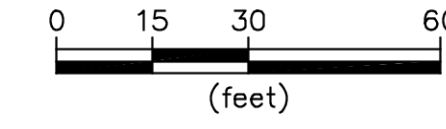


"B"-LINE SANITARY SEWER PLAN 20+00 - 26+00
1" = 30'




"B"-LINE SANITARY SEWER PROFILE 20+00 - 26+00
H: 1" = 30' V: 1" = 3'

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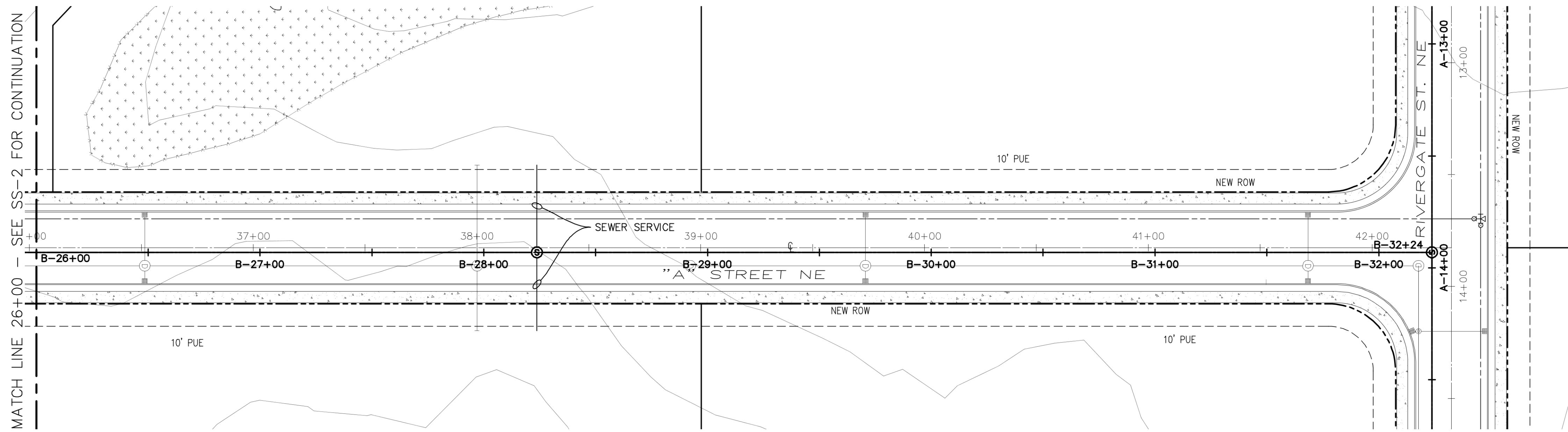
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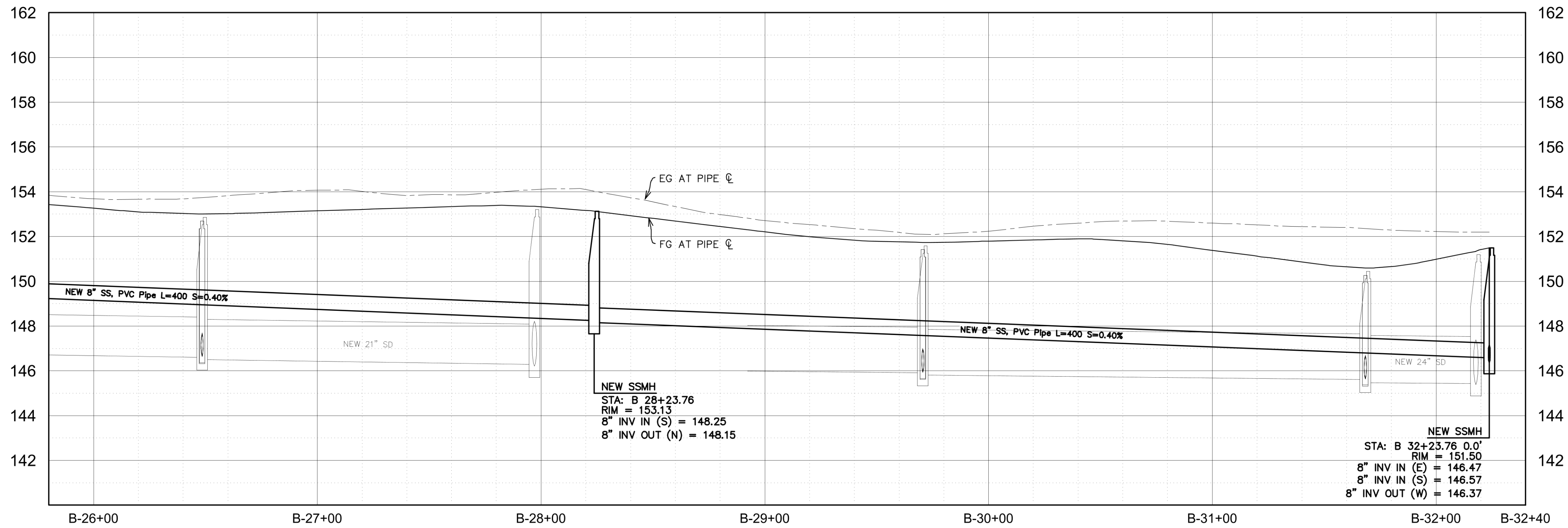
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THE RENAISSANCE COMPANIES
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B-LINE SANITARY SEWER PLAN & PROFILE - 20+00 - 26+00

DRAWING
SS-2
 JOB NUMBER
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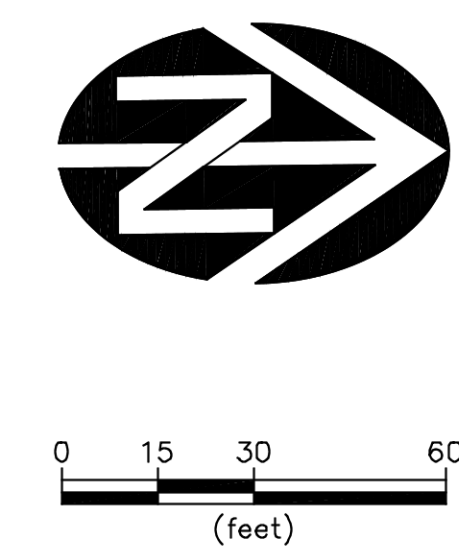


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1" = 30'



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RIVERGATE SUBDIVISION - MCMINNVILLE

B-LINE SANITARY SEWER PLAN & PROFILE 26+00-END

DRAWING
SS-3
JOB NUMBER
3110.0000.0

CITY OF MCMINNVILLE

RIVERGATE SUBDIVISION

SUMMARY OF APPLICATION

HRD is applying for administrative tentative approval of a 9-lot subdivision of their 28 -acres of M-2 zoned property located east of Colvin Court, McMinnville, and the extension of Rivergate Drive.

The attached drawings and documents cover the configuration of the subdivision and this report covers its compliance with the McMinnville Comprehensive Plan and the McMinnville Municipal Code.

Relevant reports and studies are included in the submitted package.

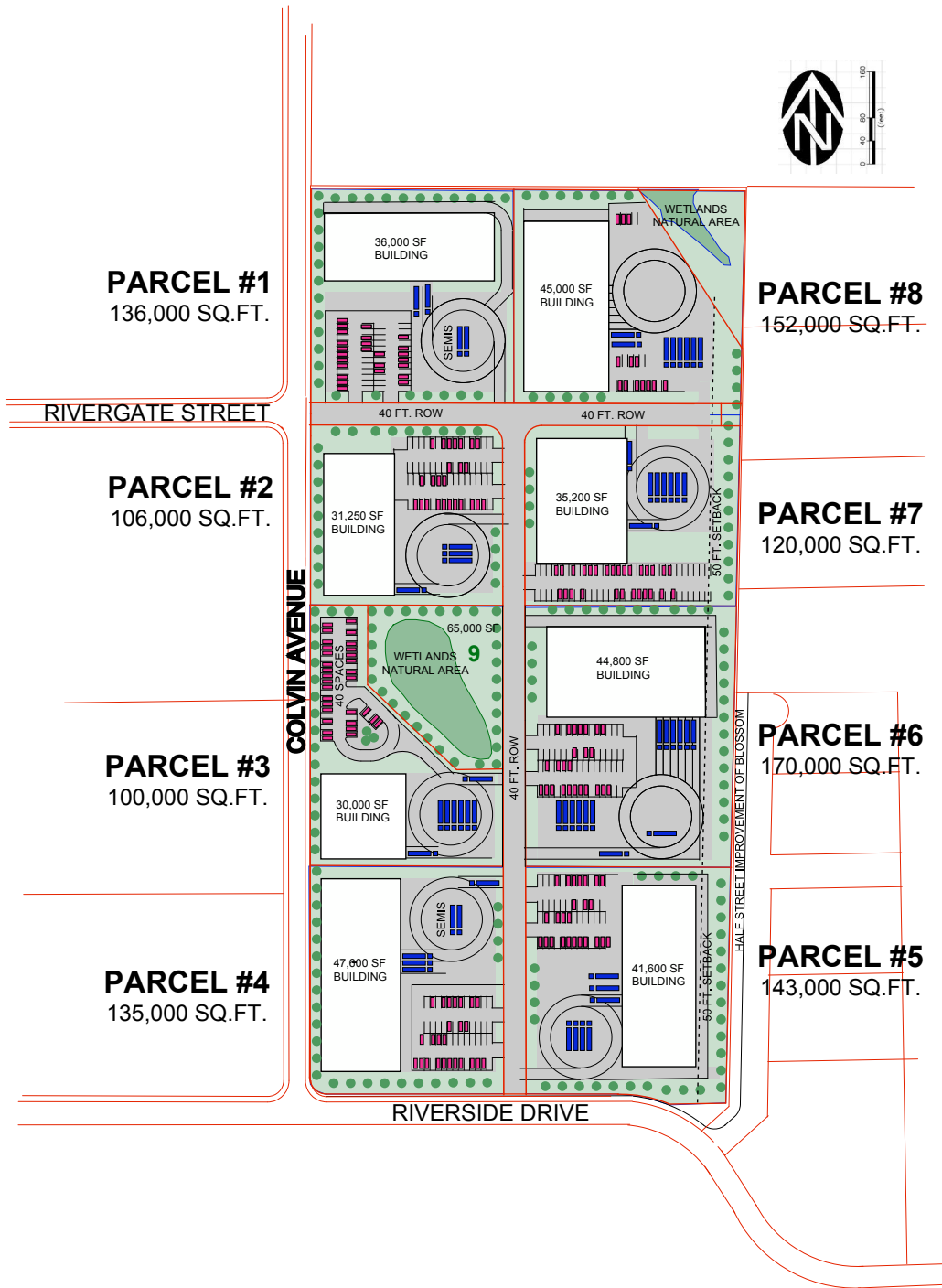
The proposed subdivision will provide serviced lots or site for companies, and detailed plans of those site improvements and buildings will be submitted later.

A hypothetical concept plan is included, on the next page, showing a possible development of these lots for eight future industrial buildings. This plan is conceptual only, and is a sketch of the possible future buildings, parking, and driveways. See the submitted civil engineering drawings for the subdivision and planned infrastructure.



HUNTER RENAISSANCE DEVELOPMENT

RIVERGATE SUBDIVISION



Rivergate Center
 MCMINNVILLE, OREGON
 28 ACRES SITE MASTER PLAN

07-08-2020



CITY OF MCMINNVILLE

RIVERGATE SUBDIVISION

PROPOSED (9 lots) SUBDIVISION:

LOCATION AND DESCRIPTION

HRD Hunter-Renaissance Development proposes to subdivide 28 acres into 8 parcels, plus a wetlands parcel. The proposed subdivision is under the under-10-lot administrative subdivision procedure.

LOCATION

Location: 28 acres: East of Colvin Court, McMinnville, Yamhill County, Oregon

Real property in the County of Yamhill, State of Oregon, described as follows: PARCEL 1:

Lot 7, Block 1, MCMINNVILLE INDUSTRIAL PARK, in the City of McMinnville, Yamhill County, State of Oregon.

PARCEL 2:

A tract of land in Section 15, Township 4 South, Range 4 West, Willamette Meridian in Yamhill County, Oregon, being part of that tract of land described in deed from Rhuamy E. Miller to Joan Carol Miller and recorded in Film Volume 160, Page 1275, Deed and Mortgage Records, more particularly described as follows:

BEGINNING at the Southeast corner of Lot 7 of Block 1, MCMINNVILLE INDUSTRIAL PARK; thence North 89° 12' 42" West 777.35 feet along the South line of said Lot 7 to the centerline of Colvin Court; thence South 00° 47' 18" West 806.66 feet to an iron rod on the North margin of Riverside Drive; thence South 89° 11' 27" East 760.45 feet along said margin and the extension thereof to an iron rod at the Southeast corner of said Miller tract that bears North 01° 59' 17" East 10.00 feet from an iron pipe set in RIVERSIDE ORCHARDS; thence North 01° 59' 17" East 807.12 feet to the point of beginning.

APPLICANT/ PROPERTY OWNER:

HRD Hunter Renaissance Development



HRD Hunter Renaissance Development

Jeanmarie Kapp

Chief Operating Officer

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Chicago, Illinois 60647-5503

Office: 773.278.8448 X213

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APPLICANT'S REPRESENTATIVES:

ARCHITECTURE & PLANNING

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CIVIL ENGINEERING

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CONTENTS OF APPLICATION PACKET & ATTACHMENTS

- Application Form.
- Narrative and Findings Report (this document)
- Civil Engineering Subdivision Plans and Utilities Plans.
- Topographic Survey.
- Geotech Report.
- Wetlands Delineation Report.
- Traffic TIA Report.
- Property Deed & Legal Description.
- Report of the Neighborhood Meeting
- Payment of the Application Fee.

APPLICANT'S STATEMENT

PROJECT NAME: RIVERGATE SUBDIVISION

REQUEST: Administrative Approval of 9-Lot Subdivision.

REGULATIONS ADDRESSED

A.

McMinnville Comprehensive Plan

Volume I: Volume II:

Goals and Policies

Industrial Development – Design Considerations

Goals and Policies

B.

McMinnville Municipal Code

Title 17: McMinnville Zoning Ordinance

Chapter IV: Chapter V: Chapter VI: Chapter VII:

Economy of McMinnville

Transportation System

Community Facilities

FINDINGS

MCMINNVILLE COMPREHENSIVE PLAN

VOLUME I:

GOALS AND POLICIES

INDUSTRIAL DEVELOPMENT

GOAL IV 5:

TO CONTINUE THE GROWTH AND DIVERSIFICATION OF McMINNVILLE'S INDUSTRIAL BASE THROUGH THE PROVISION OF AN ADEQUATE AMOUNT OF PROPERLY DESIGNATED LANDS.

GOAL IV 6:

TO INSURE INDUSTRIAL DEVELOPMENT THAT MAXIMIZES EFFICIENCY OF LAND USES, THAT IS APPROPRIATELY LOCATED IN RELATION TO SURROUNDING LAND USES, AND THAT MEETS NECESSARY ENVIRONMENTAL STANDARDS.

General Policies:

47.00 Industries that locate in the community shall meet federal, state, and local environmental standards. These standards shall be given full weight in evaluating the desirability of the industry. Criteria for evaluation shall include, but not be limited by the effect the industry would have on:

1. The natural environment, including air and water quality, natural drainage ways, and soil properties and other physical characteristics of the land including topography.
2. The human environment, including the amount of noise and traffic generated and the ability of the housing industry to provide sufficient dwelling units with at least an adequate level of required urban services.
3. The physical facilities of the community, including the ability of sanitary and storm sewer systems, water supply and distribution system, energy supply distribution systems, police and fire, and schools to provide designated services.

48.00 The City of McMinnville shall encourage the development of new industries and expansion of existing industries that provide jobs for the local (McMinnville and Yamhill County) labor pools.

Locational Policies:

49.00 The City of McMinnville shall use its zoning and other regulatory methods to prevent encroachment into industrial areas by incompatible land uses.

VOLUME II Goals and Policies Page 12

1. 49.01 The City shall designate an adequate supply of suitable sites to meet identified needs for a variety of different parcel sizes at locations which have direct access to an arterial or collector street without having to pass through residential neighborhoods. (Ord. 4961, January 8, 2013)
2. 49.02 The location, type, and amount of industrial activity within the Urban Growth Boundary shall be based on community needs as identified in the Economic Opportunities Analysis. (Ord. 4961, January 8, 2013)
3. 49.03 In designating new industrial properties, and in re-designating properties to industrial zoning from other designations, the City shall work to provide employment opportunities in locations that are reasonably accessible to McMinnville residents, while minimizing the need to drive through existing or planned residential neighborhoods. (Ord. 4961, January 8, 2013)

50.00 The City of McMinnville shall encourage industrial uses to locate adjacent to the airport and south of Three Mile Lane, adjacent to the existing Riverside Drive industrial area, and in existing industrial areas through the proper designation of lands on the comprehensive plan and zoning maps. Comprehensive plan and/or zoning map changes to industrial designations in other areas may be granted if all the applicable goals and policies of the plan can be met.

51.00 The City of McMinnville shall encourage the location of airport-related industrial uses only on the industrial land which is adjacent to the airport. Those lands so reserved shall be designated in the planned development overlay covering this area.

52.00 The City of McMinnville shall create a new "limited light industrial" zone which shall be placed on the industrial areas on the south side of Three Mile Lane in those areas where residential development is expected on the north side of the road. The new zone will allow only those types of industrial uses that will not conflict with the residential uses.

53.00 The City of McMinnville shall encourage the phased development of industrial land so that a moderate rate of growth occurs. A moderate rate of growth will be considered that rate which enables the City to provide urban services in a timely, orderly, and economic fashion, and which allows the private sector to provide for the needs of the new residents.

54.00 The City of McMinnville shall establish industrial planned development ordinances which shall be placed over the future industrial areas designated on the McMinnville Comprehensive Plan Map, the industrial reserve area, and certain existing industrially designated areas within the city limits. The overlay shall also be applied to any areas which are in the future designated for future industrial use through an amendment to the comprehensive plan map. The overlays shall provide standards to control the nuisance and negative environmental effects of industries. These controls shall cover, but not be limited to, the following areas:

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1. Landscaping and screening
2. Noise suppression
3. Light and heat suppression
4. Pollution control for air, water, and land
5. Energy impacts
6. Traffic impacts

57.00 Agricultural activities shall be encouraged on industrially designated lands until such time as the lands are utilized for industrial purposes.

Public Facilities and Services Requirements

The land division ordinance, as well as other codes, set the minimum requirements for the provision of public facilities and services for new residential developments. Those requirements include the provision of sanitary sewerage collection lines, storm drainage systems, street improvements, and water service. Not only are the minimum requirements set in these ordinances, but the responsibilities of both the city and the developer for providing these facilities and services are established.

It is important that the design standards for these public improvements be adequate to handle the expected levels of development without adding unnecessary costs to the price of housing. It is noted in the transportation element of this plan that street improvement standards, especially for local discontinuous streets, should be reevaluated to allow some flexibility in improvement requirements. Still, the provision of at least a minimum level of these services must remain a priority consideration.

COMMENT:

The plans demonstrate that the provision of public facilities and services will occur concurrent with the phased development. As required, the facilities have been designed to handle the needs of the proposed development and meet requirements set forth by the McMinnville Zoning Ordinance and Public Works standards. The Applicant has received concurrence from City staff that system capacity exists for the extension of utilities service. Traffic capacity is demonstrated in the Traffic Analysis Report included with this application.

Urban Policies Policy 99.00:

An adequate level of urban services shall be provided prior to or concurrent with all proposed residential development, as specified in the acknowledged Public Facilities Plan. Services shall include, but not be limited to:

1. Sanitary sewer collection and disposal lines. Adequate municipal waste treatment plant capacities must be available.
2. Storm sewer and drainage facilities (as required).
3. Streets within the development and providing access to the development, improved to city standards (as required).
4. Municipal water distribution facilities and adequate water supplies (as determined by City Water and Light).

COMMENT:

As shown on the preliminary utility plans, the development will improve public facilities to provide an adequate level of urban services as required by this policy. In coordination with the City, the applicant has confirmed that adequate sanitary sewer capacity exists. Storm sewer improvements will be installed with each phase of the planned development. Streets will be built to City standards as shown by the plans. Water services for the proposed residential uses will be extended to the site from adjacent main lines.

CHAPTER VI: TRANSPORTATION SYSTEM

Goal VI: To encourage development of a transportation system that provides for the coordinated movement of people and freight in a safe and efficient manner.

The development of the sites outlined in these applications will result in the improvement of the perimeter streets, i.e. Colvin, Riverside, and Blossom.

Streets Policies

Policy 117.00:

The City of McMinnville shall endeavor to insure that the roadway network provides safe and easy access to every parcel.

COMMENT:

This policy is met by the proposed roadways and lot frontages along those rights-of-way in the application's plans.

Policy 118.00:

The City of McMinnville shall encourage development of roads that include the following design factors:

- 1. Minimal adverse effects on, and advantageous utilization of, natural features of the land.**
- 2. Reduction in the amount of land necessary for streets with continuance of safety, maintenance, and convenience standards.**
- 3. Emphasis placed on existing and future needs of the area to be serviced. The function of the street and expected traffic volumes are important factors.**
- 4. Consideration given to Complete Streets,**

in consideration of all modes of transportation (public transit, private vehicle, bike, and foot paths).

COMMENT:

The attached preliminary development plans indicate that the proposed road sections meet the City design standards. The development will support all modes of transportation as encouraged by design factor. Connectivity to adjacent developments and extension of existing streets is proposed, while no

cul-de-sacs are planned to provide conformance with design factor 5. Therefore, all design factors of this policy are met by the proposal. In the case of Blossom Drive, in the County, this area has yet to be surveyed, so specific design and road sections will be designed in the detailed design phase.

Policy 119.00:

The City of McMinnville shall encourage utilization of existing transportation corridors, wherever possible, before committing new lands.

COMMENT:

No collector streets are proposed with these development applications. Existing streets and transportation corridors are utilized. Anticipated through-traffic on local streets will serve this neighborhood only, not the larger regional area. The proposed street widths are standard for local streets. Therefore, this policy is met by the proposal.

Policy 123.00:

The City of McMinnville shall cooperate with other governmental agencies and private interest to insure the proper development and maintenance of the road network within the urban growth boundary.

COMMENT:

All proposed street improvements are within the urban grown boundary and rights-of-way will be dedicated to the City after improvements to City standards are installed in compliance with this policy.

3. Local Streets

–Designs should minimize through-traffic and serve local areas only.

–Street widths should be appropriate for the existing and future needs of the area.

–Off-street parking should be encouraged wherever possible.

–Landscaping should be encouraged along public rights-of-way.

COMMENT:

Street widths are appropriate. Off street parking will be provided on every lot. Street trees will be installed along all rights of way. Each lot or parcel will be landscaped and will be reviewed at the Site Plan Review of each lot.

Parking Policies Policy 126.00:

The City of McMinnville shall continue to require adequate off-street parking and loading facilities for future developments and land use changes.

COMMENT:

The proposed developments will include off-street parking.

1. Design and construct right-of-way improvements in compliance with ADA accessibility guidelines (see below).

COMMENT:

The site is relatively flat, and the streets, and site developments will be planned to comply with ADA standards.

The internal local streets will have traffic lanes that conform to City local street standards. Therefore, this policy is met.

COMMENT:

Policy 132.26.05: New street connections, complete with appropriately planned pedestrian and bicycle features, shall be incorporated in all new developments consistent with the Local Street Connectivity map.

The proposed new street connections will all be consistent with the Local Street Connectivity Map.

Livability Policies

Policy 132.35.00: Transportation facilities in the McMinnville planning area shall be, to the degree possible, designed and constructed to mitigate noise, energy consumption, and neighborhood disruption, and to encourage the use of public transit, bikeways, sidewalks, and walkways.

COMMENT:

The development will be designed to meet Policy 132.35.00 to the extent possible.

Policy 132.41.25: Consolidate Access –

Efforts should be made to consolidate access points to properties along major arterial, minor arterial, and collector roadways.

COMMENT:

All access points to industrial parcels will be from internal streets.

Policy 132.41.30: Promote Street Connectivity –

The City shall require street systems in subdivisions and development that promote street connectivity between neighborhoods.

COMMENT:

The street connections proposed between adjacent property and rights of way conform to this policy.

Environmental Preservation Policies

Policy 132.46.00:

Low impact street design, construction, and maintenance methods should be used first to avoid, and second to minimize, negative impacts related to water quality, air quality, and noise in neighborhoods. (Ord. 4922, February 23, 2010)

COMMENT:

Streets are designed and will be constructed to City standards to meet this policy. Maintenance will be completed by the City. Street trees are proposed to improve air quality, noise buffering, and support water quality, as trees absorb rainfall.

Policy 132.46.05: Conservation –

Streets should be located, designed, and improved in a manner that will conserve land, materials, and energy. Impacts should be limited to the minimum necessary to achieve the transportation objective.

COMMENT:

Streets are designed and will be constructed to City standards to meet this policy.

Systems Development Policies

Policy 132.51.05: Ensuring Future Sidewalk Connections –

All future development must include sidewalk and walkway construction as required by the McMinnville Zoning Ordinance and City Code and adopted City of McMinnville Design Standards. All road construction or renovation projects shall include sidewalks. The City will support, as resources are available, projects that would remove identified barriers to pedestrian travel or safety.

COMMENT:

The proposed project will provide sidewalks in support of this policy.

Americans with Disabilities Act Compliance Policies

Policy 132.52.00: Compliance with ADA Standards –

The City shall comply with the requirements set forth in the Americans with Disabilities Act regarding the location and design of sidewalks and pedestrian facilities within the City's right-of-way.

COMMENT:

This is a directive to the City. Through construction plan review by the City of sidewalks, the Applicant will meet this policy objective.

CHAPTER VII:

COMMUNITY FACILITIES

Goal VII 1:

To provide necessary public and private facilities and utilities at levels commensurate with urban development, extended in a phased manner, and planned and provided in advance of or concurrent with development, in order to promote the orderly conversion of urbanizable and future urbanizable lands to urban lands within the McMinnville urban growth boundary.

COMMENT:

This goal is met for this project. Public and private utilities have been and will be planned and provided for in advance of or concurrent with development. This includes parks, streets and ways, water service, storm and sanitary sewer service, power, and other franchise utilities.

Storm & Sanitary Sewer Policy.

The City of McMinnville shall continue to separate storm and sanitary sewers where they are connected to reduce the inflow of storm sewer waters to the sewage treatment plant. Ongoing maintenance and improvements of the existing system shall also be undertaken to reduce infiltration of rainwater into the system.

COMMENT:

The proposed sanitary sewer and storm sewer systems are separate, conforming to this policy.

Storm Drainage Policies

Policy142.00:

Policy143.00: The City of McMinnville shall encourage the retention of natural drainage ways for storm water drainage.

COMMENT:

The proposed project retains natural drainage ways for storm water drainage, conforming to this policy.

Water System Policies

Policy 144.00:

The City of McMinnville, through McMinnville Water and Light, shall provide water services for development at urban densities within the McMinnville Urban Growth Boundary.

COMMENT:

This is a directive to the City and McMinnville Water and Light. The applicant has been assured by these agencies that water service at urban densities is available to the site for development.

Policy 149.00:

The City of McMinnville shall carefully consider the environmental impact of the location and design of water system facilities to minimize adverse effects on residential, farm, and natural areas.

COMMENT:

This is a directive to the City. No water system extension on-site will impact natural areas. It will all be completed within proposed dedicated street rights-of-way outside of natural areas.

Policy 150.00:

The City of McMinnville and McMinnville Water and Light shall cooperate with Yamhill County, the Bureau of Land Management, and private parties owning or regulating lands around the municipal water supply impoundments to restrict land uses around these sites to those which would be compatible with and protect water quality and quantity.

Water and Sewer – Land Development Criteria

Policy 151.00:

The City of McMinnville shall evaluate major land use decisions, including but not limited to urban growth boundary, comprehensive plan amendment, zone changes, and subdivisions using the criteria outlined below:

1. Sufficient municipal water system supply, storage and distribution facilities, as determined by McMinnville Water and Light, are available or can be made available, to fulfill peak demands and insure fire flow requirements and to meet emergency situation needs.

COMMENT:

The applicant recognizes these applications will be reviewed in coordination to McMinnville Water and Light for the City to obtain concurrence that sufficient water supply is available to meet demands of the development. This review will ensure that the proposed uses are commensurate with the planned comprehensive plan map designation for the area.

2. Sufficient municipal sewage system facilities, as determined by the City Public

COMMENT:

The applicant has coordinated with the City Public Works Department and received assurance that sufficient sewer capacity exists with the proposed on-site improvements and connections to the existing system.

B.

MCMINNVILLE MUNICIPAL CODE

TITLE 17: MCMINNVILLE ZONING ORDINANCE

Section 17.09.020:

Zone boundaries—Map adopted by reference.

The boundaries for the zones listed in this title are indicated on the McMinnville Zoning Map of 1980, which is adopted by reference. The boundaries shall be modified in accordance with zoning map amendments which shall be adopted by reference.

A review of the McMinnville Zoning Map indicates that the 28 acres of the proposed planned development is currently zoned M-2.

Chapter 17.42

M-2 GENERAL INDUSTRIAL ZONE

Permitted uses. Conditional uses. Yard requirements. Building height.

17.42.010

Permitted uses. In an M-2 zone, the following uses are permitted:

- 1. A use permitted in the M-1 zone;
- 2. Manufacturing, repairing, fabricating, processing, packing, or storage uses
- 3. Manufacture, processing, and storage of grains or fertilizer;
- 4. Airport. (Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).

17.42.020 Conditional uses. In an M-2 zone, the following uses and their accessory uses may be permitted subject to the provisions of Chapters 17.72 and 17.74:

- 1. Automobile wrecking yard;
- 2. Day care facility;
- 3. Disposal or reduction of waste materials, garbage, offal, or dead animals to include composting subject to the provisions of Oregon Revised Statute (ORS) 227.600;
- 4. Junkyard;

5. Manufacture, use or storage of explosives;
6. A privately owned and operated facility planned, located and laid out or modified and oriented for functional use for leisure time activities. The specific use and plan shall be enumerated at the time of application. (Ord. 4977 §1, 2014; Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).

17.42.030 Yard requirements. Except as required in “A” and “B” below, there shall be no required yards in an M-2 zone:

1. Side yard shall not be less than fifty feet when adjacent to a residential zone;
2. Rear yard shall not be less than fifty feet when adjacent to a residential zone.

(Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).

17.42.040 Building height. In an M-2 zone, a building shall not exceed a height of eighty feet. (Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).

APPLICANT’S COMMENTS:

All anticipated and planned uses within the subdivision will be in conformance with Section 17.42.010 Permitted Uses. No Conditional Uses are proposed.

The subdivision plans show complete conformance with 17.42.030 Yard Requirements.

In addition, all future buildings within this subdivision will have complete conformance with 17.42.040 Height Requirements.

Proposed Design of Grading and Drainage

COMMENT:

The application's drawings illustrate the grading and drainage pattern of the proposed development.

Proposed method of water supply and sewage disposal.

COMMENT:

The application's drawings show water and sanitary sewer pipe layouts for the proposed planned development.

Relation of the proposed development to the surrounding area and the comprehensive plan.

COMMENT:

The application's drawings Subdivision Plan shows the relationship of the proposed development site to the immediate surrounding area and streets.

Noise, Air and Water Pollutants.

COMMENT:

The noise, air and water pollutants generated by the proposed development will not have adverse effects upon surrounding uses. Noise and air pollution of the proposed industrial development will be similar to and compatible to the existing noise and air pollution created by the existing adjacent industrial uses. Water pollutants will be similar to, and compatible with, adjacent uses and will be managed by the development of sanitary and storm sewer infrastructure by the developer as proposed with the street construction described in the drawings attached to this report. Therefore, this Criterion is met.

Chapter 17.53: Land Division Standards

Subdivision Section 17.53.070:

Submission of Tentative Subdivision Plan. An application to subdivide land shall be submitted in accordance with the application submittal procedures as stated in Sections 17.72.020 through 17.72.070 and shall be reviewed and approved under the following procedure: A subdivider shall prepare a tentative plan together with improvement plans and other supplementary material required to indicate his general program and objectives, and shall submit 25 (twenty-five) copies of the tentative plan and supplementary data to the Planning Director's office. The tentative plan need not be a finished drawing, but shall show pertinent information to scale in order that the review body may properly review the proposed development. Additionally, condominiums shall be processed under the provisions of ORS 100. All subdivision developments shall comply with the requirements of the Oregon Fire Code.

COMMENT:

The Sections 17.72.020 through 17.72.070 have been met as described under those sections below. This application includes a tentative plan with improvement plans and supplementary material as required by this code that indicates the development's program and objectives. The applicant has provided the necessary copies to the City staff for review. The development complies with the requirements of the Oregon Fire Code. This section's requirements are met.

Drawing Scale:

Scale. The tentative plan shall be drawn on a sheet 18 (eighteen) by 24 (twenty-four) inches in size at a scale of one inch equals 50 (fifty) feet, or a reasonable engineer's scale for the sheet size. A smaller sheet size may be used provided that all required information is legible and is approved for use by the Planning Department.

COMMENT:

The plans submitted with this application meet these specifications.

General Subdivision Information Requirements.

COMMENT:

The submitted plans provide all of the required information listed below.

The following general information shall be shown on the tentative plan:

1. **Proposed name of subdivision.** No plan of a subdivision shall be approved which bears a name which is the same as, similar to, or pronounced the same as a word in the name of any other subdivision in the same county, except for the words “town,” “city,” “place,” “court,” “addition,” or similar words, unless the land platted is contiguous to and platted by the same party that platted the subdivision bearing that name or unless the party files and records the consent of the party that platted the subdivision bearing that name. All plats must continue the block numbers of the contiguous subdivision plat of the same name last filed; Date, north arrow, and scale of drawing;
2. **Appropriate identification clearly stating the plan is a tentative plan;**
3. **Location of the subdivision sufficient to define the location and boundaries of the proposed tract;**
4. **Names and addresses of the owner(s), subdivider, engineer, and surveyor;**
5. **In the event the subdivider plans to utilize the provisions of ORS 92.060 as pertains to “Delayed Monumentation,” he shall notify the County Surveyor and Planning Commission and report said fact on the tentative plan;**

A title report issued by a title insurance company in the name of the owner(s) of the land, showing all parties whose consent is necessary and their interest in the premises and all encumbrances, covenants, and other restrictions pertaining to the subject property.

Existing Conditions. The following existing conditions shall be shown on the tentative plan:

1. **The location, widths, and names of both opened and unopened streets within or adjacent to the tract, together with easements and other important features, such as section lines, city boundary lines, and monuments;**
2. **The direction of slope by means of arrows or other suitable symbol;**
3. **The location of at least one temporary bench-mark, on established City datum, within 200 feet of the plat boundaries;**
4. **The location and direction of water courses, and the location of areas subject to flooding on a probability frequency one (1) percent or greater;**

5. **Natural features such as rock outcroppings, marshes, wooded areas, and isolated preservable trees. Areas noted in the Comprehensive Plan, Volume I Background Element, Chapter VII, The Parks and Recreation and Open Space Master Plan (1999), as potential open space lands should be identified;**
6. **Existing uses of the property, including location of existing structures to remain on the property after platting.**

COMMENT:

The attached Existing Conditions Plan provides all of the required information listed above (see Exhibit 3).

Proposed Plan of Subdivision.

The following information shall be included on the tentative plan:

Explanatory Information with Tentative Subdivision Plan.

The following information shall be required by the Planning Commission or staff and if it cannot be shown practicably on the tentative plan, it shall be submitted in separate statements accompanying the tentative plan:

The relationship of streets to any existing streets and to any projected streets as shown on the McMinnville Comprehensive Plan Map 1980, as amended, or as identified in the McMinnville Comprehensive Plan text and Transportation System Plan, or as may be suggested by the Planning Commission in order to assure adequate traffic circulation;

1. The location, width, names, approximate grades, and radii of curves of streets.
2. The location, width, and purpose of easements;
3. The location and approximate dimensions of lots and the proposed lot and block numbers;
4. Sites, if any, allocated for purposes other than single-family dwellings, such as multiple-family dwellings, parkland, open space common areas, etc.
5. Access. As required by the Oregon Fire Code, a minimum of two access points is required when more than 30 (thirty) one-family or two-family dwellings or one-hundred multi-family units are being served.

The attached Preliminary Plat, Preliminary Grading Plan, Preliminary Site Plan, and Street Profiles and Details provide all the required information identified in this section.

COMMENT:

The tentative subdivision plan and supporting documents include all the above listed requirements.

OTHER REQUIREMENTS:

A vicinity plan, showing existing subdivisions and un-subdivided land ownerships adjacent to the proposed subdivision, and showing how proposed streets and utilities may be extended to connect to existing streets and utilities;

COMMENT:

A Vicinity Plan is included in these documents.

Proposed deed restrictions, if any, in outline form;

There are no deed restrictions yet developed at this time of tentative subdivision but will be submitted for review at detailed Site Plan Review.

The location of existing sewers, water mains, culverts, drain pipes, and electric lines and elevations of sewers at points of probable connections within the subdivision and in the adjoining streets and property;

COMMENT:

The attached plans provide the information described above.

Special studies of areas which appear to be hazardous due to local conditions such as inundation or slippage;

COMMENT:

The applicant's Geotechnical Report has analyzed soil conditions on the subject site. The report provides specific construction recommendations. There are no identified hazardous or slide areas.

Contour lines related to an established benchmark on city datum and having minimum intervals as follows:

a. For slopes of less than five (5) percent: show the direction of slope by means of arrows or other suitable symbol together with not less than four (4) spot elevations per acre, evenly distributed;

2. For slopes of five (5) percent to 15 (fifteen) percent: two (2) feet;
3. For slopes of 15 (fifteen) percent to 20 (twenty) percent: five (5) feet;
4. For slopes of over 20 (twenty) percent: 20 (twenty) feet.

COMMENT:

The attached Topographic Survey, Existing Conditions Plan and proposed Grading Plans include 1-ft. contour lines in accordance with this section.

Proposals for storm water drainage and flood control, including profiles of proposed drainage ways.

COMMENT:

The Utility Plans show the proposed storm sewer improvements.

If lot areas are to be graded, a plan showing the nature of cuts and fills exceeding five (5) feet, and information on the character of the soil.

COMMENT:

The attached Preliminary Grading Plan illustrates all cuts and fills associated with the proposed development. The applicant has also attached a Geotechnical Report which analyzes existing soil conditions and provides recommendations to ensure soil stability.

Approval of Streets and Ways

Creation of Streets.

A. The creation of streets shall be in conformance with requirements for a subdivision except, however, the City Council shall recommend the creation of a street to be established by deed if any of the following conditions exist:

COMMENT:

The streets will be created in conformance with the requirements for a subdivision. City Council has not initiated the establishment of a street on the subject site, therefore these conditions do not apply and have been omitted for brevity.

Section 17.53.101:

Streets.

A. General. The location, width, and grade of streets shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and to the proposed use of the land to be served by the streets. Where location is not shown in a comprehensive plan, the arrangement of streets in a subdivision shall:

1. Provide for the continuation or appropriate projection of existing principal streets in surrounding areas

COMMENT:

The attached plans illustrating the location, width, and grade of the proposed streets have been considered in relation to existing and planned streets, topography, public safety, and the proposed uses. As required, the arrangement of streets in the proposed subdivision provides for the extension of existing principal streets in surrounding areas.

Rights-of-way and street widths.

The width of rights-of-way and streets shall be adequate to fulfill city specifications as provided in Section 17.53.151 of this chapter. Unless otherwise approved, the width of rights-of-way and streets shall be as shown in the following table:

COMMENT:

The applicant is proposing dedication of street rights-of-way and design of road improvements to conform to City standards.

Intersection angles.

Streets shall be laid out to intersect at angles as near to right angles as practical except where topography requires a lesser angle, but in no case shall the acute angle be less than 60 (sixty) degrees unless there is a special intersection design. The intersection of an arterial or collector street with another street shall have at least 100 feet of tangent, measured from right-of-way adjacent to the intersection unless topography requires a lesser distance. Other streets, except alleys, shall have at least 50 (fifty) feet of tangent measured from property line adjacent to the intersection unless topography requires a lesser distance. Intersections which contain an acute angle of less than 80 (eighty) degrees or which include an arterial street shall have a minimum corner radius sufficient to allow for a roadway radius of 20 (twenty) feet and maintain a uniform width between the roadway and the right-of-way line.

COMMENT:

The proposed intersection angles of this development meet the above standards as shown on the plans.

Existing streets.

Whenever existing streets adjacent to or within a tract are of inadequate width, additional right-of-way shall be provided at the time of subdivision. The City may consider a reduction in arterial or collector street lane widths (lanes no less than 10 feet wide) by restriping existing travel lanes.

COMMENT:

The proposed subdivision complies with these requirements.

Centerline radii of curves shall not be less than 300 feet on major arterials, 200 feet on secondary arterials, or 100 feet on other streets, and shall be to an even 10 (ten) feet.

COMMENT:

Preliminary grading plans and street profiles are submitted, and the applicant intends to construct to these requirements. Street design will comply with City requirements during the permitting of public improvement construction plans.

Private way/drive.

This type of street will be allowed when the conditions of Section 17.53.100(D) are met. A private drive shall be constructed to the same structural standards that would apply to a public street. Storm runoff will be controlled to prevent damage to adjacent properties. A storm drainage plan shall be approved by the City Engineer. The right-of-way width will be determined based on-site conditions and proposed use and will be approved by the Planning Commission.

COMMENT:

Generally, all proposed streets are public, dedicated public ROW's. Any proposed private access drives meet the standards of Section 17.53.100(D) in this narrative. The private drive has an adequate width for the proposed use and will be constructed to the same structural standards as a public street as required by this code. The submitted Preliminary Utility Plan indicates that storm drainage facilities have also been provided within the private drive to manage storm drainage.

Park strips.

Park strips shall be provided between the curb and sidewalk along both sides of all streets except (a) commercial arterial and collector streets, in which case street trees may be placed in tree wells as specified by the McMinnville Street Ordinance; or (b) cul-de-sac bulbs. Street trees shall be planted and maintained within the park strip as specified in Chapter 17.58 (Trees) of the McMinnville Zoning Ordinance.

COMMENT:

Park strips are provided between the curb and sidewalk of all streets in accordance with the above standards.

Easements.

1. Utility lines. Easements for sewers, water mains, electric lines, or other public utilities shall be dedicated whenever necessary. The easements shall be at least 10 (ten) feet wide and centered on lot lines where possible, except for utility pole tieback easements which may be reduced to six (6) feet in width. Easements of 10 (ten) feet in width shall be required along all rights-of-way. Utility infrastructure may not be placed within one foot of a survey monument location noted on a subdivision or partition plat. The governing body of a city or county may not place additional restrictions or conditions on a utility easement granted under this chapter.

COMMENT:

The attached Preliminary Plat indicates that the applicant is proposing to dedicate 10-ft. wide public utility easements along all street rights-of-way within the proposed planned development. Other easements through proposed lots or tracts are also shown, as necessary, at the required widths.

2. Water courses.

If a subdivision is traversed by water courses such as a drainage way, channel, or stream, there shall be provided a storm unit easement or drainage right-of-way conforming substantially with the lines of the water course and of such width as will be adequate for the purpose, unless the water course is diverted, channeled, or piped in accordance with plans approved by the City Engineer's office. Streets or parkways parallel to major water courses may be required.

COMMENT:

The subdivision is not traversed by a water course. This section is not applicable.

3.

Pedestrian ways.

When desirable for public convenience, safety, or travel, pedestrian ways not less than 10 (ten) feet in width may be required to connect to cul-de-sacs, to pass through unusually long or oddly shaped blocks, to connect to recreation or public areas such as schools, or to connect to existing or proposed pedestrian ways.

COMMENT:

There are no pedestrian ways proposed in this industrial subdivision.

Section 17.53.105:

Lots.

A. Size and shape.

Lot size, width, shape, and orientation shall be appropriate for the location of the subdivision and for the type of use contemplated. All lots in a subdivision shall be buildable.

1. Lot size shall conform to the zoning requirement of the area. Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street parking and service facilities required by the type of use contemplated. The depth of lot shall not ordinarily exceed two times the average width.

COMMENT:

Lots are designed to be appropriate for the type of uses contemplated.

Lot Grading.

Lot grading shall conform to the following standards unless physical conditions demonstrate the propriety of other standards:

1. Cut slopes shall not exceed one and one-half (1 1/2) feet horizontally to one (1) foot vertically.
2. Fill slopes shall not exceed two (2) feet horizontally to one (1) foot vertically.
3. The character of soil for fill and the characteristics of lots made usable by fill shall be suitable for the purpose intended.

- 4. The minimum elevation at which a structure may be erected, taking into consideration the topography of the lot, the surrounding area, drainage patterns, and other pertinent data shall be established by the City Building Official.
- 5. The City Engineer shall determine whether a storm drainage system is necessary to control, manage, and dispose of water lying on or running over a subdivision. In addition, the subdivider shall be required to meet other standards and conditions imposed by state laws and city ordinances.

COMMENT:

The exhibit drawings and Grading Plans demonstrate that the proposed cuts and fills conform to these standards. The proposed storm drainage system is shown on the Utility Plans.

Improvements

Section 17.53.150: Improvement Procedures.

COMMENT:

Improvements Procedures will be followed at the time of site construction and permitting.

Section 17.53.151: Specifications for Improvements.

Section 17.53.153: Improvement Requirements.

COMMENT:

The applicant/developer will install water, electrical, sewer, drainage facilities, streets, pedestrian ways, private drives, alleys, and street trees with the proposed planned development project as required with each phase of development.

Section 17.58.080: Street Tree Planting—

When Required. All new industrial development,

COMMENT:

Subdivisions, or parking lots fronting on a public roadway which has a designated curb-side planting strip or planting island shall be required to plant street trees in accordance with the standards listed in Section 17.58.090.

COMMENT:

The proposal is for a new subdivision so street tree planting is required, and will be installed, in the curb-side planting strip.

Section 17.58.090:

Street Tree Standards.

A. The species of the street trees to be planted shall be chosen from the McMinnville Street Tree List, as approved by Resolution 2016-22, unless approval of another species is given by the McMinnville Landscape Review Committee. The Landscape Review Committee may periodically update the McMinnville Street Tree List as necessary to reflect current arborist practices and industry standards.

Proposed street tree species are chosen from the McMinnville Street Tree List.

B. Street trees shall be a minimum of two (2) inches in caliper measured at six (6) inches above ground level. All trees shall be healthy grown nursery stock with a single straight trunk, a well-developed leader with tops and roots characteristic of the species cultivar or variety. All trees must be free of insects, diseases, mechanical injury, and other objectionable features when planted.

COMMENT:

Following site construction, the street trees will be planted according to the specifications of this code section, as noted on the attached landscaping plans included with this application.

C. Small or narrow stature trees (under 25 feet tall and less than 16 feet wide branching) should be spaced no greater than 20 feet apart; medium sized trees (25 feet to 40 feet tall, 16 feet to 35 feet wide branching) should be spaced no greater than 30 feet apart; and large trees (over 40 feet tall and more than 35 feet wide branching) should be spaced no greater than 40 feet apart. Within industrial development staggered, or irregular spacing is permitted, as may be approved by the McMinnville Landscape Review Committee. When planting replacement trees within the Downtown Tree Zone, consideration shall be given to the height of adjacent buildings.

COMMENT:

The proposed stature of the street trees, small, medium, and large, as well as the mature height and proposed spacing will be installed to City standards.

E. Street trees shall not be planted within ten (10) feet of fire hydrants, utility poles, sanitary sewer, storm sewer or water lines, or within twenty (20) feet of street-light standards or street intersections, or within five (5) feet of a private driveway or alley. New utility poles shall not be located within five (5) feet of an existing street tree. Variations to these distances may be granted by the Public Works Director and as may be required to ensure adequate clear vision.

COMMENT:

Proposed street trees are properly spaced from utilities, street intersections, driveways, alleys, as required by this Section, except in some cases driveway wings and water meter boxes encroach into the 5-foot and 10-foot spacing requirements.

F. Existing street trees shall be retained unless approved by the Planning Director for removal during site development or in conjunction with a street construction project. Sidewalks of variable width and elevation may be utilized as approved by the Planning Director to save existing street trees. Any street tree removed through demolition or construction within the street right-of-way, or as approved by the City, shall be replaced within the street right-of-way at a location approved by the city with a tree, or trees, of similar value. As an alternative the property owner may be required to pay to the City an amount sufficient to fund the planting and establishment by the city of a tree of similar value. The value of the existing street tree to be removed shall be calculated using the methods set forth in the edition then in effect of the "Guide for Plant Appraisal" published by the International Society of Arboriculture Council of Tree Landscape Appraisers. The developer or applicant shall be responsible for the cost of the planting, maintenance and establishment of the replacement tree.

COMMENT:

There are street trees on existing City streets. Additional street trees will be planted at half street improvements of all perimeter street rights of way.

G. Sidewalk cuts in concrete for tree planting shall be a minimum of four feet by six feet, with the long dimension parallel to the curb, and if located within the Downtown Tree Zone shall follow the design drawing or updated design drawings and specifications as periodically developed and adopted by the City.

COMMENT:

The applicant is not proposing to locate street trees within sidewalk cuts, therefore these standards do not apply.

Section 17.58.100:

Street Tree Plans

A.

Submittal.

1. Subdivisions and Partitions: Street tree planting plans shall be submitted to the Landscape Review Committee for review and approval.

COMMENT:

Specific Street Tree Plans will be submitted for the Site Plan Review.

Chapter 17.62 Signs Section 17.62.070

Permanent Sign Regulations. Permanent signs may be erected and maintained only in compliance with the following specific provisions:

Section 17.62.080

Chapter 17.72: Applications and Review Process

Section 17.72.020:

Application Submittal Requirements. Applications shall be filed on forms provided by the Planning Department and shall be accompanied by the following;

A. A scalable site plan of the property for which action is requested. The site plan shall show existing and proposed features, such as access, lot and street lines with dimensions in feet, distances from property lines, existing and proposed buildings and significant features (slope, vegetation, adjacent development, drainage etc.)

The applicant has filed the application on the form provided by the Planning Department and includes scalable site plans which show the elements required by this section.

B. An explanation of intent, nature and proposed use of the development, and any pertinent background information.

COMMENT:

As required, this Applicant's Statement discusses in narrative form the project background, the intent, nature and proposed use of the proposed development in detail. All applicable approval criteria have been met.

Property description and assessor map parcel numbers(s).

A legal description of the property when necessary.

Signed statement indicating that the property affected by the application is in the exclusive ownership or control of the applicant, or that the applicant has the consent of all partners in ownership of the affected property.

COMMENT:

The attached Preliminary Subdivision Plans and this narrative provide a property description and assessor map parcel numbers. Legal descriptions for the subject parcels have been submitted with this application. In addition, the applicant has submitted land use application forms which indicate that the applicant is also the sole property owner of the subject site.

Other materials deemed necessary by the Planning Director to illustrate compliance with applicable review criteria, or to explain the details of the requested land use action.

COMMENT:

In addition to the materials listed above, the applicant has submitted a Geotechnical Report, Traffic Report, Wetlands Report, and Neighborhood Meeting Documentation for the proposed subdivision.

Section 17.72.030:

Filing Fees. The City shall charge and collect a filing fee for each such application as established by resolution of the City Council.

1. The applicant(s) shall submit the required filing fee at the time of application submittal;
2. Whether the request is approved or denied, the petitioner shall not be entitled to a refund of the initial fee paid.

As required, the applicant has submitted the required filing fee with the submitted applications.

Section 17.72.095:

Neighborhood Meetings.

A. A neighborhood meeting shall be required for:

1. All applications that require a public hearing as described in Section 17.72.120, except that neighborhood meetings are not required if no hearing is required.

COMMENT:

The applicant held a neighborhood meeting to discuss the land use applications with area residents in August 2020.

As required, the applicant mailed a neighborhood meeting notice to all property owners within 300-feet of the subject site. The notice was mailed out meeting the requirements of this code. A copy of the mailing list, invitation letter, and other materials mailed to the neighbors is included with this application.

As required, the applicant mailed a copy of the neighborhood meeting notice to the City Planning Department.

As required, the applicant took a video recording at the neighborhood meeting, in lieu of minutes, and a meeting summary has also been submitted.

The applicant has decided to go with a conventional industrial park development of eight parcels, plus one dedicated wetlands (undeveloped) natural area parcel. This meets the expressed preference of the neighborhood attendees.

It is apparent that the new proposal is now acceptable to the neighbors.

The revised proposal is for all industrial buildings, per the M-2 zoning.

IV. SUMMARY AND CONCLUSIONS

Based on the above findings, the applicant has demonstrated compliance with applicable sections of the McMinnville Comprehensive Plan and McMinnville Municipal Code. Therefore, the applicant requests that the submitted 9-lot subdivision application be concurrently approved administratively.



HUNTER RENAISSANCE DEVELOPMENT



City of McMinnville
Planning Department

Rivergate Subdivision: Phasing

Date: January 27, 2021

Thank you for your letter dated January 21, 2021.

There were 3 remaining questions.

I understand that Renaissance will provide the requested items #3 & #7.

Regarding Item #7. Phasing Question.

This is to confirm that this a single phased project. (NO Phasing).

By that we mean that the intent is to construct the Site Infrastructure, roads, utilities, required perimeter half-street improvements, etc. all in one phase.

We hope that clears up that Question #7.

Of course, like any subdivision, after that, the individual lots will be built on incrementally, and separate building permits will apply to each building, in the future.

The Subdivision will be ONE Phase.

Sincerely,

A handwritten signature in blue ink that reads "Geoffrey James".

Geoffrey James A.I.A.

4115 Fraser Lane S.E.
Salem, Oregon 97302



From: [Geoffrey James A.I.A.](#)
To: [Tom Schauer](#)
Cc: [Jeanmarie Kapp](#); jwells@westech-eng.com; [Sarah Sullivan](#)
Subject: RE: Rivergate Subdivision.
Date: Friday, February 5, 2021 1:14:40 PM

This message originated outside of the City of McMinnville.

Tom:
Thanks for your two comments.

Regarding phased development, the intention is to plat all lots on one final plat at the same time, correct? The intention is not to file one final plat for Phase 1 for some lots and Phase 2 for other lots, correct? Therefore, the intention is that improvements would be made consistent with City requirements needed to plat all lots on one final plat, correct?

CORRECT: That is the intention of the Owner/Applicant. Improvements will be made consistent with City requirements for one final plat.

If both wetlands will be owned by the Rivergate Center Property Association as noted below, is the intention to also have a separate lot/ tract for the northeast wetlands, or is the intention to retain those wetlands within the area of Lot 8? The application and plan currently indicate that would be within the area of Lot 8. Therefore, the NE wetland would not be in fee simple ownership by Rivergate Center Property Association unless Lot 8 remains owned by Rivergate Center Property Association. The information below indicates both wetlands would be owned by Rivergate Center Property Association.

CORRECT: That is the intention of the Owner/Applicant. Our Subdivision Plan shows the NE wetlands piece will be an easement over part of Lot 8. It is currently a storm water easement but will be documented also as a Wetlands easement. If and when Lot 8 is sold to another entity then the storm and wetlands easement still will remain protected by the approved and recorded Plat, and will not be developed or changed.

Geoff

Geoffrey James

[Geoffrey James A.I.A. Architect](#)

Telephone: [503-931-4120](tel:503-931-4120)

gjamesarchitect@gmail.com

WWW.GJAMESARCHITECT.COM

4676 Commercial St. SE, Suite #8
Salem, Oregon 97302 U.S.A.

via [Newton Mail](#)

On Fri, Feb 5, 2021 at 12:56 PM, Tom Schauer <Tom.Schauer@mcminnvilleoregon.gov> wrote:

Thank you Geoff,

<!--[if !supportLists]-->• <!--[endif]-->The subdivision guarantee you submitted is the document we needed. Thank you!

<!--[if !supportLists]-->• <!--[endif]-->**Regarding phased development, the intention is to plat all lots on one final plat at the same time, correct?** The intention is not to file one final plat for Phase 1 for some lots and Phase 2 for other lots, correct? Therefore, the intention is that improvements would be made consistent with City requirements needed to plat all lots on one final plat, correct?

<!--[if !supportLists]-->• <!--[endif]-->**If both wetlands will be owned by the Rivergate Center Property Association as noted below, is the intention to also have a separate lot/ tract for the northeast wetlands, or is the intention to retain those wetlands within the area of Lot 8?** The application and plan currently indicate that would be within the area of Lot 8. Therefore, the NE wetland would not be in fee simple ownership by Rivergate Center Property Association unless Lot 8 remains owned by Rivergate Center Property Association. The information below indicates both wetlands would be owned by Rivergate Center Property Association.

Thank you!
Tom

Tom Schauer, AICP

Senior Planner
City of McMinnville
231 NE 5th Street
McMinnville, OR 97128

[503-474-5108](tel:503-474-5108)
tom.schauer@mcminnvilleoregon.gov

From: Geoffrey James A.I.A. [gjamesarchitect@gmail.com]

Sent: Thursday, February 4, 2021 10:57 AM

To: Tom Schauer <Tom.Schauer@mcminnvilleoregon.gov>; Jeanmarie Kapp <jmkapp@renaissancecos.us>

Subject: Rivergate Subdivision.

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

This message originated outside of the City of McMinnville.

Regarding the information that is needed.
Here are the responses from the Applicant.

Rivergate Center Subdivision Application: Additional Responses.

Phased Development. Applicant Owner Statement.

Developer plans to implement infrastructure work as parcels are sold or leased. Infrastructure would be completed to the extent the city requires in accordance with each parcel sold, or to the extent city requires to establish the site as useable for renters/owners.

Wetlands: Applicant Owner Statement

The Rivergate Center Property Association will own and manage the wetlands – both the northeast corner parcel (common area) and the middle parcel (to be lot 9). No mitigation will be performed, wetlands will be left undisturbed.

Subdivision Report: Applicant Owner Statement

The Report prepared by First American Title Company is attached.

Geoffrey James

[Geoffrey James A.I.A. Architect](#)

Telephone: [503-931-4120](tel:503-931-4120)

gjamesarchitect@gmail.com

WWW.GJAMESARCHITECT.COM

4676 Commercial St. SE, Suite #8
Salem, Oregon 97302 U.S.A.

via [Newton Mail](#)

<!--[if !vml]--><!--[endif]-->





First American

First American Title Insurance Company

775 NE Evans Street
McMinnville, OR 97128
Phn - (503)376-7363
Fax - (866)800-7294

**PUBLIC RECORD REPORT
FOR NEW SUBDIVISION OR LAND PARTITION**

THIS REPORT IS ISSUED BY THE ABOVE-NAMED COMPANY ("THE COMPANY") FOR THE EXCLUSIVE USE OF:

The Renaissance Companies
2001 West Churchill Street
Chicago, IL 60647-5503
Phone: (777)490-3805
Fax:

Date Prepared : February 03, 2021
Effective Date : 8:00 A.M on February 01, 2021
Order No. : 1039-3668400
Subdivision :

The information contained in this report is furnished by First American Title Insurance Company (the "Company") as an information service based on the records and indices maintained by the Company for the county identified below. This report is not title insurance, is not a preliminary title report for title insurance, and is not a commitment for title insurance. No examination has been made of the Company's records, other than as specifically set forth in this report. Liability for any loss arising from errors and/or omissions is limited to the lesser of the fee paid or the actual loss to the Customer, and the Company will have no greater liability by reason of this report. This report is subject to the Definitions, Conditions and Stipulations contained in it.

REPORT

- A. The Land referred to in this report is located in the County of Yamhill, State of Oregon, and is described as follows:

As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.

- B. As of the Effective Date, the tax account and map references pertinent to the Land are as follows:

As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.

- C. As of the Effective Date and according to the Public Records, we find title to the land apparently vested in:

As fully set forth on Exhibit "B" attached hereto and by this reference made a part hereof

- D. As of the Effective Date and according to the Public Records, the Land is subject to the following liens and encumbrances, which are not necessarily shown in the order of priority:

As fully set forth on Exhibit "C" attached hereto and by this reference made a part hereof.

EXHIBIT "A"
(Land Description Map Tax and Account)

PARCEL 1: [NORTH]

A TRACT OF LAND LOCATED IN SECTION 15, TOWNSHIP 4 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN IN YAMHILL COUNTY, OREGON, BEING A PORTION OF LOT 7, BLOCK 1 OF MCMINNVILLE INDUSTRIAL PARK, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH 01°58'41" EAST 73.52 FEET TO A POINT ON THE EAST LINE OF SAID LOT 7 AND THE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE, NORTH 89°12'42" WEST 753.88 FEET TO A POINT ON THE EAST MARGIN OF COLVIN COURT, BEING ALSO THE WEST LINE OF SAID LOT 7; THENCE NORTH 00°47'18" EAST 735.42 FEET ALONG SAID EAST MARGIN TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE LEAVING SAID EAST MARGIN SOUTH 88°45'48" EAST 403.18 FEET ALONG THE NORTH LINE OF SAID LOT 7 TO THE SOUTHEAST CORNER OF LOT 6 OF SAID BLOCK 1; THENCE SOUTH 89°13'32" EAST 365.92 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 01°58'41" WEST 732.51 FEET TO THE POINT OF BEGINNING.

PARCEL 2: [SOUTH]

A TRACT OF LAND LOCATED IN SECTION 15, TOWNSHIP 4 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN IN YAMHILL COUNTY, OREGON, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED FROM RHUAMY E. MILLER TO JOAN CAROL MILLER AND RECORDED IN FILM VOLUME 160, PAGE 1275, DEED AND MORTGAGE RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 7 OF BLOCK 1, MCMINNVILLE INDUSTRIAL PARK; THENCE NORTH 89°12'42" WEST 777.35 FEET TO THE CENTERLINE OF COLVIN COURT; THENCE SOUTH 00°47'18" WEST 806.66 FEET TO AN IRON ROD ON THE NORTH MARGIN OF RIVERSIDE DRIVE; THENCE SOUTH 89°11'27" EAST 760.45 FEET ALONG SAID MARGIN AND THE EASTERLY EXTENSION THEREOF, TO AN IRON ROD AT THE SOUTHEAST CORNER OF SAID MILLER TRACT; THENCE NORTH 01°59'17" EAST 807.12 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A TRACT OF LAND IN A PORTION OF LOT 7 OF BLOCK 1, MCMINNVILLE INDUSTRIAL PARK, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH 01°58'41" EAST 73.52 FEET TO A POINT ON THE EAST LINE OF SAID LOT 7; THENCE LEAVING SAID EAST LINE, NORTH 89°12'42" WEST 753.88 FEET TO A POINT ON THE EAST MARGIN OF COLVIN COURT, BEING THE WEST LINE OF SAID LOT 7; THENCE SOUTH 00°47'18" WEST 73.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE SOUTH 89°12'42" EAST 752.35 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM PORTION OF LAND CONVEYED TO THE CITY OF MCMINNVILLE, A MUNICIPAL CORPORATION OF THE STATE OF OREGON AS DESCRIBED IN DEED FOR DEDICATION PURPOSES RECORDED APRIL 24, 2020, INSTRUMENT NO. 202006592, DEED AND MORTGAGE RECORDS.

Map No.: R4415 03306 and R4415 03335

Tax Account No.: 435078 and 710644

EXHIBIT "B"
(Vesting)

HRCapital Opportunity Fund I, LLC, an Oregon limited liability company

EXHIBIT "C"
(Liens and Encumbrances)

1. The assessment roll and the tax roll disclose that the within described premises were specially zoned or classified for Farm use. If the land has become or becomes disqualified for such use under the statute, an additional tax or penalty may be imposed.
2. City liens, if any, of the City of McMinnville.
3. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
4. Easement as shown on the recorded plat of McMinnville Industrial Park
For: 10 foot utility
5. Easement as shown on the recorded plat McMinnville Industrial Park
For: 20 foot Storm Drain
6. Easement as shown on the recorded plat of McMinnville Industrial Park
For: Variable width Storm Drain
7. Agreement and the terms and conditions thereof:
Between: McMinnville Industrial Promotions, Inc.
And: Gene Miller and the City of McMinnville
Recording Information: December 28, 1983, Film [Volume 182, Page 1739](#), Deed and Mortgage Records
8. Easement, including terms and provisions contained therein:
Recording Information: December 28, 1984, Film [Volume 191, Page 495](#), Deed and Mortgage Records
In Favor of: McMinnville Water & Light Department
For: Electrical and water distribution facilities
9. Design Requirements as reserved in a deed, including the terms and provisions thereof;
Recorded: February 14, 1990
Recording Information: Film [Volume 240, Page 1846](#), Deed and Mortgage Records
From: McMinnville Industrial Promotions, Inc., an Oregon corporation
To: Homette Corporation, an Indiana corporation
10. Deed of Trust and Assignment of Rents.
Grantor/Trustor: HRCapital Opportunity Fund I, LLC, an Oregon limited liability company
Grantee/Beneficiary: Fieldpoint Private Bank & Trust
Trustee: First American Title Insurance Company
Amount: \$2,468,000.00
Recorded: August 23, 2019
Recording Information: Instrument No. [201911841](#), Deed and Mortgage Records

11. Financing Statement, indicating a Security Agreement

Debtor: HRCapital Opportunity Fund I, LLC
Secured Party: Fieldpoint Private Bank & Trust
Recorded: August 23, 2019
Recording Information: Instrument No. [201911842](#), Deed and Mortgage Records

12. Easement, including terms and provisions contained therein:

Recording Information: April 24, 2020, Instrument No. [202006593](#), Deed and Mortgage Records
In Favor of: City of McMinnville, a Municipal corporation of the State of Oregon
For: Permanent Utility
(Affects Parcel 2)

13. Unrecorded leases or periodic tenancies, if any.

NOTE: Taxes for the year 2020-2021 PAID IN FULL

Tax Amount: \$7,220.87
Map No.: R4415 03306
Property ID: 435078
Tax Code No.: 40.0
(Affects Parcel 1)

NOTE: Taxes for the year 2020-2021 PAID IN FULL

Tax Amount: \$967.93
Map No.: R4415 03335
Property ID: 710644
Tax Code No.: 40.0
(Affects Parcel 2)

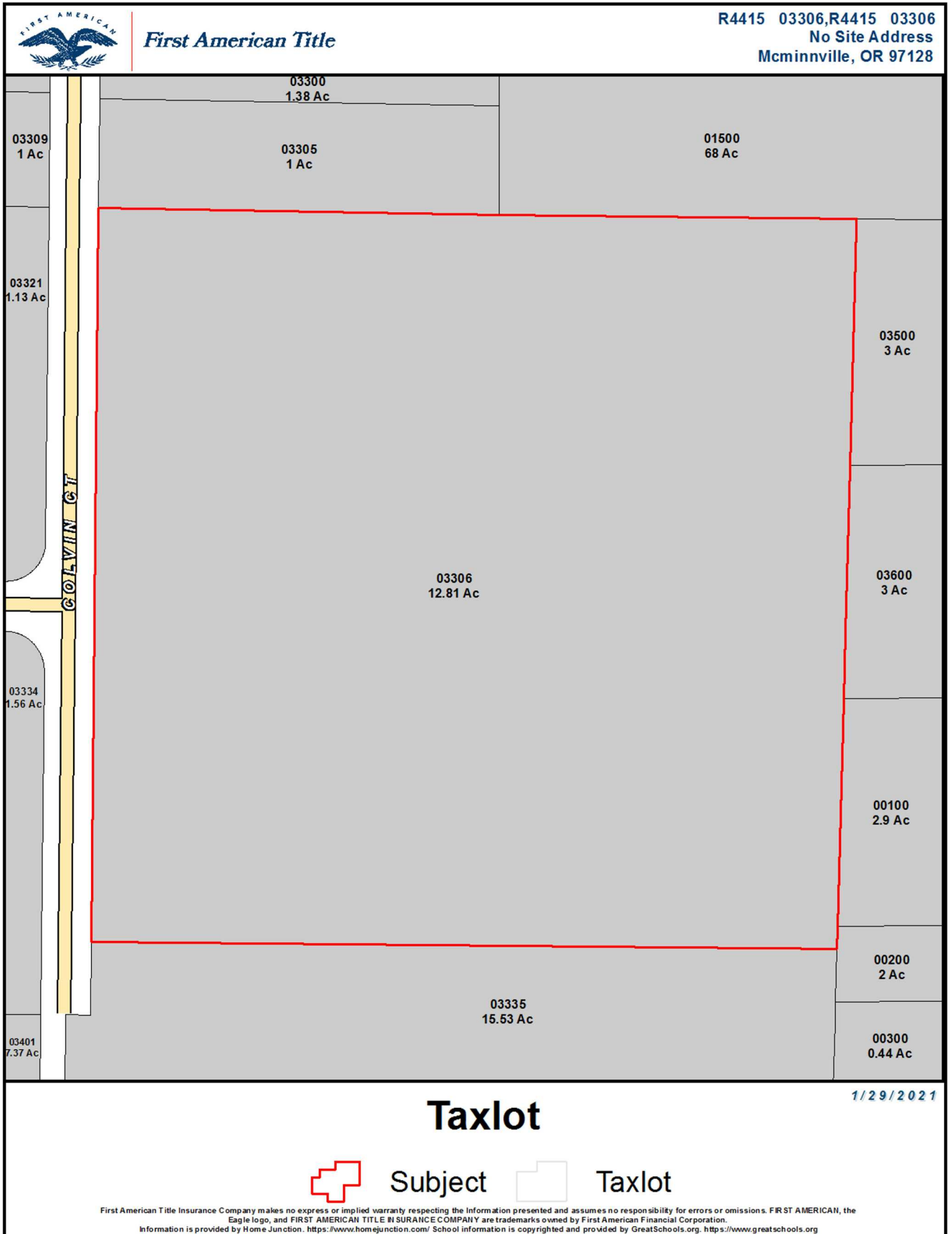
NOTE: This Public Record Report does not include a search for Financing Statements filed in the Office of the Secretary of State, or in a county other than the county wherein the premises are situated, and no liability is assumed if a Financing Statement is filed in the Office of the County Clerk covering Crops and Fixtures on the premises wherein the lands are described other than by metes and bounds or under the rectangular survey system or by recorded lot and block.

DEFINITIONS, CONDITIONS AND STIPULATIONS

1. **Definitions.** The following terms have the stated meaning when used in this report:
 - (a) "Customer": The person or persons named or shown as the addressee of this report.
 - (b) "Effective Date": The effective date stated in this report.
 - (c) "Land": The land specifically described in this report and improvements affixed thereto which by law constitute real property.
 - (d) "Public Records": Those records which by the laws of the state of Oregon impart constructive notice of matters relating to the Land.

2. **Liability of the Company.**
 - (a) THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.
 - (b) No costs (including, without limitation attorney fees and other expenses) of defense, or prosecution of any action, is afforded to the Customer.
 - (c) In any event, the Company assumes no liability for loss or damage by reason of the following:
 - (1) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
 - (2) Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
 - (3) Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
 - (4) Discrepancies, encroachments, shortage in area, conflicts in boundary lines or any other facts which a survey would disclose.
 - (5) (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (iii) water rights or claims or title to water.
 - (6) Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in this report, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
 - (7) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment on the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (8) Any governmental police power not excluded by 2(d)(7) above, except to the extent that notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (9) Defects, liens, encumbrances, adverse claims or other matters created, suffered, assumed, agreed to or actually known by the Customer.

3. **Charge.** The charge for this report does not include supplemental reports, updates or other additional services of the Company.



Rivergate Community Meeting 12/22/2020 MINUTES

Present:

Geoff James, Architect for Project

Jeanmarie Kapp, Hunter Renaissance Development LLC

Paul Kapfer, Hunter Renaissance Development LLC

Rebecca Thrash

Geoff began meeting discussion at 6:38pm PST.

1. Described location on Colvin/Riverside/Blossom, discussed acreage
2. Property zoned industrial M2
3. Proposed 8 lots + preserving wetlands, landscaping edges to make it a feature
4. Each parcel is 2/3/4 acres in size
5. Don't know what buildings will go on parcels, depending upon users that come in; buildings should be 30-40,000sf plus required parking and room for trucks/docks
6. Access off Rivergate, extended through site to east property line with 60' ROW
7. Serving all lots from interior roadways down the middle
8. Subdivision application of roads/sewer/water provided to city
9. Explained why we are again hosting meeting, because site signage was not placed at August meeting
10. City is reviewing subdivision submission, it should meet their approval and they will send final plat to county for recording
11. Requirements from city are to extend Colvin to Riverside, to city standards, improve Riverside drive along property frontage and also west side of Blossom
12. Will not be accessing site from Blossom
13. Rebecca Thrasher: will we be improving Blossom? Answer: we'll improve half width of Blossom on west side, awaiting determination from city as to where/if utilities required

RIVERGATE COMMUNITY MEETING

RECORDING OF THE MEETING

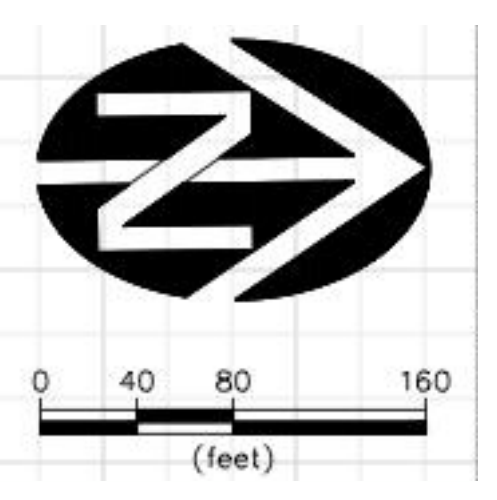
Topic: Rivergate Center Community Meeting

Start Time : Dec 22, 2020 06:15 PM

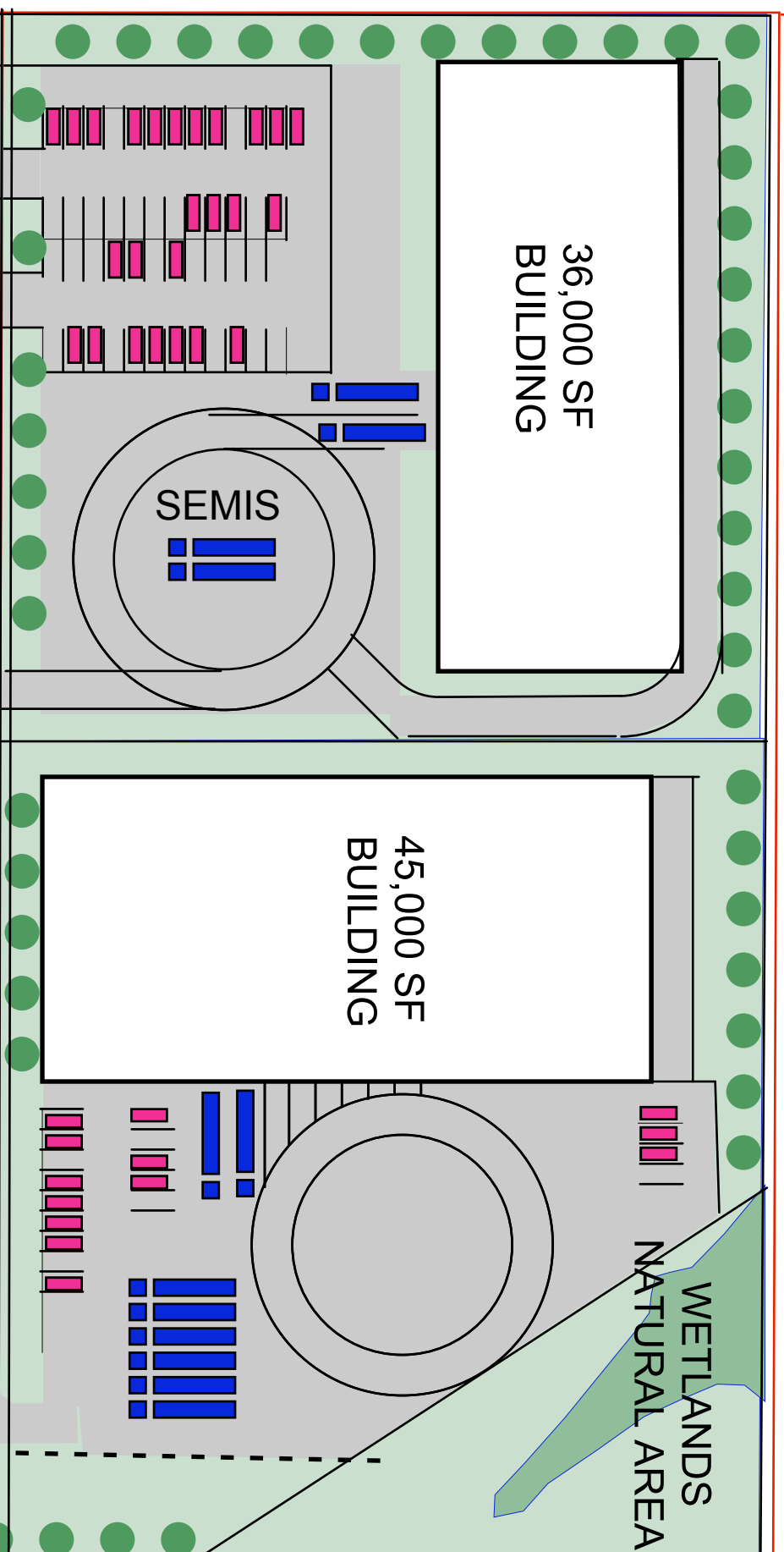
Meeting Recording:

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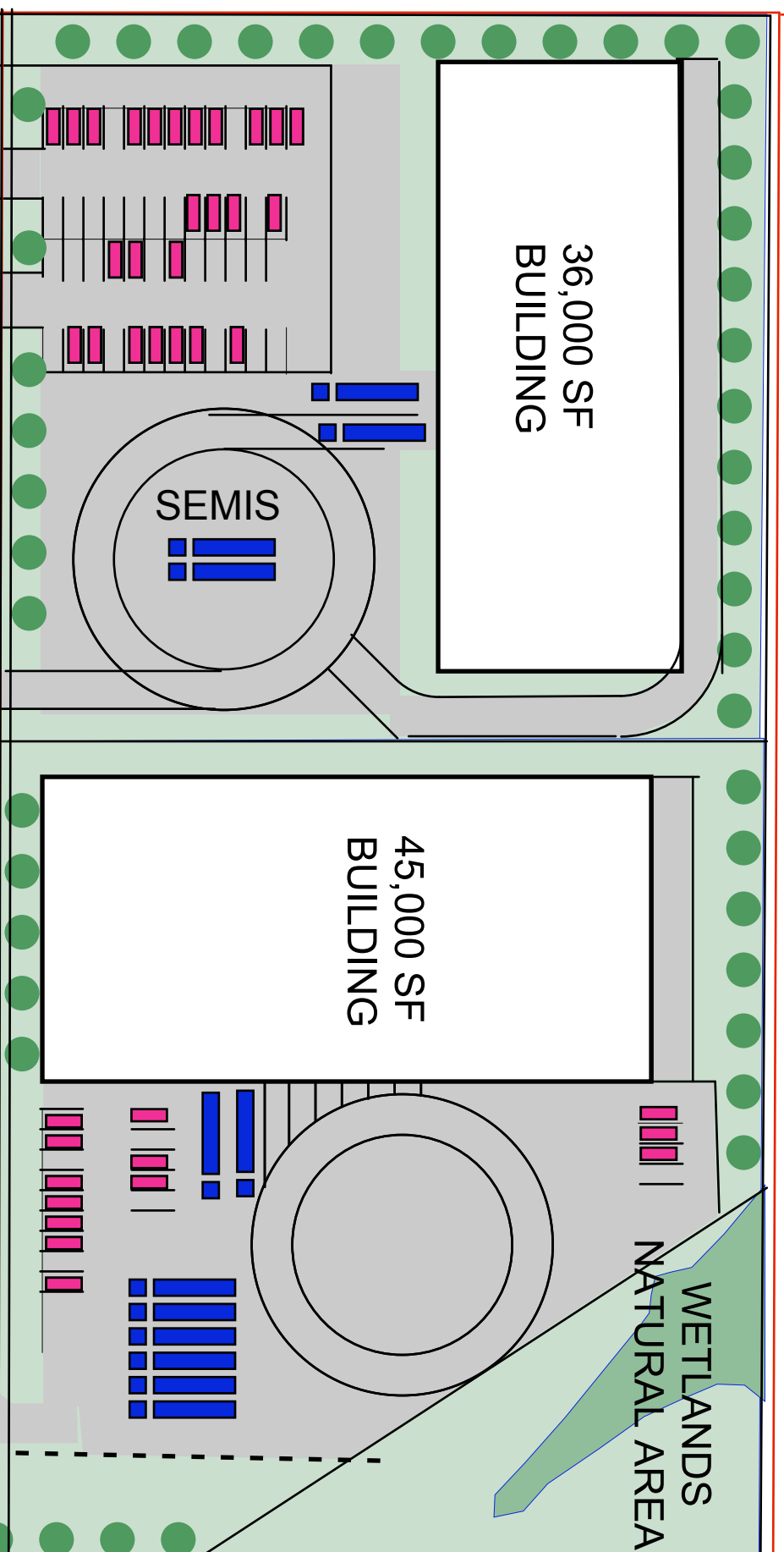
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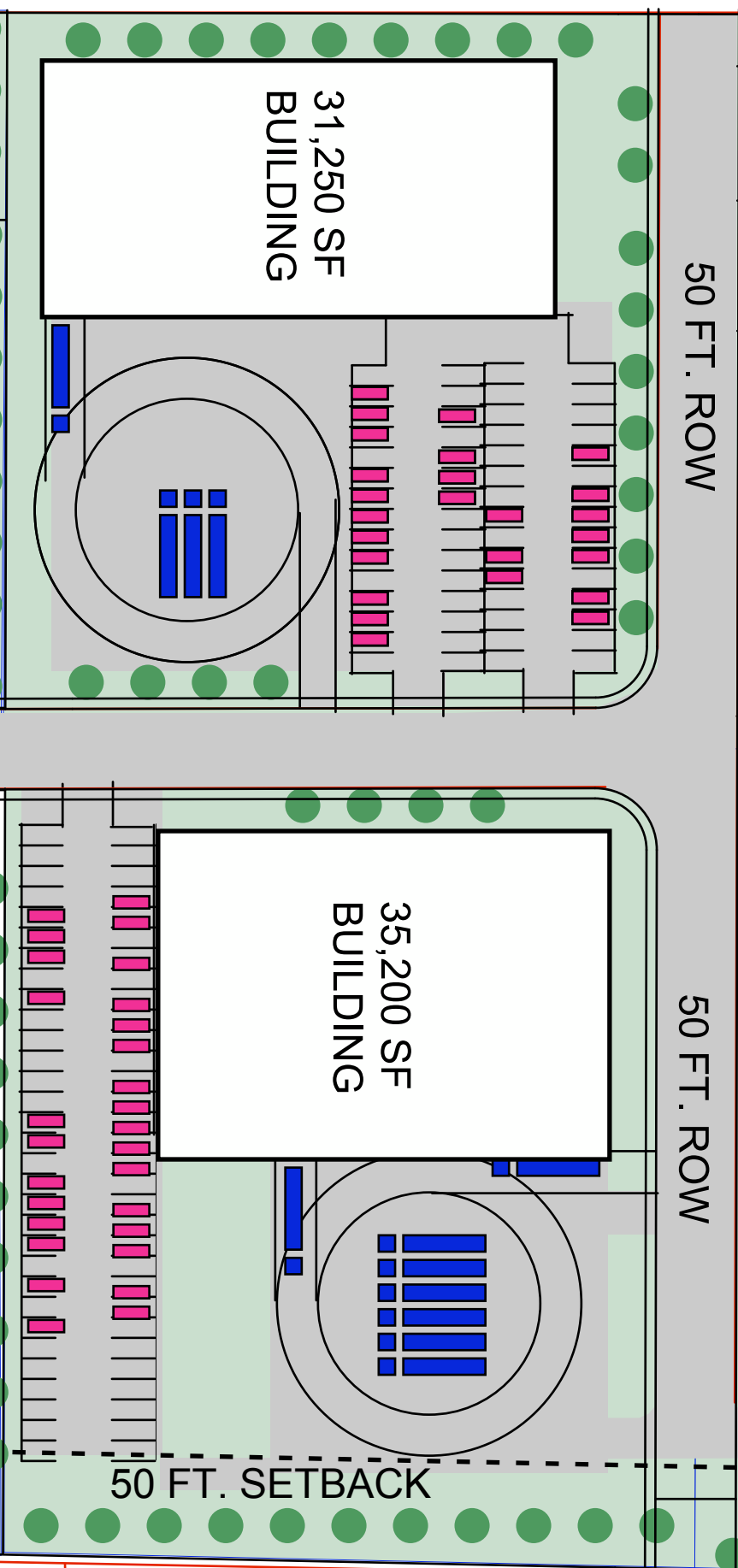
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136,000 SQ.FT.



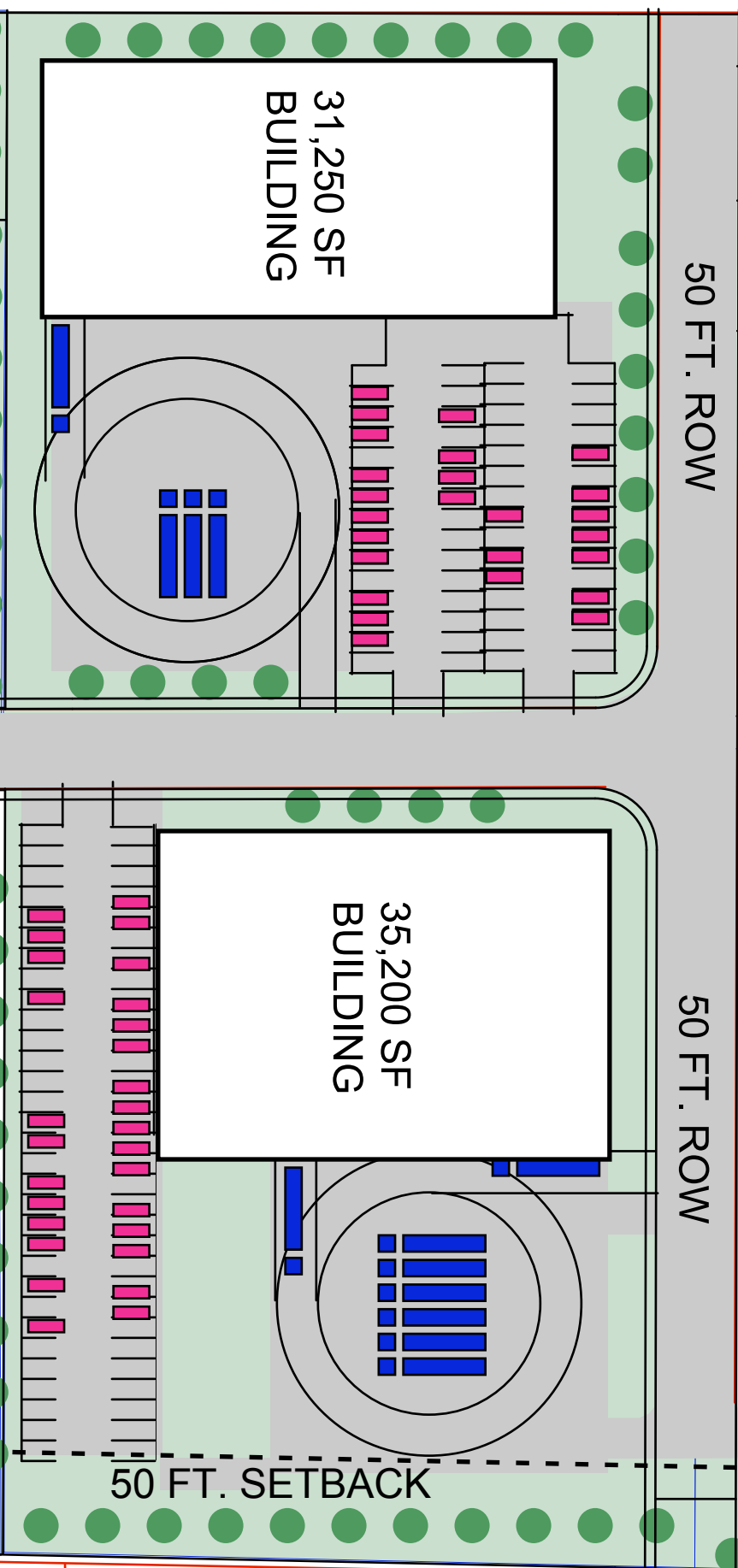
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152,000 SQ.FT.



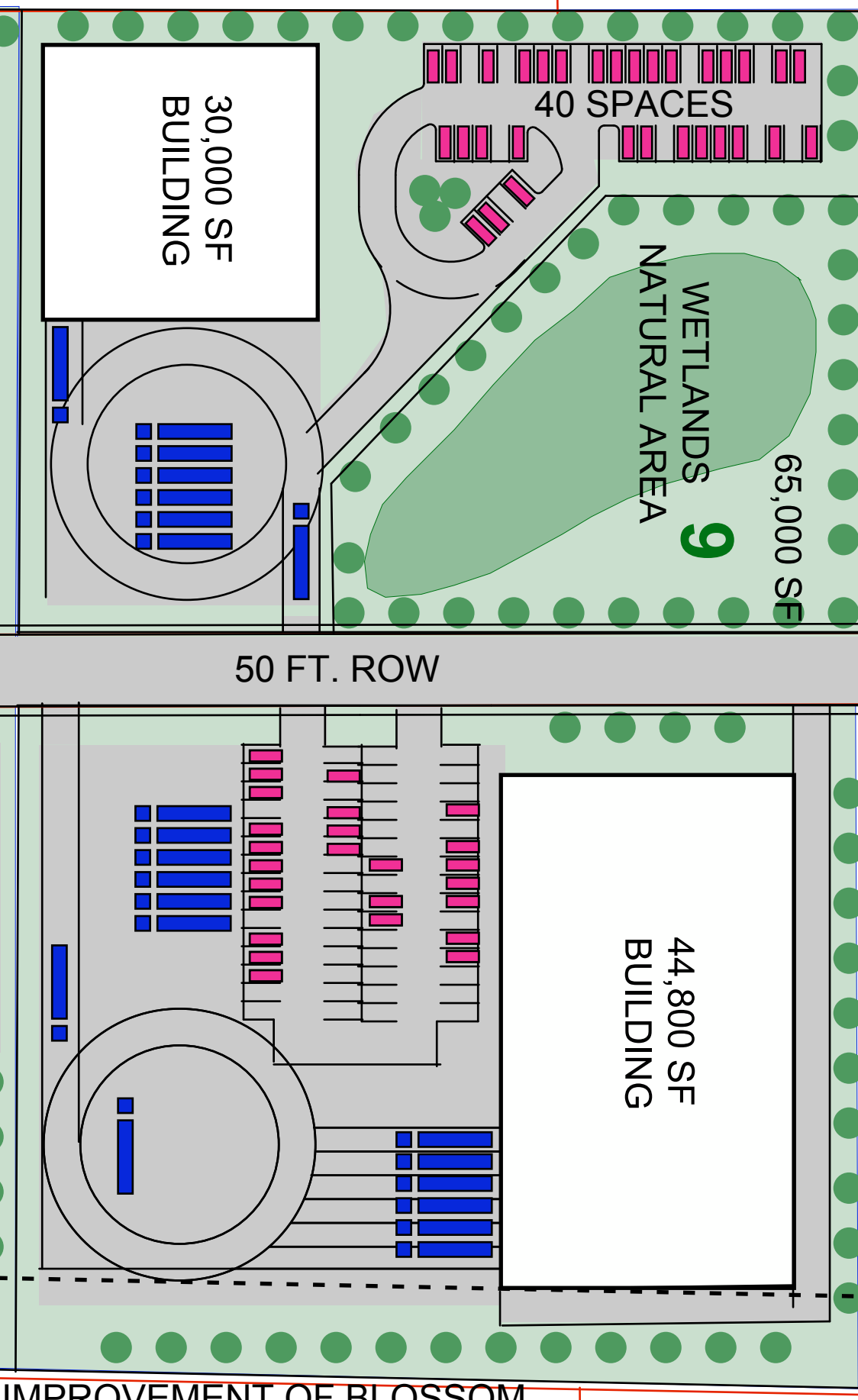
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106,000 SQ.FT.



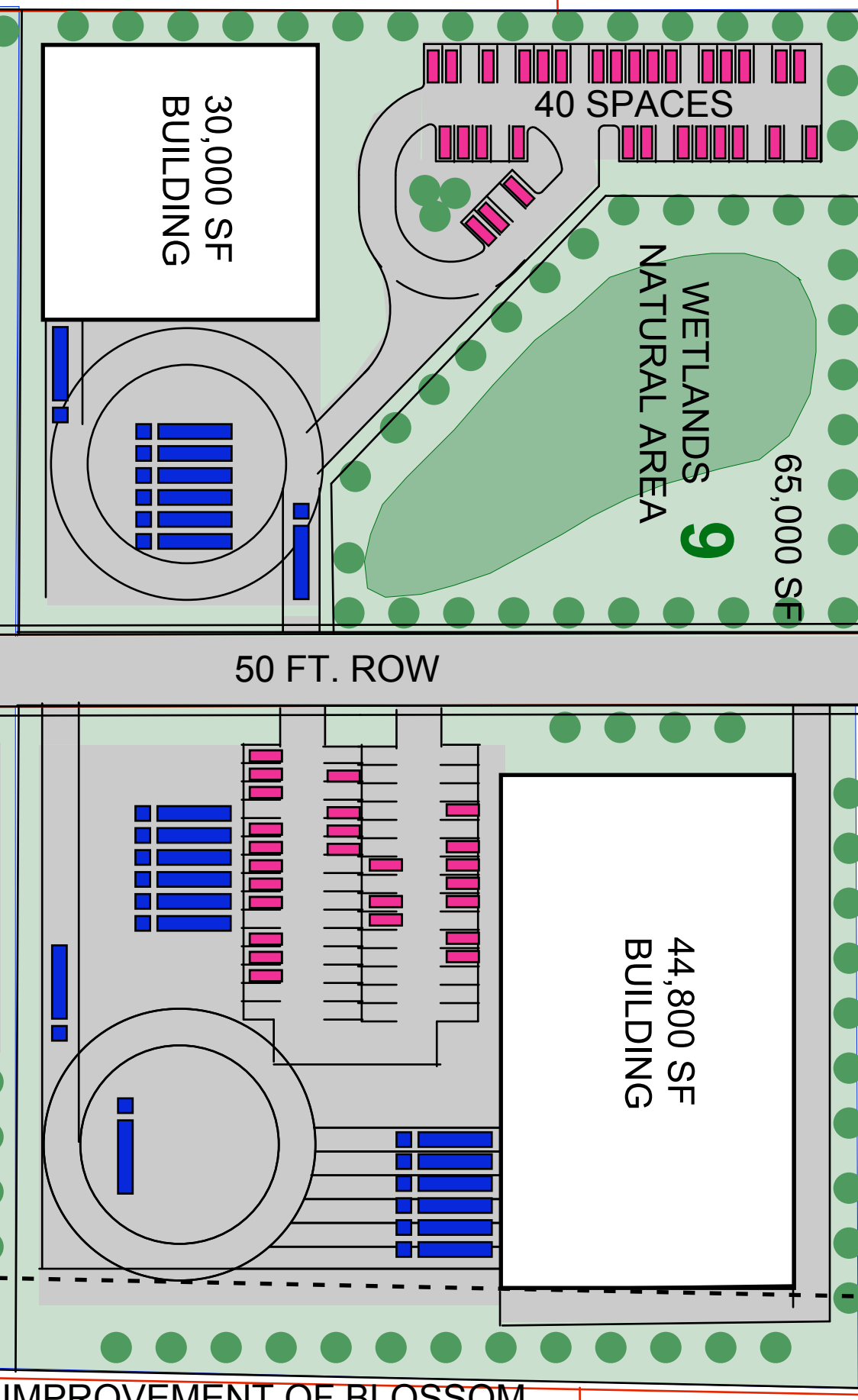
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120,000 SQ.FT.



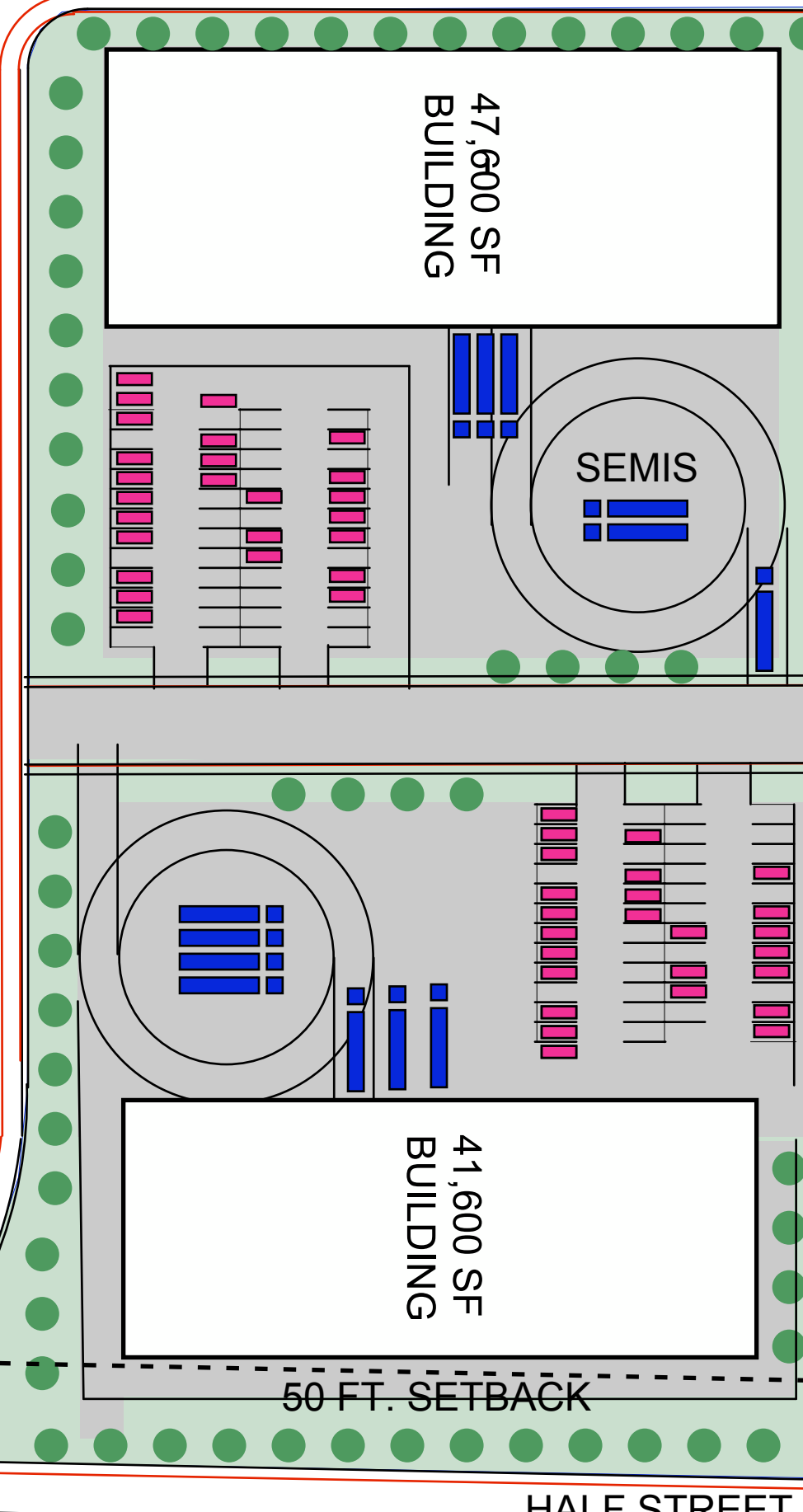
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100,000 SQ.FT.



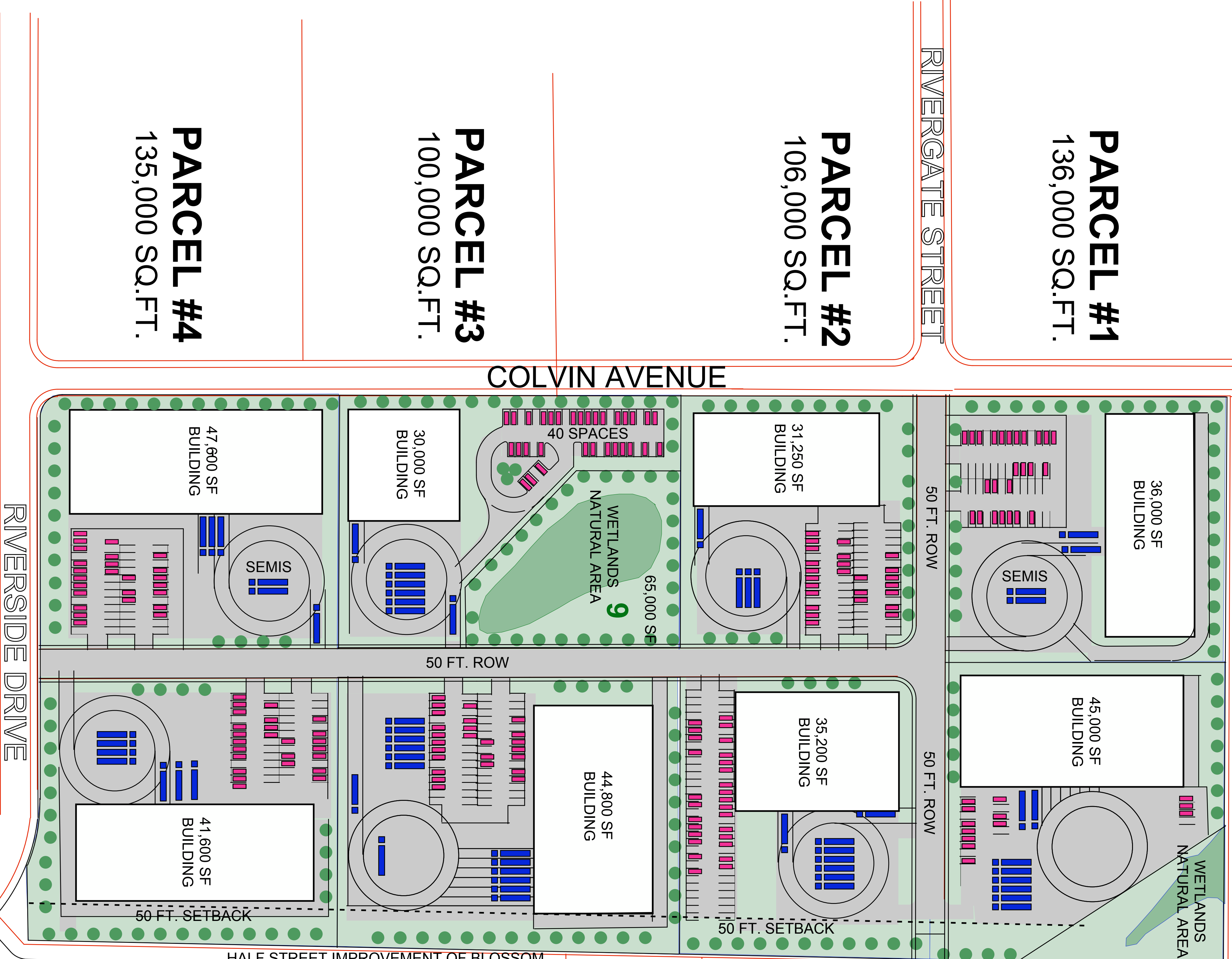
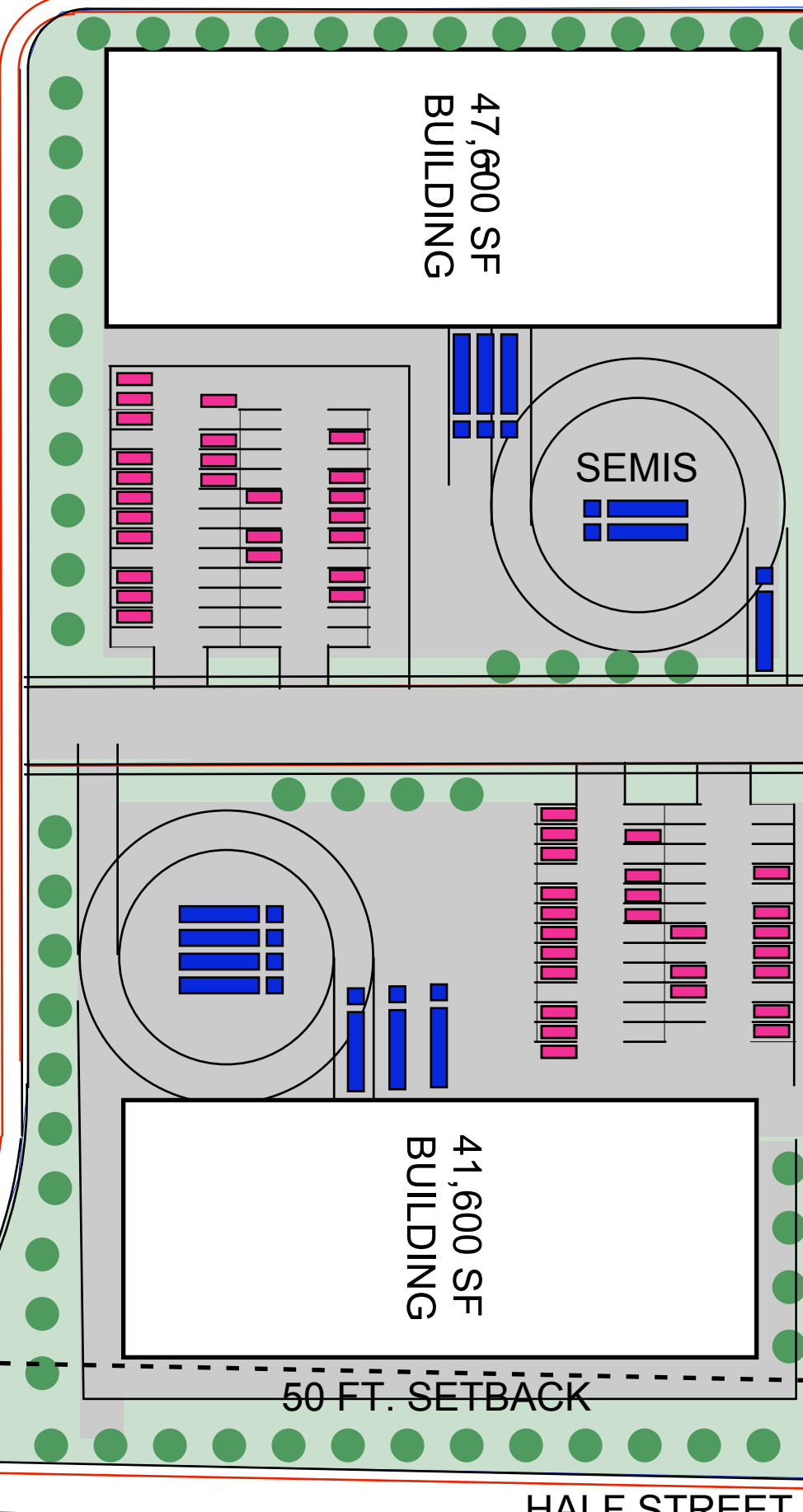
PARCEL #6
170,000 SQ.FT.



PARCEL #4
135,000 SQ.FT.

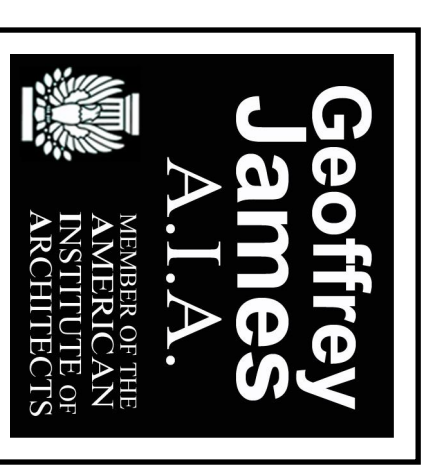


PARCEL #5
143,000 SQ.FT.



Rivergate Center
MCMINNVILLE, OREGON
28 ACRES **SITE MASTER PLAN**

07-09-2020



Colvin Ct. PUD

McMinnville 28 ac

Legend

- Canal 9+ ac
- Canal, 9.07 ac
- Cascade Lakes Brewing Co
- Church
- Dedicated road R/W
- Feature 1
- Feature 2
- Feature 3
- Feature 4
- Feature 5
- Feature 6
- Feature 7
- Feature 8
- Feature 9
- Greens At Redmond
- Northwest Community Credit Union
- Peterson Cat
- Redmond
- Redmond Dental Lab Inc
- Redmond Plumbing & Mechanical LLC
- Redmond School of Dance
- Safeway
- School
- Smith Rock Climbing Guides Inc
- Starbucks
- The Original Pancake House
- Timber's Bar & Grille Inc
- Wright Ford Inc

Kelly

SE Blossom Dr



900 ft

PASS
ERIAL
ntamer

FOR SALE

.383.2444

RIVERGATE CENTER

28-Acre Mixed-Use Development Site
in the Opportunity Zone

**BUILD-TO-SUIT AVAILABLE
PARCELS STARTING AT 2 ACRES**

**NOTICE OF A PUBLIC
VIRTUAL MEETING**

PROPOSED INDUSTRIAL SUBDIVISION
OF 28 ACRES ZONED M-2 INDUSTRIAL
INTO 9 INDUSTRIAL LOTS

ALL NEIGHBORS ARE INVITED TO ATTEND

TUESDAY, DECEMBER 22, at 6.30 P.M.

For meeting LOGIN information
email info@renaissancecos.us

NOTICE OF A PUBLIC
VIRTUAL MEETING
PROPOSED ZONING SUBMISSION
OF 38 ACRES ZONED M-2 (INDUSTRIAL)
INTO 4 INDUSTRIAL LOTS
ALL NEIGHBORS ARE INVITED TO ATTEND
TUESDAY, DECEMBER 22, at 6:30 P.M.
For meeting LOG-IN information
visit: <http://planning.ci.washouli.wa.us>



**NOTICE OF A PUBLIC
VIRTUAL MEETING**

PROPOSED INDUSTRIAL SUBDIVISION
OF 28 ACRES ZONED M-2 INDUSTRIAL
INTO 9 INDUSTRIAL LOTS

ALL NEIGHBORS ARE INVITED TO ATTEND

TUESDAY, DECEMBER 22, at 6.30 P.M.

For meeting LOGIN information
email info@renaissancecos.us



1 December 2020

Miguel A Marin
3146 NE Mohan Dr.
McMinnville, OR 97128

Re: NEIGHBORHOOD MEETING ON PROPOSED SUBDIVISION

Dear neighbor:

We are following up on our previous meeting held in August. The city has advised that we need to host another meeting due to our initial meeting not being posted on the Rivergate site.

Therefore, we are hosting another informational meeting about the proposed Rivergate Center on Tuesday, December 22nd via Zoom. The meeting will be held 6:30pm PST, will last approximately 45 minutes, and will be recorded.

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Meeting ID: 824 8892 1844

One tap mobile
+16699006833,,82488921844# US (San Jose)
+12532158782,,82488921844# US (Tacoma)

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Thank you, we look forward to your attendance.

Sincerely,

Jeanmarie Kapp
Agent for HRCapital Opportunity Fund I
Owner, Rivergate Center



1 December 2020

City of McMinnville
230 NE 2nd St.
McMinnville, OR 97128

Re: NEIGHBORHOOD MEETING ON PROPOSED SUBDIVISION

Dear neighbor:

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Thank you, we look forward to your attendance.

Sincerely,

Jeanmarie Kapp
Agent for HRCapital Opportunity Fund I
Owner, Rivergate Center



1 December 2020

Kohne Rentals LLC
PO Box 164
Yakutat, Ak 99689

Re: NEIGHBORHOOD MEETING ON PROPOSED SUBDIVISION

Dear neighbor:

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Thank you, we look forward to your attendance.

Sincerely,

Jeanmarie Kapp
Agent for HRCapital Opportunity Fund I
Owner, Rivergate Center



1 December 2020

Trumpt LLC
PO Box 836
Amity, OR 97101

Re: NEIGHBORHOOD MEETING ON PROPOSED SUBDIVISION

Dear neighbor:

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Thank you, we look forward to your attendance.

Sincerely,

Jeanmarie Kapp
Agent for HRCapital Opportunity Fund I
Owner, Rivergate Center



1 December 2020

Alan Amerson Trust
2270 SW West Wind Dr.
McMinnville, OR 97128

Re: NEIGHBORHOOD MEETING ON PROPOSED SUBDIVISION

Dear neighbor:

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Sincerely,

Jeanmarie Kapp
Agent for HRCapital Opportunity Fund I
Owner, Rivergate Center



1 December 2020

Westvale Property Management LLC
1312 NE Highway 99W
McMinnville, OR 97128

Re: NEIGHBORHOOD MEETING ON PROPOSED SUBDIVISION

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Thank you, we look forward to your attendance.

Sincerely,

Jeanmarie Kapp
Agent for HRCapital Opportunity Fund I
Owner, Rivergate Center



1 December 2020

McMinnville Industrial Productions Inc.
PO Box 328
McMinnville, OR 97128

Re: NEIGHBORHOOD MEETING ON PROPOSED SUBDIVISION

Dear neighbor:

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Thank you, we look forward to your attendance.

Sincerely,

Jeanmarie Kapp
Agent for HRCapital Opportunity Fund I
Owner, Rivergate Center



1 December 2020

Stephen & Shirley Franks
1751 SE Walnut Ave.
McMinnville, OR 97128

Re: NEIGHBORHOOD MEETING ON PROPOSED SUBDIVISION

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Thank you, we look forward to your attendance.

Sincerely,

Jeanmarie Kapp
Agent for HRCapital Opportunity Fund I
Owner, Rivergate Center



1 December 2020

Rebecca-Majors-Thrash
1605 NE Walnut
McMinnville, OR 97128

Re: NEIGHBORHOOD MEETING ON PROPOSED SUBDIVISION

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Sincerely,

Jeanmarie Kapp
Agent for HRCapital Opportunity Fund I
Owner, Rivergate Center



1 December 2020

Morelock Family Trust
1531 Walnut Ave.
McMinnville, OR 97128

Re: NEIGHBORHOOD MEETING ON PROPOSED SUBDIVISION

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Thank you, we look forward to your attendance.

Sincerely,

Jeanmarie Kapp
Agent for HRCapital Opportunity Fund I
Owner, Rivergate Center



1 December 2020

Samuel Murray
PO Box 104
McMinnville, OR 97128

Re: NEIGHBORHOOD MEETING ON PROPOSED SUBDIVISION

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Thank you, we look forward to your attendance.

Sincerely,

Jeanmarie Kapp
Agent for HRCapital Opportunity Fund I
Owner, Rivergate Center



1 December 2020

Robert L & Carol E Huson
1446 NE Blossom Dr.
McMinnville, OR 97128

Re: NEIGHBORHOOD MEETING ON PROPOSED SUBDIVISION

Dear neighbor:

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Meeting ID: 824 8892 1844

One tap mobile

+16699006833,,82488921844# US (San Jose)

+12532158782,,82488921844# US (Tacoma)

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Thank you, we look forward to your attendance.

Sincerely,

Jeanmarie Kapp
Agent for HRCapital Opportunity Fund I
Owner, Rivergate Center



1 December 2020

Matthew Hess
1320 NE Blossom Dr.
McMinnville, OR 977258

Re: NEIGHBORHOOD MEETING ON PROPOSED SUBDIVISION

Dear neighbor:

We are following up on our previous meeting held in August. The city has advised that we need to host another meeting due to our initial meeting not being posted on the Rivergate site.

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Sincerely,

Jeanmarie Kapp
Agent for HRCapital Opportunity Fund I
Owner, Rivergate Center



1 December 2020

Michael L Clark
1271 NE Hwy 99 W # 163
McMinnville, OR 97128

Re: NEIGHBORHOOD MEETING ON PROPOSED SUBDIVISION

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Jeanmarie Kapp
Agent for HRCapital Opportunity Fund I
Owner, Rivergate Center



1 December 2020

Jose B & Debra K Sanchez
1220 NE Blossom Dr.
McMinnville, OR 97128

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Jeanmarie Kapp
Agent for HRCapital Opportunity Fund I
Owner, Rivergate Center



1 December 2020

Jacquie C Dole
6605 SE Riverside Dr.
McMinnville, OR 97128

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Jeanmarie Kapp
Agent for HRCapital Opportunity Fund I
Owner, Rivergate Center



1 December 2020

Glenda L Madsen
6925 SE Riverside Dr.
McMinnville, OR 97128

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Sincerely,

Jeanmarie Kapp
Agent for HRCapital Opportunity Fund I
Owner, Rivergate Center



1 December 2020

Jason McFarland
6901 SE Riverside Dr.
McMinnville, OR 97128

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Sincerely,

Jeanmarie Kapp
Agent for HRCapital Opportunity Fund I
Owner, Rivergate Center



1 December 2020

Jan L Jackman
6925 SE Riverside Dr.
McMinnville, OR 97128

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Agent for HRCapital Opportunity Fund I
Owner, Rivergate Center



1 December 2020

Jason A Van-Mourik
7025 NE Riverside Dr.
McMinnville, OR 97128

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Owner, Rivergate Center



1 December 2020

City of McMinnville/Planning Department
231 NE 5th St.
McMinnville, OR 97128

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Owner, Rivergate Center



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Transaction #: 707
AID: A0000000041010 Chip
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