

**Planning Department**

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

Office Use Only:File No. VR 3-21Date Received 9/20/21Fee \$2149.25

Receipt No. _____

Received by sjs

Zoning Variance Application

Applicant Information

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

Applicant Name Nicole Wojtkiewicz Phone 803-413-4082

Contact Name SAME AS ABOVE Phone _____
(If different than above)

Address 550 ASSEMBLY STREET 5TH FLOOR

City, State, Zip COLUMBIA SC 29201

Contact Email nwojtkiewicz@AMAROK.COM

Property Owner Information

Property Owner Name LEE LARSON PROPERTIES LLC Phone _____
(If different than above)

Contact Name C/O DAVE KIERSEY/KIERSEY & MCMILLAN Phone _____

Address PO BOX 1696

City, State, Zip BEAVERTON OR 97075

Contact Email _____

Site Location and Description

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

Property Address 1936 NE LAFAYETTE AVE, MCMINNVILLE, OR 97128

Assessor Map No. R4415 01900 - - Total Site Area _____

Subdivision _____ Block _____ Lot _____

Comprehensive Plan Designation _____ Zoning Designation M-2

Please indicate the type of variance requested:

- Lot Size Requirement _____ Reduction to _____
 Setback – Front, Rear, Side Requirement _____ Reduction to _____
 Other FENCE OVER 7' TALL

1. Describe the nature of the request in detail: _____

INSTALLATION OF A 10' TALL SUSPENDED WIRE SECURITY ALARM SYSTEM BEHIND EXISTING PERIMETER FENCE. 12V/DC BATTERY OPERATED, PULSED LOW VOLTAGE, INDEPENDENT OF MAIN POWER GRID. 1907 LINEAR FEET TOTAL.

2. What exceptional or extraordinary circumstances apply to the property which do not apply generally to other property in the same zone or vicinity, and result from lot size or shape legally existing prior to the date of this ordinance, topography, or other circumstance over which the applicant has no control? _____

THIS SITE IS ABUTTED BY A RAIL ROAD ON THE SOUTHEAST SIDE OF THE PROPERTY. THERE ARE MANY PLACES ALONG THE PERIMETER WHERE TRESPASSERS WITH CRIMINAL INTENT GAIN ACCESS TO THE PROPERTY. THE STORAGE LOT AREA IS 1907 LINEAR FEET IN PERIMETER MAKING IT IMPOSSIBLE FOR SECURITY OFFICERS OR LOCAL POLICE TO CONSTANTLY, EFFECTIVELY MONITOR THE ENTIRE LOT.

3. What property right would be preserved by granting the variance? _____

THE RIGHT TO PROTECT THE SAFETY AND WELL-BEING OF STAFF AND EMPLOYEES AND THE RIGHT TO PROTECT BUILDINGS AND COMPANY ASSETS FROM THREAT OF VANDALISM AND THEFT, MEANING FIRST STUDENT CAN CONTINUE TO OPERATE AND SERVE CHILDREN AND FAMILIES IN THE CITY OF MCMINNVILLE.

4. What unnecessary hardship would be avoided by granting the variance? _____

THE UNNECESSARY HARDSHIP AVOIDED BY GRANTING THIS VARIANCE IS THE THREAT OF DANGEROUS CRIMINAL ACTIVITY. THE SIZE AND NATURE OF A FLEET OF SCHOOL BUSES MAKES IT IMPOSSIBLE TO STORE THEM INDOORS. PROTECTING THE SAFETY AND SECURITY OF DOZENS OF EMPLOYEES, AND ENSURING SEVERAL THOUSANDS OF DOLLARS' WORTH OF HIGHLY DESIRABLE BUSINESS ASSETS ARE NOT AT RISK OF THEFT OR VANDALISM.

5. Why won't this request be detrimental to the surrounding area? _____

THE SECURITY SYSTEM NEARLY INVISIBLE BY DESIGN AND WILL NOT NEGATIVELY IMPACT THE DESIRED AESTHETICS OF THE AREA. THE SYSTEM IS SAFETY TESTED AND CERTIFIED AND CAN IN NO WAY MEDICALLY HARM A PERSON OR ANIMAL THAT TOUCHES IT.

6. Please explain how this would be the minimum variance necessary to alleviate the hardship? _____

THE VARIANCE IS THE MINIMUM NECESSARY TO ALLEVIATE THE HARDSHIP
BECAUSE CAMERAS SIMPLY RECORD CRIME AND DO NOT PREVENT IT, CHAIN LINK
FENCING HAS PROVEN TIME AFTER TIME TO BE INEFFECTIVE AND IS EASILY CUT OR
SCALED OVER COMPLETELY, AND SECURITY GUARDS ARE UNRELIABLE AND OFTEN
COMPLICIT IN PROPERTY CRIMES. THE AMAROK SECURITY SYSTEM IS THE MOST
RELIABLE, ECONOMICAL, AND SAFEST SECURITY APPLICATION ON THE MARKET
TODAY.

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

- A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), indicating existing and proposed buildings, dimensions, and adjacent street(s), distances from property lines, access, and any other information that would help substantiate or clarify your request.
- Compliance of Neighborhood Meeting Requirements.
- Payment of the applicable review fee, which can be found on the Planning Department web page.

I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.



Applicant's Signature

3/25/2021
Date



Property Owner's Signature

3/20/21
Date



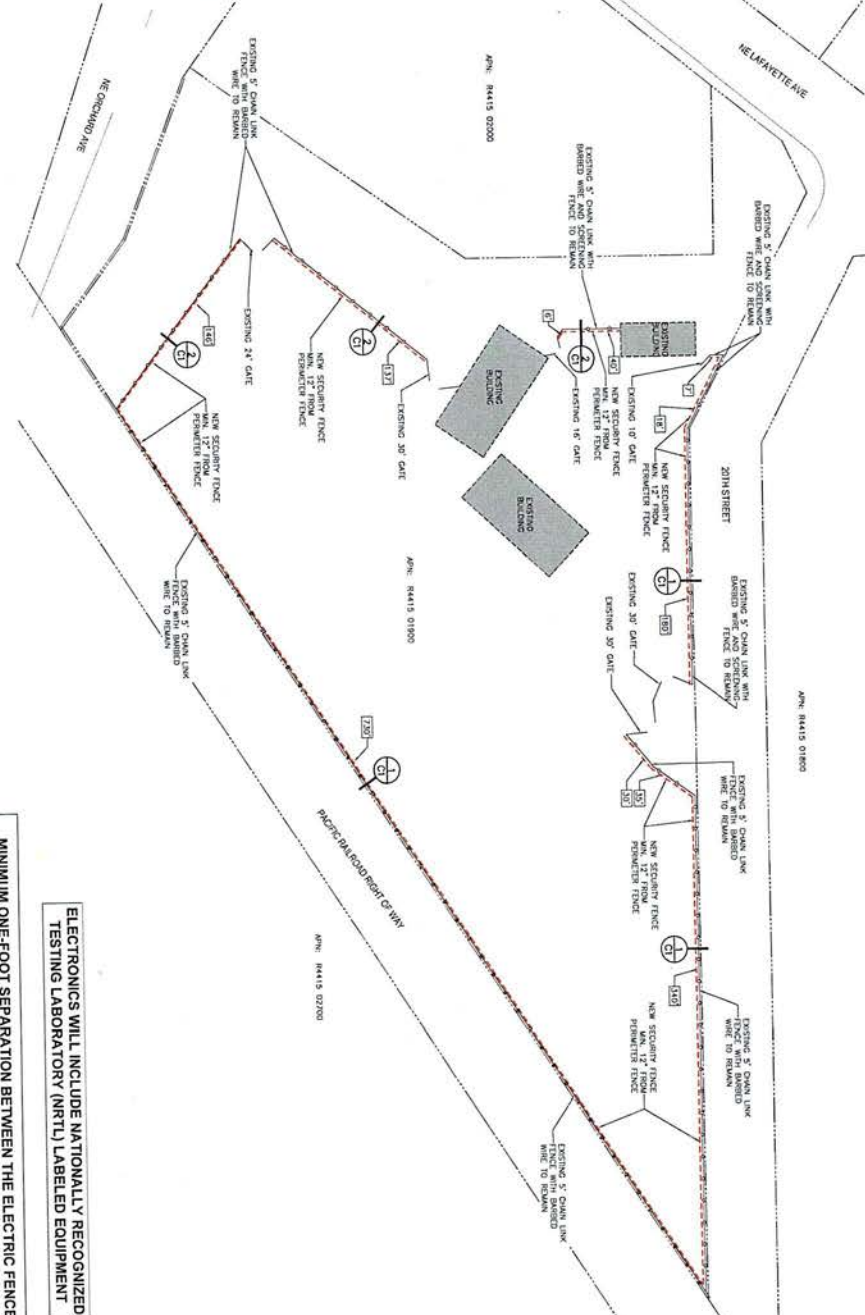
SITE PLAN
REQUEST TO AUTHORIZE A
SECURITY SYSTEM FOR:
FIRST STUDENT
1936 NE LAFAYETTE AVE
MCMINNVILLE, OR 97128

PROJECT DATA

APN:	84415 0180
ACREAGE:	4.6 ACRES
ZONING:	M2

LEGEND

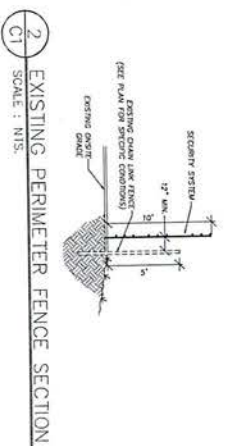
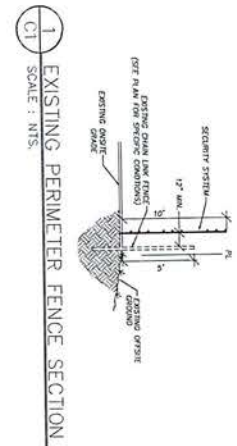
	SECURITY SYSTEM
	EXISTING CHAIN LINK FENCE
	NEW SECURITY FENCE
	EXISTING 30' GATE
	NEW SECURITY FENCE WITH BARBED WIRE TO REMAIN
	EXISTING 30' GATE WITH BARBED WIRE TO REMAIN
	EXISTING 5' CHAIN LINK FENCE
	NEW SECURITY FENCE WITH BARBED WIRE TO BE REPLACED
	EXISTING 5' CHAIN LINK FENCE WITH BARBED WIRE TO BE REPLACED



SITE PLAN
 SCALE : 1" = 40'-0"

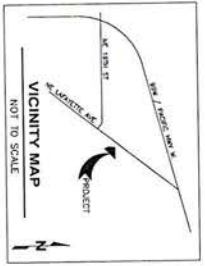
MINIMUM ONE-FOOT SEPARATION BETWEEN THE ELECTRIC FENCE AND THE SURROUNDING NON-ELECTRIC FENCE. CLEARLY POST WITH WARNING SIGNS IN ENGLISH AND SPANISH NOTIFYING PERSONS OF A DANGEROUS FENCE. THE SIGNS SHOULD INCLUDE THE STATEMENT, "DANGER - ELECTRIC FENCE," OR AND EQUIVALENT, TOGETHER WITH A PICTORIAL WARNING. THE SIGNS SHOULD BE POSTED AT AN INTERVAL OF NOT MORE THAN 60 FEET.

ELECTRONICS WILL INCLUDE NATIONALLY RECOGNIZED TESTING LABORATORY (NRTL) LABELED EQUIPMENT



NOTES

- CONFORMANCE WITH ALL REQUIREMENTS IN 800.0004. FOR 800.0004(3)(a) A MINIMUM ONE FOOT SEPARATION SHALL BE MAINTAINED BETWEEN THE ELECTRIC FENCE AND THE SURROUNDING NON-ELECTRIC FENCE ON WALL.
- POST LOCATIONS TO BE LOCATED APPROPRIATE TO THE DESIGN OF GATES, LEGS OR FOR APPROXIMATELY EVERY 30'.
- DECLAMER SHALL BE LOCATED APPROPRIATE TO THE DESIGN OF GATES, LEGS OR FOR APPROXIMATELY EVERY 30'.
- NO SIGN SHALL BE PROVIDED AS PART OF THIS PROJECT.



PROJECT: **FIRST STUDENT**
1936 NE LAFAYETTE AVE
MCMINNVILLE, OR 97128

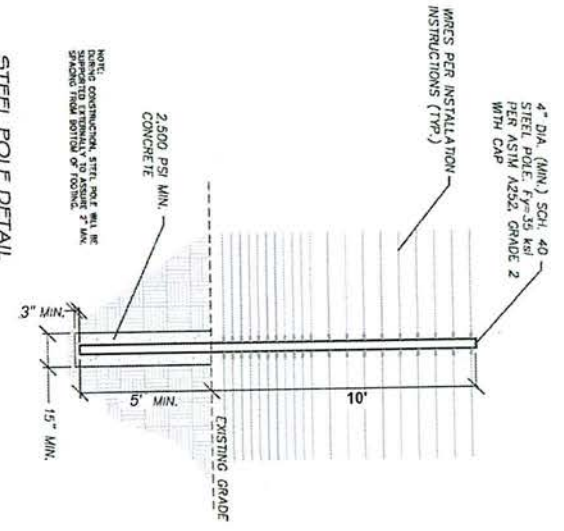
DATE: MAR 12, 2021
 SCALE: SEE PLAN

SHEET: **C1**
 of 3

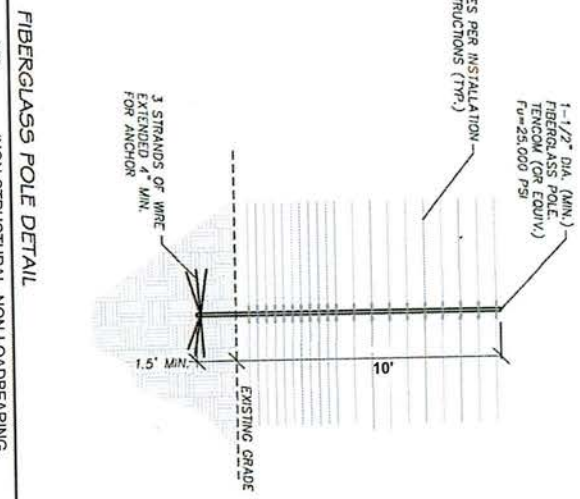
SHEET TITLE: **SITE PLAN**



DATE / REVISION

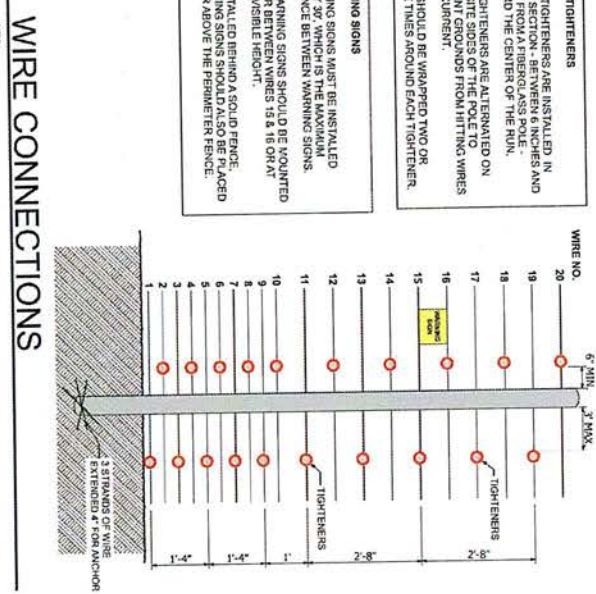


NTS



NTS

(NON-STRUCTURAL, NON-LOADBEARING, WIRE SEPARATOR)



NTS

WIRE CONNECTIONS

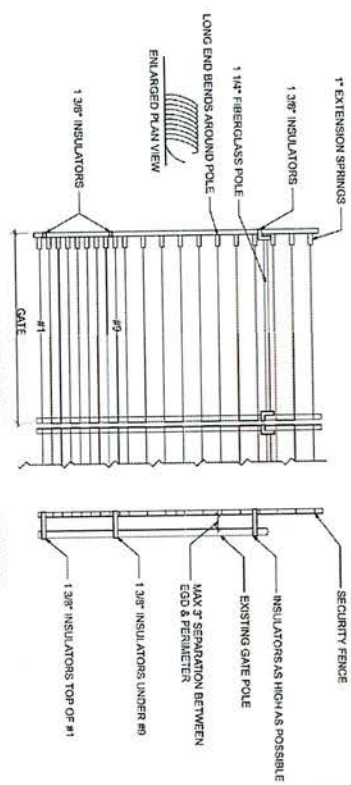
RAPID TIGHTENERS
RAPID TIGHTENERS ARE INSTALLED IN EVERY SECTION - BETWEEN 6 INCHES AND 3 FEET FROM A FIBERGLASS POLE - TOWARD THE CENTER OF THE RUN. THE TIGHTENERS ARE ALTERNATED ON OPPOSITE SIDES OF THE POLE TO PREVENT GROUNDS FROM HITTING WIRES WITH CURRENT.
WIRES SHOULD BE WRAPPED TWO OR THREE TIMES AROUND EACH TIGHTENER.

WARNING SIGNS
WARNING SIGNS MUST BE INSTALLED EVERY 30 FEET AND MUST BE SPACED 15 FEET FROM EACH OTHER. ALL WARNING SIGNS SHOULD BE MOUNTED EITHER BETWEEN WIRES 13 & 16 OR AT BEST VISIBLE HEIGHT.
IF INSTALLED BEHIND A SOLID FENCE, WARNING SIGNS SHOULD ALSO BE PLACED ON OR ABOVE THE PERIMETER FENCE.



WARNING SIGNS SHALL BE PLACED AT EACH ENTRANCE OF THE PROPERTY AND 30 FEET ON CENTER THEREAFTER
EXAMPLE WARNING SIGNS @ 12"x9"

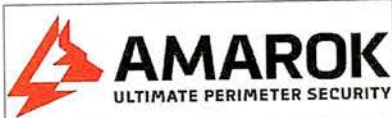
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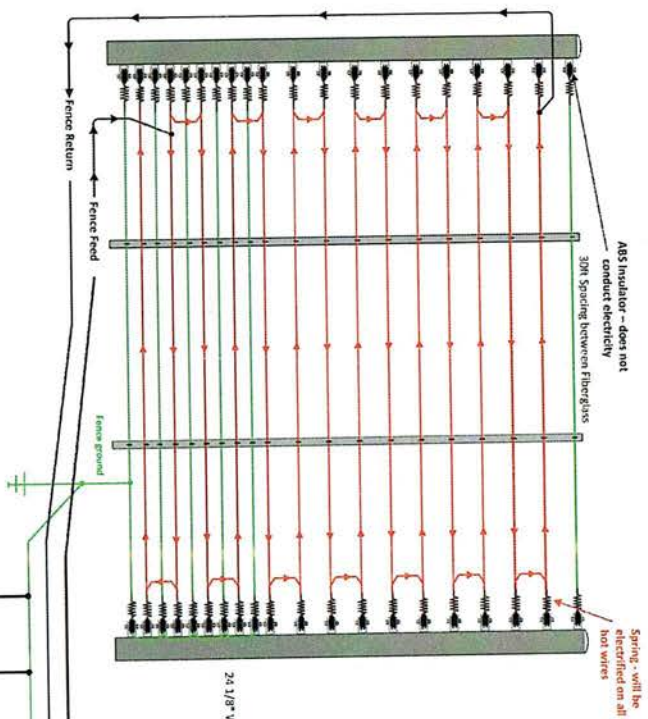
GATE DETAIL

- NOTES:
1. INSULATORS ARE LOCATED ON TOP OF #1 UNDER #9 TO AS HIGH ON THE GATE AS POSSIBLE.
 2. ALL CONTACTS MUST INCLUDE SPRINGS.
 3. ALL CONTACTS MUST HAVE BOLT THROUGH FIBERGLASS (NO SET SCREWS).
 4. ALL BRACE BANDS HOOKED TO CHAIN LINK MUST HAVE SET SCREWS.
 5. ALL BRACE BANDS HOOKED TO CHAIN LINK MUST HAVE SET SCREWS.
 6. EVERY GATE PANEL MUST IMPACT THE FUNCTIONALITY OF THE GATE.
 7. EVERY INSULATOR WILL NOT IMPACT THE FUNCTIONALITY OF THE GATE.



PROJECT: FIRST STUDENT 1936 NE LAFAYETTE AVE MCMINNVILLE, OR 97128
SHEET TITLE: TYPICAL DETAILS
DATE: MAR 12, 2021
SCALE: SEE PLAN
SHEET C2
of 3

WIRE RUN DETAILS & OUTSIDE MOUNTED ELECTRONICS/CONTROLLER WITH/STEEL POLE DETAIL



CONNECTION NOTES:

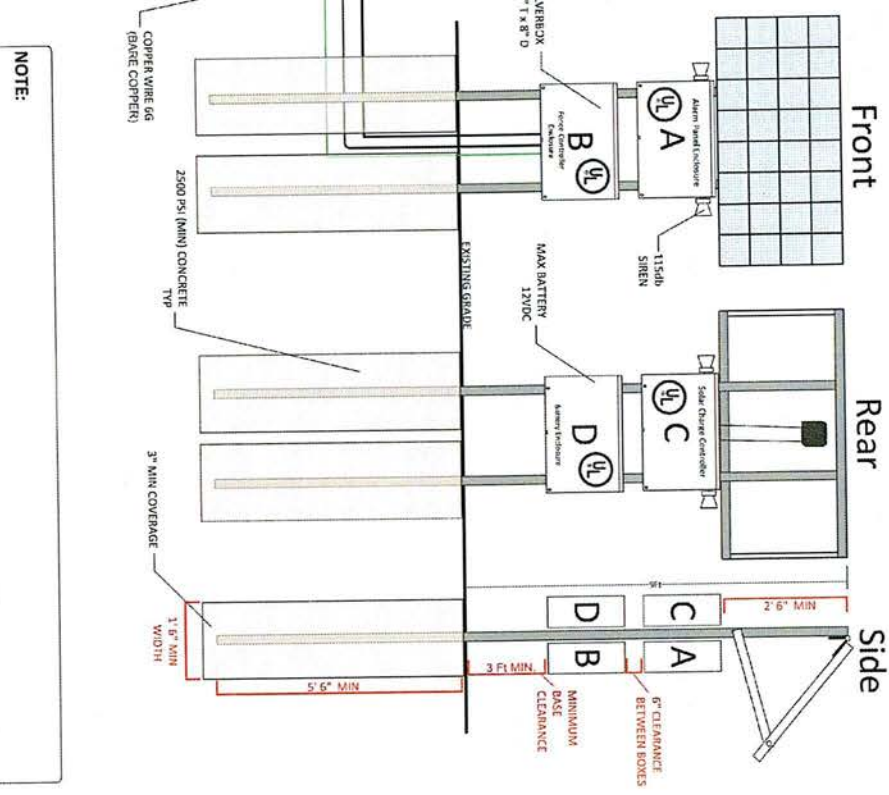
A. ALARM PANEL ENCLOSURE - HOUSES THE ALARM CONTROL PANEL. THIS BOX INTERCONNECTS TO 'B'/ENERGIZER ENCLOSURE USING THE APS WHIP/10 CONDUCTOR AND 'C'/SOLAR CHARGE CONTROLLER USING TWO CONDUCTOR CABLE. (MAX ENCLOSURE WEIGHT 21LBS)

B. FENCE CONTROLLER ENCLOSURE - HOUSES THE APS FENCE ENERGIZER OR EQUIVALENT - THIS BOX INTERCONNECTS TO 'A'/ALARM PANEL ENCLOSURE USING THE APS WHIP/10 CONDUCTOR CABLE. (MAX ENCLOSURE WEIGHT 22LBS)

C. SOLAR CHARGE CONTROLLER ENCLOSURE - POWER ELEMENTS FOR SOLAR CHARGE CONTROLLER AND DISCONNECTS FOR EACH SOLAR, BATTERY & LOAD CONNECTIONS. POWER UP PROCEDURE: TURN ON BATTERY BREAKER FIRST, THEN TURN ON SOLAR BREAKER. THE ELECTRONICS POWER IS CONTROLLED BY THE LOAD BREAKER. (MAX ENCLOSURE WEIGHT 25LBS)

D. BATTERY ENCLOSURE - THIS ENCLOSURE INTERCONNECTS TO THE 'C'/SOLAR CHARGE CONTROLLER ENCLOSURE USING 2 CONDUCTOR 14G AND 10G THWN. (MAX ENCLOSURE WEIGHT 52LBS)

BATTERY WILL NOT EXCEED 70 KW/H



NOTE:

MOUNT 4 SILVER BOXES TO A PAIR OF 4"x4"x180 GALVANIZED ASTM A500 STEEL POLES. BOTTOM OF THE LOWEST BOX MUST BE A MINIMUM 2 FEET ABOVE GROUND LEVEL. THE SUPPORT POLES MUST BE IMBEDDED AT **MINIMUM 5'-6"** BELOW GROUND LEVEL.

Sarah Sullivan

From: Nicole Wojtkiewicz <nwojtkiewicz@amarok.com>
Sent: Thursday, September 16, 2021 11:24 AM
To: Sarah Sullivan
Subject: Re: Variance submittal for 1936 NE Lafayette Ave.
Attachments: We sent you safe versions of your files; Signed Zoning Variance Application.pdf; SITE PLAN 1936 NE LAFAYETTE AVE(3).pdf; Public Notice.docx; Public notices mailed out.PNG

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.

Good Moring Sarah,

Thank you for taking the time to speak with me today.

Please find attached submittal documents for the variance for the electric fence for First Student located at NE Lafayette Ave.

Attached you will find:

1. Zoning Variance Application
2. Site Plan
3. A digital Copy of the public notice
4. A photo of the notices mailed out
5. Photos of the required signage on the property
6. A Copy of the sign in sheet for the public meeting

As I mentioned on the phone, our government relations director, Michael Pate, attended the meeting for over 45 minutes before he left. He arrived before 6:00pm and left at approximately 6:45pm. Not a single member of the community appeared. Hence why the sign in sheet is blank. The meeting was held at 1936 NE LAFAYETTE AVE, MCMINNVILLE, OR 97128.

If you have any questions or require any further information, please do not hesitate to ask me.

Thank you,



Nicole Wojtkiewicz

Compliance Manager
Mobile: 803-413-4082



tric Guard Dog.

GIS MAP:





PUBLIC NOTICE TO THE WIDE METROPOLITAN COUNTY DISTRICT - WMC
COUNCIL AND THE PUBLIC
NOTICE TO THE WIDE METROPOLITAN COUNTY DISTRICT - WMC
PROPOSAL TO INSTALL PERIMETER SECURITY ALONG THE
WIDE METROPOLITAN COUNTY DISTRICT - WMC

EXTENDED
PARKING &
WASH BAY

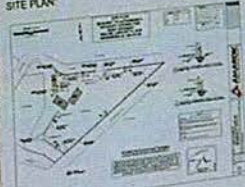
PROPOSAL TO INSTALL PERIMETER SECURITY ALONG THE
WIDE METROPOLITAN COUNTY DISTRICT - WMC

WARNING! Electric Fence
7,000 V
AMAROCK
ALARMADO Y SUPERFOSFATO
PELIGRO! Cerca Eléctrica

WARNING! Electric Fence
7,000 V
AMAROCK
ALARMADO Y SUPERFOSFATO
PELIGRO! Cerca Eléctrica

PUBLIC MEETING TO BE HELD WEDNESDAY AUGUST 25TH 6PM - 8PM
LOCATION: FIRST STUDENT
ADDRESS: 1536 NE LAFAYETTE AVE, MCMINNVILLE, OR 97128
PROPOSAL TO INSTALL PERIMETER SECURITY ALARM FENCE
OVER 7 FEET TALL IN THE M2 - GENERAL INDUSTRIAL ZONE

SITE PLAN



GIS MAP





PUBLIC MEETING TO BE HELD REGULARLY ABOUT 8:00 AM - 8:30 PM
LOCATION: FIRST STATION
ADDRESS: 1000 W. 10TH ST. W. WICHITA, KS 67202
PURPOSE: TO INSTALL PERIMETER SECURITY ALARM FENCE
OVER 2 FEET TALL IN THE NO - GENERAL INDUSTRIAL ZONE

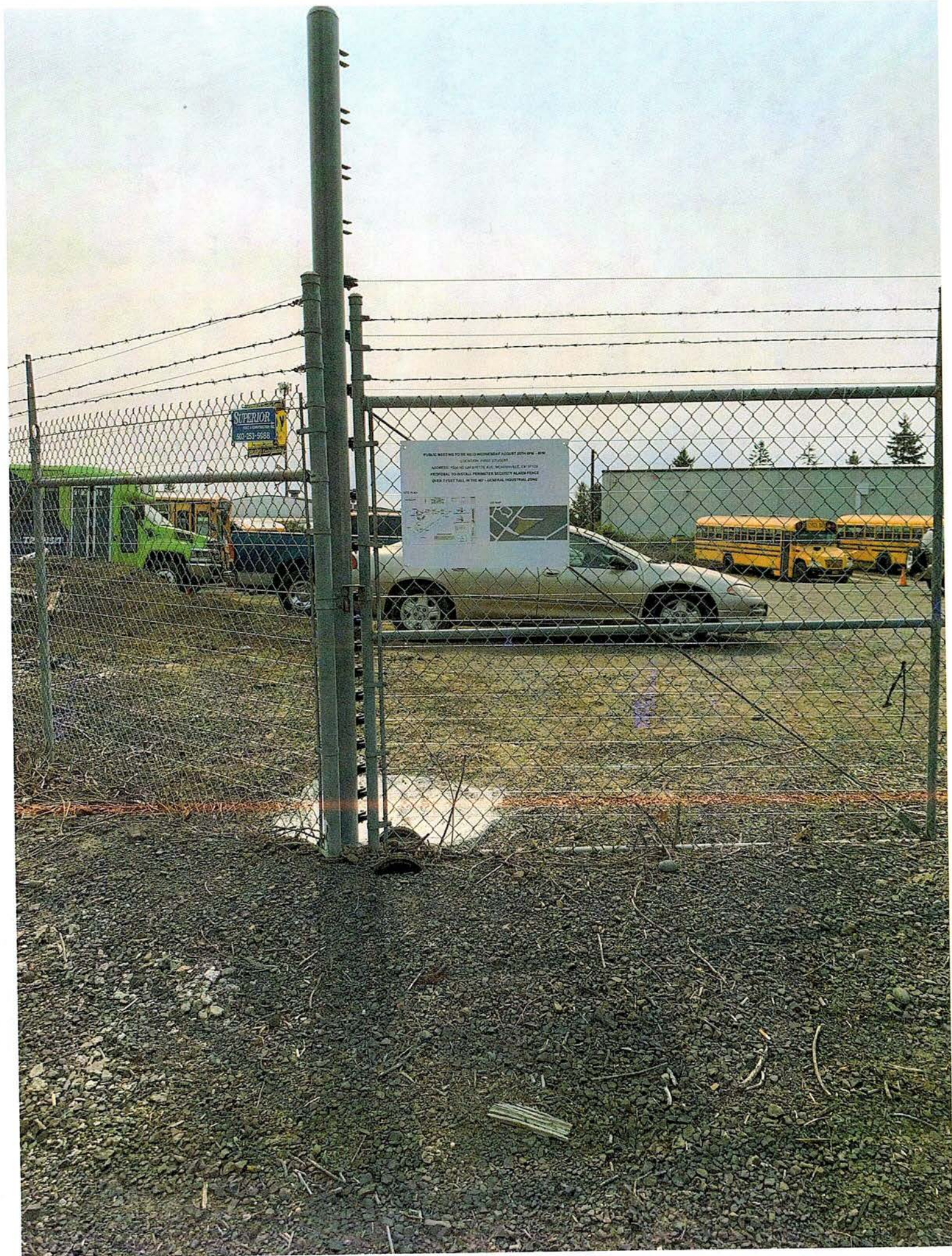


UNLAWFUL TO PASS
WHEN
RED LIGHTS FLASH

SCHOOL BUS

SCHOOL BUS

EMERGENCY DOOR



SUPERIOR
FENCE & RAILROADS
303-253-9958

PUBLIC MEETING TO BE HELD MONDAY AUGUST 26TH 9PM - 10PM
10000 10TH STREET SW
ADDRESS: 10000 10TH AVE. MOUNTAIN VIEW, WA 98043
PROPOSAL: TO INSTALL PERIMETER SECURITY ALONG FENCE
OVER 1 FOOT TALL IN THE W/ - (GENERAL INDUSTRIES, CORP.)



