



231 NE Fifth Street • McMinnville, Oregon 97128 • www.mcminnvilleoregon.gov

April 27, 2017

Troy Haworth
TDJC LLC
15110 Blacktail Court
McMinnville, OR 97128

Re: Conditional Use Review (CU 1-17)

Dear Mr. Haworth:

This is to advise you that, at a meeting of the McMinnville Planning Commission on Thursday, April 20, 2017, your application for a conditional use permit (CU 1-17) to allow for the construction and operation of a social relief facility was presented and carefully studied. The subject property is located at 1944 NE Baker Street and is more specifically described as Tax Lot 3400, Section 16CB, T. 4 S., R. 4 W., W.M.

Based on the material submitted and the testimony received, the Planning Commission voted to **APPROVE** your conditional use request (CU 1-17). Attached is your land-use decision with the Findings of Fact and Conditions of Approval for your records.

We have also outlined the conditions of approval below:

1. That prior to the release of building permits for the proposed development, the applicant shall submit for review and approval by the McMinnville Landscape Review Committee, a plan proposing landscaping for the areas affected by the proposed expansion. All landscaping, as approved by the Landscape Review Committee, shall be installed prior to occupancy of the newly constructed expansion. Alternatively, a landscape bond for 120-percent of the landscaping cost of the uninstalled portion shall be placed on deposit with the City prior to occupancy.
2. That, should the use of the site change in the future, the site and building shall be updated to meet all necessary requirements for the type of use proposed at that time.
3. That this conditional use permit approval shall be terminated if the proposed improvements do not commence within one year of the effective date of this approval, or if the use once commenced lapses for any single period of time that exceeds one year in duration.

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Pursuant to the Zoning Ordinance of the City of McMinnville, an application approved by the Planning Commission may be appealed to the City Council within 15 (fifteen) days of the date of this letter. If no appeal is filed with the Planning Department on or before May 12, 2017, the decision of the Planning Commission will be final.

If you have any questions regarding this matter, please feel free to contact me at (503) 434-7311.

Sincerely,



Chuck Darnell
Associate Planner

CD:sjs

c: Heather Richards, Planning Director
JW Millegan, 624 NE 2nd Street
Marvin Penrose, 115 NE 21st Street
Ruby Villarreal, 2048 NE Adams Street

Attachments:

Decision, Conditions of Approval, Findings of Fact and Conclusionary Findings for the Approval of a Conditional Use Permit for a Social Relief Facility at 1944 NE Baker Street. (Docket CU 1-17)