



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.	<u>CU 1-17</u>
Date Received	<u>3/15/17</u>
Fee	<u>\$ 527.50</u>
Receipt No.	<u>17MCOF7</u>
Received by	<u>CD</u>

* Half of standard CUP fee

Conditional Use Application

Applicant Information

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

Applicant Name TDJC LLC. Phone 503-550-3272

Contact Name Troy Haworth Phone 503-550-3272
(If different than above)

Address 15110 Blacktail Court

City, State, Zip McMinnville, OR 97128

Contact Email troy@haworthinc.net

Property Owner Information

Property Owner Name TDJC LLC. Phone 503-550-3272
(If different than above)

Contact Name Troy Haworth Phone 503-550-3272

Address 15110 Blacktail Court

City, State, Zip McMinnville, OR 97128

Contact Email troy@haworthinc.net

Site Location and Description

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

Property Address 1944 NE Baker St

Assessor Map No. R4 416CB - 03400 Total Site Area .51 Acres

Subdivision Joplings Subdivision Block _____ Lot 13

Comprehensive Plan Designation _____ Zoning Designation C-3

1. State nature of the request in detail: Construct Social Relief Facility for Yamhill County Health & Human Services which will provide housing for individuals that are in need of some form of assistance pertaining to individual independence within local developed housing.

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

This request will allow the construction of a (16) Unit Complex for social relief which is in close proximity to the Health & Human Services Dept, local shopping, Immediate Care facility and Rite Aid pharmacy. This will allow for centralized services and will be a positive impact on the existing community.

This falls in reference to McMinnvilles Comprehensive Plan Chapter III Goal 1 " To provide cultural and social services and facilities commensurate with the needs of our expanding population, properly located to services the community and to provide positive impacts on surrounding areas. Along with Chapter V Goal 1 "to promote development of affordable quality housing for all city residents. The project meets all the necessary requirements with in zoning ordinance & conditional use request (C-3).

3. Describe how the location size, design, and operating characteristics of the proposed development are such that it can be made reasonably compatible with, and have minimum impact on, the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration given to harmony in scale, bulk, coverage, and density; to the availability of public facilities and utilities; to the generation of traffic and the capacity of surrounding streets; and to any other relative impact of the development:

We feel that the design is such that it improves the surrounding properties and that the (16) Units allows for a manageable number of tenants/clients and a large percentage of landscape and usable outdoor space for the clients of YCHHS to use year round. Traffic impact would be non existent due to the small percentage of clients that own a vehicle or are licensed Oregon Drivers.

All abutting properties are similar in use and zoning and would not be impacted by the development of the (16) unit Social Relief Facility.

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

No, This site is a bare lot with over grown blackberries and debris. There is nothing to salvage.

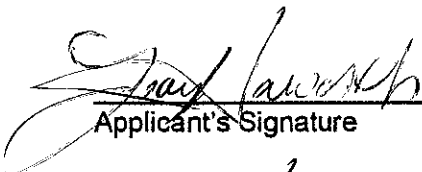
7. Explain how the development and use of the land as proposed has no inappropriate purpose, such as to artificially alter property values for speculative purposes: _____

This development meets all zoning requirements (C-3) and is similar in use to surrounding properties. Its construction will only improve and increase surrounding property values.

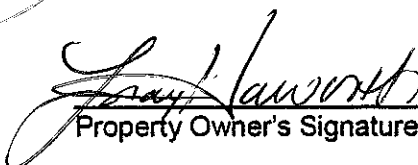
In addition to this completed application, the applicant must provide the following:

- A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), clearly showing existing and proposed features within, and adjacent to, the subject site, such as: Access; lot and street lines with dimensions; distances from property lines to structures; structures and other proposed and existing improvements; north direction arrow; and significant features (slope, vegetation, adjacent development, drainage, etc.).
- A legal description of the property, preferably taken from deed.
- 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

3/15/2017
Date


Property Owner's Signature

3/15/2017
Date

Exhibit "A"

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

PARCEL 1:

BEING PART OF LOT 13 OF JOPLING'S SUBDIVISION IN THE JOHN G. BAKER DONATION LAND CLAIM NOTIFICATION NO. 1214, CLAIM NO. 48 IN SECTION 16, TOWNSHIP 4 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, YAMHILL, OREGON, AND BEGINNING AT A POINT ON THE EASTERLY MARGIN OF NORTH BAKER STREET, OR MARKET ROAD NO. 9, 132.65 FEET NORTH 02°50' EAST AND SOUTH 89°55' EAST 30.04 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 13, JOPLING'S SUBDIVISION (SAID STARTING POINT BEING THE NORTH-WEST CORNER OF SHUCK PROPERTY DESCRIBED IN BELLINGER-SHUCK DEED RECORDED IN VOLUME 129, PAGE 861, RECORD OF DEEDS, YAMHILL COUNTY, OREGON); THENCE NORTH 02°50' EAST ALONG EASTERLY MARGIN OF NORTH BAKER STREET, 30.03 FEET; THENCE SOUTH 89°55' EAST, 224.61 FEET; THENCE SOUTH, 30 FEET TO THE NORTHEAST CORNER OF SAID SHUCK TRACT; THENCE NORTH 89°55' WEST, 226.09 FEET TO THE PLACE OF BEGINNING.

PARCEL 2:

BEING A PART OF LOT 13, JOPLING'S SUBDIVISION, IN YAMHILL COUNTY, OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF BAKER STREET OR MARKET ROAD NO. 9 AT A POINT 65.05 FEET NORTH 02°50' EAST AND SOUTH 89°55' EAST, 30.04 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 13; THENCE NORTH 02°50' EAST ALONG THE EASTERLY MARGIN OF NORTH BAKER STREET, 67.60 FEET; THENCE SOUTH 89°55' EAST 226.09 FEET; THENCE SOUTH, 67.46 FEET; THENCE NORTH 89°55' WEST ABOUT 227.5 FEET TO THE PLACE OF BEGINNING, IN THE COUNTY OF YAMHILL, STATE OF OREGON.

1944 NE Baker St

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Google Earth

Imagery Date: 8/23/2016 145°13'21.41" N 123°11'46.51" W elev 164 ft eye alt 101

1994

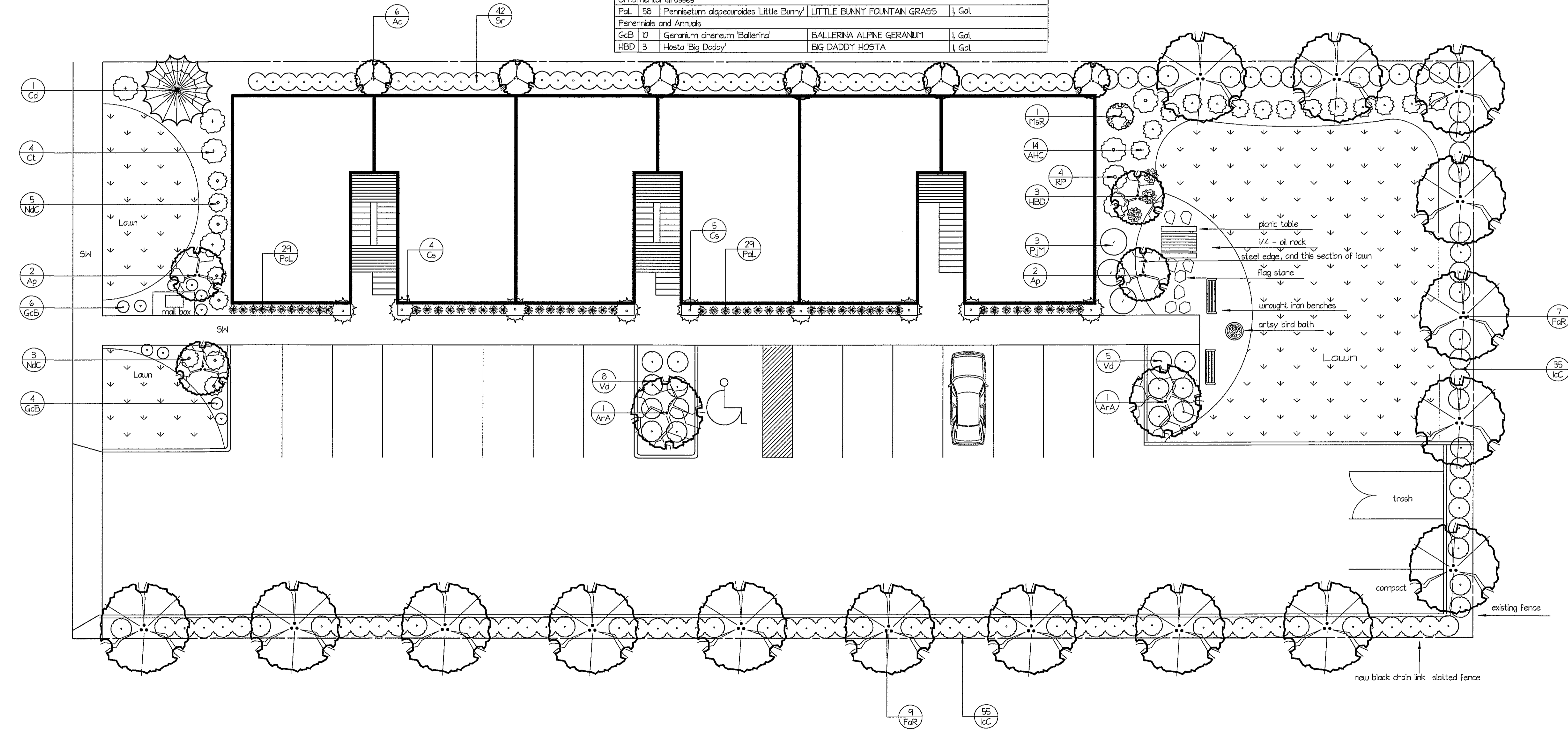
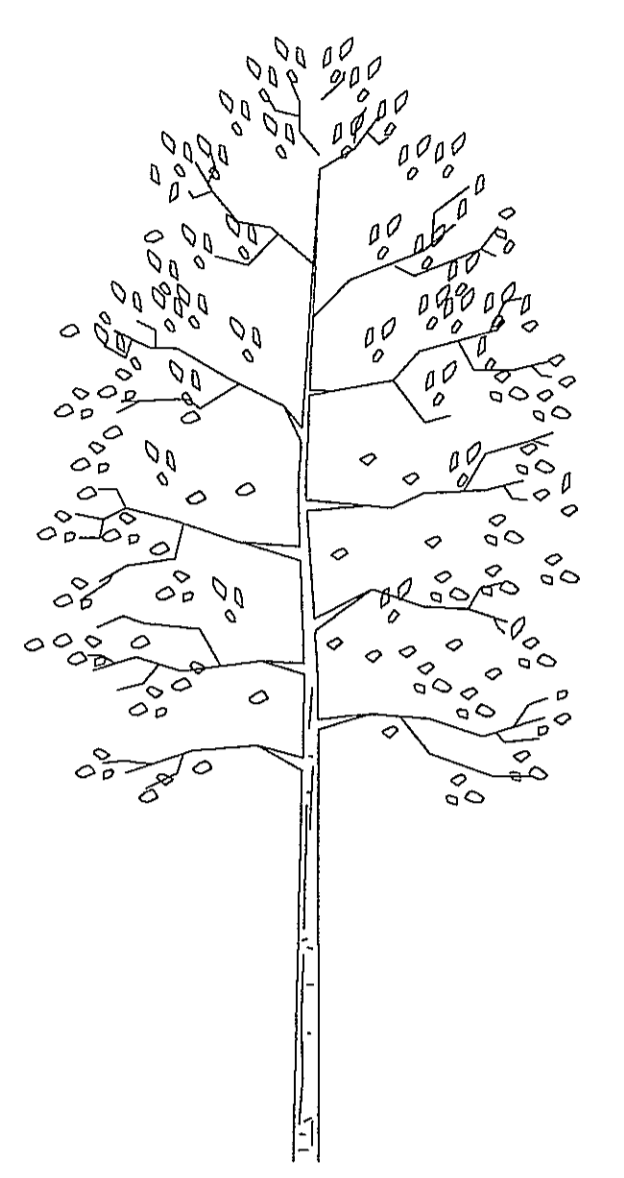


LANDSCAPE PLAN

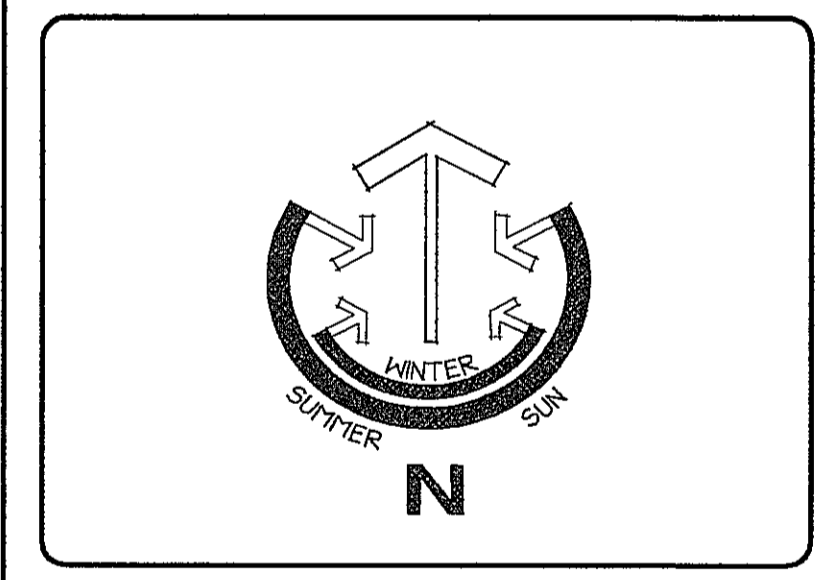
Key	Qty	Botanical Name	Common Name	Remarks
Trees				
Ac	6	<i>Acer circinatum</i>	VNE MAPLE	6-8' multi-stem
Ap	4	<i>Acer palmatum</i>	JAPANESE MAPLE	green 6-8'
ArA	2	<i>Acer rubrum 'Autumn Flame'</i>	AUTUMN FLAME RED MAPLE	2" Cal.
Cd	1	<i>Cedrus deodora</i>	DEODAR CEDAR	8-10'
Cs	9	<i>Cupressus sempervirens</i>	ITALIAN CYPRESS	tiny lower 4-5'
FoR	16	<i>Fraxinus angustifolia 'Raywood'</i>	RAYWOOD CLARET ASH	2" Cal.
MbR	1	<i>Magnolia stellata 'Royal Star'</i>	ROYAL STAR STAR MAGNOLIA	4-5'
Shrubs				
AHC	14	<i>Azalea 'Hino Crimson'</i>	HINO CRIMSON AZALEA	2-3 Gal.
Ct	4	<i>Choisya ternata</i>	MEXICAN ORANGE	2-3 Gal.
lc	90	<i>Ilex crenata 'Convexa'</i>	CONVEXA BOX LEAVED HOLLY	2-3 Gal.
NdC	8	<i>Nandina domestica 'Compacta Nand'</i>	GULFSTREAM HEAVENLY BAMBOO	2-3 Gal.
PJ1	3	<i>Pieris japonica 'Mt. Fire'</i>	MT. FIRE JAPANESE PERS	2-3 Gal.
RP	4	<i>Rhododendron 'PJM'</i>	PJM RHODODENDRON	2-3 Gal.
Sr	42	<i>Sarcococca nuscifolia</i>	VANILLA PLANT	1 Gal.
Vd	15	<i>Viburnum davidii</i>	DAVID VIBURNUM	2-3 Gal.
Ornamental Grasses				
Pal	58	<i>Pennisetum alopecuroides 'Little Bunny'</i>	LITTLE BUNNY FOUNTAIN GRASS	1 Gal.
Perennials and Annuals				
GcB	10	<i>Geranium cinereum 'Ballerin'</i>	BALLERINA ALPINE GERANIUM	1 Gal.
HBD	3	<i>Hosta 'Big Daddy'</i>	BIG DADDY HOSTA	1 Gal.

NOTES

NOTE: All beds shall be irrigated
 Laurs, Rainbird fixed spray
 Shrubs, Rainbird Drip-line



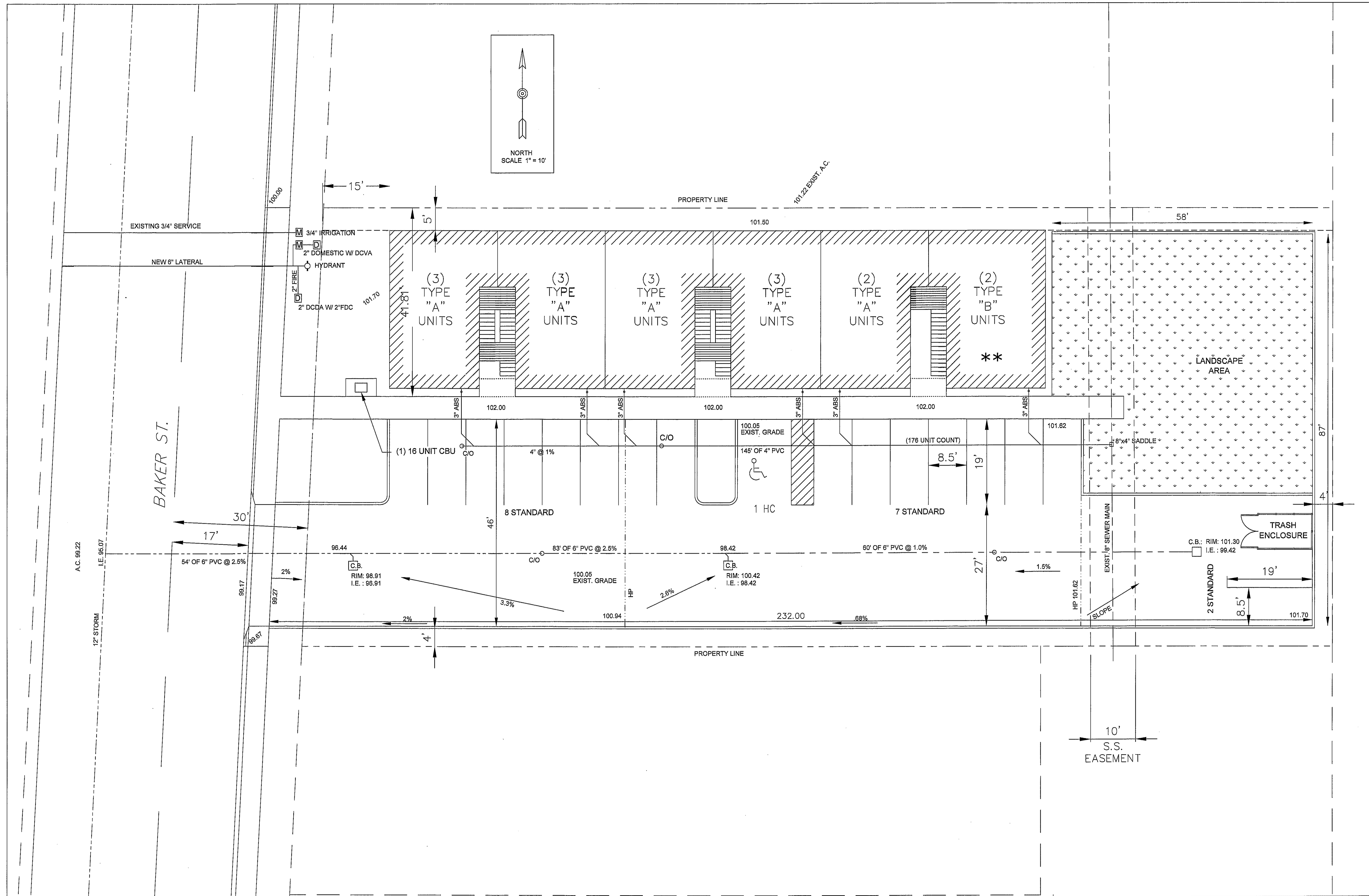
No.	Date	Description



HAWORTH APARTMENTS

Troy Haworth
 Baker Street
 McMinnville, Or.

SCALE: 1/8" = 1'-0"	PROJECT NO. 233-17
DRAWN BY: Rob Stephenson	SHEET NO. 1
CHECKED BY: RHS	
DATE: March, 2017	
DATE OF PRINT: 3/2/17	



CLIENT:	JOB DESCRIPTION:	LOCATION:
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	Date
	No.

Project:
 Date: 3-14-17
 Plan: SITE

Sheet:
1 OF 1

Scale: 1" = 10'