



Planning Department

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Office Use Only:	
File No.	<u>CU 2-17</u>
Date Received	<u>3-13-17</u>
Fee	<u>1055.00</u>
Receipt No.	<u>17MCOA8</u>
Received by	<u>SA</u>

Conditional Use Application

Applicant Information

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

Applicant Name Rj Development Phone 360-528-3343

Contact Name Josh Snodgrass Phone 360-528-3343
(If different than above)

Address 401 Central St. SE

City, State, Zip Olympia, WA, 98501

Contact Email josh@rjdevelopment.com

Property Owner Information

Property Owner Name Welltower Inc. Phone 419-247-2800
(If different than above)

Contact Name C/O Rj Development - Josh Snodgrass Phone _____

Address 4500 Dorr Street

City, State, Zip Toledo, OH, 43615

Contact Email info@welltower.com

Site Location and Description

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

Property Address 3123 NE Cumulus Ave., McMinnville, OR

Assessor Map No. R4 422 -DD 60101 -40171C0408D Total Site Area 5.09 Acres

Subdivision _____ Block _____ Lot _____

Comprehensive Plan Designation PD - Multiple Family Dev. Zoning Designation R4 - Multi Family Residential

1. State nature of the request in detail: We are proposing adding an approximately 18,246 square foot addition to our existing Parkland Assisted Living Facility. The new addition will add 18 units to the facility, totaling 68 between existing and new buildings. The site is currently zoned R-4 (Multi-family Residential), and the proposed addition of assisted living uses requires a Conditional Use Permit in the R-4 zone.

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

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: See attached Written Justification.

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

See attached Written Justification.

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: _____

See attached Written Justification.

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.

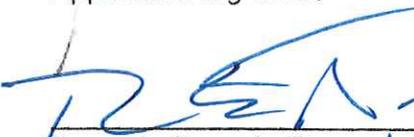
I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.



Applicant's Signature

05/05/2016

Date



Property Owner's Signature
Thomas F. Stanley
Manager, Stanley & Shorten, LLC,
Tenant in possession for
Welltower, Inc.

5/6/16

Date

Written Justification for Conditional Use Permit

- A. **“The proposal will be consistent with the Comprehensive Plan and the objectives of the Zoning Ordinance and other applicable policies of the City.”** Our proposal is consistent with McMinnville’s Comprehensive Plan and the objectives of the Zoning Ordinance and other applicable policies of the City.

We are proposing a 18,246 square foot addition to the existing 36,961 square foot Parkland Assisted Living Facility. This facility is located within the Parkland Village Retirement Community, which consists of independent living and assisted living accommodations.

Our proposed plans are consistent with the objectives of all applicable McMinnville ordinances and policies. Our addition will comply will all relevant zoning and building codes, including, but not limited to, setbacks, density calculations, building height, and parking requirements.

- B. **“That the location, size, design, and operating characteristics of the proposed development are such that it can be made reasonably compatible with, and have minimal impact on, the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be 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.”** Our proposed addition to Parkland Assisted Living Facility is compatible with, and has minimal impact on, the livability or appropriate development of abutting properties and the surrounding neighborhood when considering location, size, design, and operating characteristics. We were very cognizant of harmony in scale, bulk, coverage, density, availability of public facilities and utilities, generation of traffic and the capacity of surrounding streets, and other relative impacts of our proposed addition.

The location of our proposed addition is on the northern, undeveloped portion of our parcel. We are proposing adding 18,246 square feet of dedicated memory care. Our design was limited within a small buildable area, but we designed the addition to best meet the needs of the residents that will live there. Included in our design are two enclosed courtyards to prevent residents from eloping. We also extended the fire lane to comply with all relevant building codes.

The operational characteristics of the proposed addition will complement Parkland’s existing operations and create a continuum of care for residents that choose Parkland Village as their retirement community.

We were also very careful to maintain a harmony in scale, bulk, coverage, and density with the existing facility as well as the surrounding neighborhood. We intend to match the materials of the existing facility in order to maintain a cohesive design between the existing facility and the proposed addition.

Moreover, we considered the availability of public facilities and utilities as we designed the proposed addition. We are proposing an additional 18 units providing 31 beds of memory care to the existing Parkland Assisted Living Facility. The proposed addition will not contain a commercial kitchen but will consist of mostly resident rooms and hallways, which should not over-utilize public facilities or utilities.

Our proposed addition will minimally affect traffic and the capacity of surrounding streets. Residents at the proposed addition will be affected with Alzheimer's and related dementias and will not drive vehicles. The only additional traffic that will be generated will be the result of hiring a small number of employees to work within the proposed addition.

- C. **“That the development will cause no significant adverse impact on the livability, value, or appropriate development of abutting properties of the surrounding area when compared to the impact of permitted development that is not classified as conditional.”** Our proposed addition will not cause significant adverse impact on the livability, value, or appropriate development of abutting properties of the surrounding area when compared to the impact of permitted development that is not classified as conditional. We believe our proposed addition will increase the livability and value of the abutting properties and surrounding area because our proposed addition will address a need in the community and surrounding area.

The properties neighboring our site include agricultural land and the South Yamhill River to the north, Evergreen Aviation and Space Museum to the east, single and multi-family housing to the west, and agricultural land to the south. Our proposed addition will match the existing facility on our site and will blend into the existing structures surrounding our site causing no adverse impact on the livability, value, or appropriate development of abutting properties.

- D. **“The location and design of the site and structures for the proposal will be as attractive as the nature of the use and its settings warrant.”** Our proposed addition will be as attractive as the nature of its use and settings warrant. The location and design of our site and structures take into account the intended use and the settings around our site.

Memory care facilities provide care and community to those affected with Alzheimer's and related dementias, and the design of sites and structures that provide this type of care and community try to evoke a sense feeling at home. Part of that feeling involves designing the facility to look and feel like home. Since our site is surrounded by mostly residential properties, our proposed addition will blend well and be as attractive as the nature of its use and settings warrant.

- E. **“The proposal will preserve environmental assets of particular interest to the community.”** Our proposed addition will preserve environmental assets of particular interest to the community. The location of our proposed addition on the northern portion of our site will minimally affect the natural growth in that area. Our proposed addition will be built mostly on the portion of our site that is already cleared of trees and other landscaping because we recognize the need to maintain as much natural growth area as possible.

- F. **“The applicant has a bona fide intent and capability to develop and use the land as proposed and has no inappropriate purpose for submitting the proposal, such as to artificially alter property values for speculative purposes.”** The applicant here has a bona fide intent and capability to develop and use the land as proposed and has no inappropriate purpose for submitting the proposal. The applicant's intends to provide care and community to those affected with Alzheimer's and related dementias because the applicant has identified the need for such care and community within the McMinnville area. According to the Alzheimer's Association, as of 2015, approximately 5.3 million people are affected with Alzheimer's. By the year 2025, the number of people affected with Alzheimer's is expected to increase to 7.1 million. These figures demonstrate the tremendous need for Alzheimer's care.

The applicant here also has the capability to develop and use the land as proposed. The applicant owns and operates numerous other memory care facilities throughout the western United States. Overall, the applicant owns and operates almost 25 independent living, assisted living, and memory care facilities in five different states. The applicant has decades of experience in the Senior Housing industry, including development and construction, operations, and marketing, that ensure the applicant will be successful with its proposed addition.

Lastly, the applicant here has no inappropriate purpose for submitting the proposal. The applicant is a reputable Senior Housing operator, and intends to address a great need in the McMinnville area by providing care and community for those affected with Alzheimer's and related dementias.

Written Justification for Conditional Use Permit Addendum 1

A. **“The proposal will be consistent with the Comprehensive Plan and the objectives of the Zoning Ordinance and other applicable policies of the City.”**

The Comprehensive Plan, on page 1 states that “(The) Goal, policy, and proposal statements each have different purposes: goal statements are the most general principles; policy statements are directed to specific areas to further define the goal statements; and proposals are possible courses of action open to the City which shall be examined to further implement the goal and policy requirements. Each of these statement types is further defined below:

GOALS: are the broadly-based statements intended to set forth the general principles on which all future land use decisions will be made. Goals carry the full force of the authority of the City of McMinnville and are therefore mandated.

POLICIES: are the most precise and limited statements intended to further define the goals. These statements also carry the full force of the authority of the City of McMinnville and are therefore mandated.

PROPOSALS: are the possible courses of action available to the City to implement the goals and policies. These proposals are not mandated; however, examination of the proposals shall be undertaken in relation to all applicable land use requests.”

The Following Goals, Policies, and Proposals appear to apply to or be affected by our requested Conditional Use. We will address our findings below.

Goal II 1: TO PRESERVE THE QUALITY OF THE AIR, WATER AND LAND RESOURCES WITHIN THE PLANNING AREA.

LAND

Policy 2.00

The City of McMinnville shall continue to enforce the appropriate development controls on lands with identified building constraints, including, but not limited to, excessive slope, limiting soil characteristics, and natural hazards.

Statement of Fact:

On the northeasterly portion of the site under consideration, there is a steep slope that drops along a bank to a drainageway way of the Yamhill river. With this request, we are proposing to extend the existing facility to the north-west portion of the site, and leave the slope itself undeveloped. We are proposing to have the new building within the 30ft top of slope setback. I have Provided with this request is a Geotechnical Report and addendum which includes a calculation regarding the top of slope setback and engineering involved to stabilize the slope.

We believe this will be satisfactory under the current Comprehensive Plan.

WATER

Policy 9.00

The City of McMinnville shall continue to designate appropriate lands within its corporate limits as “floodplain” to prevent flood induced property damages and to retain and protect natural drainage ways from encroachment by inappropriate uses.

Statement of Fact:

The northeasterly portion of the site has a steep slope that drops along a bank to a drainage way of the Yamhill river. We are requesting to expand the existing to the north-west, and will not be affecting the current floodplain or natural drainage areas on the property.

We believe this will be satisfactory under the current Comprehensive Plan.

NOISE

Policy 12.00

The City of McMinnville shall insure that the noise compatibility between different land uses is considered in future land use decisions and that noise control measures are required and instituted when necessary.

Statement of Fact:

The existing facility located on the site, as well as our proposed addition are not noise generators. The surrounding areas include little noise generators, with the exception of Highway 18, to the south of the site. With our proposed addition being located to the north of the existing facility, we do not believe existing noise will be an issue.

Although the purpose of the policy may primarily be used to address noise generators, the noise of the highway may be a consideration. Due to the existing facility being southerly to the addition, and the fact that there have been no noise concerns to date, we believe this will be satisfactory under the current Comprehensive Plan.

CHAPTER III

CULTURAL, HISTORICAL, AND EDUCATIONAL RESOURCES

Statement of Fact:

No cultural or historical resources have been identified on the proposed site. The existing facility located on the site, as well as the proposed addition are primarily serving elderly individuals and do not impact school resources.

We believe our proposed use will have no impact on Cultural, Historical, or Educational Resources and will be satisfactory under the Current Comprehensive Plan.

**CHAPTER IV
ECONOMY OF McMinnville**

Statement of Fact:

We are proposing an addition to an existing Assisted Living Facility, which use primarily serves elderly individuals. Services are provided to the residents of the facility; however, they relate to a type of housing as opposed to a commercial or industrial use.

We believe the Economic Goals of the Comprehensive Plan do not apply to our proposed use.

**CHAPTER V
HOUSING AND RESIDENTIAL DEVELOPMENT**

Goal V 1: TO PROMOTE DEVELOPMENT OF AFFORDABLE, QUALITY HOUSING FOR ALL CITY RESIDENTS.

General Policies:

Policy 58.00

City land development ordinances shall provide opportunities for development of a variety of housing types and densities.

Statement of Fact:

The site is currently zoned R-4, Multiple Family Residential. This an acceptable classification in the R-Residential designation. Our proposed addition of Assisted Living is a form of multiple family housing, and primarily serves elderly residents.

We believe our proposed addition is an acceptable type of residential use, and is permitted under the current R-4 zoning. Approval of this request will provide more opportunities for this less-common residential type. We believe this is satisfactory under the R-4, Multiple Family Residential.

Policy 59.00

Opportunities for multiple-family and mobile home developments shall be provided in McMinnville to encourage lower-cost renter and owner-occupied housing. Such housing shall be located and developed according to the residential policies in this plan and the land development regulations of the City.

Statement of Fact:

The site is currently designated R, Residential, with an approved R-4 use. The currently and proposed use of Assisted Living is a form of multiple-family housing, serving primarily elderly residents. This type of housing provides an intermediate stage between independent living, and full nursing facilities. This addition to the existing facility is to be developed under programs of the Oregon Housing Division; a component of this is the provision for a certain percentage of the units to be available to moderate-income individuals.

The City currently permits the use of Assisted Living facilities as a Conditional Use under the R-4 zoning designation. We believe this is acceptable as it provides an

alternative option to residents who may no longer live independently and is more economical than a full-service nursing home. We believe that approval of this Conditional Use application permits a lower-cost multiple-family use, and thereby satisfies Policy 59.00.

Low-cost Housing Policies:

Policy 64.00

The City of McMinnville shall work in cooperation with other governmental agencies, including the Mid-Willamette Valley Council of Governments and the Yamhill County Housing Authority, and private groups to determine housing needs, provide better housing opportunities and improve housing conditions for low and moderate income families.

Statement of Fact:

We are requesting a Conditional Use under the R-4 zoning designation, in order to permit the development of an addition to the Assisted Living Facility. The addition is to be developed under programs of the State of Oregon Housing Division; a component of this is the provision for a certain percentage of the units to be available to moderate-income individuals.

Our proposed addition to the Assisted Living Facility will provide some housing to moderate-income elderly which we believe satisfies the requirements of Policy 64.00.

Residential Design Policies:

Policy 79.00

The density allowed for residential developments shall be contingent on the zoning classification, the topographical features of the property, and the capacities and availability of public services including but not limited to sewer and water. Where densities are determined to be less than that allowed under the zoning classification, the allowed density shall be set through adopted clear and objective code standards enumerating the reason for the limitations, or shall be applied to the specific area through a planned development overlay. Densities greater than those allowed by the zoning classification may be allowed through the planned development process or where specifically provided in the zoning ordinance or by plan policy.

Statement of Fact:

The site under consideration is primarily flat, with the exception of the slope to the north east. Our proposed addition was designed to utilize as much flat space as possible, and a Geotechnical report is included which shows how the addition will affect the site. Regarding public services, water and sewer are already provided to the site and will be extended to reach the addition. The proposed addition will be connected to the existing facility, and will continue to be surrounded by open space. Residential densities will continue to be less than the maximum allowed under the requested zoning.

We believe our proposed addition will satisfy Policy 79.00 and does not pose topographical or public service restraints.

Policy 80.00

In proposed residential developments, distinctive or unique natural features such as wooded areas, isolated preservable trees, and drainage swales shall be preserved wherever possible.

Statement of Fact:

The proposed addition will take place to the north-west portion of the site. To the north east, there is a slope which drops along a bank to drainageway associated with the Yamhill river. We are proposing to leave this undeveloped, except for portions which will be reinforced for structural stability. There are only a few potential trees that will need to be removed. Currently we are planning on removing no trees for the planned expansion.

We believe Policy 80.00 will be satisfied by our proposal.

Policy 81.00

Residential designs which incorporate pedestrian and bikeway paths to connect with activity areas such as schools, commercial facilities, parks, and other residential areas, shall be encouraged.

Statement of Fact:

The proposed addition is located away from existing commercial facilities, schools, and parks. There are other single-family residential areas nearby. The residents of the existing facility are relatively immobile, and are unlikely to make use of public pedestrian walkways or paths. There is a path on the existing site for residents to make use of, as well as an outdoor courtyard with recreational space that is proposed.

We believe that Policy 81.00 is satisfied by our proposal.

Policy 82.00

The layout of streets in residential areas shall be designed in a matter than preserves the development potential of adjacent properties if such properties are recognized for development on the McMinnville Comprehensive Plan Map.

Statement of Fact:

No public streets are included with this proposal. Three Mile Lane, a State Highway, is under primary control of the Oregon Department of Transportation. Due to the nature of the residents at the proposed addition being primarily immobile, there will be little need for additional streets. The site is accessed from the South by NE American Drive, which exceeds the capacity to provide additional traffic to the facility.

No surrounding properties are impeded by our proposed addition. We believe that Policy 82.00 will be satisfied by our proposal.

Policy 83.00

The City of McMinnville shall review the design of residential developments to insure site orientation that preserve the potential for future utilization of solar energy.

Statement of Fact:

The proposed addition to the north west of the site will be connected to the existing facility. It will be access by the same streets the existing facility is accessed by, and we do not propose any additional streets. We believe that the building will not interfere with solar access by any neighboring properties.

We believe that Policy 83.00 will be satisfied by our proposal.

Multiple-family Development Policies:

Policy 89.00

Zoning standards shall require that all multiple-family housing developments provide landscaped grounds.

Statement of Fact:

The existing facility already contains landscaped grounds. The proposed addition also contains additional landscaped space. We have a landscape architect that is creating a landscape planting plan and new irrigation plan for the addition.

We believe that Policy 89.00 is satisfied by our proposal.

Policy 90.00

Greater residential densities shall be encouraged to locate within neighborhood activity centers and the corridors that connect them with densities decreasing as distances increase from these larger traffic capacity roads.

Statement of Fact:

The property is located near an arterial street (Highway 18). The proposed addition is a low traffic generator, as the residents of the addition are primarily immobile and do not drive. Access to the addition will be provided by NE American Drive, the same road currently providing access to the existing facility.

We believe that this proposal will not generate much traffic, and that Policy 90.00 is satisfied by our proposal.

Policy 92.00

High-density housing development shall be encouraged to locate along existing or potential public transit routes.

Statement of Fact:

The proposed addition to an existing Assisted Living Facility is not a high-density development, and will not rely on public transit routes, as the residents are elderly and primarily immobile.

We believe that because the facility is not a high-density development, and that public transit provides no benefit, that Policy 92.00 does not apply.

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).

Statement of Fact:

Adequate urban services are available to the property.

1. Sanitary sewer lines are already in place at the existing facility and will be extended to the new addition.
2. Storm drainage is available at the site at the north east side through the existing drainageway associated with the Yamhill River.
3. No public streets are proposed with this addition.
4. Municipal water is available to the property along the north side of Three Mile Lane.

We believe there is adequate services provided to the property and that Policy 99.00 is satisfied.

CHAPTER VI

TRANSPORTATION SYSTEM

GOAL VI 1: TO ENCOURAGE DEVELOPMENT OF A TRANSPORTATION SYSTEM THAT PROVIDES FOR THE COORDINATED MOVEMENT OF PEOPLE AND FREIGHT IN A SAFE AND EFFICIENT MANNER.

STREETS

Policy 117.00

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

Statement of Fact:

No new roads are proposed. The existing facility has safe and easy access provided by NE American Drive to the south of the facility.

We believe the existing access satisfies Policy 117.00.

Policy 120.00

The City of McMinnville may require limited and/or shared access points along major and minor arterials, in order to facilitate safe access flows.

Statement of Fact:

There are no new roads proposed with this application, and all traffic caused by the addition to the facility will continue to use NE American Drive.

We believe that Policy 120.00 does not apply because no new roads are proposed, and no new access will be needed.

Policy 121.00

The City of McMinnville shall discourage the direct access of small scale residential developments onto major or minor arterial streets and major collector streets.

Statement of Fact:

Currently, the only access to the property is provided from NE American Drive by way of NE Cumulus Ave.

Because this is an addition to an existing facility, we believe that Policy 121.00 does not apply.

Policy 122.00

The City of McMinnville shall encourage the following provisions for each of the three functional road classifications:

1. Major, minor arterials.

- Access should be controlled, especially on heavy traffic-generating developments.
- Designs should minimize impacts on existing neighborhoods.
- Sufficient street rights-of-way should be obtained prior to development of adjacent lands.
- On-street parking should be limited wherever necessary.
- Landscaping should be encouraged along public rights-of-way.

2. Major, minor collectors.

- Designs should minimize impacts on existing neighborhoods.
- Sufficient street rights-of-way should be obtained prior to development of adjacent lands.
- On-street parking should be limited wherever necessary.
- Landscaping should be encouraged along public rights-of-way.
- As far as is practical, residential collector streets should be no further than 1,800 feet apart in order to facilitate a grid pattern of collector streets in residential areas. (as amended by Ord. No. 4573, November 8, 1994.)

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.
- Traffic volumes should be less than 1,000 to 1,200 vehicles per day.

Statement of Fact:

There are no new public or private streets proposed with this application.

Because there are no new streets proposed, and the traffic generated from this addition is minimal, we believe Policy 122.00 does not apply.

PARKING

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.

Policy 127.00

The City of McMinnville shall encourage the provision of off-street parking where possible, to better utilize existing and future roadways and right-of ways as transportation routes.

Statement of Fact:

Under the R-4, Multiple Family Residential zoning classification, Chapter 17.60, Off-Street Parking and Loading, of the City of McMinnville Zoning Ordinance will apply. The minimum requirement is 44 stalls and we have provided 55 stalls.

We believe our proposed Site Plan will meet the requirements of Policies 126.00 and 127.00.

CHAPTER VII

COMMUNITY FACILITIES AND SERVICES

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.

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 the City Water and Light Department, are available or can be made available, to fulfill peak demands and insure fire flow requirements and to meet emergency situation needs.
2. Sufficient municipal sewage system facilities, as determined by the City Public Works Department, are available, or can be made available, to collect, treat, and dispose of maximum flows of effluents.
3. Sufficient water and sewer system personnel and resources, as determined by the Water and Light Department and City, respectively, are available, or can be made available, for the maintenance and operation of the water and sewer systems.
4. Federal, state, and local water and waste water quality standards can be adhered to.
5. Applicable policies of the Water and Light Department and the City relating to water and sewer systems, respectively, are adhered to.

Statement of Fact:

As previously noted, all required utilities are available to the property. Capacity to reach the addition to the facility is available for each system, including water and sanitary sewer.

We believe Policy 151.00 to be satisfied.

Police and Fire Protection

Policy 155.00

The ability of existing police and fire facilities and services to meet the needs of new service areas and populations shall be a criterion used in evaluating annexation, subdivision proposals, and other major land use decisions.

Statement of Fact:

Police and Fire facilities are already in place to service the existing facilities. The addition will be attached to existing facility and will be serviced the same way. Fire alarms and fire sprinklers will be extended from the existing facility to provide service to the new addition.

We believe Policy 155.00 to be satisfied.

SOLID WASTE

GOAL VII 2: TO PROVIDE FOR THE ORDERLY AND EFFICIENT MANAGEMENT OF SOLID WASTE IN AN ENVIRONMENTALLY ACCEPTABLE AND ECONOMICALLY FEASIBLE MANNER.

Policy 168.00

Distinctive natural features and areas shall be retained, wherever possible, in future urban developments.

Policy 169.00

Drainage ways in the City shall be preserved, where possible, for natural areas and open spaces and to provide natural storm run-off.

Statement of Fact:

The only distinctive natural feature on the property is the drainage way associated with the Yamhill River. While the addition to the facility will be located closer to the drainage way than the existing facility, we will be providing adequate space between the building and the River. A Geotechnical Report has been provided with this application. The Geotechnical Report Addendum 2 states that deep foundations will be utilized to improve slope conditions and building stability.

We believe the addition will not pose any negative effects on the drainage way and we believe Policy 168.00 and 169.00 to be satisfied.

**CHAPTER VIII
ENERGY**

GOAL VIII 1: TO PROVIDE ADEQUATE ENERGY SUPPLIES, AND THE SYSTEMS

NECESSARY TO DISTRIBUTE THAT ENERGY, TO SERVICE THE COMMUNITY AS IT EXPANDS.

ENERGY SUPPLY DISTRIBUTION

Policies:

171.00

The City of McMinnville shall continue to examine land use decisions in the light of present and projected supplies of electrical, fossil fuel, and other sources of energy.

172.00

The City of McMinnville, through the City Water and Light Department, shall recognize the potential for development of local energy sources to serve the local area and shall cooperate, where feasible, with energy developers.

173.00

The City of McMinnville shall coordinate with the City Water and Light Department and the various private suppliers of energy in this area in making future land use decisions.

174.00

The City of McMinnville shall continue to support the long-range planning efforts of the City Water and Light Department to supply the electrical energy needs of the community.

175.00

The City of McMinnville, recognizing the City Water and Light Department, Northwest Natural Gas, and other private suppliers as the agencies or groups responsible for energy distribution, encourages the extension of energy distribution services within the framework outlined below:

1. Sufficient supplies of energy as determined by the Water and Light Department, Northwest Natural Gas, and other groups are available to meet the demands of existing residential, commercial, and industrial consumers.
2. Facilities are planned in such a manner as to insure-- compatibility with surrounding land uses.

Statement of Fact:

Electrical and natural gas utilities are available, in sufficient capacity, to serve the property addition under consideration. All services are existing within the facility, and will be extended as needed to meet the new additions demands.

Because there is service access for electrical, natural gas, and all other utilities in question, we believe Policies 171.00-175.00 to be satisfied.

Memo

TO: RJ Development – Mr. Josh Snodgrass

FROM: Tristan T. Anderson, PE (WA)
Kristopher T. Hauck, PE – Terracon

CC: PCS Structural – Mr. Jeff Klein

DATE: 3/3/2017

RE: Addendum Letter to Geotechnical Engineering Report Number 2
Parkland Village Addition
3121 NW Cumulus Avenue
McMinnville, Oregon
Terracon Project No. 82165034



The purpose of this memo is to provide results of LPILE analyses requested by PCS Structural. Terracon prepared a Geotechnical Engineering Report (GER), dated June 22nd, 2016, and an Addendum to Geotechnical Engineering Report Memo (Addendum #1), dated February 7, 2017. This memo is a supplement to the GER and Addendum #1, and not intended to supersede the report. We still refer to the GER and Addendum #1 for other geotechnical related elements of the project.

To provide adequate occupancy for the development, it was proposed to reduce the recommended slope setback from 35 feet to 10 feet by utilizing deep foundations to improve slope stability and support the structure. Terracon Consultants, Inc. was previously contracted to complete additional slope stability analyses and provide lateral and drilled shaft parameters to the civil/structural engineer (PCS Structural) in Addendum #1. In this Addendum, however, our goal is to provide information regarding the magnitude of moment and deflections experienced by various drilled shafts under various loading scenarios.

Based on our understanding of the revised site development revisions since the Addendum #1, we understand that a small portion of the corner of the development is planned to extend into the 10-foot recommended setback from the top of the slope. Our analyses in the following section have taken into account this small section and provided an updated recommendation for the sections that extend into the 10-foot setback.

1.0 METHODOLOGY

The subsurface profile was previously developed in the GER and reiterated in Addendum #1, therefore, it is not included here. The following table was previously provided in Addendum #1; however, we have included it here for the purposes of clarity in how the model was input into our analysis software.

SOIL PARAMETERS FOR AXIAL AND LATERAL CAPACITY

Soil Unit	Depth Interval (ft)	Soil Data ¹						Allowable Drilled Shaft Unit Capacity ⁶ (ksf)	
		Effective Unit Weight ² (pcf)	Shear Strength Parameters ³		Subgrade Modulus ⁴ k (pci)	Static Soil Strain ⁴ ϵ_{50} (%)	P-Y Curve Soil Model	Tip ⁵	Skin
			ϕ_p' (deg.)	C' (ksf)					
SOIL PROFILE ENCOUNTERED AND INTERPRETED IN SB-1									
Silt trace sand	0 – 5	110	26	0.20	N/R	N/R	11-Silt (Phi+C)	N/R	N/R
Silt trace sand	5 – 10	110	26	0.20	N/R	N/R	11-Silt (Phi+C)	4.80	0.27
Silt with sand	10 – 20	110	26	0.20	N/R	N/R	11-Silt (Phi+C)	7.97	0.32
Silt with sand	20 – 33	110	26	0.20	267.5	1.52	11-Silt (Phi+C)	14.1	0.42
Silt with sand (saturated)	33 – Undetermined	48	26	0.20	267.5	0.93	11-Silt (Phi+C)	22.1	0.55

Notes:

- The Soil Data values presented herein are based on field and lab tests and correlations from SPT data and represent ultimate values, no factor of safety has been included. Drilled Shaft Unit Capacity values presented herein also represent ultimate values. The designer should incorporate appropriate factors of safety in his or her design.
- From AllPile 7.15c using uncorrected Standard Penetration Blow Counts from SPT data. AllPile uses correlation tables based on compactness of granular soil and consistency of fine-grained from p.12 of the 1975 USS Steel Sheet Piling Design Manual.
- Based on field tests and correlations with SPT data and lab strength data.
- Values based on ranges presented in the L-Pile Manual for both static and cyclic conditions. N/R = Lateral support of soil should be neglected due to likely catastrophic event in these soil units.
- Shaft tip capacity is based upon direct contact between concrete and medium stiff to stiff silt. These values are contingent upon a clean bottom following excavation. If loose or soft soil is left in the excavation bottom the tip capacity will be reduced significantly. Verification of a clean shaft bottom must be performed prior to placing reinforcing steel or concrete.
- N/R = Shaft capacity should be neglected in the upper 5 feet of the profile due to soil effects associated with surficial slope stability.
- Additional Drilled Shaft parameters including Passive Coefficient, Young's Modulus and Sliding Resistance are included in Boring Logs in Appendix C. Values calculated using reference documents: FHWA Report No. IF-02-034, Geotechnical Engineering Circular No. 5 and L-Pile Manual.

Our analyses used LPILE 2015.8.03 by Ensoft, Inc., rather than AllPile as described in the table. LPILE analyzes lateral deflections only, neglecting vertical loading, except for the purposes of determining p- δ secondary deflection of shafts.

Due to slope stability issues, the upper 20 feet of soils were neglected for lateral restraint, and all loadings were applied to a soil profile that started 20 feet below the existing ground surface. The lateral loads that were applied to the pile tops were 5 kips, 10 kips, 15 kips, and 20 kips. These loads were applied as a static load for evaluation, they do not consider any dynamic style of loading such as seismic, or flow slide impacts.

To develop shaft geometry, strength, and stiffness parameters, Terracon was provided the following data from PCS Structural:

Modulus of Elasticity: 3605ksi (for $f_c' = 4$ ksi)

Shaft Diameter	Critical Moment	Gross Moment of Inertia	Cracked Moment of Inertia
Inches	Kip-ft	Inch ⁴	Inch ⁴
12	6.7	1018	509
14	10.6	1886	943
16	15.9	3217	1608

Analyses were performed assuming the section was uncracked initially (Gross Moment of Inertia). If the ultimate moment carried by the shaft exceeded the Critical Moment, then the analysis was rerun using the Cracked Moment of Inertia for the shaft. In all cases analyzed except one for the 16-inch diameter shaft, the moment conditions were sufficient to exceed the Gross Moment of Inertia. All piles were assumed to have a free-head fixity at the surface.

2.0 RESULTS OF ANALYSES & RECOMMENDATIONS

Each shaft was analyzed to determine the ultimate moment in the pile as well as moment and deflection diagrams with depth. We were also asked to provide an estimate for where lateral fixity occurs due to the proposed lateral loads. The following tables summarize analysis. Moment and deflection diagrams are attached at the end of this report in Figures 1 through 8.

12" Diameter Shaft Results Summary

Load	Cracked Section	Max Deflection	Maximum Moment	Depth to Maximum	Depth to Fixity
kips		inch	Kip-ft	ft	ft
5	Yes	0.10	11.0	3.5	10.0
10	Yes	0.29	26.6	4.0	12.5
15	Yes	0.70	52.8	5.0	12.5
20	Yes	1.52	89.9	6.0	15.0

14" Diameter Shaft Results Summary

Load	Cracked Section	Max Deflection	Maximum Moment	Depth to Maximum	Depth to Fixity
kips		inch	Kip-ft	ft	ft
5	Yes*	0.09	10.5	3.5	10.0
10	Yes	0.28	25.3	4.0	12.5
15	Yes	0.67	18.9	4.5	12.5
20	Yes	1.40	82.4	5.5	15.0

*Uncracked section run shows ultimate moment to be sufficient to crack section. After section cracks, moment carried by the section reduces.

16" Diameter Shaft Results Summary

Load	Cracked Section	Max Deflection	Maximum Moment	Depth to Maximum	Depth to Fixity
kips		inch	Kip-ft	ft	ft
5	No	0.04	11.5	3.5	12.5
10	Yes	0.19	25.9	4.0	12.5
15	Yes	0.37	44.2	4.5	12.5
20	Yes	0.69	70.5	5.0	15.0

These analyses were provided for lateral load conditions for the top of the piles using an assumed free-head condition. While the connections may be relatively flexible at the top of the piles, they are likely not a true free-head condition when poured into grade beams and integrated with the floors. Fixed-head conditions typically increase the depth to the maximum moment and depth to fixity. Therefore, since these piles are part of a stabilization protection measure and the pile heads not likely a true free-head condition, we recommend that the reinforcement within the piles should be extended in the pile a minimum depth of 5 feet beyond the 20-foot potential slide failure plane.

Lastly, the small corner of the structure that currently extends a few feet into the previous setback will increase the depth of the potential slide failure plane at the pile location. Therefore, we recommend for every foot into the 10-foot zone the piles extend, the depth of potential slide failure plane should be extended a foot.

3.0 GENERAL COMMENTS

The analyses and recommendations presented in this memo are based upon conversations with RJ Development and PCS Structural, and the data obtained from the borings performed at the indicated locations and from other information discussed in the GER for the Parkland Village Addition. This memo does not reflect variations that may occur between borings, across the site, or due to the modifying effects of construction or weather. The nature and extent of such variations may not become evident until during or after construction. If variations appear, we

Addendum #2 to Geotechnical Engineering Report

Parkland Village Addition ■ McMinnville, Oregon

March 3, 2017 ■ Terracon Project No. 82165034



should be immediately notified so that further evaluation and supplemental recommendations can be provided.

This memo has been prepared for the exclusive use of our client for specific application to the project discussed and has been prepared in accordance with generally accepted geotechnical engineering practices. No warranties, either express or implied, are intended or made. Site safety, excavation support, and dewatering requirements are the responsibility of others. In the event that changes in the nature, design, or location of the project as outlined in this report are planned, the conclusions and recommendations contained in this report shall not be considered valid unless Terracon reviews the changes and either verifies or modifies the conclusions of this report in writing.

12in Shaft, Cracked Section Moment Diagram
Bending Moment (in-kips)

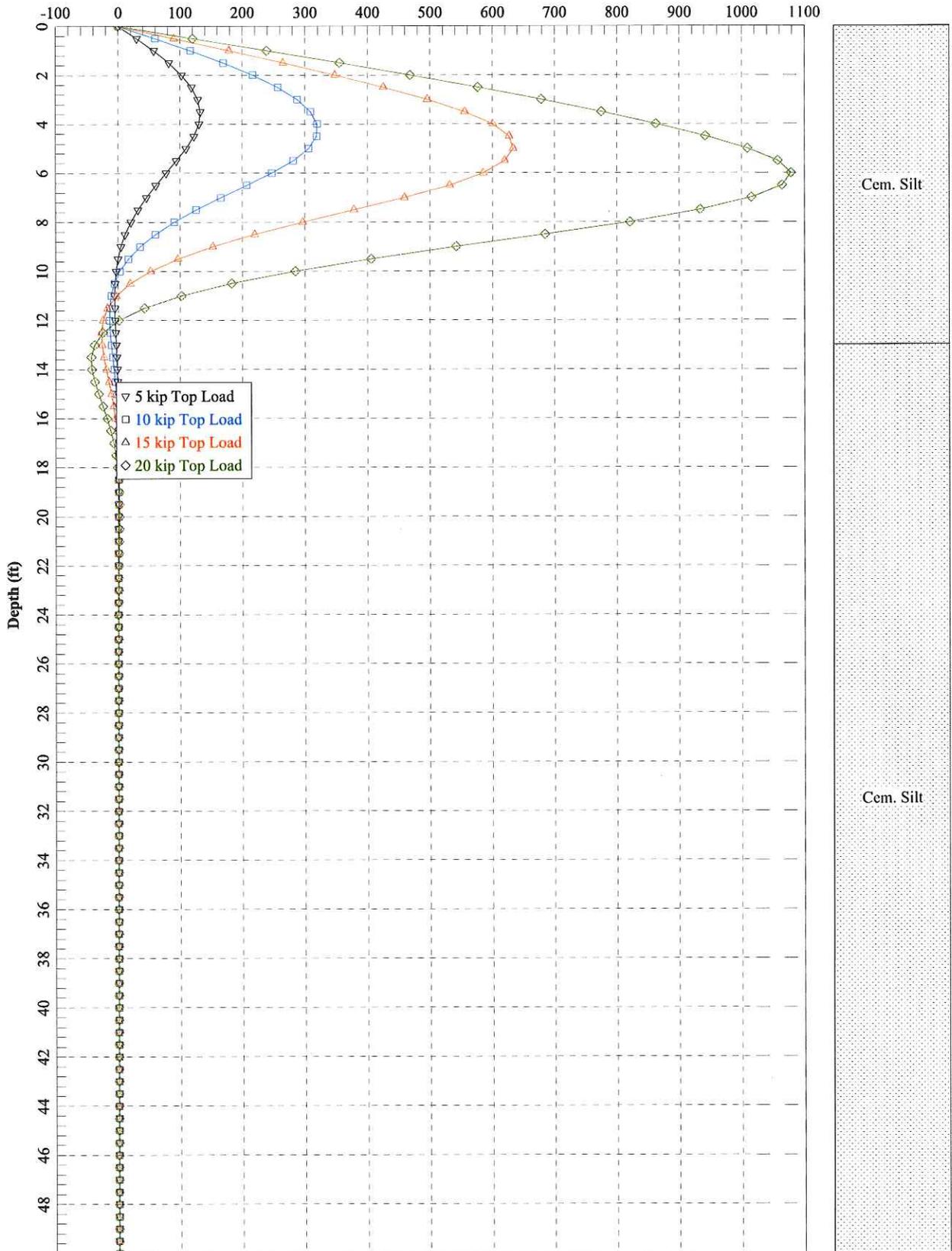


Figure 1

12in Shaft, Cracked Section Deflection Diagram
Lateral Pile Deflection (inches)

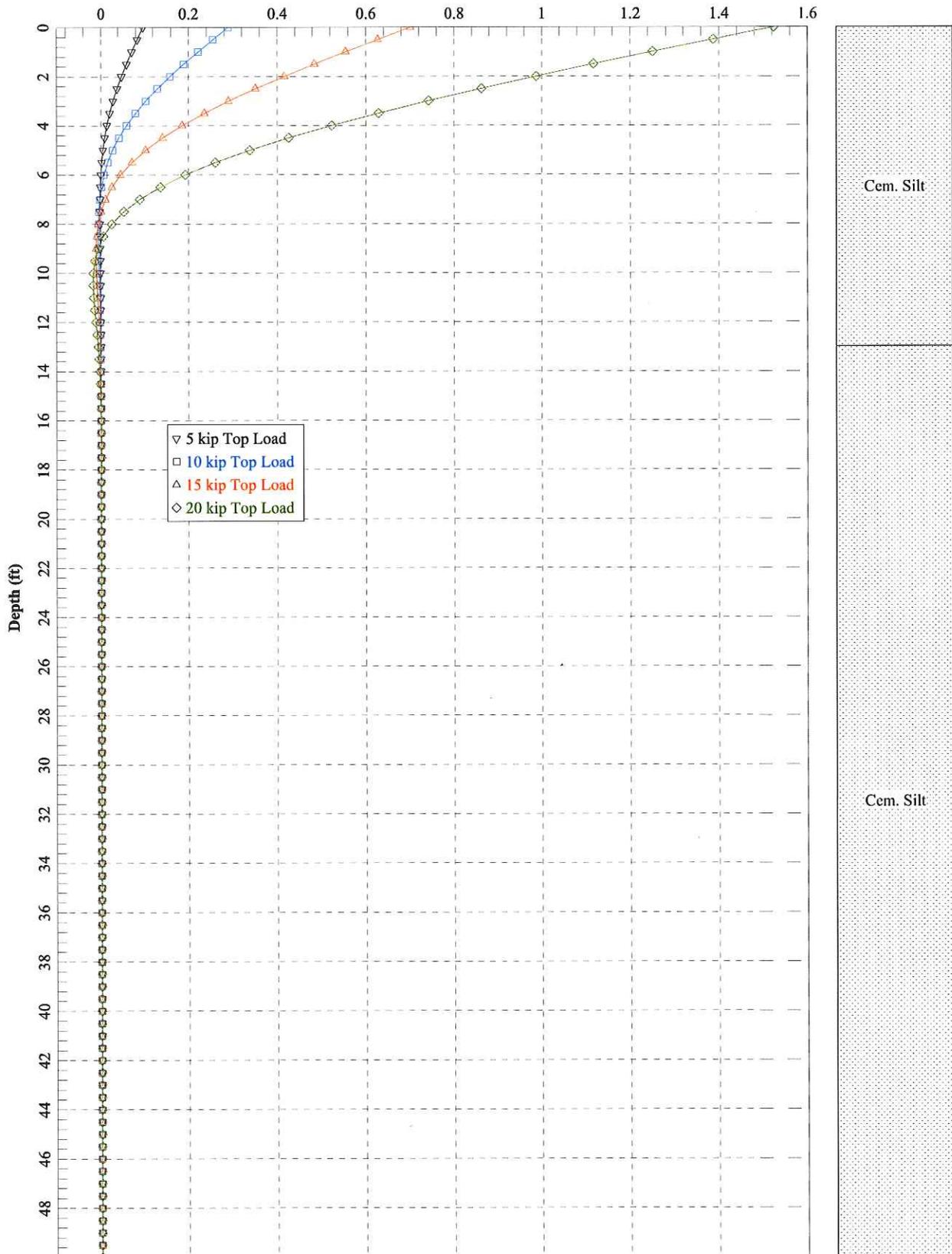


Figure 2

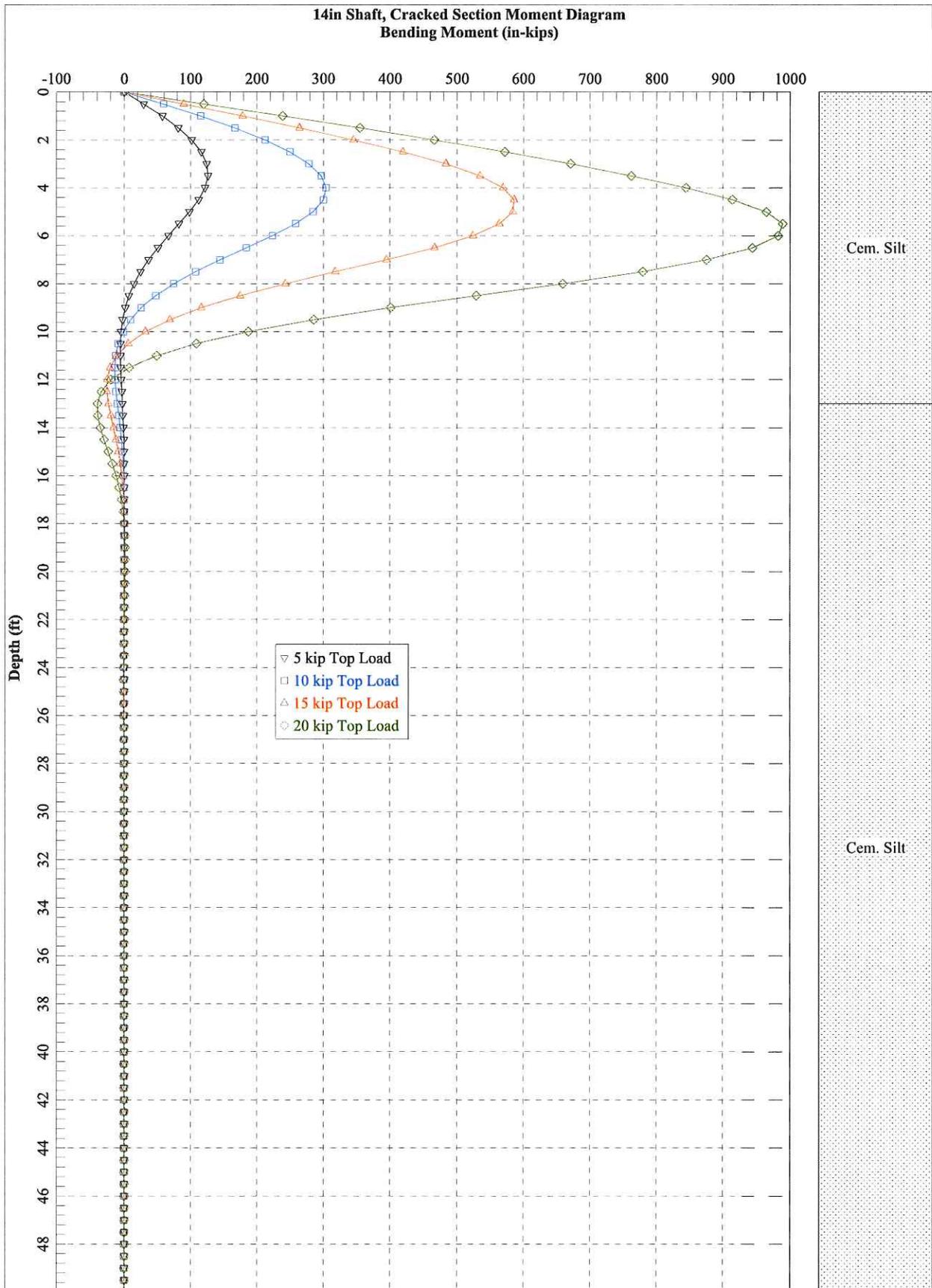


Figure 3

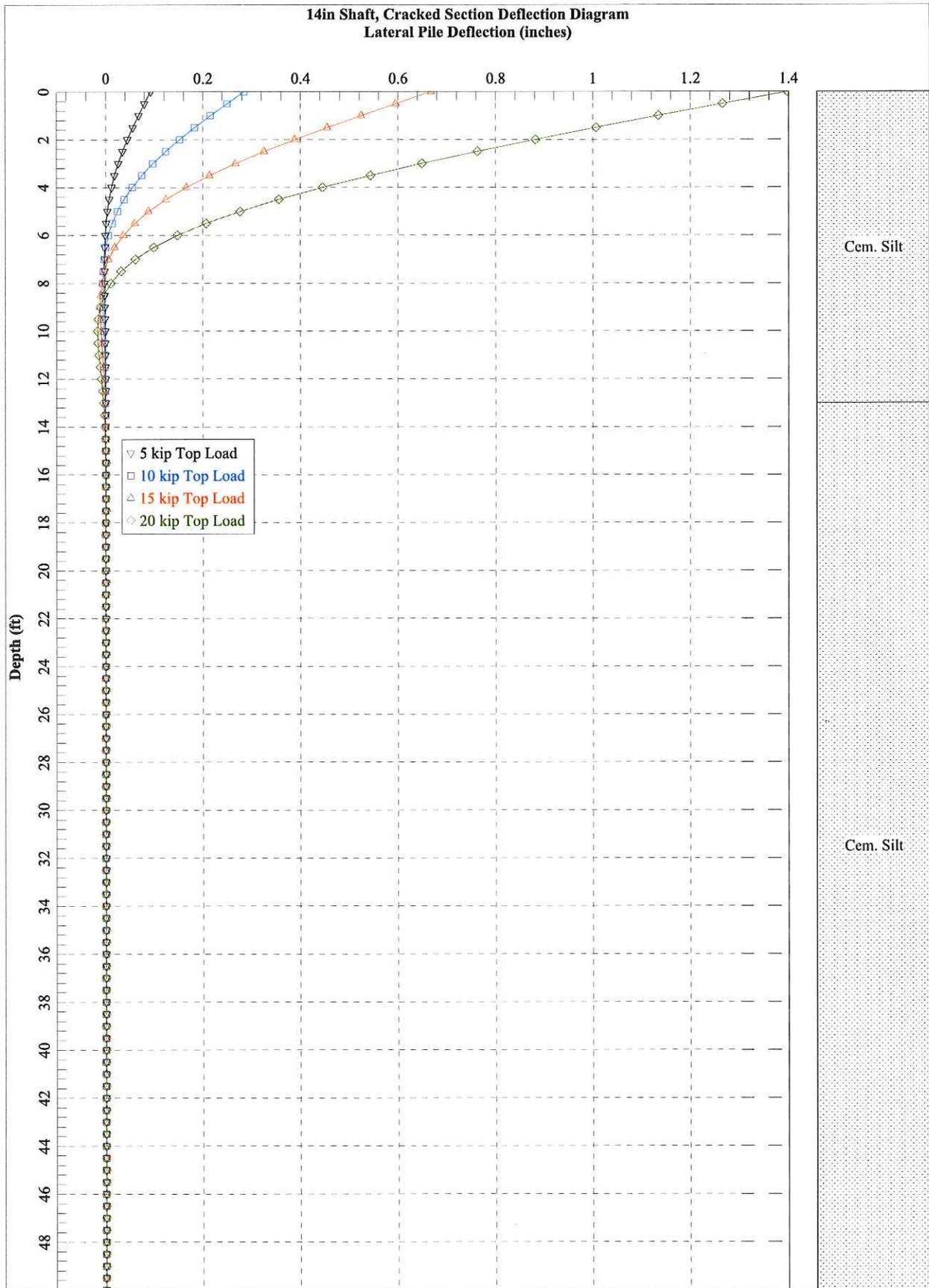


Figure 4

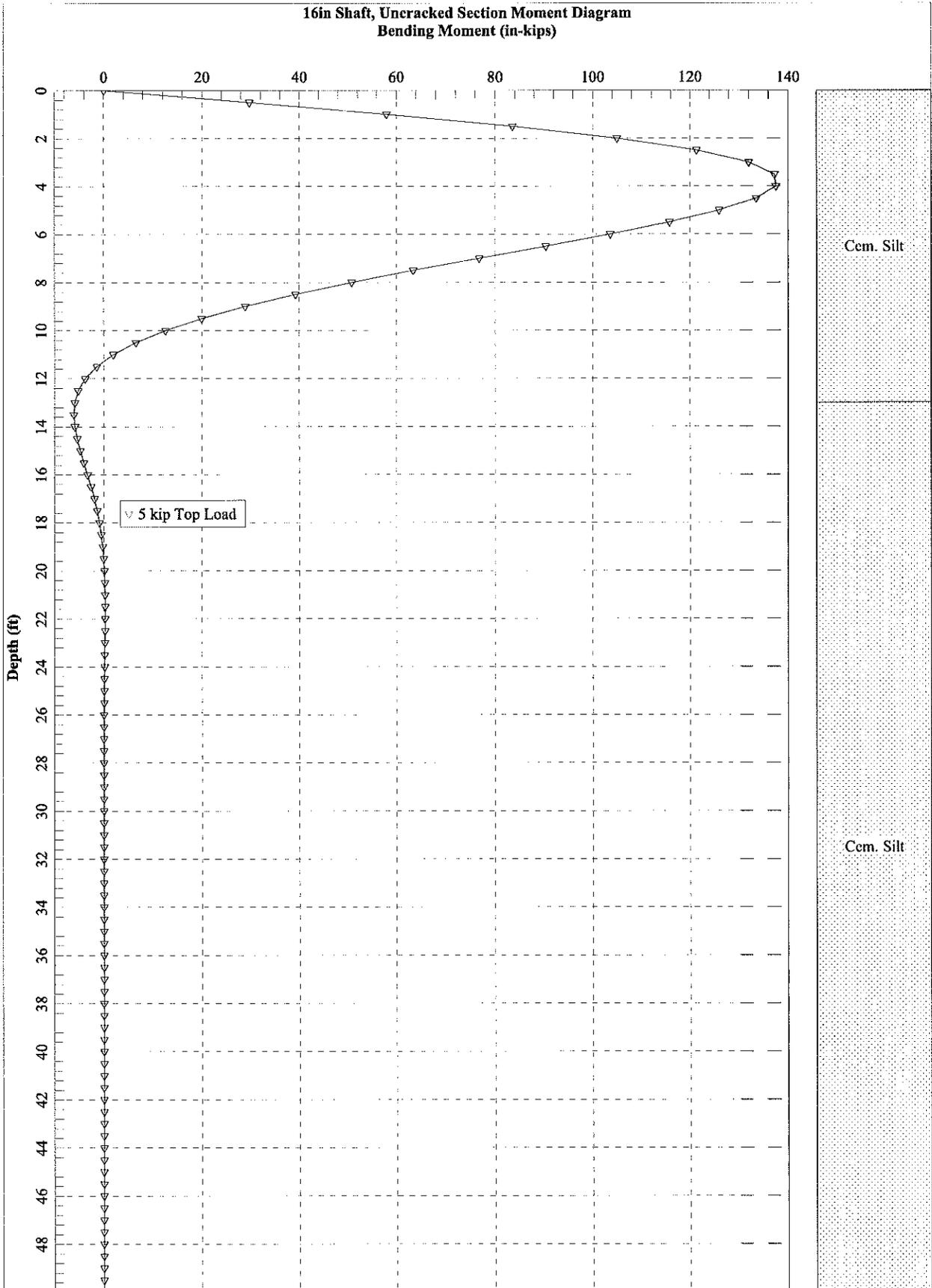


Figure 5

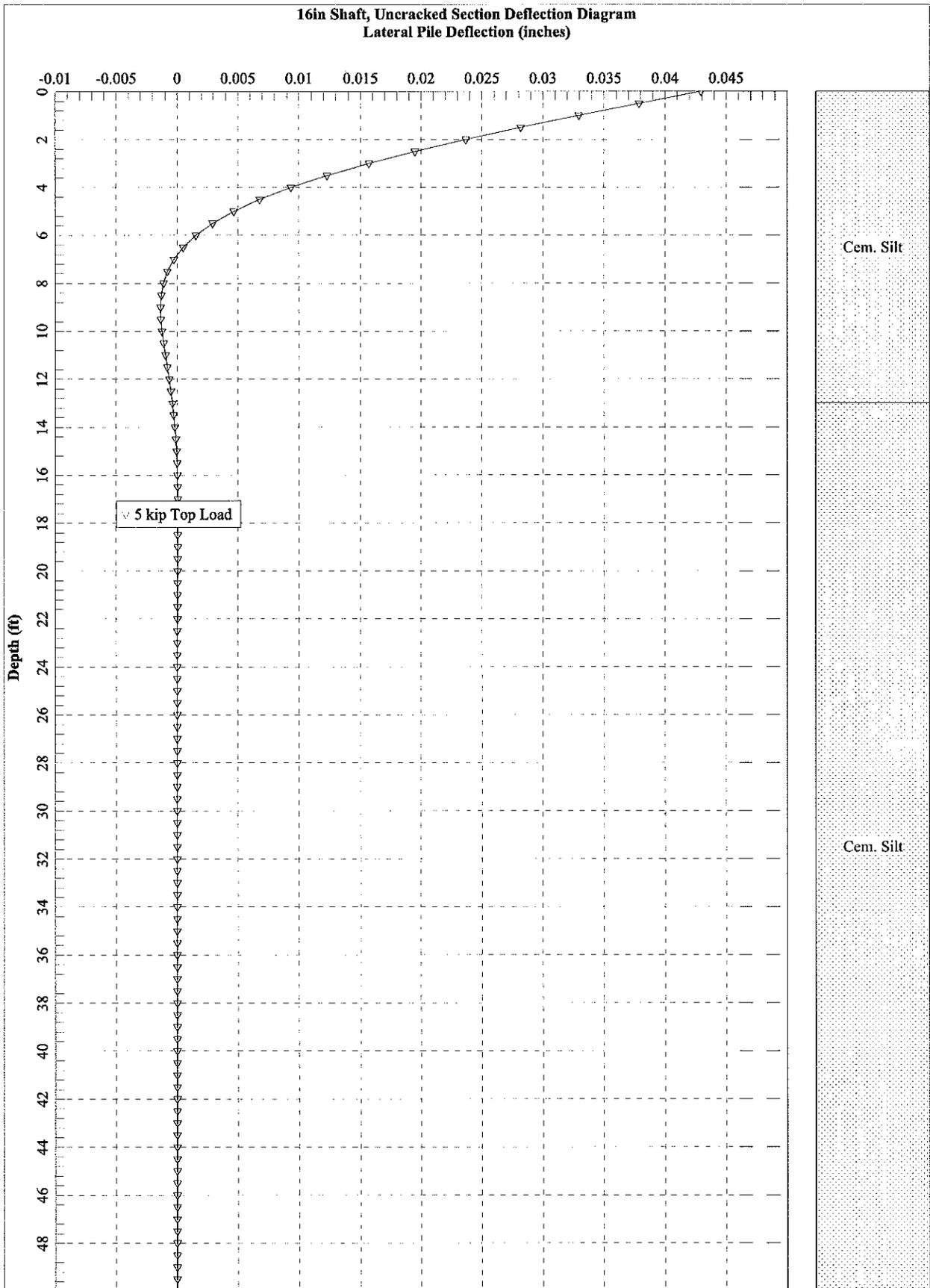


Figure 6

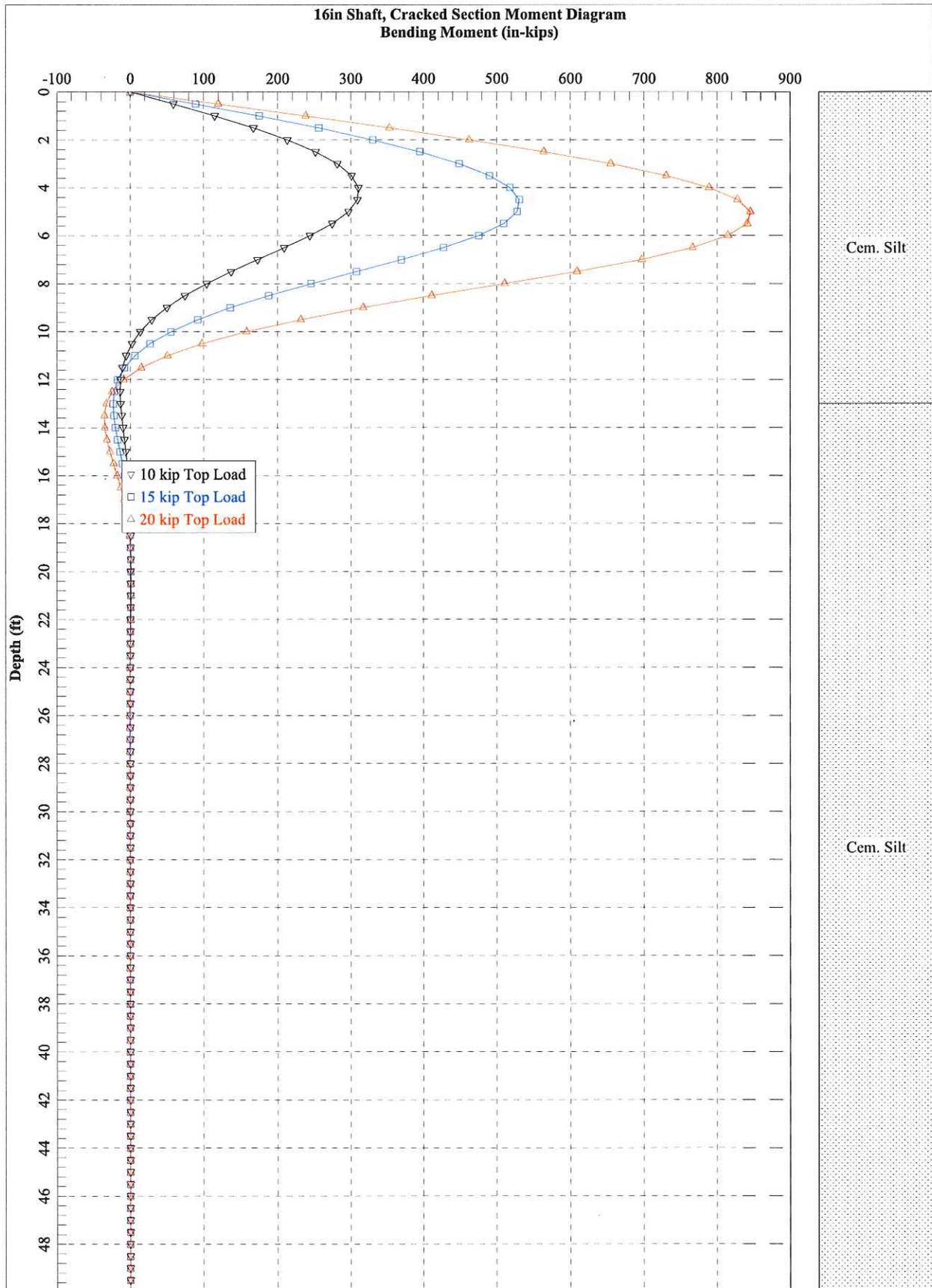


Figure 7

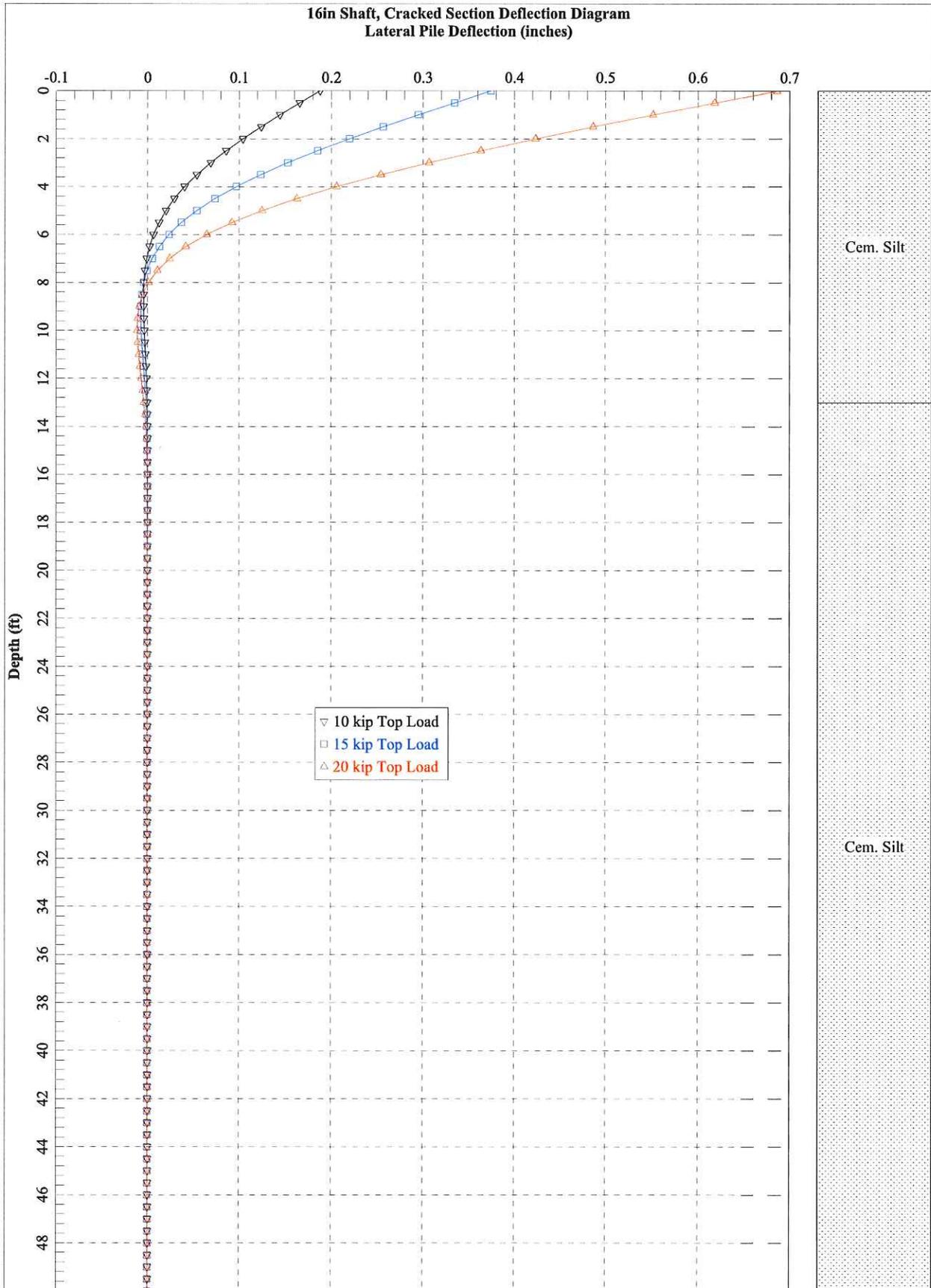


Figure 8