



**Planning Department**  
 231 NE Fifth Street ◦ McMinnville, OR 97128  
 (503) 434-7311 Office ◦ (503) 474-4955 Fax  
[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

<b>Office Use Only:</b>	
File No.	<u>ZC 3-17</u>
Date Received	<u>3-2-17</u>
Fee	<u>1595.<sup>00</sup></u>
Receipt No.	<u>17mco37</u>
Received by	<u>SFA</u>

## Comprehensive Plan Map Amendment/ Zone Change Application

### Applicant Information

**Applicant is:**  Property Owner    Contract Buyer    Option Holder    Agent    Other \_\_\_\_\_

Applicant Name Premier Development, LLC Phone 503-437-0477

Contact Name Lori Zumwalt Phone \_\_\_\_\_  
*(If different than above)*

Address 1312 NE Hwy 99W

City, State, Zip McMinnville OR 97128

Contact Email loriz.premier@gmail.com

### Property Owner Information

Property Owner Name \_\_\_\_\_ Phone \_\_\_\_\_  
*(If different than above)*

Contact Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Contact Email \_\_\_\_\_

### Site Location and Description

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

Property Address 2640 NE Baker Street, McMinnville OR 97128

Assessor Map No. R4416 - BC - 03201 Total Site Area 2.6 Acres

Subdivision Joplings Addition Block \_\_\_\_\_ Lot 8

Comprehensive Plan Designation Residential Zoning Designation County VLDR-9000

This request is for a:

**Comprehensive Plan Amendment**

**Zone Change**

1. What, in detail, are you asking for? State the reason(s) for the request and the intended use(s) of the property. See Attached answers.

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2. Show in detail, by citing specific goals and policies, how your request is consistent with applicable goals and policies of the McMinnville Comprehensive Plan (Vol. 2).

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3. If your request is subject to the provisions of a planned development overlay, show, in detail, how the request conforms to the requirements of the overlay.

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4. If you are requesting a Planned Development, state how the proposal deviates from the requirements of the Zoning Ordinance and give justification for such deviation. \_\_\_\_\_

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5. Considering the pattern of development in the area and surrounding land uses, show, in detail, how the proposed amendment is orderly and timely. \_\_\_\_\_

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6. Describe any changes in the neighborhood or surrounding area which might support or warrant the request. \_\_\_\_\_

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7. Document how the site can be efficiently provided with public utilities, including water, sewer, electricity, and natural gas, if needed, and that there is sufficient capacity to serve the proposed use.

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8. Describe, in detail, how the proposed use will affect traffic in the area. What is the expected trip generation?

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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 features within and adjacent to the subject site, such as: access; lot and street lines with dimensions; distances from property lines to structures; improvements; and significant features (slope, vegetation, adjacent development, drainage, etc.). If of a larger size, provide five (5) copies in addition to **an electronic copy** with the submittal.
- A legal description of the parcel(s), preferably taken from the 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

3-1-17  
Date

Property Owner's Signature

Date

Zone Change Fact Sheet for  
2640 NE Baker Street, McMinnville

**1. What, in detail, are you asking for? State the reasons for the request and the intended use of the property?**

The Applicant is seeking a land use approval from the City of McMinnville for a zone change from a county zone of VLDR 9000 designation to Residential R-4.

The size of the parcel is 2.6 acres. This zone change is being requested in conjunction with 2501 NE Evans St., that is a 2.0 acre parcel to the east. A separate zone change application is submitted for the 2.0 acres.

The intended use of the combined two parcels is for a future multi-family dwelling.

**2. Show in detail, by citing specific goals and policies, how your request conforms to applicable McMinnville Comprehensive Plan Goals and Policies (Volume 2).**

The requested zone change complies with the following applicable McMinnville Comprehensive Plan Goals and Policies:

Goal V1: TO PROMOTE DEVELOPMENT OF AFFORDABLE, QUALITY HOUSING FOR ALL CITY RESIDENTS.

General Housing Policies:

Policies 58.00 and 59.00 are satisfied. Currently the adjacent neighbors are R-2 single family homes and a few larger single family lots along North Baker St. There is also a small City Park to the south and Tice Park across North Baker St to the west. The R-4 zone will enable lower-cost housing for McMinnville renters.

Goal V2: TO PROMOTE A RESIDENTIAL DEVELOPMENT PATTERN THAT IS LAND INTENSIVE AND ENERGY EFFICIENT, THAT PROVIDES FOR AN URBAN LEVEL OF PUBLIC AND PRIVATE SERVICES, AND THAT ALLOWS UNIQUE AND INNOVATIVE DEVELOPMENT TECHNIQUES TO BE EMPLOYED IN RESIDENTIAL DESIGNS.

Policy 68.00 is satisfied. Urban services exist adjacent to the subject site and are available to serve the subject property.

Policy 71.00 is satisfied. The proposed zone change from County Zone VLDR 9000 to R-4 is allowed within the Residential designation in the Comprehensive Plan.

Policy 71.13 is satisfied. The site has been annexed into the City but it has not been given a City zoning designation. The intent of McMinnville's Comprehensive Plan's for the area is to be improved as Residential. The 2.6 acres parcel is subject to a couple development limitations due to its location, size, and access. The site is located between already established and developed R-2 single family homes. Best use of this infill land is to coordinate with the parcel to the east for access. There would be limited or no access on to North Baker St. The north and south parcels both end in cul-de-sacs and do not provide for connectivity to the north or south. Therefore, the only usable access would be through the 2.0 acre parcel to the east, then on to North Evans St. The R-4 zone uses the land most efficiently when developed in conjunction with the parcel to the east. This meets Goal V2 by allowing an opportunity for a design using the land most intensively. Existing facilities are adjacent to subject property.

#### Multi-family Development Policies:

Policy 86.00 is satisfied. The overall plan for the subject property consisting of 2.6 acres combined with the adjacent 2 acre parcel to the east, will allow for a 4.6 acre infill parcel of land to provide multi-family dwellings with the main access off of N. Evans St. This proposed multi-family is a distance of approximately 1/4 mile south of two multi-family complexes off of Burnett Road (Tice Park and Wintercrest Apartments) and one multi-family complex to the south (Rhoda Anne Apartments).

Policy 89.00 is satisfied. Applicant shall comply with the landscape standards required in an R-4 zone upon submission of design plan.

Policy 90.00, 91.00, 92.00, 92.01 and 92.02 are satisfied North Evans St, is a minor collector. The westerly side is adjacent to North Baker Street, a minor arterial, however access for the 2.6 acres will be off of North Evans Street.

Yamhill County Transit Route 3 runs down North Evans St. and subject site is within one-quarter mile of general commercial shopping centers such as businesses on Highway 99W and Baker Street. (Rite Aid, Little Caesars Pizza, Mattress Mania, Grocery Outlet, Pro-Build). The subject site is not near railroad lines, heavy industrial uses or nuisance areas. Public permanent open space is adjacent in the form of a small neighborhood park, as well as, Tice Park across North Baker Street. Other shopping, schools and parks are within 0.7 mile radius. For example, Grandhaven Elementary School is 0.7 miles away, Patton Middle School is 0.8 miles, McMinnville High School is 0.8 miles.

#### Urban Policies:

Policy 99.00 is satisfied. Urban services can be provided concurrently with the proposed urban development. Water and power are available to serve the subject property. Storm Drainage and Sewer can be accessed off of North Evans St.

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:

Goal VI 1 and Policies 117.00, 118.00, 119.00 and 120.00 are satisfied by this proposal in that the site is adjacent to a parcel to the east which abuts a public street (North Evans Street) developed to City standards with adequate capacity to safely accommodate the expected trip generation from this site. Access to the site for parcel delivery to be permitted off of North Evans St. No known adverse effects on the natural features of the land. See attached Traffic Analysis.

Parking:

Policies 126.00 and 127.00 are satisfied. Parking for the multi-family dwellings shall be accommodated for on site.

Bike Paths: Not applicable

Supportive of General Land Use Plan Designations and Development Patterns:

Policy 132.27.00 is satisfied. The zone change proposal supports the land use designation of the site and urban development patterns within the surrounding area.

Circulation:

Policies 132.41.00, 132.41.05, 132.41.20, 132.41.25, and 132.41.30 are satisfied. The subject site will have (pending zone change approval) access through the 2.6 acre parcel on to North Evans Street. City staff have discouraged any access on to North Baker Street due to line of sight and safety issues. North Evans Street, as a minor collector, can accommodate for the maximum allowable units in an R-4 zone. Conditions in the McMinnville TSP are met with this approval.

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.

Policies 136.00, 142.00, 143.00, 144.00, 147.00, 151.00, and 155.00 are satisfied. Adequate levels of sanitary sewer collection, storm sewer and drainage facilities, municipal water distribution systems and supply and energy distribution facilities, either presently serve or can be made available to serve the site. CH2MHill has done a hydraulic analysis of the sanitary sewer system and has verified that the system has capacity to handle the additional flow when considering the maximum allowable units for an R-4 zone.

- 3. If your request is subject to the provisions of a planned development overlay, show, in detail, how the request conforms to the requirements of the overlay.**

No Planned development overlay requested.

- 4. If you are requesting a Planned Development state how the proposal deviates from the requirements of city code and give justification for such deviation.**

No Planned development or deviations from City codes requested.

- 5. Considering the pattern of development in the area and surrounding land uses, show, in detail, how the proper amendment is orderly and timely.**

The proposal is orderly in that it conforms to the Comprehensive plan to update any property that is in the City to an acceptable City Zone. The proposal is timely in that McMinnville has a need for more residential land, as well as, multi-family housing.

- 6. Describe any changes in the neighborhood or surrounding area which might support or warrant the request.**

The Applicant's request brings this island of land into McMinnville Comprehensive plan for residential use. The proposed R-4 residential use is consistent with the City's desire to achieve higher density in the northeast area of town.

- 7. Document how the site will be provided with public utilities, including water, sewer, electricity and natural gas. Show that the utility system currently serves or can be extended to the site and that there is capacity to serve the proposed use.**

According to McMinnville Water and Light, a 12 inch water line exits along the west and south border of the property adequate to serve the property. Sewer is available to site with adequate capacity. For Stormwater drainage, there is an 18" line on the south border and 12" along the western border. Power and telephone can be extended to serve the site.



- 8. Describe in detail, how the proposed use will affect traffic in the area. What is the expected trip generation?**

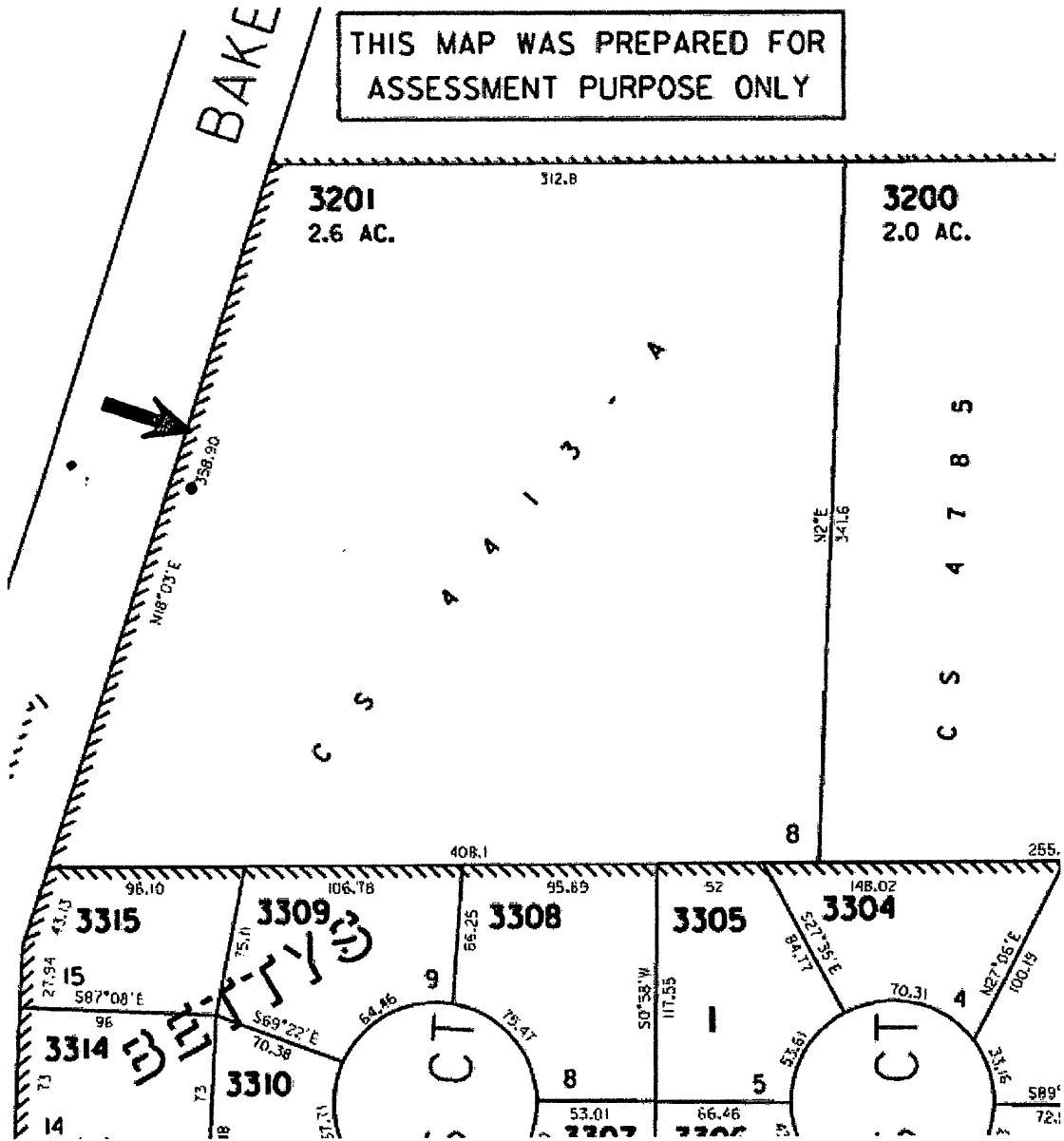
A traffic count and analysis was done by David Evans and Associates Traffic Engineer. See attached Traffic Analysis.



First American



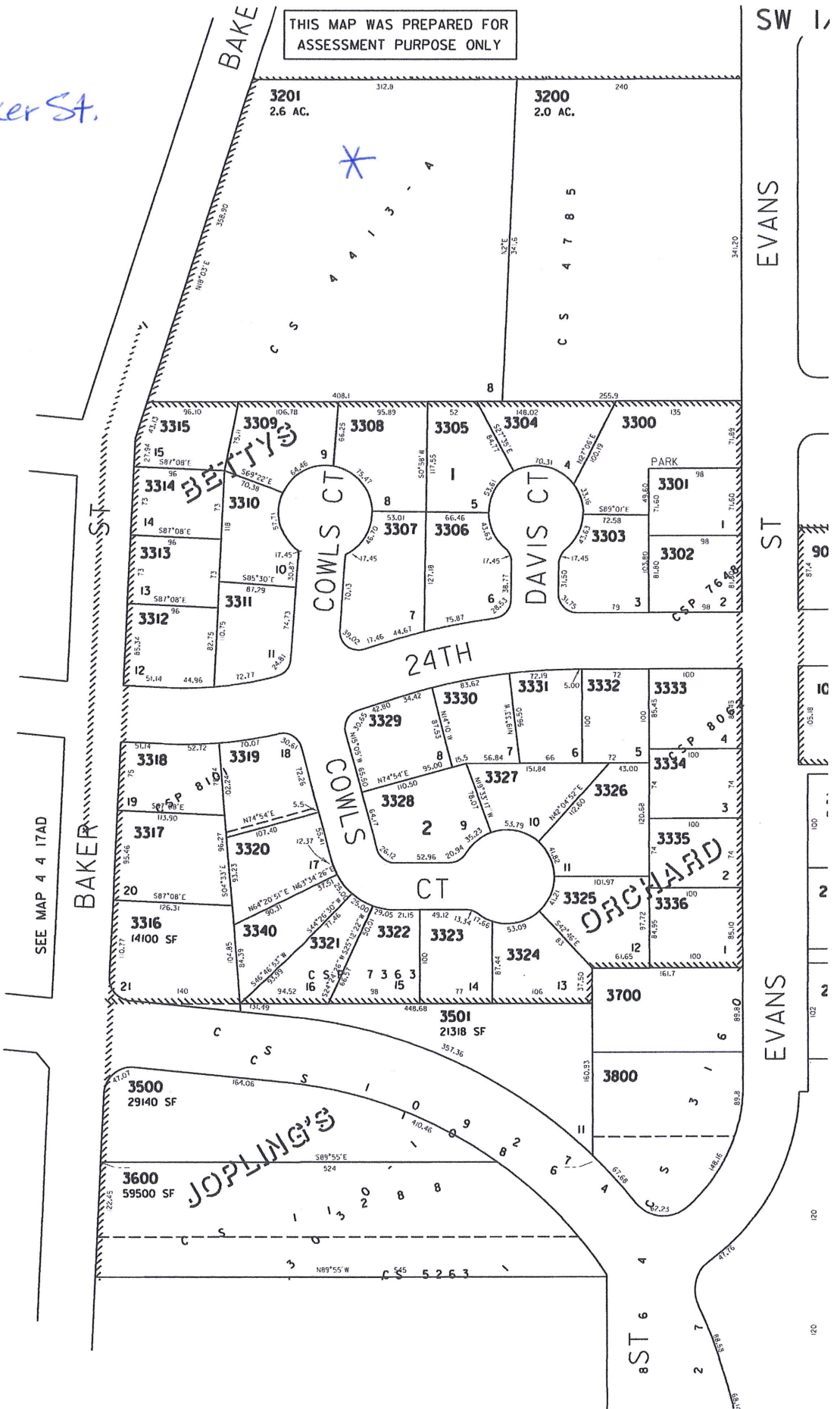
This map is furnished for illustration and to assist in property location. The company assumes no liability for any variation in dimensions by location ascertainable by actual survey





2640 NE Baker St.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



SEE MAP 4 17AD

SW 1,

EVANS

ST

EVANS

8 ST 6

90

10

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2

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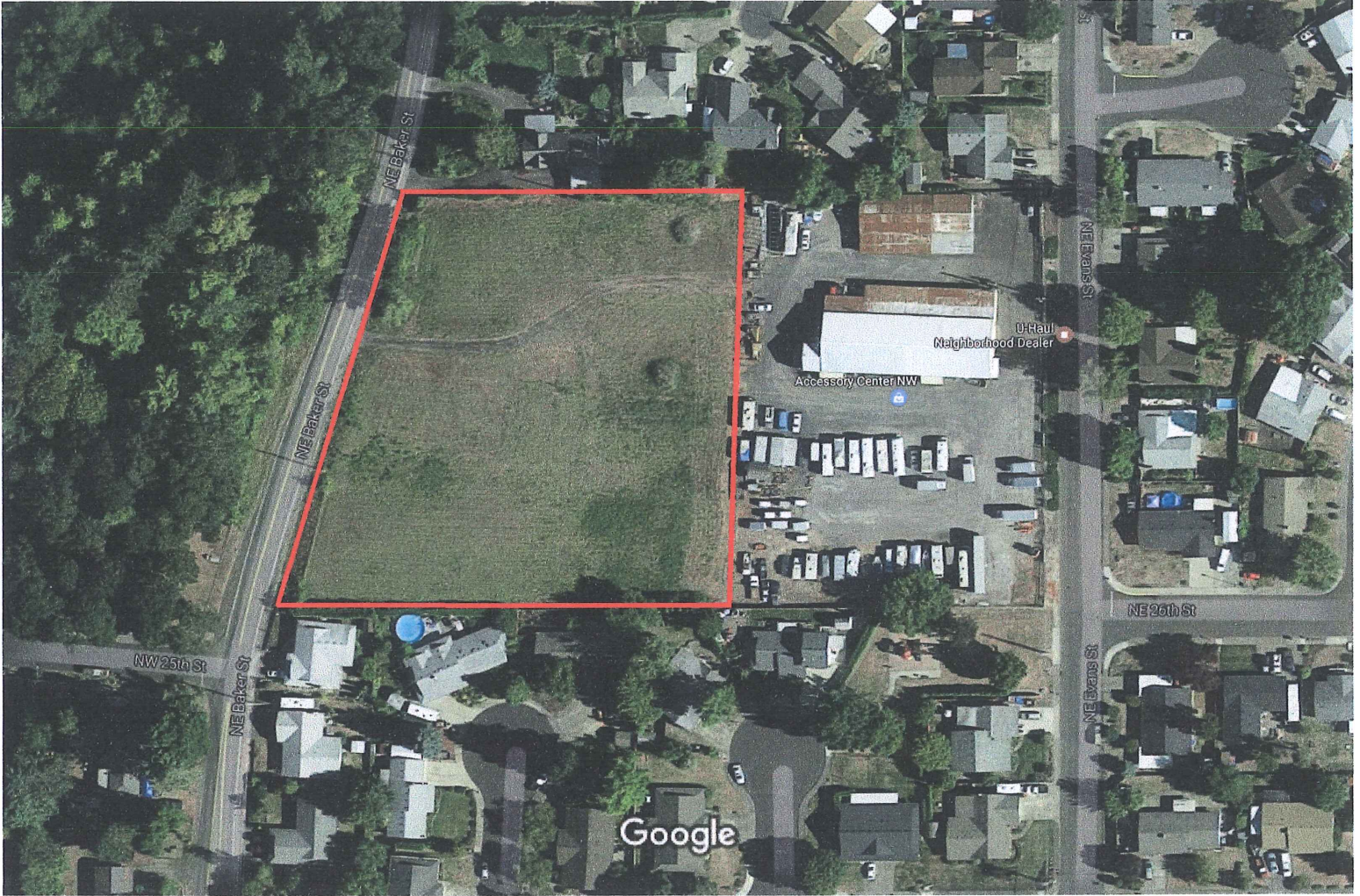
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**Exhibit "A"**

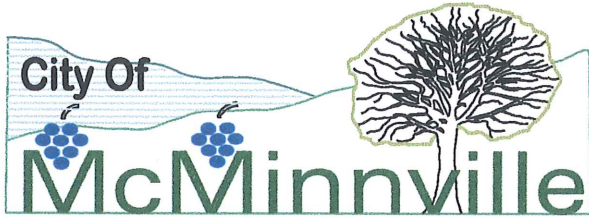
Real property in the County of Yamhill, State of Oregon, described as follows:

Beginning at the Southwest corner of Lot 8, JOPLINGS SUBDIVISION in Yamhill County, Oregon; thence South 89° 55' East along the South line of said Lot 8, 408.1 feet to an iron pipe which is 255.9 feet North 89° 55' West from the West right of way line of North Evans Street; thence North 2° 40' East 341.6 feet to an iron pipe on the North line of said Lot 8, which is 240 feet North 89° 55' West of said right of way line; thence North 89° 55' West 312.8 feet to the Northwest corner of said Lot 8; thence South 18° 08' West 358.9 feet to the place of beginning.



Imagery ©2017 Google, Map data ©2017 Google 50 ft





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 (503) 434-7311 Office • (503) 474-4955 Fax  
[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

<b>Office Use Only:</b>	
File No.	ZC 4-17
Date Received	3-2-17
Fee	\$797. <sup>50</sup>
Receipt No.	17M0037
Received by	SJB

## Comprehensive Plan Map Amendment/ Zone Change Application

### Applicant Information

**Applicant is:**    Property Owner    Contract Buyer    Option Holder    Agent    Other \_\_\_\_\_

Applicant Name \_\_\_\_\_ Premier Development, LLC \_\_\_\_\_ Phone \_\_\_\_\_ 503-437-0477 \_\_\_\_\_

Contact Name \_\_\_\_\_ Lori Zumwalt \_\_\_\_\_ Phone \_\_\_\_\_  
 (If different than above)

Address \_\_\_\_\_ 1312 NE Hwy 99 W \_\_\_\_\_

City, State, Zip \_\_\_\_\_ McMinnville, OR 97128 \_\_\_\_\_

Contact Email \_\_\_\_\_ loriz.premier@gmail.com \_\_\_\_\_

### Property Owner Information

Property Owner Name \_\_\_\_\_ Gerald J. and Judith Boersma \_\_\_\_\_ Phone \_\_\_\_\_  
 (If different than above)

Contact Name \_\_\_\_\_ John Boersma \_\_\_\_\_ Phone \_\_\_\_\_ 503-437-5565 \_\_\_\_\_

Address \_\_\_\_\_ 150 SW 85th St. \_\_\_\_\_

City, State, Zip \_\_\_\_\_ Redmond, OR 97756 \_\_\_\_\_

Contact Email \_\_\_\_\_ jandjboersma@gmail.com \_\_\_\_\_

### Site Location and Description

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

Property Address \_\_\_\_\_ 2501 NE Evans St., McMinnville, OR 97128 \_\_\_\_\_

Assessor Map No. R4 416 - BC - 03200 \_\_\_\_\_ Total Site Area \_\_\_\_\_ 2.6 Acres \_\_\_\_\_

Subdivision \_\_\_\_\_ Jopling's Addition \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ 8 \_\_\_\_\_

Comprehensive Plan Designation \_\_\_\_\_ Res' \_\_\_\_\_ Zoning Designation \_\_\_\_\_ R-2 \_\_\_\_\_

This request is for a:

**Comprehensive Plan Amendment**

**Zone Change**

1. What, in detail, are you asking for? State the reason(s) for the request and the intended use(s) of the property. See Attached answers.

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2. Show in detail, by citing specific goals and policies, how your request is consistent with applicable goals and policies of the McMinnville Comprehensive Plan (Vol. 2).

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3. If your request is subject to the provisions of a planned development overlay, show, in detail, how the request conforms to the requirements of the overlay.

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4. If you are requesting a Planned Development, state how the proposal deviates from the requirements of the Zoning Ordinance and give justification for such deviation. \_\_\_\_\_

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5. Considering the pattern of development in the area and surrounding land uses, show, in detail, how the proposed amendment is orderly and timely. \_\_\_\_\_

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6. Describe any changes in the neighborhood or surrounding area which might support or warrant the request. \_\_\_\_\_

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7. Document how the site can be efficiently provided with public utilities, including water, sewer, electricity, and natural gas, if needed, and that there is sufficient capacity to serve the proposed use.

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8. Describe, in detail, how the proposed use will affect traffic in the area. What is the expected trip generation?

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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 features within and adjacent to the subject site, such as: access; lot and street lines with dimensions; distances from property lines to structures; improvements; and significant features (slope, vegetation, adjacent development, drainage, etc.). If of a larger size, provide five (5) copies in addition to an electronic copy with the submittal.
□ A legal description of the parcel(s), preferably taken from the 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.

Jon Zimmalt, Member
Applicant's Signature

3-1-17
Date

Property Owner's Signature

3-1-17
Date

Zone Change Fact Sheet  
2501 North Evans Street, McMinnville

**1. What, in detail, are you asking for? State the reasons for the request and the intended use of the property?**

The Applicant is seeking a land use approval from the City of McMinnville for a zone change from Residential R-2 designation to Residential R-4.

The size of the parcel is 2 acres. This zone change is being requested in conjunction with a 2.6 acre parcel to the west. A separate zone change application is submitted for the 2.6 acre parcel.

The intended use of the combined two parcels is for a future multi-family dwelling.

**2. Show in detail, by citing specific goals and policies, how your request conforms to applicable McMinnville Comprehensive Plan Goals and Policies (Volume 2).**

The requested zone change complies with the following applicable McMinnville Comprehensive Plan Goals and Policies:

Goal V1: TO PROMOTE DEVELOPMENT OF AFFORDABLE, QUALITY HOUSING FOR ALL CITY RESIDENTS.

General Housing Policies:

Policies 58.00 and 59.00 are satisfied. Currently the adjacent neighbors are R-2 single family homes. There is also a small City Park adjacent to this parcel. An R-4 zone will enable lower-cost housing for McMinnville renters.

Goal V2: TO PROMOTE A RESIDENTIAL DEVELOPMENT PATTERN THAT IS LAND INTENSIVE AND ENERGY EFFICIENT, THAT PROVIDES FOR AN URBAN LEVEL OF PUBLIC AND PRIVATE SERVICES, AND THAT ALLOWS UNIQUE AND INNOVATIVE DEVELOPMENT TECHNIQUES TO BE EMPLOYED IN RESIDENTIAL DESIGNS.

Policy 68.00 is satisfied. Urban services exist adjacent to the subject site and are available to serve the subject property.

Policy 71.00 is satisfied. The proposed zone change from R-2 to R-4 is allowed within the Residential designation in the Comprehensive Plan.

Policy 71.13 is satisfied. The site is currently grandfathered in, to allow a specific commercial use however, it is designated in the Comprehensive Plan as residential. The two acre parcel subject to development limitations, due to its size, but will work well with the west parcel for additional housing and access to North Evans St. The site is located between already established and developed R-2 single family homes terminating in cul-de-sacs which do not allow for connectivity to the north or south. The R-4 zone uses the land most *efficiently* when developed in conjunction with the parcel to the east. This meets Goal V2 by allowing an opportunity for a design using the land most *intensively*. Existing facilities are adjacent to subject property.

#### Multi-family Development Policies:

Policy 86.00 is satisfied. The overall plan for the subject property consisting of 2 acres combined with the adjacent property to the west, consisting of 2.6 acres will allow for a 4.6 acre parcel of multi-family dwellings with the main access off of N. Evans St. This proposed multi-family is a distance of approximately 1/4 mile south of two larger multi-family complexes off of Burnett Road.

Policy 89.00 is satisfied. Applicant shall comply with the landscape standards required in an R-4 zone upon submission of design plan.

Policy 90.00, 91.00, 92.00 92.01 and 92.02 are satisfied The East side is adjacent to North Evans St, which is a minor collector. Yamhill County Transit Route 3 runs down North Evans St. and subject site is within one-quarter mile of general commercial shopping centers such as businesses on Evans St and Highway 99W. (Rite Aid, Little Caesars Pizza, Mattress Mania, Grocery Outlet, Pro-Build). The subject site is not near railroad lines, heavy industrial uses or nuisance areas. Public permanent open space is adjacent in the form of a small neighborhood park. Other shopping, schools and parks are within 0.7 mile radius. For example, Grandhaven Elementary School is 0.7 miles away, Patton Middle School is 0.8 miles, McMinnville High School is 0.8 miles.

#### Urban Policies:

Policy 99.00 is satisfied. Urban services can be provided concurrently with the proposed urban development. Water and power are available to serve the subject property. Storm Drainage and Sewer can be accessed off of North Evans St.

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:

Goal VI 1 and Policies 117.00, 118.00, 119.00 and 120.00 are satisfied by this proposal in that the site abuts a public minor collector street developed to City standards with adequate capacity to safely accommodate the expected trip generation from this site. See Traffic Analysis. Access to the site for parcel delivery to be permitted off of North Evans St. No known adverse effects on the natural features of the land.

Parking:

Policies 126.00 and 127.00 are satisfied. Parking for the multi-family dwelling shall be accommodated for on site. Parking is also available on North Evans St.

Bike Paths: Not applicable

Supportive of General Land Use Plan Designations and Development Patterns:

Policy 132.27.00 is satisfied. The zone change proposal supports the land use designation of the site and urban development patterns within the surrounding area. Within less than one mile of the site there is a mix of residential uses. Homes on large lots (7500sq. ft.), R-2 lots consisting of single family homes and duplexes, R-4 lots consisting of Tice Park, Wintercrest, and Rhoda Anne Apartments, a Residential care facility and a Mobile Home Park.

Circulation:

Policies 132.41.00, 132.41.05, 132.41.20, 132.41.25, and 132.41.30 are satisfied. The subject site is an infill parcel in which North Evans Street has already been established and meets the requirements of the McMinnville TSP. North Evans Street, as a minor collector allows for adequate traffic circulation and can accommodate for the maximum allowable units in an R-4 zone. See Traffic Analysis.

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.

Policies 136.00, 142.00, 143.00, 144.00, 147.00, 151.00, and 155.00 are satisfied. Adequate levels of sanitary sewer collection, storm sewer and drainage facilities, municipal water distribution systems and supply and energy distribution facilities, either presently serve or can be made available to serve the site. Additionally the Water Reclamation Facility has the capacity to accommodate flow resulting from the development of the site. CH2MHill has done a hydraulic analysis of the sanitary sewer system and has verified that the system has capacity to handle additional flow, using the maximum allowable number of units in an R-4 zone. See attached Technical Memorandum: Hydraulic Analysis fro the Baker/Evans Property.

- 3. If your request is subject to the provisions of a planned development overlay, show, in detail, how the request conforms to the requirements of the overlay.**

No Planned development overlay requested.

- 4. If you are requesting a Planned Development state how the proposal deviates from the requirements of city code and give justification for such deviation.**

No Planned development or deviations from City codes requested.

- 5. Considering the pattern of development in the area and surrounding land uses, show, in detail, how the proper amendment is orderly and timely.**

The proposal is orderly in that it conforms to the Comprehensive plan to bring this property that is not being used as a residential use to an acceptable residential zone and usage. The property currently has one large Ag shed being used as a U-haul rental business and auto detailer. A second shed is being used as storage. The removal of these sheds will significantly improve the esthetics of the neighborhood. The proposal is timely in that McMinnville has a need for more affordable housing, as well as, multi-family housing.

- 6. Describe any changes in the neighborhood or surrounding area which might support or warrant the request.**

The Applicant's request brings this island of land into McMinnville Comprehensive plan for residential use. The proposed R-4 residential use is consistent with the City's desire to achieve higher density in the northeast area of town.

- 7. Document how the site will be provided with public utilities, including water, sewer, electricity and natural gas. Show that the utility system currently serves or can be extended to the site and that there is capacity to serve the proposed use.**

According to McMinnville Water and Light, a 12 inch water line exits along the east and north border of the property adequate to serve the property. Sewer is available in North Evans St. For Stormwater drainage, there is an 18" line on the south border and 10" line in North Evans St. Power, and telephone, all exist in North Evans Street and can be extended to serve the site.

**8. Describe in detail, how the proposed use will affect traffic in the area. What is the expected trip generation?**

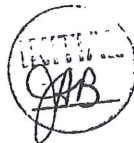
A traffic count and analysis was done by David Evans and Associates Traffic Engineer. See attached Traffic Analysis.

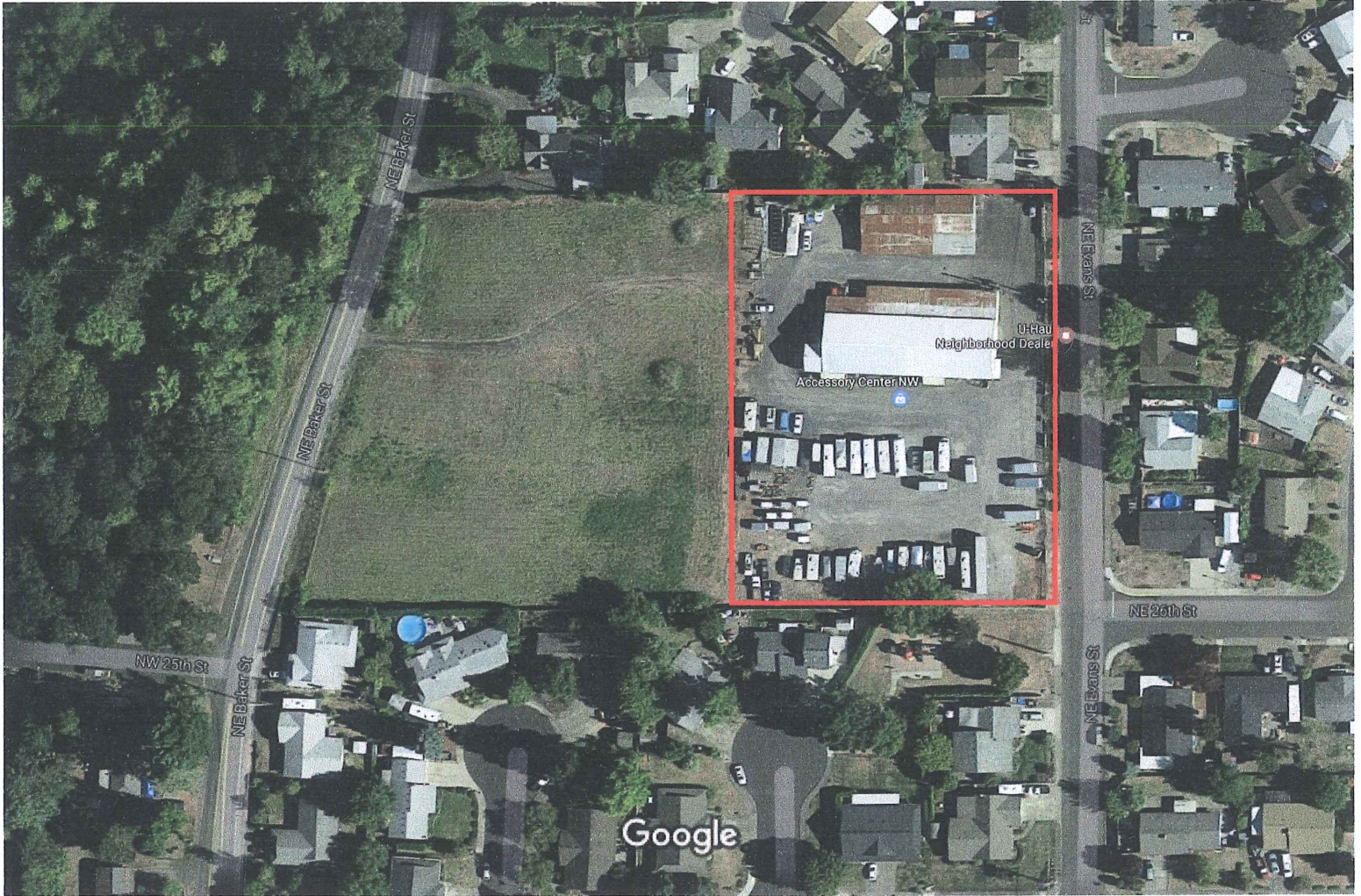
**Exhibit "A"**

Lot 8, JOPLINGS SUBDIVISION, Yamhill County, Oregon.

EXCEPTING THEREFROM the following described Tract; BEGINNING at the Southwest corner of Lot 8, JOBLING'S SUBDIVISION, Yamhill County, Oregon; thence South 89° 55' East along the South line of said Lot 8, 408.1 feet to an iron pipe which is 255.9 feet North 89° 55' West from the West right-of-way line of North Evans Street; thence North 02° 40' East, 341.6 feet to an iron pipe on the North line of said Lot 8, which is 240.00 feet North 89° 55' West of said right-of-way line; thence North 89° 55' West, 312.8 feet to the Northwest corner of said Lot 8; thence South 18° 08' West, 358.9 feet to the PLACE OF BEGINNING.

2501 NE Evans St. McMinnville OR









2501 NE Evans St.

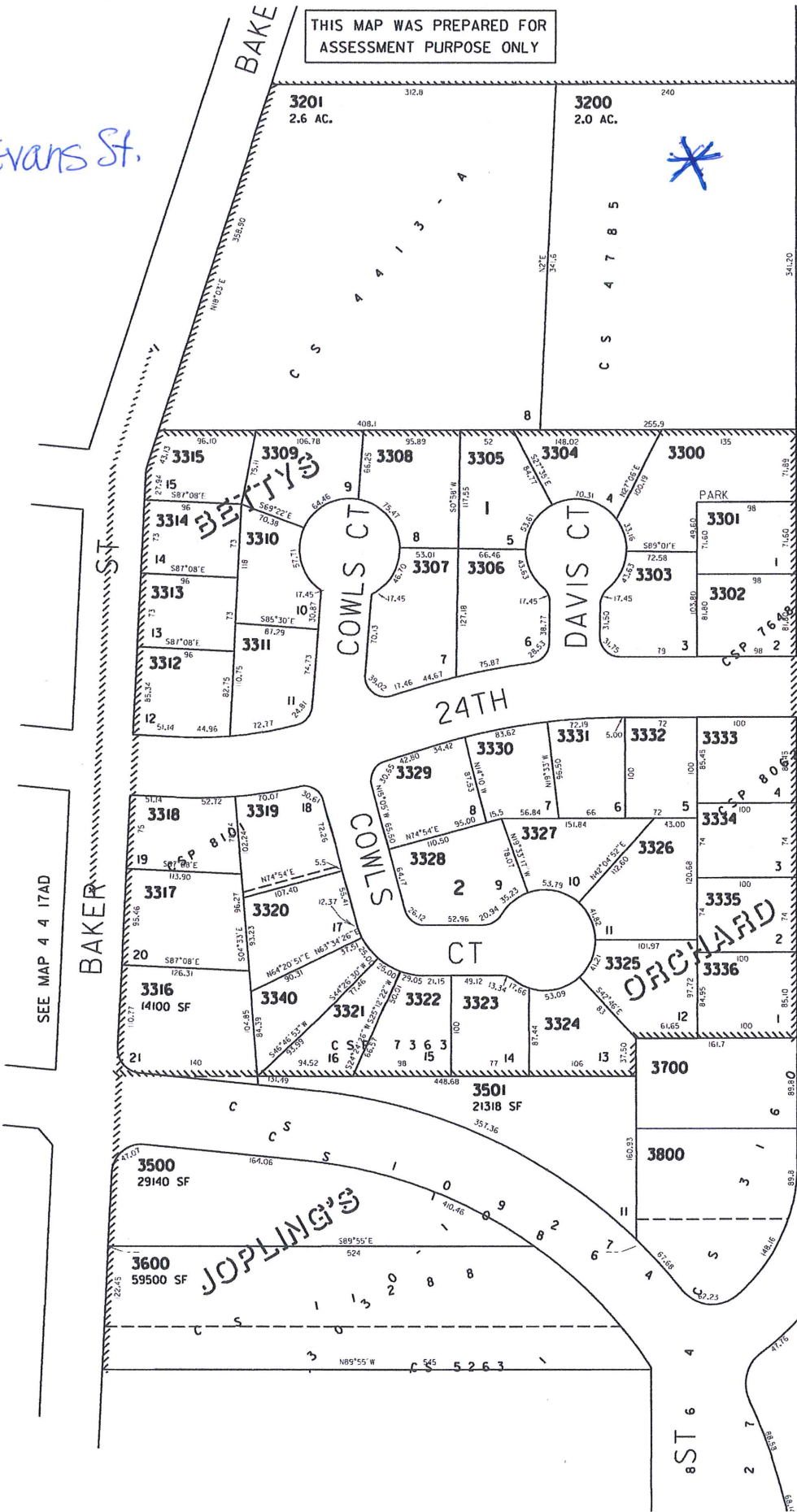
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

SW 1,

EVANS

ST

EVANS



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