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July 24, 2017

Josh Snodgrass  
RJ Development  
401 Central Street SE  
Olympia, WA 98501

Re: Conditional Use Review (CU 3-17)

Dear Mr. Snodgrass:

This is to advise you that, at a meeting of the McMinnville Planning Commission on Thursday, July 20, 2017, your application for a conditional use permit (CU 3-17) to allow for the expansion of an existing assisted living facility by 24 units was presented and carefully studied. The subject property is located at 3121 NE Cumulus Avenue and is more specifically described as Tax Lot 100, Section 22DD, 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 3-17). 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, the applicant shall provide detailed building elevations for the proposed expansion. The new building shall be consistent with the existing assisted living facility in terms of building design, architectural detail, and exterior building material.
2. That the new building be constructed to satisfy all recommendations from the geotechnical report, as may be required by the City of McMinnville Building Official.
3. That the applicant provide a continuous row of evergreen shrubs or trees along the western property line adjacent to the new building to provide screening between the new building and the abutting properties.
4. That the applicant shall provide protection for existing trees during the construction of the new building. Protection shall be provided within the critical root zone of any tree in close proximity to the construction site.
5. 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

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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.

6. That the applicant shall design the proposed fire access route to appear and operate as a pedestrian walkway when not being used for emergency access purposes. Removable bollards, as approved by the McMinnville Fire Department, shall be installed at the intersection of the fire access route and the existing parking lot.
7. 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.

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 August 8, 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: Welltower Inc., 4500 Dorr Street, Toledo, OH 43615  
Heather Richards, Planning Director

Attachments:

*Decision, Conditions of Approval, Findings of Fact and Conclusionary Findings for the Approval of a Conditional Use Permit for an Expansion of an Existing Assisted Living Facility at 3121 NE Cumulus Avenue. (Docket CU 3-17)*