City of McMinnville
Planning Department
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McMinnville, OR 97128
(503) 434-7311

www.mcminnvilleoregon.gov

EXHIBIT 2 - STAFF REPORT

DATE: July 20, 2017
TO: Planning Commissioners
FROM: Chuck Darnell, Associate Planner
SUBJECT: CU 3-17 – 3121 NE Cumulus Avenue

Report in Brief:

This is a public hearing to consider an application for a conditional use permit to allow for the expansion of the existing Parkland Village Assisted Living facility. The expansion would allow for the addition of 24 units to the overall facility, resulting in a total of 74 units and 92 residential beds between the existing and proposed new buildings. The 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.

Background:

The Planning Commission recently reviewed a conditional use permit request for the Parkland Village Assisted Living facility. That conditional use permit request (CU 2-17) was for a smaller expansion than what is now being proposed. That smaller expansion, which was an increase of 18 units, was approved by the Planning Commission at the April 20, 2017 regular meeting. Since that time, the applicant and the assisted living facility have explored the option to construct a larger expansion. This requires a new conditional use permit request because the site plan changed and the code requirements are slightly different for the proposed larger facility. The current conditional use permit request (CU 3-17) for the larger building expansion is an entirely separate request from the previous conditional use permit request, and has been reviewed as such.

The subject site is the current location of the Parkland Village Assisted Living facility. The site is bounded on the south by NE Cumulus Avenue and on the north by the South Yamhill River. The existing Kingwood subdivision and soon to be constructed Whispering Meadows subdivisions are located to the west of the subject site, and another senior living facility, Fircrest Senior Living, is located to the east of the subject site.

The subject site is zoned R-4 PD (Multiple-Family Residential Planned Development) and is designated on the comprehensive plan map as Residential. A small portion on the north end of the site is located within the floodplain, and that portion of the site is zoned F-P (Floodplain).

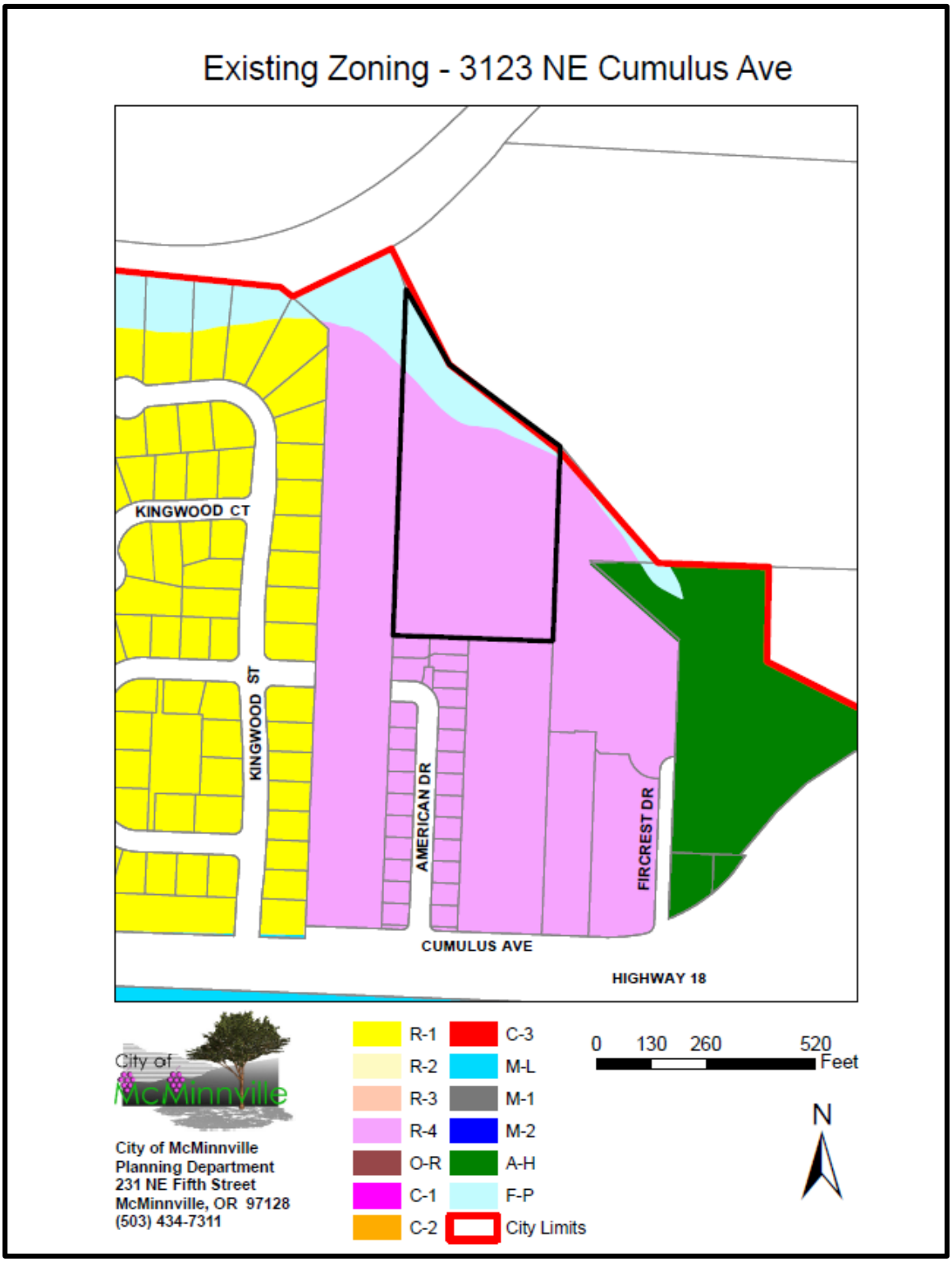
The existing Planned Development overlay that applies to the property (Ordinance 4581) was adopted in 1995 and resulted in a rezoning of the property to R-4 PD to allow for the existing assisted living facility to operate on the site.

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.

Properties immediately adjacent to the subject site to the west and east are also zoned R-4 (Multiple-Family Residential). Properties further west in the Kingwood subdivision are zoned R-1 (Single Family Residential), and properties further east are zoned AH (Agricultural Holding). The subject site is on the edge of the city limits, so property to the north is outside of the McMinnville urban growth boundary. A visual of the subject site and reference maps showing the zoning designations of the subject site and the surrounding properties are provided below:

Site Reference Map

Existing Zoning



Discussion:

The applicant is proposing to expand the existing assisted living facility located on the subject site, adding 23,134 square feet to the existing 36,746 square foot facility. The expansion will occur on the north side of the existing building, adding 24 units to the facility which will result in a total of 74 residential units within the overall facility. The existing facility consists of 50 total units, all of which are studio or one (1) bedroom residential units. The expansion will consist of 24 units, but will provide 42 beds for residents in need of memory care. There will be a total of 92 residential beds in the expanded facility. The subject site is part of a larger senior living community, which is commonly known as Parkland Village Retirement Community and consists of the assisted living facility on the subject site and independent living accommodations to the south between the assisted living facility and NE Cumulus Avenue.

The subject site does contain some areas that are within the floodplain as identified on the Flood Insurance Rate Maps (FIRM) panels created by the Federal Emergency Management Agency (FEMA). The proposed expansion will not occur in the area of the site within the floodplain, which will be discussed in greater detail below.

The Planning Commission's responsibility regarding this type of land use request is to conduct a public hearing and, at its conclusion, render a decision to approve, approve with conditions, or deny the conditional use request.

Evaluation of Review Criteria:

The potential impacts of a proposed conditional use on the abutting properties and surrounding neighborhood should be minimized through the design, location, and operating characteristics of the proposed development. In order to ensure that the proposed use and development is appropriate and has minimal impacts on the surrounding neighborhood, the Planning Commission must find that the following criteria are being met:

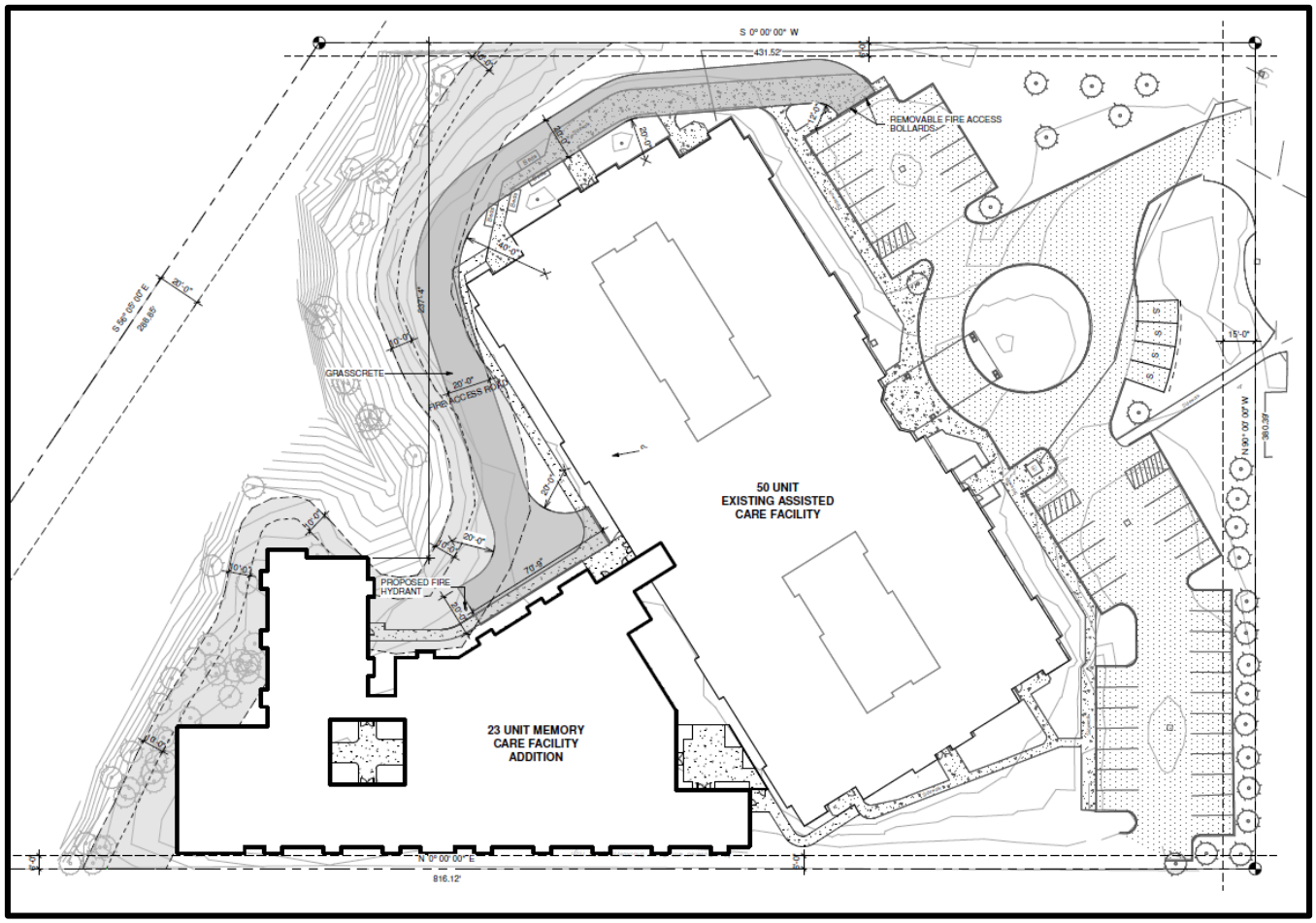
A. The proposal will be consistent with the Comprehensive Plan and the objectives of the zoning ordinance and other applicable policies of the City;

Comprehensive Plan Policies: A number of Comprehensive Plan goals and policies relate to the proposed development. In particular, Comprehensive Plan Chapter II (Natural Resources) and Chapter V (Housing and Residential Development) include goals and policies applicable to this request. Some of the more applicable goals, which are identified and explained in greater detail in the Findings of Fact in the attached Decision Document, state that the City of McMinnville shall preserve the quality of water and land resources within the city, and that the City shall promote the development of affordable, quality housing for all city residents.

Zoning District Requirements: The property in question is zoned R-4 PD (Multiple-Family Residential Planned Development). The proposed use, an assisted living facility, would be defined as a convalescent home in the McMinnville Zoning Ordinance, and is therefore allowed as a conditional use in the R-4 zone (Section 17.21.020).

The new portion of the building will meet all required setbacks. The new building will be well outside the front, rear, and east side yard setback areas, but it will be close to the west property line and will just meet the minimum side yard setback of six (6) feet. The building will be constructed at the same height as the existing assisted living facility, which will be under 35 feet in height. Based on that building height, there are no increased yard areas required.

The proposed site plan can be seen below (note that the expansion on the site plan below is labeled as 23 units, but the applicant has verified that the expansion is indeed 24 units and the label on the site plan was incorrect):



Parking and Off-Street Loading Requirements: Parking on the site will be located south of the existing building, and will not be expanded as part of the expansion project. Parking requirements for this type of facility are based on the parking requirements for convalescent homes. Section 17.60.060(B)(4) (Spaces-Number required) requires that one parking space be provided for every two beds for patients or residents. Based on the size of the facility and the 92 residential beds, the minimum number of parking spaces required is 46 spaces. The existing parking areas provide 45 total parking spaces, and the applicant is proposing to add 4 additional standard parking spaces for a total of 49 parking spaces, which exceeds the minimum parking requirement for the site.

All other design and access requirements of the McMinnville Zoning Ordinance are being met with the existing and proposed parking areas (Section 17.60.080(A–C) (Design requirements)). The parking spaces are sized appropriately, the drive aisles are of sufficient width to provide adequate space for maneuvering, and handicapped parking is being provided at a rate consistent with building code 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;

Harmony in Scale, Bulk, Coverage, and Density: The subject site is uniquely situated near a floodplain area which contains a significant amount of existing natural vegetation and mature trees. The buildable area of the site, where the expansion is being proposed, is located outside of the floodplain and the existing natural areas. The expansion area is mostly within an existing cleared space on the site, and the applicant has stated that their intention is to preserve as much of the natural areas as possible. The placement of the expansion in this existing cleared area of the site results in appropriate site coverage.

The operating characteristics of the proposed expansion will be consistent with the existing Parkland Village assisted living facility. As a residential care facility, the intensity of the use is very low. The expansion will provide memory care units, which will house a population that does not drive and therefore will not cause an increase in traffic on the site. Therefore, the operations of the expanded assisted living facility will not negatively impact the surrounding neighborhood.

The new portion of the building will be constructed to match the existing assisted living facility in design and in exterior building materials. The applicant's intent is to have the expansion blend in harmoniously with the existing facility, and have carried over similar design elements such as interior courtyards for the residents. The new building will be constructed to be six (6) feet from the west property line, which meets the minimum yard setbacks, but will be constructed close to the single family homes in the future Whispering Meadows subdivision. The proposed building expansion will not be overpowering in terms of scale and bulk, as it will be a single story building and will not impose on abutting properties any more than other types of permitted residential development would. However, certain site designs could reduce the potential impacts on abutting property owners. Therefore, staff is suggesting a condition of approval that a continuous row of evergreen shrubs or trees be installed along the west property line. This will provide for screening between the assisted living facility and the adjacent single family homes, and will be consistent with screening that is used on the south side of the site between the subject site and the Craftsman Landing subdivision. That existing row of evergreen trees, and how it has effectively provided screening between the uses, can be seen below. The image below is looking north from NE American Drive toward the existing assisted living facility, which is located just on the other side of the row of evergreen trees.

Based on the descriptions above, the proposed location and size of the facility, and the additional landscaping that would be included as a suggested condition of approval, staff believes that the expansion will be compatible with the surrounding neighborhood and will not impact the livability or appropriate development of abutting properties.

Availability of Public Facilities and Utilities: Adequate public facilities serve the existing site, including water, sewer, and streets. The Engineering Department has reviewed the plans and has no concerns with the ability for public facilities to serve the site.

Traffic, Circulation, and Parking: The applicant's narrative and submitted materials refer to the fact that the site accesses American Drive. However, the site is actually accessed by a private drive through the independent living facility site to the south, which is part of the overall Parkland Village Retirement Community. American Drive is a public street that is located in the Craftsman Landing subdivision west of the existing access drive to the subject site.

The Engineering Department reviewed the plans, and does not have any concerns with traffic from the expansion of the existing use. Based on the Institute of Transportation Engineers Trip Generation Manual (9th Edition), the addition of 42 beds on the site will result in the generation of 5.04 net new PM peak vehicle trips on the transportation network. Based on that minimal increase, the Engineering Department has found that the proposed development should not impact the capacity of the existing adjacent street network, which includes NE Cumulus Avenue and Highway 18.

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;

The type of development proposed is consistent with the development pattern of the surrounding area. Other senior living facilities exist to the east of the subject site, and single family residential homes of a higher density exist to the west and south of the subject site. The proposed expansion will be a single story building, and will not impose on or cause any adverse impact on the development of abutting properties any more than other types of development that would be permitted outright in the R-4 (Multiple-Family Residential) zone. Given the existing development pattern and the existence of other similar uses in the surrounding area, the proposed use will not cause any significant adverse impact on the livability of the surrounding area.

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 setting warrants;

The site and the proposed building have been designed in such a way as to blend in with the surrounding area. The applicant has stated that the development will have as little impact as possible on the natural areas on the site, and the building will be designed to match the existing assisted living facility. The applicant has also stated that it is their intent, for the benefit of the residents in need of memory care, that the facility be designed to evoke a sense of feeling at home. To evoke that sense of home, the facility will be designed to emulate a residential setting as much as possible, which will cause the facility to blend into the development pattern of the surrounding neighborhood.

To ensure that the expansion is consistent with the existing facility, staff is suggesting a condition of approval that will require that the expansion match the existing facility in terms of building design, architectural features, and exterior building materials. Staff will ensure that building elevations are provided and reviewed for consistency with the existing facility during the review of the building permit plans.

E. The proposal will preserve environmental assets of particular interest to the community;

The subject site is located in a unique area with environmental assets that are of interest to the community. An identified creek runs along the northern portion of the site, which runs north and intersects with the South Yamhill River. The northern portion of the site is also located within a floodplain as identified on the Flood Insurance Rate Maps (FIRM) panels created by the Federal Emergency Management Agency (FEMA). That portion of the site is zoned F-P (Floodplain), and the McMinnville Zoning Ordinance generally does not allow the construction of permanent structures within the floodplain. The proposed expansion is located completely out of the floodplain.

A steep slope exists on the northern portion of the site and along the creek, which is outside of the floodplain but is still not ideal for development. The applicant has provided a geotechnical report that includes an analysis of the steep slope and its ability to support structures. The original recommendation from that geotechnical report is to maintain a 35 foot setback from the top of the slope, as the slope will be vulnerable during seismic events. In order to provide a larger building footprint, the applicant investigated what construction techniques would be required to support a structure in the areas previously identified as setback areas form the top of the slope. These findings and recommendations are included in an addendum to the geotechnical report.

The recommendations in the addendum to the geotechnical report relate to construction techniques to ensure that development near the steep slope is structurally sound, such as the inclusion of stronger foundations and certain soil types that should be used for fill. Specifically, the addendum provides recommendations on pile depths that would be required to support development and still maintain slope stability. The McMinnville Building Official has reviewed the geotechnical report and the addendum to the report, and is comfortable with the development if the recommendations from both reports are followed. Staff is suggesting a condition of approval be included that requires that the building be constructed to meet any recommendations from the geotechnical report that the McMinnville Building Official deems necessary.

The subject site also contains a significant amount of natural vegetation and mature trees. Many of those trees exist on the sloped areas and around the creek. Therefore, many of the trees will be preserved and the applicant has stated that it is their intent to maintain as much of the natural areas as possible. The applicant has provided a tree inventory and an analysis of the trees that would be impacted by the proposed expansion. The tree inventory shows that 19 trees would need to be removed to allow for the expansion and the associated construction and grading operations. Those trees, including their species and existing diameter, are provided below:

Tree Species	Tree Diameter (inches)
Fir	18”
Fir	54”
Fir	12”
Maple	36”
Fir	24”
Maple	16”
Fir	18”
Fir	18”
Fir	18”
Maple	4-16”

Tree Species	Tree Diameter (inches)
Fir	30”
Fir	18”
Fir	36”
Fir	18”
Fir	36”
Fir	36”
Fir	24”
Cedar	24”
Cedar	24”

Some of the trees will be near the construction impact area. Therefore, staff is suggesting that a condition of approval be included to require that the existing trees be protected during construction.

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 intends to construct the facility as proposed, and has the intent and capability to develop and use the land as proposed. The applicant owns and operates almost 25 residential facilities across the western United States, so they have experience in the operation of assisted living facilities such as the memory care facility that is proposed.

The McMinnville Fire Marshal originally had concerns with the proposed building expansion, as there was no way to provide emergency access to the north side of the new building for firefighting and rescue operations. The applicant revised the site plan, and provided a fire access route from the existing parking lot and around the east and north sides of the existing building. This route would provide emergency access for a fire apparatus, and would allow the Fire Department to get within allowable distances to reach all portions of the building expansion. The fire access route also requires a turn-around area for the fire apparatus, which is proposed to be included in the design.

The required fire access route will be located over the existing pedestrian walkways on the east side of the existing building, and over some of the previously proposed pedestrian walkways on the north side of the existing building to provide access to the expansion. The applicant is proposing to design the fire access route to function as a pedestrian walkway when it is not being used for emergency access. Removable bollards can be installed on the south end of the fire access route and pedestrian walkway, which can be removed during emergency access but will enhance the pedestrian nature of the walkway at other times and not allow for vehicular traffic. A condition of approval is being recommended by staff to ensure that the fire access route is designed to operate as a pedestrian walkway when not used for emergency purposes.

Fiscal Impact:

None.

Commission Options:

1) Close the public hearing and **APPROVE** the application, per the decision document provided which includes the findings of fact.
2) **CONTINUE** the public hearing to a specific date and time.
3) Close the public hearing, but **KEEP THE RECORD OPEN** for the receipt of additional written testimony until a specific date and time.
4) Close the public hearing and **DENY** the application, providing findings of fact for the denial in the motion to deny.

Recommendation/Suggested Motion:

The Planning Department recommends approval of CU 3-17, subject to the following conditions:

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 drip line 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 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.

The Planning Department recommends that the Commission make the following motion approving of CU 3-17:

THAT BASED ON THE FINDINGS OF FACT, THE CONCLUSIONARY FINDINGS FOR APPROVAL, AND THE MATERIALS SUBMITTED BY THE APPLICANT, THE PLANNING COMMISSION APPROVES CU 3-17 SUBJECT TO THE STAFF RECOMMENDED CONDITIONS OF APPROVAL.

CD:sjs

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.

Attachment A

CITY OF MCMINNVILLE
PLANNING DEPARTMENT
231 NE FIFTH STREET
MCMINNVILLE, OR 97128

503-434-7311
www.mcminnvilleoregon.gov

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 (Conditional Use)

REQUEST: The applicant is requesting a conditional use permit to allow for the expansion of the existing Parkland Village Assisted Living facility. The expansion would allow for the addition of 24 units to the overall facility, resulting in a total of 74 units and 92 residential beds between the existing and proposed new buildings.

LOCATION: The 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.

ZONING: The subject site's current zoning is R-4 PD (Multiple-Family Residential Planned Development) and F-P (Floodplain).

APPLICANT: RJ Development

STAFF: Chuck Darnell, Associate Planner

HEARINGS BODY: McMinnville Planning Commission

DATE & TIME: July 20, 2017. Meeting held at the Civic Hall, 200 NE 2nd Street, McMinnville, Oregon.

COMMENTS: This matter was referred to the following public agencies for comment: McMinnville Fire Department, Police Department, Engineering Department, Building Department, Parks Department, City Manager, and City Attorney; McMinnville Water and Light; McMinnville School District No. 40; Yamhill County Public Works; Yamhill County Planning Department; Frontier Communications; Comcast; Northwest Natural Gas; Oregon Department of Transportation; Oregon Division of State Lands; and Oregon Department of Fish and Wildlife. Their comments are provided in this decision document.

DECISION

Based on the findings and conclusions, the Planning Commission **APPROVES** the conditional use permit (CU 3-17) **subject to the conditions of approval provided in this document.**

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DECISION: APPROVAL WITH CONDITIONS

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Planning Commission:_____ Date:_____
Roger Hall, Chair of the McMinnville Planning Commission

Planning Department:_____ Date:_____
Heather Richards, Planning Director

Application Summary:

The applicant is requesting a conditional use permit to allow for the expansion of the existing Parkland Village Assisted Living facility. The expansion would allow for the addition of 24 units to the overall facility, resulting in a total of 74 units and 92 residential beds between the existing and proposed new buildings.

CONDITIONS OF APPROVAL

The following conditions of approval shall be required:

CU 3-17 is **approved** subject to the following conditions:

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 drip line 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 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.

ATTACHMENTS

1. CU 3-17 Application and Attachments

COMMENTS

This matter was referred to the following public agencies for comment: McMinnville Fire Department, Police Department, Engineering and Building Departments, City Manager, and City Attorney, McMinnville School District No. 40, McMinnville Water and Light, Yamhill County Public Works,

Yamhill County Planning Department, Frontier Communications, Comcast, Northwest Natural Gas, Oregon Department of Transportation, Oregon Division of State Lands, and Oregon Department of Fish and Wildlife. The following comments have been received:

McMinnville Engineering Department:

We have reviewed proposed CU 3-17, and do not have any concerns or suggested conditions of approval. We would offer a couple comments:

1. The materials submitted by the applicant indicate in several locations that the site accesses American Drive. The site actually accesses Cumulus Drive via a private access easement granted as part of MP 12-96. The site does not access American Drive, which is a public street located in the Craftsman Landing subdivision south of the subject site; and
2. Per the Institute of Transportation Engineers Trip Generation Manual (9th Edition), the addition of 42 beds on the site will result in the generation of 5.04 net new PM peak vehicle trips on the transportation network. Therefore, the proposed development should not impact the capacity of the existing adjacent street network (Cumulus Avenue and Hwy 18).

McMinnville Water and Light:

MW&L has no comments on this application.

McMinnville Building Department:

May 16, 2017 - Drawing PR1.0, has not provided enough information for me to reply with any favorability. The plans indicate a total building area when completed to be 59,800 square feet. Based on the code analysis provided, there is nothing to indicate how Type VA construction will provide the allowable area by code. Secondly, based on the Geo-Tech report, if this project is to eventually proceed, I will require a qualified Geo-Tech engineer to be on site from beginning to end of site preparation and foundation approval.

May 22, 2017 - In the matter of the proposed expansion to Park Village Addition, I have reviewed the original as-builds, to ensure the original building complied with code for allowable area. I found that the original construction included a number of area separation walls, separating the structure into separate buildings for the allowable area.

With the proposal for the expansion if it is to proceed, there will be Geo-Technical requirements, which I have conveyed to the applicant. However, Fire Department access to the proposed expansion is not viable and the proposed expansion could not be approved.

> Note - These comments were provided prior to the applicant providing a revised site plan with required fire access route.

McMinnville Fire Department:

May 16, 2017 - We have serious concerns because they do not appear to have any access to the expanded site. Access is required to within 150' of all portions of the building and they will most likely need an additional hydrant.

July 10, 2017 - I would like to clarify as far as land use or the expanding of the facility the fire department does not have issues. With that being said they still need to meet all required codes for the type, size and use of use building they are proposing.

The concerns I saw with what they are proposing are:
Oregon Fire Code 2014

503.1.1- Building and facilities. Approved fire apparatus roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720mm) of all portions of the facility and all portions of the exterior.

Fire Hydrants
Number and location of hydrants for a Type V-A building that is 59,880 sq ft.

Table B105.2 Minimum required fire flow and duration for buildings
Type V- A 59,101 – 66,000 requires 4500 gpm for 4 hours

Table C105.1 Number and Distribution of Hydrants
4,500 -5,000 gmp requires 5 hydrants with an average spacing of 300 ft.

There is language in the Fire Code which allows for alternatives due to topography, such as fire sprinklers and or fire alarm systems. However, this structure requires both sprinklers and alarm systems already and aren't considers as an alternative method of construction.

With this proposed project the access and water supply is limited to only the front of the structure which would make firefighting and rescue operation extremely difficult.

I know in talking with Bob there were building code issues as well.

If the designers can find a way to provide better access and water supply we would be happy to look at their ideas.

> Note - These comments were provided prior to the applicant providing a revised site plan with required fire access route.

July 12, 2017 - The comments that I made were for the last drawing I had received.

I believe this new drawing will meet the needs of the fire department for access around the structure, it also provides a hammer head turn around. The only other item that would be needed would be a hydrant near the hammerhead. If one hydrant is provided there we will waive any additional hydrant requirements.

> These comments were provided in response to the revised site plan provided by the applicant that identifies the required fire access route.

<u>Yamhill County Public Works:</u>

I have reviewed the subject conditional use submittal and find no conflicts with Yamhill County Public Works interests.

<u>Oregon Department of State Lands:</u>

If there are mapped wetlands or waters in or near the ground disturbance footprint for any project, then there is a particular notification process for coordinating with DSL. The wetland mapping for McMinnville is the National Wetlands Inventory (NWI), but of course if you have an in-house layer you may choose to use that in addition to the NWI. The notification process is the wetland land use notification (WLUN). Lauren will respond to the WLUN request. The DSL response is sent to both the planner and to the applicant so that we are all on the same page with what the next DSL related steps may be.

FINDINGS OF FACT

1. RJ Development is requesting a conditional use permit to allow for the expansion of the existing Parkland Village Assisted Living facility. The expansion would allow for the addition of 24 units to the overall facility, resulting in a total of 74 units and 92 residential beds between the existing and proposed new buildings. The 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.

2. The site is currently zoned R-4 PD (Multiple-Family Residential Planned Development) and F-P (Floodplain), and is designated as Residential on the McMinnville Comprehensive Plan Map, 1980.

3. Sanitary sewer and municipal water and power can serve the site. The municipal water reclamation facility has sufficient capacity to accommodate expected waste flows resulting from development of the property.

4. This matter was referred to the following public agencies for comment: McMinnville Fire Department, Police Department, Engineering and Building Departments, City Manager, and City Attorney, McMinnville School District No. 40, McMinnville Water and Light, Yamhill County Public Works, Yamhill County Planning Department, Frontier Communications, Comcast, Northwest Natural Gas, Oregon Department of Transportation, Oregon Division of State Lands, and Oregon Department of Fish and Wildlife. Comments in opposition were provided by both the Building Department and the Fire Department. The applicant provided as-built information for the existing building to satisfy the Building Department's concerns, and also provided a revised site plan that resolved the Fire Department's concerns with access to the building expansion.

5. The applicant has submitted findings (Attachment 1) in support of this application. Those findings are herein incorporated.

CONCLUSIONARY FINDINGS

The applicant provided findings for a wide range of Comprehensive Plan goals and policies, many of which were found to not apply to the request. However, those findings are incorporated herein as they were provided in the application. The following Goals and policies from Volume II of the McMinnville Comprehensive Plan of 1981 are applicable to this request:

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

Policy 2.00: *The City of McMinnville shall continue to enforce appropriate development controls on lands with identified building constraints, including, but not limited to, excessive slope, limiting soil characteristics, and natural hazards.*

Finding: The subject site has a steep slope and, due to the vulnerability of the steep slope, limiting soil characteristics. The geotechnical report provided by the applicant provides recommendations for the proposed building expansion to ensure that the building is structurally sound and functional, especially during seismic events. A condition of approval will ensure that all recommendations from the geotechnical report may be required by the McMinnville Building Official. Goal II 1 and Policy 2.00 are met by this proposal.

Policy 8.00: *The City of McMinnville shall continue to seek the retention of high water quality standards as defined by federal, state, and local water quality codes, for all the water resources within the planning area.*

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.*

Policy 10.00: *The City of McMinnville shall cooperate with the Oregon Department of Environmental Quality, the Mid-Willamette Valley Council of Governments, and other appropriate agencies and interests to maintain water quality and to implement agreed upon programs for management of the water resources within the planning area.*

Finding: The northern portion of the subject site is located within a floodplain as identified on the Flood Rate Insurance Map (FIRM) panels created by the Federal Emergency Management Agency (FEMA). That portion of the site is zoned F-P (Floodplain), and permanent structures are generally not permitted in the Floodplain zone. The proposed expansion will not be located in the portion of the site that is located in the floodplain. The Department of State Lands provided comments on the application related to the verification that there are not mapped wetlands on the property, and if there were, that notification of any land use disturbance be provided to the Department of State Lands. The local wetland map for McMinnville is the National Wetlands Inventory (NWI). The NWI shows no mapped wetland areas on this site, other than the South Yamhill River which is already protected by the F-P (Floodplain) zoning district. Therefore, Policies 8.00, 9.00, and 10.00 are met by this proposal.

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 where necessary.*

Finding: While noise will likely not be an issue with the proposed use as an assisted living facility, a condition of approval to provide landscaping along the west property line for screening purposes will also provide for a buffer that will reduce noise between the proposed use and abutting properties. Policy 12.00 is met by this proposal.

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

Policy 58.00: City land development ordinance shall provide opportunities for development of a variety of housing types and densities.

Finding: Goal V 1 and Policy 58.00 are met by this proposal in that the residential units being provided in this assisted living facility will be reserved specifically for elderly clients with memory care needs, which provides for a specific, needed type of housing in the City of McMinnville.

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.

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.

Finding: Policies 59.00 and 64.00 are satisfied by this proposal in that the form of multiple-family housing being provided will be reserved specifically for elderly clients with memory care needs. The facility will

also be reserving a certain percentage of the units for moderate-income individuals. The applicant did not provide details on the number of units or the income limits for those units, but the fact that some are being reserved will provide lower-cost housing for members of the community.

GOAL V 2: 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 69.00: The City of McMinnville shall explore the utilization of innovated land use regulatory ordinances which seek to integrate the functions of housing, commercial, and industrial developments into a compatible framework within the city.

Finding: Goal V 2 and Policy 69.00 are met by this proposal in that the multiple-family residential facility being proposed will be located in an area of the city that is already zoned and guided for higher density residential development and uses, thereby ensuring a development pattern that is integrated into a compatible framework within the city.

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 feasible.

Finding: The subject site has a steep slope and, due to the vulnerability of the steep slope, limiting soil characteristics. The geotechnical report provided by the applicant provides recommendations for the proposed building expansion to ensure that the building is structurally sound and functional, especially during seismic events. A condition of approval will ensure that all recommendations from the geotechnical report may be required by the McMinnville Building Official. Another condition of approval will ensure that existing trees are protected during construction, and the applicant has stated that they intend to preserve as much of the natural areas on the site as possible. Policy 80.00 is therefore satisfied by the proposal and the conditions of approval.

Policy 89.00: Zoning standards shall require that all multiple-family housing developments provide landscaped grounds.

Finding: The applicant has stated that they will provide landscaping around the new building. Conditions of approval will ensure that landscaping is installed and that a landscape plan is reviewed and approved by the Landscape Review Committee. Policy 89.00 is satisfied by this proposal.

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). (as amended by Ord. 4796, October 14, 2003)*

Finding: Policy 99.00 is satisfied by this proposal as adequate levels of sanitary sewer collection, storm sewer and drainage facilities, and municipal water distribution systems and supply either

presently serve or can be made available to adequately serve the site. Additionally, the Water Reclamation Facility has the capacity to accommodate flow resulting from development of this site.

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 rights-of-way as transportation routes.

Finding: The existing assisted living facility provides for parking in excess of what is required for the proposed use, even after the expansion. Based on the size of the facility and the 92 residential beds, the minimum number of parking spaces required is 46 spaces. The existing parking areas provide 45 total parking spaces and 4 new parking spaces will be added for a total of 49 parking spaces on the site, which exceeds the required parking. Policies 126.00 and 127.00 are satisfied by this proposal.

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.

Policy 136.00: The City of McMinnville shall insure that urban developments are connected to the municipal sewage system pursuant to applicable city, state, and federal regulations.

Policy 142.00: The City of McMinnville shall insure that adequate storm water drainage is provided in urban developments through review and approval of storm drainage systems, and through requirements for connection to the municipal storm drainage system, or to natural drainage ways, where required.

Policy 143.00: The City of McMinnville shall encourage the retention of natural drainage ways for storm water drainage.

Policy 144.00: The City of McMinnville, through McMinnville Water and Light, shall provide water services for development at urban densities within the McMinnville Urban Growth Boundary.

Policy 147.00: The City of McMinnville shall continue to support coordination between city departments, other public and private agencies and utilities, and McMinnville Water and Light to insure the coordinated provision of utilities to developing areas. The City shall also continue to coordinate with McMinnville Water and Light in making land use decisions.

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 McMinnville Water and Light, 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 McMinnville Water and Light and the 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 McMinnville Water and Light and the City relating to water and sewer systems, respectively, are adhered to.*

Finding: Goal VII 1 and Policies 136.00, 142.00, 143.00, 144.00, 147.00 and 151.00 are satisfied by the request as 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 development of this site. Administration of all municipal water and sanitary sewer systems guarantee adherence to federal, state, and local quality standards. The City of McMinnville shall continue to support coordination between city departments, other public and private agencies and utilities, and McMinnville Water and Light to insure the coordinated provision of utilities to developing areas and in making land-use decisions.

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 annexations, subdivision proposals, and other major land use decisions.

Finding: Policy 155.00 is satisfied in that emergency services departments have reviewed this request and the applicant responded to the original concerns of the Fire Department with access to the north side of the building expansion. The revised site plan provides for an emergency fire access route to the north side of the existing building, which the Fire Department has deemed to meet the fire code requirements for access during emergency events.

GOAL VII 3: TO PROVIDE PARKS AND RECREATION FACILITIES, OPEN SPACES, AND SCENIC AREAS FOR THE USE AND ENJOYMENT OF ALL CITIZENS OF THE COMMUNITY.

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-offs.

Finding: The subject site has a steep slope and, due to the vulnerability of the steep slope, limiting soil characteristics. The geotechnical report provided by the applicant provides recommendations for the proposed building expansion to ensure that the building is structurally sound and functional, especially during seismic events. A condition of approval will ensure that all recommendations from the geotechnical report may be required by the McMinnville Building Official. Another condition of approval will ensure that existing trees are protected during construction, and the applicant has stated that they intend to preserve as much of the natural areas on the site as possible. Goal VII 3 and Policies 168.00 and 169.00 are therefore satisfied by the proposal and the conditions of approval.

GOAL X 1: TO PROVIDE OPPORTUNITIES FOR CITIZEN INVOLVEMENT IN THE LAND USE DECISION MAKING PROCESS ESTABLISHED BY THE CITY OF MCMINNVILLE.

Policy 188.00: The City of McMinnville shall continue to provide opportunities for citizen involvement in all phases of the planning process. The opportunities will allow for review and comment by community residents and will be supplemented by the availability of information on planning requests and the provision of feedback mechanisms to evaluate decisions and keep citizens informed.

Finding: Goal X 1 and Policy 188.00 are satisfied in that McMinnville continues to provide opportunities for the public to review and obtain copies of the application materials and completed staff report prior to the McMinnville Planning Commission and/or McMinnville City Council review of the request and recommendation at an advertised public hearing. All members of the public have access to provide testimony and ask questions during the public review and hearing process.

The following Sections of the McMinnville Zoning Ordinance (Ord. No. 3380) are applicable to the request:

R-4 Multiple-Family Residential Zone:

17.21.020 Conditional uses. In an R-4 zone, the following uses and their accessory uses may be permitted subject to the provisions of Chapters 17.72 and 17.74.030: […]

K. Nursing/convalescent home

Finding: The underlying zoning of the subject site is R-4 (Multiple-Family Residential) which allows the proposed use of an assisted living facility, which falls under the definition of a convalescent home in the McMinnville Zoning Ordinance, as a conditional use.

17.21.040 Yard requirements. In an R-4 zone, each lot shall have yards of the following size unless otherwise provided for in Section 17.54.050:

A. A front yard shall not be less than fifteen feet;
B. A side yard shall not be less than six feet, except an exterior side yard shall not be less than fifteen feet;
C. A rear yard shall not be less than twenty feet;
D. Whether attached to a residence or as a separate building, a covered storage facility for a vehicle on which the main opening is toward a street shall be located not less than twenty feet to the property line bordering the street;
E. All yards shall be increased, over the requirements of this section, one foot for each two feet of building height over thirty-five feet.

Finding: The proposed building expansion will meet all required yard setbacks, and will not be of a height that would require increased yards.

17.21.050 Building height. In an R-4 zone, a building shall not exceed sixty feet in height.

Finding: The proposed building expansion will be constructed to be less than 35 feet in height, which is well below the maximum height of 60 feet.

Flood Plain Zone:

17.48.005 Purpose. The purpose of a floodplain is to establish and regulate land uses in those areas designated as hazardous due to periodic flooding in order to protect the community from financial burdens through flood damage losses. Further, this zone is intended to protect natural floodways and drainage ways from encroachment by uses and/or indiscriminate land filling or diking which may adversely affect the overall stream and downstream flood levels. Finally, the floodplain zone shall set aside an area which shall, for the most part, be preserved in its natural state or farmed to provide open spaces, natural habitats, and recreational places.

Finding: The proposed building expansion will not be located within the area of the site that is located in the floodplain, and that will remain in its natural state.

Landscaping:

17.57.050 Area Determination—Planning factors.

A. Landscaping shall be accomplished within the following ranges: […]
   3. Multiple-family, twenty-five percent of the gross area. This may be reduced to not less than fifteen percent upon approval of the review committee […]

17.57.060 Zones where required. Landscaping shall be required in the following zones except as otherwise noted:

A. R-4 (Multiple-Family Residential zone, except the construction of a Single-Family or Two-Family Residential unit) […]

17.57.065 Specific uses requiring landscaping.

D. Multiple-family, commercial, and industrial uses in residential planned developments.

Finding: Landscaping will be required as a condition of approval, and the Landscape Review Committee will ensure that the landscaping meets all necessary guidelines and criteria.

Review Criteria:

17.74.030 Authorization to Grant or Deny Conditional Use. A conditional use listed in this ordinance shall be permitted, altered or denied in accordance with the standards and procedures of this chapter. In the case of a use existing prior to the effective date of this ordinance and classified in this ordinance as a conditional use, a change in the use or in lot area, or an alteration of any structure shall conform to the requirements for conditional uses. In judging whether or not a conditional use proposal shall be approved or denied, the Planning Commission shall weigh its appropriateness and desirability or the public convenience or necessity to be served against any adverse conditions that would result from authorizing the particular development at the location proposed and, to approve such use, shall find that the following criteria are either met, can be met by observance of conditions, or are not applicable:

A. The proposal will be consistent with the Comprehensive Plan and the objectives of the zoning ordinance and other applicable policies of the City;
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;
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;
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 setting warrants;
E. The proposal will preserve environmental assets of particular interest to the community;
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.

Finding: The proposed amendment is consistent with the goals and policies of the Comprehensive Plan, as is described in greater detail above.

The property in question is zoned R-4 PD (Multiple-Family Residential Planned Development). The proposed use, an assisted living facility, would be defined as a convalescent home in the McMinnville Zoning Ordinance, and is therefore allowed as a conditional use in the R-4 zone (Section 17.21.020).

The new portion of the building will meet all required setbacks. The new building will be well outside the front, rear and east side yard setback areas, but it will be close to the west property line and will just meet the minimum side yard setback of six (6) feet. The building will be constructed at the same height as the existing assisted living facility, which will be under 35 feet in height. Based on that building height, there are no increased yard areas required.

Parking on the site will be located south of the existing building, and will not be expanded as part of the expansion project. Parking requirements for this type of facility are based on the parking requirements for convalescent homes. Section 17.60.060(B)(4) (Spaces-Number required) requires that one parking space be provided for every two beds for patients or residents. Based on the size of the facility and the 92 residential beds, the minimum number of parking spaces required is 46 spaces. The existing parking areas provide 45 total parking spaces, and the applicant is proposing to add 4 additional standard parking spaces for a total of 49 parking spaces, which exceeds the minimum parking requirement for the site.

All other design and access requirements of the McMinnville Zoning Ordinance are being met with the existing parking areas (Section 17.60.080(A–C) (Design requirements)). The parking spaces are sized appropriately, the drive aisles are of sufficient width to provide adequate space for maneuvering, and handicapped parking is being provided at a rate consistent with building code requirements.

The subject site is uniquely situated near a floodplain area which contains a significant amount of existing natural vegetation and mature trees. The buildable area of the site, where the expansion is being proposed, is located outside of the floodplain and the existing natural areas. The expansion area is mostly within an existing cleared space on the site, and the applicant has stated that their intention is to preserve as much of the natural areas as possible. The placement of the expansion in this existing cleared area of the site results in appropriate site coverage.

The operating characteristics of the proposed expansion will be consistent with the existing Parkland Village assisted living facility. As a residential care facility, the intensity of the use is very low. The expansion will provide memory care units, which will house a population that does not drive and therefore will not cause an increase in traffic on the site. Therefore, the operations of the expanded assisted living facility will not negatively impact the surrounding neighborhood.

The new portion of the building will be constructed to match the existing assisted living facility in design and in exterior building materials. The applicant's intent is to have the expansion blend in harmoniously with the existing facility, and have carried over similar design elements such as interior courtyards for the residents. The new building will be constructed to be six (6) feet from the west property line, which meets the minimum yard setbacks, but will be constructed close to the single family homes in the future Whispering Meadows subdivision. The proposed building expansion will not be overpowering in terms of scale and bulk, as it will be a single story building and will not impose on abutting properties any more than other types of permitted residential development would. However, certain site designs could reduce the potential impacts on abutting property owners. Therefore, a condition of approval has been included to require that a continuous row of evergreen shrubs or trees be installed along the west property line. This will provide for screening between the assisted living facility and the adjacent single family homes, and will be consistent with screening that is used on the south side of the site between the subject site and the Craftsman Landing subdivision. That existing row of evergreen trees, and how it has effectively provided screening between the uses, can be seen below.

Adequate public facilities serve the existing site, including water, sewer, and streets. The Engineering Department has reviewed the plans and has no concerns with the ability for public facilities to serve the site.

The applicant's narrative and submitted materials refer to the fact that the site accesses American Drive. However, the site is actually accessed by a private drive through the independent living facility

site to the south, which is part of the overall Parkland Village Retirement Community. American Drive is a public street that is located in the Craftsman Landing subdivision west of the existing access drive to the subject site.

The Engineering Department reviewed the plans, and does not have any concerns with traffic from the expansion of the existing use. Based on the Institute of Transportation Engineers Trip Generation Manual (9th Edition), the addition of 42 beds on the site will result in the generation of 5.04 net new PM peak vehicle trips on the transportation network. Based on that minimal increase, the Engineering Department has found that the proposed development should not impact the capacity of the existing adjacent street network, which includes NE Cumulus Avenue and Highway 18.

The type of development proposed is consistent with the development pattern of the surrounding area. Other senior living facilities exist to the east of the subject site, and single family residential homes of a higher density exist to the west and south of the subject site. The proposed expansion will be a single story building, and will not impose on or cause any adverse impact on the development of abutting properties any more than other types of development that would be permitted outright in the R-4 (Multiple-Family Residential) zone. Given the existing development pattern and the existence of other similar uses in the surrounding area, the proposed use will not cause any significant adverse impact on the livability of the surrounding area.

The site and the proposed building have been designed in such a way as to blend in with the surrounding area. The applicant has stated that the development will have as little impact as possible on the natural areas on the site, and the building will be designed to match the existing assisted living facility. The applicant has also stated that it is their intent, for the benefit of the residents in need of memory care, that the facility be designed to evoke a sense of feeling at home. To evoke that sense of home, the facility will be designed to emulate a residential setting as much as possible, which will cause the facility to blend into the other development in the surrounding neighborhood.

To ensure that the expansion is consistent with the existing facility, a condition of approval is included that will require that the expansion match the existing facility in terms of architectural features and exterior building materials. Staff will ensure that building elevations are provided and reviewed for consistency with the existing facility during the review of the building permit plans.

The subject site is located in a unique area with environmental assets that are of interest to the community. An identified creek runs along the northern portion of the site, which runs north and intersects with the South Yamhill River. The northern portion of the site is also located within a floodplain as identified on the Flood Insurance Rate Maps (FIRM) panels created by the Federal Emergency Management Agency (FEMA). That portion of the site is zoned F-P (Floodplain), and the McMinnville Zoning Ordinance generally does not allow the construction of permanent structures within the floodplain. The proposed expansion is located completely out of the floodplain.

A steep slope exists on the northern portion of the site and along the creek, which is outside of the floodplain but is still not ideal for development. The applicant has provided a geotechnical report that includes an analysis of the steep slope and its ability to support structures. The original recommendation from that geotechnical report is to maintain a 35 foot setback from the top of the slope, as the slope will be vulnerable during seismic events. In order to provide a larger building footprint, the applicant investigated what construction techniques would be required to support a structure in the areas previously identified as setback areas form the top of the slope. These findings and recommendations are included in an addendum to the geotechnical report.

The recommendations in the addendum to the geotechnical report relate to construction techniques to ensure that development near the steep slope is structurally sound, such as the inclusion of stronger foundations and certain soil types that should be used for fill. Specifically, the addendum provides recommendations on pile depths that would be required to support development and still maintain slope stability. The McMinnville Building Official has reviewed the geotechnical report and the

addendum to the report, and is comfortable with the development if the recommendations from both reports are followed. Staff is suggesting a condition of approval be included that requires that the building be constructed to meet any recommendations from the geotechnical report that the McMinnville Building Official deems necessary.

The subject site also contains a significant amount of natural vegetation and mature trees. Many of those trees exist on the sloped areas and around the creek. Therefore, many of the trees will be preserved and the applicant has stated that it is their intent to maintain as much of the natural areas as possible. The applicant has provided a tree inventory and an analysis of the trees that would be impacted by the proposed expansion. The tree inventory shows that 19 trees would need to be removed to allow for the expansion and the associated construction and grading operations. Some of the trees will be near the construction impact area. Therefore, a condition of approval has been included to require that the existing trees be protected during construction.

The applicant intends to construct the facility as proposed, and has the intent and capability to develop and use the land as proposed. The applicant owns and operates almost 25 residential facilities across the western United States, so they have experience in the operation of assisted living facilities such as the memory care facility that is proposed.

The McMinnville Fire Marshal originally had concerns with the proposed building expansion, as there was no way to provide emergency access to the north side of the new building for firefighting and rescue operations. The applicant revised the site plan, and provided a fire access route from the existing parking lot and around the east and north sides of the existing building. This route would provide emergency access for a fire apparatus, and would allow the Fire Department to get within allowable distances to reach all portions of the building expansion. The fire access route also requires a turn-around area for the fire apparatus, which is proposed to be included in the design.

The required fire access route will be located over the existing pedestrian walkways on the east side of the existing building, and over some of the previously proposed pedestrian walkways on the north side of the existing building to provide access to the expansion. The applicant is proposing to design the fire access route to function as a wide pedestrian walkway when it is not being used for emergency access. Removable bollards can be installed on the south end of the fire access route and pedestrian walkway, which can be removed during emergency access but will enhance the pedestrian nature of the walkway in other times and not allow for vehicular traffic. A condition of approval is included to ensure that the fire access route is designed to operate as a pedestrian walkway when not used for emergency purposes.

17.74.040 Placing Conditions on a Conditional Use Permit. In permitting a new conditional use or the alteration of an existing conditional use, the Planning Commission may impose, in addition to those standards and requirements expressly specified by this ordinance, additional conditions which it finds necessary to avoid a detrimental environmental impact and to otherwise protect the best interest of the surrounding area or the community as a whole. These conditions may include, but need not be limited to, the following:

A. Limiting the manner in which the use is conducted including restrictions on the time a certain activity may take place and restraints to minimize such environmental effects as noise, vibration, air pollution, glare, and odor;
B. Establishing a special yard or other open space, lot area, or dimension;
C. Limiting the height, size, or location of a building or other structure;
D. Designating the size, number, location and nature of vehicle access points;
E. Increasing the amount of street dedication, roadway width, or improvements within the street right-of-way;
F. Designating the size, location, screening, drainage, surfacing, or other improvement of a parking area or truck loading area;
G. Limiting or otherwise designating the number, size, location, height and lighting of signs;
H. Limiting the location and intensity of outdoor lighting and requiring its shielding;

I. Requiring diking, screening, landscaping, or another facility to protect adjacent or nearby property and designating standards for its installation and maintenance;
J. Designating the size, height, location, and materials for a fence;
K. Protecting and preserving existing trees, vegetation, water resource, wildlife habitat, or other significant natural resource;
L. Such other conditions as will make possible the development of the City in an orderly and efficient manner in conformity with the intent and purposes set forth in this ordinance.

Finding: The conditions of approval included in this document are included to ensure that the development does not have a detrimental impact on the surrounding area, and to protect the best interest of the surrounding area.

CD:sjs

Attachment 1

City Of McMinnville

Planning Department
231 NE Fifth Street ○ McMinnville, OR 97128
(503) 434-7311 Office ○ (503) 474-4955 Fax
www.ci.mcminnville.or.us

Office Use Only:
File No. CU 3-17
Date Received 5-1-17
Fee 1055.00
Receipt No. 17M0084
Received by SA

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 360-528-3343

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 00100 ~~-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 22,645 square foot addition to our existing Parkland Assisted Living Facility. The new addition will add 24 units to the facility, totaling 74 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.

4. Describe what impact the proposed development may have on the livability, value, or appropriate development of abutting properties or the surrounding area when compared to the impact of permitted development that is not classified as conditional:

See attached Written Justification.

5. Describe how the location and design of the site and structures for the proposal will be as attractive as the nature of the use and its setting warrants:

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 — Date: 05/05/2016

Property Owner's Signature: Thomas E. Stanley — Date: 5/6/16

Manager, Stanley & Shorten, LLC, Tenant in possession for Welltower, Inc.

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 Condition 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 northern portion of the site. To the north east of the site, 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 some trees there which we are anticipating will need to be removed. The total number of trees removed should not exceed 19, that of which will be replanting throughout the site during the construction of the addition.

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 45 stalls and we have provided 49 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.

Written Justification for Conditional Use Permit

2. **"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 22,645-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.

3. **"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 22,645 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 24 units providing 42 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.

4. **"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.

5. **"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.

6. **"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. The northern portion of the addition will need additional structural support, as the slope get very steep in that area. We are planning on removing 19 existing trees, which will be replanted throughout the site during the construction of the addition.

   We have incorporated a combination foundation/retaining wall for the sub-structure of the new addition. This design was based on the recommendations from the addendum to geotechnical report #2. The design proposed will provide slope stability in case of a seismic event, as well as, structural stability for the new addition. We have combined safety and preservation of the natural environmental of the slope with the need to keep our elderly based population safe in case of a seismic event.

7. **"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.

Terracon

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 it 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
			$\emptyset_p'$ (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:
1. 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.
2. 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.
3. Based on field tests and correlations with SPT data and lab strength data.
4. 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.
5. 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.
6. N/R = Shaft capacity should be neglected in the upper 5 feet of the profile due to soil effects associated with surficial slope stability.
7. 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' = 4ksi)

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

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.

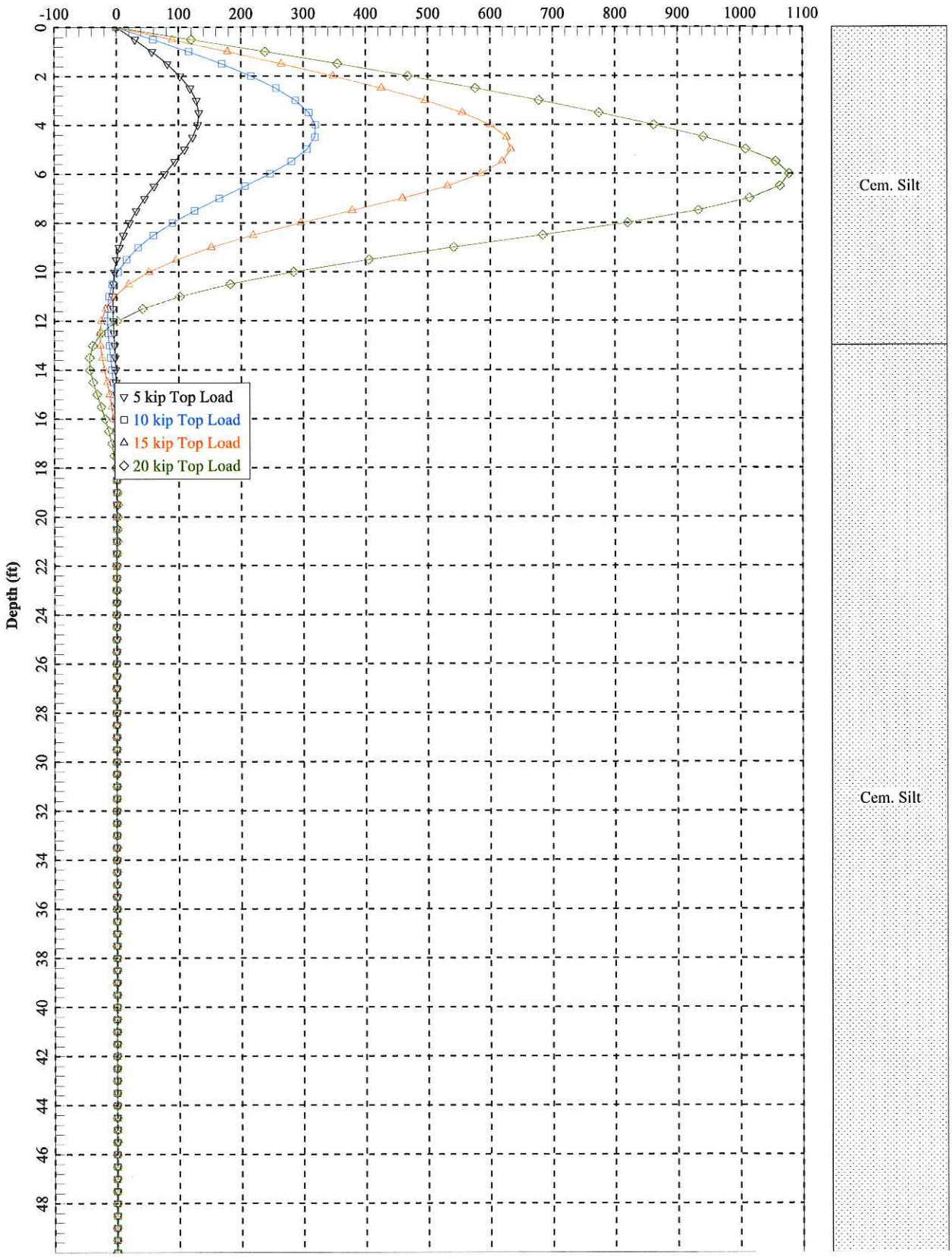

12in Shaft, Cracked Section Moment Diagram
Bending Moment (in-kips)
-100
0
100
200
300
400
500
600
700
800
900
1000
1100
Depth (ft)
0
2
4
6
8
10
12
14
16
18
20
22
24
26
28
30
32
34
36
38
40
42
44
46
48
5 kip Top Load
10 kip Top Load
15 kip Top Load
20 kip Top Load
Cem. Silt
Cem. Silt

Figure 1

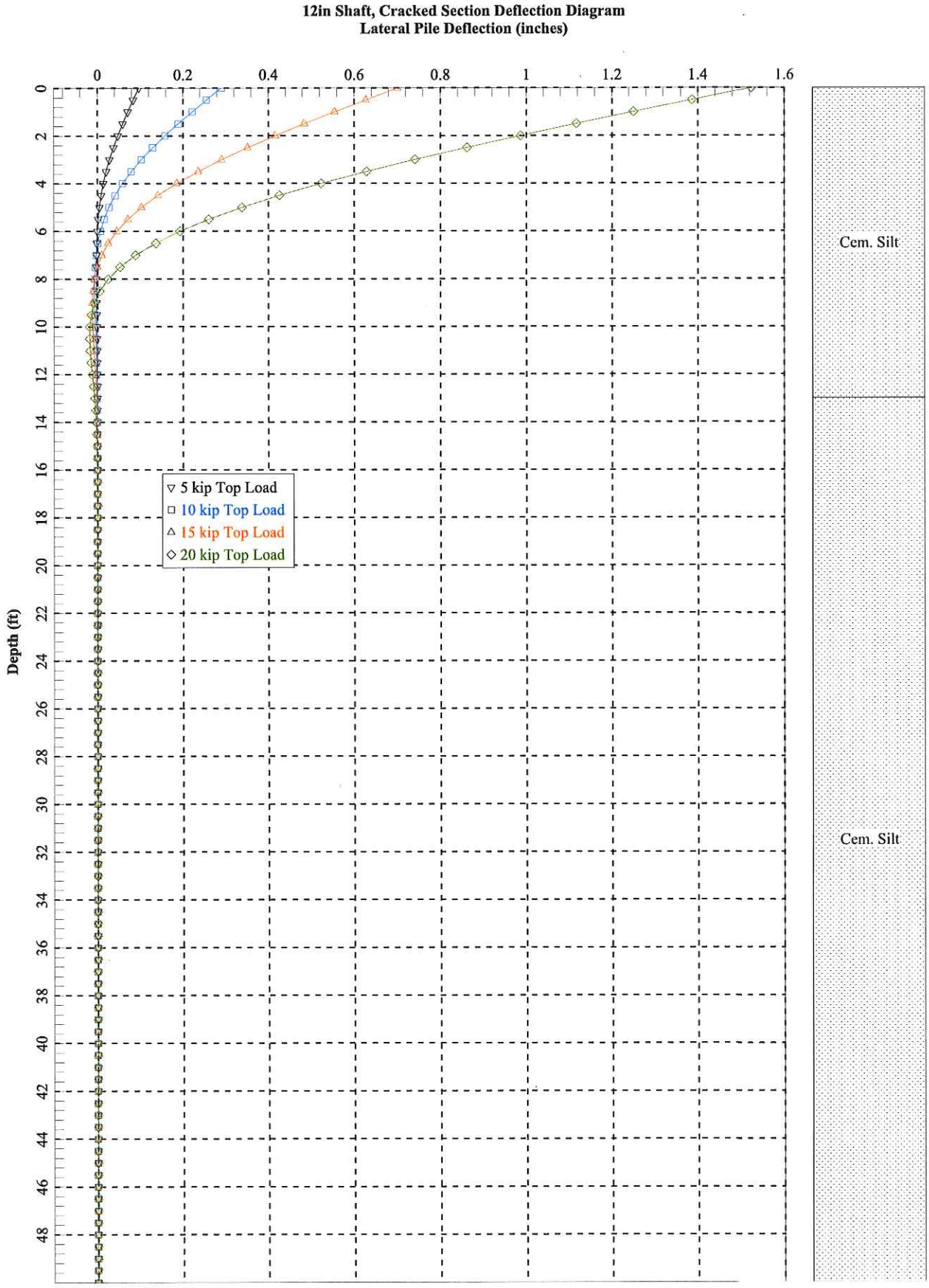

12in Shaft, Cracked Section Deflection Diagram
Lateral Pile Deflection (inches)
0
0.2
0.4
0.6
0.8
1
1.2
1.4
1.6
Depth (ft)
0
2
4
6
8
10
12
14
16
18
20
22
24
26
28
30
32
34
36
38
40
42
44
46
48
5 kip Top Load
10 kip Top Load
15 kip Top Load
20 kip Top Load
Cem. Silt
Cem. Silt

Figure 2

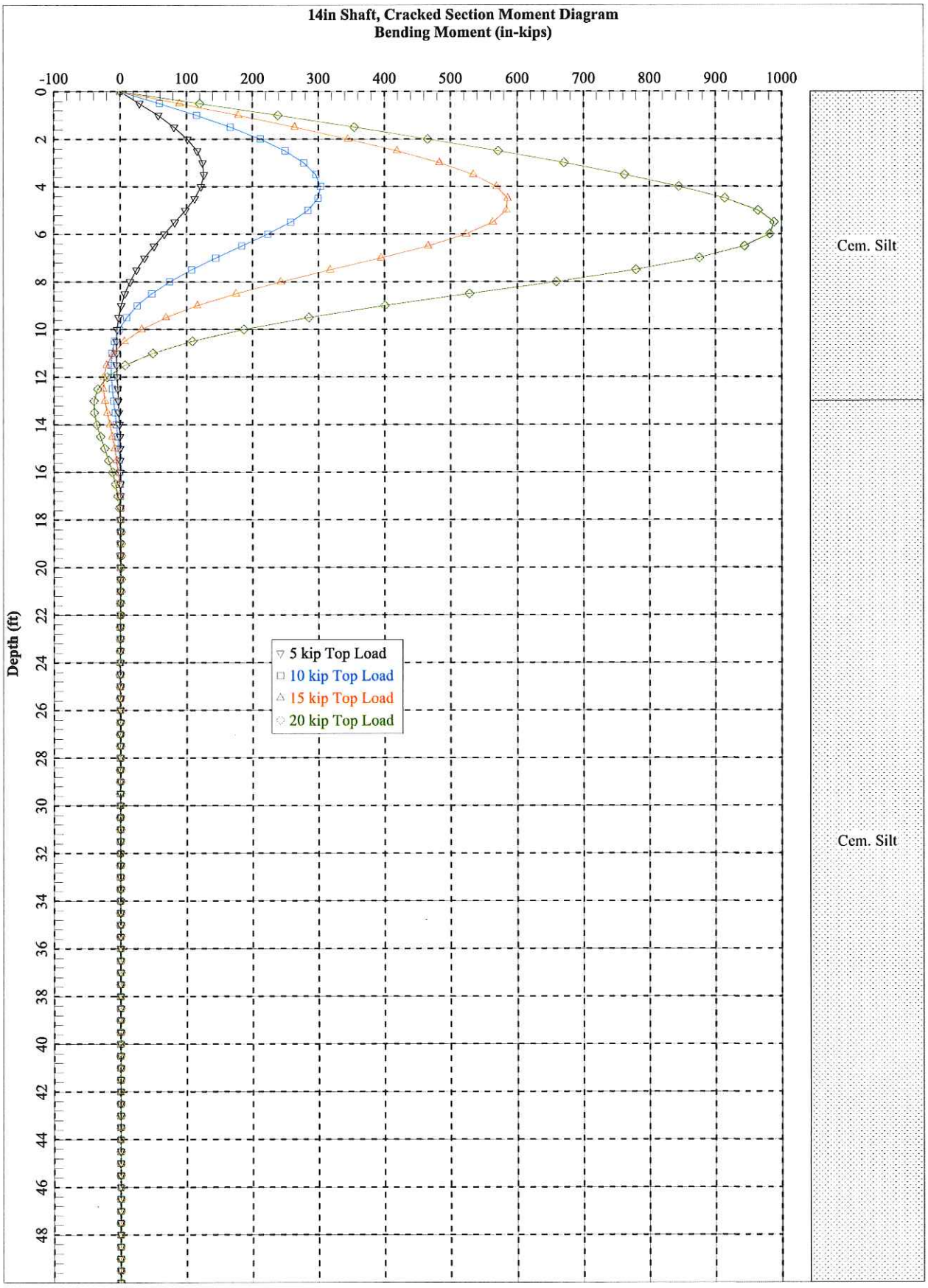

14in Shaft, Cracked Section Moment Diagram
Bending Moment (in-kips)
-100
0
100
200
300
400
500
600
700
800
900
1000
Depth (ft)
0
2
4
6
8
10
12
14
16
18
20
22
24
26
28
30
32
34
36
38
40
42
44
46
48
5 kip Top Load
10 kip Top Load
15 kip Top Load
20 kip Top Load
Cem. Silt
Cem. Silt

Figure 3

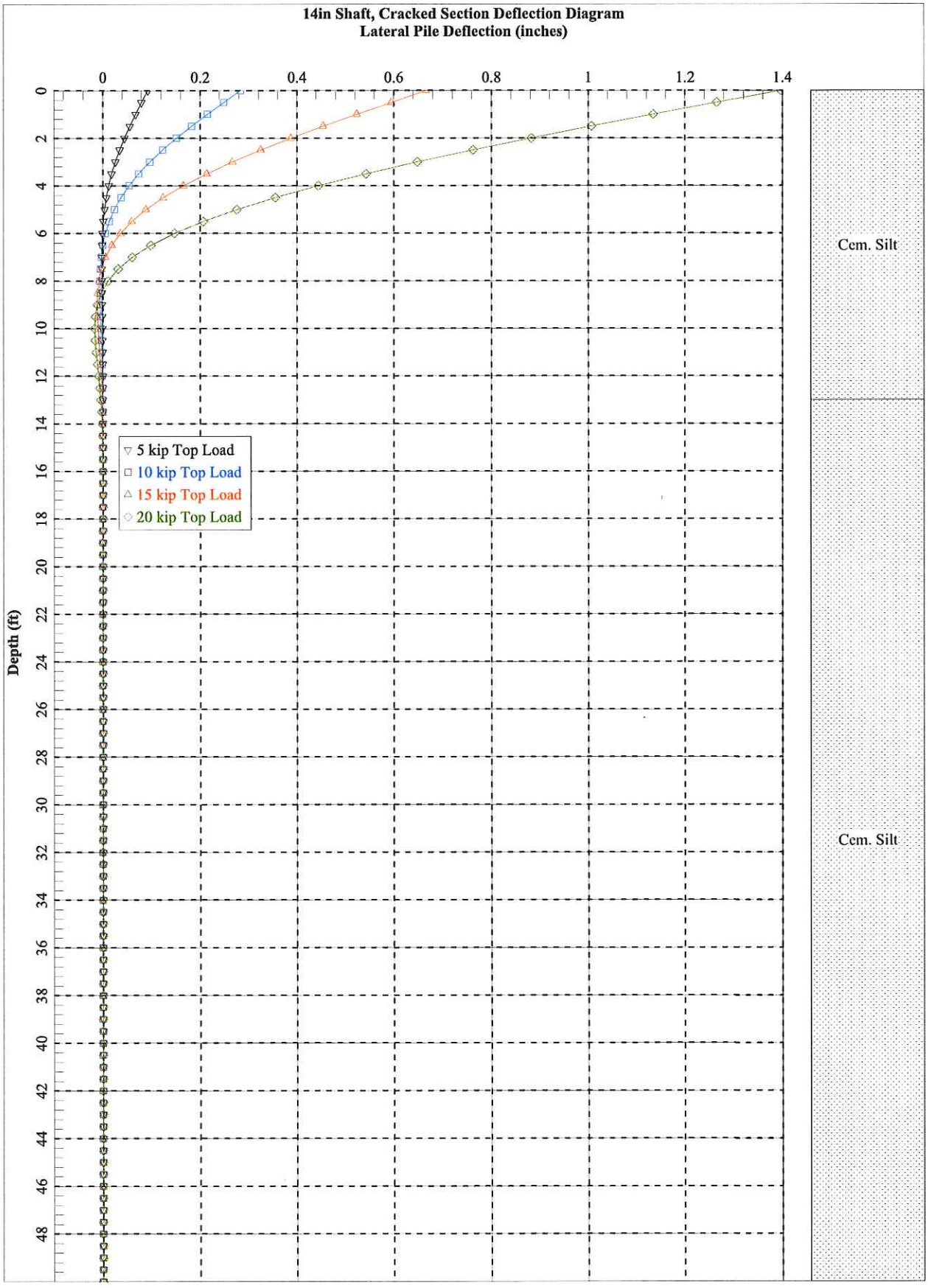

14in Shaft, Cracked Section Deflection Diagram
Lateral Pile Deflection (inches)
0
0.2
0.4
0.6
0.8
1
1.2
1.4
Depth (ft)
0
2
4
6
8
10
12
14
16
18
20
22
24
26
28
30
32
34
36
38
40
42
44
46
48
5 kip Top Load
10 kip Top Load
15 kip Top Load
20 kip Top Load
Cem. Silt
Cem. Silt

Figure 4

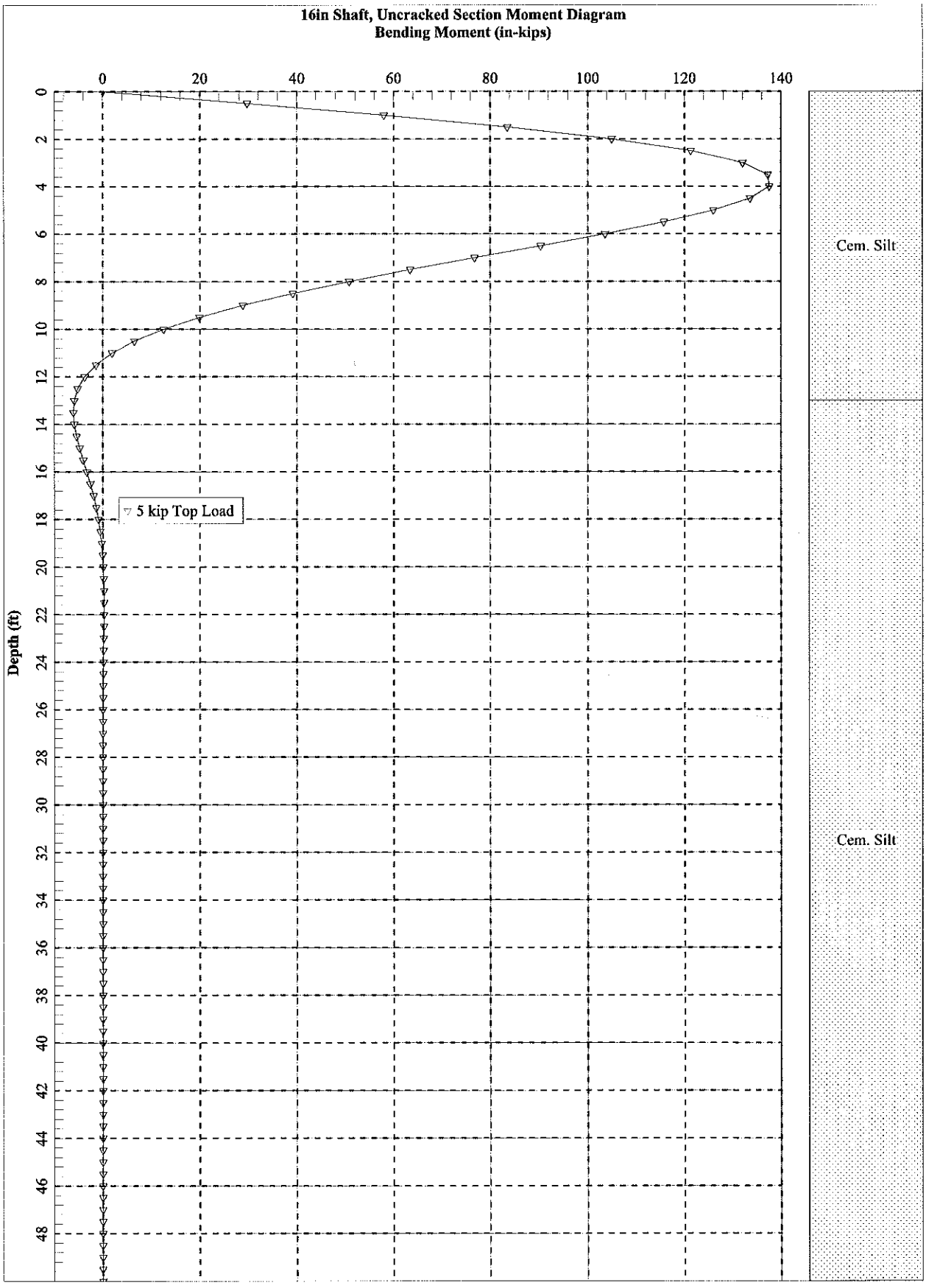

16in Shaft, Uncracked Section Moment Diagram
Bending Moment (in-kips)
0
20
40
60
80
100
120
140
Depth (ft)
0
2
4
6
8
10
12
14
16
18
20
22
24
26
28
30
32
34
36
38
40
42
44
46
48
5 kip Top Load
Cem. Silt
Cem. Silt

Figure 5

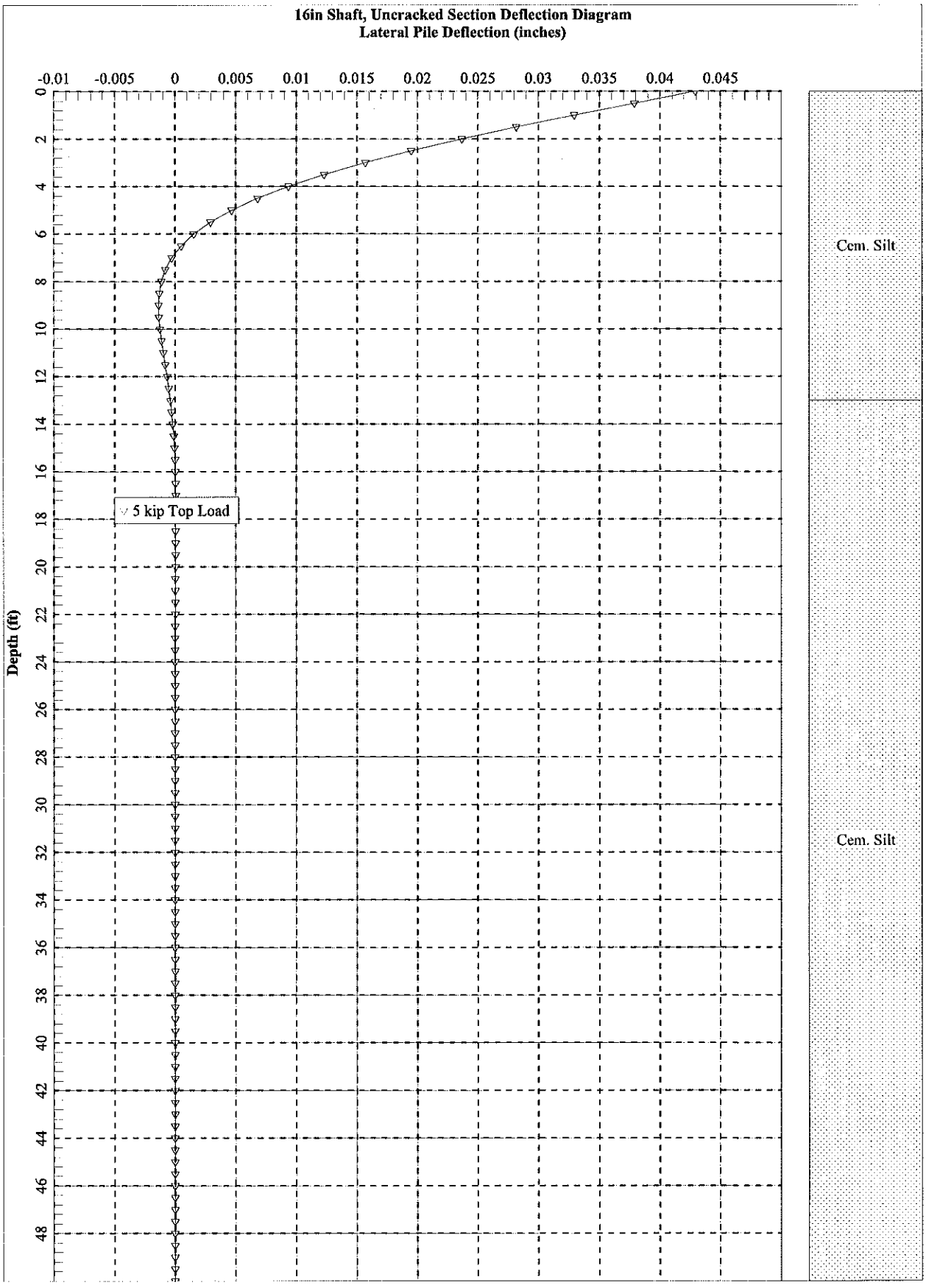

16in Shaft, Uncracked Section Deflection Diagram
Lateral Pile Deflection (inches)
-0.01
-0.005
0
0.005
0.01
0.015
0.02
0.025
0.03
0.035
0.04
0.045
Depth (ft)
0
2
4
6
8
10
12
14
16
18
20
22
24
26
28
30
32
34
36
38
40
42
44
46
48
5 kip Top Load
Cem. Silt
Cem. Silt

Figure 6

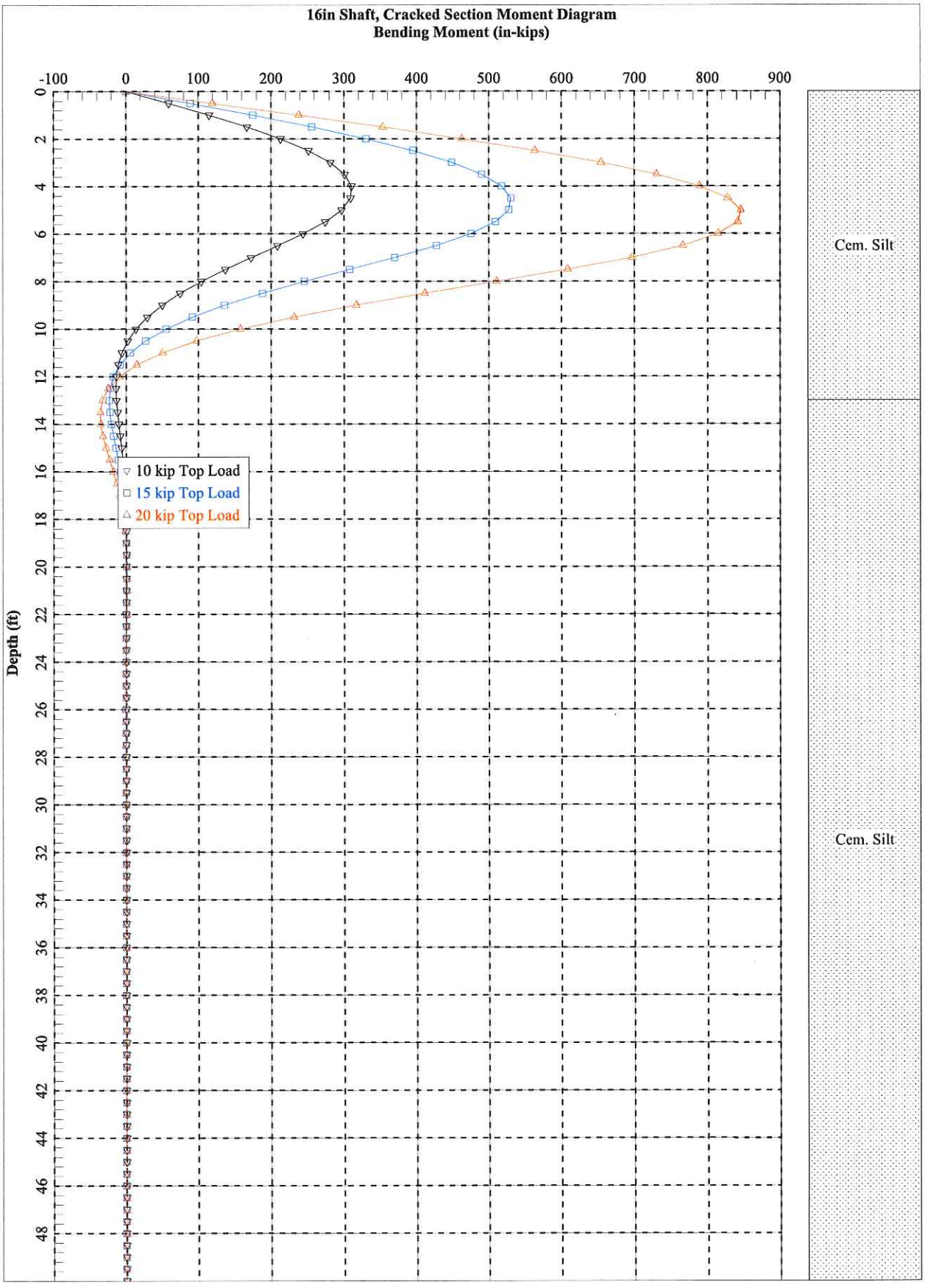

16in Shaft, Cracked Section Moment Diagram
Bending Moment (in-kips)
-100
0
100
200
300
400
500
600
700
800
900
Depth (ft)
0
2
4
6
8
10
12
14
16
18
20
22
24
26
28
30
32
34
36
38
40
42
44
46
48
10 kip Top Load
15 kip Top Load
20 kip Top Load
Cem. Silt
Cem. Silt

Figure 7

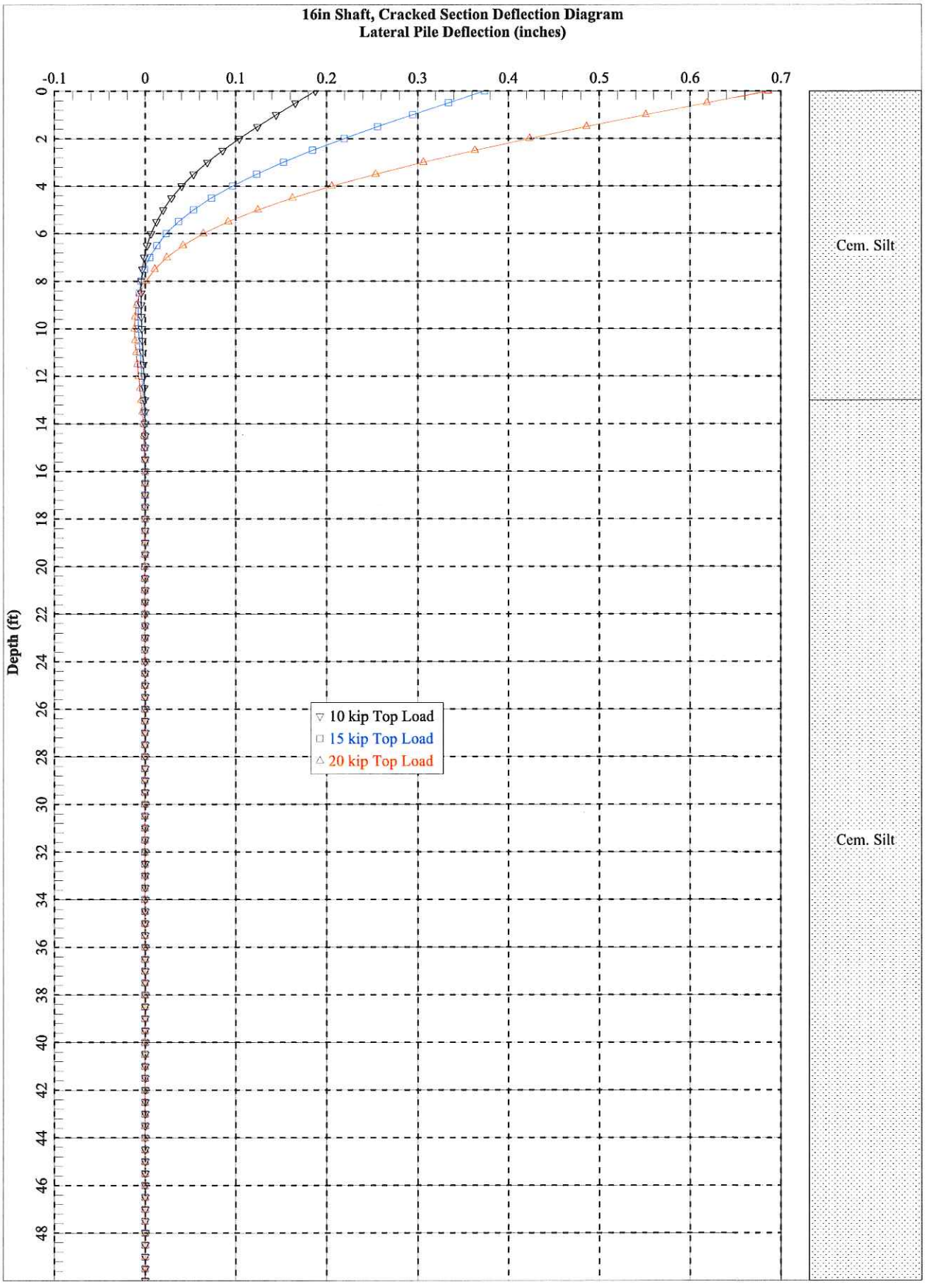

16in Shaft, Cracked Section Deflection Diagram
Lateral Pile Deflection (inches)
-0.1
0
0.1
0.2
0.3
0.4
0.5
0.6
0.7
Depth (ft)
0
2
4
6
8
10
12
14
16
18
20
22
24
26
28
30
32
34
36
38
40
42
44
46
48
10 kip Top Load
15 kip Top Load
20 kip Top Load
Cem. Silt
Cem. Silt

Figure 8

Geotechnical Engineering Report

Proposed Parkland Village Addition
3121 NE Cumulus Avenue
McMinnville, Oregon
June 22, 2016
Terracon Project No. 82165034

Prepared for:
RJ Development
Olympia, WA

Prepared by:
Terracon Consultants, Inc.
Portland, Oregon

June 22, 2016

RJ Development
401 Central Street SE
Olympia, Washington 98501

Attn: Mr. Joshua Snodgrass
P: (360) 528-3343 ext. 5
Josh@RJDevelopment.com

Re: Geotechnical Engineering Report
Proposed Parkland Village Addition
3121 NE Cumulus Avenue.
McMinnville, Oregon
Terracon Project No. 82165034

Dear Mr. Snodgrass:

Terracon Consultants, Inc. (Terracon) has completed the geotechnical engineering services for the above referenced project. These services were performed in general accordance with Terracon's Proposal P82165031, dated March 23, 2016. This geotechnical engineering report presents the results of the subsurface exploration and provides geotechnical recommendations concerning earthwork and the design and construction of foundations, floor slabs, and pavements for the proposed project.

We appreciate the opportunity to be of service to you on this project. If you have any questions concerning this report, or if we may be of further service, please contact us.

Sincerely,
Terracon Consultants, Inc.

REGISTERED PROFESSIONAL ENGINEER
78373PE
OREGON
JULY 11, 2006
KRISTOPHER T. HAUCK
6/22/16

Brice W. Plouse, EIT
Senior Staff Engineer

Kristopher T. Hauck, PE
Principal | Office Manager

TABLE OF CONTENTS

TABLE OF CONTENTS– continued

APPENDIX

APPENDIX B – LABORATORY TESTING

APPENDIX C – SUPPORTING DOCUMENTS

APPENDIX D – SLOPE STABILITY ANALYSES RESULT

EXECUTIVE SUMMARY

Geotechnical explorations have been performed for the Proposed Parkland Addition located at 3121 NE Cumulus Avenue in McMinnville, Oregon. Terracon's geotechnical scope of work included the advancement of three geotechnical test borings to depths of up to 51½ feet below existing site grades (bgs) within the proposed development areas at the site.

The site appears suitable for the proposed construction based upon geotechnical conditions encountered in the borings and our current understanding of the proposed development. The following geotechnical considerations were identified:

- **Subsurface Conditions:** Geotechnical exploration borings B-1 through B-3 encountered native silt and sand soils throughout the depth of the borings. The native silt and sand soils are soft to stiff.
- **Structure Foundation Support:** Based on the subsurface conditions encountered at the site, the structures may be supported on conventional foundations bearing on a minimum of one foot of compacted select fill atop competent native soils. The compacted select fill is needed to limit static settlement.
- **Slope Stability:** Based on our analyses, the existing slope adjacent to the site is marginally stable. Therefore, in order to prevent adverse impacts to the existing slope and to protect the proposed development from potential slope instability, we recommend that the development incorporate a setback from the top of slope of at least 35 feet. In addition, due to the seismic risk of slope movement, the footings nearest the slope should be supported on a four foot thick geogrid-reinforced structural fill prism. If a reduced setback is desired, slope stabilization improvements would be necessary.
- Close monitoring of the construction operations discussed herein will be critical in achieving the design subgrade support. Therefore, we recommend that Terracon be retained to monitor this portion of the work.

This summary should be used in conjunction with the entire report for design purposes. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein. The section titled **GENERAL COMMENTS** should be read for an understanding of the report limitations.

GEOTECHNICAL ENGINEERING REPORT
PROPOSED PARKLAND VILLAGE ADDITION
3121 NE CUMULUS AVENUE
MCMINNVILLE, OREGON

Terracon Project No. 82165034
June 22, 2016

1.0 INTRODUCTION

This report presents the results of our geotechnical engineering services performed for the Proposed Parkland Village Addition to be located at 3121 NE Cumulus Avenue in McMinnville, Oregon. Our geotechnical engineering scope of work for this project included the proposed advancement of three geotechnical test borings to a maximum depth of 51½ feet below existing site grades (bgs). The purpose of our services is to provide information and geotechnical engineering recommendations relative to:

- subsurface soil conditions
- foundation settlement
- earthwork
- pavement design parameters
- slope stability
- foundation design and construction
- floor slab design and construction
- seismic site classification
- lateral earth pressure

2.0 PROJECT INFORMATION

2.1 Project Description

ITEM	DESCRIPTION
Site layout	We were provided with a site layout showing an addition to the current Parkland Assisted Living development. The development is located on the north side of the existing structure.
Structures	We understand that the expansion is expected to be a one story development in height with wood- or light gage metal-framed, with concrete slab on-grade floors.
Finish floor elevation	Not known at this time, but assumed to be near existing grades.
Maximum loads, assumed	Columns Footings: 50 to 75 kips maximum total loads (assumed) Walls: 1 to 4 kips/lf maximum total loads (assumed) Floor Slabs: 150 psf (assumed)
Maximum allowable settlement	Total: 1 inch over entire building shell footprint (assumed) Differential: ½ inch over 30 feet (assumed)

ITEM	DESCRIPTION
Grading	Undetermined at this time, but assumed to remain near existing grade.
Cut and fill slopes	None expected.
Pavements	Traffic loads undetermined, but we anticipate conventional asphalt concrete in the ground floor structure covered drive.

2.2 Site Location and Description

ITEM	DESCRIPTION
Location	The expansion site is located on the north side of the current development located at 3121 NE Cumulus Avenue in McMinnville, Oregon (Lat.: 45.203623, Long.: -123.156698).
Existing Improvements	**Site**: Developed with a single-story Senior and Assisted Living Facility encompassing the central portion of site and asphalt pavements on the remaining southern portion. **North**: Sloped to Southern Yamhill River tributary **South**: Residential developments **East**: Residential developments, then Southern Yamhill River tributary **West**: Empty field (different proposed development), then residential developments further west
Current ground cover	The ground is covered with grass and small trees.
Existing topography	The site is relatively flat. However, a steep slope approximately XX feet in overall relief is located immediately north and northeast of the site development. The slope is part of an overall drainage ravine for the Yamhill River.

3.0 SUBSURFACE CONDITIONS

A cursory review of historical aerial photographs from Google Earth shows the proposed development area has not been developed.

3.1 Site Geology

The *Oregon Department of Geology and Mineral Industries (DOGAMI) published Oregon Geologic Data Compilation-Release 5 (2009)* indicates the majority of the site is classified as the medium terrace Missoula Flood deposits (Qmt). Site geology is described as fine grained

sediments. Based on our findings in the subsurface explorations, the site soils encountered are consistent with the above described Missoula Flood channel deposits.

3.1.1 Geologic Hazards

We reviewed the *Statewide Landslide Information Database for Oregon (SLIDO) published by the Oregon Department of Geology and Mineral Industries (DOGAMI) and updated* in 2014. The map also overlays *The Statewide Landslide Susceptibility Overview Map of Oregon (O-16-02) also published by DOGAMI in 2012.* The latter publication presents the landslide susceptibility in low (landsliding unlikely), moderate (landsliding possible), high (landsliding likely), and very high (existing landslide). The slope immediately north of the development is mapped as "high" landslide susceptibility.

3.1.2 Seismic Hazards

Seismic hazards resulting from earthquake motions can include slope instability, liquefaction, and surface rupture due to faulting or lateral spreading. Liquefaction is the phenomenon wherein soil strength is dramatically reduced when subjected to vibration or shaking.

We reviewed the *Relative Earthquake Hazard Maps for Selected Urban Areas in Western Oregon: McMinnville-Dayton-Lafayette (IMS-9) published by the Oregon Department of Geology and Mineral Industries (DOGAMI)* in 2000. The map evaluates the overall earthquake hazard rating based on three earthquake hazards including ground shaking amplification, liquefaction, and slope instability. The mapped categories range from Zone A for the highest overall relative earthquake hazard to Zone D for the lowest rating. Zone A indicates two or more individual earth quake hazards have a high relative hazard rating. Sites mapped as Zone B have a high rating from a single individual earthquake hazard. The subject site is mapped in an area categorized as Zone B due to a mapped high relative liquefaction hazard.

3.2 Typical Subsurface Profile

Based on the results of the borings, subsurface conditions on the project site can be generalized as follows:

Description	Approximate Depth to Bottom of Stratum	Material Encountered	Consistency/Density
Stratum 1 (Topsoil)	4 in.	Grass and root zone	N/A
Stratum 2 (Silt and Sand)	Undetermined; all borings terminated within this stratum at the planned exploration depth (maximum explored depth of 51½ feet)	Silt and Sand Mixtures	Soft to stiff and medium dense

Conditions encountered at each boring location are indicated on the individual boring logs found in Appendix A of this report. Stratification boundaries on the boring logs represent the approximate location of changes in soil types; in-situ, the transition between materials may be gradual. A discussion of field sampling procedures is included in Appendix and laboratory testing procedures and test results are presented in Appendix B.

3.3 Groundwater

Groundwater was observed from 19 to 34 feet bgs in the borings at the time of drilling and 30½ to 41¼ at completion of drilling. Groundwater level fluctuations occur due to seasonal variations in the amount of rainfall, runoff and other factors not evident at the time the borings were completed. Therefore, groundwater levels during construction or at other times may be higher or lower than the levels indicated on the boring logs. The possibility of groundwater level fluctuations should be considered when developing the design and construction plans for the project.

4.0 RECOMMENDATIONS FOR DESIGN AND CONSTRUCTION

4.1 Geotechnical Considerations

The subsurface conditions at the site were evaluated to develop geotechnical related design and construction recommendations for site development. In our opinion, the site is feasible for the proposed development provided the recommendations in this report are followed. Due to the risk of slope instability, we recommend a development (structure and grading) minimum setback of

35 feet from the top of the slope and a geogrid-reinforced fill prism for structure support be incorporated into the project details. The remaining portions of the structure could be supported on conventional spread and continuous footings bearing directly on one foot of compacted structural fill on the native stiff silt or re-compacted native soils.

The near surface native soils at the site are fine-grained and very moisture sensitive. Therefore, these soils will be difficult to reuse if overly moist (as they are in their current state) and should not be planned to be reused as structural fill. In addition, they should not be reused within the upper foot underneath floor slabs and/or footings. Recommendations for backfill are provided in the **Fill Material Types** and **Compaction** sections of this report.

4.2 Slope Stability

The existing slope below the expansion area is at an inclination that varies from approximately 25 to 80 percent and consists of silt soils with sand and organics, which we interpret to be native alluvial soils. The proposed expansion is planned to be constructed as close to the top of the slope as possible.

We evaluated the stability of the proposed slopes using the computer program Slope/W, Version 7.14, by Geo-Slope International. The Morgenstern-Price method with a rotational failure mechanism was selected since factors of safety for this method satisfy both moment and force equilibrium. Input parameters for the analysis consisted of slope geometry, geology, and ground water conditions of the slope, interpreted from our explorations, and available published information. The soil properties used in the slope stability analysis employ the Mohr-Coulomb model and are also shown on the Slope/W results sheets in Appendix D. The soil properties are based on soil strength parameters from laboratory strength testing, correlations to the index tests, SPT blow counts obtained from the borings, and our experience with similar type soils. The slope geometry was developed from plan sheet 1 developed by Civil West Engineering Services, Inc and based on aerial photographic and topographic data available from Google Earth.

In general, the calculated factor of safety is the ratio between the available soil shear resistance and the gravitational forces that tend to produce a slide. When the soil strength is equal to the slide-producing forces, a factor of safety of 1.0 would exist, and the slope would be in a state of incipient failure. An acceptable factor of safety would depend on the level of risk deemed acceptable by the owner and municipality. Typically, a static factor of safety of at least 1.5 is desired from a design standpoint for conditions where a failure could impact occupied structures and is considered acceptable for all slopes. During short-term seismic loading, a dynamic factor of safety of 1.1 is generally considered acceptable.

Seismic slope stability analyses were conducted using a horizontal seismic coefficient of 0.24g. This seismic coefficient is equal to approximately one-half of the peak ground acceleration of 0.47g, as determined for the site using 2010 ASCE 7-10 methods for a maximum considered

earthquake return period of 2,475 years. The use of one-half of the site-specific peak ground acceleration (PGA) value is consistent with the standard of practice for evaluation of slope stability for non-liquefiable soils.

Our analyses indicate that the minimum factor of safety for significant slope failure landslides in the steep slopes area, occurring at or behind the assumed top of slope elevation of 96 feet extend beyond the top of the slope approximately 30 to 35 feet. Therefore, in order to not adversely impact the stability of the slope and to protect the structures from instability, we recommend all development remain a minimum of 35 feet setback from the top of the slope. In addition, we recommend incorporating a geogrid-reinforced fill prism underneath the footings closest to the top of the slope. This fill prism should consist of BX1200 geogrid (or equivalent biaxial strength geogrid) spaced 12 inches vertically within crushed aggregate base materials. The fill prism should have four layers of geogrid. The prism should extend at least 5 feet beyond the extents of the edge of footing in all directions.

Should the setback limits overly constrain site development and the client desire the development to extend closer to the top of the slope, then slope stabilization measures would need to be incorporated in the design of the development. These typically consist of buried piles extending through the potential slide failure plans and can be quite costly. The pile wall improvements would need to be designed to overcome the active or at-rest pressures, depending on foundation set back from improvements, during a static and seismic event.

4.3 Earthwork

The following sections present recommendations for site preparation, excavation, subgrade preparation, placement and compaction of structural fill, and grading. The recommendations presented for design and construction of earth supported elements are contingent upon following the recommendations outlined in this section.

4.3.1 Site Preparation

Site preparation and initial construction activities should be planned to reduce disturbance to the existing ground surface. Construction traffic should be restricted to dedicated driveway and laydown areas. Preparation should begin with procedures intended to drain ponded water and control surface water runoff.

Site preparation will require removing stripping and grubbing of the vegetative layer within the effective development areas. If existing facilities or utility lines are encountered during construction activities, existing features shall be removed within the building pad limits, they should be properly capped at the site perimeter, and the trenches should be backfilled in accordance with structural fill recommendations presented in Sections 4.3.3 and 4.3.4 of this report. If unexpected fills are encountered within proposed development areas, affected areas

should be removed and the excavation thoroughly cleaned prior to backfill placement and/or construction unless evaluated and tested by an authorized Terracon representative.

In the event the exposed subgrade becomes unstable, yielding, or disturbed, we recommend that the materials be removed to a sufficient depth in order to develop stable subgrade soils that can be compacted to the minimum recommended levels. The severity of construction problems will be dependent, in part, on the precautions that are taken by the contractor to protect the subgrade soils.

4.3.2 Subgrade Preparation

Strip and remove existing vegetation, existing fill, topsoil, pavements, and other deleterious materials from the proposed development areas. Existing fill soils may remain within the non-building areas provided they are prepared according the following sections. Stripping depths to remove existing vegetation within the expansion pad are anticipated to be an average of about 4 to 6 inches, but may vary across the site and could be deeper. Areas where loose or soft surface soils exist, they should be compacted or removed and replaced to the depth of the disturbance as subsequently recommended for structural fill.

Excavations for footings should be completed to expose medium stiff silt materials and should be covered with the recommended granular select fill to prevent significant drying. The excavations should be observed for visual classification and T-probing by a representative of Terracon to confirm suitable subgrades for bearing support of foundations.
The upper one foot of pavement subgrades should be scarified and re-compacted to levels described in the **Compaction Requirements** section of this report after cutting to design subgrade elevation. We also recommend testing include proof-rolling to aid in the identification of weak or unstable areas within the near surface soils at the exposed subgrade level. Proof-rolling should be performed using heavy rubber-tired equipment, such as a fully-loaded dump truck, having a minimum gross weight of about 20 tons. Unsuitable areas observed at this time which are soft, yielding, or unable to be compacted to the specified criteria should be over-excavated and replaced with satisfactory fill material later described in section 4.3.3 of this report.

Based on the outcome of the proof-rolling operations, some undercutting or subgrade stabilization may be expected, especially during wet periods of the year. Methods of stabilization, which are outlined below, could include scarification and re-compaction and/or removal of unstable materials and replacement with granular fill (with or without geotextiles). The most suitable method of stabilization, if required, will be dependent upon factors such as schedule, weather, size of area to be stabilized and the nature of the instability.

- **Scarification and Re-compaction** - It may be feasible to scarify, dry, and re-compact the exposed sand soils at the site during periods of dry weather. The success of this procedure would depend primarily upon the extent of the disturbed

area. Stable subgrades may not be achievable if the thickness of the soft soil is greater than about 1 to 1½ feet.

- **Granular Fill** - The use of crushed stone or gravel could be considered to improve subgrade stability. Typical undercut depths would range from about ½ foot to 2 feet. The use of high modulus geotextiles i.e., engineering fabric, should be limited to outside of the Building Ground Improvements area. The maximum particle size of granular material placed immediately over geotextile fabric or geogrid should not exceed 2 inches.
- **Chemical Stabilization** - Improvement of subgrades with Portland cement, lime kiln dust, or Class C fly ash could be considered for unstable and plastic soils. Chemical modification should be performed by a pre-qualified contractor having experience with successfully stabilizing subgrades in the project area on similar sized projects with similar soil conditions.

Over-excavations should be backfilled with structural fill material placed and compacted in accordance with sections 4.3.3 and 4.3.4 of this report. Subgrade preparation and selection, placement, and compaction of structural fill should be performed under engineering controlled conditions in accordance with the project specifications.

4.3.3 Fill Material Types

Engineered or structural fill should meet the following material property requirements:

Fill Type [1]	Specification	Acceptable for Placement
Common Fill[2,3]	2015 Oregon Standard Specification for Construction (OSSC) 00330.13 Selected General Backfill with the additional requirements of Liquid Limits < 40 and Plasticity Index < 10	All locations across the site, with the exception of floor and pavement base materials Dry Weather only.
Select Fill[2]	OSSC 00330.14 Selected Granular Backfill with exception of no more than 8% passing the No. 200 sieve by weight and reclaimed glass is not acceptable	All locations across the site, Wet Weather and Dry Weather acceptable.
Crushed Aggregate Base (CAB)	OSSC 02630.10 Dense Graded Aggregate (2"-0 to ¾"-0) with exception of no more than 8% passing the No. 200 sieve by weight	All locations across the site. Recommended for finished base course materials for floor slabs and pavements. Wet Weather and Dry Weather acceptable.

Fill Type [1]	Specification	Acceptable for Placement

1. Controlled, compacted fill should consist of approved materials that are free (free = less than 3% by weight) of organic matter and debris (i.e. wood sticks greater than ¾-inch in diameter). Frozen material should not be used, and fill should not be placed on a frozen subgrade. A sample of each material type should be submitted to the geotechnical engineer for evaluation.
2. Materials within 1-foot of floor slabs base, pavement base, and footings should have a maximum particle size of 3-inches.

If open-graded materials with large void spaces, such as quarry spalls, are used we recommend that the materials be placed over a geotextile fabric separator to prevent fines migration as well as to stabilize the subgrade. The geotextile fabric should be a woven product (Mirafi 500XT or equivalent).

4.3.4 Compaction Requirements

The following compaction requirements are recommended for the prepared subgrade and structural fill expected to be placed for this site:

Item	Description
Fill Lift Thickness	**Common Fill, Select Fill and CAB:** 10-inches or less in loose thickness when heavy, compaction equipment is used.
Compaction Requirements [1]	**Common Fill, Select Fill & CAB:** 95% of the material's maximum Proctor dry density (ASTM D1557) below building pad and upper two feet of site pavements. 92% of the materials maximum Proctor dry density (ASTM D1557) elsewhere.
Moisture Content	**Common Fill, Select Fill and CAB:** Within ±2 percent of optimum moisture content as determined by ASTM D1557.

1. We recommend that fill be tested for moisture content and compaction during placement. Should the results of the in-place density tests indicate the specified moisture or compaction limits have not been met, the area represented by the test should be reworked and retested as required until the specified moisture and compaction requirements are achieved.

4.3.5 On-Site Soils

Our explorations indicated that the on-site soils will likely consist of silt and sand soils. At the time of our exploration, moisture contents in the upper soils zone were found to generally range from approximately 21 to 34 percent, which we infer to be well above their optimum moisture content. Therefore, most on-site soils will likely be reusable only during dry weather if they can be adequately dried, but they will be difficult or impossible to reuse during wet weather. Any zones containing significant amounts of wood, asphalt, or other waste products should be excluded from reuse as structural fill.

4.3.6 Wet-Weather Earthwork

As discussed above, the on-site fine-grained native soils would be difficult to reuse as structural fill during wet weather and are likely precluded from use within the building pad over-excavation.

Consequently, the project specifications should include provisions for using imported, clean, granular fill. As a general structural fill material, we recommend using the crushed aggregate base courses meeting the Oregon Standard Specifications section 02630.10, which are readily available in the region, although some local sources of pit-run or bank-run may be available. The use of high modulus geotextiles (i.e., engineering fabric such as Mirafi HP370) may be used to aid in stabilization of the subgrade. To reduce the potential for subgrade disturbance during wet-weather periods, contractor should install haul roads consisting of clean, crushed rock at a minimum depth of 18 inches. Haul roads install and intended to be incorporated into final pavement section shall be evaluated for conformance with sections 4.3.2 thru 4.3.4 prior to placement of crushed rock.

4.3.7 Construction Considerations

Native fine grained soils were encountered near the surface across the site and were observed to consist of silt and fine sands and in a moisture condition much greater than about 2 percent over optimum moisture content. Therefore, the fine grained site soils are considered to be moisture sensitive and will be difficult or impossible to compact as structural fill. Accordingly, the fine-grained soils from site excavations are not considered suitable as granular fill in footing areas, their use in non-footing areas will depend on their moisture content at the time of earthwork, the prevailing weather conditions when site grading activities take place, and the proposed location for reuse. The onsite granular soils may be suitable for reuse as structural fill in building areas if the material is in accordance with the **Fill Material Types** section of this report.

Even if stable subgrades are exposed during construction, unstable subgrade conditions could develop during general construction operations, particularly if the soils are wetted and/or subjected to repetitive construction traffic. The use of light construction equipment would aid in reducing subgrade disturbance. The use of remotely operated equipment, such as a backhoe, would be beneficial to perform cuts and reduce subgrade disturbance. If the subgrade should become frozen, desiccated, saturated, or disturbed, stabilization measures will need to be employed.

The contractor is responsible for designing and constructing stable, temporary excavations (including utility trenches) as required to maintain stability of both the excavation sides and bottom. Excavations should be sloped or shored in the interest of safety following local and federal regulations, including current OSHA excavation and trench safety standards. Care should be taken when excavating near adjacent structures or right-of-ways. If excavations will encroach below a 1H:1V plane below the foundations of adjacent structures or right-of-ways, the contractor should be prepared to provide temporary shoring designed to resist the structure or traffic surcharge loads.

The geotechnical engineer should be retained during the construction phase of the project to observe earthwork and to perform necessary tests and observations during subgrade preparation,

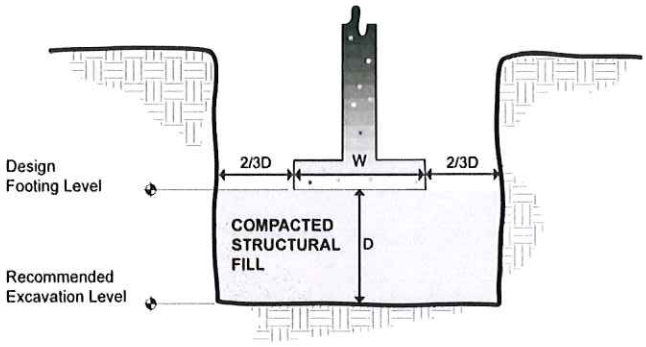
probing, placement and compaction of controlled compacted fills, and backfilling of excavations to the completed subgrade.

4.4 Foundations

The proposed structures may be supported by isolated spread footings and continuous footings bearing on one foot of granular structural fill (Select Fill) over the medium stiff native silts or re-compacted silt with sand subgrade soils. As discussed in the Slope Stability section of the report, the footings closest to the top of the slope should be supported on the geogrid-reinforced structural fill prism. Design recommendations for foundations for the proposed structures and related structural elements are presented in the following sections.

4.4.1 Footing Subgrade Preparation

Unsuitable bearing soils were encountered in the near surface of our explorations. The footing excavation should be extended one foot in depth and be replaced with compacted structural fill. The footings should bear on properly compacted structural backfill extending down to the stiff native soils or scarified and re-compacted subgrade soils to a depth of one foot. Foundations should not be supported on soft or loose soils or existing fill soils. Over-excavation for compacted backfill placement below footings should extend laterally beyond all edges of the footings at least 8 inches per foot of over-excavation depth below footing base elevation. Zones of loose, soft or otherwise unsuitable soil encountered in or below the footing subgrade should be over-excavated and replaced with properly compacted Select Fill.



Overexcavation / Backfill

NOTE: Excavations in sketches shown vertical for convenience. Excavations should be sloped as necessary for safety.

The compactive effort should be in accordance with recommendations provided in the **4.33 Earthwork** section of this report.

4.4.2 Design Recommendations

DESCRIPTION	Column	Wall
Net allowable bearing pressure [1] One foot of granular structural fill placed directly above the competent native soils	2,500 psf	2,500 psf
Minimum dimensions	2 feet	12 inches
Minimum embedment below finished grade for frost protection [2]	12 inches	12 inches
Approximate total static settlement [3]	<1 inch	<1 inch
Estimated differential settlement [3]	<¾ inch between columns	<½ inch over 30 feet
Allowable passive pressure [4]	230 psf/ft	
Allowable coefficient of sliding friction [4]	0.33	

1. The recommended net allowable bearing pressure is the pressure in excess of the minimum surrounding overburden pressure at the footing base elevation. Assumes any unsuitable fill or soft soils, if encountered, will be undercut and replaced with structural fill. Assumes native soils will be undercut 1 foot and replaced with structural fill.
2. And to reduce the effects of seasonal moisture variations in the subgrade soils. For exterior footings and footings beneath unheated areas.
3. The foundation settlement will depend upon the variations within the subsurface soil profile, the structural loading conditions, the embedment depth of the footings, the thickness of compacted fill, and the quality of the earthwork operations. The above settlement estimates have assumed that the maximum footing size is 4 feet for column footings and 1.5 foot for continuous footings.
4. The value presented is an equivalent fluid pressure. The sides of the excavation for the spread footing foundation must be nearly vertical and the concrete should be placed neat against these vertical faces for the passive earth pressure values to be valid. Passive resistance in the upper 12 inches of the soil profile should be neglected.

The net allowable bearing pressures presented in the table above may be increased by one-third to resist transient, dynamic loads such as wind or seismic forces. Please note that lateral resistance to footings should be ignored in the upper 12-inches from finish grade.

4.3.2 Footing Drains

We recommend that footings drains be installed around the perimeter of the proposed building at the base of the foundations. Footing drains should consist of a minimum 4-inch diameter, Schedule 40, rigid, perforated PVC pipe placed at the base of the heel of the footing with the perforations facing down. The pipe should be surrounded by a minimum of 4 inches of clean free-draining granular material. We recommend enveloping the drain rock with a non-woven geotextile,

such as Mirafi 140N, or equivalent. Footing drains should be directed toward appropriate storm water drainage facilities. Water from downspouts and surface water should be independently collected and routed to a suitable discharge location.

4.5 Floor Slabs

We understand that the structures typically include construction of slabs-on-grade floors. The following design recommendations are provided for newly constructed concrete slabs.

4.5.1 Design Recommendations

ITEM	DESCRIPTION
Interior floor system	Concrete slab-on-grade.
Base / Capillary Break	6-inches of CAB material (¾"-0)
Modulus of subgrade reaction	125 pci for point load conditions

1. The concrete slab design should include a capillary break, comprised of free-draining, compacted, granular material, at least 6 inches thick. Free-draining granular material should have less than 5 percent fines (material passing the #200 sieve).

Where appropriate, saw-cut control joints should be placed in the slab to help control the location and extent of cracking. For additional recommendations refer to the ACI Design Manual. Joints or any cracks in pavement areas that develop should be sealed with a water-proof, non-extruding compressible compound specifically recommended for heavy duty concrete pavement and wet environments.

The use of a vapor retarder or barrier should be considered beneath concrete slabs on grade that will be covered with wood, tile, carpet or other moisture sensitive or impervious coverings, or when the slab will support equipment sensitive to moisture. When conditions warrant the use of a vapor retarder, the slab designer and slab contractor should refer to ACI 302 and ACI 360 for procedures and cautions regarding the use and placement of a vapor retarder/barrier.

4.5.2 Construction Considerations

On most project sites, the site grading is accomplished relatively early in the construction phase. Fills are placed and compacted in a uniform manner. However, as construction proceeds, excavations for utilities are made into these areas, rainfall and surface water saturates some areas, heavy traffic from concrete trucks and other delivery vehicles disturbs the subgrade and many surface irregularities are filled in with loose soils to improve trafficability temporarily. As a result, the floor slab subgrades, initially prepared early in the project, should be carefully re-evaluated as the time for floor construction approaches.

4.6 Pavements

4.6.1 Design Recommendations

Traffic patterns and anticipated loading conditions were not available at the time this report was prepared. We anticipate that traffic loads will be produced primarily by automobile traffic and occasional delivery trucks. The thickness of pavements subjected to heavy truck traffic should be determined using expected traffic volumes, vehicle types, and vehicle loads and should be in accordance with local, city or county ordinances.

Pavement thickness can be determined using AASHTO, Asphalt Institute and/or other methods if specific wheel loads, axle configurations, frequencies, and desired pavement life are provided. Terracon can provide thickness recommendations for pavements for loads other than personal vehicles and occasional delivery truck if provided.

Listed below are minimum pavement component thicknesses, which may be used as a guide for pavement systems at the site for typical commercial building traffic patterns. It should be noted that these systems were derived based on general characterization of the subgrade as predominantly fine-grained. No specific testing (such as CBR, resilient modulus test, etc.) was performed for this project to evaluate the support characteristics of the subgrade.

MINIMUM PAVEMENT THICKNESSES		
COMPONENT	Material Thickness, Inches	
	Automobile Parking Areas	Drive Lanes
Asphalt Concrete	3	4
Crushed Aggregate Base (CAB)	8	8

Prior to placement of the CAB the pavement subgrades should be prepared as per the recommendations in the **Earthwork** section of this report. Long term pavement performance will be dependent upon several factors, including maintaining subgrade moisture levels and providing for preventive maintenance. The following recommendations should be considered the minimum:

- The subgrade and the pavement surface have a minimum ¼-inch per foot slope to promote proper surface drainage;
- Consider appropriate edge drainage and pavement under drain systems;
- Install joint sealant and seal cracks immediately;
- Seal all landscaped areas in, or adjacent to pavements to minimize or prevent moisture migration to subgrade soils;
- Placing compacted, low permeability backfill against the exterior side of curb and gutter.

Preventive maintenance should be planned and provided for through an on-going pavement management program. Preventive maintenance activities are intended to slow the rate of pavement deterioration, and to preserve the pavement investment. Preventive maintenance consists of both localized maintenance (e.g. crack and joint sealing and patching) and global maintenance (e.g. surface sealing). Preventive maintenance is usually the first priority when implementing a planned pavement maintenance program and provides the highest return on investment for pavements. Prior to implementing any maintenance, additional engineering observation is recommended to determine the type and extent of preventive maintenance.

As previously stated, haul roads and laydown areas should be included in project planning to provide access to the building area during construction.

4.6.2 Asphalt and Base Course Materials

Specifications for manufacturing and placement of pavements and crushed aggregate base course should conform to specifications presented in Section 00745, of the 2015 Oregon Standard Specifications for Construction. All base course materials should be compacted to at least 95 percent of the maximum dry density determined in accordance with ASTM D1557. We recommend that all base courses be proofrolled with a loaded dump truck prior to placing the following lift of material. We recommend that asphalt be compacted to a minimum of 92 percent of the Rice (theoretical maximum) density.

4.6.3 Concrete Properties and Materials

Concrete pavement design recommendations are based on an assumed modulus of rupture of 580 psi and a minimum 28-day compressive strength of 4,000 psi for the concrete. It is our opinion that concrete pavements should be reinforced and have relatively closely spaced control joints on the order of 15 to 20 feet. We recommend that minimum reinforcement consist of 6x6-W2.0xW2.0 welded wire or equivalent. The welded wire reinforcement should be terminated 3 inches on either side of all construction, contraction and expansion joints. Construction Considerations

4.6.4 Pavement Construction Considerations

On most project sites, the site grading is accomplished relatively early in the construction phase. Fills are placed and compacted in a uniform manner. However, as construction proceeds, excavations are made into these areas, rainfall and surface water saturates some areas, heavy traffic from concrete trucks and other delivery vehicles disturbs the subgrade and many surface irregularities are filled in with loose soils to improve trafficability temporarily. As a result, the pavement subgrades, initially prepared early in the project, should be carefully evaluated as the time for pavement construction approaches.

We recommend the entire pavement subgrade should be scarified and re-compacted as recommended in 4.3 of this report to provide a uniform subgrade for pavement construction. Areas

that appear severely desiccated following site stripping may require further undercutting and moisture conditioning.

After scarification and re-compaction of subgrade soils, moisture content and density of the top 12 inches of the subgrade soils be evaluated and the pavement subgrades be proof-rolled prior to commencement of crushed aggregate base placement. Areas not in compliance with the required ranges of moisture or density should be moisture conditioned and re-compacted. Particular attention should be paid to high traffic areas that were rutted and disturbed earlier and to areas where backfilled trenches are located. Proof-roll testing should be performed by a qualified representative of Terracon at time of subgrade completion. Subgrade soils subjected to proof-roll testing should not exhibit pumping, yielding or deflection of greater than 1 inch in magnitude. Areas where unsuitable conditions are located should be repaired by removing and replacing the materials with properly compacted fills.

If a significant precipitation event occurs after the evaluation of subgrade soils or if the surface becomes disturbed, the subgrade should be reviewed by qualified personnel immediately prior to paving. The subgrade should be in its finished form at the time of the final review.

4.7 Seismic Considerations

DESCRIPTION	VALUE
2012 International Building Code Site Classification (IBC) [1]	D[2]
Site Latitude	N 45.203623
Site Longitude	W 123.156698
S_s Spectral Acceleration for a Short Period	0.991
S_1 Spectral Acceleration for a 1-Second Period	0.466
F_a site coefficient	1.104
F_v site coefficient	1.534
Peak Ground Acceleration (PGA)	0.452
Site Specific Coefficient (F_{PGA})	1.048

1. In general accordance with the *2012 International Building Code,* Table 1613.5.2. IBC Site Class is based on the average characteristics of the upper 100 feet of the subsurface profile.
2. The 2012 International Building Code (IBC) requires a site soil profile determination extending to a depth of 100 feet for seismic site classification. The current scope does not include the required 100 foot soil profile determination. Borings extended to a maximum depth of about 51½ feet, and this seismic site class definition considers that dense soil as noted on the published geologic mapping continues below the maximum depth of the subsurface exploration. Additional exploration to deeper depths would be required to confirm the conditions below the current depth of exploration. Therefore, we would interpret that site soils encountered at the site are representative of the soils to a depth of 100 feet.

Earthquake-Induced Soil Liquefaction

Liquefaction is the phenomenon wherein soil strength is dramatically reduced when subjected to vibration or shaking. Liquefaction generally occurs in saturated, loose sand and soft to medium stiff, low plasticity silt deposits. Based on the soft to medium stiff non-plastic silt with sand soils encountered from approximately 20 to 31½ feet bgs in the borings and depth to groundwater (between 19 and 34 feet), it is our opinion that the risk of liquefaction at the site is low due the moderate plasticity of the remaining site soils and we have therefore classified the site as a Site Class D.

5.0 GENERAL COMMENTS

Terracon should be retained to review the final design plans and specifications so comments can be made regarding interpretation and implementation of our geotechnical recommendations in the design and specifications. Terracon also should be retained to provide observation and testing services during grading, excavation, foundation construction and other earth-related construction phases of the project.

The analysis and recommendations presented in this report are based upon the data obtained from the borings performed at the indicated locations and from other information discussed in this report. This report 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 should be immediately notified so that further evaluation and supplemental recommendations can be provided.

The scope of services for this project does not include either specifically or by implication any environmental or biological (e.g., mold, fungi, bacteria) assessment of the site or identification or prevention of pollutants, hazardous materials or conditions. If the owner is concerned about the potential for such contamination or pollution, other studies should be undertaken.

This report 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.

APPENDIX A
FIELD EXPLORATION

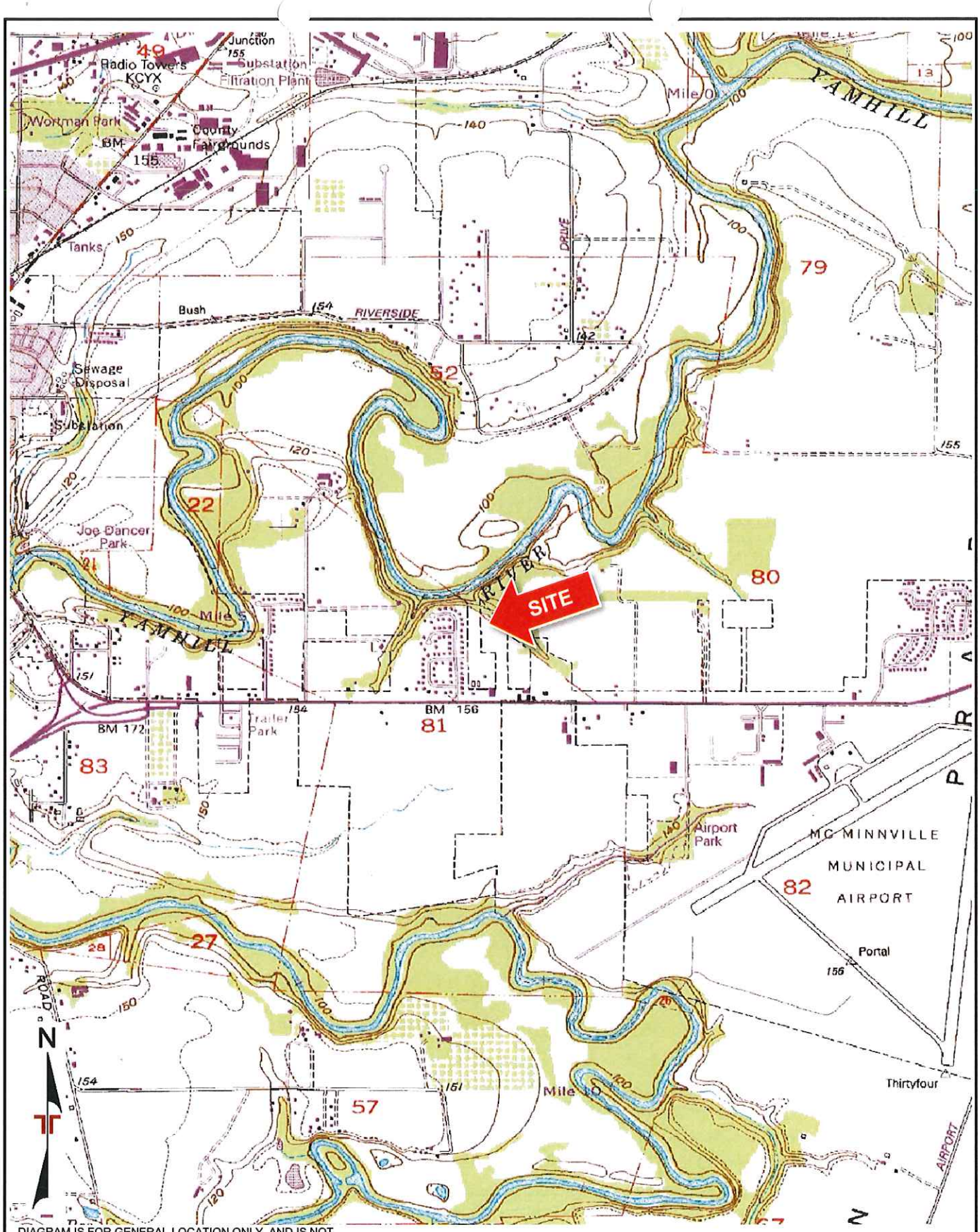


DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Project Manager: KTH	Project No. 82165034	Terracon	SITE LOCATION
Drawn by: JAE	Scale: N.T.S	4103 SE International Way, Suite 300	PARKLAND EXPANSION
Checked by: BWP	File Name: EXH. A-1	Portland, Oregon 97222	3123 NE CUMULUS AVENUE
Approved by: KTH	Date: APRIL 2016		MCMINNVILLE, OR

Exhibit A-1

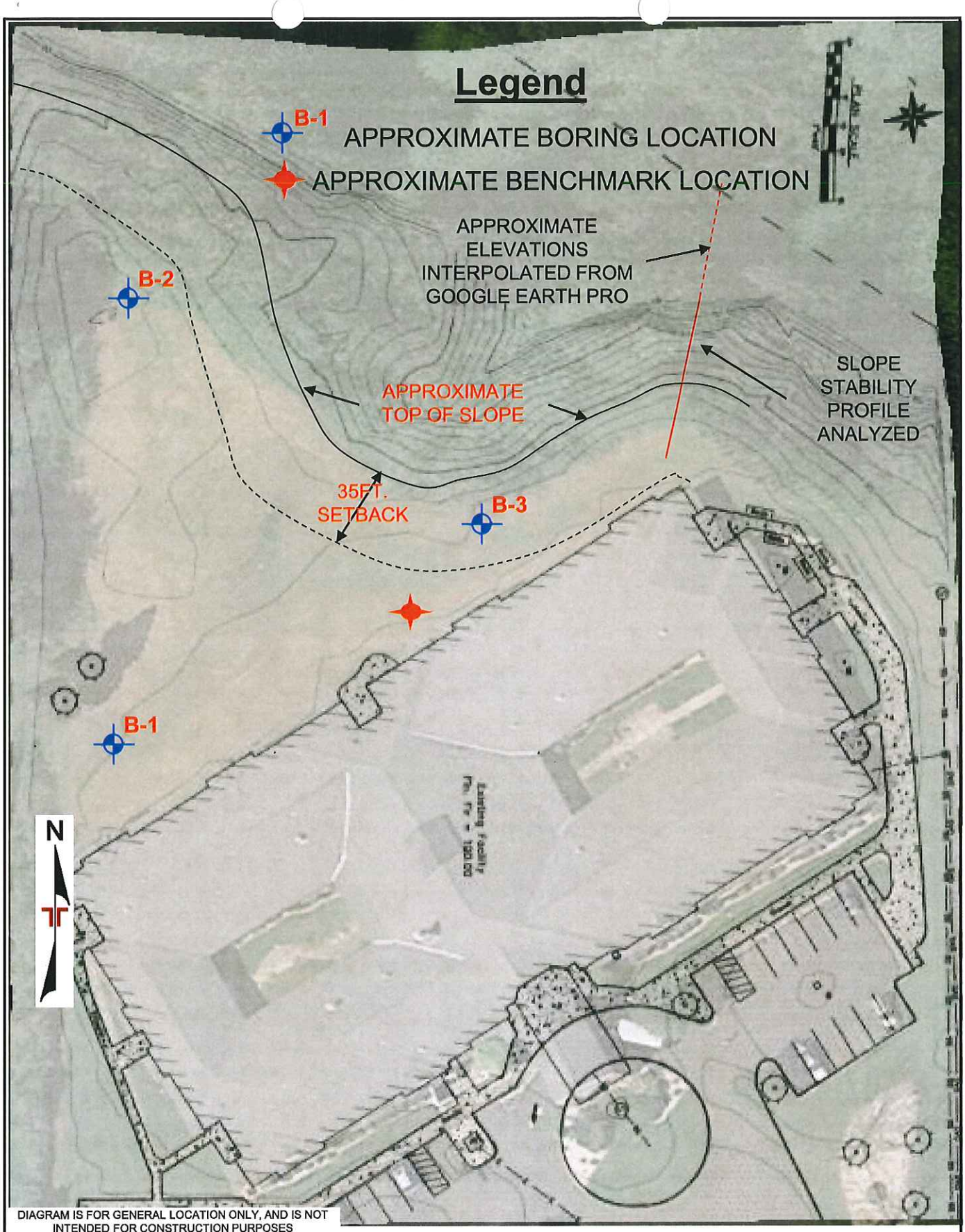


DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Project Manager: KTH	Project No. 82165034	Terracon 4103 SE International Way, Suite 300 Portland, Oregon 97222	SITE AND EXPLORATION PLAN PARKLAND EXPANSION 3123 NE CUMULUS AVENUE MCMINNVILLE, OR
Drawn by: JAE	Scale: N.T.S		
Checked by: BWP	File Name: EXH. A-2		
Approved by: KTH	Date: JUNE 2016		Exhibit A-2

Field Exploration Description

The boring locations were located in the field by Terracon personnel based on estimated dimensions from site features and the provided site plan by RJ Development. Terracon personnel estimated ground surface elevations of the borings (based on a site specific assumed elevation of 100 feet at the irrigation control valve on the north side of the property; see attached exhibit A-2) by using an engineer's level and rod. The locations and elevations of the borings should be considered accurate only to the degree implied by the means and methods used to define them.

The borings were drilled with a track mounted hollow-stem auger drill rig under subcontract to Terracon. A field engineer from our firm continuously observed the borings, logged the subsurface conditions, and obtained representative soil samples. Samples of the soil encountered in the borings were obtained using the split barrel and thin-walled tube sampling procedures. The samples were stored in moisture tight containers and transported to our laboratory for further visual classification and testing. After we logged each boring, the operator backfilled each boring in general conformance with local regulations and patched the surface to match the existing ground surface.

In the split-barrel sampling procedure, the number of blows required to advance a standard 2-inch O.D. split-barrel sampler the last 12 inches of the typical total 18-inch penetration by means of a 140-pound auto-hammer with a free fall of 30 inches, is the standard penetration resistance value (SPT-N). This value is used to estimate the in-situ relative density of cohesionless soils and consistency of cohesive soils. An automatic safety hammer used to advance the split-barrel sampler in the borings performed on this site.

In the thin-walled tube sampling procedure, a thin-walled, seamless steel tube with a sharp cutting edge is pushed hydraulically into the soil to obtain a relatively undisturbed sample. The samples were tagged for identification, sealed to reduce moisture loss, and taken to our laboratory for further examination, testing, and classification. Information provided on the boring logs attached to this report includes soil descriptions, consistency evaluations, boring depths, sampling intervals, and groundwater conditions.

A field log of each boring was prepared by the field engineer. These logs included visual classifications of the materials encountered during drilling as well as the driller's interpretation of the subsurface conditions between samples. Final boring logs included with this report represent the engineer's interpretation of the field logs and include modifications based on laboratory observation and tests of the samples.

BORING LOG NO. B-1

PROJECT: Parkland Assited Living Expansion

CLIENT:

SITE:
McMinnville, Oregon

LOCATION See Exhibit A-2
Latitude: 45.20384° Longitude: -123.15731°

DEPTH	GRAPHIC LOG	WATER LEVEL OBSERVATIONS	SAMPLE TYPE	RECOVERY (In.)	FIELD TEST RESULTS	STRENGTH TEST: TEST TYPE	STRENGTH TEST: COMPRESSIVE STRENGTH (psf)	STRENGTH TEST: STRAIN (%)	WATER CONTENT (%)	DRY UNIT WEIGHT (pcf)	ATTERBERG LIMITS: LL-PL-PI	PERCENT FINES
0.3												
TOPSOIL, 3-inch Grass and Root Zone												
SILT WITH SAND (ML), brown with orange mottling, stiff			X	8	2-5-8 N=13				22			
2.5												
SANDY SILT (ML), gray with orange mottling, medium stiff			X	12	2-2-3 N=5				26			
stiff			X	15	3-4-6 N=10				34			
brownish gray			X	18	4-5-6 N=11				32			
			■						35	86		
			X	18	3-4-5 N=9				34			
light brown, medium stiff, trace mica		▽	X	15	3-3-3 N=6				35			
			■						35	85		
medium stiff to stiff			X	15	2-2-6 N=8				37			
			X	15	2-3-4 N=7				43			
26.5												
Boring Terminated at 26.5 Feet												

Stratification lines are approximate. In-situ, the transition may be gradual.

Hammer Type: Automatic SPT Hammer

Advancement Method:
Hollow stem auger

Abandonment Method:
Borings backfilled with bentonite chips upon completion

See Exhibit A-3 for description of field procedures.
See Appendix B for description of laboratory procedures and additional data (if any).
See Appendix C for explanation of symbols and abbreviations.

Notes:

WATER LEVEL OBSERVATIONS
▽ *While drilling*

Terracon
4103 SE International Way Ste 300
Portland, OR

Boring Started: 4/5/2016 | Boring Completed: 4/5/2016
Drill Rig: D-50 track | Driller: Terracon
Project No.: 82165034 | Exhibit: A-4

BORING LOG NO. B-2

PROJECT: Parkland Assited Living Expansion

CLIENT:

SITE:
McMinnville, Oregon

GRAPHIC LOG	LOCATION / DEPTH	DEPTH (FL)	WATER LEVEL OBSERVATIONS	SAMPLE TYPE	RECOVERY (In.)	FIELD TEST RESULTS	STRENGTH TEST: TEST TYPE	STRENGTH TEST: COMPRESSIVE STRENGTH (psf)	STRENGTH TEST: STRAIN (%)	WATER CONTENT (%)	DRY UNIT WEIGHT (pcf)	ATTERBERG LIMITS: LL-PL-PI	PERCENT FINES
	LOCATION See Exhibit A-2 Latitude: 45.20433° Longitude: -123.1572°												
	0.3 **TOPSOIL**, 3-inch Grass and Root Zone												
	SILT WITH SAND (ML), brown, soft				8	1-1-2 N=3				28			
	medium stiff				15	1-2-3 N=5				28		32-23-9	
	soft, trace mica	5			10	1-1-2 N=3				35			
	7.5												
	SANDY SILT (ML), brown with orange mottling, medium stiff to stiff, low plasticity				18	2-3-5 N=8				37			
		10					UC	1032	0.9	36	84		
					15	2-2-4 N=6				37			
	soft	15			18	1-2-2 N=4				36			
	medium stiff	20			12	1-2-3 N=5				38			
		25			12	2-2-4 N=6				37			

Stratification lines are approximate. In-situ, the transition may be gradual.

Hammer Type: Automatic SPT Hammer

Advancement Method:
Hollow stem auger

Abandonment Method:
Borings backfilled with bentonite chips upon completion

See Exhibit A-3 for description of field procedures.
See Appendix B for description of laboratory procedures and additional data (if any).
See Appendix C for explanation of symbols and abbreviations.

Notes:

WATER LEVEL OBSERVATIONS

While drilling

At completion of drilling

Terracon
4103 SE International Way Ste 300
Portland, OR

Boring Started: 4/4/2016 | Boring Completed: 4/5/2016

Drill Rig: D-50 track | Driller: Terracon

Project No.: 82165034 | Exhibit: A-5

BORING LOG NO. B-2

PROJECT: Parkland Assited Living Expansion

CLIENT:

SITE:
McMinnville, Oregon

LOCATION See Exhibit A-2
Latitude: 45.20433° Longitude: -123.1572°

DEPTH	GRAPHIC LOG	WATER LEVEL OBSERVATIONS	SAMPLE TYPE	RECOVERY (In.)	FIELD TEST RESULTS	STRENGTH TEST: TEST TYPE	STRENGTH TEST: COMPRESSIVE STRENGTH (psf)	STRENGTH TEST: STRAIN (%)	WATER CONTENT (%)	DRY UNIT WEIGHT (pcf)	ATTERBERG LIMITS: LL-PL-PI	PERCENT FINES
30												
							1743	13	35	87	NP	
				10	4-5-8 N=13				33			
35				15	2-6-9 N=15				38			97
40				12	3-4-6 N=10				39			
45				15	2-4-5 N=9				36			
50				15	4-4-4 N=8				43			

DEPTH

SANDY SILT (ML), brown with orange mottling, medium stiff to stiff, low plasticity *(continued)*

31.5

SILTY SAND (SM), fine grained, gray, medium dense, trace mica

45.0

SANDY SILT (ML), gray, stiff

medium stiff to stiff

51.5

Boring Terminated at 51.5 Feet

Stratification lines are approximate. In-situ, the transition may be gradual.

Hammer Type: Automatic SPT Hammer

Advancement Method:
Hollow stem auger

Abandonment Method:
Borings backfilled with bentonite chips upon completion

See Exhibit A-3 for description of field procedures.
See Appendix B for description of laboratory procedures and additional data (if any).
See Appendix C for explanation of symbols and abbreviations.

Notes:

WATER LEVEL OBSERVATIONS

While drilling

At completion of drilling

Terracon
4103 SE International Way Ste 300
Portland, OR

Boring Started: 4/4/2016 | Boring Completed: 4/5/2016
Drill Rig: D-50 track | Driller: Terracon
Project No.: 82165034 | Exhibit: A-5

BORING LOG NO. B-3

PROJECT: Parkland Assited Living Expansion

CLIENT:

SITE:
McMinnville, Oregon

LOCATION See Exhibit A-2
Latitude: 45.20404° Longitude: -123.15669°

DEPTH	GRAPHIC LOG	DEPTH (Ft.)	WATER LEVEL OBSERVATIONS	SAMPLE TYPE	RECOVERY (In.)	FIELD TEST RESULTS	STRENGTH TEST: TEST TYPE	STRENGTH TEST: COMPRESSIVE STRENGTH (psf)	STRENGTH TEST: STRAIN (%)	WATER CONTENT (%)	DRY UNIT WEIGHT (pcf)	ATTERBERG LIMITS: LL-PL-PI	PERCENT FINES
0.3													
						2-7-7 N=14				22			
						2-3-3 N=6				22			
		5											
						1-2-3 N=5				25			
9.0							UC						
						2-4-5 N=9				33			
		10											
		15				2-2-3 N=5				39			
		20				3-2-2 N=4				35			
		25				2-2-3 N=5				37			

SILT WITH SAND (ML), brown, stiff

medium stiff

trace sand, brownish gray

SANDY SILT (ML), grayish brown, stiff

gray to brown, medium stiff, trace mica

gray, soft

grayish brown with orange mottling

Stratification lines are approximate. In-situ, the transition may be gradual.

Hammer Type: Automatic SPT Hammer

Advancement Method:
Hollow stem auger

Abandonment Method:
Borings backfilled with bentonite chips upon completion

See Exhibit A-3 for description of field procedures.
See Appendix B for description of laboratory procedures and additional data (if any).
See Appendix C for explanation of symbols and abbreviations.

Notes:

WATER LEVEL OBSERVATIONS
While drilling
At completion of drilling

Terracon
4103 SE International Way Ste 300
Portland, OR

Boring Started: 4/4/2016 | Boring Completed: 4/4/2016
Drill Rig: D-50 track | Driller: Terracon
Project No.: 82165034 | Exhibit: A-6

BORING LOG NO. B-3

PROJECT: Parkland Assited Living Expansion

CLIENT:

SITE:
McMinnville, Oregon

LOCATION See Exhibit A-2
Latitude: 45.20404° Longitude: -123.15669°

GRAPHIC LOG	DEPTH	DEPTH (Ft.)	WATER LEVEL OBSERVATIONS	SAMPLE TYPE	RECOVERY (In.)	FIELD TEST RESULTS	STRENGTH TEST: TEST TYPE	STRENGTH TEST: COMPRESSIVE STRENGTH (psf)	STRENGTH TEST: STRAIN (%)	WATER CONTENT (%)	DRY UNIT WEIGHT (pcf)	ATTERBERG LIMITS: LL-PL-PI	PERCENT FINES
	SANDY SILT (ML), grayish brown, stiff *(continued)*												
		30	▽	X		2-2-3 N=5				36			
			▽										
		35		X		2-2-3 N=5				39			
	gray	40		X		2-2-3 N=5				37		39-25-14	
		45		X		4-7-6 N=13				34			
	50.0	50		X		5-5-9 N=14				36			
	SILTY SAND (SM), fine grained, dark gray, medium dense												
	51.5												
	Boring Terminated at 51.5 Feet												

Stratification lines are approximate. In-situ, the transition may be gradual.

Hammer Type: Automatic SPT Hammer

Advancement Method:
Hollow stem auger

Abandonment Method:
Borings backfilled with bentonite chips upon completion

See Exhibit A-3 for description of field procedures.
See Appendix B for description of laboratory procedures and additional data (if any).
See Appendix C for explanation of symbols and abbreviations.

Notes:

WATER LEVEL OBSERVATIONS
▽ *While drilling*
▽ *At completion of drilling*

Terracon
4103 SE International Way Ste 300
Portland, OR

Boring Started: 4/4/2016 | Boring Completed: 4/4/2016
Drill Rig: D-50 track | Driller: Terracon
Project No.: 82165034 | Exhibit: A-6

APPENDIX B
LABORATORY TESTING

Laboratory Testing

As part of the testing program, all samples were examined in the laboratory by experienced personnel and classified in accordance with the attached General Notes and the Unified Soil Classification System based on the texture and plasticity of the soils. The group symbol for the Unified Soil Classification System is shown in the appropriate column on the boring logs and a brief description of the classification system is included with this report in the Appendix.

At that time, the field descriptions were confirmed or modified as necessary and an applicable laboratory testing program was formulated to determine engineering properties of the subsurface materials.

Laboratory tests were conducted on selected soil samples and the test results are presented in this appendix. The laboratory test results were used for the geotechnical engineering analyses, and the development of foundation and earthwork recommendations. Laboratory tests were performed in general accordance with the applicable ASTM, local or other accepted standards.

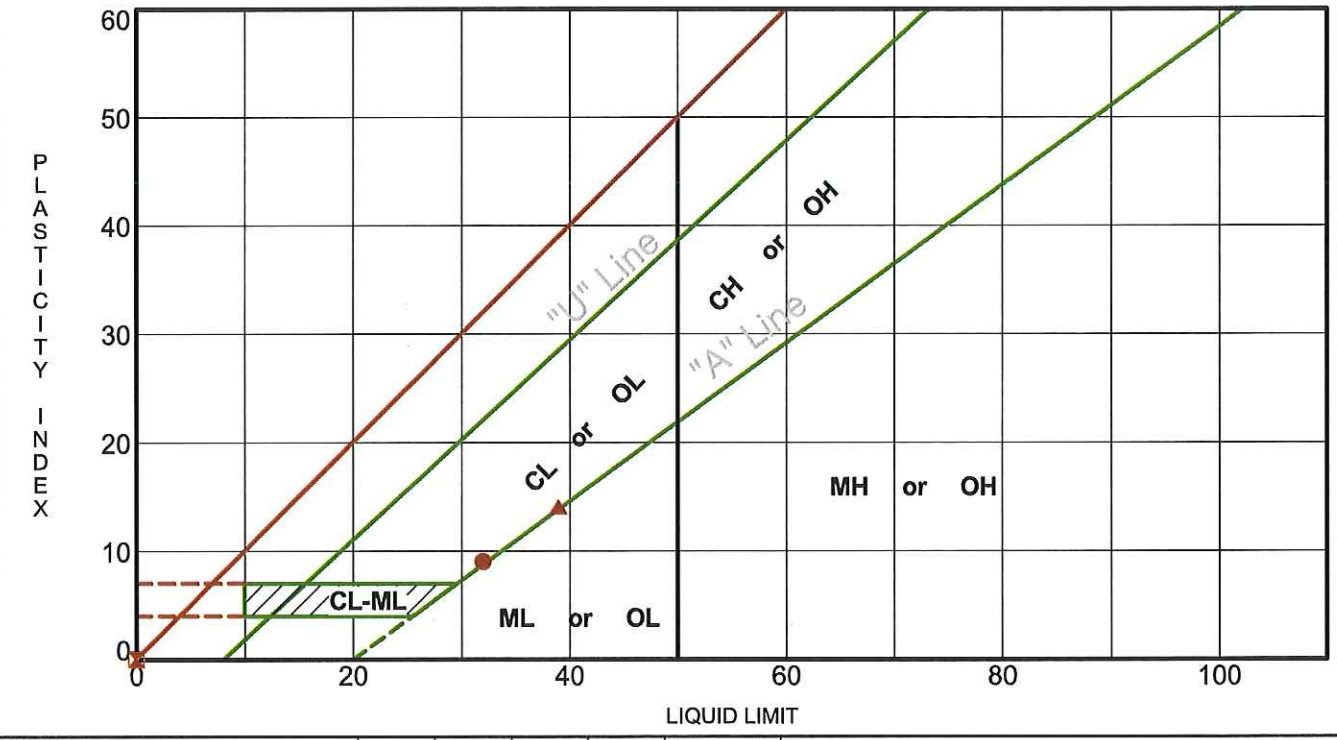
Selected soil samples obtained from the site were tested for the following engineering properties:

- In-situ Water Content (ASTM D 2216)
- Atterberg Limits (ASTM D 4318)
- Fines Content (passing No. 200 sieve) Determination (ASTM D 1140)
- Unconfined Compression Results (ASTM D 2166)
- Direct Shear Results (ASTM D 3080)

It is important to note that the site soils generally contain particles larger than 2 inches in diameter. Due to the sampling equipment being limited in diameter (1.8-inches), the grain size analyses are completed on materials that were able to be sampled. Therefore, the grain size analyses should be considered to be the materials passing a 2-inch sieve and not necessarily representative of the entire subsurface materials matrix.

ATTERBERG LIMITS RESULTS

ASTM D4318



Boring ID	Depth	LL	PL	PI	Fines	USCS	Description
● B-2	2.5 - 4	32	23	9			
⊠ B-2	30 - 31.5	NP	NP	NP			
▲ B-3	40 - 41.5	39	25	14			

PROJECT: Parkland Assited Living Expansion

SITE: McMinnville, Oregon

Terracon
4103 SE International Way Ste 300
Portland, OR

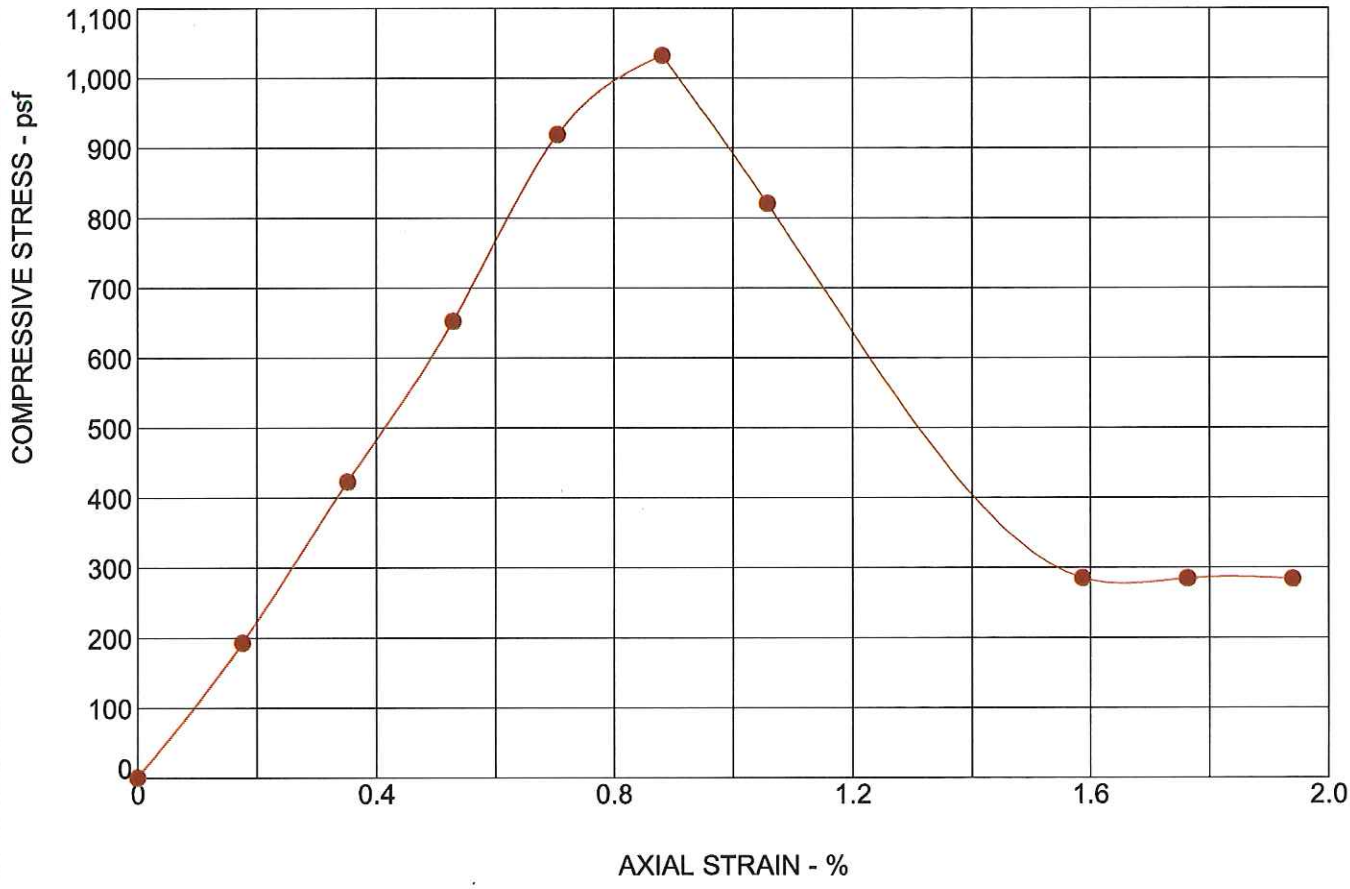
PROJECT NUMBER: 82165034

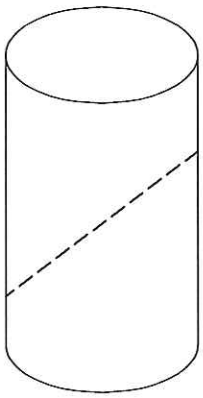
CLIENT:

EXHIBIT: B-2

UNCONFINED COMPRESSION TEST

ASTM D2166



SPECIMEN FAILURE MODE	SPECIMEN TEST DATA		
	Moisture Content:	%	36
	Dry Density:	pcf	83
	Diameter:	in.	2.87
	Height:	in.	5.67
	Height / Diameter Ratio:		1.98
	Calculated Saturation:	%	
	Calculated Void Ratio:		
	Assumed Specific Gravity:		
	Failure Strain:	%	0.88
	Unconfined Compressive Strength	(psf)	1032
	Undrained Shear Strength:	(psf)	516
	Strain Rate:	in/min	0.0800
	Remarks:		

Failure Mode: Shear (dashed)

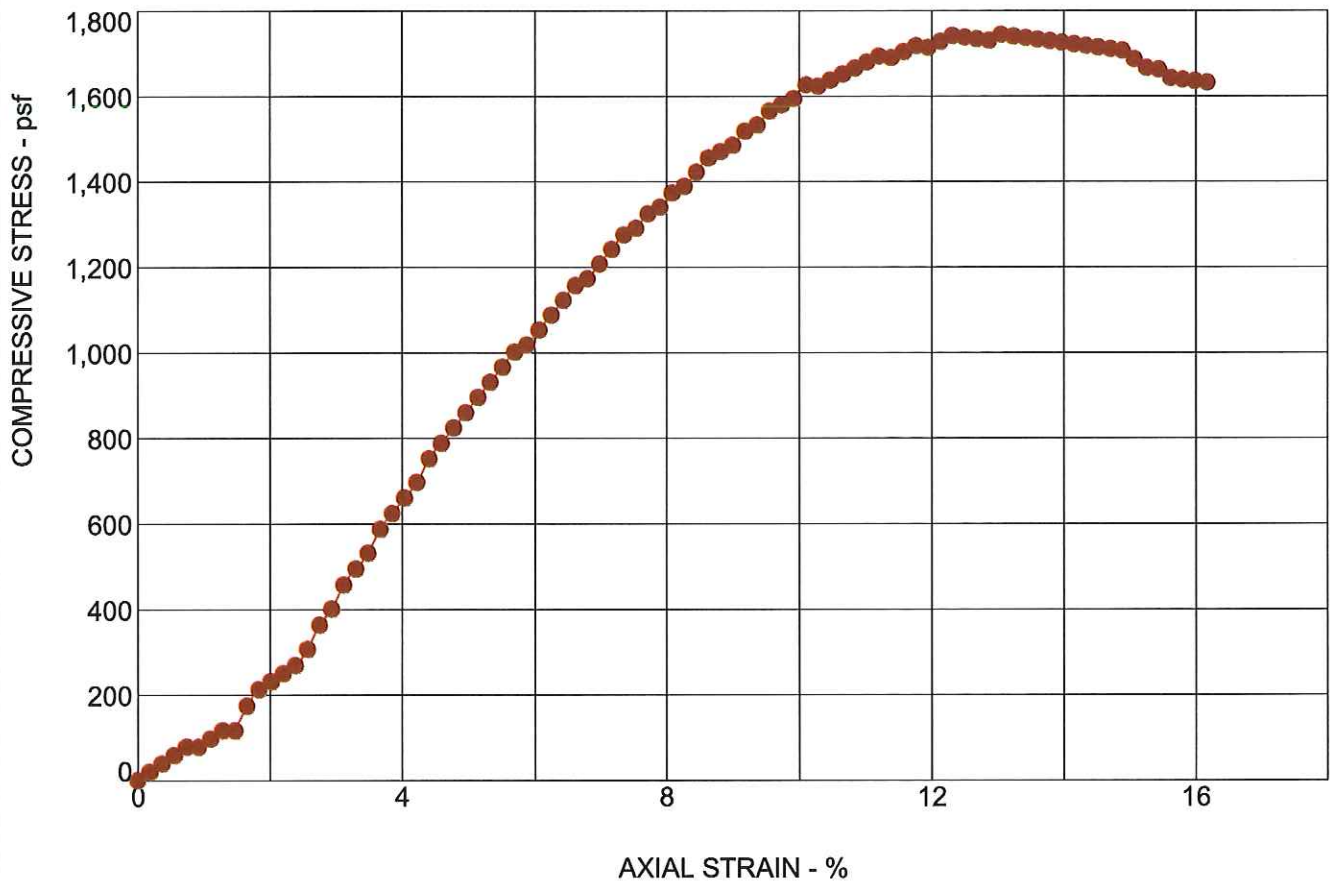
SAMPLE TYPE: Shelby Tube	SAMPLE LOCATION: B-2 @ 10 - 11.5 feet			
DESCRIPTION:	LL	PL	PI	Percent < #200 Sieve

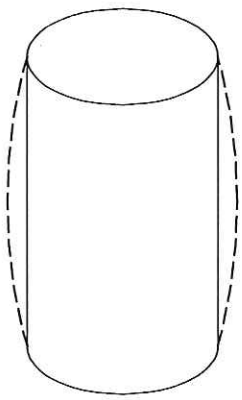
PROJECT: Parkland Assited Living Expansion		PROJECT NUMBER: 82165034
SITE: McMinnville, Oregon	Terracon 4103 SE International Way Ste 300 Portland, OR	CLIENT:
		EXHIBIT: B-3

LABORATORY TESTS ARE NOT VALID IF SEPARATED FROM ORIGINAL REPORT. UNCONFINED 82165034 BORING LOGS.GPJ TERRACON2012.GDT 5/12/16

UNCONFINED COMPRESSION TEST

ASTM D2166



SPECIMEN FAILURE MODE	SPECIMEN TEST DATA		
	Moisture Content:	%	35
	Dry Density:	pcf	87
	Diameter:	in.	2.84
	Height:	in.	5.44
	Height / Diameter Ratio:		1.92
	Calculated Saturation:	%	
	Calculated Void Ratio:		
	Assumed Specific Gravity:		
	Failure Strain:	%	13.05
	Unconfined Compressive Strength	(psf)	1743
	Undrained Shear Strength:	(psf)	872
	Strain Rate:	in/min	0.0857
	Remarks:		

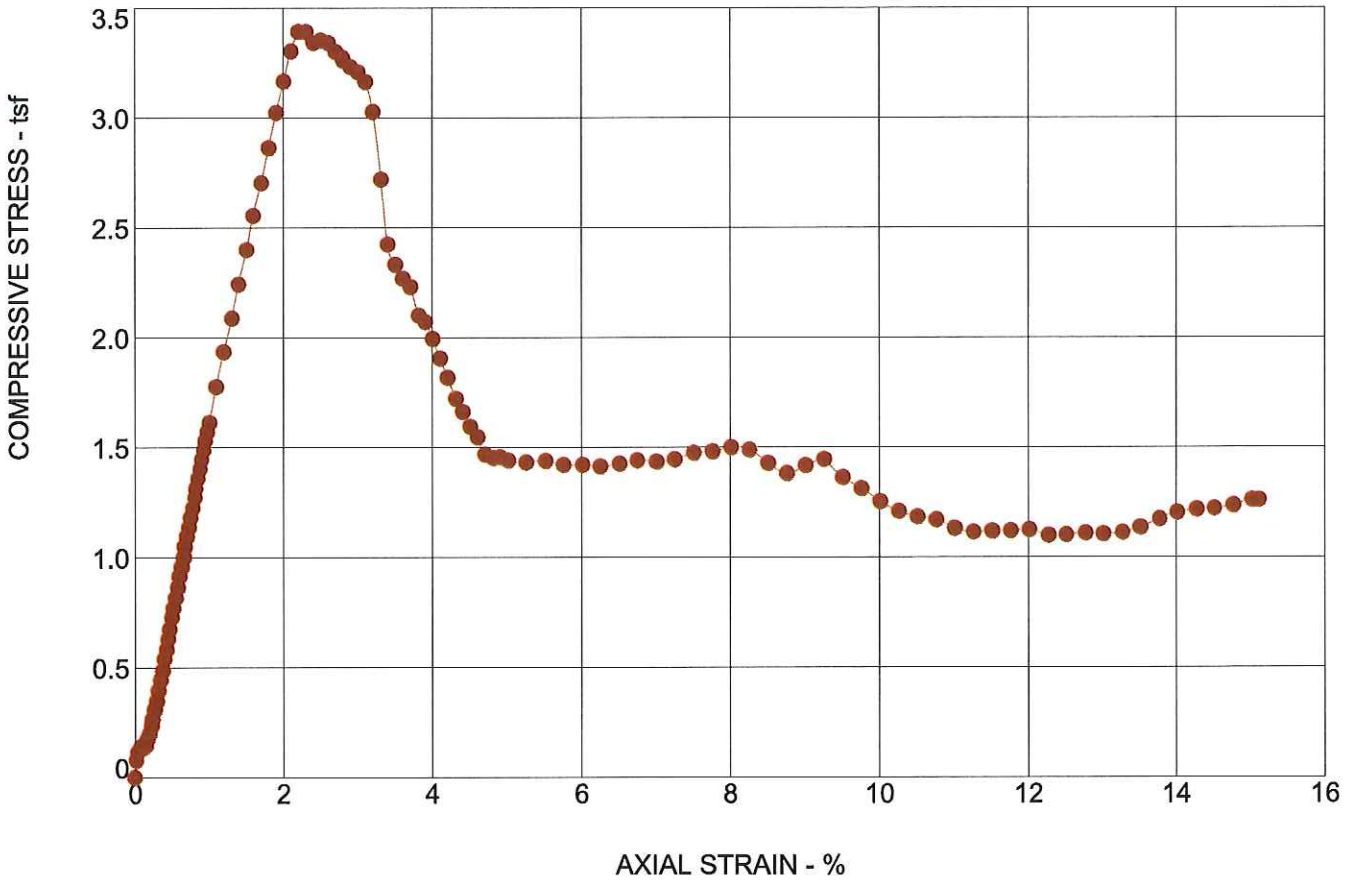
Failure Mode: Bulge (dashed)

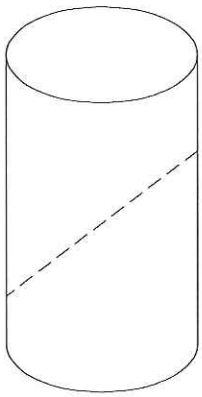
SAMPLE TYPE: Shelby Tube	SAMPLE LOCATION: B-2 @ 30 - 31.5 feet			
DESCRIPTION:	LL	PL	PI	Percent < #200 Sieve
	NP	NP	NP	

PROJECT: Parkland Assited Living Expansion	Terracon 4103 SE International Way Ste 300 Portland, OR	PROJECT NUMBER: 82165034
SITE: McMinnville, Oregon		CLIENT:
		EXHIBIT: B-4

UNCONFINED COMPRESSION TEST

ASTM D2166



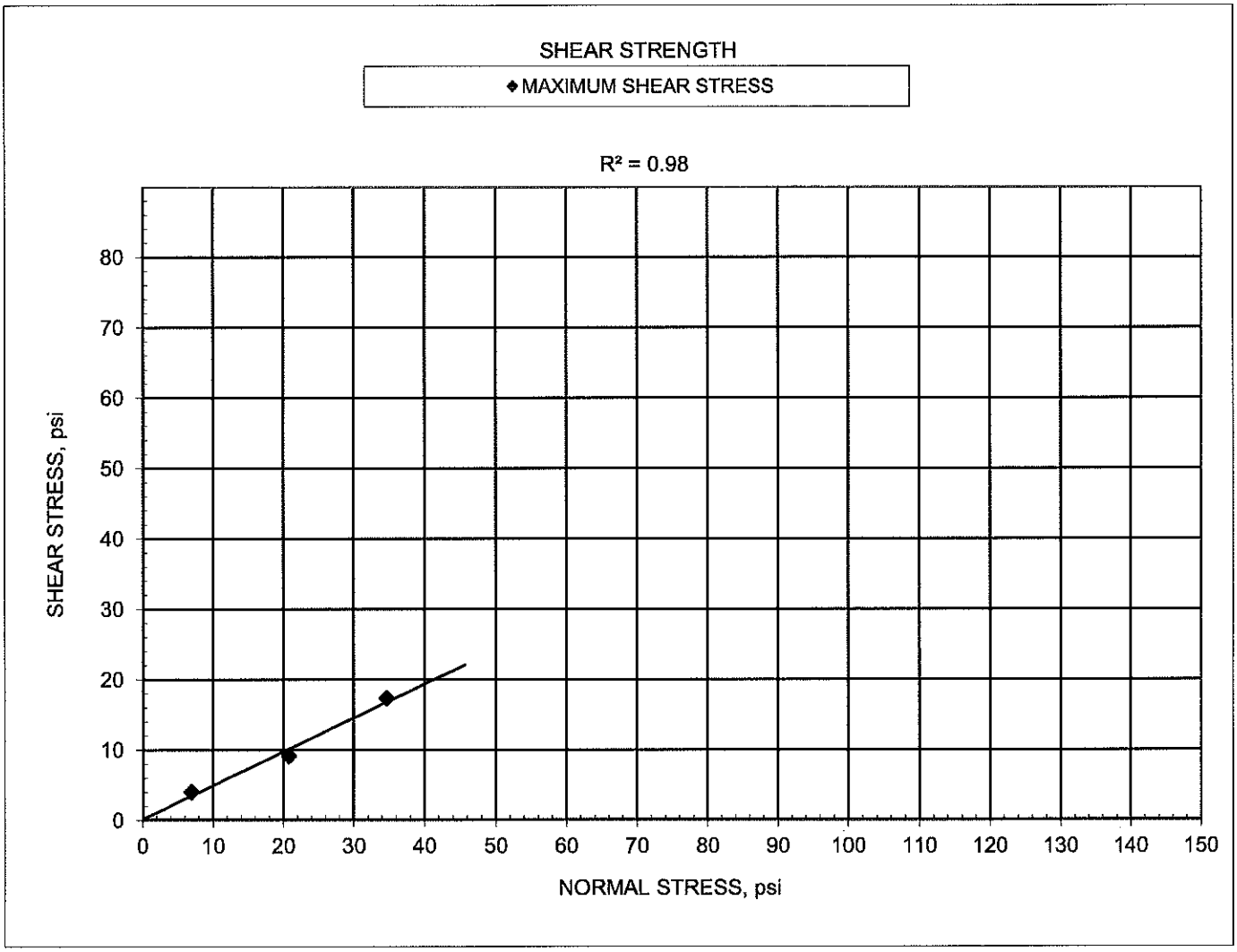
SPECIMEN FAILURE MODE	SPECIMEN TEST DATA		
	Moisture Content:	%	31
	Dry Density:	pcf	91
	Diameter:	in.	2.86
	Height:	in.	5.58
	Height / Diameter Ratio:		1.95
	Calculated Saturation:	%	96.68
	Calculated Void Ratio:		0.88
	Assumed Specific Gravity:		2.75
	Failure Strain:	%	2.21
	Unconfined Compressive Strength	(tsf)	3.39
	Undrained Shear Strength:	(tsf)	1.70
	Strain Rate:	in/min	0.0560
	Remarks:		

Failure Mode: Shear (dashed)

SAMPLE TYPE: Shelby Tube	SAMPLE LOCATION: B-3 @ 7.5 - 9 feet			
DESCRIPTION: Gray and Brown Silty Clay	LL	PL	PI	Percent < #200 Sieve

PROJECT: Parkland Expansion	Terracon 51 Lost Mound Dr Ste 135 Chattanooga, TN	PROJECT NUMBER: 82165034
SITE: McMinnville, OR		CLIENT: RJ Development Services
		B-5

DIRECT SHEAR TEST OF SOILS UNDER CONSOLIDATED DRAINED CONDITIONS
ASTM D3080



The reported cohesion may be apparent cohesion.

AT MAXIMUM SHEAR STRESS		FRICTION ANGLE 25.6 deg	COHESION 0.2 psi	NORMAL STRESS, psi 6.9	NORMAL STRESS, psi 20.8	NORMAL STRESS, psi 34.7
INITIAL AREA, mm2	3166.9	INITIAL MOISTURE, %		33.8	34.3	32.9
INITIAL LENGTH, mm	25.40	INITIAL DRY DENSITY, pcf		83.2	78.5	85.6
SPECIFIC GRAVITY	2.70	INITIAL SATURATION, %		89	81	92
SG TESTED		INITIAL VOID RATIO		1.03	1.15	0.97
SG ASSUMED	X	FINAL MOISTURE, %		38.6	40.7	26.5
LIQUID LIMIT	X	FINAL SATURATION, %		100	99	99
PLASTIC LIMIT	X	FINAL VOID RATIO		1.04	1.11	0.72
PLASTICITY INDEX	X	MAXIMUM SHEAR STRESS, psi		4.03	9.12	17.34
SAMPLE TYPE	SHELBY TUBE	RATE OF LOADING, in/min		0.0018	0.0018	0.0018
DESCRIPTION	Gray and Brown Silty Clay					

PROJECT NAME: Parkland Expansion

BORING NO. B-3

LOCATION: McMinnville, OR

SAMPLE NO. S-4

JOB NO.: 82165034

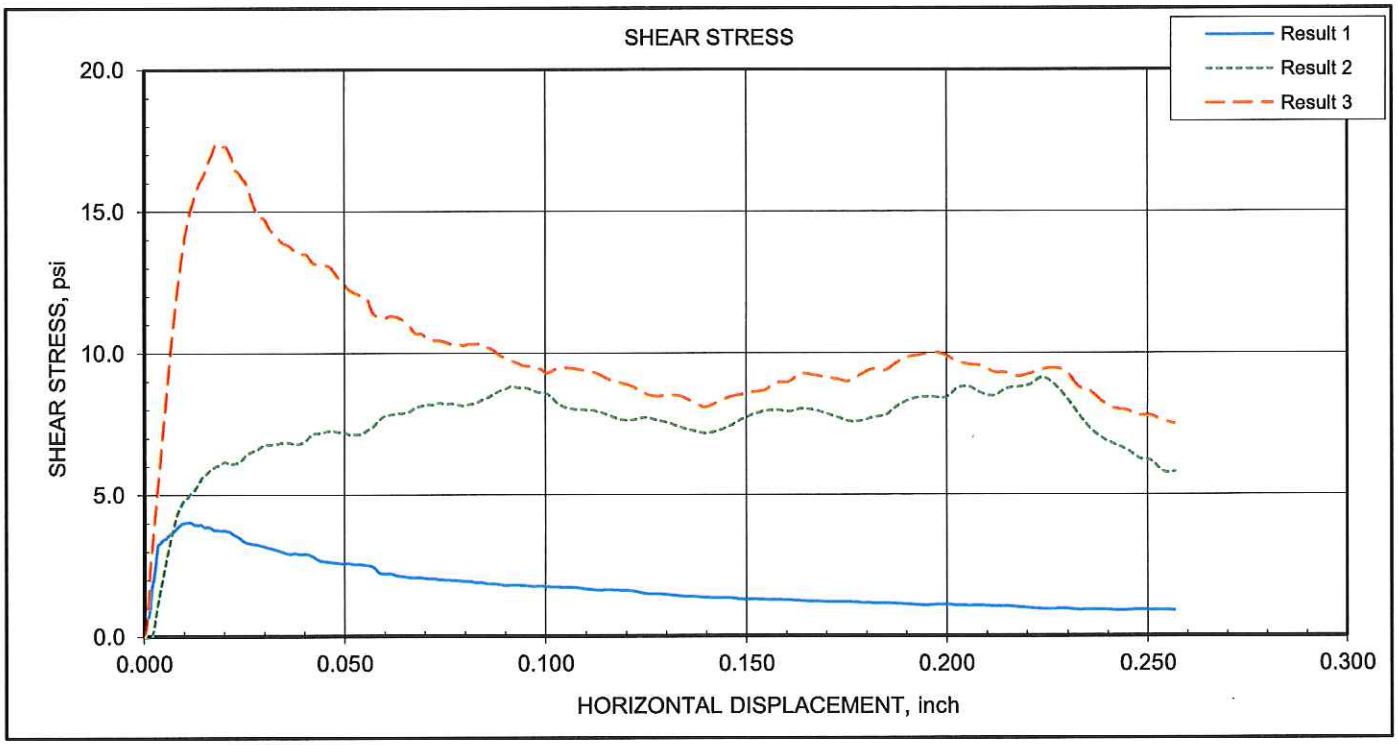
DEPTH, feet 7.5 TO 9

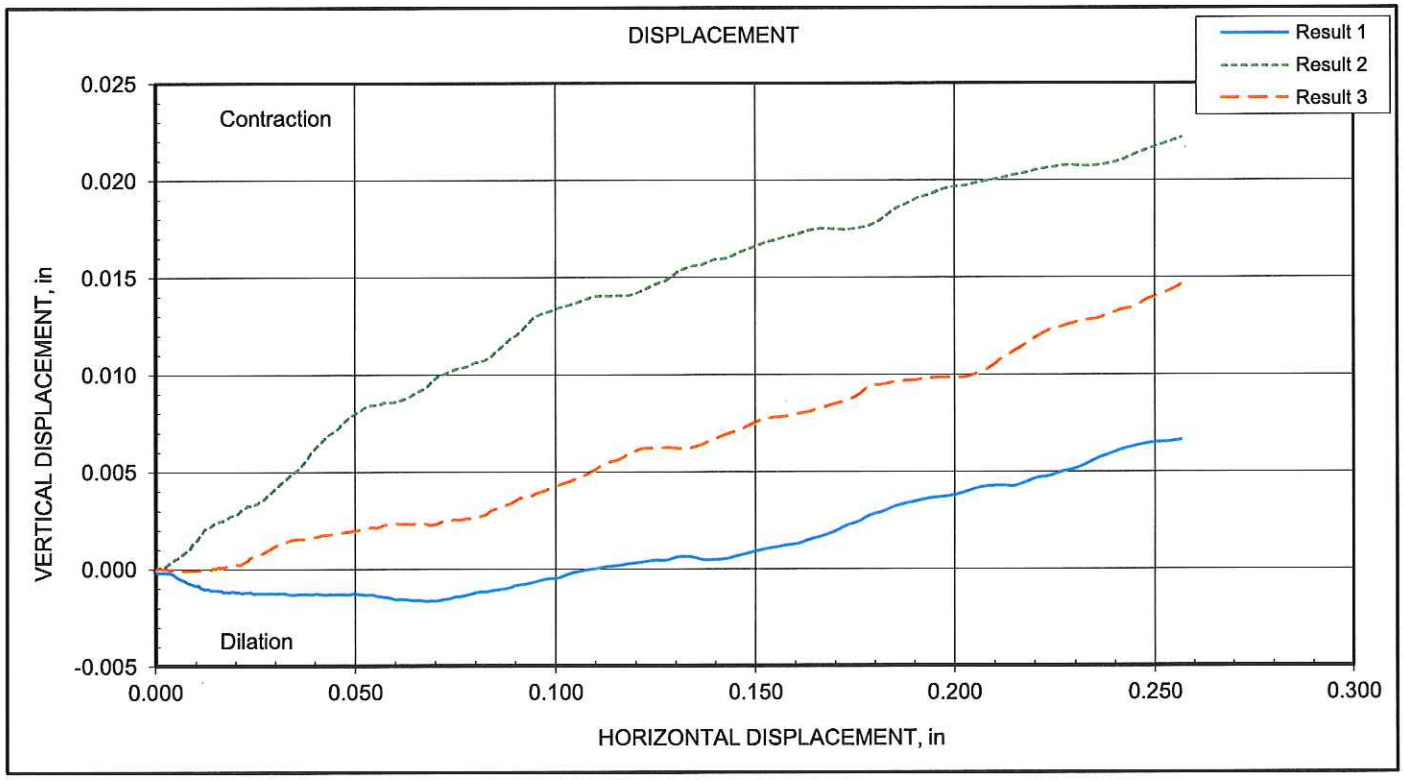
DATE: 5/3/2016

Terracon

Parkland Expansion
McMinnville, OR
82165034
5/3/2016

BORING NO.	B-3
SAMPLE NO.	S-4
DEPTH, feet	7.5 TO 9





Terracon

APPENDIX C

SUPPORTING DOCUMENT

GENERAL NOTES

DESCRIPTION OF SYMBOLS AND ABBREVIATIONS

SAMPLING

Shelby Tube

Standard Penetration Test

WATER LEVEL

Water Initially Encountered

Water Level After a Specified Period of Time

Water Level After a Specified Period of Time

Water levels indicated on the soil boring logs are the levels measured in the borehole at the times indicated. Groundwater level variations will occur over time. In low permeability soils, accurate determination of groundwater levels is not possible with short term water level observations.

FIELD TESTS

N	Standard Penetration Test Resistance (Blows/Ft.)
(HP)	Hand Penetrometer
(T)	Torvane
(DCP)	Dynamic Cone Penetrometer
(PID)	Photo-Ionization Detector
(OVA)	Organic Vapor Analyzer

DESCRIPTIVE SOIL CLASSIFICATION

Soil classification is based on the Unified Soil Classification System. Coarse Grained Soils have more than 50% of their dry weight retained on a #200 sieve; their principal descriptors are: boulders, cobbles, gravel or sand. Fine Grained Soils have less than 50% of their dry weight retained on a #200 sieve; they are principally described as clays if they are plastic, and silts if they are slightly plastic or non-plastic. Major constituents may be added as modifiers and minor constituents may be added according to the relative proportions based on grain size. In addition to gradation, coarse-grained soils are defined on the basis of their in-place relative density and fine-grained soils on the basis of their consistency.

LOCATION AND ELEVATION NOTES

Unless otherwise noted, Latitude and Longitude are approximately determined using a hand-held GPS device. The accuracy of such devices is variable. Surface elevation data annotated with +/- indicates that no actual topographical survey was conducted to confirm the surface elevation. Instead, the surface elevation was approximately determined from topographic maps of the area.

STRENGTH TERMS

RELATIVE DENSITY OF COARSE-GRAINED SOILS (More than 50% retained on No. 200 sieve.) Density determined by Standard Penetration Resistance		CONSISTENCY OF FINE-GRAINED SOILS (50% or more passing the No. 200 sieve.) Consistency determined by laboratory shear strength testing, field visual-manual procedures or standard penetration resistance		
Descriptive Term (Density)	**Standard Penetration or N-Value Blows/Ft.**	**Descriptive Term (Consistency)**	**Unconfined Compressive Strength Qu, (psf)**	**Standard Penetration or N-Value Blows/Ft.**
Very Loose	0 - 3	Very Soft	less than 500	0 - 1
Loose	4 - 9	Soft	500 to 1,000	2 - 4
Medium Dense	10 - 29	Medium Stiff	1,000 to 2,000	4 - 8
Dense	30 - 50	Stiff	2,000 to 4,000	8 - 15
Very Dense	> 50	Very Stiff	4,000 to 8,000	15 - 30
		Hard	> 8,000	> 30

RELATIVE PROPORTIONS OF SAND AND GRAVEL

Descriptive Term(s) of other constituents	Percent of Dry Weight
Trace	< 15
With	15 - 29
Modifier	> 30

GRAIN SIZE TERMINOLOGY

Major Component of Sample	Particle Size
Boulders	Over 12 in. (300 mm)
Cobbles	12 in. to 3 in. (300mm to 75mm)
Gravel	3 in. to #4 sieve (75mm to 4.75 mm)
Sand	#4 to #200 sieve (4.75mm to 0.075mm
Silt or Clay	Passing #200 sieve (0.075mm)

RELATIVE PROPORTIONS OF FINES

Descriptive Term(s) of other constituents	Percent of Dry Weight
Trace	< 5
With	5 - 12
Modifier	> 12

PLASTICITY DESCRIPTION

Term	Plasticity Index
Non-plastic	0
Low	1 - 10
Medium	11 - 30
High	> 30

Terracon

UNIFIED SOIL CLASSIFICATION SYSTEM

Criteria for Assigning Group Symbols and Group Names Using Laboratory Tests [A]					Soil Classification	
					Group Symbol	Group Name [B]
Coarse Grained Soils: More than 50% retained on No. 200 sieve	**Gravels:** More than 50% of coarse fraction retained on No. 4 sieve	**Clean Gravels:** Less than 5% fines [C]	$Cu \geq 4$ and $1 \leq Cc \leq 3$ [E]		GW	Well-graded gravel [F]
			$Cu < 4$ and/or $1 > Cc > 3$ [E]		GP	Poorly graded gravel [F]
		Gravels with Fines: More than 12% fines [C]	Fines classify as ML or MH		GM	Silty gravel [F,G,H]
			Fines classify as CL or CH		GC	Clayey gravel [F,G,H]
	Sands: 50% or more of coarse fraction passes No. 4 sieve	**Clean Sands:** Less than 5% fines [D]	$Cu \geq 6$ and $1 \leq Cc \leq 3$ [E]		SW	Well-graded sand [I]
			$Cu < 6$ and/or $1 > Cc > 3$ [E]		SP	Poorly graded sand [I]
		Sands with Fines: More than 12% fines [D]	Fines classify as ML or MH		SM	Silty sand [G,H,I]
			Fines classify as CL or CH		SC	Clayey sand [G,H,I]
Fine-Grained Soils: 50% or more passes the No. 200 sieve	**Silts and Clays:** Liquid limit less than 50	**Inorganic:**	PI > 7 and plots on or above "A" line [J]		CL	Lean clay [K,L,M]
			PI < 4 or plots below "A" line [J]		ML	Silt [K,L,M]
		Organic:	Liquid limit - oven dried	< 0.75	OL	Organic clay [K,L,M,N]
			Liquid limit - not dried			Organic silt [K,L,M,O]
	Silts and Clays: Liquid limit 50 or more	**Inorganic:**	PI plots on or above "A" line		CH	Fat clay [K,L,M]
			PI plots below "A" line		MH	Elastic Silt [K,L,M]
		Organic:	Liquid limit - oven dried	< 0.75	OH	Organic clay [K,L,M,P]
			Liquid limit - not dried			Organic silt [K,L,M,Q]
Highly organic soils:	Primarily organic matter, dark in color, and organic odor				PT	Peat

[A] Based on the material passing the 3-inch (75-mm) sieve

[B] If field sample contained cobbles or boulders, or both, add "with cobbles or boulders, or both" to group name.

[C] Gravels with 5 to 12% fines require dual symbols: GW-GM well-graded gravel with silt, GW-GC well-graded gravel with clay, GP-GM poorly graded gravel with silt, GP-GC poorly graded gravel with clay.

[D] Sands with 5 to 12% fines require dual symbols: SW-SM well-graded sand with silt, SW-SC well-graded sand with clay, SP-SM poorly graded sand with silt, SP-SC poorly graded sand with clay

[E] $Cu = D_{60}/D_{10}$ $\quad Cc = \dfrac{(D_{30})^2}{D_{10} \times D_{60}}$

[F] If soil contains ≥ 15% sand, add "with sand" to group name.

[G] If fines classify as CL-ML, use dual symbol GC-GM, or SC-SM.

[H] If fines are organic, add "with organic fines" to group name.

[I] If soil contains ≥ 15% gravel, add "with gravel" to group name.

[J] If Atterberg limits plot in shaded area, soil is a CL-ML, silty clay.

[K] If soil contains 15 to 29% plus No. 200, add "with sand" or "with gravel," whichever is predominant.

[L] If soil contains ≥ 30% plus No. 200 predominantly sand, add "sandy" to group name.

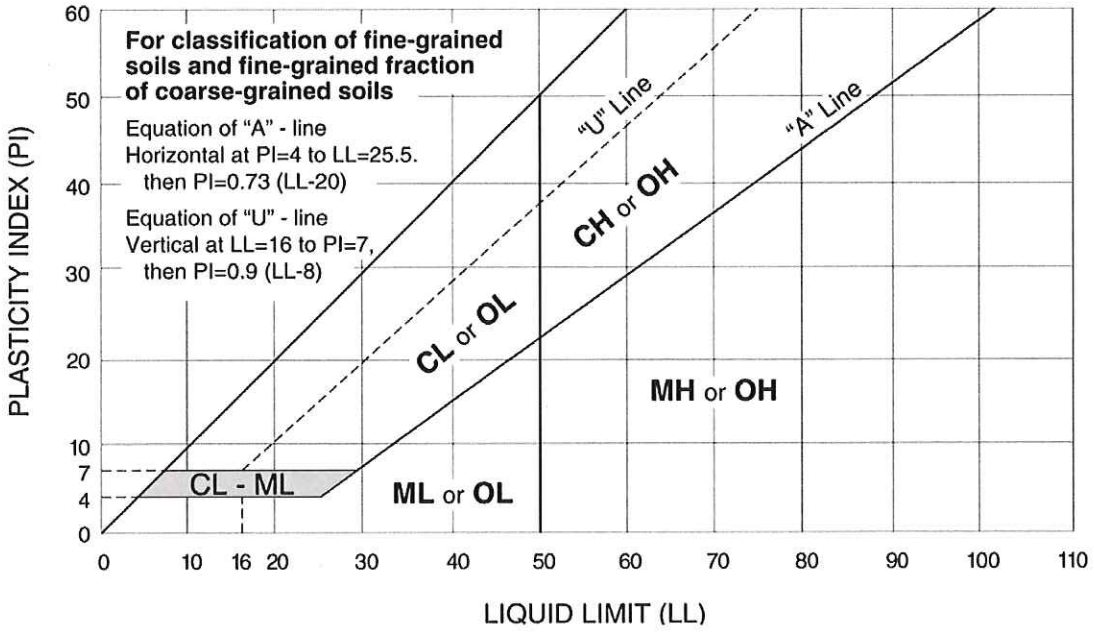
[M] If soil contains ≥ 30% plus No. 200, predominantly gravel, add "gravelly" to group name.

[N] PI ≥ 4 and plots on or above "A" line.

[O] PI < 4 or plots below "A" line.

[P] PI plots on or above "A" line.

[Q] PI plots below "A" line.



Terracon

Exhibit C-2

DESCRIPTION OF ROCK PROPERTIES

WEATHERING	
Term	**Description**
Unweathered	No visible sign of rock material weathering, perhaps slight discoloration on major discontinuity surfaces.
Slightly weathered	Discoloration indicates weathering of rock material and discontinuity surfaces. All the rock material may be discolored by weathering and may be somewhat weaker externally than in its fresh condition.
Moderately weathered	Less than half of the rock material is decomposed and/or disintegrated to a soil. Fresh or discolored rock is present either as a continuous framework or as corestones.
Highly weathered	More than half of the rock material is decomposed and/or disintegrated to a soil. Fresh or discolored rock is present either as a discontinuous framework or as corestones.
Completely weathered	All rock material is decomposed and/or disintegrated to soil. The original mass structure is still largely intact.
Residual soil	All rock material is converted to soil. The mass structure and material fabric are destroyed. There is a large change in volume, but the soil has not been significantly transported.

STRENGTH OR HARDNESS		
Description	**Field Identification**	**Uniaxial Compressive Strength, PSI (MPa)**
Extremely weak	Indented by thumbnail	40-150 (0.3-1)
Very weak	Crumbles under firm blows with point of geological hammer, can be peeled by a pocket knife	150-700 (1-5)
Weak rock	Can be peeled by a pocket knife with difficulty, shallow indentations made by firm blow with point of geological hammer	700-4,000 (5-30)
Medium strong	Cannot be scraped or peeled with a pocket knife, specimen can be fractured with single firm blow of geological hammer	4,000-7,000 (30-50)
Strong rock	Specimen requires more than one blow of geological hammer to fracture it	7,000-15,000 (50-100)
Very strong	Specimen requires many blows of geological hammer to fracture it	15,000-36,000 (100-250)
Extremely strong	Specimen can only be chipped with geological hammer	>36,000 (>250)

DISCONTINUITY DESCRIPTION			
Fracture Spacing (Joints, Faults, Other Fractures)		**Bedding Spacing (May Include Foliation or Banding)**	
Description	**Spacing**	**Description**	**Spacing**
Extremely close	< ¾ in (<19 mm)	**Laminated**	< ½ in (<12 mm)
Very close	¾ in – 2-1/2 in (19 - 60 mm)	**Very thin**	½ in – 2 in (12 – 50 mm)
Close	2-1/2 in – 8 in (60 – 200 mm)	**Thin**	2 in – 1 ft (50 – 300 mm)
Moderate	8 in – 2 ft (200 – 600 mm)	**Medium**	1 ft – 3 ft (300 – 900 mm)
Wide	2 ft – 6 ft (600 mm – 2.0 m)	**Thick**	3 ft – 10 ft (900 mm – 3 m)
Very Wide	6 ft – 20 ft (2.0 – 6 m)	**Massive**	> 10 ft (3 m)

Discontinuity Orientation (Angle): Measure the angle of discontinuity relative to a plane perpendicular to the longitudinal axis of the core. (For most cases, the core axis is vertical; therefore, the plane perpendicular to the core axis is horizontal.) For example, a horizontal bedding plane would have a 0 degree angle.

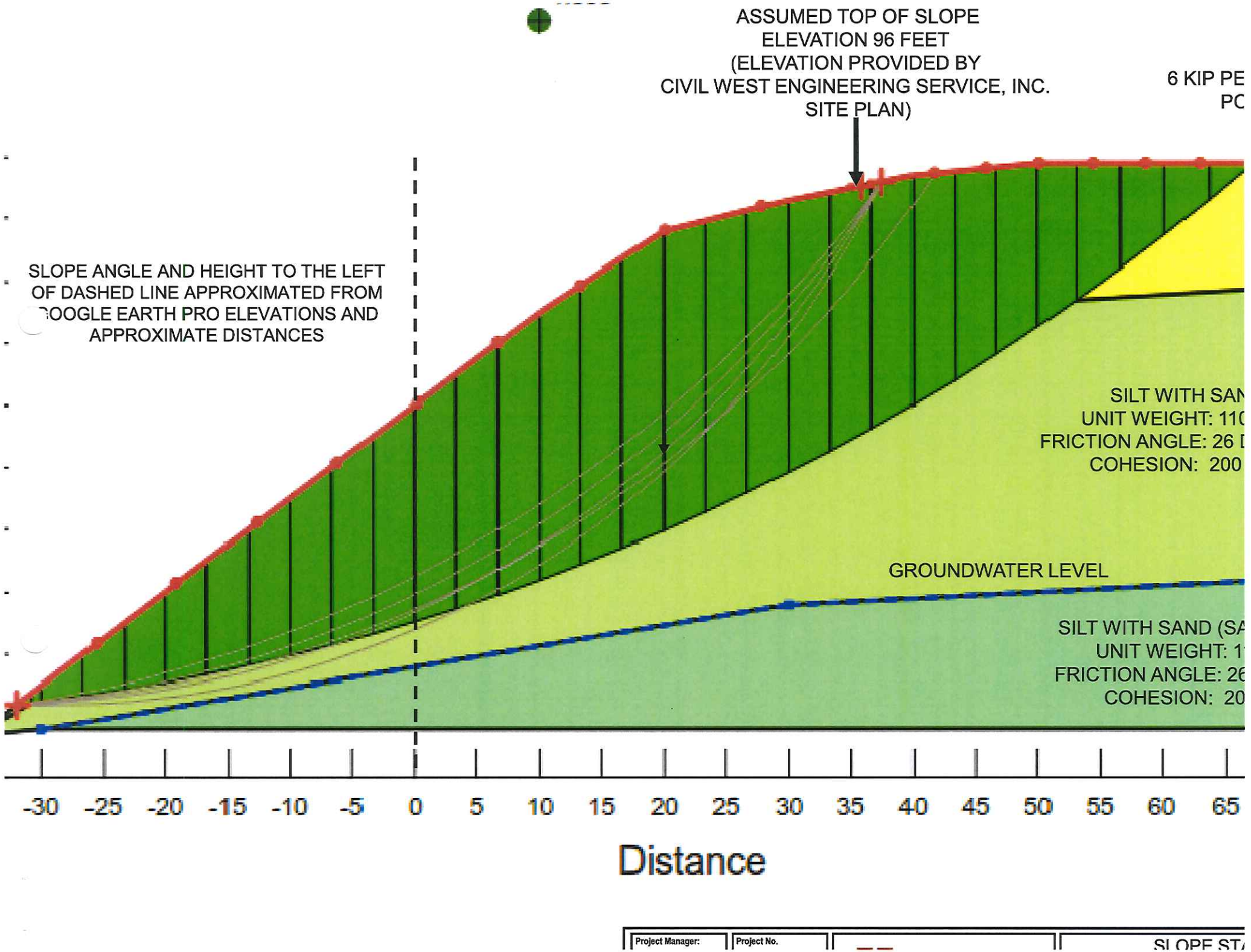
ROCK QUALITY DESIGNATION (RQD*)	
Description	**RQD Value (%)**
Very Poor	0 - 25
Poor	25 – 50
Fair	50 – 75
Good	75 – 90
Excellent	90 - 100

*The combined length of all sound and intact core segments equal to or greater than 4 inches in length, expressed as a percentage of the total core run length.

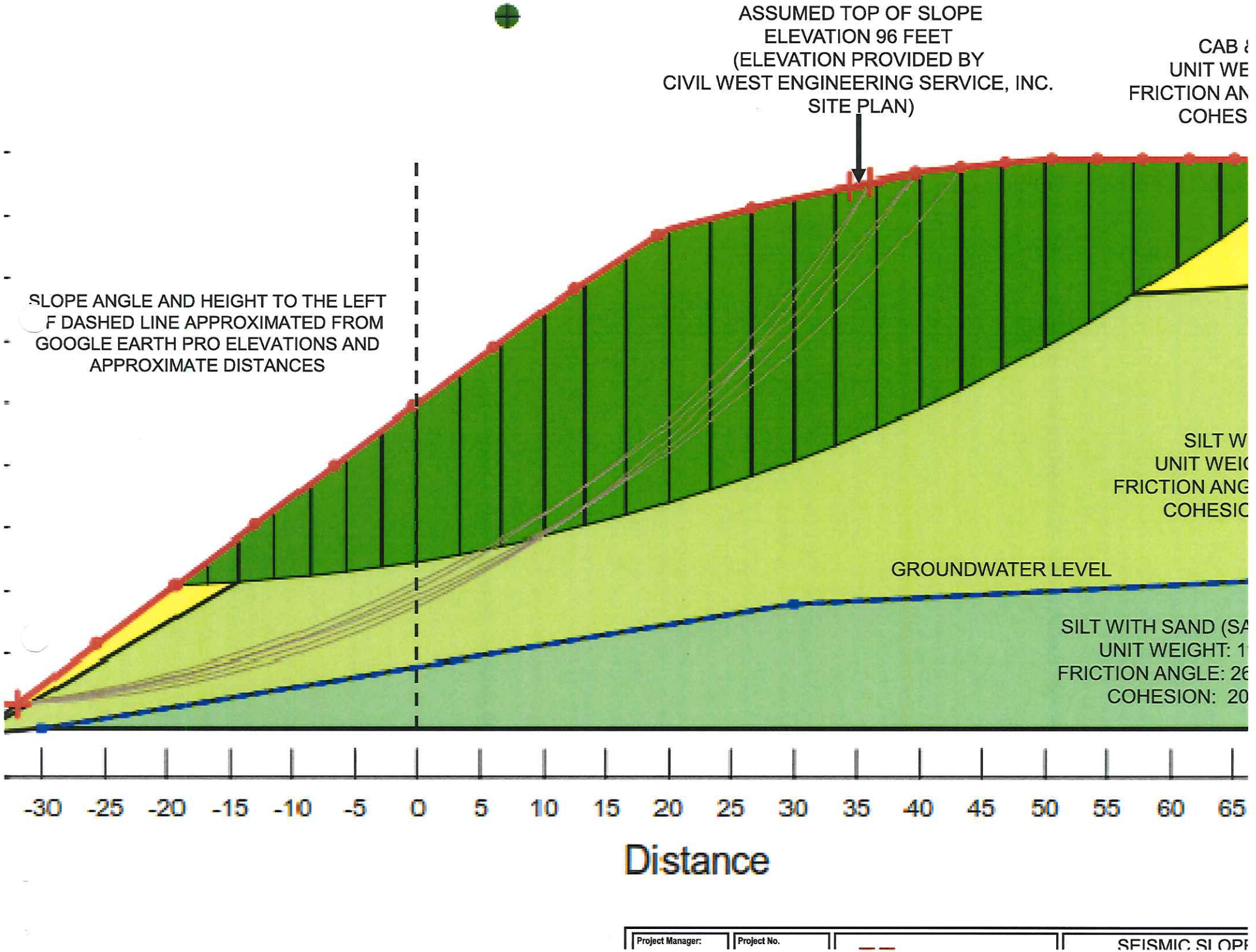
Reference: U.S. Department of Transportation, Federal Highway Administration, Publication No FHWA-NHI-10-034, December 2009 Technical Manual for Design and Construction of Road Tunnels – Civil Elements

APPENDIX D

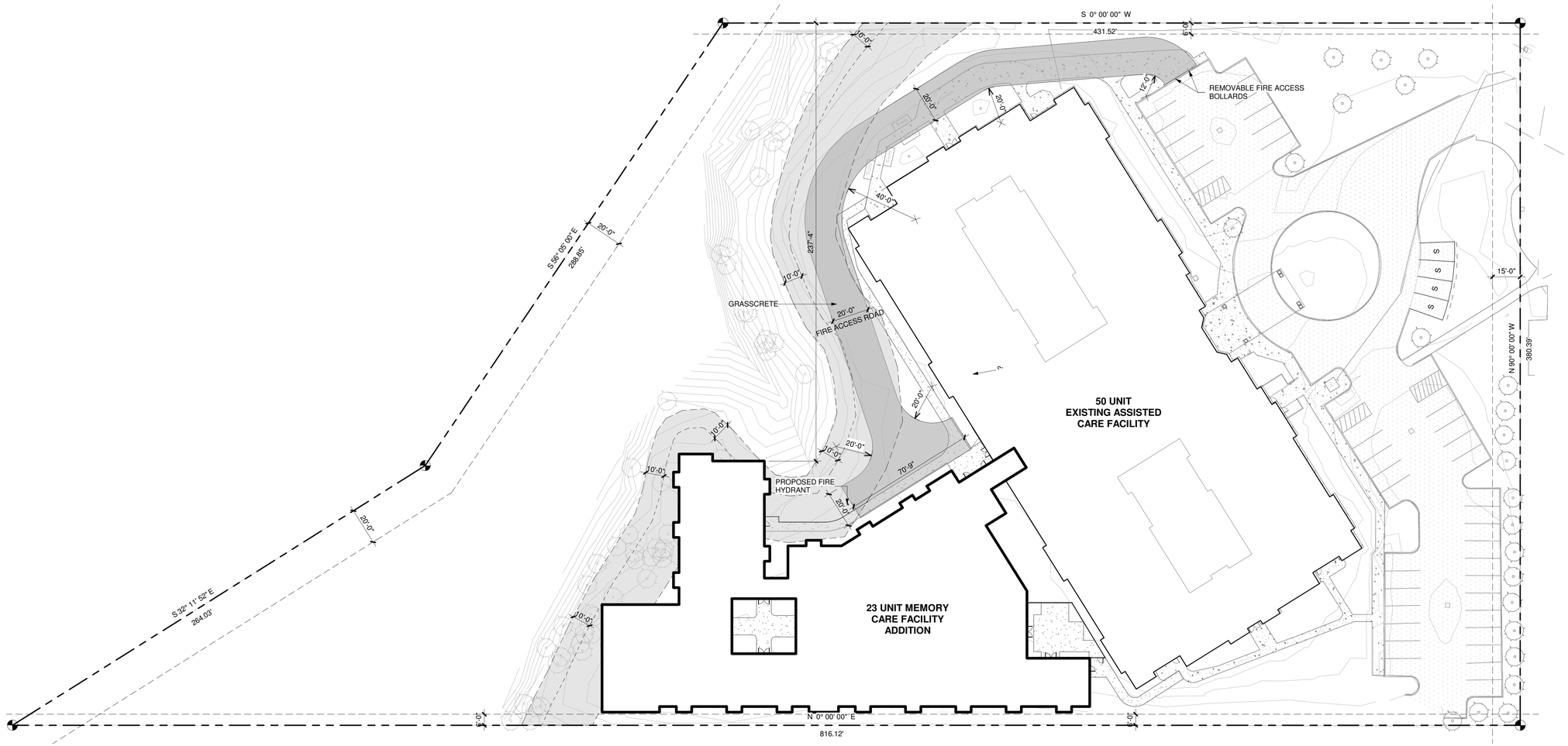
SLOPE STABILITY ANALYSES RESULTS



Project Manager:	Project No.		SLOPE ST



Project Manager:	Project No.		SEISMIC SLOPE



OVERALL SITE PLAN

1" = 30'-0"

NORTH

AREA CALCULATIONS:

ALLOWABLE AREA (PER SECTION 506.1 (EQUATION 5-1))
Aa = At + (At x If) + (At x Is)
Aa = ALLOWABLE AREA PER STORY
At = ALLOWABLE AREA PER STORY (FROM TABLE 503)

If = AREA INCREASE FACTOR DUE TO FRONTAGE (PER SECTION 506.2)

Is = AREA INCREASE FACTOR DUE TO SPRINKLER PROTECTION (PER SECTION 506.3)

FRONTAGE INCREASE (PER SECTION 506.2(EQUATION 5-2))
If = [F/P - .25] W/30
If = AREA INCREASE DUE TO FRONTAGE
F = BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR OPEN SPACE HAVING 20 FEET OPEN MINIMUM WIDTH (FEET)
P = PERIMETER OF ENTIRE BUILDING (FEET)
W = WIDTH OF PUBLIC WAY OR OPEN SPACE (FEET) IN ACCORDANCE WITH SECTION 506.2.1

PROPOSED MEMORY CARE AREA: 23,134 SF

AREA INCREASE
IF = (777 / 1038 - .25) 30/30
= (.5 - 0.25) 1
= 0.25

VA ALLOWED AREA
Aa = 10,500 + (10,500 x .25) + (10,500 x 2)
= 10,500 + 2,625 + 21,000
= **34,125 SF**

PROJECT STATISTICS

PROJECT SCOPE	MEMORY CARE ADDITION, 23 UNITS (42 BEDS)
PARCEL	40171C0408D
PROJECT LOCATION	3123 NE CUMULUS AVE MCMINNVILLE, OR 97128
SITE ZONING	RESIDENTIAL
ZONING JURISDICTION	CITY OF MCMINNVILLE
SITE USE	MEMORY CARE FACILITY
SET BACK - WEST:	6'-0"
SET BACK - NORTH:	20'-0"
SET BACK - SOUTH:	15'-0"
SET BACK - EAST:	6'-0"
BUILDING HEIGHT LIMIT	60'-0"
MAX PROPOSED/EXISTING HEIGHT	<35'-0"

CODE ANALYSIS

CODE:	OSSC 2014, IBC 2015, ICC A117.1-2009
OCCUPANCY:	I-1 INSTITUTIONAL, CONDITION 2
CONSTRUCTION TYPE:	V-A WOOD CONSTRUCTION
SPRINKLED	YES
UNIT DENSITY	1,500 S.F. UNIT DENSITY PER ACRE MAX
ASSISTED LIVING UNITS	1,500 S.F. PER UNIT MAX
TOTAL UNITS	1,500 X 5.09 ACRES (221,853 S.F.) = 147 UNITS MAX ALLOWED
PROPOSED DENSITY	
EXISTING ASSISTED LIVING UNITS	50 UNITS (50 BEDS)
PROPOSED MEMORY CARE UNITS	23 UNITS (42 BEDS)
TOTAL UNITS	73 UNITS (92 BEDS)

SITE AREA

PROPERTY	AREA	AREA (SF)
TOTALS	5.09 acres	221,853.2 SF

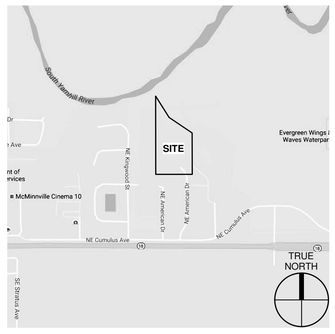
BUILDING AREA

BUILDING	TOTAL AREA
FINISH FLOOR - L1	
PROPOSED ADDITION	23,133.69 SF
EXISTING FACILITY	36,746.04 SF
TOTAL	59,879.72 SF

PARKING PROVIDED

DESCRIPTION	TYPE	SPACES PROVIDED
VAN ACCESSIBLE - EXISITING	V	1
STANDARD - EXISTING	S	41
STANDARD	S	4
HANDICAP - EXISTING	H	3
TOTAL		49

VICINITY PLAN



R D + A
ROSS DECKMAN ARCHITECT
207 FOURTH AVENUE SOUTHEAST,
PUYALLUP, WASHINGTON 98372
PHONE: 253 . 840 . 9405
FAX: 253 . 840 . 9503

REGISTERED ARCHITECT
ROSS E. DECKMAN
PUYALLUP, WASHINGTON
2875
STATE OF OREGON

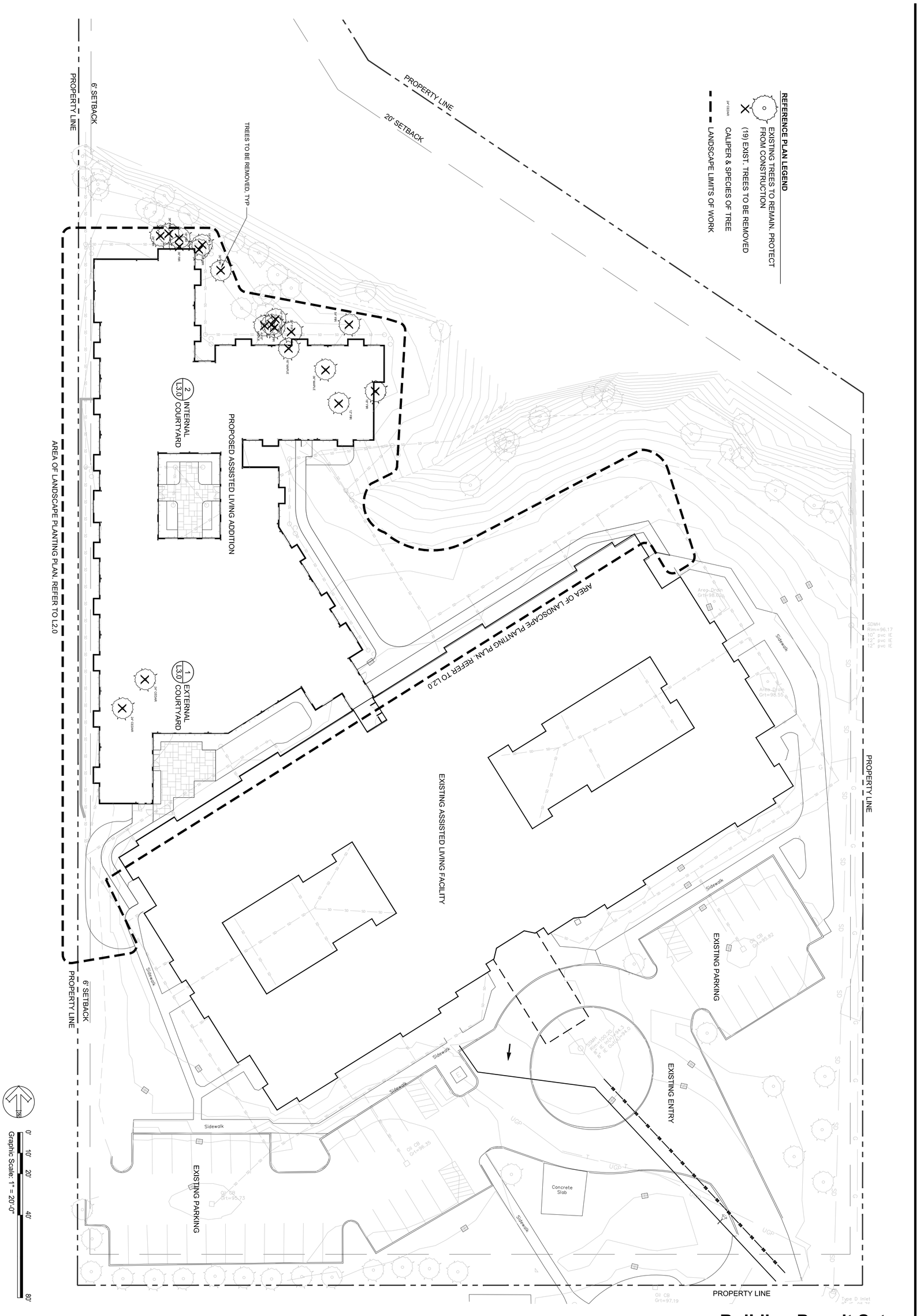
PROJECT
PARKLAND SENIOR LIVING - MEMORY CARE ADDITION
3123 NE CUMULUS AVE,
MCMINNVILLE, OREGON 97128

OVERALL SITE PLAN

#	DESC.	DATE

JOB NO.: 1631
ISSUE DATE: 07/13/2017
REVISED:
DRAWN BY: BM/EA
SHEET
PR1.0
7/13/2017 1:24:33 PM

C:\LOCAL Files\1631 McMinnville Care - CENTRAL_Byron.rvt



Building Permit Set

L1.0	OF 7	SHEETS	
SCALE:	1" = 20'-0"	DESIGN:	ML
DATE:	March 24, 2017	DRAWN:	ML
PROJECT:	Parkland Village	CHECKED:	ML
PROJECT NO:	LLA0051.16	REVISION NUMBER:	

Tree Removal & Landscape Reference Plan

REVISIONS	APPD.

Lyon Landscape Architects
11237 NE 95th St
Kirkland, WA 98033
253-209-4053
Moghan@LyonLA.com

RJ Development
Parkland Senior
Memory Care Addition
3123 NE Cumulus Ave
McMinnville, OR 97128

PROJECT

REGISTERED LANDSCAPE ARCHITECT
871
Marty A. Lyon
9/7/2015
OREGON

PUBLIC HEARING NOTICE

REVISED DATE: (Please note change in meeting date.)

NOTICE IS HEREBY GIVEN that the McMinnville Planning Commission's public hearing for the permit identified below has been rescheduled from the 15th day of June, 2017 to **the 20th day of July, 2017**, at the hour of 6:30 p.m. at the McMinnville Civic Hall Building at 200 NE Second Street in the City of McMinnville, Oregon:

CONDITIONAL USE PERMIT FOR EXPANSION OF EXISTING ASSISTED LIVING FACILITY

DOCKET NUMBER: CU 3-17

RJ Development is requesting approval of a conditional use permit to allow for the expansion of the existing Parkland Village Assisted Living Facility. The expansion would allow for the addition of 24 units to the overall facility, resulting in a total of 74 units between the existing and proposed new buildings. The 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.

The Planning Commission will conduct a hearing and make a decision to approve or deny the application. Persons are hereby invited to attend the McMinnville Planning Commission hearing to observe the proceedings, to register any statements in person, by attorney, or by mail to assist the McMinnville Planning Commission in making a decision.

The Planning Commission's recommendation on the above public hearing item must be based on findings that a specific set of criteria have been or have not been met. Testimony and evidence at the public hearing must be directed toward those criteria, which are generally as follows:

1. The goals and policies of the McMinnville Comprehensive Plan.
2. The adopted Planned Development Overlay ordinance (Ordinance 4581).
3. The requirements of McMinnville Ordinance No. 3380 (the Zoning Ordinance) with particular emphasis on Chapter 17.21 (R-4 Multiple-Family Residential Zone), Section 17.72.120 (Applications – Public Hearings), Section 17.74.030 (Authorization to Grant of Deny Conditional Use), and Section 17.74.040 (Placing Conditions on a Conditional Use Permit).

   17.74.030 Authorization to Grant or Deny Conditional Use. [...] In judging whether or not a conditional use proposal shall be approved or denied, the Planning Commission shall weigh its appropriateness and desirability or the public convenience or necessity to be served against any adverse conditions that would result from authorizing the particular development at the location proposed and, to approve such use, shall find that the following criteria are either met, can be met by observance of conditions, or are not applicable:

   A. The proposal will be consistent with the Comprehensive Plan and the objectives of the zoning ordinance and other applicable policies of the City;
   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;
   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;
   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 setting warrants;
   E. The proposal will preserve environmental assets of particular interest to the community;
   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 referenced zoning ordinance criteria is available for review in the Planning Department's portion of the city's website located at: www.mcminnvilleoregon.gov.

The decision-making criteria, application, and records concerning this matter are available in the McMinnville Planning Department office at 231 NE 5th Street, McMinnville, Oregon, during working hours, and is available for review in the Planning Department's portion of the city's website located at: www.mcminnvilleoregon.gov.

Failure to raise an issue in person or by letter prior to the close of the public hearing with sufficient specificity precludes appeal to the Land Use Board of Appeals (LUBA) on that issue. The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow this Commission to respond to the issue precludes an action for damages in circuit court.

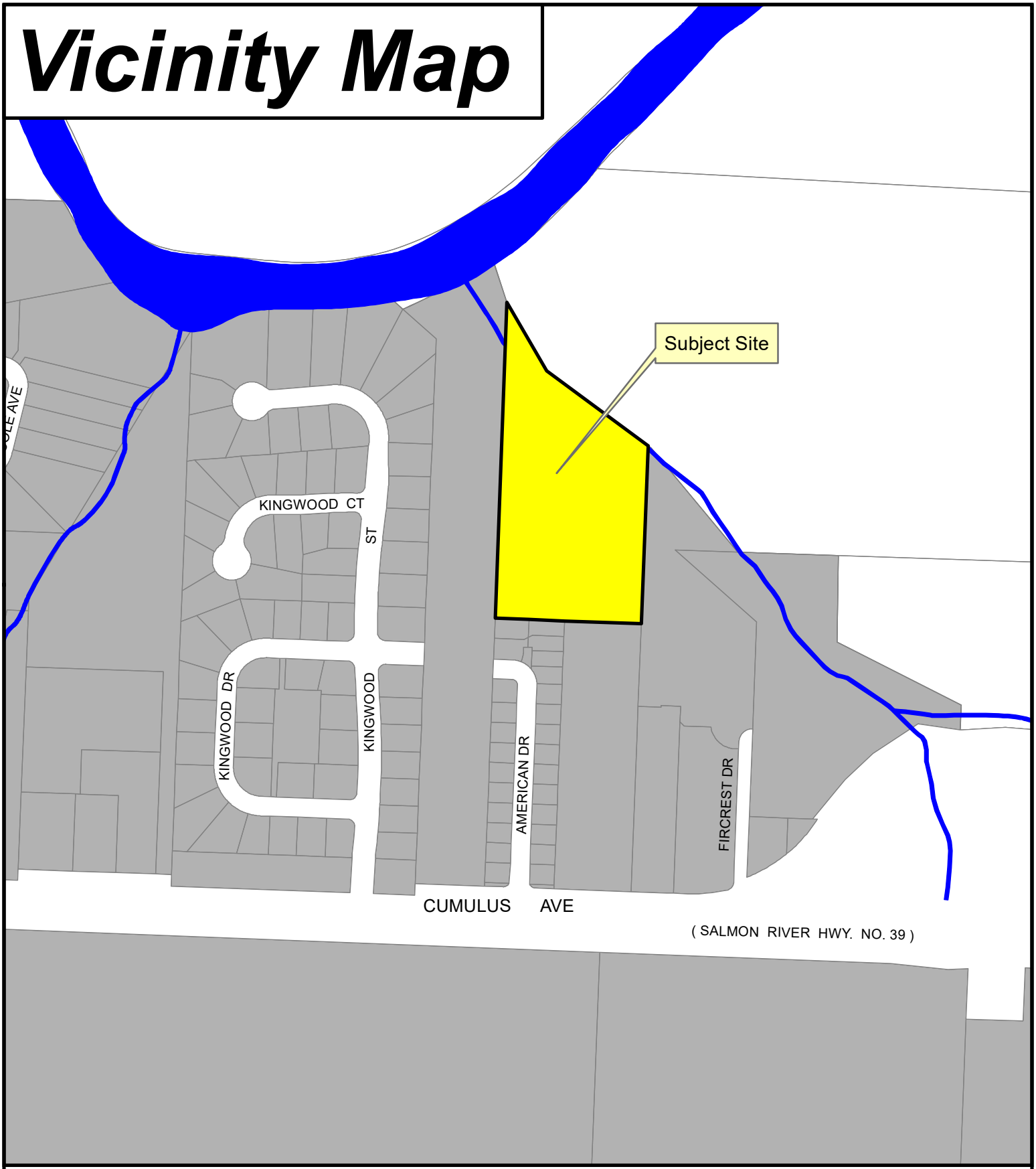
For additional information contact Chuck Darnell, Associate Planner, at the above address, or phone (503) 434-7330.

The meeting site is accessible to handicapped individuals. Assistance with communications (visual, hearing) must be requested 24 hours in advance by contacting the City Manager (503) 434-7405 – 1-800-735-1232 for voice, or TDY 1-800-735-2900.

Heather Richards
Planning Director

(Map of area on back)

Vicinity Map



City of McMinnville
Geographic Information System

N

300 150 0 300 Feet

City of McMinnville
Planning Department
231 NE Fifth Street
McMinnville, OR 97128
(503) 434-7311

CU 3-17 -Revised Date

Map No.	Tax Lot	Site Address	Owner	Attn:	Mailing Address	City State	Zip
1	RIV						
2	R4423 01300	460 NE CAPTAIN MICHALE KING SMITH WAY	FALLS AT MCMINNVILLE THE LLC	9076 SOUTH 1300 WEST	SUITE 301	WEST JORDAN UT	84088
3	R4422DD00300	3055 NE CUMULUS AVE	YAMHILL COMMUNITY	COMMUNITY HOME BUILDERS	PO BOX 1193	MCMINNVILLE OR	97128
5	R4422DD02000	320 NE KINGWOOD ST	SCHENK ROBERT	SCHENK ROBERT C & LOU ANN M	320 NE KINGWOOD ST	MCMINNVILLE OR	97128
6	R4422DD01900	310 NE KINGWOOD ST	MOTL GINO	MONTAGUE RACHAEL	310 NE KINGWOOD ST	MCMINNVILLE OR	97128
7	R4422DD01800	300 NE KINGWOOD ST	SHADOW LIMITED	SHADOW LIMITED PARTNERSHIP	PO BOX 1063	MCMINNVILLE OR	97128
8	R4422DD01700	250 NE KINGWOOD ST	SMITH MICHAEL	SHARP K E TESTAMENTARY TRUST	10376 STERLING VIEW CT	RENO NV	89521
9	R4423 01200	101 NE FIRCREST DR	LINDELL STEPHEN	LINDELL STEPHEN &	735 NW ADAMS ST	MCMINNVILLE OR	97128
10	R4422DD01600	240 NE KINGWOOD ST	BRYAN LINDA	BRYAN LINDA J	PO BOX 6	PACIFIC CITY OR	97135
11	R4422DD01500	230 NE KINGWOOD ST	HUGHES KENNETH	HUGHES KENNETH A	230 NE KINGWOOD ST	MCMINNVILLE OR	97128
12	R4422DD01400	220 NE KINGWOOD ST	JAMES CARLEEN	JAMES CARLEEN	220 NE KINGWOOD ST	MCMINNVILLE OR	97128
13	R4423 00900		FREDRICKS MOTOR	FREDRICKS MOTOR CO INC	14237 SW MCKINLEY DR	SHERWOOD OR	97140
14	R4422DD01300	210 NE KINGWOOD ST	ANDERSON DON	ANDERSON DON R & GAIL W	210 NE KINGWOOD ST	MCMINNVILLE OR	97128
15	R4422DD01200	163 NE KINGWOOD DR	RIKARD JOYCE	RAY JAMES R	163 NE KINGWOOD DR	MCMINNVILLE OR	97128
16	R4422DD00200	3089 NE CUMULUS AVE	RIG URSULA	RIG URSULA	187 NE AMERICAN DR	MCMINNVILLE OR	97128
17	R4422DD00203	188 NE AMERICAN DR	NAB RANDALL	NAB DEREK	7435 SW 240TH PL	BEAVERTON OR	97007
18	R4422DD00101	3123 NE CUMULUS AVE	HEALTH CARE	HEALTH CARE REIT INC	4500 DORR ST	TOLEDO OH	43615
19	R4422DD00204	186 NE AMERICAN DR	NAB RANDALL	NAB DEREK	7435 SW 240TH PL	BEAVERTON OR	97007
20	R4422DD00201	195 NE KINGWOOD DR	ADAMS CHAD	ADAMS CHAD D	PO BOX 161	DAYTON OR	97114
21	R4422DD00202	187 NE AMERICAN DR	CRAFTSMAN LANDING	CRAFTSMAN LANDING HOMEOWNERS	133 NE AMERICAN DR	MCMINNVILLE OR	97128
22	R4422DD00205	180 NE AMERICAN DR	POTTER HOLDINGS	POTTER HOLDINGS LLC	PO BOX 566	NEWBERG OR	97132
23	R4422DD00206	162 NE AMERICAN DR	POTTER HOLDINGS	POTTER HOLDINGS LLC	PO BOX 566	NEWBERG OR	97132
24	R4422DD00228	159 NE AMERICAN DR	MANNING RON	MANNING RON	PO BOX 605	NEWBERG OR	97132
25	R4422DD00207	156 NE AMERICAN DR	ASPEN WAY	ASPEN WAY PROPERTIES LLC	PO BOX 847	MCMINNVILLE OR	97128
Owner	R4422DD00100	3121 NE CUMULUS AVE	HEALTH CARE	HEALTH CARE REIT INC	4500 DORR ST	TOLEDO OH	43615
Applicant			JOSH SNODGRASS	RJ DEVELOPMENT	401 CENTRAL ST SE	OLYMPIA WA	98501

Date Sent 6/6/17
Sent By SJB