



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

<b>Office Use Only:</b>	
File No.	<u>VR 2-17</u>
Date Received	<u>10-5-17</u>
Fee	<u>\$990.00</u>
Receipt No.	<u>17M0217</u>
Received by	<u>CD</u>

## Zoning Variance Application

### Applicant Information

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

Applicant Name Double R Products Phone 541 476 1387

Contact Name Jian Koid / Rick Plouse Phone 541 476 1387  
*(if different than above)*

Address 901 NW E St

City, State, Zip Grants Pass OR 97526

Contact Email jian@doublerproducts.com / rick@doublerproducts.com

### Property Owner Information

Property Owner Name TRUAX Corporation Phone 541-758-1500  
*(if different than above)*

Contact Name John Truax Phone 541-758-1500

Address 4221 SW Research Way

City, State, Zip Corvallis OR 97333

Contact Email jtruax@truaxcorp.com

### Site Location and Description

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

Property Address 101 NE Hwy 99W McMinnville OR 97128

Assessor Map No. R4 - 4 - 16CB 04700 Total Site Area \_\_\_\_\_

Subdivision \_\_\_\_\_ Block \_\_\_\_\_ Lot 4700

Comprehensive Plan Designation commercial Zoning Designation c3

Please indicate the type of variance requested;

- Lot Size Requirement \_\_\_\_\_ Reduction to \_\_\_\_\_
- Setback – Front, Rear, Side Requirement 10' Reduction to 0'
- Other \_\_\_\_\_

1. Describe the nature of the request in detail: Changes to the sign code has caused the existing freestanding sign on the property to be out of conformance. While the height of the sign could be reduced to meet the 20' requirement, The sign would no longer meet the clearance requirements based setbacks from the property line at its current location. In addition, new technology has made the standard for gas station price signs to have LED gas prices which also has a setback requirement we cannot meet. We would like to request a variance to allow for these setback requirements to be waived due to our unique circumstance.

2. What exceptional or extraordinary circumstances apply to the property which do not apply generally to other property in the same zone or vicinity, and result from lot size or shape legally existing prior to the date of this ordinance, topography, or other circumstance over which the applicant has no control? \_\_\_\_\_  
With the unique shape of the property, the existing location of the freestanding sign is the best location that provides good visibility from the street while not obstructing the flow of traffic on site.  
Relocation of the sign is further complicated by the fact that site is a gas station with underground storage tanks. The only other acceptable location for the sign is currently occupied by a building that cleans underground water from fuel contaminants as required by DEQ.

3. What property right would be preserved by granting the variance? \_\_\_\_\_  
This variance would allow the property to maintain it's business identification sign. In addition, State of Oregon requires all gas stations to display fuel prices on the site and this variance will allow that.

4. What unnecessary hardship would be avoided by granting the variance? \_\_\_\_\_  
In addition to the tremendous cost of relocating the sign, visibility of the sign would be hindered to traffic. And if relocated, the sign would no longer be visible from Baker St.

5. Why won't this request be detrimental to the surrounding area? \_\_\_\_\_  
The sign is an existing sign at its current location and has not been detrimental to any parties.  
Changes to the sign could be detrimental to someone in the future.

6. Please explain how this would be the minimum variance necessary to alleviate the hardship? \_\_\_\_\_  
 By obtaining this variance the sign would come close to meeting the new sign code. As there is no other  
 logical location on the site to place a new sign.

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

- A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), indicating existing and proposed buildings, dimensions, and adjacent street(s), distances from property lines, access, and any other information that would help substantiate or clarify your request.
- 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

10/3/17  
 \_\_\_\_\_  
 Date

John Tunney, Pres TRVAX Corp.  
 \_\_\_\_\_  
 Property Owner's Signature

9/29/17  
 \_\_\_\_\_  
 Date

## Chuck Darnell

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**From:** jian@doublerproducts.com  
**Sent:** Tuesday, October 24, 2017 1:19 PM  
**To:** Chuck Darnell  
**Subject:** 101 Hwy 99W Variance  
**Attachments:** VARIANCE DRAWINGS.pdf

Chuck,

Attached are the updated drawings for our gas station variance application.

I've located the company that manages the DEQ equipment on site and was told that we would need a minimum of 5' clearance from any monitoring well. I've updated the drawings with his contact and to show the 5' radius.

I've also included a traffic layout to show current site congestion. Which should further reinforce our point that there is no room on site for a new sign.

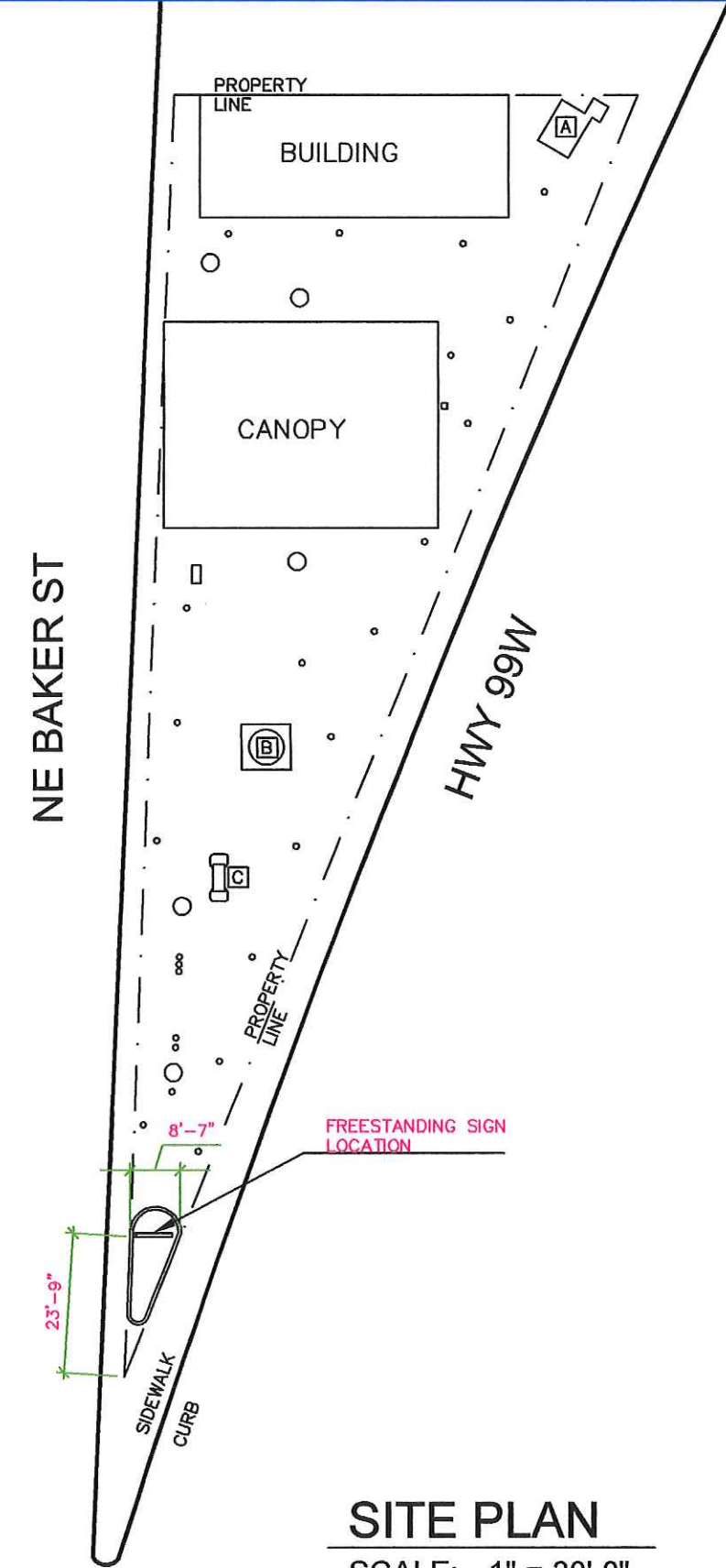
Thanks,

*Jian Koid*

Double R Products  
(541) 476-1387



Virus-free. [www.avast.com](http://www.avast.com)



**NOTES**

SIGN IS LOCATED 23' FROM END OF PROPERTY LINE

WIDTH BETWEEN PROPERTY LINES AT CURRENT SIGN LOCATION IS ONLY 8'-7"

**LEGEND**

- [A] DEQ WASTE WATER RECYCLING SHED
- [B] ABOVE GROUND PROPANE TANK & DISPENSOR
- [C] STANDALONE DIESEL DISPENSOR AND AIR/WATER MACHINE
- LARGE STEEL COVER PLATE INDICATING UNDERGROUND EQUIPMENT OR SENSORS
- SMALL STEEL COVER PLATE INDICATING UNDERGROUND EQUIPMENT OR SENSORS
- ◻ CATCH BASIN

**SITE PLAN**

SCALE: 1" = 30'-0"

Sign post shortened, and sign cabinet lowered to 20' sign height to meet city ordinance. Lower Diesel cabinet removed, face of existing price cabinet replaced with new LED face to achieve the maximum vision clearance while meeting new Chevron standards.



### EXISTING SIGN

SCALE: NOT TO SCALE



### PROPOSED SIGN

SCALE: NOT TO SCALE

REVISION: 10

OF 3

3

SHEET

JOB: 17-028

DATE: 10/17

ELEVATION

PROJECT: PID SIGN VARIANCE

101 N HWY 99W  
MCMINVILLE OR 97128

CLIENT: TRUAX



901 NORTHWEST E  
GRANTS PASS, OR 97526  
Phone: 541-476-1387 Fax: 541-474-2528  
CCB #40432



VERIFY SCALE: THIS BAR MEASURES 1/2" ON ORIGINAL DRAWING

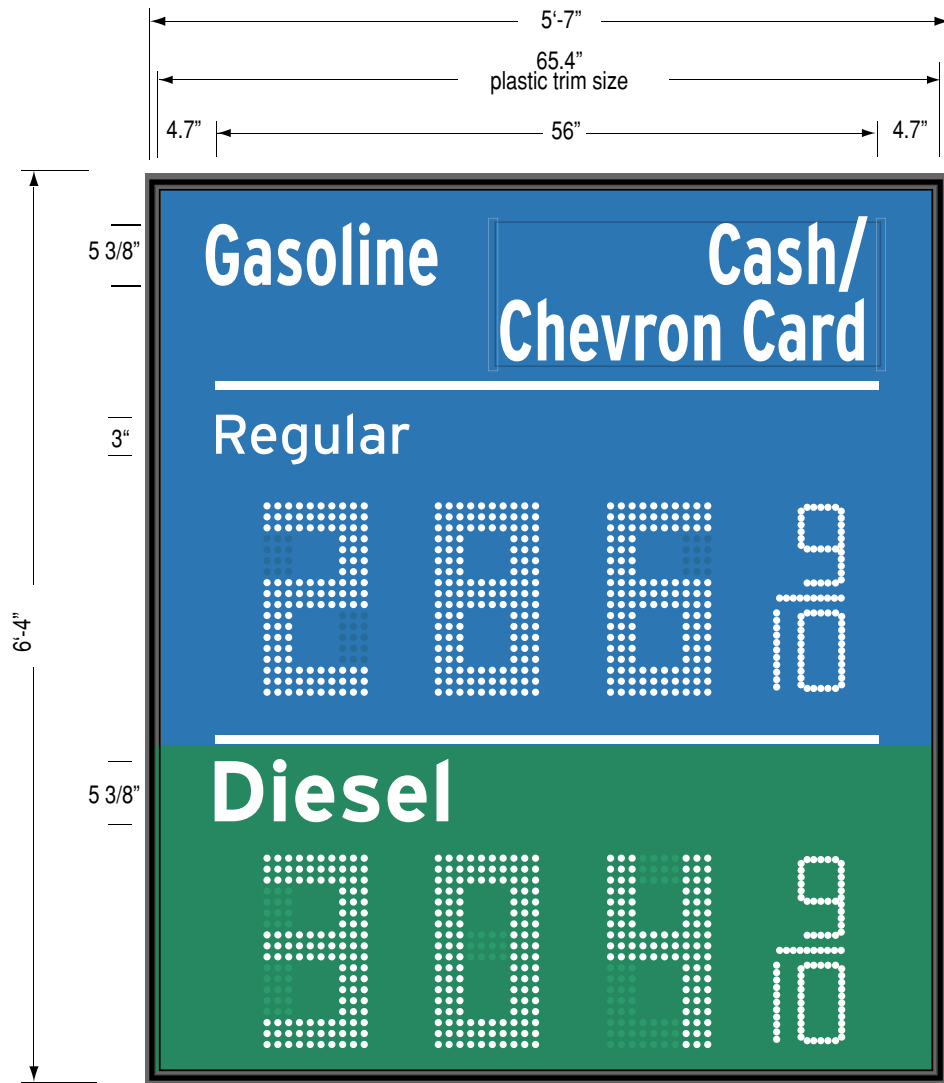




# C-60 LPS - 1+1 LPS - LED

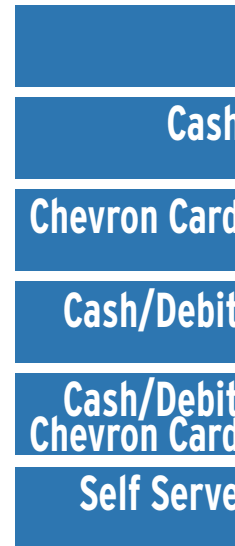
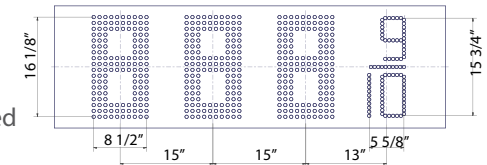
Translucent formed SG Lexan plastic face.  
Background screen-printed to match Chevron Blue - PMS 2935 and PMS 3415 Green.

-  Dark Blue PMS 2935
-  PMS 3415



"Gasoline" copy to be Interstate Bold Condensed font condensed 85%

12" x 32" changeable panel  
Copy to be Interstate Bold Condensed font condensed 85%



White Line 7/8"

35.28 sq.ft per side

1.125" retainer

"Regular" copy to be Interstate Regular font.

"Diesel" copy to be Interstate Bold font.

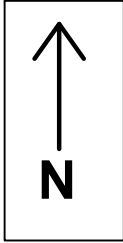
Design # 72409B  
 Scale 3/4" = 1'-0" Date 8-29-2013  
 Created for the approval of: Chevron  
 Drawn by: S. Hawke



THIS DESIGN REMAINS OUR EXCLUSIVE PROPERTY AND CANNOT BE DUPLICATED WITHOUT WRITTEN CONSENT

**PART #**  
**822-C602P-SMDFC**  
**822-C602P-IPNL**

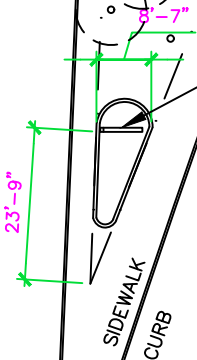
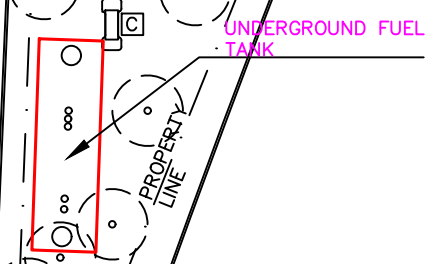
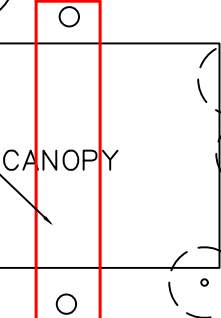
UL# E364288



UNDERGROUND FUEL TANK

NE BAKER ST

HWY 99W



**NOTES**

SIGN IS LOCATED 23' FROM END OF PROPERTY LINE

WIDTH BETWEEN PROPERTY LINES AT CURRENT SIGN LOCATION IS ONLY 8'-7"

MONITORING WELLS AND OTHER ENVIRONMENTAL EQUIPMENT IS MANAGED BY BB&A ENVIRONMENTAL. ALL DATA IS REPORTED DIRECTLY TO DEQ

PER BB&A CLOSEST EXCAVATION TO A MONITORING WELL WITHOUT DAMAGING THE INTEGRITY OF THE WELL IS 5'

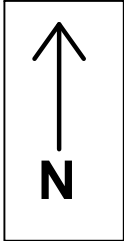
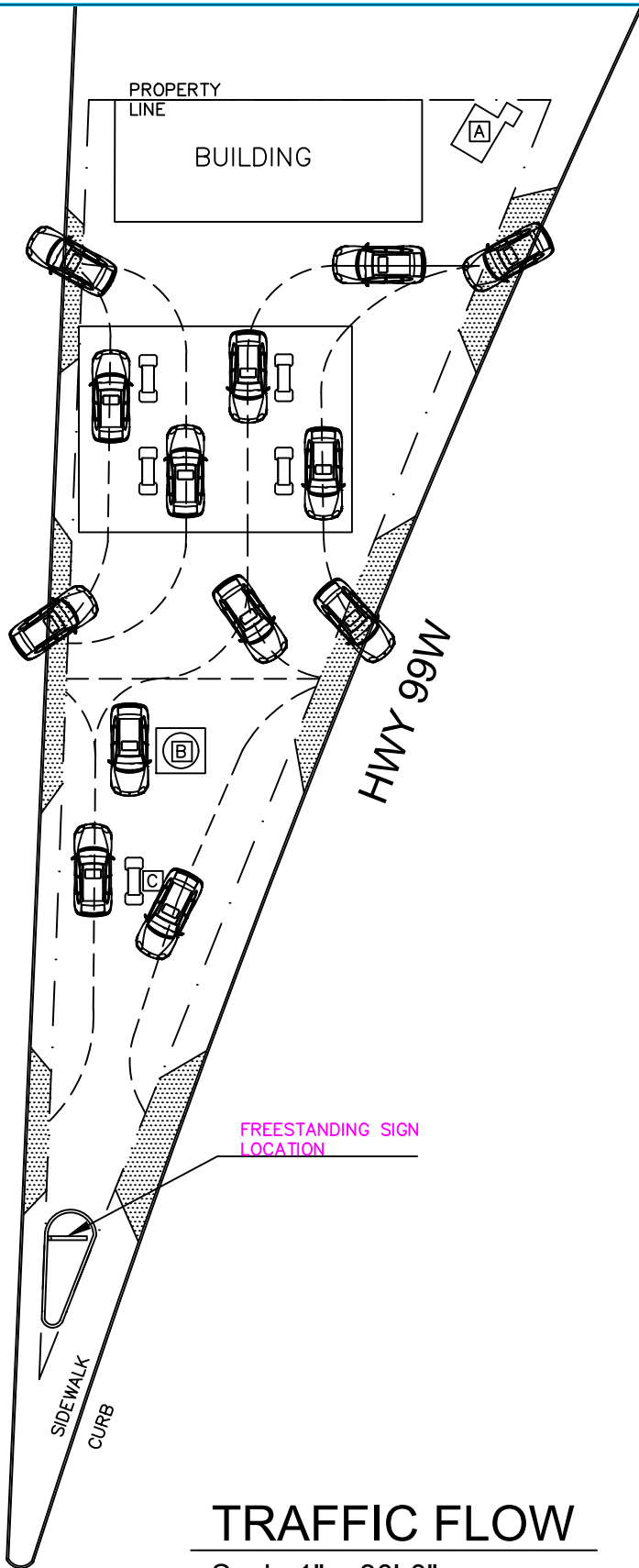
CONTACT AT BB&A IS RANDY BOESE  
WWW.BBAENV.COM

**LEGEND**

[A]	DEQ WASTE WATER RECYCLING SHED
[B]	ABOVE GROUND PROPANE TANK & DISPENSOR
[C]	STANDALONE DIESEL DISPENSOR AND AIR/WATER MACHINE
○	LARGE STEEL COVER PLATE INDICATING UNDERGROUND EQUIPMENT OR MONITORING WELL
◦	SMALL STEEL COVER PLATE INDICATING UNDERGROUND EQUIPMENT OR MONITORING WELL
▣	CATCH BASIN
○	5' RADIUS AROUND A MONITORING WELL THAT WE WOULD NOT BE ABLE TO EXCAVATE

**SITE PLAN**  
SCALE: 1" = 30'-0"





NOTES

WITH LIMITED SPACE ON SITE SITE, THERE IS NO LOCATION FOR A FREESTANDING SIGN THAT WOULD NOT INTERFERE WITH VEHICULAR TRAFFIC

LEGEND

- [A] DEQ WASTE WATER RECYCLING SHED
- [B] ABOVE GROUND PROPANE TANK & DISPENSOR
- [C] STANDALONE DIESEL DISPENSOR AND AIR/WATER MACHINE
- PROPERTY LINE
- [Hatched Box] APPROACH
- - - TRAFFIC FLOW

**TRAFFIC FLOW**

Scale: 1" = 30'-0"

REVISION: 10

OF 3

2

SHEET

DATE: 10/17

JOS: 17-028

PLAN

SITE

**PROJECT:**  
PID SIGN VARIANCE

101 N HWY 99W  
MCMINVILLE OR 97128

**CLIENT:**  
TRUAX



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THIS BAR  
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