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December 29, 2017

Kelly McDonald  
845 NE 5<sup>th</sup> Street – Suite 200  
McMinnville, OR 97128

Re: Variance Request Review (VR 1-17)

Dear Mr. McDonald:

This is to advise you that, at the evening meeting of the McMinnville Planning Commission on Thursday, December 21, 2017, your application for a variance (VR 1-17) to allow for a reduction in the required number of off-street parking spaces for a commercially zoned property was presented and carefully studied. The subject property is located at 826 SE 1<sup>st</sup> Street and is more specifically described as Tax Lots 1800 and 1900, Section 21CA, T. 4 S., R. 4 W., W.M.

Based on the material submitted, testimony received, and the review criteria in Section 17.74.110 of the McMinnville Zoning Ordinance, the Planning Commission voted to **APPROVE** your variance request (VR 1-17). Attached is your land-use decision with the Findings of Fact for your records.

Pursuant to the Zoning Ordinance of the City of McMinnville, an application approved by the Planning Commission may be appealed to the City Council within 15 (fifteen) days of the date of this letter. If no appeal is filed with the Planning Department on or before January 15, 2018, the decision of the Planning Commission will be final. Please note that the fifteenth day from the date of this letter falls on a Saturday, so the deadline to submit an appeal is extended to the next possible business day on January 15, 2018.

This is a decision that allows for a tenant use for the subject site that would require 106 parking spaces per the McMinnville Zoning Ordinance, Section 17.60.060, recognizing that the site cannot accommodate that many parking spaces and needs a variance for the off-street parking requirement. The total number of spaces currently on-site is 42 spaces, which was your original request, but due to the conditions of approval, the total number of spaces on-site could be between 32 and 36 parking spaces depending upon how you are able to engineer the required ADA parking spaces for the site.

Please note that the Decision Document represents your original request of a variance for 105 parking spaces for a subject site that only has 42 off-street parking spaces in the description of the request, and that the application summary and findings in the Decision Document reflect the amended variance request of 106 parking spaces and the potential of the conditions of approval

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reducing the total number of on-site parking spaces to 32. The 32 spaces after the conditions of approval are achieved should serve as a worst case scenario estimate. You can work with your design team on a parking scenario that achieves the conditions of approval, retains as much parking as possible and present it to the city for a final approval. The Planning Commission voted to approve the Decision Document as presented in the meeting packet.

If you have any questions regarding this matter, please feel free to contact me at (503) 434-7311.

Sincerely,



Heather Richards, PCED  
Planning Director

HR:sjs

c: Ron Rubin, Tempe One, LLC, PO Box 91178, Salt Lake City, UT 84109  
Fred & Susan Freeman, 807 SE Washington Street, McMinnville, OR 97128  
Mark Davis, 652 SE Washington Street, McMinnville, OR 97128  
Ellie Gunn, SoDAN, 652 SE Washington Street, McMinnville, OR 97128  
Will Hamilton, 884 SE Washington Street, McMinnville, OR 97128  
Lisha Rhodes, 906 NE 2<sup>nd</sup> Street, McMinnville, OR 97128

Attachment: *Decision, Findings of Fact, and Conclusionary Findings for the Approval of a Variance for to Reduce the Required Number of Off-Street Parking Spaces on a Commercially Zoned Property. (Docket VR 1-17)*