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August 21, 2018

Mike Jager  
Housing Authority of Yamhill County  
135 NE Dunn Place  
McMinnville, Oregon 97128

Re: Zoning Variance (VR 1-18)

Dear Mr. Jager:

This is to advise you that, at a meeting of the McMinnville Planning Commission on Thursday, August 16, 2018, your application for a zoning variance (VR 1-18) to allow for a reduction in required off-street parking was presented and carefully studied. The subject site is located at 103-115 NE Irvine Street and is more specifically described as Tax Lot 9300, Section 21BD, 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.

We have also outlined the conditions of approval below:

1. That the reduced parking requirements for the subject site apply only to the existing use and applicant; any future conversion of the apartment complex to that other than a Social Relief Facility shall require full compliance with City of McMinnville off-street parking requirements.
2. That the land use decision be final only after the applicant provides an approved Conditional Use Permit to allow a Social Relief Facility with six (6) or more people unrelated to the operator residing at the home at any one time, per McMinnville Zoning Ordinance Chapter 17.33.020(B)(2).

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 September 5, 2018, the decision of the Planning Commission will be final.

Mike Jager, Housing Authority of Yamhill County  
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If you have any questions regarding this matter, please feel free to contact me at (503) 434-7311.

Sincerely,



Jamie Fleckenstein  
Associate Planner

JF:sjs

c: Heather Richards, Planning Director  
Mark Davis, 652 SE Washington Street, McMinnville, OR 97128

**Attachments:**

*Decision, Conditions of Approval, Findings of Fact, and Conclusionary Findings for the Approval of a Variance Reducing Required Off-Street Parking at 103-115 NE Irvine Street (Docket VR 1-18)*