



231 NE Fifth Street • McMinnville, Oregon 97128 • www.mcminnvilleoregon.gov

August 21, 2018

Rhonda Thompson
525 NW Hillcrest Loop
McMinnville, Oregon 97128

Re: Conditional Use (CU 1-18)

Dear Ms. Thompson:

This is to advise you that, at a meeting of the McMinnville Planning Commission on Thursday, August 16, 2018, your application for a conditional use (CU 1-18) to allow for the location of a pre-school in the NE Gateway District was presented and carefully studied. The subject site is located at NE 7th Avenue between NE Alpine Avenue and NE Lafayette Avenue, and is more specifically described as a portion of Tax Lot 4800, Section 21BA, T. 4 S., R. 4 W., W.M.

Based on the material submitted, testimony received, and the review criteria in Section 17.74.030 of the McMinnville Zoning Ordinance, the Planning Commission voted to **APPROVE** your conditional use request (CU 1-18). 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 applicant shall include, in the building permit construction plan set, detailing of the metal roof material showing that it is formed to resemble standing seams or other similar materials.
2. That signage shall meet the standards for signage in Zone 2 of the NE Gateway District and comply with applicable standards of the McMinnville Zoning Ordinance, except that each site is allowed one permanent monument sign not to exceed 48 square feet in area and six feet in height, and for every lineal foot of building frontage, 1.5 square feet of signage may be allowed up to 200 square feet. Wall signage shall be constructed of a material complimentary to that of the building façade and be placed in a traditional location to fit within architectural features.
3. 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.

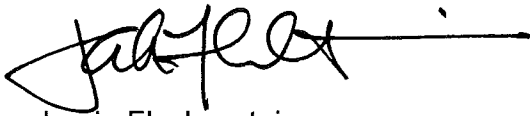
Rhonda Thompson
August 21, 2018
Re: Conditional Use (CU 1-18)

Page 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.

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
Kelly McDonald, 845 NE 5th Street Ste. 200, McMinnville, OR 97128

Attachments:

Decision, Conditions of Approval, Findings of Fact, and Conclusionary Findings for the Approval of a Conditional Use Allowing for the Location of a Pre-School at NE 7th Avenue between NE Alpine Avenue and NE Lafayette Avenue (Docket CU 1-18)