

AGENDA 4 - 15

1. [Approval of Minutes:](#) March 19, 2015

2. **Public Hearing (Quasi Judicial)**

◆ [Docket VR 1-15](#)

Request: Approval of a variance to Section 17.60.060(A)(4) (Spaces-Number Required) of the McMinnville Zoning Ordinance to permit a reduction in the number of required vehicle parking spaces for a proposed eight-unit residential complex (from 12 to seven spaces).

Location: 433 NE 17th Street and is more specifically described as Tax Lot 06500, Section 16CB, T. 4 S., R. 4 W., W.M.

Applicant: Troy Haworth

3. **Public Hearing (Quasi Judicial)**

◆ [Docket ZC 1-15](#)

Request: Approval to amend Section 3 (4) of McMinnville Planned Development Ordinance No. 4695 to increase by one (from three to four) the number of guest sleeping rooms permitted in an existing bed and breakfast establishment.

Location: 809 NE Evans and is further described as Tax Lot 10100, Section 21BB, T. 4 S., R. 4 W., W.M.

Applicant: Elizabeth and Jacques Rolland

4. **Old/New Business**

5. **Adjournment**

MINUTES

Members Present: Chair Stassens; Vice Chair Morgan; Commissioners Butler, Chroust-Masin, Hall, Hillestad, Pietz, Thomas, Tiedge

Members Absent: None

Staff Present: Mr. Montgomery, Mr. Pomeroy, Ms. Haines, Ms. Kindel

1. Call to Order

Chair Stassens called the meeting to order at 6:32 p.m., and welcomed Commissioner Pietz to her first Planning Commission meeting since her appointment to serve. Commissioner Pietz said she was pleased to join the Planning Commission, and shared information about her profession and personal life. She stated that she had been looking for opportunities to serve the community and was looking forward to working with the group.

2. Approval of Minutes: November 20, 2014

Chair Stassens asked whether all Commissioners had reviewed the minutes from the November 20, 2014, Planning Commission meeting. It was noted that the date of the minutes listed on the agenda was in error, however, the minutes themselves had the correct date. Commissioner Morgan MOVED to APPROVE the minutes as presented; SECONDED by Commissioner Chroust-Masin. Motion PASSED unanimously.

3. Public Hearing (Legislative)

◆ Docket G 1-15

Request: The City of McMinnville is proposing "housekeeping" amendments to the McMinnville zoning ordinance (ORD No. 3380) Chapters 17.06.015 (General Definitions), 17.12.010 (R-1 Permitted Uses), 17.12.020 (R-1 Conditional Uses), 17.15.010 (R-2 Permitted Uses), 17.15.020 (R-2 Conditional Uses), 17.18.010 (R-3 Permitted Uses), 17.18.020 (R-3 Conditional Uses), 17.53.075 (Submission of Final Subdivision Plat), Chapter 17.84.070 (Temporary Living Units), 17.60.150 (Parking Variances for Historic Structures), 17.72.090 (Application Review Summary Table), 17.72.110 (Applications – Director's Review with Notification), and the Three Mile Lane Planned Development Ordinance (ORD. No. 4572) Section 1(F) (Temporary signage).

Applicant: City of McMinnville

Chair Stassens asked staff to provide a review of the item.

Mr. Pomeroy said the proposal, which was being brought by staff, included six "housekeeping" amendments to improve the clarity and accuracy of the zoning ordinance. He advised that item number five, which would amend Chapter 17.72, was being removed from consideration in order to conduct further internal review, and would be brought back at a later time.

Chair Stassens opened the public hearing at 6:36 p.m. There was no public testimony, and Chair Stassens closed the hearing at 6:37 p.m.

There was no discussion by the Planning Commission members, and Commissioner Hall MOVED to recommend that the City Council adopt the proposed amendments, as proposed and modified by staff; SECONDED by Commissioner Thomas. Motion PASSED unanimously.

4. Old/New Business

Commissioner Hillestad explained that he had been absent from the November 20, 2014, Planning Commission meeting because he had done some pro bono work for Habitat for Humanity, and had decided there would be no point in attending since he would have to recuse himself from the proceedings. After discussion with other Commissioners, he stated that he wanted it "on record" that he had represented them.

Chair Stassens announced that Ms. Kindel was retiring, and expressed appreciation on behalf of the Commission members for her years of service. She wished her well in retirement, and presented her with flowers and a card from the Planning Commissioners.

Mr. Montgomery noted that there had been recent news stories about Riverbend landfill issues, and as an adjunct to that, discussion about a possible transfer station application coming to the city. He advised the Commissioners that if they were to read related articles, they should be prepared to discuss ex parte contact and their observations about the issue if it came before them in the future. He informed them that an application had been submitted last year, and then withdrawn, but would likely be resubmitted in the near future.

Mr. Montgomery said that there were two applications scheduled for the April 16, 2015, Planning Commission meeting, and it looked likely there would be two applications for consideration at the May 21, 2015, meeting as well.

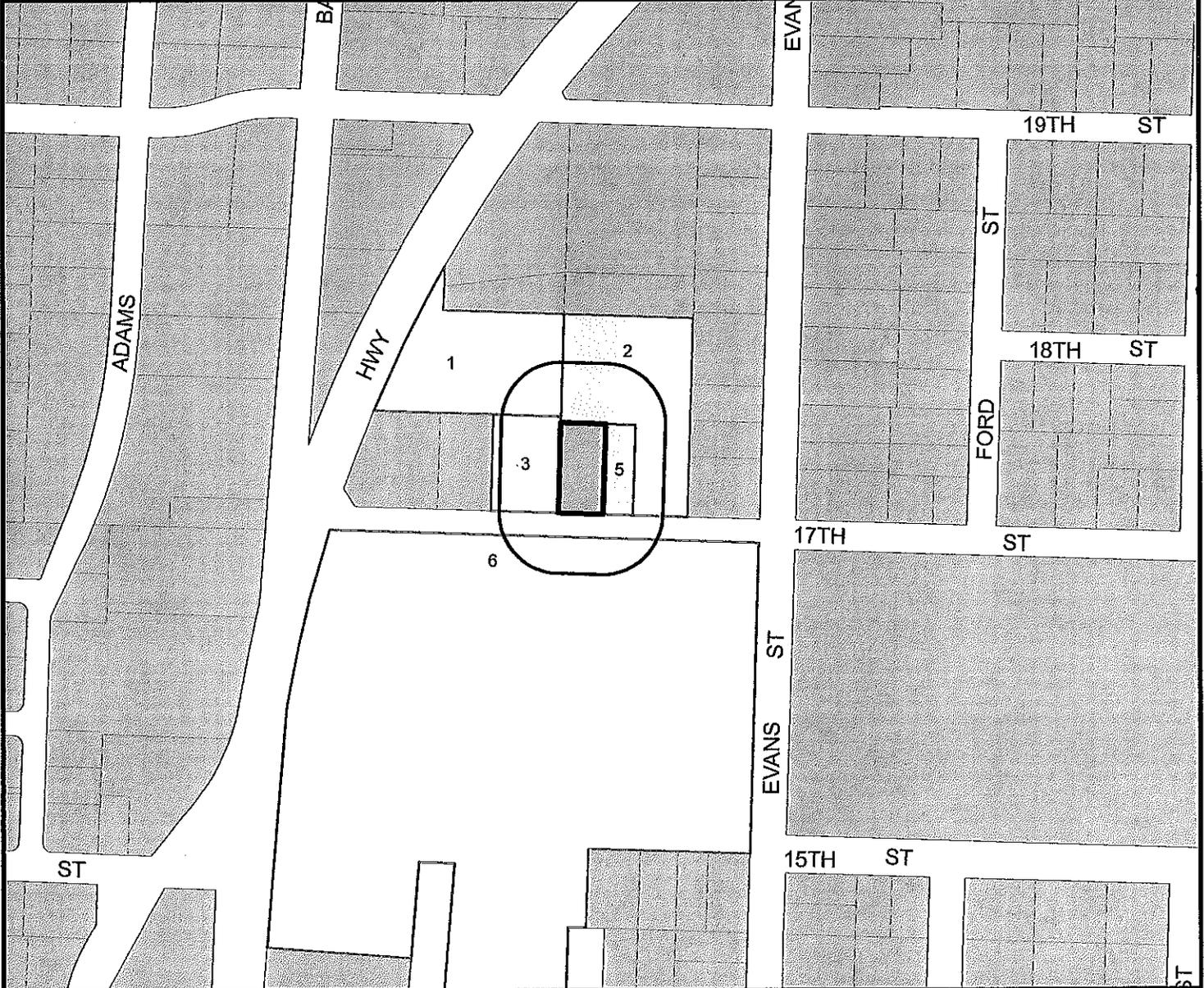
Mr. Montgomery introduced Michelle Morrison, the Planning Department's new Executive Secretary, who would be replacing Ms. Kindel. Ms. Morrison introduced herself, and said she had previously worked for the Yamhill County Juvenile Department for 16 years, after which time she had assisted her husband with his business.

5. Adjournment

Commissioner Butler MOVED to adjourn the meeting; SECONDED by Vice Chair Morgan. Motion PASSED unanimously, and Chair Stassens adjourned the meeting at 6:45 p.m.


Doug Montgomery
Secretary

Notification Map

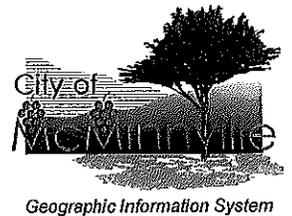


VR 1-15

Troy Haworth is requesting approval of a variance to Section 17.60.060(A)(4) (Spaces-Number Required) of the McMinnville Zoning Ordinance to permit a reduction in the number of required vehicle parking spaces for a proposed eight-unit residential complex (from 12 to seven spaces).

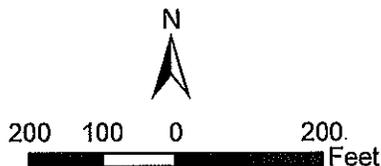
Recorded Owner:

Troy Haworth
 15110 Blacktail Court
 McMinnville, OR 97128



APPROVED BY: PLANNING COMMISSION
 CITY COUNCIL

ATTESTED TO BY: _____



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

Request: Approval of a variance to reduce the number of required off-street vehicle parking spaces for a proposed 8-unit residential complex (from twelve to seven spaces).

Location: 433 NE 17th Street, and is more specifically described as Tax Lot 6500, Section 16CB, T. 4 S, R. 4 W., W.M.

Applicant: Troy Haworth

EXHIBITS

1. Staff Report and Findings of Fact (Exhibit "A")
2. VR 1-15 Application and Fact Sheet
3. Site Plan submitted by the applicant
4. Non-binding Letter of Interest dated January 29, 2015, by Silas Halloran-Steiner, Director, Yamhill County Health and Human Services Department
5. Parking Needs Analysis letter dated March 10, 2015, by Silas Halloran-Steiner, Director, Yamhill County Health and Human Services Department
6. Vicinity Sketch
7. Affidavit of Publication
8. List of property owners to whom notice was sent
9. Referrals
10. Legal Description

SUBJECT SITE

The subject site is located at 433 NE 17th Street and is flat, vacant and was once the site of Mario's Gym. To the immediate east is a single-family residence beyond which is the 32-unit Pine Crest Apartments; a flag-shaped residential development that extends behind (north of) the subject site. West of and adjacent to the site is an 8-unit apartment complex beyond which is located the True Form Collision Repair business.

The subject site is zoned C-3 (General Commercial) with property to the north, east and west being zoned R-4 (Multiple-Family Residential). The comprehensive plan designation of the subject site, as well as that of the majority of the block, is Commercial with adjacent lots to the east and west, in addition to the Pine Crest Apartments, being designated Residential.

OBSERVATIONS

- The applicant is proposing to construct two four-unit, two-story residential apartment buildings providing a total of eight apartments on the subject site. This development is intended to provide housing opportunities to clients of the Yamhill County Health and Human Services Department. Due to some known characteristics of the intended residents (further detail provided below), the applicant is requesting approval of a variance allowing a reduction in the number of required vehicle parking spaces for this development from twelve spaces to seven.

- The Planning Commission's responsibility regarding this type of land use request is to conduct a public hearing, consider all testimony and, at its conclusion, render a decision to approve, approve with conditions, or deny the proposed variance request.
- The property on which this building would be constructed is zoned C-3 (General Commercial) which allows multiple-family development subject to the provisions of the R-4 (Multiple-Family Residential) zone. With proposed building setbacks of 20-feet in the rear, 51-feet in the front and more than six-feet on each side, the proposal easily complies with the R-4 zone setback requirements.

It is instructive to know that the two-story residential buildings that are envisioned to be constructed on this site would be approximately 25-feet in height, which is well under the sixty-foot maximum height allowance provided for by this zone. In addition, the conceptual landscape areas shown on the site plan total some 29-percent, which comfortably exceeds the R-4 zoning landscape percentage minimum of 25-percent.

- Multiple-family dwellings with less than three bedrooms are each required to be provided with one and one-half vehicle parking spaces. This requirement results in a need for a minimum of twelve vehicle parking spaces to serve the eight proposed dwelling units. A variance is being requested to reduce this off-street parking requirement from the required twelve spaces to seven.

In support of this variance application, Silas Halloran-Steiner, Director of the Yamhill County Health and Human Services Department (YCHHS), has submitted two letters. The first (Exhibit 3) is a non-binding letter of interest between YCHHS and the applicant declaring interest in the potential lease of these apartments for use by the YCHHS department. The second letter (Exhibit 4) documents parking demand at three multi-family housing projects in McMinnville, each of which provides housing for individuals with chronic mental illness (similar to the intended residents of these proposed units). Mr. Halloran-Steiner estimates that approximately 18% of that population has an active driver's license or access to use of a car. He further states that this would be similar to the intended population of these proposed residential units and that the seven proposed vehicle parking stalls "should be more than sufficient for the clientele that is intended to occupy these units." Based on the informed testimony of Mr. Halloran-Steiner, staff believes that the proposed seven vehicle parking spaces will be adequate to serve the parking needs of the intended residents.

Staff also notes that this is not the first such adjustment to parking requirements that has been considered by the City. Examples are the Village Quarter residential development located on NE Third Street, the Fircrest residential development located north of Cumulus Avenue, Hillside Campus located north of west Second Street, Brookdale Town Center Apartments located north of NW 27th Street, and the Homeport Apartments located on SW Cypress Street. These developments serve exclusively elderly or impaired individuals that, as populations, exhibit a markedly reduced frequency of automobile ownership and of having valid drivers' licenses.

As this project is to be designed and constructed specifically for the benefit of clients of the Yamhill County Health and Human Services Department, staff would not presume to supplant their opinion of parking needs for this population in place of that of the Director of that Department. Staff understands and respectfully supports the rationale for this variance request. It is also understood that, should this project be realized and eventually no longer serve this specific, or similar, population the site would be under parked to serve the needs of the general renting public. However, we, and the

Commission, are tasked with reviewing this request before us in the circumstances within which the request was formulated and to serve a specific intended target. With that, and in keeping with prior Planning Commission approvals of similar requests, staff maintains its general support of this variance request.

- The City of McMinnville Engineering, Building, Police and Parks Departments; McMinnville Fire Department and Public Works Department, City Manager; City Attorney; McMinnville School District No. 40; McMinnville Water and Light; Wastewater Services; Yamhill County Planning Department, and County Public Works; Oregon Department of Transportation; Oregon Division of State Lands; Oregon Department of Fish and Wildlife; Frontier Communications; Comcast Cable; and, Northwest Natural Gas have reviewed this request. As of the date of this report, no comments were received from those agencies reviewing this application.
- Notice of this request was mailed to property owners located within 100 feet of the subject site. As of the date this report was written, no comments in opposition to the applicant's request had been received by the Planning Department from those who were notified.

The findings of fact and conclusionary findings are attached to this report as Exhibit "A" and are, by this reference, incorporated herein.

RECOMMENDATION

The Yamhill County Health and Human Services Department is attempting to provide a residential housing opportunity for mentally handicapped individuals. The intended clients are a population somewhat unique from the general population. This variance is requesting that the parking requirement for this project be allowed to be tailored to more closely meet their residential needs. Staff contends that it is necessary for the proper functioning of the proposed facility that this variance request be approved. For these reasons, and based on the materials submitted by the applicant, the findings of fact, and the conclusionary findings for approval, staff recommends that CU 2-07 and VR 1-15 be approved.

MOTION

The Planning Department recommends the Commission make the following motion for approval:

THAT BASED ON THE FINDINGS OF FACT, THE CONCLUSIONARY FINDINGS FOR APPROVAL, AND THE MATERIALS SUBMITTED BY THE APPLICANT, THE PLANNING COMMISSION APPROVES VR 1-15.

EXHIBIT "A"
DOCKET VR 1-15
FINDINGS OF FACT AND CONCLUSIONARY FINDINGS

FINDINGS OF FACT

1. The applicant is requesting approval of a variance to reduce the number of required off-street vehicle parking spaces for a proposed 8-unit residential complex (from twelve to seven spaces).
2. The site is located at 433 NE 17th Street, and is more specifically described as Tax Lot 6500, Section 16CB, T. 4 S, R. 4 W.,W.M.
3. The subject property is currently zoned C-3 (General Commercial), and is designated as Commercial on the McMinnville Comprehensive Plan Map.
4. Sanitary sewer and municipal water and power are all available to the site. The municipal wastewater treatment plant has sufficient capacity to handle expected waste flows resulting from development of this property.
5. The City of McMinnville Engineering, Building, Police and Parks Departments; McMinnville Fire Department and Public Works Department, City Manager; City Attorney; McMinnville School District No. 40; McMinnville Water and Light; Wastewater Services; Yamhill County Planning Department, and County Public Works; Oregon Department of Transportation; Oregon Division of State Lands; Oregon Department of Fish and Wildlife; Frontier Communications; Comcast Cable; and, Northwest Natural Gas have reviewed this request. Comments received from public agencies have been included in the observations section of this report.
6. The provisions of the McMinnville Zoning Ordinance (No. 3380) applicable to this request are as follows:

General Provisions:

"17.03.020 Purpose. The purpose of this ordinance is to encourage appropriate and orderly physical development in the City through standards designed to protect residential, commercial, industrial, and civic areas from the intrusions of incompatible uses; to provide opportunities for establishments to concentrate for efficient operation in mutually beneficial relationship to each other and to shared services; to provide adequate open space, desired levels of population densities, workable relationships between land uses and the transportation system, and adequate community facilities; to provide assurance of opportunities for effective utilization of the land resource; and to promote in other ways public health, safety, convenience, and general welfare."

Off-Street Parking and Loading:

"17.60.060(A)(4) One and one-half spaces per dwelling with less than three bedrooms..."

Variance Criteria:

17.74.110 (Circumstances for granting a variance) "A variance may be granted only in the event that the following circumstances *substantially* exist:

- A. Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity, and result from lot size or shape, legally existing prior to the date of the ordinance codified in this title, topography, or other circumstance over which the applicant has no control;
- B. The variance is necessary for the preservation of a property right of the applicant substantially the same as owners of other property in the same zone or vicinity possess;
- C. The variance would not be materially detrimental to the purpose of this title, or to property in the zone or vicinity in which the property is located, or otherwise conflict with the objectives of any City plan or policy;
- D. The variance requested is the minimum variance which would alleviate the hardship."

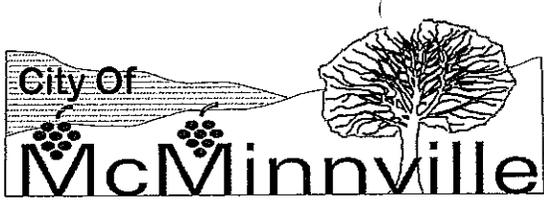
CONCLUSIONARY FINDINGS FOR APPROVAL

1. The applicable requirements of the McMinnville Zoning Ordinance (Finding of Fact No. 6) are satisfied by the request as:
 - a. Section 17.03.020 is satisfied by the request in that residential development of this site (being located between two existing residential developments) promotes appropriate, efficient and orderly physical development in the city. This proposal, and subsequent development, would continue a cohesive pattern of land uses and provide for a workable relationship between the proposed land use and the adjacent and surrounding street system. Competent administration of state and local building codes and adequate utility provision promote the public health, safety, convenience and general welfare of the community.
 - b. The subject request complies with the requirements of Section 17.74.110 of the McMinnville Zoning Ordinance as noted in the applicant's submitted fact sheet and in that:
 - (1) The extraordinary circumstance is that described by the March 10, 2015, letter authored by Silas Halloran-Steiner (Exhibit 4). This letter speaks both to the specific clientele that are intended to reside at this site as well as the unique low-incidence of active driver's licenses generally held by members of this population. Serving the chosen clientele presents a unique residential living situation that would not apply generally to other properties in the same zone or vicinity. This finding does not directly address physical uniqueness of the site (e.g., slope, topography, etc.) that is referenced in this criterion. Rather, the finding speaks to the unique or exceptional needs of the residents this development is proposed to serve.

It is also consistent with prior practices and approvals involving similar uses and clients.

- (2) The variance is necessary for the ability to provide housing opportunities on this site that are tailored to the specific needs of individuals with chronic mental illness. The main reason in requiring the provision of onsite residential parking stalls is for each development to have the ability to accommodate the anticipated parking needs of the residents. In this case, requiring the applicant to provide the standard number of parking stalls for this proposed development would burden this project in two ways. First would be a requirement to construct parking stalls that would result in being an oversupply of the number of stalls that would actually be used by these residents for afore mentioned reasons. The second burden is that requiring the provision of more than seven parking stalls on this site would result in a smaller residential building envelope and reduce the number of residential dwelling units that could be constructed on this site. This action would force a reduction in the number of residential housing units the applicant is attempting to provide for these handicapped individuals. No public need would be served by denying this variance request.
- (3) Approval of this variance request would not be materially detrimental as it would allow and encourage the development of housing opportunities specifically tailored to help meet the needs of mentally handicapped individuals. Approval of this request would not conflict with the objectives of any city plan or policy.
- (4) The variance requested is the minimum possible that would alleviate the hardship while still providing adequate onsite vehicle parking opportunities for those managing and/or visiting the site.
- (5) The zoning ordinance requires that the variance criteria be substantially satisfied. The City finds that the conclusionary findings for approval noted above meet this requirement.

RP:mrm



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

ZONING VARIANCE APPLICATION

APPLICANT/OWNER INFORMATION

Name of Applicant Troy Haworth Phone (Hm) 503-650-3272
 Address 15110 Blacktail Ct. Phone (Wk) Same
 City, State, Zip McMinnville OR 97128
 Email troy@haworthinc.net

Applicant is: Property Owner Contract Buyer Option Holder
 Agent Other (specify) _____

Name of Property Owner _____ Phone (Hm) _____
(If different than above)
 Address _____ Phone (Wk) _____
 City, State, Zip _____
 Email _____

LEGAL DESCRIPTION OF PROPERTY

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

Property Address 433 NE 17th St.
 Assessor Map No. R44 - 16CB -6500 Total Lot Size 11,250 SF
 Subdivision Bakers Block _____ Lot 7
 Comprehensive Plan Designation C Zoning Designation C3

VARIANCE

Lot Size Requirement _____ Reduction to _____
 Setback – Front, Rear, Side Requirement _____ Reduction to _____
 Other Parking

Office Use Only			
File No. <u>VR1-15</u>	Date Received <u>3/11/15</u>	Fee <u>950.⁰⁰</u>	Receipt No. <u>15M0016</u> Staff <u>SP</u>

Describe the nature of the request in detail: Requesting approval to reduce the number of parking spaces required for an 8 unit complex from (12) to (7)

What exceptional or extraordinary circumstances apply to the property which do not apply generally to other property in the same zone or vicinity? The type of partnership and the type of occupants.

What property right would be preserved by granting the variance? The ability to meet the needs of persons with chronic mental illness served by VCHSS.

What unnecessary hardship would be avoided by granting the variance? The ability to meet the needs of the city of Memminville, Yambill County and surrounding areas housing requirements for special needs population

Why won't this request be detrimental to the surrounding area? This would be a reduction in the number of required parking spaces for this property only and would not impact any other surrounding or adjoining property

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

- A site plan drawn to scale indicating the information as shown on page one of the information sheet. Additional copies will be required if the size of the site plan is larger than 11x17 inches.
- Other data or information which would help substantiate or clarify your request.
- Payment of the applicable review fee.

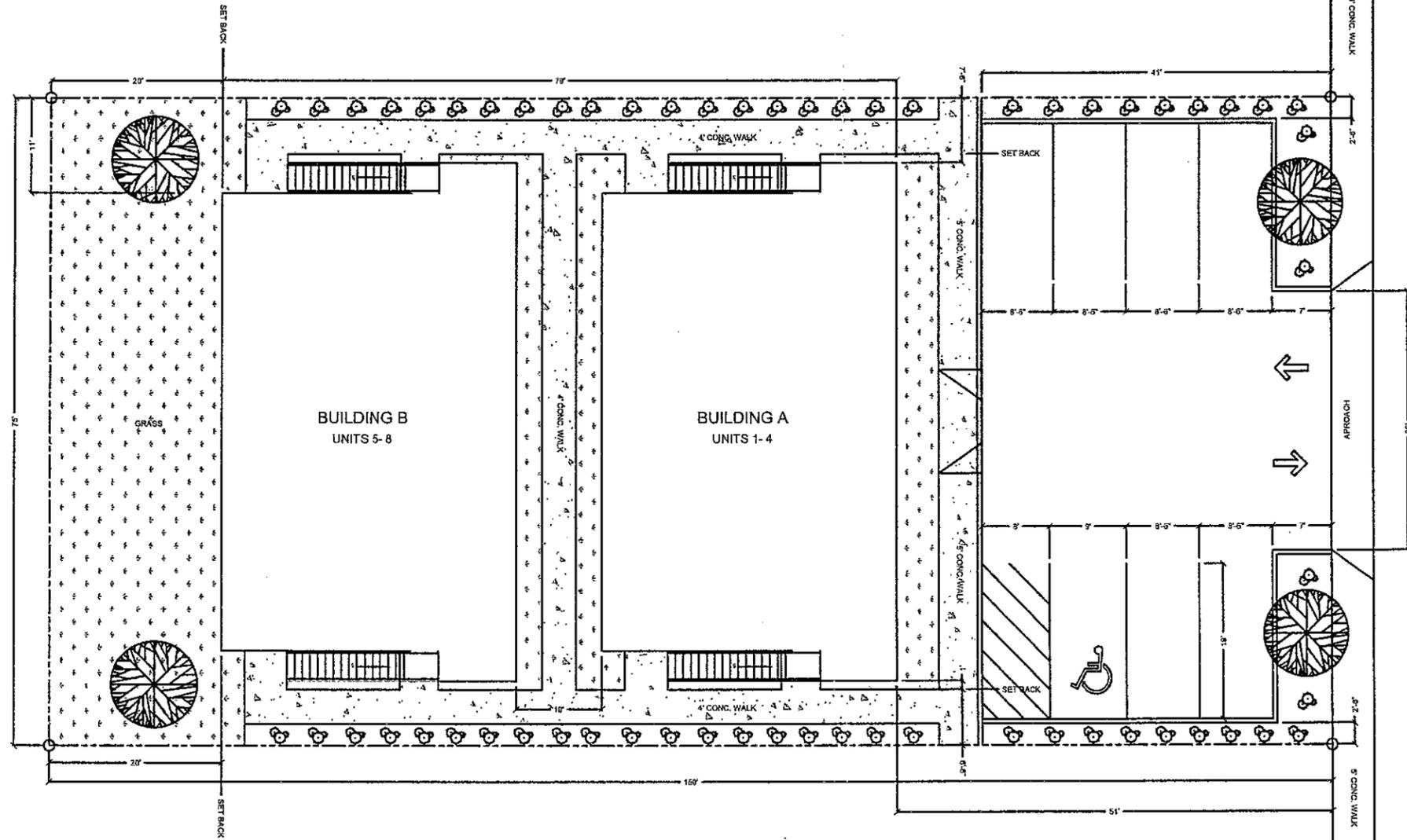
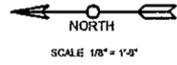
I hereby certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.

[Signature]
Applicant's Signature

3-11-15
Date

[Signature]
Property Owner's Signature

3-11-15
Date



SITE PLAN
SCALE 1/8" = 1'-0"

17 TH STREET APARTMENTS
APARTMENT BUILDINGS

433 N.E. 17 Th. Street
Mc Minnville, Oregon 97128

CLIENT:
JOB DESCRIPTION:
LOCATION:

No.	Revision/Issue	Date

Project:
Date: 2-26-15
Plan: SITE

Sheet:
2 OF 8

Scale: 1/8" = 1'-0"



ADMINISTRATION
ADULT PROGRAMS
PUBLIC HEALTH PROGRAMS
FAMILY AND YOUTH PROGRAMS
DEVELOPMENTAL DISABILITIES

HEALTH AND HUMAN SERVICES DEPARTMENT

ADMINISTRATION

627 N.E. Evans – McMinnville, OR 97128 – Phone 503-434-7523 – Fax 503-434-9846 – TTY 1-800-735-2900

January 29, 2015

RE: Non-binding Letter of Interest
Construction loan application for Troy and Dana Haworth

To Whom It May Concern:

Yamhill County Health and Human Services (YCHHS) has had ongoing discussions with Troy and Dana Haworth (the "Haworths") regarding the potential lease of up to (8) apartment units to be located in McMinnville (the "Units") from the Haworths. The Haworths shall be solely responsible for the financing and all related design and construction costs and other expenses, claims or liabilities arising out of or related to the Units. Any obligations of YCHHS and Yamhill County would be limited to the terms and conditions contained in a written lease agreement for the Units, which is expected to be executed upon completion of the Units, subject to available funding and final review and approval of the lease agreement and related documents by YCHHS and Yamhill County.

YCHHS has a longstanding partnership with the Housing Authority of Yamhill County to provide affordable housing for individuals with significant mental health challenges who can safely live in independent apartments. This project will build upon this partnership, and add a new private sector interest, to create a public-private partnership in order to meet a community need.

Please let me know if you have any questions or need additional information.

Thank you,

Silas Halloran-Steiner
Director, Yamhill County Health and Human Services Department



ADMINISTRATION
ADULT PROGRAMS
PUBLIC HEALTH PROGRAMS
FAMILY AND YOUTH PROGRAMS
DEVELOPMENTAL DISABILITIES

HEALTH AND HUMAN SERVICES DEPARTMENT

ADMINISTRATION

627 N.E. Evans – McMinnville, OR 97128 – Phone 503-434-7523 – Fax 503-434-9846 – TTY 1-800-735-2900

March 10, 2015

RE: Property at 433 NE 17th Street, McMinnville, OR 97128

To Whom It May Concern:

Yamhill County Health and Human Services supports Haworth Inc. in their request for a variance to the required number of minimum parking spaces at 433 NE 17th Street. Based on a review of current residents placed within three facilities in McMinnville which provide supported housing to individuals with chronic mental illness, I have estimated that approximately 18% of the population has an active driver's license or access to use of a car. The population that is intended for the proposed building at 433 NE 17th Street will likely be similar in terms of the percentage of individuals who will need parking. Therefore, the application request of (6) regular parking spaces plus (1) handicap and (1) unload zone should be more than sufficient for the clientele that is intended to occupy these units.

Please contact me in you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Halloran-Steiner".

Silas Halloran-Steiner
Director, Yamhill County Health and Human Services Department
Phone: (503) 434-7523
Cell: (503) 435-7572
Fax: (503) 434-9846
627 NE Evans
McMinnville, OR 97128

NOTICE

NOTICE IS HEREBY GIVEN that the McMinnville Planning Commission will hold a public hearing on the 16th day of April, 2015, at the hour of 6:30 p.m. in the McMinnville Civic Hall Building at 200 NE Second Street in the City of McMinnville, Oregon, to take testimony and evidence on the following matter:

DOCKET
NUMBER

VR 1-15 Troy Haworth is requesting approval of a variance to Section 17.60.060(A)(4) (Spaces-Number Required) of the McMinnville Zoning Ordinance to permit a reduction in the number of required vehicle parking spaces for a proposed eight-unit residential complex (from 12 to seven spaces). The subject site is located at 433 NE 17th Street and is more specifically described as Tax Lot 06500, Section 16CB, T. 4 S., R. 4 W., W.M.

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 decision 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 requirements of McMinnville Ordinance No. 3380 (Zoning Ordinance) with particular emphasis on Chapter 17.03.020 (Purpose), Chapter 17.60.060(A)(4) (Spaces-Number Required), Chapter 17.72 (Applications and Review Process), and Chapter 17.74 (Review Criteria).

Failure to raise an issue in person or by letter prior to the close of the public hearing with sufficient specificity to provide the Planning Commission opportunity to respond to the issue, precludes appeal to the City Council 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.

The decision-making criteria, application, and records concerning this matter are available in the McMinnville Planning Department office at 231 NE Fifth Street, McMinnville, Oregon, during working hours.

For additional information contact Ron Pomeroy, Principal Planner, at the above address, or phone (503) 434-7311.

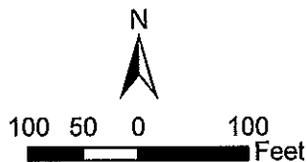
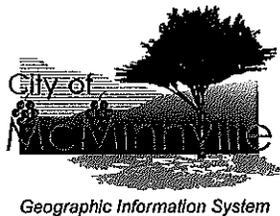
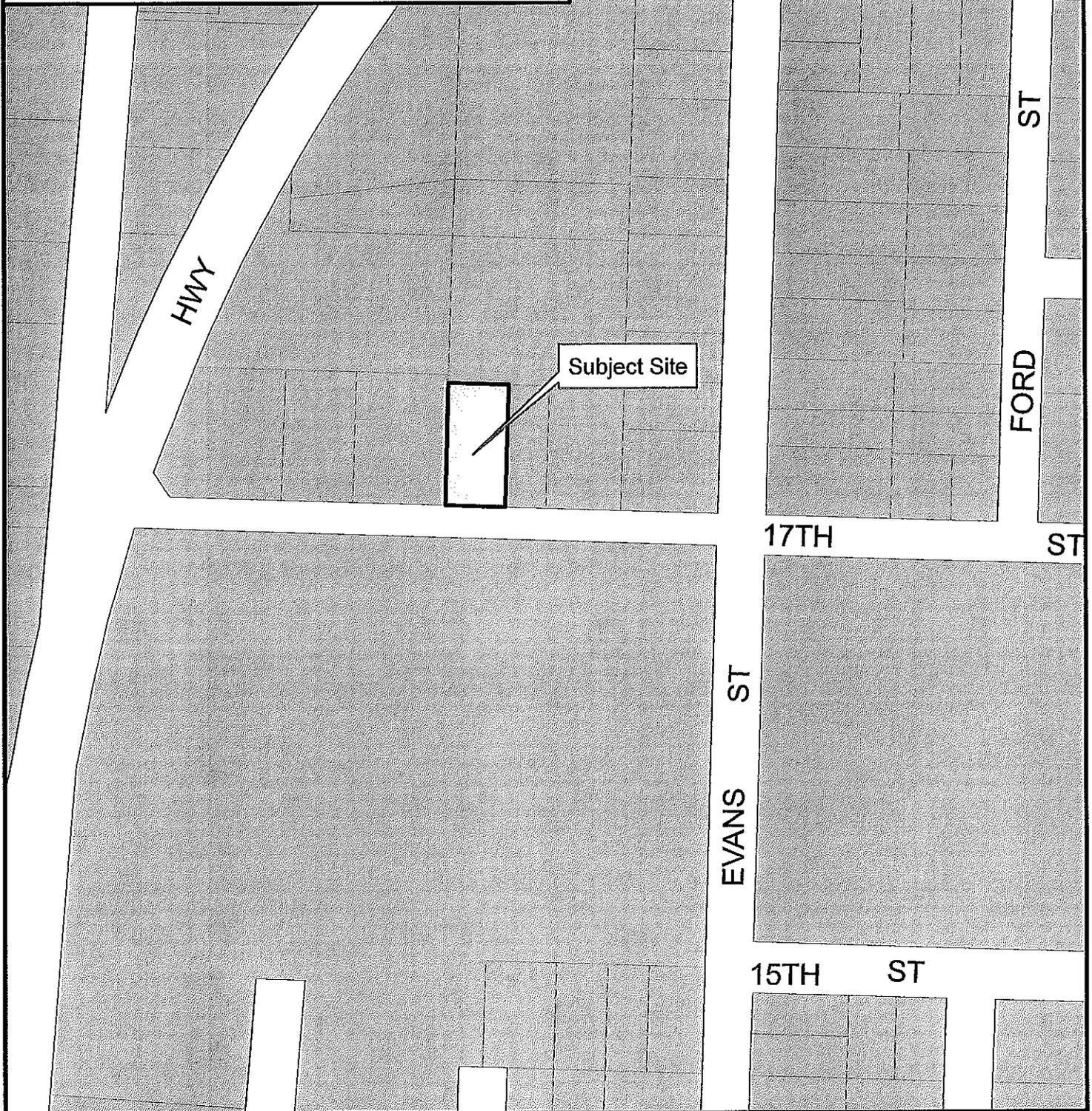
The meeting site is accessible to handicapped individuals. Assistance with communications (visual, hearing) must be requested 24 hours in advance by contacting the City Manager (503) 434-7405 – 1-800-735-1232 for voice, or TDY 1-800-735-2900.



Doug Montgomery, AICP
Planning Director

(Map of area on back)

Vicinity Map



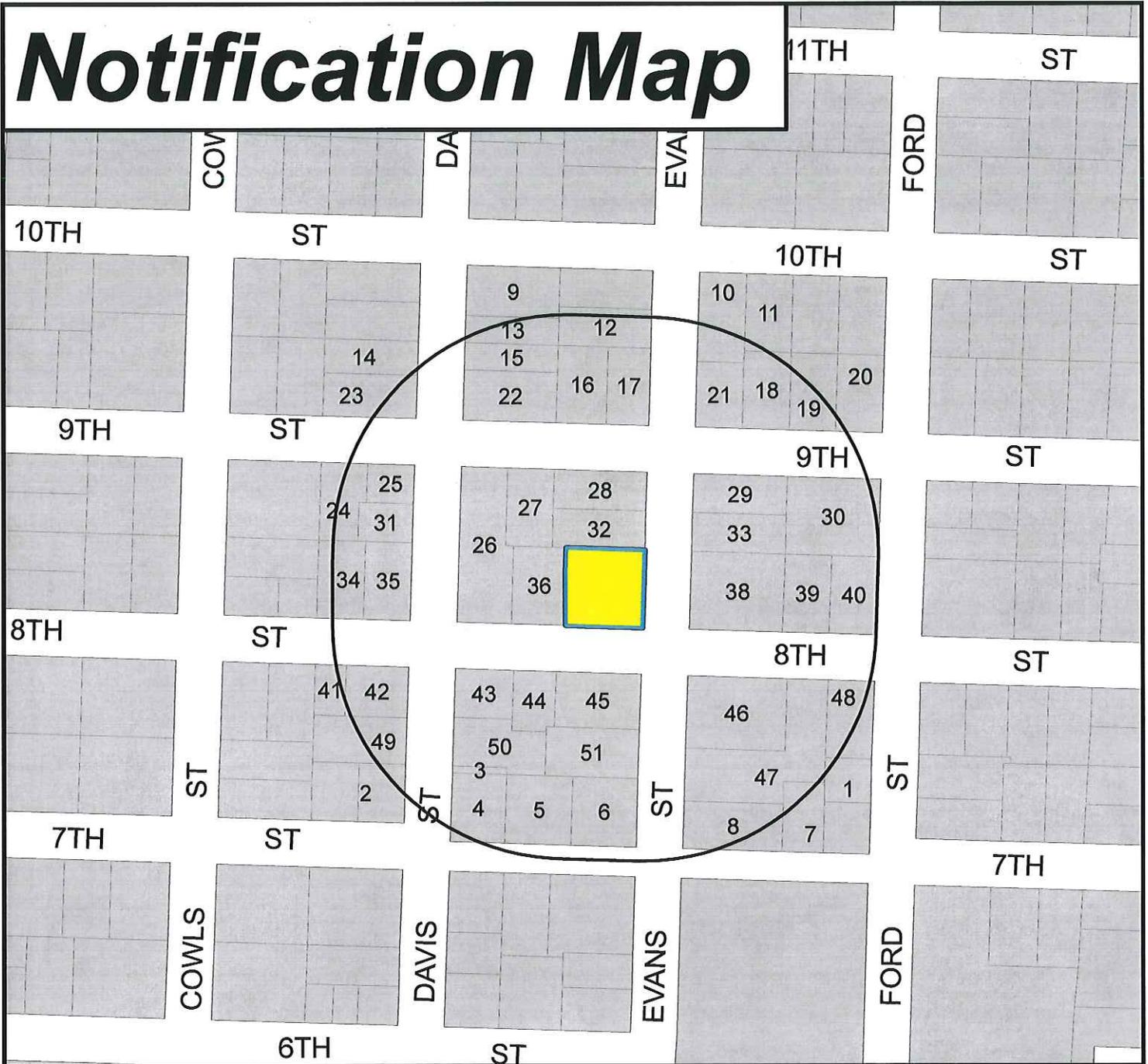
City of McMinnville
Planning Department
231 NE Fifth Street
McMinnville, OR 97128
(503) 434-7311

VR 1-15

Map No.	Tax Lot	Site Address	Owner	Attn:	Mailing Address	City State	Zip
1	R4416CB05900	170 NE HIGHWAY 99W	DENTON LESLIE	LES SCHWAB TIRE CENTERS OF OR INC	PO BOX 5350	BEND OR	97708
2	R4416CB06000	455 NE 17TH ST	EATON PROPERTIES	EATON PROPERTIES	PO BOX 230287	TIGARD OR	97223
3	R4416CB06400	307 NE 17TH ST	USREY WILLIAM	DURICKA SUSAN M	PO BOX 280	DAYTON OR	97114
5	R4416CB06600	435 NE 17TH ST	CIRLINCIONE CHRISTOPHER	CIRLINCIONE CHRISTOPHER M	17675 SW FARMINGTON RD PMB 504	ALOHA OR	97007
6	R4416CC01590	1500 NE BAKER ST	SCHOOL DISTRICT	SCHOOL DISTRICT NO 40	1500 NE BAKER STREET	MCMINNVILLE OR	97128
Owner	R4416CB06500	433 NE 17TH ST	HAWORTH TROY	HAWORTH DANA K	15110 BLACKTAIL CT	MCMINNVILLE OR	97128

Date Sent 3-26-05
Sent By MR

Notification Map



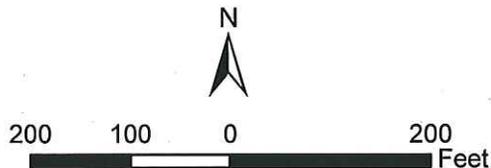
ZC 1-15
 Elizabeth and Jacques Rolland request approval to amend Section 3 (4) of McMinnville Planned Development Ordinance No. 4695 to increase by one (from three to four) the number of guest sleeping rooms permitted in an existing bed and breakfast establishment.

Recorded Owner:
 Elizabeth & Jaques Rolland
 809 NE Evans Street
 McMinnville, OR 97128



APPROVED BY: PLANNING COMMISSION
 CITY COUNCIL

ATTESTED TO BY: _____



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

Request: Approval to amend Section 3 (4) of McMinnville Planned Development Ordinance No. 4695 to increase by one (from three to four) the number of guest sleeping rooms permitted in an existing bed and breakfast establishment.

Location: 809 NE Evans Street, and more specifically described as Tax Lot 10100, Section 21BB, T. 4 S., R. 4 W., W.M.

Applicant: Elizabeth and Jacques Rolland

EXHIBITS

1. Staff Report and Findings of Fact
2. ZC 1-15 Application and Fact Sheet
3. Site plan submitted by the applicant
4. McMinnville Planned Development Ordinance No. 4695
5. File from Docket CU 4-95
6. Vicinity Sketch
7. Affidavit of Publication
8. List of property owners to whom notice was sent
9. Referrals
10. Historic Resources Survey sheet (A-396)
11. Email from June and Jack Coe, dated April 1, 2015
12. Letter from Phil E. Prater, received April 1, 2015

SUBJECT SITE

The subject site is approximately 10,000 square feet in area and is situated at the northwest corner of Eighth and Evans Streets. On this topographically flat site are a two and one-half story house and a two-story detached garage located directly west of the house. The home, referred to historically as the "Williams House", and the current location of A' Tuscan Estate bed and breakfast, was constructed in 1928 and is a twentieth century example of colonial revivalism style architecture. Mature residential landscaping covers the site.

To the west and east are single-family homes on R-4 (Multi-Family Residential) zoned land; to the south and southeast are a professional and medical office building, respectively, on C-3 (General Commercial) zoned land; and to the north is a law office on O-R PD (Office-Residential Planned Development) zoned land. The subject site is also zoned O-R PD.

OBSERVATIONS

- The applicants have submitted an application and supporting narrative and drawing as part of their request seeking approval to increase by one the total number of guest sleeping rooms allowed at their bed and breakfast establishment, A' Tuscan Estate. Because the application requires amendment of a condition applied to this property by means of a zone change and planned development (Ordinance No. 4695) approved in April of 1999, such a request requires review by the Planning Commission at a public hearing. The Planning Commission's role in such reviews is to take public testimony on the matter, and, following the close of the public hearing, render a decision to recommend to the City Council that the request be approved, or approved with conditions. If the decision is to deny the request, no further proceedings on the request are held, unless the Commission's decision is appealed to the City Council.

- The property at 809 NE Evans Street was first approved for bed and breakfast use in 1995. As part of that approval, the number of guest sleeping rooms was limited to a maximum of three, as had been requested by the then owner of the property, Carol Jones. Subsequent to that approval, the property was sold to Leslie Ceron, and then purchased from her by the current owners (and applicants) Elizabeth and Jacques Rolland, in 2004. According to the applicants, the property was represented to them as being allowed to accommodate as many as six rooms for the bed and breakfast. The property has been operated as a four guest room bed and breakfast establishment throughout the time of their ownership of the subject property, one more than is legally permitted. This situation came to light during the applicant's research in preparing the property for sale. They wish to be able to represent the property correctly as having four guest rooms; the number of rooms that have been in use for nearly the past decade. Thus the reason for this application and request. If denied, the applicants would need to remodel or otherwise limit the number of guest rooms to the 1995 approved maximum of three.
- In late 1998, some three years after the bed and breakfast was established, staff was approached by the principles of a law firm that were interested in purchasing the property at 825 NE Evans (adjoining the subject site to the north), which was for sale at the time. They wished to move their law firm to that location, but were told by staff that the current residential zoning of the property would not permit such use. Staff noted that a zone change for this individual property would not be supported as adjoining zoning to the north, east and west was residential. Staff offered that approval may be possible if the property to the south (the subject site at 809 NE Evans) were included in the zone change request, thereby making the two properties contiguous to similar commercial zoning. The law firm was able to secure the approval of the property owner of 809 NE Evans Street (Carol Jones) and an application was submitted to the Planning Department in 1999.

A hearing on their request to amend the plan designations for these two properties from Residential to Commercial, and to change the zoning from R-4 (Multi-Family Residential) to C-3 (General Commercial) was held on February 18, 1999. At the conclusion of that hearing, the Planning Commission recommended to the City Council that the request be approved. As part of that recommendation, the Commission included a condition that the prior 1995 conditional use permit for the bed and breakfast remain in effect, thus limiting its occupancy to a maximum of three guest sleeping rooms. The City Council subsequently revised the Commission's recommendation, approving the zone change to an "Office Residential" designation rather than General Commercial. The condition related to the 1995 bed and breakfast sleeping room limit remained, however. As noted previously, it is this condition that is the subject of the current application before the Commission.

- Persons renting rooms from the applicants are allowed use of the upstairs portion of the house, and dining area and living room located on the lower floor. A floor plan of the subject home, taken from the 1995 conditional use permit application, is attached to this report. As indicated on this plan the home contains some 3,150 square feet of livable space on the first and second floors. In addition, the home has a full basement (1,622 square feet), third floor "bonus room" (782 square feet), and a detached garage measuring 20.5 feet by 20.5 feet.
- The subject site is bordered by Evans Street and Eighth Street. On-street parking is allowed on Eighth Street but is prohibited on Evans Street due to its width and need to maintain its function as a minor collector street. Parking for the proposed bed and breakfast facility is required to be provided off-street, and should therefore not contribute to the neighborhood's present traffic situation.

- The off-street parking requirement for four guest rooms, in addition to the single-family parking requirement, dictate that a total of five off-street parking spaces need to be reserved for the subject site. It appears, given its length and width, that all five of the required parking spaces can be provided on the driveway apron in front of the garage, and that an additional two could be accommodated within the garage itself. The garage appears to be in good condition and is set back some distance from the Eighth Street property line.
- Based upon staff's research, there appears to have been only one other request that has come before a McMinnville Planning Commission seeking to increase the number of bed and breakfast guest sleeping accommodations. That request happened in 1989 for the Steiger Haus; the owners of which requested an increase from two guest sleeping rooms to five. The request was approved, subject to the provision of adequate off-street parking. To our knowledge, the Steiger Haus has been in continuous operation as a bed and breakfast establishment since 1983. This office has no complaints on file regarding that establishment.
- As described by the McMinnville Historic Resources Inventory, this structure, referred to as the "Williams House", was constructed in 1928 and is a two and one-half story, twentieth century example of colonial revivalism style architecture. The home has a regular five-bay Georgian facade with central front door which is protected by a flat-roofed portico with a balustrade on top. Windows on the structure are all either four or six over one, double hung sash with working shutters. The exterior of the home appears to be in excellent condition, as are the grounds on which it is situated, and the detached garage located in the northwest corner of the site. Further information regarding this home is provided in the attached historic resources inventory sheet (Exhibit 10).
- The subject house is classified as a distinctive resource on the City's historical resources inventory. This is the highest of the four historic classifications possible and is reserved for historic resources of outstanding architectural or historic reasons and potentially worthy of nomination to the National Register of Historic Places. As such, proposed exterior alterations or renovations of the building or site require formal review by the McMinnville Historic Landmarks Committee prior to the issuance of any building permit. No such changes to this structure are proposed by the applicant at this time.
- Notice of this request was mailed to property owners located within 300 feet of the subject site. As of the date this report was written, staff had received written responses from two neighboring residents, both of which voice their support for the applicant's request. Copies of the correspondence are attached to this report (Exhibit Nos. 11 and 12).
- The findings of fact and conclusionary findings are attached to this report as Exhibit "A" and are, by this reference, incorporated herein.

RECOMMENDATION

Staff recommends approval of the applicant's request for a number of reasons:

- 1) The applicant's bed and breakfast establishment has operated at this location for more than ten years as a four guest room bed and breakfast;
- 2) The site has adequate off-street parking to meet the requirements for such use and occupancy;
- 3) The use complies with other relevant bed and breakfast zoning ordinance requirements; and

- 4) To our knowledge, there have been no complaints registered by adjoining property owners regarding this establishment during its history of operation.

For these reasons, staff recommends the Planning Commission recommend approval of the applicant's request to amend McMinnville Planned Development Ordinance No. 4695, subject to the following condition:

1. That Section 3 (4) of McMinnville Planned Development Ordinance No. 4695 be supplanted with the following:
 - "4. That the bed and breakfast use located at 809 NE Evans Street is permitted a maximum of four guest sleeping rooms, or as may be allowed by approval of a subsequent conditional use permit."

MOTION

The Planning Department recommends the Commission make the following motion for approval:

THAT BASED ON THE FINDINGS OF FACT, THE CONCLUSIONARY FINDINGS FOR APPROVAL, AND THE MATERIALS SUBMITTED BY THE APPLICANT, THE PLANNING COMMISSION RECOMMENDS THAT THE CITY COUNCIL APPROVE ZC 1-15 SUBJECT TO THE CONDITION AS NOTED IN THE STAFF REPORT.

DRM:mm

EXHIBIT "A"
DOCKET ZC 1-15
FINDINGS OF FACT AND CONCLUSIONARY FINDINGS

FINDINGS OF FACT

1. Elizabeth and Jacques Rolland are requesting approval to amend Section 3 (4) of McMinnville Planned Development Ordinance No. 4695 to allow in increase in the number of guest sleeping rooms (from three to four) in an existing bed and breakfast establishment. The subject site is located at 809 NE Evans Street, and is more specifically described as Tax Lot 10100, Section 21BB, T. 4 S., R. 4 W., W.M.
2. The subject property is designated Commercial on the McMinnville Comprehensive Plan Map and is currently zoned O-R PD (Office-Residential Planned Development).
3. Sanitary sewer and municipal water and power are all available to the site, or can be extended to the site by the applicant, as a requirement of this proposed development. The municipal Water Reclamation Facility has sufficient capacity to accommodate expected waste flows resulting from residential development of the property.
4. This matter was referred to the following public agencies for comment: McMinnville Fire Department, Engineering, Building and Parks Departments; McMinnville Public Works Department; City Manager and City Attorney; McMinnville School District No. 40; McMinnville Water and Light Department; Yamhill County Public Works; Yamhill County Planning Department; Wastewater Services; McMinnville Police Department; Frontier Communications; Comcast; and, Northwest Natural Gas. As of the date of this report, concerns or comments have been received from those agencies noted in the staff report.
5. Goals and policies from Volume II of the McMinnville Comprehensive plan of 1981 applicable to this request are as follows:

Chapter III – Cultural, Historical, and Educational Resources

GOAL III 2: TO PRESERVE AND PROTECT SITES, STRUCTURES, AREAS, AND OBJECTS OF HISTORICAL, CULTURAL, ARCHITECTURAL, OR ARCHAEOLOGICAL SIGNIFICANCE TO THE CITY OF McMINNVILLE.

Chapter IV – Economy of McMinnville

General Policies:

- 21.03 The City shall support existing businesses and industries and the establishment of locally owned, managed, or controlled small businesses. (Ord.4796, October 14, 2003)
- 22.00 The maximum and most efficient use of existing commercially designated lands will be encouraged as will the revitalization and reuse of existing commercial properties.
- 25.00 Commercial uses will be located in areas where conflicts with adjacent land uses can be minimized and where city services commensurate with the scale of development are or can be made available prior to development.

- 38.00 The City of McMinnville shall encourage the renovation and rehabilitation of buildings in the downtown area, especially those of historical significance or unique design.

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.

- 126.00 The City of McMinnville shall continue to require adequate off-street parking and loading facilities for future developments and land use changes.

Chapter VIII ENERGY

GOAL VIII 2: TO CONSERVE ALL FORMS OF ENERGY THROUGH UTILIZATION OF LAND USE PLANNING TOOLS.

- 178.00 The City of McMinnville shall encourage a compact urban development pattern to provide for conservation of all forms of energy.

6. Sections of the McMinnville Zoning Ordinance (ORD No. 3380) applicable to this request include:

General Provisions:

"17.03.020 Purpose. The purpose of this ordinance is to encourage appropriate and orderly physical development in the City through standards designed to protect residential, commercial, industrial, and civic areas from the intrusions of incompatible uses; to provide opportunities for establishments to concentrate for efficient operation in mutually beneficial relationship to each other and to shared services; to provide adequate open space, desired levels of population densities, workable relationships between land uses and the transportation system, and adequate community facilities; to provide assurance of opportunities for effective utilization of the land resource; and to promote in other ways public health, safety, convenience, and general welfare."

O-R Office-Residential Zone:

"17.24.030 Conditional uses permitted. In an Office-Residential zone, the following uses and their accessory uses are permitted subject to the provisions of Chapter 17.72:

- G. Bed and breakfast establishment subject to the provisions of Section 17.21.020(Q).."

Review Criteria:

"17.74.070 Planned Development Amendment - Review Criteria. An amendment to an existing planned development may be authorized, provided that the proposal satisfies all relevant requirements of this ordinance, and also provided that the applicant demonstrates the following:

- A. There are special physical conditions or objectives of a development which the proposal will satisfy to warrant a departure from the standard regulation requirements;
- B. Resulting development will not be inconsistent with the comprehensive plan objectives of the area;
- C. The development shall be designed so as to provide for adequate access to and efficient provision of services to adjoining parcels (as amended by Ordinance No. 4242, April 5, 1983);
- D. The plan can be completed within a reasonable period of time;
- E. The streets are adequate to support the anticipated traffic, and the development will not overload the streets outside the planned area;
- F. Proposed utility and drainage facilities are adequate for the population densities and type of development proposed;
- G. The noise, air, and water pollutants caused by the development do not have an adverse effect upon surrounding areas, public utilities, or the City as a whole.

CONCLUSIONARY FINDINGS FOR APPROVAL:

- 1. The subject request complies with applicable goals and policies of the McMinnville Comprehensive Plan, 1981 (Finding of Fact No. 5) as follows:
 - A. Goal III-2 is satisfied by the request as use of this distinctive historical resource as a bed and breakfast establishment, which typically requires a high level of care and maintenance of the structure and grounds for the business to be attractive to clients, would encourage its preservation. An increase in the number of guest sleeping rooms available for rent would also allow more persons an opportunity to experience one of McMinnville's finer historical and architectural properties.
 - B. Policies 21.03, 22.00, 25.00, and 38.00 are satisfied in that the request, if approved, would support an existing business by allowing it to offer more rooms than currently permitted. Further, the proposed increase is to an already existing bed and breakfast establishment, thereby increasing slightly the commercial intensity of this commercially zoned property. The use is located in an area adjacent on two sides to other commercial businesses and on the other two sides by higher density zoned land. As such, conflicts with adjacent uses are minimized due to the similar nature of their operations. Finally, the use of this historic home and property located within the fringe of the downtown area will encourage its continued preservation.
 - C. Goal VI-1 and Policy 126.00 are satisfied as the subject site and proposed development is served by an orderly extension of public streets, and the minimum number of off-street parking spaces, as shown on the applicant's submitted plans, will be provided.
 - D. Goal VIII-2 and Policy 178.00 are satisfied by the request as the development proposes a compact urban development, thereby increasing density and

conserving energy. Utilities presently serve the property in a cost effective and energy efficient manner.

2. The subject request complies with the applicable provisions and requirements of the McMinnville Zoning Ordinance No. 3380. (Finding of Fact No. 6) as follows:
 - A. Section 17.03.020 is satisfied by the request for the reasons enumerated in Conclusionary Finding for Approval No. 1.
 - B. Section 17.24.030 (G) is satisfied by the request as a bed and breakfast establishment is conditionally permitted on this property, pursuant to the conditional use approval granted by the City in 1995. Further, this request seeks to amend the number of guest sleeping units permitted from three to four; as currently limited by McMinnville Planned Development Ordinance No. 4695. Approval of the planned development amendment request would permit such an increase.
 - C. The applicable sections of Section 17.74.070 are also satisfied by the request as follows:
 - (1) The applicant's request, to increase by one the number of guest sleeping rooms allowed within the applicant's existing bed and breakfast establishment, warrants a departure from the originally approved plan for this development for the reasons noted in the staff recommendation.
 - (2) As noted in the conclusionary findings for approval, the proposed development will be consistent with the comprehensive plan objectives for the area.
 - (3) Adequate access and services are provided to the subject site.
 - (4) As noted, the applicant has been operating the current bed and breakfast establishment for nearly a decade at the number of guest sleeping rooms requested in this application. If approved, the applicant would continue to operate in this same manner, with four guest sleeping rooms.
 - (5) The existing streets, Evans Street and 8th Street, are adequate to support the anticipated traffic.
 - (6) Utility facilities presently serving the area are adequate to serve the proposed development of the subject site.
 - (7) No air, noise or water pollutants will be generated by the proposed development that are greater than those generated by any other residential development.



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

PLANNED DEVELOPMENT AMENDMENT APPLICATION

APPLICANT/OWNER INFORMATION

Name of Applicant Elizabeth + Jacques Rolland Phone (Hm) 503-434-9016
Address 809 NE Evans Phone (Wk) same
City, State, Zip McMinnville OR 97128
Email innkeeper@a-zuscanestate.com

Applicant is: Property Owner(s) Contract Buyer Option Holder
 Agent Other (specify) _____

Name of Property Owner same Phone (Hm) same
(If different than above)
Street Address same Phone (Wk) same
City, State, Zip _____
Email same

LEGAL DESCRIPTION OF PROPERTY

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

Property Address 809 NE Evans, McMinnville OR 97128
Assessor Map No. R4 421-~~BB~~-10100 Total Lot / Parcel Size 10,000
Subdivision John's Addition Block 18 Lot 8 and part of 7
Comprehensive Plan Designation Commercial Zoning Designation Office Residential
Existing Planned Development Ordinance No. 4695 and date of approval April 13 1999
Section 3(4)

Office Use Only:
File No. 201-15 Date Received 3/17/15 Fee 850.00 Receipt No. 610019 Staff Member SP

FACT SHEET

(Add Additional Pages as Needed)

1. Show in detail how your request seeks to amend the existing planned development overlay. State the reason(s) for the request and the intended use(s) of the property:

To increase number of permitted rooms
from three to four. We wish to be in full
compliance with all zoning and ordinances.

We would continue operating as a Bed
and Breakfast and would not increase
the size of the structure.

2. Show in detail, by citing specific goals and policies, how your request is consistent with applicable goals and policies of the McMinnville Comprehensive Plan (Volume II):

3. Considering the pattern of development in the area and surrounding land uses, show, in detail, how the proposed amendment is orderly and timely: _____

As McMinnville is expanding the city's emphasis on tourism, more rooms will be needed to accommodate visitors to the area. The potential for added revenue from the increase in tourism will benefit the city's downtown businesses directly. As a transient lodging tax was implemented in 2014 the revenue flow will also increase to the city's infrastructure.

4. Describe any changes in the neighborhood or surrounding area which might support or warrant the request: _____

Increased attention to the wines produced in the area is greatly increasing the number of tourists whose focus is on fine wine & food. They will need a place to stay!

5. Document how the site can be efficiently provided with public utilities, including water, sewer, electricity, and natural gas, if needed, and that there is sufficient capacity to serve the proposed use: We have all the above already in place and have been functioning well with providing those services to our guests. Over the past 10 years we have made improvements to the property, including city directed new sewer lines, repairing driveway and sidewalks

6. Describe, in detail, how the proposed use will affect traffic in the area. What is the expected trip generation? Other than an increase in number of visitors due to the steady growth of visitor population coming to this area, our request to make our four room B & B property permitted should not affect traffic in the area. We do have 5x parking spaces off street

In addition to this completed application (which must to be signed by the legal owner(s) of the affected property, proof of title may be required), the applicant must provide the following:

- ✓ An accurate, scaled site plan(s) indicating all required information as shown on the information sheet. Additional copies will be required if the size of the site plan is larger than 11x17 inches.
- ✓ A copy of the current planned development overlay ordinance.
- ✓ A legal description of the subject site, preferably taken from the deed.
- ✓ Payment of the applicable review fee

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.

Elizabeth Pollard
Applicant's Signature

3-17-19
Date

Elizabeth Pollard
Property Owner's Signature

3-17-15
Date

Thank you for your help in regard to our Bed and Breakfast, A Tuscan Estate, located at 809 NE Evans Street in McMinnville, Oregon. We purchased the Bed and Breakfast in 2004 from Leslie Ceron, who was operating the Bed and Breakfast with four guest rooms at that time. Our understanding from the seller was that the zoning was commercial and that we could have as many as six rooms for the Bed and Breakfast operation. We assumed that our zoning allowed at least the four rooms with a potential for additional rooms. For several years thereafter we operated the B&B with four rooms. We then had the opportunity to purchase an adjoining home (419 NE 8th Street) with two rental units from Dr. Paul Howard, who had at one time owned the 809 NE Evans Street property. He had an appreciation for what we had done with the Evans Street property and wanted to see the 8th Street property similarly respected and appreciated for the Historical Significance assigned to that property. Both the Evans Street and the 8th Street property have those designations. For a period of time we continued to utilize the 8th Street property as a rental property but as our business and demand for B&B accommodations grew we remodeled the 8th Street property to expand the number of rooms we could utilize as a Bed and Breakfast. We did this in stages, so for a few years kept one of the accommodations at the 8th Street address as a monthly rental and utilized the remodeled accommodation as a B&B rental depending upon demand. Eventually we brought both of the accommodations into the Bed and Breakfast usage. We did have the 8th Street property inspected by the Yamhill County Health Department to ensure that we were in compliance with health and safety codes; we believed that we were following the correct avenues for compliance with codes for our situation. We also went through the Planning Department for our remodeling projects and complied with the guidelines for retaining the exterior presentation of a historically significant home; we also followed those guidelines with the 809 NE Evans Street property. We did have an open house for the community to introduce the addition of the Annex Property (419 8th Street) to members of the community, especially to the Chamber of Commerce and the McMinnville Downtown Association. Once we added the adjusted number of rooms being used as B&B accommodations; we advised the Oregon Room Lodging Tax and amended the number of rooms being used. We have accurately reported and paid lodging tax for all accommodations used as B&B; both to the State of Oregon, and more recently to the City of McMinnville. We greatly appreciate the City of McMinnville as a competent and fair governing agency with a high regard for both historical preservation and forward looking regard to viable revenue for the increased economic well-being of the area. We deeply care for both of the properties for the beauty and utilitarian features they offer the community. We wish to comply completely with the zoning requirements of the city and regret any misconceptions we had as far as number of rooms allowed for our operation as a Bed and Breakfast. We feel that we have been very open and honest about our operations of the Bed and Breakfast; we also feel that we have been able to, through our B&B operations, able to enhance a wonderful and evolving community which we are proud to be part of. We have also greatly enjoyed the appreciation our visitors have had for the properties, the city of McMinnville and the surrounding area.

Sincerely,

Liz and Jacques Rolland
A Tuscan Estate Bed and Breakfast
809 NE Evans
McMinnville, OR 97128
503-434-9016
innkeeper@a-tuscanestate.com



THIS SPACE RESERVED FOR RECORDER'S USE

809 NE Evans

Title Order No. 82481
Escrow No. 8940

After Recording Return to:

Jacques L. Rolland and Elizabeth S. Rolland
809 NE Evans Street
McMinnville, OR 97128

Until a change is requested all tax statements shall be sent to the following address:

Jacques L. Rolland and Elizabeth S. Rolland
809 NE Evans Street
McMinnville, OR 97128

OFFICIAL YAMHILL COUNTY RECORDS
JAN COLEMAN, COUNTY CLERK

200424421



\$26.00

00185136200400244210010012

12/01/2004 01:14:19 PM

DMR-DDMR Cnt=1 Str=2 ANITA
\$5.00 \$10.00 \$11.00

STATUTORY WARRANTY DEED

NW T-8-2481

Leslie A. Ceron Grantor, conveys and warrants to, Jacques L. Rolland and Elizabeth S. Rolland, Husband and Wife Grantee, the following described property free of liens and encumbrances, except as specifically set forth herein:

Lot 8, and part of Lot 7 in Block 18 of JOHN'S ADDITION to the City of McMinnville, in Yamhill County, Oregon, more particularly described as follows:

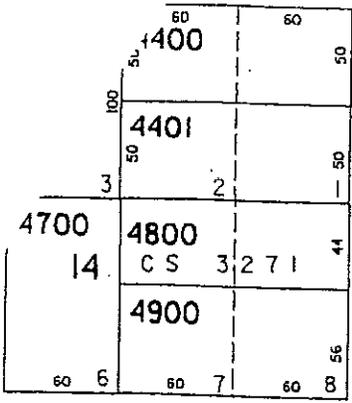
Beginning at the southeast corner of Block 18 of said Addition; thence West along the South line of said Block, 100 feet; thence North and parallel with the East line of said Block, 70 feet; thence West 2 feet; thence North 30 feet to the North line of said Lot 7; thence East along the North line of Lots 7 and 8, 102 feet to the East line of said Block 18; thence South along the East line of said Block, 100 feet to the place of beginning.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

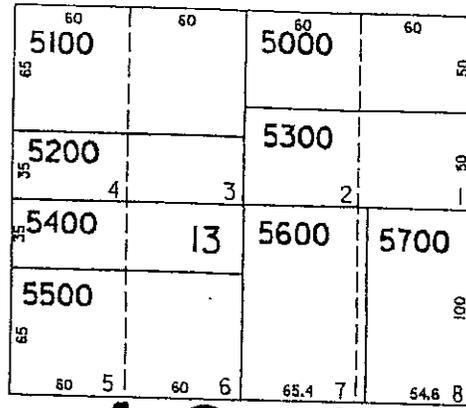
This property is free of liens and encumbrances, EXCEPT: None

The true consideration for this conveyance is \$ 425,000.00

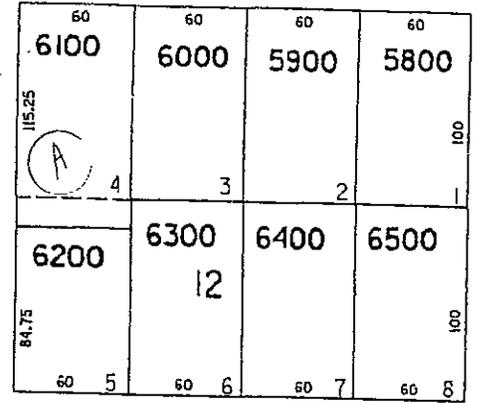
Dated this 1 day of ^{December} ~~November~~, 2004



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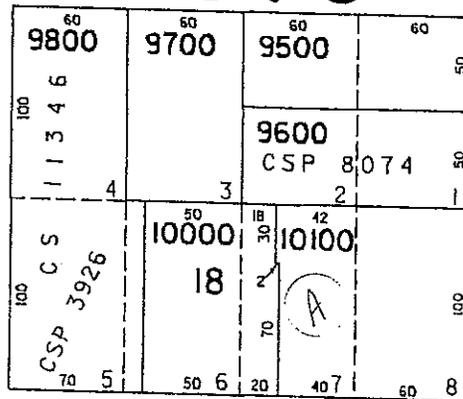
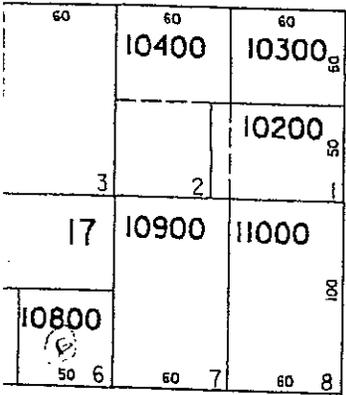


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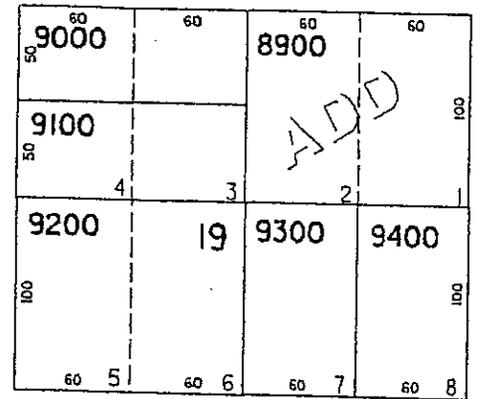


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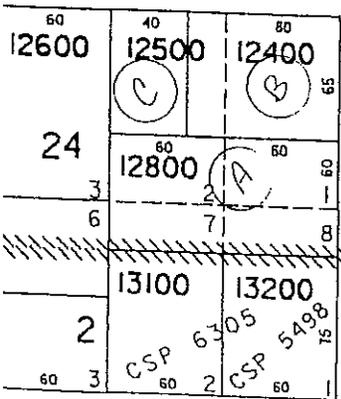


809 NE EVANS

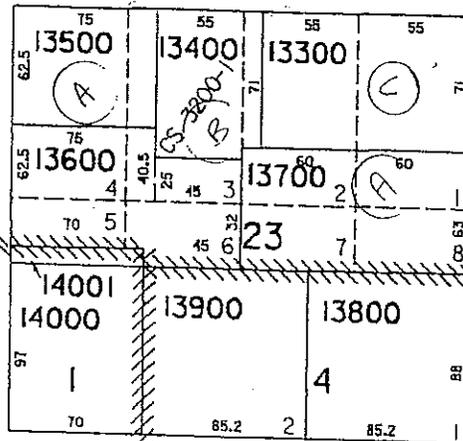


8TH

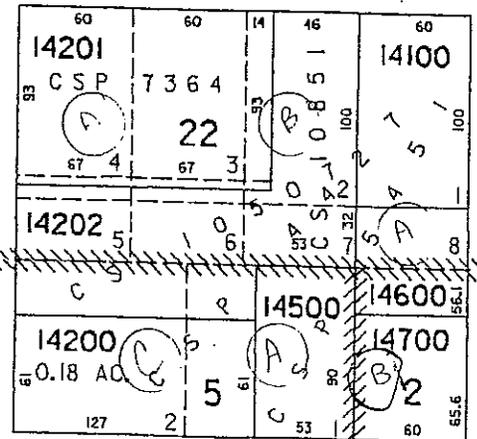
ST



DAVIS

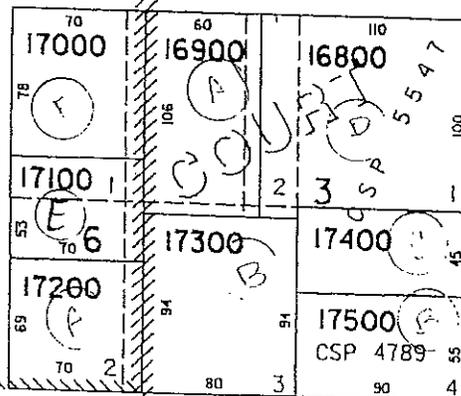
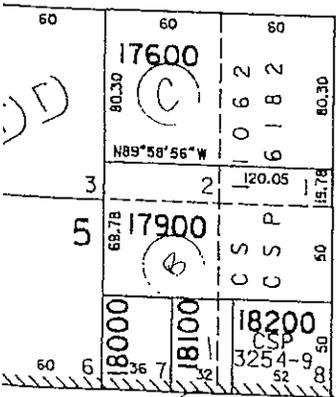


EVANS

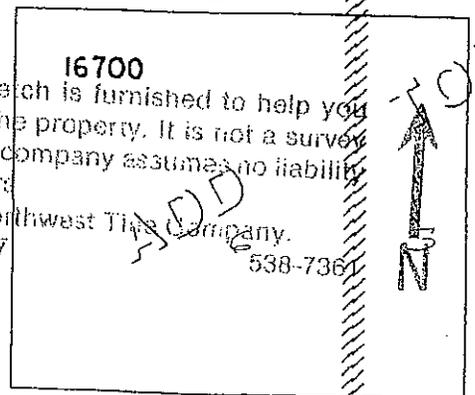


7TH

ST



This sketch is furnished to help you locate the property. It is not a survey and the company assumes no liability for errors.
Northwest Title Company.
538-736

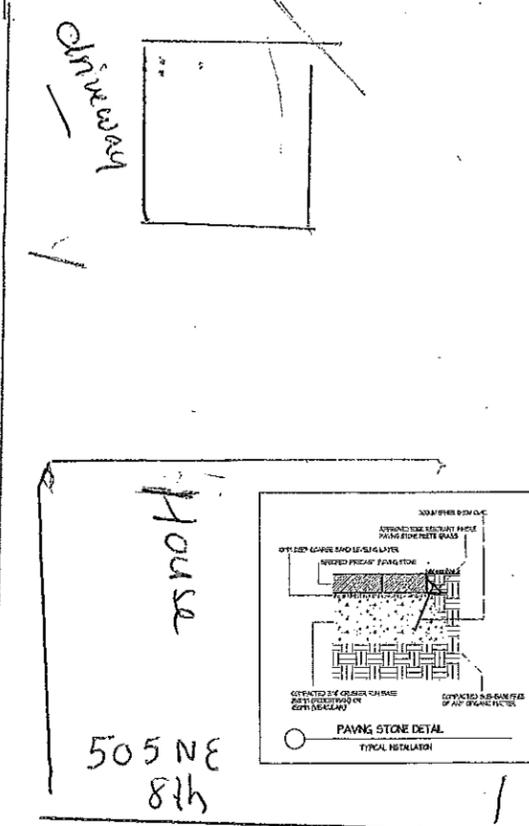
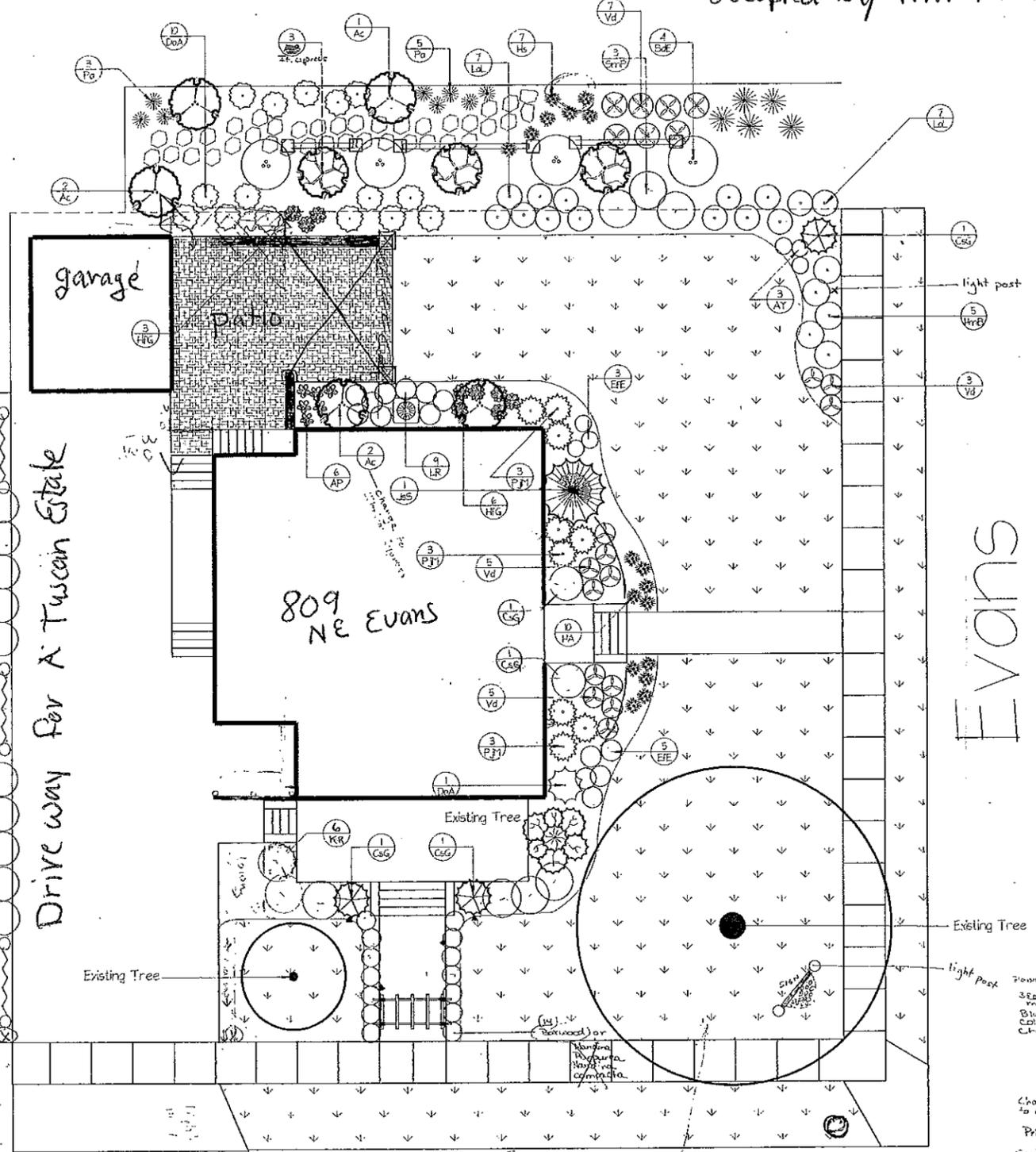


NO. 16700

805 NE EVANS owner Kevin Kinney occupied by First American Title

4119 NE 8th owned by Jacques Rental Proposal
at Liz Rolland / Vacation Rental

Summer Church + parking lot



Key	Qty	Botanical Name	Common Name	Remarks
Trees				
Ac	5	Acer circinatum	WIE MAPLE	5-6'
ApS	3	Acer palmatum SangoKaki	CORAL BARK JAPANESE MAPLE	6-7'
CsG	6	Cupressus sempervirens Glauca	BLUE ITALIAN CYPRESS	8-17'
JsS	11	Juniperus virginiana Skyrocket (J. squaratum Skyrocket)	SKYROCKET JUNPER	5-6'
Shrubs				
AY	3	Azalea Yellow Cloud	YELLOW CLOUD AZALEA	3 gal
BJE	4	Buxseja davidi Elfers Blue	ELFERS BLUE BUTTERFLY BUSH	1 gal
DaA	1	Daphne odora Aureo-margratal	VAREGATED WHITE DAPHNE	3 gal
EIE	8	Eucymne fortunei Emerald Gaety PP PEO	EMERALD GAETY EUCYMYUS	3 gal
HrB	5	Hydrangea macrocarpa Stee Blueus	BLUE BLOSSOM HYDRANGEA	3 gal
LR	4	Leucothoe Rainaul	RAINCOW LEUCOTHOE	3 gal
PJF	4	Platanis Japonica Mountain Fire	MOUNTAIN FIRE PERG	3 gal
SrP	3	Syringa meyeri Patini	DIWANE KOREAN LIAC	3 gal
Vd	20	Viburnum davidi	DAVID VIBURNUM	1 gal
Perennials and Annuals				
AP	6	Artemisia Fous Castle	FOUS CASTLE SAGE	1 gal
HA	10	Hemerocallis x Ann Abbott	ANN ABBOTT DAYLILY	1 gal
HGG	4	Hasta fortunei Gold Standard	GOLD STANDARD PLANTAN LLY	1 gal
Ld	14	Lavandula angustifolia Lady	ENGLISH LAVENDER	1 gal
Ornamental Grasses				
Hs	7	Hesketichia sempervirens	BLUE OAT GRASS	1 gal
Pa	8	Pennisetum alopecuroides	FOUNTAIN GRASS	1 gal
6 knockout roses low under evergreen tree				

C and D Landscape Co.
16330 NE McDougall Rd
Dayton, Or. 97114
503-864-3551

No.	Date	Revision

Client: Tuscan Estate
Address:

Scale: 1" = 8'

Plan No: 2006/08

Designer: Josh Kearns
Editor: Cal Kearns
Date: 3/22/06

8th
Copper beech
First American Title Company
First American Title Company

ORDINANCE NO. 4695

An Ordinance amending the City of McMinnville Comprehensive Plan Map from an existing Residential designation to a Commercial designation and a zone change from an R-4 (Multi-Family Residential) zone to an O-R PD (Office-Residential Planned Development) on two parcels of land totaling approximately .30 acres in size located at 809 and 825 NE Evans Street.

RECITALS

The Planning Commission received an application (CPA 2-99 / ZC 3-99) from Coran & Kinney, LLP dated January 15, 1999, requesting a comprehensive plan map amendment from an existing Residential designation to a Commercial designation and a zone change from an R-4 (Multi-Family Residential) zone to a C-3 PD (General Commercial Planned Development) zone on approximately .30 acres of land. The subject sites are located at 809 and 825 NE Evans Street, and are more specifically identified as Tax Lots 9600 and 10100, Section 21BB, T. 4S., R. 4 W., W.M.

A public hearing was held on February 18, 1999, at 7:30 p.m. before the McMinnville Planning Commission after due notice had been given in the local newspaper on February 13, 1999, and written notice had been mailed to property owners within 300 feet of the affected property; and

At said public hearing, testimony was received, the application materials and a staff report were presented; and

The Planning Commission, being fully informed about said request, found that said changes conformed to the zone change review criteria listed in Chapter 17.72.035 of Ordinance No. 3380 based on the material submitted by the applicant and the findings of fact and the conclusionary findings for approval contained in the staff report, all of which are on file in the Planning Department, and that the plan amendment and zone change are consistent with the Comprehensive Plan; and

The Planning Commission approved said comprehensive plan map amendment and zone change and has recommended said changes to the Council; and

Subsequently, the City Council called for a public hearing. In accordance with City ordinances, the public hearing was scheduled for April 13, 1999 at 7:30 p.m. in the McMinnville School District Board Room. Notice of said hearing was given by written notice to affected property owners and to the general public by legal notice in the local newspaper; and

The McMinnville City Council conducted the scheduled hearing at the time and dates specified above in accordance with the standards adopted in City of McMinnville Ordinance No. 3682. The testimony of the proponents and opponents was received and, in addition, the record generated by the McMinnville Planning Commission, supplemental staff reports, supplemental reports from other agencies and additional exhibits were duly incorporated into the record and were considered by the Council; now, therefore,

THE CITY OF McMINNVILLE ORDAINS AS FOLLOWS:

Section 1. That the Council adopts the findings and conclusions of the Planning Commission, staff report on file in the Planning Department, and the application filed by Coran & Kinney, LLP.

Section 2. That the Comprehensive Plan Map shall be amended from a Residential designation to a Commercial designation for the property described in Exhibit "A" which is attached hereto and incorporated herein by this reference.

Section 3. That the property described in Exhibit "A" is hereby rezoned from an R-4 (Multi-Family Residential) zone to an O-R PD (Office-Residential Planned Development) zone subject to the following conditions:

1. That signage proposed for the existing single-family residence located at 825 NE Evans Street be consistent with the requirements of Section 1;7.24.050 of the McMinnville Ordinance. The sign, if illuminated, must be indirectly illuminated and non-flashing. Further, that any proposal to alter the existing signage at 809 NE Evans Street shall follow these same restrictions.
2. That prior to the issuance of any building permits, the applicant, through continued coordination with the Planning Department and representatives of Sunrise Church, shall develop and draft a final parking agreement of sufficient scope to satisfy the off-street parking requirement of seven spaces.
3. That prior to the issuance of any building permits, the applicant shall submit a final site plan which illustrates placement of a van-accessible disabled person parking space, access aisle, sign, and direct access within the existing driveway. In addition, said plan shall illustrate the placement of one bicycle parking space.
4. That the conditions of CU 4-95 shall remain in full force and effect.

5. That the applicant install either a vegetative screen or fence along the northern property line in order to provide screening between the proposed commercial use of 825 NE Evans Street and the existing single-family residence to the north. Landscaping or fencing used for screening must maintain a clear vision area at the driveway exit. Within the clear vision area (measured at ten feet along the street right-of-way and the edge of the driveway) the maximum height of plantings or a fence equals 30 inches. Beyond the clear vision area, a maximum height of seven feet is allowed.

Passed by the Council this 13th day of April 1999, by the following votes:

Ayes: Aleman, Hughes, Kirchner, Payne, Rabe, Windle

Nays: _____

Approved this 13th day of April 1999.


MAYOR

Attest:


RECORDER PRO TEM

NOTICE

NOTICE IS HEREBY GIVEN that the McMinnville Planning Commission will hold a public hearing on the 16th day of April, 2015, at the hour of 6:30 p.m. in the McMinnville Civic Hall Building at 200 NE Second Street in the City of McMinnville, Oregon, to take testimony and evidence on the following matter:

DOCKET NUMBER

ZC 1-15 Elizabeth and Jacques Rolland request approval to amend Section 3 (4) of McMinnville Planned Development Ordinance No. 4695 to increase by one (from three to four) the number of guest sleeping rooms permitted in an existing bed and breakfast establishment. The subject site is located at 809 NE Evans and is further described as Tax Lot 10100, Section 21BB, T. 4 S., R. 4 W., W.M.

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 decision 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 requirements of McMinnville Ordinance No. 3380 (the Zoning Ordinance) with particular emphasis on Section 17.03.020 (Purpose), Chapter 17.24 (O-R, Office Residential) Zone, Chapter 17.51 (Planned Development Overlay), Chapter 17.72 (Applications and Review Process), and Chapter 17.74 (Review Criteria).

Failure to raise an issue in person or by letter prior to the close of the public hearing with sufficient specificity to provide the Planning Commission opportunity to respond to the issue, 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 the proposed conditions of approval with sufficient specificity to allow this Commission to respond to the issue precludes an action for damages in circuit court.

The decision-making criteria, application, and records concerning this matter are available in the McMinnville Planning Department office at 231 NE Fifth Street, McMinnville, Oregon, during working hours.

For additional information, please contact Doug Montgomery, Planning Director, at the above address, or phone (503) 434-7311.

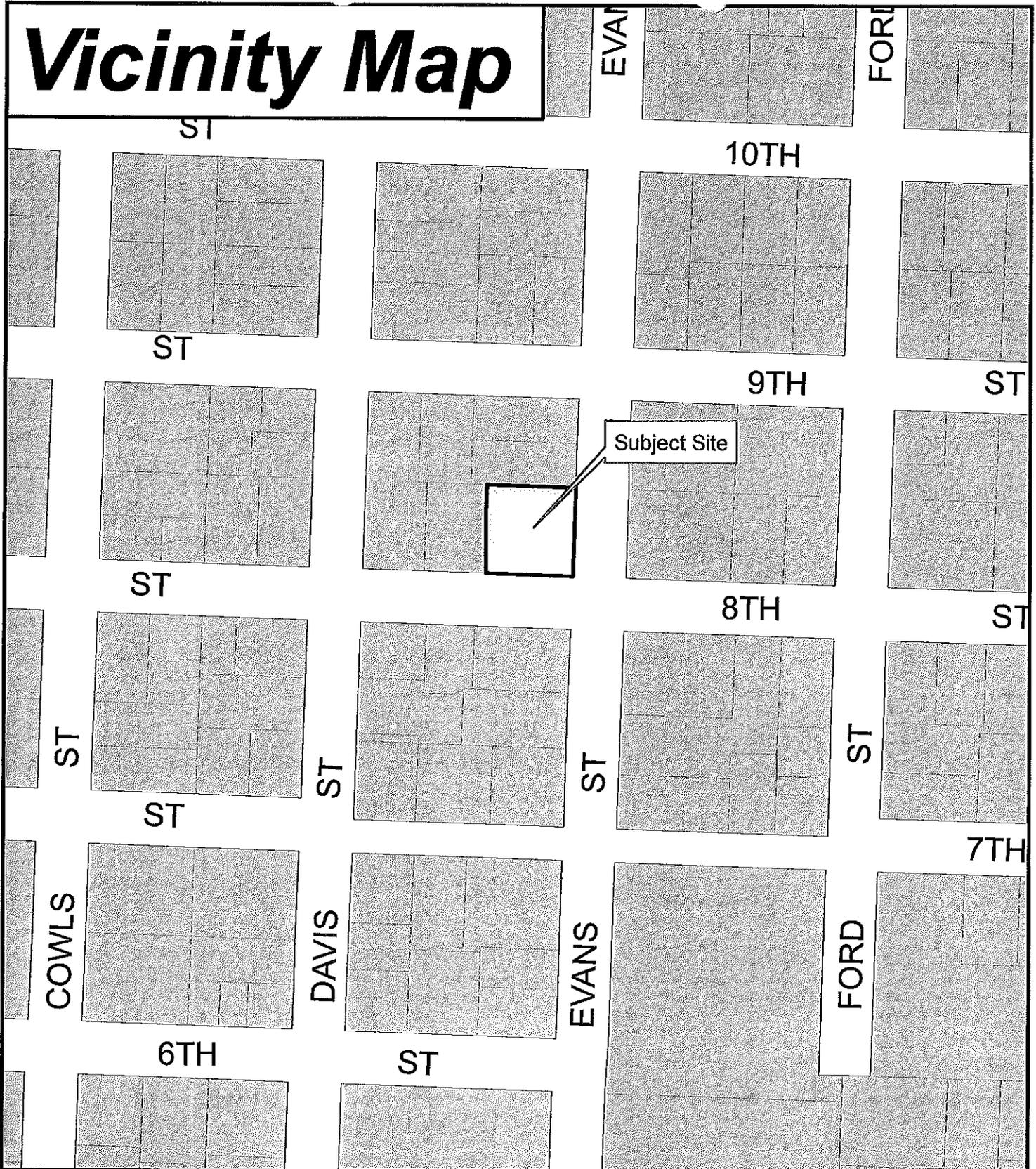
The meeting site is accessible to handicapped individuals. Assistance with communications (visual, hearing) must be requested 24 hours in advance by contacting the City Manager (503) 434-7405 – 1-800-735-1232 for voice, or TDY 1-800-735-2900.



Doug Montgomery, AICP
Planning Director

(Map of area on back)

Vicinity Map



Geographic Information System



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

Map No.	Tax Lot	Site Address	Owner	Athn:	Mailing Address	City State	Zip
1	R4421BB14600	715 NE FORD ST	SHAWN KEVIN	SHAWN KEVIN G & SHIRLEY A	715 NE FORD ST	MCMINNVILLE OR	97128
2	R4421BB13200	707 NE DAVIS ST	DEWOLF GREG	DEWOLF ELIZABETH A	15625 SW HILLSBORO HWY	HILLSBORO OR	97123
3	R4421BB14001		KOCH EZRA	KOCH EZRA TRUSTEE &	720 NE DAVIS ST	MCMINNVILLE OR	97128
4	R4421BB14000	407 NE 7TH ST	ALLEN BRADLEY	ALLEN BRADLEY G	PO BOX 389	MCMINNVILLE OR	97128
5	R4421BB13900	421 NE 7TH ST	CERQUA CAROL	CERQUA CAROL A	421 NE 7TH ST	MCMINNVILLE OR	97128
6	R4421BB13800	701 NE EVANS ST	DRABKIN JULES	TANKERSLEY TOM 1/2	PO BOX 625	MCMINNVILLE OR	97128
7	R4421BB14500	525 NE 7TH ST	PLUM TREE	PLUM TREE PROPERTIES LLC	14190 NW BERRY CREEK RD	MCMINNVILLE OR	97128
8	R4421BB14200	704 NE EVANS ST	PEAR TREE	PEAR TREE PROPERTIES LLC	14190 NW BERRY CREEK RD	MCMINNVILLE OR	97128
9	R4421BB05100	934 NE DAVIS ST	WINTER GORDON	WINTER GORDON L & RACHEAL N	934 NE DAVIS ST	MCMINNVILLE OR	97128
10	R4421BB06100	504 NE 10TH ST	TUTTLE NANCY	TUTTLE NANCY A	504 NE 10TH ST	MCMINNVILLE OR	97128
11	R4421BB06000	518 NE 10TH ST	DUNN SHANNON	DUNN SHANNON M	518 NE 10TH ST	MCMINNVILLE OR	97128
12	R4421BB05300	921 NE EVANS ST	MERCER JAYNE	MERCER JAYNE M	921 NE EVANS ST	MCMINNVILLE OR	97128
13	R4421BB05200	926 NE DAVIS ST	MCCANDLIS DEWEY	MCCANDLIS DEWEY W & LINDALEE J	425 AVENUE D	SNOHOMISH WA	98290
14	R4421BB04800	909 NE DAVIS ST	WICHERT FRANK	WICHERT FAMILY TRUST	931 SW OROLE ST	MCMINNVILLE OR	97128
15	R4421BB05400	920 NE DAVIS ST	PARTIDA AGUSTIN	PARTIDA AGUSTIN & MARIA A	920 N DAVIS ST	MCMINNVILLE OR	97128
16	R4421BB05600	429 NE 9TH ST	CARRILLO KIRK	CARRILLO KIRK A & CATHY R	429 E 9TH ST	MCMINNVILLE OR	97128
17	R4421BB05700	905 NE EVANS ST	HATFIELD DAVID	HATFIELD LINDA	905 NE EVANS ST	MCMINNVILLE OR	97128
18	R4421BB06300	515 NE 9TH ST	MILLER MELANIE	MILLER MELANIE S	515 NE 9TH ST	MCMINNVILLE OR	97128
19	R4421BB06400	527 NE 9TH ST	PRATER PHIL	PRATER PHIL E	527 NE 9TH ST	MCMINNVILLE OR	97128
20	R4421BB06500	543 NE 9TH ST	ROSENBALM MARTIN	ROSENBALM MARTIN T & DOROTHY L	1960 NE SEAVY AVE	CORVALLIS OR	97330
21	R4421BB06200	509 NE 9TH ST	COE JACK	COE JACK & JUNE L	509 NE 9TH ST	MCMINNVILLE OR	97128
22	R4421BB05500	906 NE DAVIS ST	CONKLIN MATTHEW	CONKLIN MATTHEW R & LINDSEY A	906 NE DAVIS ST	MCMINNVILLE OR	97128
23	R4421BB04900	907 NE DAVIS ST	GRANGER HERBERT	GRANGER HERBERT & BEVERLY A	907 N DAVIS	MCMINNVILLE OR	97128
24	R4421BB10400	322 NE 9TH ST	LESSES WILLIAM	LESSES WILLIAM J	322 NE 9TH ST	MCMINNVILLE OR	97128
25	R4421BB10300	350 NE 9TH ST	WALLACE ANDREW	WALLACE FAMILY TRUST	807 NW BIRCH ST	MCMINNVILLE OR	97128
26	R4421BB09800	826 NE DAVIS ST	FIRST CHURCH	FIRST CHURCH OF CHRIST SCIENTIST	806 N DAVIS ST	MCMINNVILLE OR	97128
27	R4421BB09700	418 NE 9TH ST	SANDERS WILLIAM	SANDERS FAYE (WROS)	5200 IRVINE BLVD NO 204	IRVINE CA	92620

Map No.	Tax Lot	Site Address	Owner	Attr:	Mailing Address	City State	Zip
28	R4421BB09500	835 NE EVANS ST	AMERSON PEARL	AMERSON UNRECORDED LIVING TRUST	11150 NW REX BROWN RD	CARLTON OR	97111
29	R4421BB09000	825 NE FORD ST	SUNRISE CHURCH	SUNRISE CHURCH	823 NE FORD ST	MCMINNVILLE OR	97128
30	R4421BB08900	825 NE FORD ST	SUNRISE CHURCH	SUNRISE CHURCH	823 NE FORD ST	MCMINNVILLE OR	97128
31	R4421BB10200	827 NE DAVIS ST	BURCHAM BRIAN	BUSHART CARLEY M	725 NE 7TH ST	MCMINNVILLE OR	97128
32	R4421BB09600	825 NE EVANS ST	KINNEY KEVIN	KINNEY KEVIN J & NANCY J	27200 NE BELL RD	NEWBERG OR	97132
33	R4421BB09100	825 NE FORD ST	SUNRISE CHURCH	SUNRISE CHURCH	823 NE FORD ST	MCMINNVILLE OR	97128
34	R4421BB10900	329 NE 8TH ST	BIORLIN STEPHEN	BIORLIN STEPHEN D & DOMINIQUE	329 NE 8TH ST	MCMINNVILLE OR	97128
35	R4421BB11000	343 NE 8TH ST	BORGAES HOLDINGS	S4 RANCH LLC	PO BOX 1707	MCMINNVILLE OR	97128
36	R4421BB10000	419 NE 8TH ST	ROLLAND JACQUES	ROLLAND ELIZABETH S	809 NE EVANS ST	MCMINNVILLE OR	97128
38	R4421BB09200	505 NE 8TH ST	HIBBS GEORGE	HIBBS GEORGE R	505 E 8TH ST	MCMINNVILLE OR	97128
39	R4421BB09300	527 NE 8TH ST	MENDEZ JENNIFER	MENDEZ JENNIFER TRUST	2660 WINDSOR AVE NE	SALEM OR	97301
40	R4421BB09400	537 NE 8TH ST	TOLEDO JOHN	TOLEDO JOHN B & WIANGFA	537 NE 8TH ST	MCMINNVILLE OR	97128
41	R4421BB12500	326 NE 8TH ST	SAUM-HUMELAND CINDY	SAUM-HUMELAND CINDY I	326 NE 8TH ST	MCMINNVILLE OR	97128
42	R4421BB12400	328 NE 8TH ST	DRABKIN JULES	DRABKIN JULES	307 NE 7TH ST	MCMINNVILLE OR	97128
43	R4421BB13500	740 NE DAVIS ST	VAYNER ARKADY	STREANO GINO 1/3	2563 NW 3RD TER	GRESHAM OR	97030
44	R4421BB13400	420 NE 8TH ST	HOLDEN JOLENE	HOLDEN JOLENE M	420 NE 8TH ST	MCMINNVILLE OR	97128
45	R4421BB13300	775 NE EVANS ST	FINANCE NORTHWEST	FINANCE NORTHWEST LLC	2070 WOODHILL ST NW	SALEM OR	97304
46	R4421BB14201	510 NE 8TH ST	WARR DORIS	WARR DORIS J LIVING TRUST	1850 NW DORAL ST	MCMINNVILLE OR	97128
47	R4421BB14202	706 NE EVANS ST	ECKER RICHARD	ECKER RICHARD I	706 NE EVANS ST	MCMINNVILLE OR	97128
48	R4421BB14100	733 NE FORD ST	SARGENT JEFF	SARGENT JEFF & JULIA	733 NE FORD ST	MCMINNVILLE OR	97128
49	R4421BB12800	721 NE DAVIS ST	MCKINNEY THOMAS	MCKINNEY THOMAS M JR & AUDREY R	721 NE DAVIS ST	MCMINNVILLE OR	97128
50	R4421BB13600	720 NE DAVIS ST	KOCH EZRA	KOCH EZRA TRUSTEE &	720 NE DAVIS ST	MCMINNVILLE OR	97128
51	R4421BB13700	723 NE EVANS ST	JULSON J	JULSON J C & JULIE A	975 W 20TH	MCMINNVILLE OR	97128
Owner	R4421BB10100	809 NE EVANS ST	ROLLAND JACQUES	ROLLAND JACQUES L & ELIZABETH S	809 NE EVANS ST	MCMINNVILLE OR	97128

Historic Resources Survey
 City of McMinnville
 Yamhill County, Oregon



Site No. 17.5a Aerial Map J-19, K-10
 Block 18 Lot 7 and 8
 Addition John's
 Tax Lot 4421BB 10100
 Address 809 N. Evans
 Common Name Williams House
 Historic Name Williams House *CAROL JONES*
 Present Owner Donna Allison *CAROL JONES*
 Present Use Residence
 Original Use Residence *R. CHAS. & ...*
 Builder or Architect Unknown
 Outbuildings Detached two-car garage
 Date of Construction 1929

-Condition Assessment on Reverse Side-

A395

R-4

Statement of historical significance and description of property:

This is an imposing two and one half story, twentieth century example of colonial revivalism. It has a regular five-bayed Georgian facade with central front door protect by a flat-roofed portico with balustrade atop. Three dormers range symmetrically across the east side (front) of the gabled roof. The house sits on a corner lot and the south elevation (gable end) has a full width balustraded portico. Both porticos are supported by fluted Doric columns. The rear of the house has a central gabled ell and an off-center portico similar to the others but with smaller columns. There is a cement basement and siding is wide, lap wetherboard. Corner boards have capitals and the eaves return. Fenestration is regular on the facade and gable ends. Windows are all either four or six over one, doublehung sash with functional shutters. An outside chimney rises centrally from the south gable end.

A large copper beech ornaments the front yard.

Secondary Resource No. 313

Williams House, 809 N. Evans, McMinnville, Oregon (Built 1929)

Condition of structure:

 X A Excellent

 B Good

- 1. Slight damage to porch steps.
- 2. Small cracks in walls, chimneys.
- 3. Broken gutters or downspouts.
- 4. In need of paint.

 C Fair

- 1. Holes in walls.
- 2. Open cracks.
- 3. Missing material in small area.
- 4. Rotten sills or frames.
- 5. Deep wear on stairs.
- 6. Poor or no foundation.

 D Poor

- 1. Sagging walls or roof.
- 2. Holes, open cracks, missing material over large areas.
- 3. Unrepaired storm or fire damage.

Recorded by Janice Rutherford Date August 17, 1980

Sources Consulted:



WILLIAMS HOUSE

(Not Included in Tour)

When people spend long happy joy filled hours planning a house, it becomes something special, not only to its owners but to the people who pass by it on the street and to the people who are entertained in it. Such a house is the Williams' house on the corner of 8th and Evans.

Before the house was built in 1928, Dr. Williams, his wife and little daughter spent many Sunday afternoons driving around Portland and Salem looking at Colonial style homes. When one struck the doctor's fancy, he stopped the car, walked up to the front door and rang the doorbell. In this way he got many ideas for the home which he later built.

The basement of the house was dug with teams of horses. The building was started in April with Mr. Babbs of Albany doing the building. The woodwork inside was of Honduras mahogany obtained from Frank Morrell who formerly owned the Copeland Lumber Co. The inside was hand-finished by Mr. Newman, who had a paint shop in town.

The cedar shingle roof put on in 1928 is still on the house. Bunker oil and lamp black was used on the roof.

The house is owned today by Dr. and Mrs. Paul Howard.

1975 INTERVIEW WITH DR. CHARLES L. WILLIAMS
AND CLARA WILLIAMS - 1975

Doug Montgomery

From: coejack1@frontier.com
Sent: Wednesday, April 01, 2015 4:27 PM
To: Doug Montgomery
Subject: A Tuscan Estate

Hi Doug,

I just wanted to voice my support for Liz and Jacques Rolland. We live one block away at 509 NE 9th St and they have been wonderful neighbors. Their residence/ business is a pleasure to look at; always being well maintained. There have never been any noise issues. In short, I couldn't ask for better neighbors and my husband and I fully support them in their request to increase the number of guest rooms from 3 to 4.

Respectfully,

June and Jack Coe

To Doug Montgomery planning director,

In the matter of docket number ZC 1-15, I would like to give my support for the added room at the Tuscan Estate. They have always been great neighbors. Their business has always been very well maintained and the guests have been polite and quiet. They are a great asset to the neighborhood and city.

Thank you

Phil E. Prater

527 e 9th st

Phil E Prater 971 261 7105