

ORDINANCE NO. 4949

An Ordinance amending the current Evergreen Aviation and Space Museum campus master plan to accommodate an Adventure Park and ancillary improvements.

RECITALS

On October 13, 2011, Evergreen Aviation submitted an application to the City of McMinnville requesting to amend the current master plan for the Evergreen Aviation campus by adding an "adventure park" to the north of the original Aviation Museum that would include an aerial adventure course, tower, and obstacle courses for children, adult and team use. In addition, a 128-space off-street parking area is proposed to the west of this adventure park. To accommodate these two new additions to the plan, the proposed student housing and restoration facilities would be relocated to an area within the eastern portion of the Evergreen campus. The property is located at 500 NE Captain Michael King Smith Way and is further described as Tax Lots 600, 601, and a portion of 1300, Section 23, T. 4 S., R. 4 W., W.M.

The McMinnville Planning Commission held a public hearing on November 17, 2011, at 6:30 p.m. in the McMinnville Civic Hall on the proposed amendments after due notice had been given in the local newspaper on November 9, 2011, and written notice had been mailed to owners of property located within 300 feet of the affected property. Notice was also provided to affected agencies including those from the City of McMinnville, Yamhill County, the Oregon Department of Transportation, Oregon Division of State Lands Wetlands Program, and the Oregon Department of Fish and Wildlife.

At the conclusion of the November 17th hearing and based upon the testimony received, the Planning Commission recommended that the proposed amendments to the master plan as recommended by staff be approved; 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 Evergreen Aviation.

Section 2. That the proposed amendments to the current master plan for Evergreen Aviation, dated November 3, 2011 ("Attachment 1a" in the applicant's submitted material) are hereby approved subject to the following conditions:

1. That the site plan submitted by the applicant as part of this application, and identified as Exhibit 3 (c) in this report, shall be placed on file with the Planning Department and become binding on the applicant. The applicant will be responsible for requesting permission of the Planning Commission for any major change of the details of the adopted site plan. Minor changes to the details of the adopted plan may be approved by the City Planning Director. It shall be the Planning Director's decision as to what constitutes a major or minor change. An appeal from a ruling by him may be made only to the Commission. Review of the Planning Director's decision by the Planning Commission may be initiated at the request of any one of the commissioners.

2. That this approval is limited to the Adventure Park and ancillary uses (such as restrooms, etc.) and associated parking lot to the west. Prior to the development of other uses (e.g., student housing, restoration building, etc.) within the subject site, the applicant shall prepare and submit detailed plans to the City for review and approval. Such review shall occur consistent with the City's planned development amendment process. As part of that review and approval process, the City may amend the conditions of this planned development to address identified infrastructure, environment or land use compatibility issues.
3. That a detailed drainage and grading plan shall be submitted to the City Engineer for review and approval prior to the issuance of any development permits. Plans shall include details regarding the site parking lot. Said plan shall include a detailed storm drainage plan which incorporates the requirements of the City's Storm Drainage Master Plan. Said plan must be approved prior to construction of the proposed driveways, parking lot, and any other drainage system components. Any utility easements needed to comply with the approved plan must be reflected on submitted drawings.
4. That a detailed sanitary sewage collection plan shall be submitted to the City Engineering Department for their review. Said plan shall incorporate the requirements of the City's Collection System Facilities Plan. Any utility easements needed to comply with the approved plan must be reflected on submitted drawings. Note that the application indicates that "the planned restroom north of the Aviation Museum may be served by a septic system." Per the requirements of Chapter 13 of the City's Municipal Code, as adopted by Ordinance 4761, the use of a septic system for the restroom will not be allowed, and the applicant will need to construct a connection to the existing sanitary sewer system serving the site.
5. That the applicant shall be responsible for evaluating the impact of the proposed development on the capacity of the existing public sanitary sewer conveyance system and pump station(s) in the area. Any pump station and/or conveyance system improvements necessary to accommodate the proposed flows from the development shall be completed by the applicant prior to the issuance of a certificate of occupancy.
6. That, if so required by the Oregon Department of Transportation (ODOT), the applicant shall submit a detailed Traffic Impact Study to ODOT for review and demonstration of consistency with the requirements of OAR 660-012-0060 (Transportation Planning Rule). The scope of work for this study shall be coordinated with ODOT. All improvements required by ODOT as a result of their review of that study shall be installed at the applicant's expense prior to release of occupancy permits (temporary or final) for the proposed structures.
7. That prior to the issuance of building permits for the development, the applicant will pay the appropriate sanitary sewer and transportation system development charges (SDCs) for the proposed development. Given that the adventure park land use does not have a basis for the calculation of the transportation SDC in the City's adopted methodology, the applicant shall provide trip generation information for the proposed use, consistent with the adopted methodology, prepared by a registered traffic engineer.

Passed by the Council this 10th day of January 2012, by the following votes:

Ayes: Hill, Jeffries, May, Menke, Ruden

Nays: _____

Approved this 10th day of January 2012.



MAYOR

Attest:

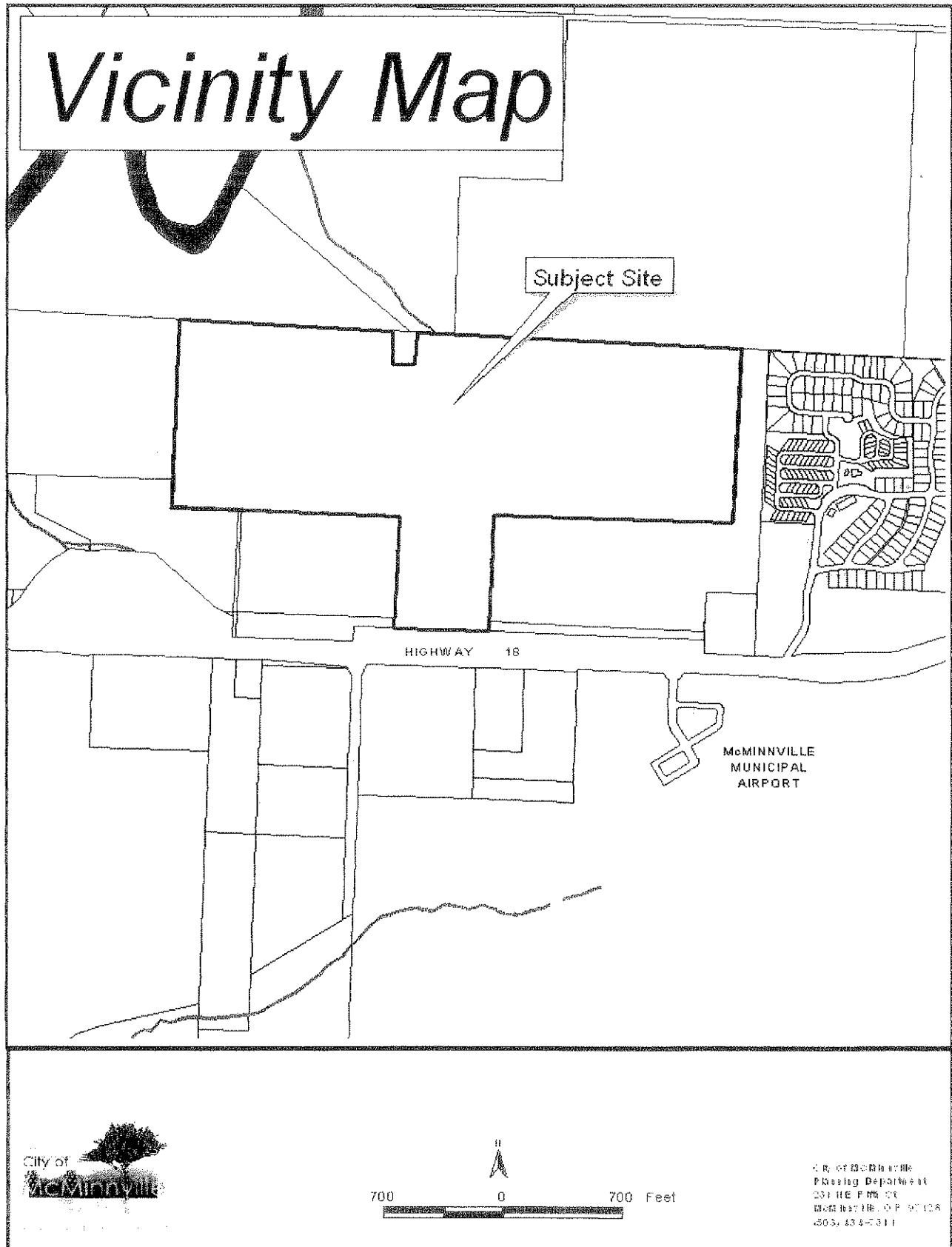


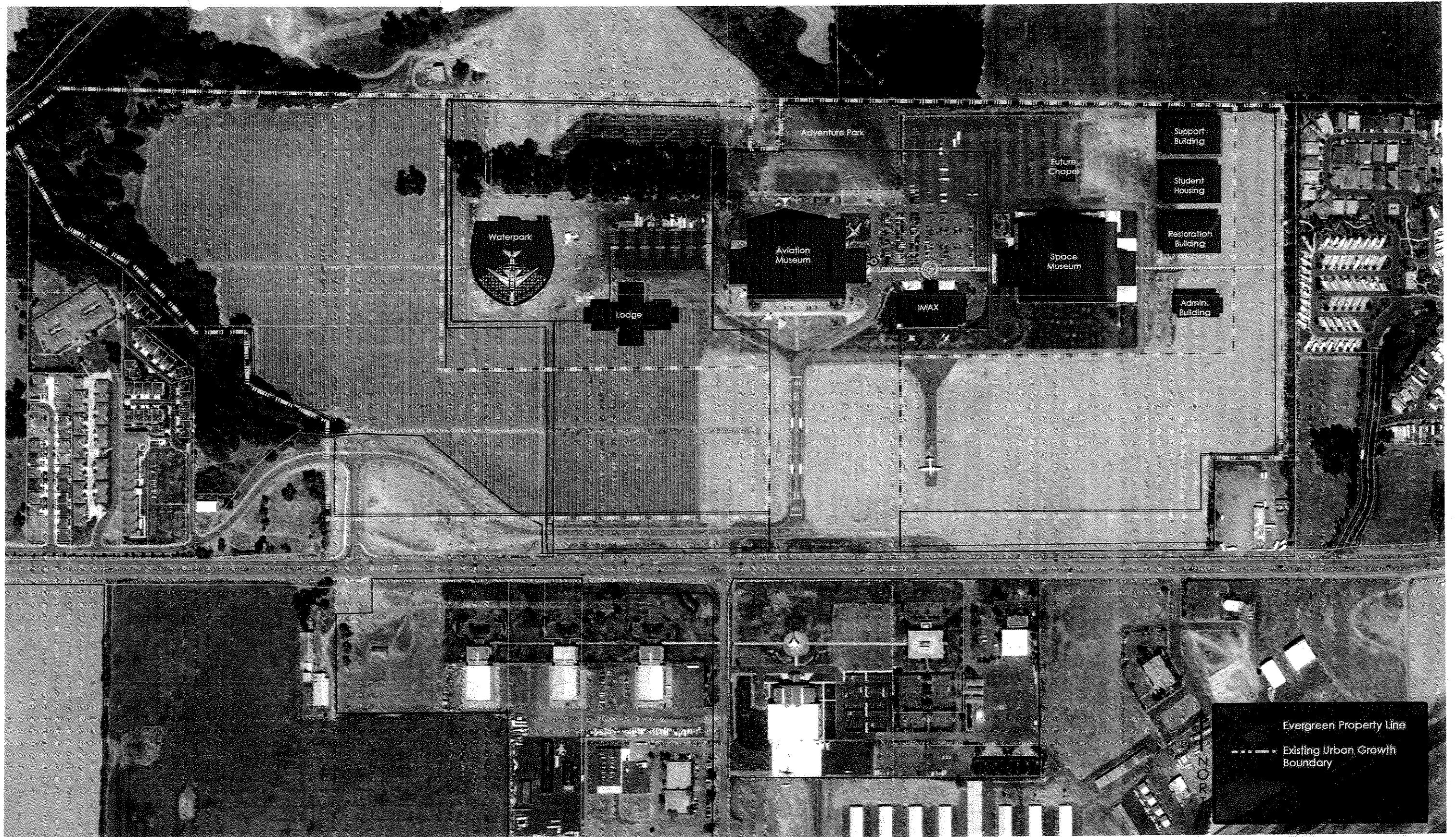
CITY RECORDER

Approved as to form:



CITY ATTORNEY

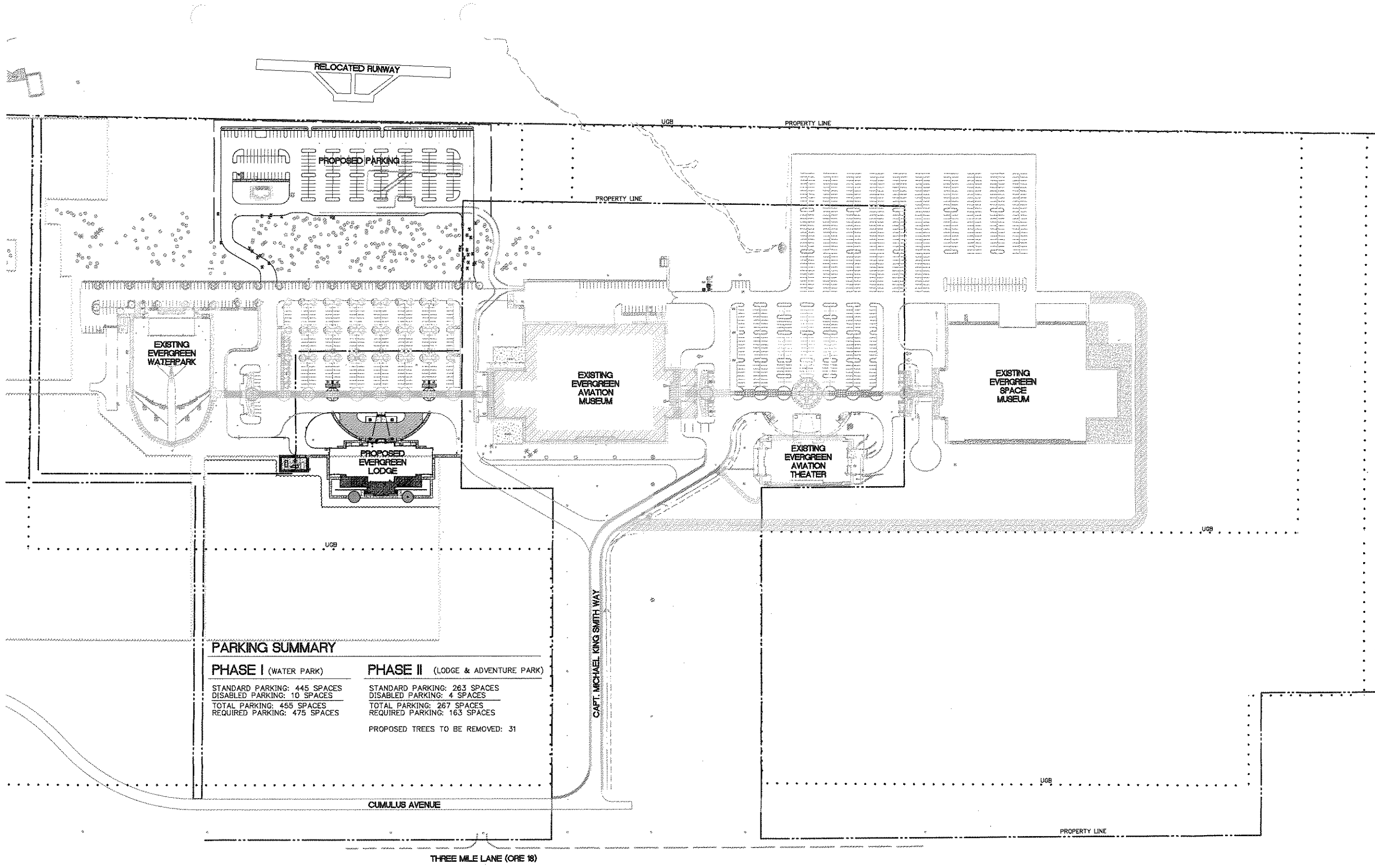




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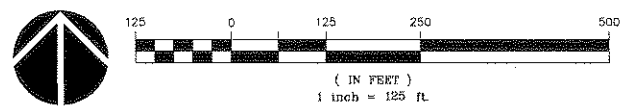
November 3, 2011

Attachment 1b: Evergreen Proposed Master Plan



PARKING SUMMARY

PHASE I (WATER PARK)	PHASE II (LODGE & ADVENTURE PARK)
STANDARD PARKING: 445 SPACES	STANDARD PARKING: 263 SPACES
DISABLED PARKING: 10 SPACES	DISABLED PARKING: 4 SPACES
TOTAL PARKING: 455 SPACES	TOTAL PARKING: 267 SPACES
REQUIRED PARKING: 475 SPACES	REQUIRED PARKING: 163 SPACES
	PROPOSED TREES TO BE REMOVED: 31



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Client

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REVISIONS:

REVISION	REVISIONS THIS SHEET	REVISION DELTA	REVISION CLOSING DATE

SHEET TITLE:
DETAIL SITE PLAN

DRAWN BY: KLA
 CHECKED BY: BDN
 SHEET:

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JOB NO. **2080154.01**