



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

**NOTICE OF PENDING ADMINISTRATIVE DECISION
THREE MILE LANE DEVELOPMENT REVIEW
375 SE NORTON LANE**

NOTICE IS HEREBY GIVEN that an application has been submitted to the McMinnville Planning Department to be reviewed under the Three Mile Lane Design standards. The purpose of this notice is to provide an opportunity for surrounding property owners to submit comment regarding this application prior to a decision by the Planning Director. Please contact Tom Schauer with any questions at (503) 474-5108.

DOCKET NUMBER: TML 1-19 (Three Mile Lane Development Review)

REQUEST: Request for new signage which is subject to the design review standards of the Three Mile Lane Planned Development Overlay. The property is located at 375 SE Norton Lane and more specifically described as Tax Lot 402, Section 27, T.4 S., R. 4 W., W.M.

APPLICANT: Pikes Northwest LLC, on behalf of Robert Investments Co. LLC

SITE LOCATION: 375 SE Norton Lane

MAP & TAX LOT(S): R4427 00402

ZONING & OVERLAYS: C-3 PD (General Commercial), Planned Developed Ordinance 4667; Three Mile Lane Planned Development Overlay, Zone 3; Airport Overlay Zone (Horizontal Zone)

MMC REQUIREMENTS: Section 6 of the Three Mile Lane Planned Development Overlay Ordinance and Sections 17.72.090 & 17.72.110 of the Zoning Ordinance provide for review of the application as a Planning Director's decision subject to approval of the Three Mile Lane Design Review Committee. The application is subject to the procedures of Section 17.72.110 of the Zoning Ordinance, the Criteria in Sections 4 and 5 of the Three Mile Lane Planned Development Overlay Ordinance, and the Criteria in Section 3 of Planned Development Overlay Ordinance 4667. The goals and policies of Volume II of the Comprehensive Plan are also review criteria. (See reverse side for summary of criteria).

NOTICE DATE: August 8, 2019

Persons are invited to register any statement in person, by attorney, or by mail to the McMinnville Planning Department to assist the Planning Director in making a decision on this application. Should you wish to submit comments or testimony on this application, please call the Planning Department office at (503) 434-7311, or forward them by mail to 231 NE Fifth Street, McMinnville, OR 97128, or by email to tom.schauer@mcminnvilleoregon.gov.

Alternatively, during this comment period, you may request that the application be considered at a public hearing before the McMinnville Planning Commission. A request for hearing must state the basis for the request.

**COMMENTS OR A REQUEST FOR HEARING MUST BE RECEIVED NO LATER THAN
5:00 pm, August 22, 2019**

If a request for hearing has not been received, the Planning Director will issue a decision within 30 days following the close of the comment period. Notice of the decision will be provided to the applicant and any person who submitted comments during the comment period. The Planning Director's decision may be appealed to the Planning Commission within 15 days of the date the notice of decision is mailed, in accordance with Section 17.72.170 of the Zoning Ordinance. Any appeal shall set forth the basis for the appeal.

Issues which may provide the basis for an appeal to the Land Use Board of Appeals (LUBA) shall be raised in writing prior to the expiration of the comment period and shall be raised with sufficient specificity to enable the decision-maker to respond to the issue.

The decision-making criteria, application, and records concerning this matter are available in the McMinnville Planning Department office at 231 NE 5th Street, McMinnville, Oregon during working hours and on the Planning Department's portion of the City of McMinnville webpage at www.mcminnvilleoregon.gov.

REVIEW CRITERIA:

Three Mile Lane Planned Development Overlay Ordinance

- Section 4. Policies
- Section 5. Signs

Planned Development Overlay Ordinance 4667

- Section 3. C-3 PD Conditions

Comprehensive Plan

- Volume II: Goals and Policies

Vicinity Map

