



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

**NOTICE OF PENDING ADMINISTRATIVE DECISION
THREE MILE LANE DEVELOPMENT REVIEW
240 NE FIRCREST DRIVE**

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 comments regarding this application prior to a decision by the Planning Director. Please contact Chuck Darnell with any questions at (503) 434-7330.

DOCKET NUMBER: TML 3-19 (Three Mile Lane Development Review)

REQUEST: Request for Three Mile Lane Development Review to allow for the construction of a new monument sign for a new apartment complex. The property is located at 240 NE Fircrest Drive and more specifically described as Tax Lot 900, Section 23, T.4 S., R. 4 W., W.M.

APPLICANT: Matthew Conser, on behalf of Evergreen Valley Apts, LLC

SITE LOCATION(S): 240 NE Fircrest Drive
(see attached map)

MAP & TAX LOT(S): R4423 00900

ZONE(S): R-4 (Multiple Family Residential)

MMC REQUIREMENTS: McMinnville Municipal Code (MMC), Chapter 17.62; Ordinance Nos. 4131 and 4572
(see reverse side for specific review criteria)

NOTICE DATE: December 10, 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 chuck.darnell@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, December 24, 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:

McMinnville Municipal Code:

17.62.070 Permanent Sign Regulations. Permanent signs may be erected and maintained only in compliance with the following specific provisions:

A. Residential (R-1, R-2, R-3, and R-4) zones.

1. Each subdivision or multi-family complex is permitted one permanent monument sign not to exceed six (6) feet in height and forty-eight (48) square feet in area. The sign shall be nonilluminated.

Ordinance Nos. 4131 and 4572 (Three Mile Lane Planned Development Overlay):

All applicable standards and policies in Ordinance Nos. 4131 and 4572 apply to this request.

Specifically, Section 4 (Policies) and Section 5 (Signs) of Ordinance No. 4572

Comprehensive Plan Goals and Policies:

All applicable goals and policies apply to this request.

Vicinity Map

