



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

**NOTICE OF PENDING ADMINISTRATIVE DECISION
TENTATIVE PARTITION
R4415 03402**

NOTICE IS HEREBY GIVEN that an application for a partition of land has been submitted to the McMinnville Planning Department. 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 Chuck Darnell with any questions at (503) 434-7311.

DOCKET NUMBER: MP 1-20 (Tentative Partition)

REQUEST: Approval to partition an approximately 7.77 acre parcel of land into three (3) parcels approximately 2.55, 2.54, and 2.50 acres in size. The subject site is located on the northeast corner of the intersection of NE Miller Street and NE Riverside Drive, between NE Miller Street and NE Colvin Court. The subject site is more specifically described as Parcel 3, Partition Plat 2001-35, and is also identified as Tax Lot 3402, Section 15, T.4 S., R. 4 W., W.M.

APPLICANT: Trumpt LLC

SITE LOCATION(S): Northeast corner of the intersection of NE Miller Street and NE Riverside Drive (see attached map)

MAP & TAX LOT(S): R4415 03402

ZONE(S): M-2 PD (General Industrial Planned Development)

MMC REQUIREMENTS: McMinnville Municipal Code (MMC), Chapter 17.42 and Chapter 17.53 (see reverse side for specific review criteria)

NOTICE DATE: March 23, 2020

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, 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. (Please see MMC Section 17.72.120).

Appeals of the Planning Director decision need to be made to the Planning Commission. Failure to raise an issue in person or by letter precludes appeals to the Planning Commission on this issue. (Please see MMC Section 17.72.170)

**COMMENTS OR REQUESTS FOR HEARING MUST BE RECIVED NO LATER THAN
5:00 pm, APRIL 6, 2020**

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:

MMC Chapter 17.53 (Land Division Standards):

All applicable standards and criteria Chapter 17.53 apply to this request. In particular, the following sections of Chapter 17.53 apply to this request:

- 17.53.060 – Submission of Tentative Partition Plat
- 17.53.105 – Lots
- 17.53.100-140 – Approval of Streets and Ways
- 17.53.150-153 – Improvements

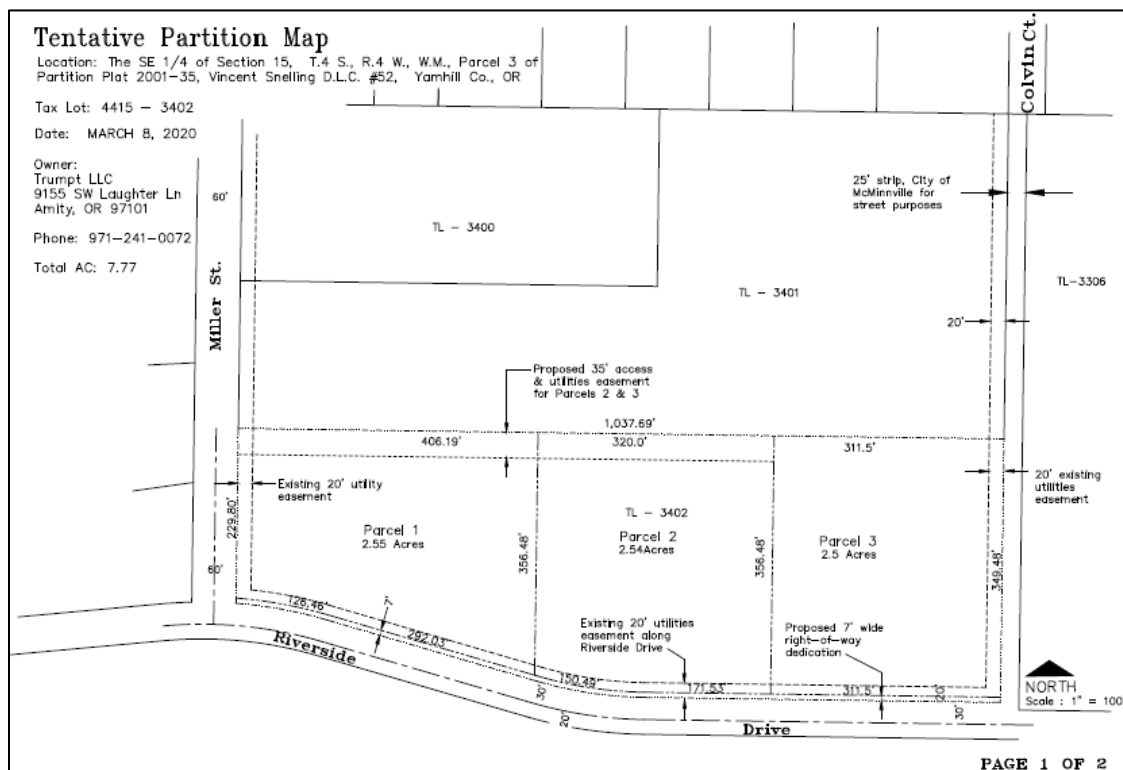
MMC Chapter 17.42 (M-2 General Industrial Zone):

All applicable standards and criteria in Chapter 17.42 apply to this request.

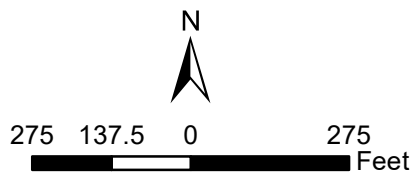
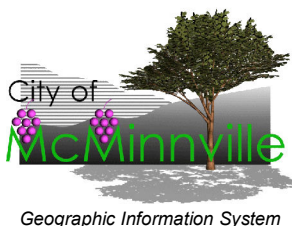
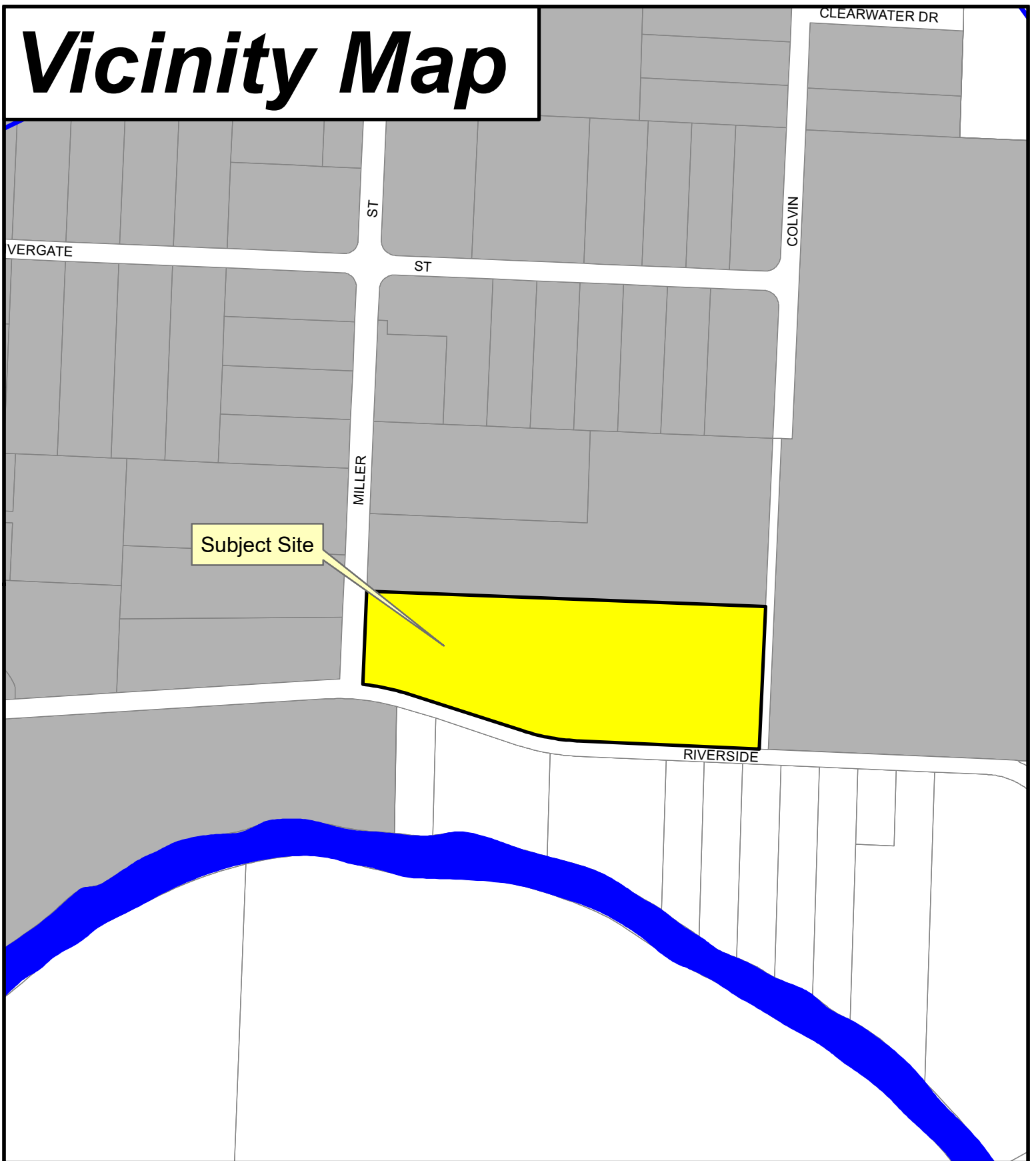
Comprehensive Plan Goals and Policies:

All applicable goals and policies apply to this request.

PROPOSED PARTITION PLAN:



Vicinity Map



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Planning Department
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