



Nancy L. Case
3500 SW Redmond Hill Rd.
McMinnville, OR 97128

March 20, 2020

In reference to docket number MP 2-20 (Minor Partition)

I respectfully submit my concerns pertaining to the pending administrative decision concerning the minor partition referenced above:

The city property concerned is accessed by shared easement involving our property and the adjoining neighbor to the south of us. The access right of way is on property in the county/ growth boundary not the city limits at this time. At the present time one home is accessed by the easement right of way drive. After development of the minor partition's additional two lots/ homes, the limited number of three homes using the drive would be reached. I would be very interest in knowing the future development plan for the remaining property.

There is also a private well the has the potential for shared water. It is my understanding after talking with the state water authority, that more than 3 homes using the well would put it into a community water system designation which the state would oversee. All involved persons would have to be willing to contribute to the costs of installing a new pump, quarterly testing and ongoing maintenance, electricity for pumping, metering, etc.

At this time there is no legal form for persons to sign agreeing to compliance to costs for water usage from the well or maintenance of the access drive. At the drawing up of the easement document there were only 2 homes involved. Those of us who now occupy those homes want to have good relationships with our neighbors whoever they may be and willingly get along with any shared necessities of the access road and well in accordance with state and county guidelines. Perhaps such a document should be created and submitted to the city?

This situation involving properties in both the county and the city jurisdictions understandably complicates decisions a bit. Please keep us informed as to anything we should know.

Respectfully submitted,

Nancy L. Case

Boas
3500 SW Redwood Hill Rd.
McMinnville OR 97128

McMinnville Planning Dept.

231 N.E 5th St.

McMinnville, OR 97128

Att: Jon Johnson