



PLANNING DEPARTMENT, 231 NE Fifth Street, McMinnville, Oregon 97128  
[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

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April 21, 2020

Eric Amerson  
405 NE Johnson Street  
McMinnville, OR 97128

Re: Tentative Partition Decision (Docket MP 2-20)  
Map & Tax Lot R4524 01900

Dear Eric:

This is to advise you that the McMinnville Planning Department has received and carefully studied your application (MP 2-20) to partition an approximately 4.8 acre parcel of land into two parcels approximately 1.2 and 3.6 acres in size. The property, located south of Redmond Hill Road, is identified as Tax Lot 1900, Section 24 T. 4 S., R. 5 W., W.M.

The Planning Department reviewed your application against the criteria of Section 17.53.060 (Submission of Tentative Partition Plan) of the McMinnville Municipal Code (MMC) and issued a decision on April 20, 2020, which was delivered to you via e-mail on April 20, 2020.

Under the provisions of Section 17.72.110 (Applications – Director’s Review with Notification) of the MMC, notice of the proposed tentative partition application was provided to property owners within 100 feet of the subject site and partner agencies. The Planning Department received public testimony on the proposed tentative partition during the public comment period, which is discussed in the land-use decision attached to this letter.

Based on the material submitted and the Planning Department evaluation, I have determined the applicable criteria are not all satisfied, and therefore ***DENIED*** the application for a tentative partition (MP 2-20).

Attached is the land-use decision with the Findings of Fact approval for your records.

This letter shall act as official notification of my decision. Pursuant to Section 17.72.170 of the McMinnville Municipal Code, a decision by the Planning Director may be appealed to the Planning Commission within fifteen (15) days of the date of this letter. If no appeal is filed with the Planning Department on or before May 6, 2020, the decision of the Planning Director will be final. The official Decision Document with the Findings of Fact and Conclusionary Findings is a separate document and is attached to this letter for the applicant and is also on file with the Planning Department.

Eric Amerson  
April 21, 2020  
Re: Tentative Partition Approval (Docket MP 2-20), R4524 01900

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If you have any questions regarding this matter, please feel free to contact me at (503) 434-7311.

Sincerely,

A handwritten signature in black ink, appearing to read "Heather Richards", written in a cursive style.

Heather Richards, PCED  
Planning Director

HR:sjs

c: Lori L. Coukoulis, 606 NE Second St, McMinnville, OR 97128  
Nancy L. Case, 3500 SW Redmond Hill Rd, McMinnville, OR 97128  
George S. Zakaib, MD, 3400 SW Redmond Hill Rd, McMinnville, OR 97128  
Mike Bisset, Community Development Director

Attachments: *DECISION, FINDINGS OF FACT AND CONCLUSIONARY FINDINGS FOR THE APPROVAL OF A TENTATIVE PARTITION AT R4524 01900 (Docket MP 2-20).*