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COMMUNITY DEVELOPMENT
CENTER

City of McMinnville
Planning Department
231 N.E. 5th Street
McMinnville, Oregon 97128

Re: Docket Number: MP2-20 (Minor Partition)

Request: Application to partition an approximately 4.8 acre parcel of land into two (2) parcels approximately 1.2 and 3.6 acres in size.

Applicant: Eric Amerson

Site Location: SW Redmond Hill Road

Map & Tax Lot (s): R4524 1900

Zone(s): R-1 (Single-Family Residential)

Dear Sirs:

I have consulted with James and Deborah Cooley and Tammy Gibson, the property owners of 3030 S.W. Redmond Hill Road, McMinnville, Oregon regarding the above-mentioned application to partition land. The purpose of this letter is to register the statements of James and Deborah Cooley and Tammy Gibson to assist the Planning Director in making a decision on the above-mentioned application. Mr. and Mrs. Cooley and their daughter, Tammy Gibson, submit the following comments:

1. The applicant seeks to partition the property and to use our driveway to access the applicant's property after partitioning. We object to using our driveway to access the applicant's property. Our driveway is narrow, only 10 feet wide, not 32 feet wide, as the map suggests.
2. Using our driveway would create safety issues because is not wide enough for emergency vehicles to pass on or to turn around. It is a narrow, private, graveled driveway, not suited for traffic, and is not a wide, public right of way.

3. The land for the driveway was donated by four property owners; Mr. and Mrs. Redmond, Mr. And Mrs. Cooley, Mr. and Mrs. Heiser and the Smith family. Each of these four property owners donated a small portion of their land in order to access three properties. The intent of the property owners was to use the land for the driveway to access ONLY three properties. Additionally, based on information from the McMinnville Planning Department, it is our understanding that only three properties are allowed to use the driveway to access the three properties and there are already three properties currently using our driveway for access.

4. In previous discussions with the McMinnville Planning Department, we were advised that a 32 foot right of way was not legal to use for a development. Our driveway is only ten feet wide. We were informed that it would not be legal to use the driveway for a development.

5. Finally, we do not object to the applicant's request to partition, if the applicant does not use our driveway as a right of way or as an easement to access the applicant's property. We do not want people driving by our home everyday. We enjoy living in the country. That is why we purchased our land and built our family home in Yamhill County 45 years ago!

Please do not hesitate to contact us if you have any questions or desire additional information. We are available to provide additional comments or testimony on this application, if necessary.

Very truly yours,


Lori L. Coukoulis