



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

**NOTICE OF PENDING ADMINISTRATIVE DECISION
MINOR PARTITION
711 NE HIGHWAY 99W (TAX LOT R4416BC 02000)**

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 Tom Schauer with any questions at (503) 434-7311.

DOCKET NUMBER: MP 4-20 (Minor Partition)
REQUEST: Application to partition an approximately 1.44 acre parcel of land into two (2) parcels approximately 0.67 and 0.77 acres in size.
APPLICANT: Matthew Primbs
SITE LOCATION(S): 711 NE Highway 99W
(see attached map)
MAP & TAX LOT(S): R4416BC 02000
ZONE(S): C-3 (General Commercial)
MMC REQUIREMENTS: McMinnville Municipal Code (MMC), Chapter 17.33, Sections 17.53.060, 17.53.100-140, and 17.53.150-153
(see reverse side for review criteria and standards)
NOTICE DATE: November 25, 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 tom.schauer@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).

A decision of the Planning Director may be appealed 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 RECEIVED NO LATER THAN
5:00 pm, DECEMBER 9, 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 in 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

17.53.100-140: Approval of Streets and Ways

17.53.150-153: Improvements

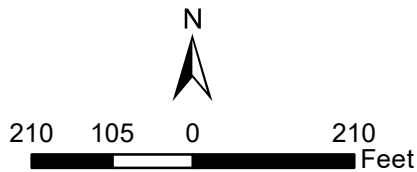
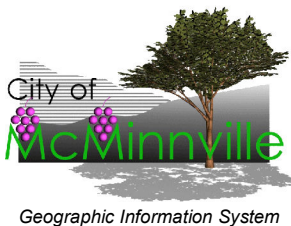
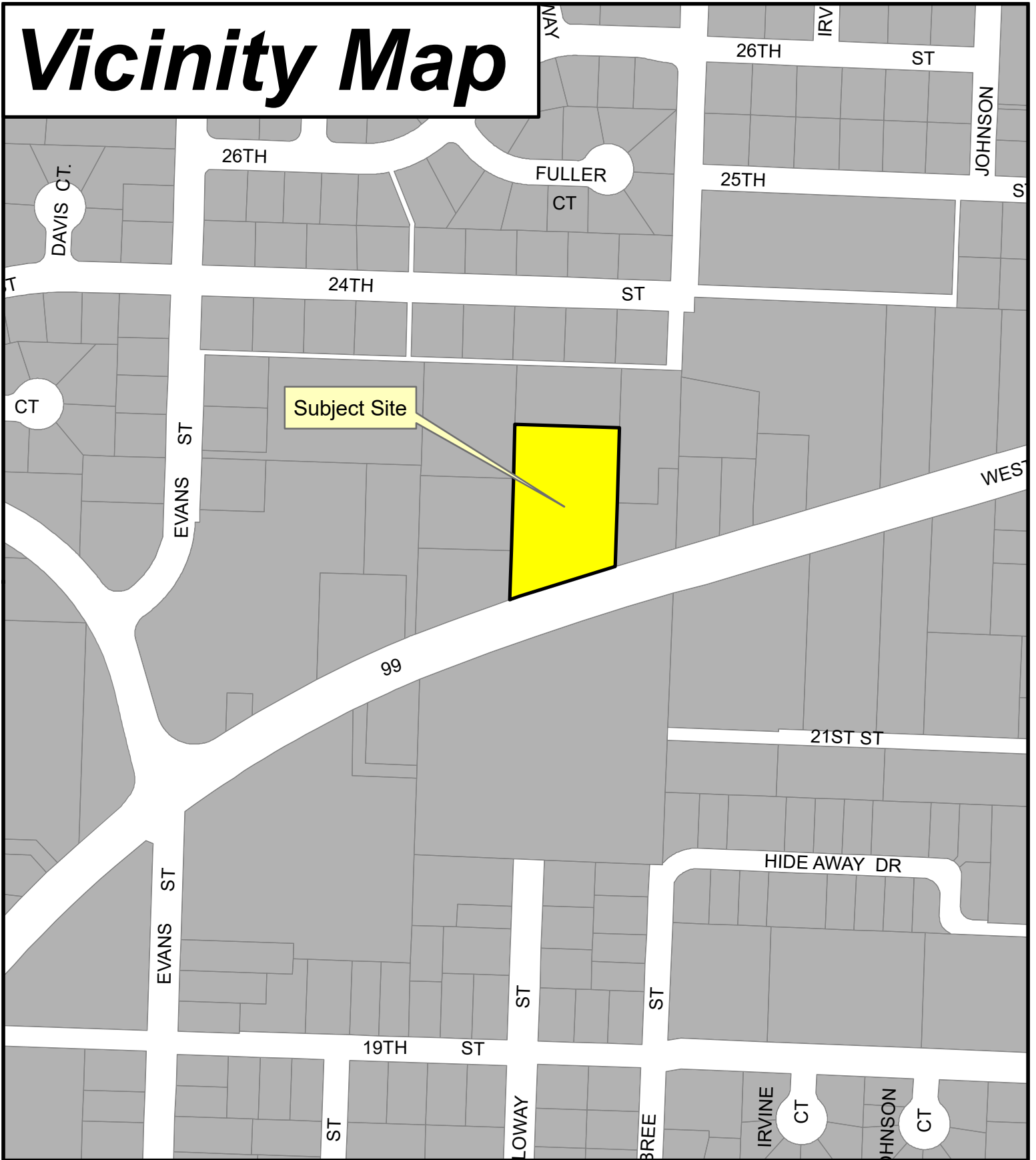
MMC Chapter 17.33 (C-3 General Commercial Zone):

All applicable standards and criteria in Chapter 17.33 apply to this request.

Comprehensive Plan Goals and Policies:

All applicable goals and policies apply to this request.

Vicinity Map



City of McMinnville
Planning Department
231 NE Fifth Street
McMinnville, OR 97128
(503) 434-7311