



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

**NOTICE OF PENDING ADMINISTRATIVE DECISION
NINE (9) LOT SUBDIVISION
1500 NE COLVIN COURT**

NOTICE IS HEREBY GIVEN that an application for a subdivision 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: S 1-20 (Subdivision)

REQUEST: Application to subdivide property of approximately 28-acres into nine (9) lots, with eight (8) lots intended for uses permitted in the M-2 general industrial zone and one (1) lot intended exclusively to retain wetlands on the site

APPLICANT: Rivergate Center LP, c/o Jeanmarie Kapp

SITE LOCATION(S): 1500 NE Colvin Court
(see attached map)

MAP & TAX LOT(S): R4415 03306 & R4415 03335

ZONE(S): M-2 (General Industrial)

MMC REQUIREMENTS: McMinnville Municipal Code (MMC), Chapter 17.42, Sections 17.53.070, 17.53.073, 17.53.100-140, and 17.53.150-153
(see reverse side for review criteria and standards)

NOTICE DATE: February 11, 2021

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, FEBRUARY 25, 2021**

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:

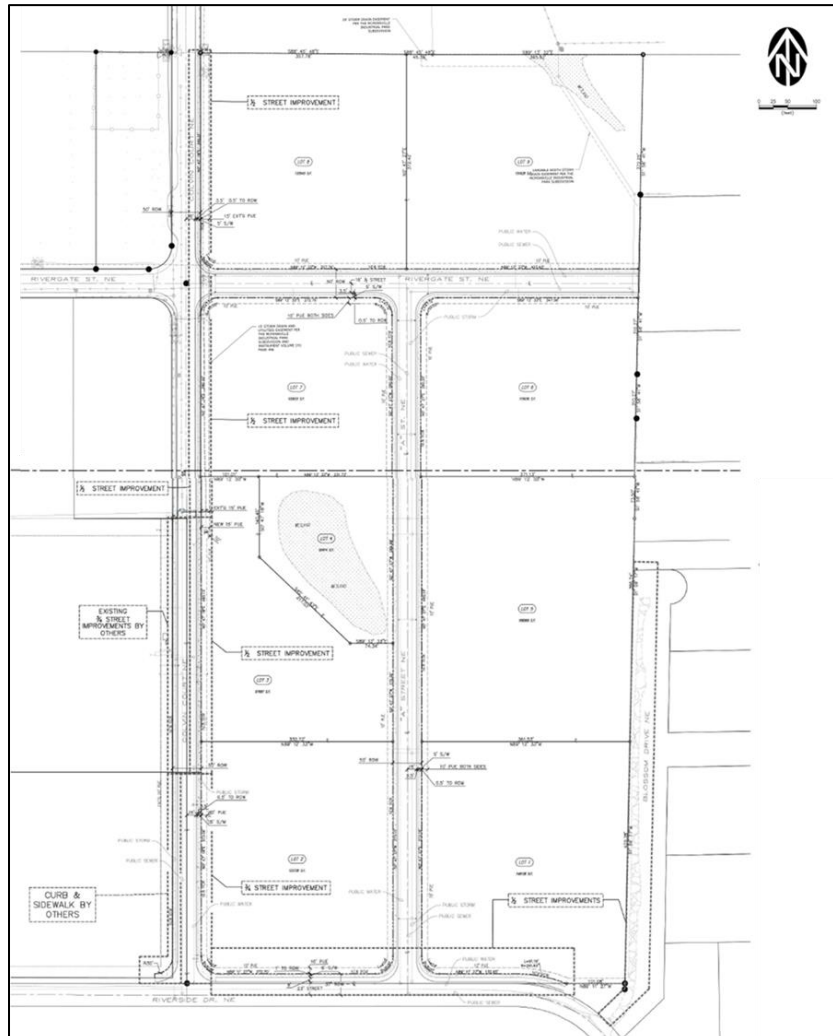
- 17.53.070: Submission of Tentative Subdivision Plan
- 17.53.073: Preliminary Review of Tentative Subdivision Plan
- 17.53.100-140: Approval of Streets and Ways
- 17.53.150-153: Improvements

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

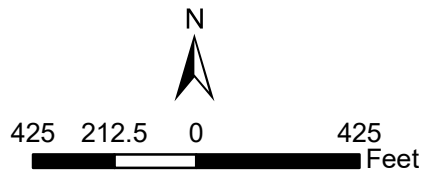
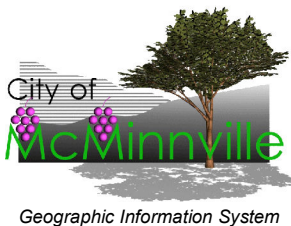
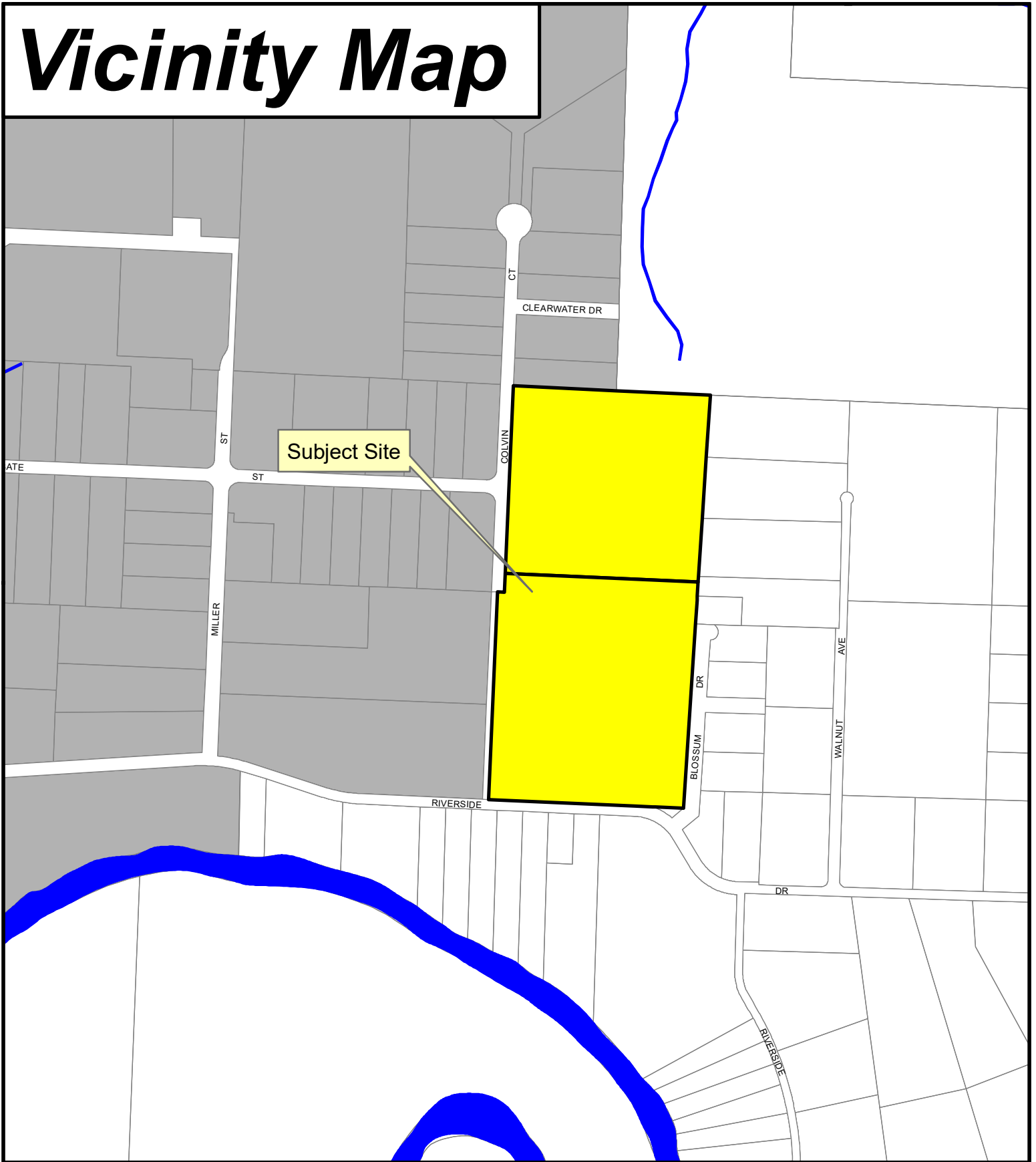
All applicable standards and criteria in Chapter 17.42 apply to this request.

Comprehensive Plan Goals and Policies:

All applicable goals and policies apply to this request.



Vicinity Map



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Planning Department
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