



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

**NOTICE OF PENDING ADMINISTRATIVE DECISION
TENTATIVE PARTITION
835 SW HILARY STREET**

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 Jamie Fleckenstein, Associate Planner, with any questions at (503) 474-4153 or jamie.fleckenstein@mcminnvilleoregon.gov.

DOCKET NUMBER: MP 6-20 (Minor Partition)

REQUEST: Approval to partition an approximately 7.22-acre parcel of land into three (3) parcels, approximately 6.43, 0.31, and 0.48 acres in size to allow for residential development. The proposed 0.31-acre parcel would be accessed by private easement from SW Fellows Street while the 6.43- and 0.48-acre parcels would be accessed from SW Hilary Street.

APPLICANT: Steve and Mary Allen

SITE LOCATION(S): 835 SW Hilary Street (see attached map)

MAP & TAX LOT(S): R4429AB01600

ZONE(S): R-2/R-3/FP (Single-Family Residential/Two-Family Residential/Flood Plain)

MMC REQUIREMENTS: McMinnville Municipal Code (MMC) Title 17 (Zoning Ordinance); MMC Chapter 17.53 (Land Division Standards); MMC Chapter 17.15 (R-2 Single-Family Residential Zone); MMC Chapter 17.18 (R-3 Two-Family Residential Zone); MMC Chapter 17.48 (F-P Flood Area Zone)

NOTICE DATE: May 5, 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 jamie.fleckenstein@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).

Appeals of the Planning Director decision need to be made 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, MAY 19, 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:

- 17.53.060 – Submission of Tentative Partition Plat
- 17.53.105 – Lots
- 17.53.100-140 – Approval of Streets and Ways
- 17.53.150-153 – Improvements

MMC Chapter 17.15 (R-2 Single-Family Residential Zone):

All applicable standards and criteria in Chapter 17.15 apply to this request.

MMC Chapter 17.18 (R-3 Two-Family Residential Zone):

All applicable standards and criteria in Chapter 17.18 apply to this request.

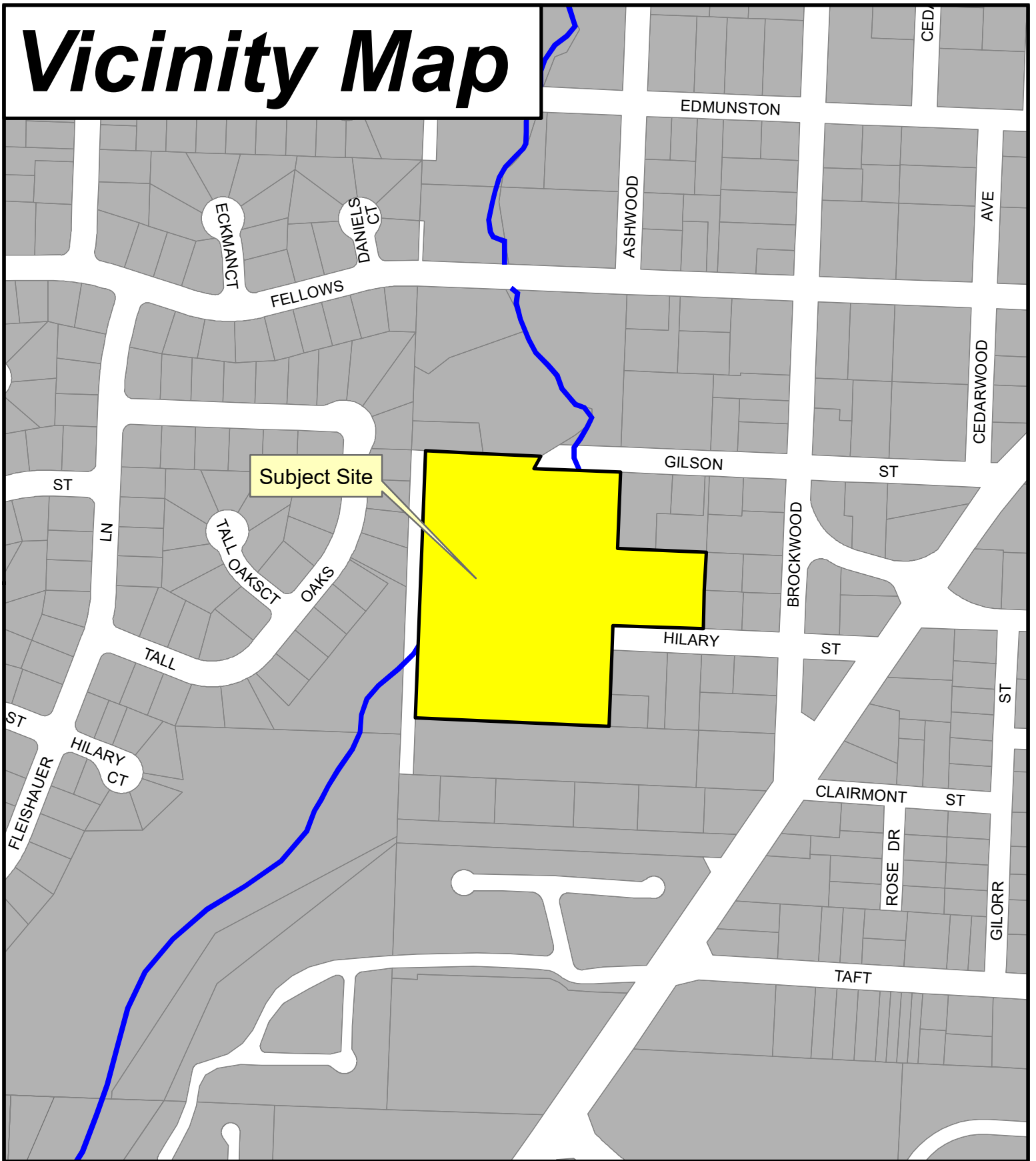
MMC Chapter 17.48 (F-P Flood Area Zone):

All applicable standards and criteria in Chapter 17.48 apply to this request.

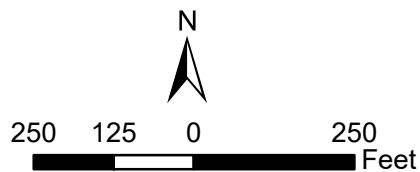
Comprehensive Plan Goals and Policies:

All applicable goals and policies apply to this request.

Vicinity Map



Geographic Information System



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Planning Department
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