



**City of McMinnville**  
**Planning Department**  
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## **EXHIBIT 3 - STAFF REPORT**

**DATE:** July 15, 2021  
**TO:** Planning Commission Members  
**FROM:** Heather Richards, Planning Director  
**SUBJECT:** Minor Partition Application MP 6-20  
for a partition of 835 SW Hilary Street into three (3) parcels

### **STRATEGIC PRIORITY & GOAL:**



#### **GROWTH & DEVELOPMENT CHARACTER**

Guide growth & development strategically, responsively & responsibly to enhance our unique character.

**OBJECTIVE/S:** Strategically plan for short and long-term growth and development that will create enduring value for the community

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### **Report in Brief:**

A quasi-judicial public hearing of the Planning Commission to consider an application for a Minor Partition (MP 6-20) of 835 SW Hilary Street (Tax Lot 1600, Section 29AB, T. 4 S., R. 4 W., W.M.) was opened on Thursday, June 17, 2021. The proposed partition would divide 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 of the two smaller parcels. The decision of the Planning Commission is the final decision unless appealed to City Council. The hearing is conducted in accordance with quasi-judicial hearing procedures, and the application is subject to the 120-day processing timeline.

At the end of the public testimony on June 17, 2021, the Planning Commission voted to continue the public hearing to July 15, 2021.

The applicant has requested that the public hearing be continued until Thursday, August 19, 2021 and that the application deadline for a decision be extended from September 17, 2021 to October 31, 2021. (Please see attached email).

The record for this project can be found at the following link: [Minor Partition \(MP 6-20\) - 835 SW Hilary Street | McMinnville Oregon](#)

### **Staff Recommendation:**

Staff recommends continuance of the public hearing for MP 6-20 to August 19, 2021.

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Attachment – Email from Steve and Mary Allen, 07.07.21