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July 22, 2021

N Collins Properties LLC
c/o Nora Collins
243 East Scott Drive
Shelton, WA 98584
VIA E-MAIL: nora.collins@gmail.com

RE: Variance VR 2-21 Land Use Decision
2185 & 2191 NW 2nd Street, Tax Lot R4419AC 0502

Dear Ms. Collins:

This is to advise you that, at a meeting of the McMinnville Planning Commission on Thursday, July 15, 2021, your application for a variance (VR 2-21) for the above-referenced property was presented and considered. The requested variance would allow four parcels to share a private access easement, one more than the maximum of three parcels authorized in Chapter 17.53 of the Zoning Ordinance.

Based on the material submitted and the review criteria, the Planning Commission voted to **APPROVE** the application, without any conditions specified. Section 17.74.130 of the Zoning Ordinance contains provisions applicable to variances.

Enclosed for your records is a copy of the signed land use decision document with the Planning Commission's findings and decision.

Pursuant to Section 17.72.180 of the McMinnville Zoning Ordinance, the Planning Commission's decision may be appealed to the City Council within 15 days of the date this written notice of the Planning Commission's decision is mailed to parties who participated in the local proceedings and are entitled to notice. If no appeal is filed on or before August 6, 2021, the decision of the Planning Commission will be final.

If you have any questions regarding this matter, please feel free to contact me at (503) 434-7311.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tom Schauer', is written over a light blue horizontal line.

Tom Schauer, AICP
Senior Planner

TS:sjs

Enclosures:

VR 2-21 Decision, Conditions, Findings of Fact and Conclusionary Findings for the Approval of a Variance to Maximum Number of Parcels Sharing Private Easement Access for Property at 2185 & 2191 NW 2nd Street, Map & Tax Lot R4419AC 0502