



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

October 15, 2021

Jeff Piccolo
Wilco Farmers
PO Box 258
Mt. Angel, OR 97362

Email: jeff@pointresourcesllc.com

SENT VIA EMAIL

Re: Tentative Partition Approval (Docket MP 2-21)

Dear Jeff:

This is to advise you that the McMinnville Planning Department has received and carefully studied your application (MP 2-21) to partition an approximately 9.00 acres parcel of land into two (2) parcels approximately 4.00 and 5.00 acres in size. The subject site is located at 2755 NE Highway 99W. The property is also identified as Tax Lot R4410C00100.

The Planning Department reviewed your application against the criteria of Section 17.53.060 (Submission of Tentative Partition Plan) of the McMinnville Municipal Code (MMC). Under the provisions of Section 17.72.110 (Applications – Director’s Review with Notification) of the MMC, notice of the proposed tentative partition application was provided to property owners within 100 feet of the subject site and partner agencies. The Planning Department did not receive any public testimony on the proposed tentative partition during the public comment period.

Based on the material submitted and the Planning Department evaluation, I have **APPROVED** your request for a tentative partition (MP 2-21), subject to conditions.

Attached is the land-use decision with the Findings of Fact and conditions of approval for your records. The conditions of approval are also outlined below:

1. The applicant shall submit to the City Engineer, for review and approval, a utility plan for the subject site. At a minimum, this plan shall indicate the manner in which separate sanitary sewer, storm sewer, and water services will be provided to each of the proposed lots. Currently Proposed Parcel #1 and Proposed Parcel #2 share a private sewer lateral. Each parcel will need to be served by a separate sanitary sewer lateral and connection to the public sewer main. Easements and maintenance agreements as may be required by the City Engineer for the provision, extension and maintenance of these utilities shall be submitted to the City Engineer for review and approval prior to filing of the final plat. All

required utilities shall be installed to the satisfaction of the responsible agency prior to the City's approval of the final plat.

2. The applicant will need to evaluate the existing private sanitary sewer laterals for defects that allow inflow and infiltration (I & I) of groundwater and rainwater into the sanitary sewer system. Prior to the City's approval of the final plat, the applicant shall have the private sewer sanitary laterals video inspected, and the applicant shall provide a copy of the inspection to the City Engineering Department for evaluation. Any defects found in the lateral shall be repaired and/or replaced as part of the building permit work. Contact Jeff Gooden at 503-434-7312 with any questions regarding the sewer lateral inspection.
3. The final partition plat shall include easements for access, sanitary sewer, and storm water facilities as shown on the tentative partition plat. These easements shall be noted as private.
4. Maintenance agreements as necessary for the existing private sanitary sewer and storm water facilities serving each of the proposed parcels shall be submitted to the Planning Department for review and approval prior to approval of the final partition plat.
5. Maintenance agreements as necessary for ingress and egress easement(s) shall be submitted to the Planning Department for review and approval prior to approval of the final partition plat.
6. Maintenance agreements as necessary for the existing private storm water facilities, shall be submitted to the Planning Department for review and approval prior to approval of the final partition plat.
7. Prior to the City's approval of the final plat, the applicant shall provide the city with evidence of compliance with ODOT's 's access requirements for access to 99W.
8. Prior to the City's approval of the final plat, the applicant shall reconstruct the site driveway and sidewalk in the right-of-way that conform to the public right-of-way accessibility guideline (PROWAG) standards. Only those sections that do not meet the PROWAG standards have to be reconstructed. Contact Jeff Gooden at (503) 434-7312 with any questions regarding the driveway/sidewalk improvements.
9. The site is adjacent to Pacific Highway West, No. 091 (OR-99W), and is subject to state laws administered by ODOT. The site currently has two highway approaches at MP 35.44 and 35.47 (via assumed easement). No modifications have been proposed to either of the approaches and the partition request will not trigger any requirements from ODOT. If the applicant needs to perform any work in the highway right-of-way, they will need to call the ODOT District 3 Permits office at 503-986-2900.
10. A double check backflow assembly required at premise (by water meter). Water meter resides in front of Wilco.
11. Two copies of the final partition plat mylars shall be submitted to the City Engineer for the appropriate City signatures. The signed plat mylars will be released to the applicant for delivery to McMinnville Water and Light and the County for appropriate signatures and for recording.

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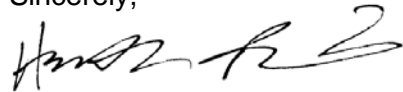
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12. That approval of this tentative plat will expire 12 (twelve) months after the date of issuance of this letter. If the final plat has not been submitted prior to expiration of the tentative plat, or a written request for an extension of this approval has not been submitted and approved within that same period, the applicant must resubmit a tentative plat for further consideration, and comply with regulations and conditions applicable at that time.
13. This partition will not be considered a legal partition until such time that a copy of the recorded document is provided to the City of McMinnville's Planning Department.

This letter shall act as official notification of my decision. Pursuant to Section 17.72.170 of the McMinnville Municipal Code, a decision by the Planning Director may be appealed to the Planning Commission within fifteen (15) days of the date of this letter. If no appeal is filed with the Planning Department on or before October 30, 2021, the decision of the Planning Director will be final. Please note that we are providing the conditions of approval within this letter as a courtesy. The official Decision Document with the Findings of Fact, Conclusionary Findings and Conditions of Approval is a separate document and is attached to this letter for the applicant and is also on file with the Planning Department.

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

Sincerely,



Heather Richards, PCED
Planning Director

HR:sjs

c: Josh Adelman, Interim Engineering Services Manager, City of McMinnville

Attachments: *DECISION, CONDITIONS, FINDINGS OF FACT AND CONCLUSIONARY FINDINGS FOR THE APPROVAL OF A TENTATIVE PARTITION AT 2755 NE Highway 99W (Docket MP 2-21).*