



PLANNING DEPARTMENT, 231 NE Fifth Street, McMinnville, Oregon 97128  
[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

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**NOTICE OF PENDING ADMINISTRATIVE DECISION  
TENTATIVE PARTITION  
2755 NE HIGHWAY 99W**

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 Chuck Darnell with any questions at (503) 434-7311.

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**DOCKET NUMBER:** MP 2-21 (Tentative Partition)

**REQUEST:** Approval to partition an approximately 9.00 acre parcel of land into two (2) parcels approximately 5.00 and 4.00 acres in size to allow for separate development to occur on each parcel, while utilizing shared access and circulation areas on the subject site. The subject site is located at 2755 NE Highway 99W and is more specifically described as Parcel 1, Partition 2011-04. The subject property is also identified as Tax Lot 100, Section 10C, T.4 S., R. 4 W., W.M.

**APPLICANT:** Jeff Piccolo, on behalf of property owner Wilco Farmers

**SITE LOCATION(S):** 2755 NE Highway 99W (see attached map)

**MAP & TAX LOT(S):** R4410C00100

**ZONE(S):** C-3 PD (General Commercial Planned Development)

**MMC REQUIREMENTS:** McMinnville Municipal Code (MMC), Chapter 17.33 and Chapter 17.53 (see reverse side for specific review criteria)

**NOTICE DATE:** September 2, 2021

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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 [chuck.darnell@mcminnvilleoregon.gov](mailto:chuck.darnell@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 RECIVED NO LATER THAN  
5:00 pm, SEPTEMBER 16, 2021**

The decision-making criteria, application, and records concerning this matter are available in the McMinnville Planning Department office at 231 NE 5<sup>th</sup> Street, McMinnville, Oregon during working hours and on the Planning Department's portion of the City of McMinnville webpage at [www.mcminnvilleoregon.gov](http://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

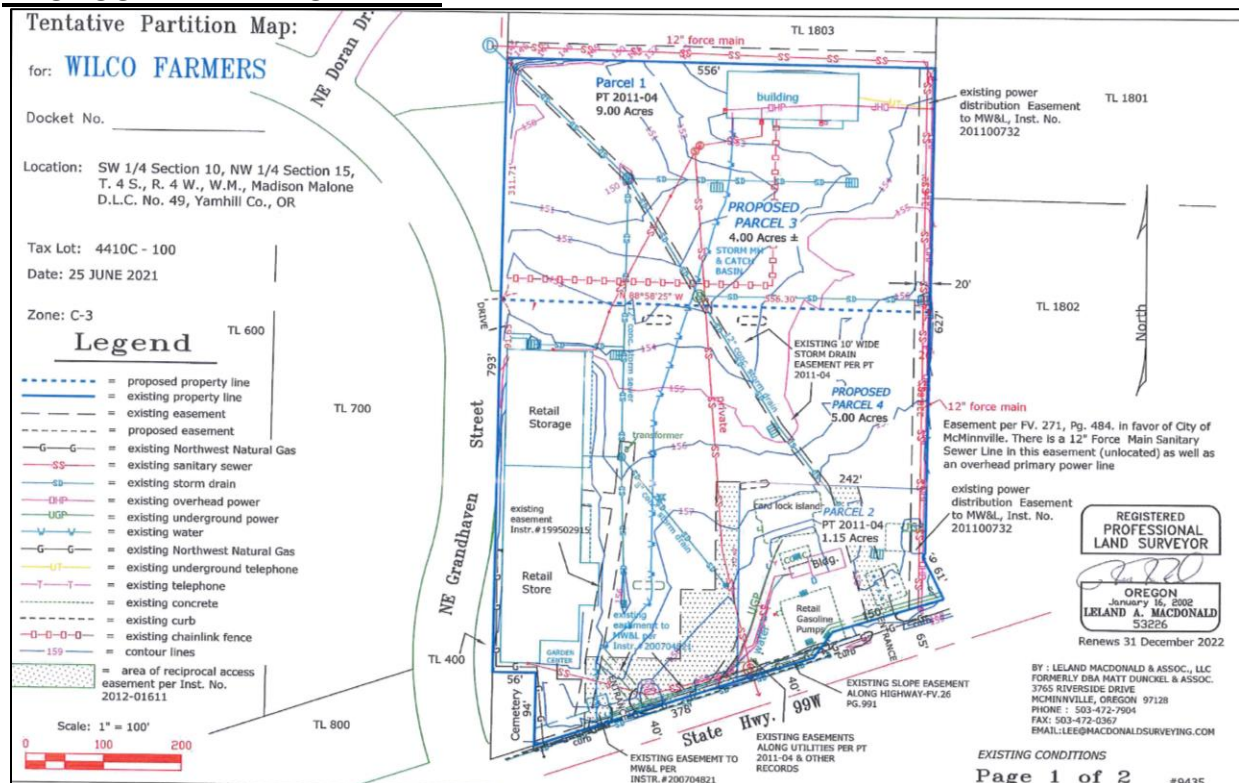
**MMC Chapter 17.33 (C-3 General Commercial Zone):**

All applicable standards and criteria in Chapter 17.33 apply to this request.

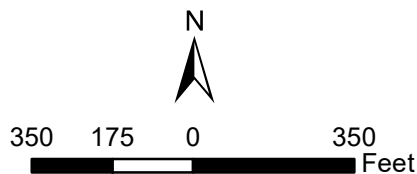
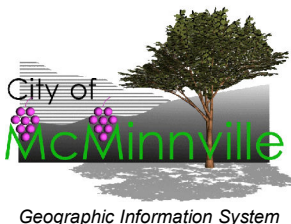
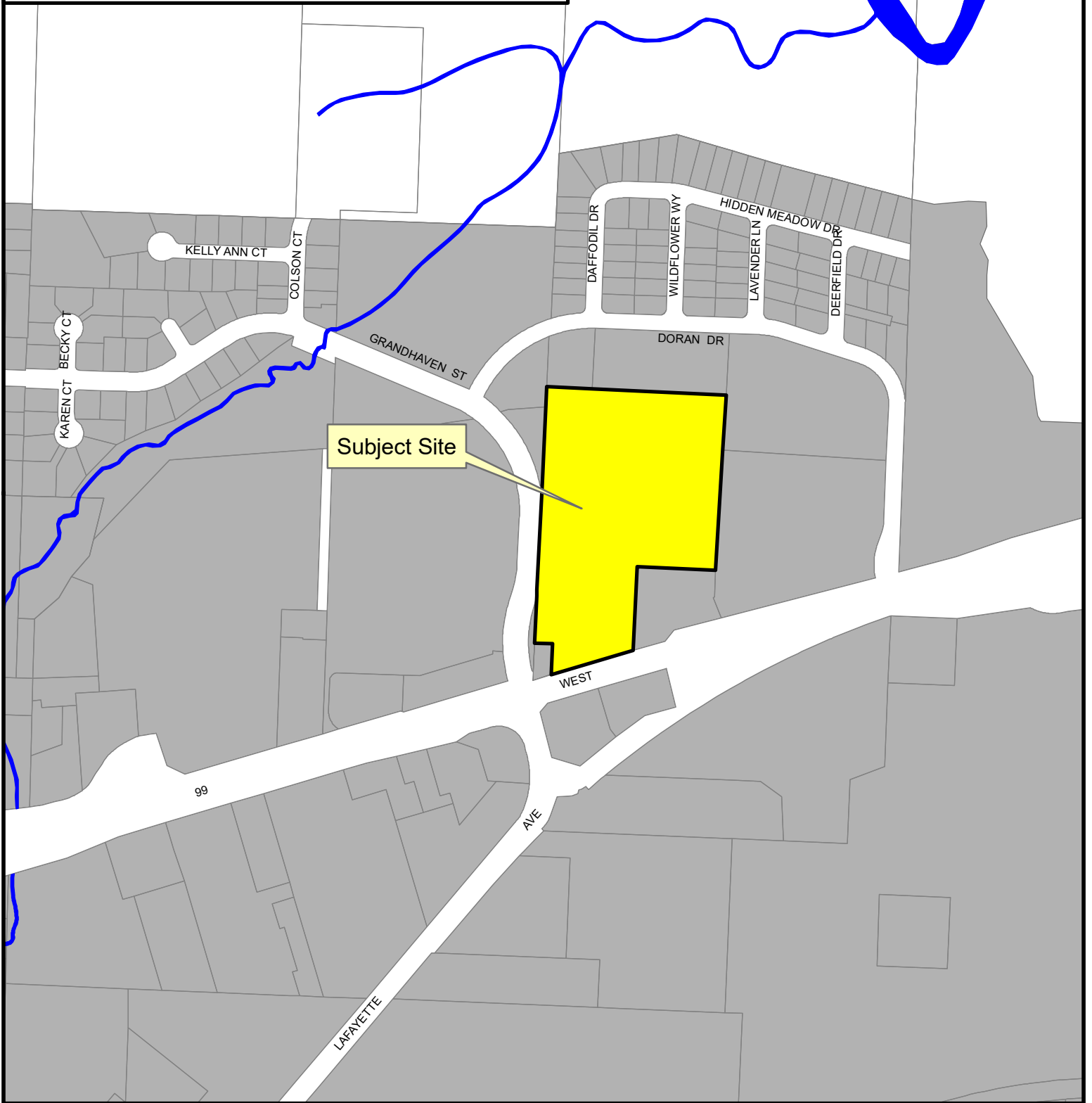
**Comprehensive Plan Goals and Policies:**

All applicable goals and policies apply to this request.

**PROPOSED PARTITION PLAN:**



# Vicinity Map



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Planning Department  
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