

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

NOTICE OF PENDING ADMINISTRATIVE DECISION TENTATIVE PARTITION Address: 902 and 988 NW Baker Crest Ct. Map & Tax Lots: R4417BA 08399 & 08500

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 Tom Schauer with any questions at (503) 434-7311.

| DOCKET NUMBER: REQUEST: | MP 3-21 (Tentative Partition) Request to partition two parcels into three parcels. The property was originally platted as Lots 1, 2, and 3 of the Norwegian Wood Subdivision. Through subsequent property line adjustment, the three lots were reconfigured into the two parcels that now exist. The proposed partition would divide the two parcels into three parcels, recreating the original configuration established by the Norwegian Wood Subdivision The overall combined site area of the two existing parcels is 29,194 square feet, and the resulting three parcels would be 10,477 square feet, 9,069 square feet, and 9,648 square feet. |
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| APPLICANT: | Quinby Construction LLC, c/o Eric Harrison on behalf of property owner Lin C. Chan |
| SITE LOCATION(S): | 902 and 988 NW Baker Crest Ct. (see attached map) |
| MAP & TAX LOT(S): | R4417BA 08399 & R4417BA 08500 |
| ZONE(S): | R-1 (Single-Family Residential) |
| MMC REQUIREMENTS: | McMinnville Municipal Code (MMC), Chapter 17.12 and Chapter 17.53 (see reverse side for specific review criteria) |
| NOTICE DATE: | October 4, 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 to the tem.schauer@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, OCTOBER 18, 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 <u>www.mcminnvilleoregon.gov</u>.

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.

<u>Comprehensive Plan Goals and Policies:</u> All applicable goals and policies apply to this request.

PROPOSED PARTITION PLAN:



