



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

May 1, 2017

Guy Williamson
7070 Gopher Valley Road
Sheridan, OR 97378

Re: Docket MP 2-17

Dear Mr. Williamson:

This is to advise you that the McMinnville Planning Department has received and carefully studied your application (MP 2-17) to partition an approximately 0.86 acre parcel of land into two (2) parcels approximately 0.19 acres and 0.67 acres in size. The subject site is located at 802 & 804 SE Davis Street and is more specifically described as Tax Lot 800, Section 21CC, T. 4 S., R. 4 W., W.M. The Planning Department reviewed your applications against the criteria of Section 17.53.060 (Submission of Tentative Partition Plan) of the McMinnville Zoning Ordinance for compliance.

Under the provisions of Section 17.72.110(A) (Applications – Director's Review with Notification) of the McMinnville Zoning Ordinance, notice of the proposed partition was provided to property owners within 100 feet of the subject site.

Based on the material submitted and the Engineering Department and Planning Department evaluations, I have approved your request for a minor partition (MP 2-17), subject to conditions.

Attached are the land-use decisions 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 a draft copy of the partition plat to the City Engineer for review and comment which shall include any necessary cross easements for access to serve all the proposed parcels, and cross easements for utilities which are not contained within the lot they are serving, including those for water, sanitary sewer, storm sewer, electric, natural gas, cable, and telephone. A current title report for the subject property shall be submitted with the draft plat. 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.

2. That prior to the City's approval of the final partition plat, the applicant shall provide the City Engineering Department with a copy of a televised report of the condition of the existing sanitary sewer lateral that serves proposed Parcel 2. If necessary, the existing lateral will need to be repaired or replaced so that it is in compliance with the City's sewer ordinance prior to the recording of the partition plat.
3. That the final partition plat shall reflect the existing 20' wide public sanitary sewer easement on proposed Parcel 2, as recorded in document #199716468 of the Yamhill County Records.
4. That the final partition plat shall reflect that the access for Parcel 1 and Parcel 2 shall be limited to a joint driveway access onto Davis Street.
5. Prior to the City's approval of the final partition plat, the existing driveway shall be reconstructed, as necessary, to meet the applicable Public Right-of-Way Accessibility Guidelines (PROWAG) standards. Additionally, a sidewalk meeting current standards shall be constructed along the site's Davis Street frontage.
6. 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. Each lot 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.
7. The final plat shall include the dedication of a 10-foot utility easement along the site's Davis Street right-of-way for the placement and maintenance of required utilities.
8. The final plat shall include the dedication of a 5-foot utility easement to the north and immediately adjacent to the proposed 25-foot wide access and utility easement to provide adequate space for maintenance of and access to existing underground power and water facilities.
9. That the 3-foot right-of-way dedication indicated on the tentative partition plat is not required, based on the designation of Davis Street as a minor collector without bike lanes in the City's Transportation System Plan (TSP). The 3-foot right-of-way dedication may be removed from the final partition plat.

Please note that the construction of utilities and other required infrastructure to serve the partitioned parcels will be at the owner's expense and that sewer assessment charges and other applicable system development charges must be paid at the time of building permit application, unless otherwise noted. If you have any questions concerning this matter, please contact the Engineering Department at (503) 434-7312.

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This letter shall act as official notification of my decision. An appeal of this decision may be made to the Planning Commission if notice of intent to appeal is filed in the Planning Department no later than May 16, 2017. If no appeal is filed by this date, the decision shall be considered final.

Sincerely,



Heather Richards, PCED
Planning Director

HR:sjs

c: Mike Bisset, Community Development Director
Trena McManus, McMinnville Water and Light
Joanne Williamson, 13301 SE Fairview Road, Dayton, OR 97114

Attachments: *DECISION, CONDITIONS OF APPROVAL, FINDINGS OF FACT AND CONCLUSIONARY FINDINGS FOR THE APPROVAL OF A MINOR PARTITION AT 802 and 804 SE DAVIS STREET. (Docket MP 2-17)*