



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

June 26, 2017

Bryce Roberts
9155 SW Laughter Lane
Amity, OR 97101

Re: Docket MP 4-17

Dear Mr. Roberts:

This is to advise you that the McMinnville Planning Department has received and carefully studied your application (MP 4-17) to partition an approximately 7.77 acre parcel of land into two (2) parcels approximately 3.82 acres and 3.95 acres in size. The subject site is identified as Parcel 3 of Partition Plat 2001-35, and is more specifically described as Tax Lot 3402, Section 15, 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 4-17), 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. 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 a 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.
3. Prior to the City's approval of the final plat, the applicant shall improve Miller Street, along the site frontage, including the installation of curb & gutter, planter strip, sidewalk, and appropriately sized storm drainage facilities, within the existing 60' right-of-way.
4. Sanitary sewer service (8" public mainline) is currently available, in a 20' wide utilities easement adjacent to the east side of Miller Street, to the north at the southeast corner of Tax Lot R4415 03400. Prior to the City's approval of the final plat, the applicant shall extend the 8" public mainline to the south to serve the site.
5. The proposed water line serving Parcel 2 shall be a private water line. The applicant shall contact McMinnville Water and Light at (503) 472-6158 to discuss the details on the infrastructure required to provide water service to Parcel 2 prior to any future development.
6. Miller Street was repaved in 2014. Therefore, a grind and overlay of the street surface, the limits as determined by the City Engineer, will be required if any utility and other improvements require the cutting of the Miller Street pavement surface. The grind and overlay, if necessary, shall be completed prior to the City's approval of the final plat.
7. Riverside Drive is a major collector facility in the City's adopted Transportation System Plan. The adopted right-of-way width for a major collector is 74' total (37' feet on each side of centerline). The existing right-of-way for Riverside Drive adjacent to the site is 30' north of centerline. Therefore, the final plat shall reflect the dedication of 7' additional feet of right-of-way along the site's Riverside Drive frontage.
8. The final plat shall reflect that no direct vehicular access to Riverside Drive is allowed for Parcel 1 and Parcel 2.
9. Prior to the City's approval of the final plat, the property owner shall sign a waiver of the right of remonstrance for the future improvement of Riverside Drive and Colvin Court to City standards, to include a public sidewalk, utilities, curbs, and travel lanes. At the appropriate time, the applicant shall contact the City Engineering Department at (503) 434-7312 to request the preparation of the waiver document for the owner's signature.
10. 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

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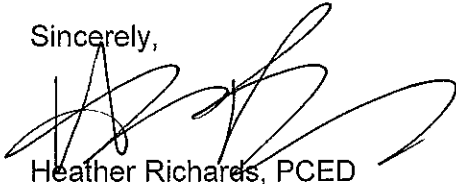
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plat for further consideration, and comply with regulations and conditions applicable at that time.

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.

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 July 11, 2017. If no appeal is filed by this date, the decision shall be considered final.

Sincerely,

A handwritten signature in black ink, appearing to read 'H. Richards', written over the typed name.

Heather Richards, PCED
Planning Director

HR:sjs

c: Mike Bisset, Community Development Director
Trena McManus, McMinnville Water and Light

Attachments: *DECISION, CONDITIONS OF APPROVAL, FINDINGS OF FACT AND CONCLUSIONARY FINDINGS FOR THE APPROVAL OF A MINOR PARTITION AT TAX LOT 3402, SECTION 15, T. 4 S., R. 4 W., W.M. (Docket MP 4-17)*