



CITY OF MCMINNVILLE
PLANNING DEPARTMENT
231 NE FIFTH STREET
MCMINNVILLE, OR 97128

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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 (Minor Partition)
- REQUEST:** The applicant is requesting a minor partition to separate an approximately 7.77 acre parcel of land into two (2) parcels approximately 3.82 acres and 3.95 acres in size.
- LOCATION:** 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.
- ZONING:** The subject site's current zoning is M-2 (General Industrial).
- APPLICANT:** Bryce Roberts
- STAFF:** Chuck Darnell, Associate Planner
- HEARINGS BODY:** McMinnville Planning Director
- DATE & TIME:** June 26, 2017
- COMMENTS:** This matter was referred to the following public agencies for comment: McMinnville Fire Department, Police Department, Engineering Department, Building Department, Parks Department, City Manager, and City Attorney; McMinnville Water and Light; McMinnville School District No. 40; Yamhill County Public Works; Yamhill County Planning Department; Frontier Communications; Comcast; and Northwest Natural Gas. Their comments are provided in this exhibit.

DECISION AND CONDITIONS OF APPROVAL

Based on the findings and conclusions, the Planning Director **APPROVES** the minor partition (MP 4-17) **subject to the conditions of approval provided in this document.**

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DECISION: APPROVAL WITH CONDITIONS
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Planning Department:  Date: 6/26/17
Heather Richards, Planning Director

Application Summary:

The applicant is requesting a minor partition to separate an approximately 7.77 acre parcel of land into two (2) parcels approximately 3.82 acres and 3.95 acres in size.

CONDITIONS OF APPROVAL

The following conditions of approval shall be required:

MP 4-17 is approved subject to the following conditions:

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

ATTACHMENTS

1. MP 4-17 Application and Attachments

COMMENTS

This matter was referred to the following public agencies for comment: McMinnville Fire Department, Police Department, Engineering and Building Departments, City Manager, and City Attorney, McMinnville School District No. 40, McMinnville Water and Light, Yamhill County Public Works, Yamhill County Planning Department, Frontier Communications, Comcast, Northwest Natural Gas.

The following comments had been received:

McMinnville Engineering Department:

We have reviewed proposed MP 4-17, and offer the following suggested conditions of approval for the application. [...]

Those suggested conditions of approval have been included above.

McMinnville Building Department:

No action required from Building.

McMinnville Fire Department:

We have no issues with this proposal. All development would need to meet all applicable fire code requirements.

Yamhill County Public Works:

Frontage improvements should be required to City street standards at the time of development. Access and improvement permits will be required through the County Dept of Public Works until such time as the City requests transfer of jurisdiction for this stretch of Riverside Dr.

McMinnville Water and Light:

Public water will remain at the right-of-way therefore not as shown on page 3 of the tentative partition map.

FINDINGS OF FACT

1. Bryce Roberts is requesting a minor partition to separate 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.
2. The site is currently zoned M-2 (General Industrial), and is designated as Industrial on the McMinnville Comprehensive Plan Map, 1980.
3. Sanitary sewer and municipal water and power can serve the site. The municipal water reclamation facility has sufficient capacity to accommodate expected waste flows resulting from development of the property.
4. This matter was referred to the following public agencies for comment: McMinnville Fire Department, Police Department, Engineering and Building Departments, City Manager, and City Attorney, McMinnville School District No. 40, McMinnville Water and Light, Yamhill County Public Works, Yamhill County Planning Department, Frontier Communications, Comcast, Northwest Natural Gas, Oregon Department of Transportation, Oregon Division of State Lands, and Oregon Department of Fish and Wildlife. Conditions of approval have been added to ensure that the partition satisfies the comments provided and the development of the site meets applicable requirements.
5. The applicant has submitted findings (Attachment 1) in support of this application. Those findings are herein incorporated.

CONCLUSIONARY FINDINGS

The following Goals and policies from Volume II of the McMinnville Comprehensive Plan of 1981 are applicable to this request:

GOAL VI 1: TO ENCOURAGE DEVELOPMENT OF A TRANSPORTATION SYSTEM THAT PROVIDES FOR THE COORDINATED MOVEMENT OF PEOPLE AND FREIGHT IN A SAFE AND EFFICIENT MANNER.

Policy 118.00: The City of McMinnville shall encourage development of roads that include the following design factors: [...]

- 3. Emphasis placed on existing and future needs of the area to be serviced. The function of the street and expected traffic volumes are important factors.*
- 4. Consideration given to Complete Streets, in consideration of all modes of transportation (public transit, private vehicle, bike, and foot paths).*

Finding: Goal VI 1 and Policy 118.00 are satisfied in that a condition of approval is included to require that Miller Street, which is adjacent to and will be impacted by the development of the site, be improved to current City standards. The improvement to Miller Street along the site frontage will include the installation of curb and gutter, storm drainage facilities, sidewalk, and a planter strip. The installation of sidewalks and a planter strip will improve pedestrian connectivity in the area adjacent to the site.

Policy 122.00: The City of McMinnville shall encourage the following provisions for each of the three functional road classifications: [...]

- 2. Major, minor collectors.*

-Sufficient street rights-of-way should be obtained prior to development of adjacent lands. [...]

-Landscaping should be encouraged along public rights-of-way.

Finding: Policy 122.00 is satisfied in that additional right-of-way is required to be dedicated along the site's Riverside Drive frontage to ensure that adequate right-of-way exists to improve Riverside Drive to the standards required of a major collector roadway at the time that Riverside Drive is improved in the future. Riverside Drive is designated as a major collector in the City's adopted Transportation System Plan. In addition, street trees will be required to be planted in the planter strip being installed along the site's Miller Street frontage. Landscaping plans will be required at the time of development of the site, and landscaping and screening of the site along the public rights-of-way will be encouraged during the review of those landscape plans.

Policy 132.24.00: The safety and convenience of all users of the transportation system including pedestrians, bicyclists, transit users, freight, and motor vehicle drivers shall be accommodated and balanced in all types of transportation and development projects and through all phases of a project so that even the most vulnerable McMinnville residents – children, elderly, and persons with disabilities – can travel safely within the public right-of-way. Examples of how the Compete Streets policy is implemented:

- 1. Design and construct right-of-way improvements in compliance with ADA accessibility guidelines (see below)*
- 2. Incorporate features that create a pedestrian friendly environment, such as: [...]*
 - e. Wider sidewalks;*
 - f. Bicycle lanes; and*
 - g. Street furniture, street trees, and landscaping*

Finding: Policy 132.24.00 is satisfied in that a condition of approval is included to require that Miller Street, which is adjacent to and will be impacted by the development of the site, be improved to current City standards. The improvement to Miller Street along the site frontage will include the installation of curb and gutter, storm drainage facilities, sidewalk, and a planter strip. The installation of sidewalks and a planter strip will improve the pedestrian environment in the area adjacent to the site, and the sidewalks will be constructed to meet current Public Right of Way Accessibility Guidelines (PROWAG). Landscaping plans will be required at the time of development of the site, and landscaping and screening on the site along the public rights-of-way will be encouraged during the review of those landscape plans.

Policy 132.27.00: The provision of transportation facilities and services shall reflect and support the land use designations and development patterns identified in the McMinnville Comprehensive Plan. The design and implementation of transportation facilities and services shall be based on serving current and future travel demand—both short-term and long-term planned uses.

Finding: Policy 132.27.00 is satisfied in that additional right-of-way is required to be dedicated along the site's Riverside Drive frontage to ensure that adequate right-of-way exists to improve Riverside Drive to the standards required of a major collector roadway at the time that Riverside Drive is improved in the future. Riverside Drive is designated as a major collector in the City's adopted Transportation System Plan. In addition, a condition of approval is included to require that Miller Street, which is adjacent to and will be impacted by the development of the site, be improved to current City standards. The improvement to Miller Street along the site frontage will include the installation of curb and gutter, storm drainage facilities, sidewalk, and a planter strip. The conditions of approval resulting in improvements to both street frontages will serve the current and future travel demand in the area.

Policy 132.29.00: Off-site improvements to streets or the provision of enhanced pedestrian and bicycle facilities in the McMinnville planning area may be required as a condition of approval for land divisions or other development permits.

Finding: Policy 132.29.00 is satisfied in that a condition of approval is included to require that Miller Street, which is adjacent to and will be impacted by the development of the site, be improved to current City standards. The improvement to Miller Street along the site frontage will include the installation of curb and gutter, storm drainage facilities, sidewalk, and a planter strip. The installation of sidewalks and a planter strip will improve pedestrian connectivity in the area adjacent to the site.

Policy 132.33.00: The McMinnville transportation system shall be designed with consideration of the needs of persons with disabilities by meeting the requirements set forth in the Americans with Disabilities Act (ADA).

Finding: Policy 132.33.00 is satisfied in that a condition of approval is included to require that Miller Street, which is adjacent to and will be impacted by the development of the site, be improved to current City standards. The improvement to Miller Street along the site frontage will be required to meet current Public Right of Way Accessibility Guidelines (PROWAG).

Policy 132.38.00: Aesthetics and streetscaping shall be a part of the design of McMinnville's transportation system. Streetscaping, where appropriate and financially feasible, including public art, shall be included in the design of transportation facilities. Various streetscaping designs and materials shall be utilized to enhance the livability in the area of a transportation project.

Finding: Policy 132.38.00 is satisfied in that the installation of street trees will be required where dedicated curbside planting strips are being installed on Miller Street, which will enhance the aesthetics of the transportation system in the area.

Policy 132.40.05: Conditions of Approval—In accordance with the City's TSP and capital improvements plan (CIP), and based on the level of impact generated by a proposed development, conditions of approval applicable to a development application should include:

- 1. Improvement of on-site transportation facilities,*
- 2. Improvement of off-site transportation facilities (as conditions of development approval), including those that create safety concerns, or those that increase a facility's operations beyond the City's mobility standards; [...]*

Finding: Policy 132.40.05 is satisfied in that a condition of approval is included to require that Miller Street, which is adjacent to and will be impacted by the development of the site, be improved to current City standards. The improvement to Miller Street along the site frontage will include the installation of curb and gutter, storm drainage facilities, sidewalk, and a planter strip.

Policy 132.40.10: Multi-modal Improvements – To manage growth, improvements to transportation facilities may include both motorized and non-motorized facilities improvements, constructed in accordance with the City's minimum design standards.

Finding: Policy 132.40.10 is satisfied in that a condition of approval is included to require that Miller Street, which is adjacent to and will be impacted by the development of the site, be improved to current City standards. The improvement to Miller Street along the site frontage will include the installation of sidewalk and a planter strip.

Policy 132.41.25: Consolidate Access – Efforts should be made to consolidate access points to properties along major arterial, minor arterial, and collector roadways.

Finding: Policy 132.41.25 is satisfied in that a condition of approval is included to require that no vehicular access to Riverside Drive be allowed for the two parcels proposed to be created on the site. Riverside Drive is designated as a major collector in the City's adopted Transportation System Plan.

Policy 132.43.05: Encourage Safety Enhancements – In conjunction with residential street improvements, the City should encourage traffic and pedestrian safety improvements that may include, but are not limited to, the following safety and livability enhancements: [...]

3. *Landscaping barriers between roadway and non-motorized uses;*
4. *Landscaping that promotes a residential atmosphere;*

Finding: Policy 132.43.05 is satisfied in that the installation of street trees will be required where dedicated curbside planting strips are being installed on Miller Street. Landscaping plans will be required at the time of development of the site, and landscaping and screening on the site along the public rights-of-way will be encouraged during the review of those landscape plans.

Policy 132.51.05: Ensuring Future Sidewalk Connections – All future development must include sidewalk and walkway construction as required by the McMinnville Zoning Ordinance and City Code and adopted City of McMinnville Design Standards. All road construction or renovation projects shall include sidewalks. The City will support, as resources are available, projects that would remove identified barriers to pedestrian travel or safety.

Finding: Policy 132.51.05 is satisfied in that a condition of approval is included to require that Miller Street, which is adjacent to and will be impacted by the development of the site, be improved to current City standards. The improvement to Miller Street along the site frontage will include the installation of sidewalk and a planter strip.

Policy 132.62.05: TSP Policies – The City of McMinnville shall use the McMinnville TSP to:

2. *Require new development to provide adequate accessibility, as defined by the McMinnville Zoning Ordinance, for all travel modes within a development and in coordination with existing and other proposed development. Street design standards in the McMinnville Zoning Ordinance are to be used to secure adequate public street and sidewalk facilities.*

Finding: Policy 132.62.05 is satisfied in that additional right-of-way is required to be dedicated along the site's Riverside Drive frontage to ensure that adequate right-of-way exists to improve Riverside Drive to the standards required of a major collector roadway at the time that Riverside Drive is improved in the future. Riverside Drive is designated as a major collector in the City's adopted Transportation System Plan. In addition, a condition of approval is included to require that Miller Street, which is adjacent to and will be impacted by the development of the site, be improved to current City standards. The improvement to Miller Street along the site frontage will include the installation of curb and gutter, storm drainage facilities, sidewalk, and a planter strip.

Policy 132.62.20: TSP Use in Review of Land Use Actions – The City of McMinnville shall consider and apply the goals, policies, planning principles, recommended projects, implementation strategies, and maps contained in McMinnville TSP in the review of land use actions and development applications.

Finding: Policy 132.62.20 is satisfied in that the City of McMinnville has used the adopted Transportation System Plan policies in the review of the minor partition development application, as described in more detail above.

GOAL VII 1: TO PROVIDE NECESSARY PUBLIC AND PRIVATE FACILITIES AND UTILITIES AT LEVELS COMMENSURATE WITH URBAN DEVELOPMENT, EXTENDED IN A PHASED MANNER, AND PLANNED AND PROVIDED IN ADVANCE OF OR CONCURRENT WITH DEVELOPMENT, IN ORDER TO PROMOTE THE ORDERLY CONVERSION OF URBANIZABLE AND FUTURE URBANIZABLE LANDS TO URBAN LANDS WITHIN THE MCMINNVILLE URBAN GROWTH BOUNDARY.

Policy 136.00: The City of McMinnville shall insure that urban developments are connected to the municipal sewage system pursuant to applicable city, state, and federal regulations.

Policy 142.00: The City of McMinnville shall insure that adequate storm water drainage is provided in urban developments through review and approval of storm drainage systems, and through requirements for connection to the municipal storm drainage system, or to natural drainage ways, where required.

Policy 143.00: The City of McMinnville shall encourage the retention of natural drainage ways for storm water drainage.

Policy 144.00: The City of McMinnville, through McMinnville Water and Light, shall provide water services for development at urban densities within the McMinnville Urban Growth Boundary.

Policy 147.00: The City of McMinnville shall continue to support coordination between city departments, other public and private agencies and utilities, and McMinnville Water and Light to insure the coordinated provision of utilities to developing areas. The City shall also continue to coordinate with McMinnville Water and Light in making land use decisions.

Policy 151.00: The City of McMinnville shall evaluate major land use decisions, including but not limited to urban growth boundary, comprehensive plan amendment, zone changes, and subdivisions using the criteria outlined below:

- 1. Sufficient municipal water system supply, storage and distribution facilities, as determined by McMinnville Water and Light, are available or can be made available, to fulfill peak demands and insure fire flow requirements and to meet emergency situation needs.*
- 2. Sufficient municipal sewage system facilities, as determined by the City Public Works Department, are available, or can be made available, to collect, treat, and dispose of maximum flows of effluents.*
- 3. Sufficient water and sewer system personnel and resources, as determined by McMinnville Water and Light and the City, respectively, are available, or can be made available, for the maintenance and operation of the water and sewer systems.*
- 4. Federal, state, and local water and waste water quality standards can be adhered to.*
- 5. Applicable policies of McMinnville Water and Light and the City relating to water and sewer systems, respectively, are adhered to.*

Finding: Goal VII 1 and Policies 136.00, 142.00, 143.00, 144.00, 147.00 and 151.00 (1)-(5) are satisfied by the request as adequate levels of sanitary sewer collection, storm sewer and drainage facilities, municipal water distribution systems and supply, and energy distribution facilities, either presently serve or can be made available to serve the site. Additionally, the Water Reclamation Facility has the capacity to accommodate flow resulting from development of this site. Administration of all municipal water and sanitary sewer systems guarantee adherence to federal, state, and local quality standards. The City of McMinnville shall continue to support coordination between city

departments, other public and private agencies and utilities, and McMinnville Water and Light to insure the coordinated provision of utilities to developing areas and in making land-use decisions.

Policy 155.00: The ability of existing police and fire facilities and services to meet the needs of new service areas and populations shall be a criterion used in evaluating annexations, subdivision proposals, and other major land use decisions.

Finding: Policy 155.00 is satisfied in that emergency services departments have reviewed this request and raise no concerns with providing police and fire protection to the subject area.

GOAL X 1: TO PROVIDE OPPORTUNITIES FOR CITIZEN INVOLVEMENT IN THE LAND USE DECISION MAKING PROCESS ESTABLISHED BY THE CITY OF McMINNVILLE.

Policy 188.00: The City of McMinnville shall continue to provide opportunities for citizen involvement in all phases of the planning process. The opportunities will allow for review and comment by community residents and will be supplemented by the availability of information on planning requests and the provision of feedback mechanisms to evaluate decisions and keep citizens informed.

Finding: Goal X 1 and Policy 188.00 are satisfied in that McMinnville continues to provide opportunities for the public to review and obtain copies of the application materials and completed staff report prior to the McMinnville Planning Commission and/or McMinnville City Council review of the request and recommendation at an advertised public hearing. All members of the public have access to provide testimony and ask questions during the public review and hearing process.

The following Sections of the McMinnville Zoning Ordinance (Ord. No. 3380) are applicable to the request:

Land Division Standards – Partition:

17.53.060 Submission of Tentative Partition Plan. An application to partition land shall be submitted in accordance with the application submittal procedures as stated in Sections 17.72.020 through 17.72.070 and shall be reviewed and approved under the following procedure:

- A. There shall be submitted to the Planning Department, a completed tentative partition application, applicable fees, and 15 (fifteen) copies of a tentative partition plan drawn to scale with sufficient information to show the following:
 1. The date, north point, scale, a copy of recorded deed, and any conveyed rights to define the location and boundaries of the parcels to be partitioned;
 2. Name, address and phone number of the recorded owner(s), authorized agents or representatives, engineer or surveyor, and any assumed business names filed or to be filed by the applicant with the Corporation Commission;
 3. Approximate size of the parcel under a single ownership or, if more than one ownership is involved, the total contiguous acreage of all owners of land directly involved in the partitioning;
 4. For land adjacent to and within the parcel to be partitioned, show locations, names, and existing widths of all streets and easements of way; locations, width, and purpose of all other existing easements; and location and size of sewer and water lines and drainage ways;
 5. Outline and location of existing buildings to remain in place;
 6. Parcel layout showing size and relationship to existing or proposed streets and utility easements;
 7. Location and dimension of any existing or planned curb-side planting strip which may border the subject site. (Amended 12/9/97 by Ordinance 4654B.)
 8. A Title Report or Partition Guarantee prepared within 60 (sixty) days of the application date.

9. Contour lines related to City datum and having minimum intervals of two (2) feet.
 10. Location and direction of water courses, and the location of areas within the 100-year floodplain as indicated on the most recent Flood Insurance Rate Maps as prepared by the Federal Emergency Management Agency.
 11. Location of any natural features such as rock outcroppings, designated wetlands, wooded areas, and natural hazards.
 12. Source, method and preliminary plans for domestic and other water supplies, sewage disposal, storm water disposal and other drainage facility plans, and all other utilities.
 13. Such additional information as required by the Planning Director.
- B. Upon receiving a complete application for a partition, notification and review shall be provided as stated in Section 17.72.110. The Director's decision shall be based upon a finding that the tentative plan substantially conforms to the requirements of this chapter.
- C. The Planning Director may require such dedication of land and easements and may specify such conditions or modifications in the plan as are deemed necessary to carry out the McMinnville Comprehensive Plan. In no event, however, shall the Planning Director require greater dedications or conditions than could be required if the entire parcel were subdivided.
1. If the parcel of land to be partitioned, being large in size, shall be divided into more than three parcels within any one calendar year, full compliance with all requirements for a subdivision plat may be required if the Planning Director should determine, in his judgment, that the entire parcel is in the process of being subdivided.
 2. Where a parcel is proposed to be divided into units of one acre or more, the Planning Director shall require an arrangement of parcels and streets such as to permit future partitions or subdivision in conformity to the street requirements and other requirements contained in this ordinance. Refer to Section 17.53.080 for future development plan requirements.
 3. For notice of decision, effective date of decision and the appeal process, refer to Chapter 17.72 (Applications and Review Process).
 4. The effective date of the Planning Director's decision shall be 15 (fifteen) calendar days following the date the notice of decision is mailed unless an appeal is filed.
- D. Approval of a Tentative Partition Plat shall be valid for a one-year period from the effective date of approval. Upon written request, the Director may approve a one-year extension of the decision. Additional extensions shall require the approval of the Planning Commission.

Finding: The proposed partition, along with the conditions of approval, conforms with the requirements of a tentative partition and with the requirements of the underlying M-2 (General Industrial) zoning district in terms of use, lot size, and setback requirements.

CD:sjs