



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

July 3, 2017

Brad Bassitt
Bassitt Homes LLC
5455 NE Riverside Drive
McMinnville, OR 97128

Re: Docket S 2-17

Dear Mr. Bassitt:

This is to advise you that the McMinnville Planning Department has received and carefully studied your application (S 2-17) to separate an approximately 0.28 acre parcel of land into four (4) single-family attached parcels approximately 3,125 square feet in size. The subject site is located at 2326 NE Evans Street and is more specifically described as Tax Lot 2200, Section 16BC, T. 4 S., R. 4 W., W.M. The Planning Department reviewed your applications against the criteria of Section 17.53.070 (Submission of Tentative Subdivision 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 subdivision 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 tentative subdivision (S 2-17), subject to conditions.

Attached is the land-use decision with the findings of fact and conditions of approval for your records. The conditions of approval are also outlined below:

1. That, based on the size of the proposed parcels, the only use that will be permitted on the proposed parcels will be single family dwellings with a common wall between one other single family dwelling. The final partition plat shall identify that use on each parcel. The development of the common wall single family dwellings must be consistent with the site plans submitted with the tentative subdivision application, and must comply with all standards for that type of dwelling unit as described in Section 17.21.010(G) of the McMinnville Zoning Ordinance.
2. That the property owner(s) shall be responsible for providing water and electric service to each of the proposed parcels consistent with the requirements of McMinnville Water and

Light. The electrical plans submitted with the subdivision application were reviewed but have not yet been approved by McMinnville Water and Light. All associated costs shall be borne by the applicant. Please contact McMinnville Water and Light at (503) 472-6158 to coordinate design review and extension agreement requirements for water and/or electric services to the site.

3. The applicant shall submit a draft copy of the subdivision 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 subdivision 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.
4. 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.
5. If the proposed utility plan includes using the existing sanitary sewer lateral to the site, the applicant shall provide the City Engineering Department with a copy of a televised report of the condition of the existing sanitary sewer lateral. 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 subdivision plat.
6. The final plat shall include the dedication of a 10-foot utility easement along the site's Evans Street right-of-way for the placement and maintenance of required utilities.
7. Note that Evans Street will be repaved by the City during the summer of 2017. 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 Evans Street pavement surface after the City's repaving project is completed. The grind and overlay, if necessary, shall be completed prior to the City's approval of the final subdivision plat.
8. At the time of building permits for the proposed lots, driveways shall be constructed 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 Evans Street frontage.
9. That approval of this tentative subdivision plat will expire 12 (twelve) months after the date of mailing of said approval. Upon written request, the Planning Director may approve a one-year extension of the decision pursuant to Section 17.53.075 of Chapter 17.53 (Land Division Standards) of the McMinnville Zoning Ordinance.

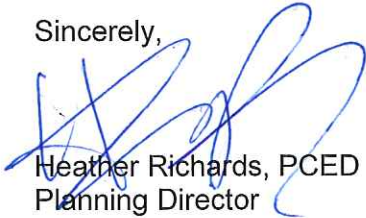
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This letter shall act as official notification of my decision. An appeal of this decision may be made to the Planning Commission if notice of intent to appeal is filed in the Planning Department no later than July 18, 2017. If no appeal is filed by this date, the decision shall be considered final.

If you have any questions regarding this matter, please feel free to contact me at (503) 434-7311.

Sincerely,



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 SUBDIVISION AT 2326 NE EVANS STREET. (Docket S 2-17)*