

# PUBLIC NOTICE



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 affected property owners to submit comment regarding this application prior to a decision by the Planning Director.

## PROPERTY PARTITION INTO TWO PARCELS, 1730 SW 2<sup>ND</sup> STREET

DOCKET NUMBER: MP 7-17

Raymond Kulback is requesting approval to divide an approximately 0.77 acre parcel of land into two (2) parcels of approximately 0.39 acres and 0.38 acres in size. A development plan for the subject site was recently approved by the City Council (Docket Number ZC 10-17) to allow for the construction of multiple duplex units clustered into three groups of buildings throughout the development site. The proposed partition would result in each group of buildings being located on a single parcel. The subject site is zoned R-4 PD (Multiple-Family Residential Planned Development) and is located at 1730 SW 2<sup>nd</sup> Street. It is more specifically described as Tax Lot 100, Section 20CB, T.4 S., R. 4 W., W.M.

Persons are invited to register any statements in person, by attorney, or by mail to the McMinnville Planning Department no later than December 13, 2017, to assist the Planning Director in making a decision on this application.

Testimony and evidence submitted must be directed toward those criteria, which are generally as follows:

1. The goals and policies of the McMinnville Comprehensive Plan.
2. The requirements of McMinnville Zoning Ordinance with particular emphasis on Chapter 17.21 (R-4 Multiple-Family Residential), Chapter 17.51 (Planned Development Overlay), Chapter 17.53 (Land Division Standards), and Section 17.72.110 (Applications – Director’s Review with Notification).

The referenced zoning ordinance criteria is available for review in the Planning Department’s portion of the city’s website located at: [www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov).

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 at [charles.darnell@mcminnvilleoregon.gov](mailto:charles.darnell@mcminnvilleoregon.gov).

Failure to raise an issue in person or by letter prior to December 13, 2017, precludes appeal to the Planning Commission on that issue.

The decision-making criteria, application, and records concerning this matter are available in the McMinnville Planning Department office at 231 NE Fifth Street, McMinnville, Oregon, during working hours, and is available for review in the Planning Department’s portion of the city’s website located at: [www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov).

For additional information please contact the Planning Department, at the above address, or phone (503) 434-7311.



Heather Richards  
Planning Director

(Map of area on back)