



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

NOTICE OF PENDING ADMINISTRATIVE DECISION MINOR PARTITION

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 surrounding property owners to submit comment regarding this application prior to a decision by the Planning Director. Please contact Chuck Darnell with any questions.

<u>DOCKET NUMBER:</u>	MP 2-18 (Minor Partition)
<u>REQUEST:</u>	Approval to partition an approximately 9.846 acre parcel of land into two (2) parcels approximately 3.337 (Commercial) and 6.309 (Residential) acres in size. The subject site is located at SE corner of the intersection NW Hill Road and NW Baker Creek Road and is more specifically described as Tax Lot 203, Section 18, T.4 S., R. 4 W., W.M.
<u>APPLICANT:</u>	Stafford Development Company, LLC
<u>SITE LOCATION(S):</u>	SE corner of NW Hill Road & NW Baker Creek Road (see attached map)
<u>MAP & TAX LOT(S):</u>	R4418 00203
<u>ZONE(S):</u>	R-1 PD & C-3 PD (Single-Family Residential Planned Development & General Commercial Planned Development)
<u>MMC REQUIREMENTS:</u>	Chapters 17.12 and 17.33, Sections 17.53.060, 17.53.105, and 17.72.110, and Planned Development Ordinance No. 5021 (see reverse side for specific review criteria)
<u>NOTICE DATE:</u>	May 29, 2018

Persons are invited to register any statement in person, by attorney, or by mail to the McMinnville Planning Department to assist the Planning Director in making a decision on this application. 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 to chuck.darnell@mcminnvilleoregon.gov.

Alternatively, you may request that the application be considered at a public hearing before the McMinnville Planning Commission. A request for hearing must state the basis for the request. (Please see Section 17.72.120).

Appeals of the Planning Director decision need to be made to the Planning Commission. Failure to raise an issue in person or by letter precludes appeals to the Planning Commission on this issue. (Please see Section 17.72.170)

**COMMENTS OR REQUESTS FOR HEARING MUST BE RECIVED NO LATER THAN
5:00 pm, June 12, 2018**

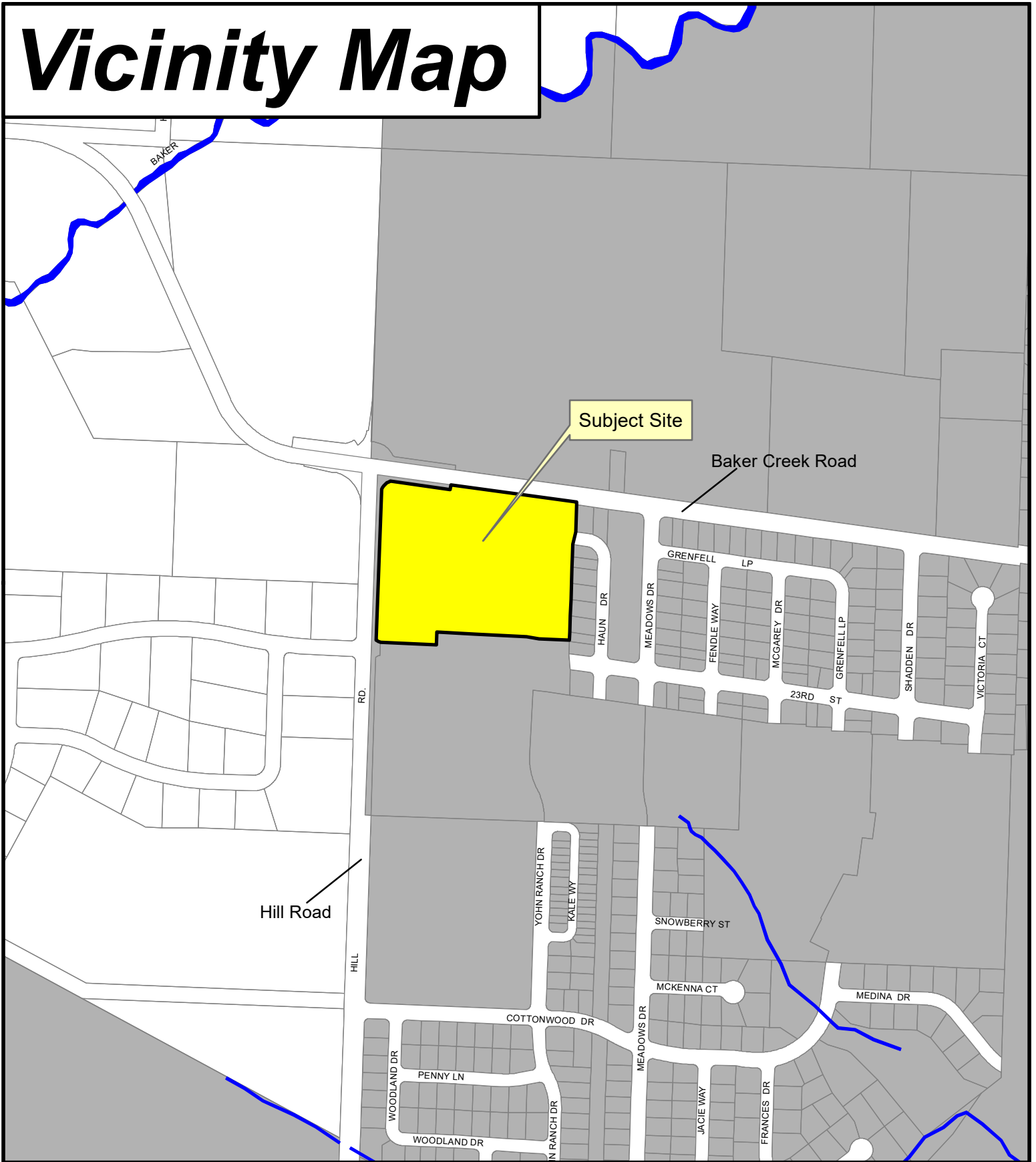
The decision-making criteria, application, and records concerning this matter are available in the McMinnville Planning Department office at 231 NE 5th Street, McMinnville, Oregon during working hours and on the Planning Department's portion of the City of McMinnville webpage at www.mcminnvilleoregon.gov.

REVIEW CRITERIA:

17.53.105 Lots.

- A. Size and shape. Lot size, width, shape, and orientation shall be appropriate for the location of the subdivision and for the type of use contemplated. All lots in a subdivision shall be buildable.
 - 1. Lot size shall conform to the zoning requirement of the area. Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street parking and service facilities required by the type of use contemplated. The depth of lot shall not ordinarily exceed two times the average width.
- B. Access. Each lot shall abut upon a street other than an alley for a width of at least 25 (twenty-five) feet or shall abut an access easement which in turn abuts a street for at least 15 (fifteen) feet if approved and created under the provisions of 17.53.100(C). Direct access onto a major collector or arterial street designated on the McMinnville Comprehensive Plan Map shall be avoided for all lots subdivided for single-family, common wall, or duplex residential use, unless no other access point is practical.
- C. Through lots. Through lots shall be avoided except where they are essential to provide separation of residential development from major traffic arteries or adjacent nonresidential activities, or to overcome specific disadvantages of topography and orientation. A planting screen easement at least 10 (ten) feet wide, and across which there shall be no right of access, may be required along the line of lots abutting such a traffic artery or other incompatible use.
- D. Lot side lines. The side lines of lots, as far as practicable, shall run at right angles to the street upon which the lots face.
- E. Flag lots. The creation of flag lots shall be discouraged and allowed only when it is the only reasonable method of providing access to the rear of a lot which is large enough to warrant partitioning or subdividing.

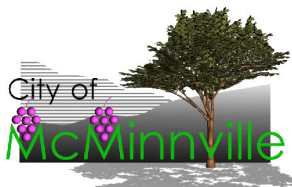
Vicinity Map



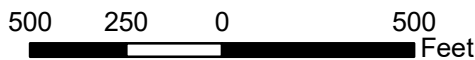
Subject Site

Baker Creek Road

Hill Road



Geographic Information System



City of McMinnville
Planning Department
231 NE Fifth Street
McMinnville, OR 97128
(503) 434-7311