

**Planning Commission
Thursday, MAY 19, 2022**

6:30 PM Regular Meeting

HYBRID Meeting

IN PERSON – McMinnville Civic Hall, 200 NE Second Street, or ZOOM Online Meeting

Please note that this is a hybrid meeting that you can join in person at 200 NE Second Street or online via Zoom

ZOOM Meeting: You may join online via the following link:

<https://mcminnvilleoregon.zoom.us/j/87934391918?pwd=WW9zMXg0eTZKdUZhUmplbk5UWGVwZz09>

Meeting ID: 839 3439 1918

Meeting Password: 930661

**Or you can call in and listen via zoom: 1 253 215 8782
ID: 839 3439 1918**

Public Participation:

Citizen Comments: If you wish to address the Planning Commission on any item not on the agenda, you may respond as the Planning Commission Chair calls for "Citizen Comments."

Public Hearing: To participate in the public hearings, please choose one of the following.

- 1) **Email in advance of the meeting** – Email at any time up to 12 p.m. the day before the meeting to heather.richards@mcminnvilleoregon.gov, that email will be provided to the planning commissioners, lead planning staff and entered into the record at the meeting.
- 2) **In person at the meeting** - Testify in person at the McMinnville Civic Hall, 200 NE Second Street.
- 3) **By ZOOM at the meeting** - Join the zoom meeting and send a chat directly to Planning Director, Heather Richards, to request to speak indicating which public hearing, and/or use the raise hand feature in zoom to request to speak once called upon by the Planning Commission chairperson. Once your turn is up, we will announce your name and unmute your mic.
- 4) **By telephone at the meeting** – If appearing via telephone only please sign up prior to the meeting by emailing the Planning Director, Heather.Richards@mcminnvilleoregon.gov as the chat function is not available when calling in zoom.

----- MEETING AGENDA ON NEXT PAGE -----

The meeting site is accessible to handicapped individuals. Assistance with communications (visual, hearing) must be requested 24 hours in advance by contacting the City Manager (503) 434-7405 – 1-800-735-1232 for voice, or TDY 1-800-735-2900.

*Please note that these documents are also on the City's website, www.mcminnvilleoregon.gov. You may also request a copy from the Planning Department.

Commission Members	Agenda Items
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Sidonie Winfield,
Chair

Gary Langenwaller
Vice - Chair

Robert Banagay

Matthew Deppe

Sylla McClellan

Brian Randall

Beth Rankin

Lori Schanche

Dan Tucholsky

6:30 PM – REGULAR MEETING

- 1. Call to Order**
- 2. Citizen Comments**
- 3. Minutes:**

April 1, 2021 (*Exhibit 1*)
January 20, 2022 (*Exhibit 2*)
February 17, 2022 (*Exhibit 3*)

4. Public Hearings:

A. Quasi-Judicial Hearing: Zone Change (ZC 1-22), Planned Development (PD 1-21), and Subdivision Tentative Plan (S 1-21) – (*Exhibit 4*)

Request: Proposed Zone Change from R-1 to R-3, Planned Development, and 18-lot Subdivision Tentative Plan for a 3.79-acre parcel.

Location: The subject site is located on Meadows Drive, more specifically described as Tax Lot 204, Section 18, T.4S., R 4 W., W.M.

Applicant: Westech Engineering, c/o Josh Wells representing property owner VJ2 Developers c/o Don Jones

B. Quasi-Judicial Hearing: Comprehensive Plan Map Amendment (CPA 1-20) and Zone Change (ZC 1-20) – (*Exhibit 5*)

Applicant has requested a continuance to June 16, 2022

Request: An application for a Comprehensive Plan Map Amendment from Residential to Commercial and a Zone Change from County EF-80 to City C-3 (General Commercial) for approximately 1.2 acres of a 50.15-acre property.

The 50.15 acre parcel is within McMinnville’s Urban Growth Boundary (UGB), and it is split by City limits, with approximately 9.5 acres inside City limits and approximately 40.5 acres outside City limits. The proposed map amendment would apply to the northerly 1.2-acre portion of the 9.5 acres within City limits.

The 9.5-acre portion of the property inside City limits has a combination of Comprehensive Plan Map designations and zoning designations: Commercial/C-3 on the front (approximately 7.3 acres), Residential/County EF-80 on the rear (approximately 1.2 acres), and a portion of Floodplain/F-P along the east and north boundaries (approximately 1 acre).

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The proposed amendment would change the 1.2 acres from Residential/County EF-80 to Commercial/C-3, so all of the non-floodplain portion inside City limits would then be Commercial/C-3.

The unincorporated portion of the property within the UGB and outside City limits is approximately 40.5 acres. It is within the Floodplain Comprehensive Plan Map designation. It has County EF-80 zoning, with the entirety also being within the County's Floodplain Overlay Districts. The proposal would not change the Comprehensive Plan designation or county zoning of this unincorporated portion of the parcel.

Location: The subject site is located at 3225 NE Highway 99 West, more specifically described at Tax Lot 1500, Section 10, T.4S., R 4 W., W.M.

Applicant: Cascade Steel Rolling Mills, c/o Jennifer Hudson representing property owner White Top Properties LLC

5. Commissioner/Committee Member Comments

6. Staff Comments

7. Adjournment

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