



MINUTES

May 19, 2022
Planning Commission
Work Session Meeting

6:30 pm
Hybrid Meeting
McMinnville, Oregon

Members Present: Robert Banagay, Lori Schanche, Gary Langenwaller, Brian Randall, Beth Rankin, Dan Tucholsky, Sidonie Winfield, Matt Deppe, and Sylla McClellan

Members Absent:

Staff Present: Heather Richards – Planning Director, Monica Bilodeau – Senior Planner, and Amanda Guile-Hinman – City Attorney

- **Call to Order**

Chair Winfield called the meeting to order at 6:30 p.m.

- 1. **Citizen Comments**

None

- 2. **Minutes**

- 3. **April 1, 2021**
- 4. **January 20, 2022**
- 5. **February 17, 2022**

Commissioner Banagay moved to approve the April 1, 2021, January 20 and February 17, 2022 minutes. The motion was seconded by Commissioner Schanche and passed unanimously.

- **Public Hearing:**

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

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

Chair Winfield said the Planning Commission heard public testimony on this item on April 21, 2022 and closed the hearing. They were reopening the hearing due to a noticing error.

Disclosures: Chair Winfield reopened the public hearing and asked if there was any objection to the jurisdiction of the Commission to hear this matter. There was none. She asked if any Commissioner wished to make a disclosure or abstain from participating or voting on this application. There was none. Chair Winfield asked if any Commissioner needed to declare any contact prior to the hearing with the applicant or any party involved in the hearing or any other source of information outside of staff regarding the subject of this hearing. There was none.

Staff Presentation: Senior Planner Bilodeau reviewed the subject site, project summary, and continued items. Staff was directed to revise the conditions and bring back the Stormwater Report. Staff was informed after the hearing that the Zoom link provided on the neighborhood mailing was incorrect. Staff requested the Commission reopen the public testimony to allow any additional testimony. She summarized the revised conditions and the concerns raised about stormwater. The applicant had to conform with McMinnville's Stormwater Master Plan and State DEQ stormwater regulations which ensured all water was directed to storm detention and City facilities. There were also some concerns about transportation. She discussed the traffic calming program that could be used for the Meadows Drive connection if more traffic resulted from the connection. Staff recommended approval, subject to the conditions specified in the decision documents.

Project Engineer Gooden discussed the review of the application's compliance with the Stormwater Master Plan. They were satisfied that it met all of the requirements.

Commission Questions: Commissioner Langenwaller asked about Condition 5b that required black fencing. Senior Planner Bilodeau said it was commonly used in stormwater facilities to blend in. It matched the adjacent areas and kept consistency in the neighborhood.

Commissioner Tucholsky asked if the consultant that reviewed the Stormwater Report visited the site. Project Engineer Gooden said they did not. The review was to the requirements from DEQ and the Stormwater Master Plan.

Commissioner Tucholsky asked if the original plan had been revised. Project Engineer Gooden said the consultant did make comments and there were some revisions. Those revisions satisfied the requirements.

Applicant's Testimony: Josh Wells, representing the applicant, explained the process the consultant used to review the Stormwater Report as well as the stormwater plan for the site. The lots would not drain onto someone else's property. He gave an update on the wetland fill permit process. The Meadows Drive connection met City code and the TSP. A gate would not be allowed across it.

Questions: Commissioner Tucholsky asked about the drainage on lot 13. Mr. Wells explained it was at the lowest elevation on the lot.

Commissioner Schanche asked if the sidewalk went all around the cul-de-sac. Mr. Wells said yes, it did.

Public Testimony:

Proponents: None

Opponents: Charlene Doland??, McMinnville resident, said there was already a water issue in this area where the backyards were swamps. The last FEMA update was done in 2010 and since then there had been a lot of development. She was concerned it was out of date. It should be updated to reflect the current possibilities of flooding.

Preston Povasco??, McMinnville resident, was concerned about reactive traffic control as opposed to proactive. His backyard was always saturated and he hoped this development would have an advantageous effect on the surrounding properties. He would like to see evidence of that documented. He suggested putting in a traffic gate when the new school was built in this area. He also thought a stop sign should be installed somewhere between Cottonwood and 23rd.

Rebuttal: Mr. Wells said regarding the drainage that went towards the east, when they built the stormdrain for this development, at least half of it would no longer go to the neighboring properties. This development would not make the runoff worse. That fact could be included in the Stormwater Report. Traffic gates should be brought up when the TSP was updated.

Chair Winfield closed the public hearing.

The applicant waived the 7 day period for submitting final written arguments in support of the application.

Deliberation: Commissioner Rankin asked why the zone change was required. Planning Director Richards said it was the request of the applicant.

Commissioner Rankin thought a multi-family structure would fit in better with the neighborhood as opposed to a narrow lot development. Planning Director Richards said the applicant still had the opportunity to do any missing middle housing products on the lots. The City could not tell them what to build. Senior Planner Bilodeau thought there was sufficient width for the lots that the narrow lots would not be necessary.

Based on the findings of fact, conclusionary findings for approval, materials submitted by the applicant, and evidence in the record, Commissioner Langenwaller MOVED to RECOMMEND the City Council APPROVE ZC 1-22, PD 1-21, and S 1-21 subject to the conditions of approval; SECONDED by Commissioner McClellan. The motion PASSED unanimously.

Planning Director Richards said they were working on updating the FEMA maps.

A. Quasi-Judicial Hearing: Comprehensive Plan Map Amendment (CPA 1-20) and Zone Change (ZC 1-20)

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).

The proposed amendment would change the 1.2 acres from Residential/County EF-80 to Commercial/C-3, so all of the nonfloodplain 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.

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

Commissioner McClellan MOVED to CONTINUE the hearing for CPA 1-20/ZC 1-20 to June 16, 2022. The motion was seconded by Commissioner Schanche and PASSED unanimously.

B. Commissioner Comments

None

C. Staff Comments

Planning Director Richards gave calendar updates.

D. Adjournment

Chair Winfield adjourned the meeting at 7:39 p.m.

Heather Richards
Secretary