

MINUTES

**February 16, 2023
Planning Commission
Regular Meeting**

**6:30 pm
Hybrid Meeting
McMinnville, Oregon**

Members Present: Sidonie Winfield, Dan Tucholsky, Gary Langenwalter, Beth Rankin, Lori Schanche, Megan Murray, Brian Randall, and Matt Deppe

Members Absent: Sylla McClellan

Staff Present: Heather Richards – Community Development Director and John Swanson – Senior Planner

1. Call to Order

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

2. Citizen Comments

Jim Kreutzbender, McMinnville resident, discussed the 500 foot distance between vacation rentals in residential, but not commercial zones. He thought it should include commercial zones and he listed the commercial streets where housing was located. He asked that the Commission consider this change during the moratorium.

Community Development Director Richards noted the streets mentioned were in the NE Gateway District and would require a Conditional Use process and be reviewed for neighborhood compatibility. There was a public hearing on short term rentals in March if he would like to submit testimony about including the spacing standards in the NE Gateway District as well.

3. Minutes

None

4. Public Hearings

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

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 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: 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

Chair Winfield said the applicant had requested a continuance. She opened 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.

Commissioner Langenwalter MOVED to CONTINUE the hearing for CPA 1-20/ZC 1-20 to June 15, 2023. The motion was seconded by Commissioner Schanche and PASSED 8-0.

7. Work Session – Natural Hazards

Community Development Director Richards gave a presentation on natural features planning. She discussed State Goal 7 – Natural Hazards, response to new hazard information, planning guidelines, no development in the flood plain in McMinnville, McMinnville's current hazard policies, Natural Hazards Study completed in June 2021, mappable hazards, and history of hazard planning. She then showed maps of the hazards in the City and UGB. She explained risk assessment and adding a social vulnerability assessment, updates to the Natural Hazards Inventory and assessment, new natural hazard overlay zones, amendments to the Comprehensive Plan and appendices, amendments to the zoning ordinance, and map with combined hazards and features. This work would inform future development and area plans. The next steps were to send notice to impacted property owners, hold public information sessions in March, and hold a public hearing in April.

There was discussion regarding the definition of social vulnerability, adding local streets to the maps, density in the west hills, transfer of density rights, changing the term "landfill" to "engineered fill," changing development on slopes up to 25% to up to 15%, evaluating the data, impact to insurance for existing structures, appeal process for the mapping, adding pictures and arrows for the scenic viewsheds, lack of wildlife routes, and future expansion areas.

There was consensus to change the landfill definition, that the transfer of density rights should not be with contiguous property but would be treated as a commodity, and to get direction from the City Attorney regarding insurance and appeal process.

8. Commissioner Comments

None

9. Staff Comments

Community Development Director Richards introduced new Senior Planner John Swanson. She reviewed the upcoming meeting schedule. She also discussed laptops and communication through City emails.

10. Adjournment

Chair Winfield adjourned the meeting at 8:00 p.m.