

**Planning Commission
Thursday, September 19, 2024
5:30 PM Work Session
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/89368634307?pwd=M0REY3RVSzFHeFdmK2pZUmJNdkdSZz09>

Meeting ID: 893 6863 4307

Meeting Password: 989853

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) **Written testimony in advance of the meeting** – Email written testimony 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** – Sign up in advance to provide testimony at the meeting by emailing heather.richards@mcminnvilleoregon.gov, or sign up at the meeting by filling out a testimony form found at the entry to the hearing chambers.
- 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
Sidonie Winfield, Chair	5:30 PM – WORK SESSION - Parks, Recreation and Open Space Master Plan, (Exhibit 1 – to be provided on September 17, 2024)
Dan Tucholsky, Vice Chair	6:30 PM – REGULAR MEETING
Rachel Flores	1. Call to Order
Vacant	2. Citizen Comments
Sylla McClellan	3. Presentation: Rogue Retreat re: Transitional Housing, (Exhibit 2)
Elena Mudrak	4. Public Hearings:
Meg Murray	A. <u>Quasi-Judicial Hearing: Conditional Use Permit (Docket CU 1-24), Young Life, 535 NE 14th Street, Tax Lot R4416CC 01200 - (Exhibit 3)</u>
Brian Randall	Request: Request for review and approval of a Condition Use Permit application to allow for the operation of a Young Life facility providing study space, meetings, services, and activities for McMinnville students, within an existing building on a 12,000 square foot lot in an R-2 zone. The property previously had a conditional use permit approval for religious instruction for McMinnville students, which lapsed after at least 12 months of inactivity.
Beth Rankin	Applicant: Michael Rilee on behalf of Young Life
	B. <u>Legislative Hearing: Proposed Amendments to Chapter 17.54 of the McMinnville Zoning Ordinance Regarding Accessory Structures and Yards (Docket G 1-24) - (Exhibit 4)</u>
	Proposal: This is a proposed legislative amendment to the Zoning Ordinance, initiated by the City of McMinnville. The proposal would amend various provisions of Chapter 17.54 regarding residential accessory structures and yards. The proposal would include the following changes:
	<ul style="list-style-type: none"> • allow for attached unenclosed covered patios, unenclosed covered decks, and uncovered decks to encroach into the rear yard setback, provided they are no closer than ten (10) feet to the rear property line; • also allow uncovered decks located behind the rear building line to encroach into the interior side yard no closer than five (5) feet to the side property line; • remove the limitation of one (1) residential accessory structure allowed within the rear yard; and • increase the maximum size of accessory structures which are allowed encroachments into certain yards from 100 square feet to 200 square feet.
	Applicant: City of McMinnville

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.

- 5. Work Session: Follow-Up Discussion re: Transitional Housing,
(Exhibit 5)**
- 6. Commissioner Comments**
- 7. Staff Comments**
- 8. Adjournment**

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.