



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

www.mcminnvilleoregon.gov

Planning Commission
McMinnville Civic Hall, 200 NE 2nd Street
November 15, 2018

5:30 PM Work Session
6:30 PM Regular Meeting

Welcome! All persons addressing the Planning Commission will please use the table at the front of the Council Chambers. All testimony is electronically recorded. Public participation is encouraged. Public Hearings will be conducted per the outline on the board in the front of the room. The Chair of the Planning Commission will outline the procedures for each public hearing.

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

Commission Members	Agenda Items
Roger Hall, Chair Zack Geary, Vice-Chair Erin Butler Martin Chroust-Masin Susan Dirks Gary Langenwalter Roger Lizut Lori Schanche Erica Thomas	<p>5:30 PM - WORK SESSION – CONFERENCE ROOM</p> <p>1. Call to Order</p> <p>2. Discussion Items</p> <p>A. Project Update: Great Neighborhood Principles (<i>Work Session - Exhibit 1</i>)</p> <p>B. Project Update: Buildable Lands Inventory, Housing Needs Analysis, Housing Strategy</p> <p>3. Adjournment</p>

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.



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Roger Hall, Chair Zack Geary, Vice-Chair Erin Butler Martin Chroust-Masin Susan Dirks Gary Langenwalter Roger Lizut Lori Schanche Erica Thomas	<p>6:30 PM – REGULAR MEETING - COUNCIL CHAMBERS</p> <ol style="list-style-type: none"> 1. Call to Order 2. Citizen Comments 3. Approval of Minutes: September 20, 2018 (Exhibit 1) 4. Public Hearings: <ol style="list-style-type: none"> A. <u>Legislative Hearing. G 3-18. Zoning Ordinance Text Amendment: Mixed Use in Commercial Zones (Exhibit 2)</u> Request: The City of McMinnville is proposing to amend Chapters 17.06 (Definitions) and 17.33 (C-3 General Commercial Zone) of the McMinnville Zoning Ordinance. The proposal is related to residential use in the C-3 General Commercial zone. Currently, multi-family residential use (3 or more residential units) is permitted in the C-3 zone, whether as a separate use or as part of a mixed-use development. However, mixed-use development which includes only 1 or 2 upper-story residential units isn't currently permitted in the C-3 zone. The proposed amendment would permit this use in the C-3 zone, and would include an additional change related to ground-floor use. 5. Old/New Business <ol style="list-style-type: none"> A. Planning Commission Annual Update to the City Council – December 11, 2018, 7:00 PM 6. Commissioner/Committee Member Comments 7. Staff Comments 8. Adjournment

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