



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

[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

**Planning Commission**  
**McMinnville Civic Hall, 200 NE 2<sup>nd</sup> Street**  
**April 20, 2017**

**5:00 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  Lori Schanche  Erica Thomas  John Tiedge	<p><b>5:00 PM - WORK SESSION – CONFERENCE ROOM</b></p> <p><b>1. Call to Order</b></p> <p><b>2. Discussion Items</b></p> <ul style="list-style-type: none"> <li>• Citizen’s Advisory Committee</li> <li>• Airport Zone</li> <li>• Great Neighborhood Principals</li> <li>• Steep Streets</li> </ul> <p><b>3. Adjournment</b></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](http://www.mcminnvilleoregon.gov). You may also request a copy from the Planning Department.



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Commission Members	Agenda Items
Roger Hall, Chair  Zack Geary, Vice-Chair  Erin Butler  Martin Chroust-Masin  Susan Dirks  Lori Schanche  Erica Thomas  John Tiedge	<p><b>6:30 PM – REGULAR MEETING – COUNCIL CHAMBERS</b></p> <ol style="list-style-type: none"> <li><b>1. Call to Order</b></li> <li><b>2. Citizen Comments</b></li> <li><b>3. Approval of Minutes:</b> <ol style="list-style-type: none"> <li><b>A. March 16, 2017 Work Session</b> (Exhibit 1a)</li> <li><b>B. March 16, 2017 Public Hearing</b> (Exhibit 1b)</li> </ol> </li> <li><b>4. Public Hearing (Quasi Judicial)</b> <ol style="list-style-type: none"> <li><b>A. <u>Conditional Use Permit (CU 1-17)</u></b> (Exhibit 2)                Request: Approval of a conditional use permit to allow for the construction and operation of a social relief facility. The social relief facility would be operated by Yamhill County Health and Human Services and would provide housing for individuals that are in need of assistance pertaining to individual independence.                 Location: 1944 NE Baker Street and is more specifically described as Tax Lot 3400, Section 16CB, T. 4 S., R. 4 W., W.M.                 Applicant: TDJC, LLC             </li> </ol> </li> </ol>

**B. Conditional Use Permit (CU 1-17) (Exhibit 3)**

Request: Approval of a conditional use permit to allow for the expansion of the existing Parkland Village Assisted Living Facility. The expansion would allow for the addition of 18 units to the overall facility, resulting in a total of 68 units between the existing and proposed new buildings.

Location: 3121 NE Cumulus Avenue and is more specifically described as Tax Lot 100, Section 22DD, T. 4 S., R. 4 W., W.M.

Applicant: RJ Development

**C. Zone Change (ZC 3/4-17) (Exhibit 4)**

Request: Approval of a zone change from R-2 (Single-Family Residential) to R-4 (Multiple-Family Residential) on approximately two (2) acres of land and a zone change from LDR-9,000 (Low Density Residential – 9,000 Square Foot Minimum) to R-4 (Multiple-Family Residential) on approximately 2.6 acres of land.

Location: 2501 NE Evans Street and 2640 NE Baker Street and more specifically described as Tax Lots 3200 and 3201, Section 16BC, T. 4 S., R. 4 W., W.M.

Applicant: Premier Development, LLC

**5. Old/New Business**

**6. Commissioner/Committee Member Comments**

**7. Staff Comments**

**8. Adjournment**