



**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**  
**November 17, 2016**  
**6:30 p.m.**

Commission Members	Agenda Items
Wendy Stassens Chair  John Tidge Vice-Chair  Martin Chroust-Masin  Zack Geary  Roger Hall  Charles Hillistad  Jack Morgan  Nanette Pirisky  Erica Thomas	<ol style="list-style-type: none"> <li>1. <b>Call to Order</b></li> <li>2. <b>Citizen Comments</b></li> <li>3. <b>Approval of Minutes:</b> October 20, 2016 (Exhibit 1)</li> <li>4. <b>Public Hearing (Quasi Judicial)</b> <ol style="list-style-type: none"> <li>A. <u>Zone Change, Planned Development Amendment, &amp; Subdivision (ZC 1-16, ZC 2-16 &amp; S 3-16)</u> (Exhibit 2)</li> </ol> <p><b>Continuance Requested</b></p> <p>Request: Approval of a zone change from EF- 80 (Exclusive Farm Use – 80-Acre Minimum) to R-1 PD (Single-Family Residential Planned Development) on approximately 13.6 acres of land, a zone change from R-1 to R-1 PD on approximately 9.4 acres of land, and to amend Planned Development Ordinance No. 4626 to encompass an additional 23 acres of land and to allow variation in lot sizes and setback requirements to include: a reduction in the front yard setback for certain lots from 20 to 15 feet; a reduction in the side yard setback for certain lots from 10 feet to either 5 feet or 3 feet; and, a reduction in the exterior side yard setback for certain lots from 20 feet to 15 feet. Concurrently, the applicant is requesting approval of a tentative phased subdivision plan on approximately 40 acres of land that, if approved, would provide for the construction of 213 single-family homes and one multiple-family development.</p> <p>Location: South of Baker Creek Road and east of Hill Road and is more specifically described as Tax Lots 200, 203, and 205, Section 18, T. 4 S., R. 4 W., W.M.</p> <p>Applicant: Baker Creek Development, LLC</p> </li> </ol>

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.

**B. Conditional Use & Variance (CU 8-16 & VR 2-16) (Exhibit 3)**

**Request:** McMinnville School District is requesting approval of a conditional use permit to allow for a change in the use of the existing McMinnville High School site to accommodate a new vocational technical school, expanded athletic facilities, field improvements, and new parking areas. The applicant is also requesting approval of a variance to allow for a portion of the building to be constructed at 53 ½ feet in height, which is greater than the maximum height of 35 feet that is allowed in the zoning district.

**Location:** 615 NE 15<sup>th</sup> Street and is more specifically described as Tax Lots 2600 & 3000, Section 16CA, T. 4 S., R. 4 W., W.M, and Tax Lot 1590, Section 16CC, T. 4 S., R. 4 W., W.M.

**Applicant:** McMinnville School District #40

**5. Old/New Business****6. Commissioner/Committee Member Comments****7. Staff Comments****8. Adjournment**

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