



**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**  
**May 18, 2017**

**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  Lori Schanche  Erica Thomas	<p><b>5:30 PM - WORK SESSION – CONFERENCE ROOM</b></p> <ol style="list-style-type: none"> <li><b>1. Call to Order</b></li> <li><b>2. Discussion Items</b> <ul style="list-style-type: none"> <li>• Historic Preservation Ordinance Review                (See attached Staff Report)</li> </ul> </li> <li><b>3. Adjournment</b></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.



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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. April 20, 2017 Work Session</b> (Exhibit 1a)</li> <li><b>B. April 20, 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>Zone Change (ZC 3/4-17)</u></b> (<i>Public Hearing Closed April 20, 2017, Deliberation Only</i>) (Exhibit 2)</li> </ol> <p>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.</p> <p>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.</p> <p>Applicant: Premier Development, LLC</p> </li> </ol>

**B. Zoning Text Amendment (G 1-17) (Continued from March 16, 2017 Meeting) (Exhibit 3)**

Request: Approval to amend Chapter 17.57 (Landscaping) and Chapter 17.58 (Trees) of the McMinnville Zoning Ordinance to update provisions related to the review processes for landscape and street tree plans, the purpose and intent of the landscaping chapter, the Landscape Review Committee bylaws, the on-going maintenance requirements for landscaping and street trees, and the street tree planting and replacement requirements.

Applicant: City of McMinnville

**C. Zoning Text Amendment (G 2-17) (Exhibit 4)**

Request: The City of McMinnville is proposing to amend Chapter 17.53 (Land Division Standards) of the McMinnville Zoning Ordinance to update provisions to allow local street grades up to and including fifteen (15) percent.

Applicant: City of McMinnville

**D. Planned Development Amendment (ZC 6-17) (Exhibit 5)**

Request: West Hills Properties, LLC, is requesting approval to amend Planned Development Ordinance No. 4868 to allow exceptions to current street grade, block length, block circumference and lot depth to width standards. Also requested is approval to amend an approved residential subdivision and phasing plan on approximately 132 acres of land.

Location: The subject site is located generally north of West Second Street, west of NW Mt. Mazama Street and south of NW Fox Ridge Road and is more specifically described as Tax Lot 801, Section 24, T. 4 S., R. 5 W., W.M.

Applicant: West Hills Properties, LLC

**5. Old/New Business**

**6. Commissioner/Committee Member Comments**

**7. Staff Comments**

**8. Adjournment**