



PLANNING DEPARTMENT, 231 NE Fifth Street, McMinnville, Oregon 97128
www.mcminnvilleoregon.gov

**PUBLIC HEARING NOTICE:
PLANNING COMMISSION REVIEW OF A
ZONING ORDINANCE AMENDMENT**

NOTICE IS HEREBY GIVEN that the City of McMinnville is proposing an amendment to the McMinnville Zoning Ordinance. The purpose of this notice is to provide an opportunity to submit comments regarding the application or to attend the public meeting of the Planning Commission where this request will be reviewed and a public hearing will be held. Please contact Tom Schauer with any questions at 503-474-5108, or tom.schauer@mcminnvilleoregon.gov.

DOCKET NUMBER: G 3-19

PROPOSAL: The City of McMinnville is proposing an amendment to the McMinnville Zoning Ordinance to add a new Section, Chapter 17.49: Innovative Housing Pilot Project Floating Zone. This amendment would establish provisions for the Innovative Housing Pilot Project Floating zone, but it would not rezone any properties. It would establish a designated eligibility area. Only property owners within this area would be eligible to apply to have the floating zone designation applied to a property through a future land use application, which would require a separately noticed public hearing process.

APPLICANT: City of McMinnville, c/o Tom Schauer, Senior Planner

SITE LOCATION(S): See attached map for the eligibility area. This is the eligibility area only, and this is not a proposal to rezone properties within this area.

NOTICE DATE: June 7, 2019

PUBLIC HEARING DATE: June 27, 2019 at 6:30 P.M.

HEARING LOCATION: McMinnville Civic Hall Building
200 NE 2nd Street, McMinnville, OR, 97128

Proceedings: A staff report will be provided at least seven days before the public hearing. The Planning Commission will conduct a public hearing, take testimony, and then make a recommendation to the City Council to either approve, approve with amendments, or deny the proposal based on the applicable criteria. This application is subject to the legislative land use procedures specified in Section 17.72.120-17.72.160 of the City of McMinnville Zoning Ordinance.

Persons are hereby invited to attend the McMinnville Planning Commission hearing to observe the proceedings, and to register any statements in person, by attorney, or by mail to assist the McMinnville Planning Commission in making a recommendation. Should you wish to submit comments or testimony on this application prior to the public meeting, please call the Planning Department office at (503) 434-7311, forward them by mail to 231 NE 5th Street, McMinnville, OR 97128, or by email to tom.schauer@mcminnvilleoregon.gov.

The decision-making criteria, application, and records concerning this matter are available in the McMinnville Planning Department office at 231 NE 5th Street, McMinnville, Oregon during working hours and on the Planning Department's portion of the City of McMinnville webpage at www.mcminnvilleoregon.gov.

Appeal: The Planning Commission will make a recommendation to the City Council. The City Council's decision on a legislative amendment may be appealed to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date written notice of the City Council's decision is mailed to parties who participated in the local proceedings and entitled to notice and as provided in ORS 197.620 and ORS 197.830. Failure to raise an issue in person or by letter prior to the close of the public hearing with sufficient specificity may preclude appeal to the Land Use Board of Appeals (LUBA) on that issue.

Review Criteria: Amendments to the Zoning Ordinance must be consistent with the Goals and Policies in Volume II of the Comprehensive Plan, the Purpose of the Zoning Ordinance, and the Purposes of the Chapters and Section of the Zoning Ordinance which are applicable to the amendments.

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.