



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

PUBLIC HEARING NOTICE
PLANNING COMMISSION REVIEW OF A
ZONE CHANGE REQUEST & TENTATIVE SUBDIVISION PLAN
NE NEWBY STREET (TAX LOT R4409DC01100)

NOTICE IS HEREBY GIVEN that applications for a zone change and tentative subdivision plan have been submitted to the McMinnville Planning Department. The purpose of this notice is to provide an opportunity for surrounding property owners to submit comments regarding these applications 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: ZC 3-19 (Zone Change), S 2-19 (Tentative Subdivision Plan)

REQUEST: Approval to rezone the property from R-1 (Single-Family Residential) to R-3 (Two-Family Residential), and approval of a tentative subdivision plan, to allow for development of a 17-lot single-family residential subdivision.

APPLICANT: Leonard Johnson

SITE LOCATION(S): NE Newby Street, between NE Grandhaven Dr and NE 27th St
(see attached map)

MAP & TAX LOT(S): R4409DC01100

ZONE(S): R-1 (Single-Family Residential)

MMC REQUIREMENTS: Zone Change: McMinnville Municipal Code (MMC) Section 17.74.020; Tentative Subdivision Plan: MMC Chapter 17.53 (Land Division Standards), MMC Chapter 17.18 (R-3 Two-Family Residential Zone), Comprehensive Plan Goals and Policies (see reverse side for specific review criteria)

NOTICE DATE: June 28, 2019

PUBLIC HEARING DATE: July 18, 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 decision to either recommend approval of the application to the McMinnville City Council or deny the application.

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 and City Council in making a decision. 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: Failure to raise an issue in person or by letter prior to the close of the public hearing with sufficient specificity precludes appeal to the Land Use Board of Appeals (LUBA) on that issue.

The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the Commission to respond to the issue precludes an action for damages in circuit court.

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.

REVIEW CRITERIA:

For Zone Change:

MMC, Section 17.74.020: Comprehensive Plan Map Amendment and Zone Change - Review Criteria:

An amendment to the official zoning map may be authorized, provided that the proposal satisfies all relevant requirements of this ordinance, and also provided that the applicant demonstrates the following:

- A. The proposed amendment is consistent with the goals and policies of the Comprehensive Plan;
- B. The proposed amendment is orderly and timely, considering the pattern of development in the area, surrounding land uses, and any changes which may have occurred in the neighborhood or community to warrant the proposed amendment;
- C. Utilities and services can be efficiently provided to serve the proposed uses or other potential uses in the proposed zoning district.

When the proposed amendment concerns needed housing (as defined in the McMinnville Comprehensive Plan and state statute), criterion "B" shall not apply to the rezoning of land designated for residential use on the plan map.

In addition, the housing policies of the McMinnville Comprehensive Plan shall be given added emphasis and the other policies contained in the plan shall not be used to: (1) exclude needed housing; (2) unnecessarily decrease densities; or (3) allow special conditions to be attached which would have the effect of discouraging needed housing through unreasonable cost or delay.

For Tentative Subdivision Plan:

MMC Chapter 17.53 (Land Division Standards):

All applicable criteria Chapter 17.53 apply to this request.

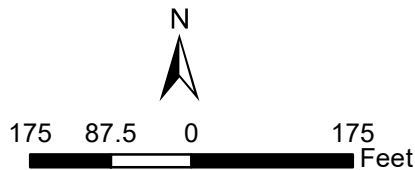
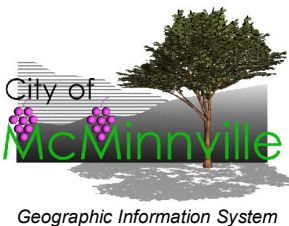
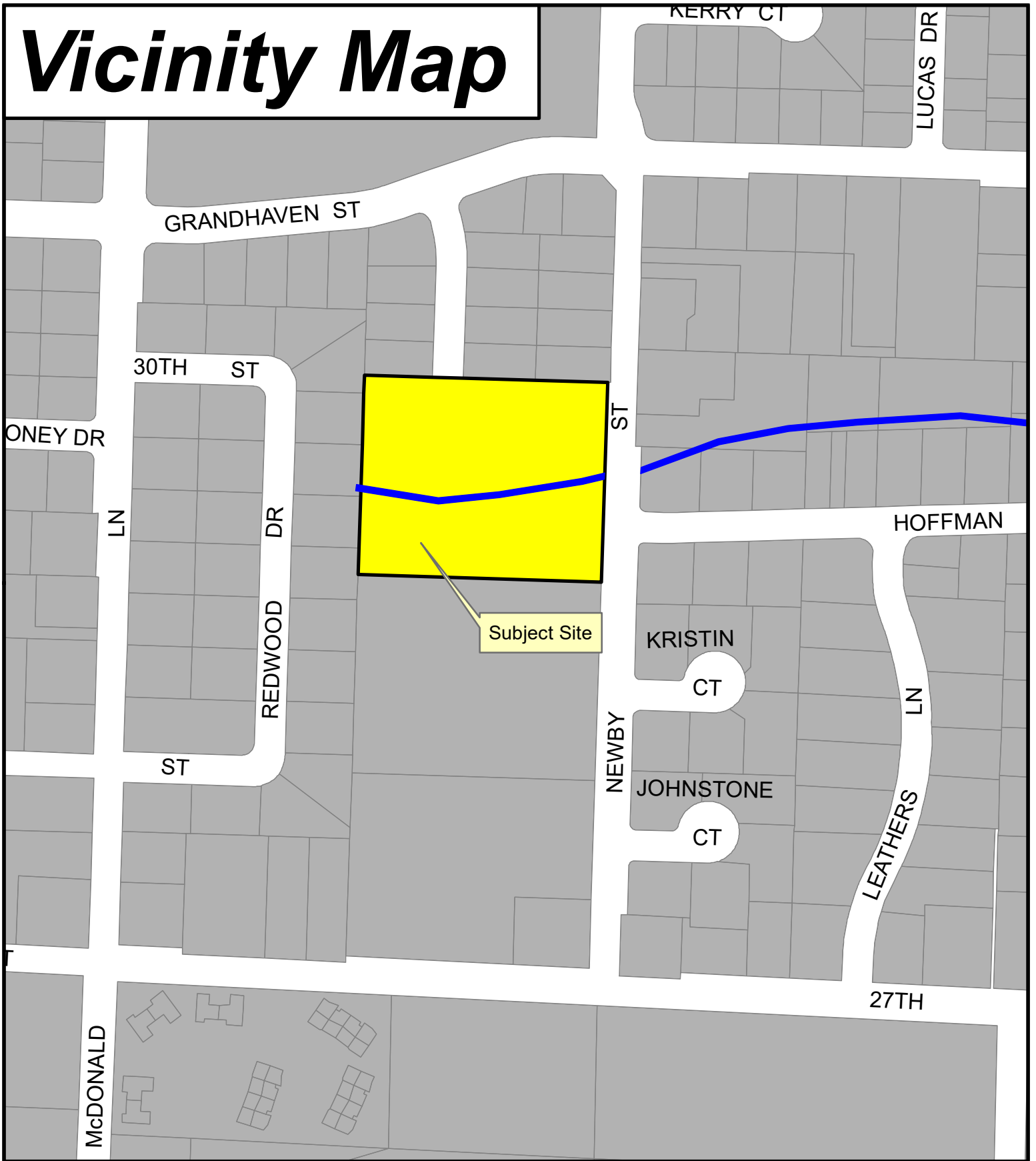
MMC Chapter 17.18 (R-3 Two-Family Residential Zone):

All applicable criteria in Chapter 17.18 apply to this request.

Comprehensive Plan Goals and Policies:

All applicable goals and policies apply to this request.

Vicinity Map



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