



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

PUBLIC HEARING NOTICE
PLANNING COMMISSION REVIEW OF A
PLANNED DEVELOPMENT AMENDMENT REQUEST
235 SE NORTON LANE

NOTICE IS HEREBY GIVEN that an application for a Planned Development Amendment has 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 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 Chuck Darnell with any questions at 503-434-7311, or chuck.darnell@mcminnvilleoregon.gov.

DOCKET NUMBER: PDA 1-20 (Planned Development Amendment)

REQUEST: Approval of a Planned Development Amendment to amend the conditions of approval of the existing Planned Development Overlay District governed by Ordinance 4667. The requested amendments would include:

- 1) Amending a condition of approval that currently limits use of the site to professional office, medical office, and other compatible, small-scale commercial uses such as a delicatessen, florist, or day care facility, to also allow multiple family dwellings and community buildings associated with residential uses.
- 2) Removal of a condition with an existing 35 foot building height limitation, resulting in the ability to construct to the maximum building height allowed in the underlying C-3 zone.
- 3) Addition of a new condition of approval requiring future review of a master plan prior to any development of the site.
- 4) Addition of a new condition of approval requiring a minimum of 10 percent of the site to be developed with usable open space if the site is developed with multiple family dwellings.

APPLICANT: Housing Authority of Yamhill County, on behalf of property owner Burch Feero, Inc.

SITE LOCATION(S): 235 SE Norton Lane (see attached map)

MAP & TAX LOT(S): R4427 00400, R4427 00404, and R4427 00405

ZONE(S): C-3 PD (General Commercial Planned Development)

MMC REQUIREMENTS: McMinnville Municipal Code (MMC) Section 17.74.070 (see reverse side for specific review criteria)

NOTICE DATE: June 25, 2020

PUBLIC HEARING DATE: July 16, 2020 at 6:30 P.M.

HEARING LOCATION:

Zoom Online Meeting:

<https://mcminnvilleoregon.zoom.us/j/94235998716?pwd=eGkySXU3dkh1MGZzeUlrMnJncXpJQT09>

Meeting Password: 641661

(See below for more detailed instructions on how to join Zoom meeting)

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 (via Zoom – please see instructions below) the McMinnville Planning Commission hearing to observe the proceedings, and to register any statements in person (via Zoom – please see instructions below), by attorney, or by mail to assist the McMinnville Planning Commission 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 chuck.darnell@mcminnvilleoregon.gov.

The decision-making criteria, application, and records concerning this matter are available on the Planning Department's portion of the City of McMinnville webpage at www.mcminnvilleoregon.gov. The materials can also be made available at the McMinnville Planning Department office at 231 NE 5th Street, McMinnville, Oregon. However, due to the COVID-19 public health emergency, the Planning Department office is closed to walk-in customers. If you cannot access the materials electronically, please call the Planning Department at (503) 434-7311 to request a copy of the materials, and staff will assist in making the materials available physically by appointment and in a manner that meets social distancing requirements.

Appeal: Failure to raise an issue in person (via Zoom – please see instructions below) 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.

Invitation to Zoom Meeting: The public is invited and welcome to attend the Planning Commission meeting. Due to the COVID-19 public health emergency and in accordance with Governor Kate Brown's Executive Order, the Planning Commission meeting is being held virtually through the Zoom meeting software to avoid gatherings and allow for social distancing. The Planning Department encourages those that are interested in participating and have access to technology to access the Zoom meeting online or through the call in options (see below for details).

The public may join the Zoom meeting online here:

<https://mcminnvilleoregon.zoom.us/j/94235998716?pwd=eGkySXU3dkh1MGZzeUlrMnJncXpJQT09>

Meeting Password: 641661

The public may also join the Zoom meeting by phone by following the instructions below:

+1 669 900 9128 US (San Jose)
Meeting ID: 942 3599 8716

If you do not have access to a telephone or computer to participate in the meeting, a conference room with access to a computer to participate in the Zoom Online Meeting can be provided at the Community Development Center at 231 NE 5th Street, McMinnville, OR 97128. Please call the Planning Department at (503) 434-7311 at least 24 hours in advance of the meeting for assistance. Participation in the conference room will be limited to accommodate social distancing guidelines and will be provided on a first-come, first-served basis.

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:

McMinnville Municipal Code

MMC, Section 17.74.070 Planned Development Amendment - Review Criteria.

An amendment to an existing planned development may be authorized, provided that the proposal satisfies all relevant requirements of this ordinance, and also provided that the applicant demonstrates the following:

- A. There are special physical conditions or objectives of a development which the proposal will satisfy to warrant a departure from the standard regulation requirements;
- B. Resulting development will not be inconsistent with the Comprehensive Plan objectives of the area;
- C. The development shall be designed so as to provide for adequate access to and efficient provision of services to adjoining parcels;
- D. The plan can be completed within a reasonable period of time;
- E. The streets are adequate to support the anticipated traffic, and the development will not overload the streets outside the planned area;
- F. Proposed utility and drainage facilities are adequate for the population densities and type of development proposed;
- G. The noise, air, and water pollutants caused by the development do not have an adverse effect upon surrounding areas, public utilities, or the city as a whole.

Comprehensive Plan Goals and Policies:

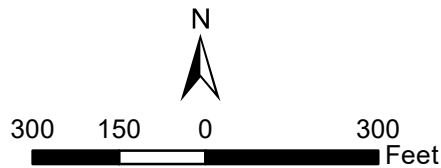
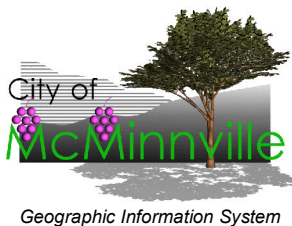
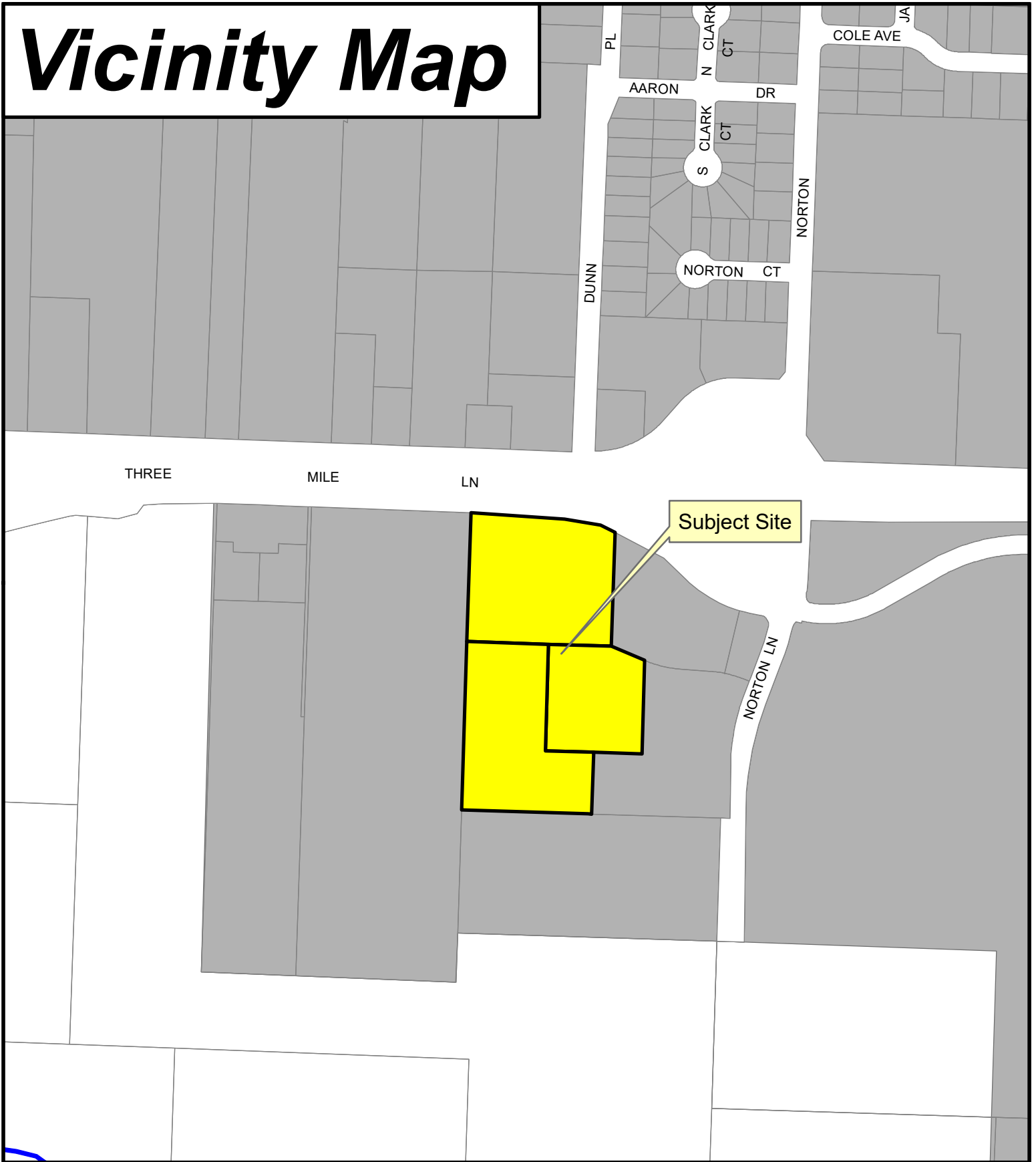
All applicable goals and policies apply to this request.

Planned Development Overlay Ordinances

Ordinance No. 4667:

All applicable criteria found in Planned Development Ordinances 4667 shall apply to this request.

Vicinity Map



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