



**City of McMinnville**  
**Planning Department**  
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[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

**Planning Commission**  
**McMinnville Civic Hall, 200 NE 2<sup>nd</sup> Street**  
**June 27, 2019**

**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	<b>6:30 PM – REGULAR MEETING - COUNCIL CHAMBERS</b>
Lori Schanche, Vice-Chair	<b>1. Call to Order</b>
Erin Butler	<b>2. Citizen Comments</b>
Martin Chroust-Masin	<b>3. Approval of Minutes</b>
Susan Dirks	<ul style="list-style-type: none"><li>• <b>May 16, 2019 Planning Commission Minutes</b> (<i>Exhibit 1</i>)</li></ul>
Christopher Knapp	<b>4. Public Hearings</b>
Gary Langenwalter	<b>A. <u>Legislative Hearing. G 3-19 (Zoning Ordinance Amendment "Floating Zone)</u></b> ( <i>Exhibit 2</i> )
Roger Lizut	Request: 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.
Amanda Perron	Applicant: City of McMinnville

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. Quasi-Judicial Hearing. CPA 2-19 (Comprehensive Plan Map Amendment), ZC 2-19 (Zone Change), PDA 1-19 (Planned Development Amendment), and CU 2-19 (Conditional Use Permit) (Exhibit 3)**

Request: Approval of four concurrent actions. The actions include: 1) Comprehensive Plan Map Amendment from a mix of Residential and Commercial designations to only Residential; 2) Zone Change from mix of R-1 (Single Family Residential) and EF-80 (remnant County Exclusive Farm Use zone from prior to annexation) to only R-1 (Single Family Residential); 3) Planned Development Amendment to remove the subject property from the Planned Development Overlay District governed by Ordinance 4633; 4) Conditional Use Permit to allow expansion of existing electrical power substation in the R-1 zone. The existing parcel contains multiple Comprehensive Plan and Zoning designations, and the proposal would bring the entire parcel under one Comprehensive Plan and Zoning designation to allow for the development of a use that is listed as a conditional use in the underlying R-1 zone. The site is the location of an existing electrical power substation, and the approvals listed above would allow for the expansion of the electrical power substation to serve future development in northern and western McMinnville.

Location: The subject site located at 1901 NW Baker Creek Road, and is more specifically described as Tax Lot 101, Section 18, T. 4 S., R. 4 W., W.M.

Applicant: Samuel Justice, on behalf of McMinnville Water & Light

**5. Commissioner/Committee Member Comments**

**6. Staff Comments**

**7. Adjournment**