



**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**  
**July 18, 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. Public Hearings</b>
Susan Dirks	<b>A. <u>Quasi-Judicial Hearing. ROSTR 6-19 (Resident Occupied Short Term Rental)</u> (Exhibit 1)</b>
Christopher Knapp	Request: Approval to allow for the operation of a resident occupied short term rental establishment within an existing residence.
Gary Langenwalter	Location: The subject site located at 331 NE 7 <sup>th</sup> Street, and is more specifically described as Tax Lot 13100, Section 21BB, T. 4 S., R. 4 W., W.M.
Roger Lizut	Applicant: Heather Jordan
Amanda Perron	<b>B. <u>Quasi-Judicial Hearing. ZC 3-19 (Zone Change) &amp; S 2-19 (Subdivision)</u> (Exhibit 2)</b>
	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.

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.

Location: The subject site is located off NE Newby Street, between NE Grandhaven Dr and NE 27<sup>th</sup> St, and is more specifically described as Tax Lot 1100, Section 09DC, T. 4 S., R. 4 W., W.M.

Applicant: Leonard Johnson

**C. Legislative Hearing. G 3-19 (Zoning Ordinance Amendment “Floating Zone)” (Continued from June 27, 2019) (Exhibit 3)**

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.

Applicant: City of McMinnville

**4. Action Item:**

**A. MP 1-17 (Minor Partition) Approval Extension Request) - (Exhibit 4)**

Request: Approval of a request for an extension of a previously approved tentative partition plan (MP 4-17). The tentative partition was originally approved by the Planning Director on June 26, 2017. The applicant was not able to complete the required conditions of approval prior to submitting a final plat, and requested a one year extension of the tentative partition approval on May 31, 2018. That one year extension request was approved by the Planning Director with a new deadline of June 26, 2019. Due to the original engineer hired to provide the improvement plans not completing the work required, the applicant was not able to complete the required conditions of approval, and has requested an additional extension of the tentative partition approval to June 26, 2020. The applicant has hired a new engineering firm to address the condition of approval requirements. Additional extensions beyond one year require the approval of the Planning Commission.

Location: The subject parcel is identified as Parcel 3 of Partition Plat 2001-35 and is also identified as Tax Lot 3402, Section 15, T. 4 S., R. 4 W.

Applicant: Bryce Roberts

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**5. Commissioner/Committee Member Comments**

**6. Staff Comments**

**7. Adjournment**

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