



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

[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

**Planning Commission**  
**ZOOM Online Meeting:**  
**July 16, 2020**

*Please Note that this meeting will be conducted via ZOOM meeting software due to the COVID-19 event.*

**6:30 PM Regular Meeting**

**ZOOM Meeting: You may join online via the following link:**

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

**Zoom ID: 942 3599 8716**  
**Zoom Password: 641661**

**Or you can call in and listen via zoom: 1 699 900 9128**  
**ID: 942 3599 8716**

*If you wish to address the 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  Lori Schanche, Vice-Chair  Robert Banagay  Erin Butler  Susan Dirks  Gary Langenwaller  Roger Lizut  Amanda Perron  Beth Rankin	<p><b>6:30 PM - REGULAR MEETING</b></p> <ol style="list-style-type: none"> <li><b>1. Call to Order</b></li> <li><b>2. Public Hearing</b></li> </ol> <p><b>A. <u>Quasi-Judicial Hearing: Conditional Use Permit (CU 1-20)</u> – (Exhibit 1)</b></p> <p>Request: Approval of a conditional use permit to allow for the operation of a short term rental on the subject property.</p> <p>Location: 1113 NE 4<sup>th</sup> Street and is more specifically described as Tax Lot 600, Section 21BD, T. 4 S., R. 4 W., W.M.</p> <p>Applicant: Casey McLane</p>

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: Planned Development Amendment (PDA 1-20) – (Exhibit 2)**

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.

Location: 235 SE Norton Lane and is more specifically described as Tax Lots 400, 404, and 405, Section 27, T. 4 S., R. 4 W., W.M.

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

**C. Legislative Hearing: Zoning Ordinance Text Amendments: General Provisions – Code Compliance (G 5-20) – (Exhibit 3)**

Request: The City of McMinnville is initiating a legislative text amendment to amend Chapter 17.03, “General Provisions” relative to compliance, enforcement and violations of the Zoning Ordinance to align it with Chapter 2.50 of McMinnville Municipal Code.

Applicant: City of McMinnville

**3. Work Session: Residential Site and Design Review: Cottage Clusters (Exhibit 4)**

**4. Citizen Comments**

**5. Commissioner/Committee Member Comments**

**6. Staff Comments**

**7. Adjournment**

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