



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

www.mcminnvilleoregon.gov

**Planning Commission
ZOOM Online Meeting:
July 15, 2021**

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

**5:30 PM Work Session
6:30 PM Regular Meeting**

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

<https://mcminnvilleoregon.zoom.us/j/86854700661?pwd=eHVZdHVFNWE1QTYwQzFBd2ZEUzMrdz09>

Zoom ID: 868 5470 0661

Zoom Password: 362285

**Or you can call in and listen via zoom: 1 253 215 8782
ID: 868 5470 0661**

Public Participation:

Citizen Comments: 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."

Public Hearing: To participate in the public hearings, please choose one of the following.

- 1) *Email in advance of the meeting – Email at any time up to 12 p.m. the day of the meeting to Sarah.Sullivan@mcminnvilleoregon.gov, that email will be provided to the planning commissioners, lead planning staff and entered into the record at the meeting.*
- 2) *By ZOOM at the meeting - Join the zoom meeting and send a chat directly to Planning Director, Heather Richards, to request to speak indicating which public hearing, and/or use the raise hand feature in zoom to request to speak once called upon by the Planning Commission chairperson. Once your turn is up, we will announce your name and unmute your mic.*
- 3) *By telephone at the meeting – If appearing via telephone only please sign up prior to the meeting by emailing the Planning Director, Heather.Richards@mcminnvilleoregon.gov as the chat function is not available when calling in zoom.*

----- MEETING AGENDA ON NEXT PAGE -----

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. You may also request a copy from the Planning Department.

Commission Members	Agenda Items
Roger Hall, Chair	5:30 PM – Work Session (Housing Mix)
Lori Schanche, Vice-Chair	6:30 PM – REGULAR MEETING
Robert Banagay	<ol style="list-style-type: none"> 1. Call to Order
Ethan Downs	<ol style="list-style-type: none"> 2. Approval of Minutes <ul style="list-style-type: none"> • May 20, 2021 (<i>Exhibit 1a</i>) • June 17, 2021 (<i>Exhibit 1b</i>)
Gary Langenwalter	<ol style="list-style-type: none"> 3. Citizen Comments
Sylla McClellan	<ol style="list-style-type: none"> 4. Public Hearings:
Brian Randall	<ol style="list-style-type: none"> A. <u>Quasi-Judicial Hearing: Variance (VR 1-21)</u> – (<i>Exhibit 2</i>) (Continued from June 17, 2021 PC Meeting)
Beth Rankin	<p>Request: Approval of a variance to MMC Section 17.53.100(C)(1) to allow an increase in the number of lots permitted access by private easement to more than three (3) to support a future partition application.</p>
Dan Tucholsky	<p>Location: The subject site is located at 2185 & 2191 NW 2nd Street, more specifically described at Tax Lot 502 Section 19AC, T.4S., R 4 W., W.M.</p>
Sidonie Winfield	<p>Application: Nora Collins, property owner</p>
	<ol style="list-style-type: none"> B. <u>Quasi-Judicial Hearing: Minor Partition (MP 6-20)</u> – (<i>Exhibit 3</i>) (Continued from June 17, 2021 PC Meeting)
	<p><u>Continuance Requested to August 19, 2021, PC Meeting</u></p>
	<p>Request: Approval to partition an approximately 7.22-acre parcel of land into three (3) parcels, approximately 6.43, 0.31, and 0.48 acres in size to allow for residential development. The proposed 0.31-acre parcel would be accessed by private easement from SW Fellows Street while the 6.43- and 0.48-acre parcels would be accessed from SW Hilary Street.</p>
	<p>Location: The subject site is located at 835 SW Hilary Street, more specifically described at Tax Lot 1600, Section 29AB, T.4S., R 4 W., W.M.</p>
	<p>Application: Steve and Mary Allen, property owners</p>

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C. Quasi-Judicial Hearing: Comprehensive Plan Map Amendment (CPA 2-20) and Zone Change, including Planned Development Overlay Designation (ZC 3-20) – (Exhibit 4)
(Continued from May 20, 2021 PC Meeting)

Continuance Requested to August 19, 2021, PC Meeting

Request: Approval to amend the Comprehensive Plan Map from Industrial to Commercial, and an amendment to the Zoning Map from M-2 (General Industrial) to C-3 PD (General Commercial with a Planned Development Overlay), for approximately 37.7 acres of a 90.4-acre property.

The 37.7 acres includes 4.25 acres intended for right-of-way dedication for a future frontage road. The application also shows a portion of the area subject to the map amendment intended for a north-south extension of Cumulus Avenue and future east-west street connectivity.

The request is submitted per the Planned Development provisions in Section 17.51.010(B) of the Zoning Ordinance, which allows for a planned development overlay designation to be applied to property without a development plan; however, if approved, no development of any kind can occur on the portion of the property subject to the C-3 PD overlay until a final development plan has been submitted and approved in accordance with the Planned Development provisions of the Zoning Ordinance. This requires the application for the final development plan to be subject to the public hearing requirements again at such time as the final development plans are submitted.

Location: The subject site is located at 3310 SE Three Mile Lane, more specifically described at Tax Lot 700, Section 26, T.4S., R 4 W., W.M.

Application: Kimco McMinnville LLC, c/o Michael Strahs

5. Commissioner/Committee Member Comments

6. Staff Comments

7. Adjournment