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

www.mcminnvilleoregon.gov

Planning Commission
ZOOM Online Meeting:
September 16, 2021
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/88033487320?pwd=SzY5d3A2SDRIVU9VTnVPeHRHZzB1UT09
Zoom ID: 880 348 7320
Zoom Password: 947797

Or you can call in and listen via zoom: 1 699 900 9128
ID: 880 348 7320

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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	**6:30 PM – REGULAR MEETING**
	1. Call to Order
Lori Schanche, Vice-Chair	**2. Approval of Minutes**
	• **August 19, 2021** *(Exhibit 1)*
Robert Banagay	**3. Citizen Comments**
Ethan Downs	**4. Public Hearing:**
	A. <u>Quasi-Judicial Hearing: Comprehensive Plan Map Amendment (CPA 2-20) and Zone Change, including Planned Development Overlay Designation (ZC 3-20)</u> – *(Exhibit 2)*
Gary Langenwalter	
	(Continued from July 15, 2021 PC Meeting)
Sylla McClellan	
	<u>**Continuance Requested to October 21, 2021, PC Meeting**</u>
Brian Randall	
Beth Rankin	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.
Dan Tucholsky	
Sidonie Winfield	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

B. Legislative Hearing: Proposed Amendments to the Zoning Ordinance and Establish a City Center Housing Overlay Zone (G 2-21) *–(Exhibit 3)*

Requests: This is a legislative amendment, initiated by the City of McMinnville, proposing amendments to the McMinnville Zoning Ordinance related to housing. The proposed amendments would (a) add provisions allowing <u>existing</u> single-family dwellings as a permitted use in the C-3 zone, (b) establish a City Center Housing Overlay Zone and associated provisions, and (c) add provisions allowing temporary use of an RV as a residence during construction of a permanent dwelling(s) on the same lot.

Applicant: City of McMinnville

C. Legislative Hearing: Proposed Annexation Requirements and Procedures (G 3-21) *– (Exhibit 4)*

Request: This is a legislative amendment, initiated by the City of McMinnville, proposing amendments to Title 16 and Title 17 of the McMinnville Municipal Code to establish requirements and procedures for annexation of lands to the City of McMinnville for compliance with the McMinnville Growth Management and Urbanization Plan (MGMUP) and ORS 222, which governs annexations of land into cities In Oregon.

Applicant: City of McMinnville

5. Commissioner/Committee Member Comments

6. Staff Comments

7. Adjournment