



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

www.mcminnvilleoregon.gov

Planning Commission
ZOOM Online Meeting:
November 18, 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/84775762907?pwd=alpOcmpSejRydVphU1FrUkM1TVpnQT09>

Zoom ID: 847 7576 2907

Zoom Password: 111067

Or you can call in and listen via zoom: 1 253 215 8782
ID: 847 7576 2907

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.

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Commission Members	Agenda Items
Roger Hall, Chair	6:30 PM – REGULAR MEETING
Lori Schanche, Vice-Chair	<ol style="list-style-type: none"> 1. Call to Order
Robert Banagay	<ol style="list-style-type: none"> 2. Approval of Minutes <ul style="list-style-type: none"> • September 16, 2021 (<i>Exhibit 1a</i>) • October 21, 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 Hearing:
Brian Randall	<ol style="list-style-type: none"> A. <u>Quasi-Judicial Hearing: Comprehensive Plan Map Amendment (CPA 2-20) and Zone Change, including Planned Development Overlay Designation (ZC 3-20) – (Exhibit 2)</u> (Continued from October 21, 2021 PC Meeting)
Beth Rankin	<p style="text-align: center;"><u>Continuance Requested to December 16, 2021, PC Meeting</u></p>
Dan Tucholsky	<p>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.</p>
Sidonie Winfield	<p>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.</p> <p>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.</p> <p>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.</p> <p>Application: Kimco McMinnville LLC, c/o Michael Strahs</p>

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B. Legislative Hearing: Yamhill County Transit Area (YCTA)– Transit Development Plan (TDP) (G 5-21) – (Exhibit 3)

Requests: This is a legislative amendment initiated by the City of McMinnville to adopt the Yamhill County Transit Area Transit Development Plan as a supplemental document to the McMinnville Transportation System Plan, and to change all references in the McMinnville Comprehensive Plan and the McMinnville Municipal Code from the 1997 Transit Feasibility Analysis to the 2018 Yamhill County Transit Area Transit Development Plan.

Applicant: City of McMinnville

5. Discussion Item

- **Work Session – Three Mile Lane Area Plan (Exhibit 4)**
- **Planning Commission Work Plan**

6. Commissioner/Committee Member Comments

7. Staff Comments

8. Adjournment

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