



# City of McMinnville

## PLANNING

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

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

### Planning Commission Thursday, July 21, 2022 6:30 PM Regular Meeting

#### **HYBRID Meeting**

**IN PERSON – McMinnville Civic Hall, 200 NE Second Street, or ZOOM Online Meeting**

*Please note that this is a hybrid meeting that you can join in person at 200 NE Second Street or online via Zoom*

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

<https://mcminnvilleoregon.zoom.us/j/86430461362?pwd=c0tJZzN6eFBXTkpFNGh5a2p6ck5UZz09>

**Meeting ID: 864 3046 1362**

**Meeting Password: 904774**

**Or you can call in and listen via zoom: 1 253 215 8782**

**ID: 864 3046 1362**

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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 before the meeting to [heather.richards@mcminnvilleoregon.gov](mailto:heather.richards@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](mailto: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
<p>Sidonie Winfield, Chair</p> <p>Gary Langenwalter Vice - Chair</p> <p>Robert Banagay</p> <p>Matthew Deppe</p> <p>Sylla McClellan</p> <p>Brian Randall</p> <p>Beth Rankin</p> <p>Lori Schanche</p> <p>Dan Tucholsky</p>	<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. Citizen Comments</b></li> <li><b>3. Minutes:</b> <p><b>April 21, 2022</b> (<i>Exhibit 1</i>)</p> <p><b>May 19, 2022</b> (<i>Exhibit 2</i>)</p> </li> <li><b>4. Public Hearings</b> <ol style="list-style-type: none"> <li><b>A. <u>Quasi-Judicial Hearing: Comprehensive Plan Map Amendment (CPA 1-20) and Zone Change (ZC 1-20)</u> – (<i>Exhibit 3</i>)</b></li> </ol> <p><b>(Continued from June 16, 2022 Meeting).</b></p> <p><b><i>Applicant has requested a continuance to September 1, 2022</i></b></p> <p>Request: An application for a Comprehensive Plan Map Amendment from Residential to Commercial and a Zone Change from County EF-80 to City C-3 (General Commercial) for approximately 1.2 acres of a 50.15-acre property.</p> <p>The 50.15 acre parcel is within McMinnville’s Urban Growth Boundary (UGB), and it is split by City limits, with approximately 9.5 acres inside City limits and approximately 40.5 acres outside City limits. The proposed map amendment would apply to the northerly 1.2-acre portion of the 9.5 acres within City limits.</p> <p>The 9.5-acre portion of the property inside City limits has a combination of Comprehensive Plan Map designations and zoning designations: Commercial/C-3 on the front (approximately 7.3 acres), Residential/County EF-80 on the rear (approximately 1.2 acres), and a portion of Floodplain/F-P along the east and north boundaries (approximately 1 acre). The proposed amendment would change the 1.2 acres from Residential/County EF-80 to Commercial/C-3, so all of the non-floodplain portion inside City limits would then be Commercial/C-3.</p> <p>The unincorporated portion of the property within the UGB and outside City limits is approximately 40.5 acres. It is within the Floodplain Comprehensive Plan Map designation. It has County EF-80 zoning, with the entirety also being within the County’s Floodplain Overlay Districts. The proposal would not</p> </li> </ol>

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change the Comprehensive Plan designation or county zoning of this unincorporated portion of the parcel.

Location: The subject site is located at 3225 NE Highway 99 West, more specifically described at Tax Lot 1500, Section 10, T.4S., R 4 W., W.M.

Applicant: Cascade Steel Rolling Mills, c/o Jennifer Hudson representing property owner White Top Properties LLC

**B. Quasi-Judicial Hearing: Comprehensive Plan Map Amendment (CPA 1-22) and Zone Change (ZC 1-22) – (Exhibit 4)**

Request: An application for a Comprehensive Plan Map Amendment from Industrial to Commercial and a Zone Change from M-1 (Light Industrial) to C-3 (General Commercial) for property of approximately 0.9 acres.

Location: The subject site is located at 455 NE Irvine Street, more specifically described at Tax Lots 2400 & 2601, Section 21 BD, T.4S., R 4 W., W.M.

Applicant: Steve Elzinga, Sherman Johnnie & Hoyt, LLP (Property owner Carlton Hub, LLC, c/o Kellan Lancaster)

**C. Quasi-Judicial Hearing: Planned Development Amendment (PDA 3-22), Large Format Commercial Review with Waivers (LFW 1-22), Landscape Plan Review (L 6-22), and Partition (MP 1-22) - (Exhibit 5)**

Request: The applications are submitted as part of a proposal to develop a new Burger King restaurant with a drive-through on the subject property. The applications are being considered concurrently through a consolidated review process.

**PDA 3-22.** The subject property is within an existing Planned Development Overlay District that also includes other surrounding commercial property. The proposal includes revisions to the master plan approved as part of the Planned Development, which requires approval of a Planned Development Amendment.

**LFW 1-22.** The property has certain shared features, including access, with a large format commercial building, which also requires review and compliance with the large format commercial standards for this proposal. The applicant's proposal includes a request for waivers to certain standards.

**L 6-22.** The proposal includes a landscape plan, which is required for commercial development.

**MP 1-22.** The proposal would partition the subject 1.8-acre parcel into two parcels, with the northerly 0.94-acre parcel being the site of the proposed Burger King restaurant, and the southerly 0.86-acre parcel being a vacant parcel, which would

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also include an access point and easement to the northerly parcel.

Location: The subject site is located at the southwest corner of Booth Bend Road and Highway 99, more specifically described at Tax Lot 300, Section 29 CA, T.4S., R 4 W., W.M.

Applicant: InSite Real Estate Investment Properties LLC,  
c/o Andrew Johnson (Property owner Richard D. Rice)

## **5. Action Item:**

### **A. Oak Ridge Meadows Land Use Extension Request (S 3-18)– (Exhibit 6)**

Request: This is the second request for a land-use decision extension for Oak Ridge Meadows Development, Docket S 3-18, a Tentative Subdivision. The applicant is now requesting an additional year extension to August 22, 2023.

Location: Generally north of Baker Creek Road and the multi-phased Oak Ridge residential development, and south of Baker Creek (Tax Lot 1300, Section 17, T. 4 S., R 4 W., W.M. and Tax Lot 602, Section 7, T. 4 S., R 4 W., W.M.)

Applicant: Lori Zumwalt, Premier Development, LLC

## **6. Commissioner/Committee Member Comments**

## **7. Staff Comments**

## **8. Adjournment**

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