City of McMinnville
Community Development
231 NE Fifth Street
McMinnville, OR 97128
(503) 434-7311
www.mcminnvilleoregon.gov

City of McMinnville
McMinnville
PLANNING

Planning Commission
Thursday, March 16, 2023
3:00 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/89368634307?pwd=M0REY3RVSzFHeFdmK2pZUmJNdkdSZz09
Meeting ID: 893 6863 4307   **Meeting Password:** 989853

Or you can call in and listen via zoom: 1 253 215 8782
Meeting ID: 893 6863 4307   **Meeting Password:** 989853

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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, 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
Sidonie Winfield, Chair	**3:00 PM – REGULAR MEETING**
Gary Langenwalter Vice - Chair	1. **Call to Order**
Matthew Deppe	2. **Citizen Comments**
Sylla McClellan	3. **Minutes:**
Meg Murray	• January 19, 2023 *(Exhibit 1)*
Brian Randall	4. **Public Hearings**
Beth Rankin	A. <u>**Quasi-Judicial Hearing (Dockets AP 1-23, AP 2-23, AP 3-34, and AP 4-23): Appeal of Historic Landmarks Committee of Denial for three Certificates of Approval for the demolition of a historic resource at 609, 611 and 619 NE Third Street (HL 6-22, HL 7-22 and HL 8-22), and the compliance of the new construction of the Gwendolyn Hotel with the Downtown Design Guidelines and Standards (Docket DDR 2-22).**</u> *(Exhibit 2)*
Lori Schanche	
Dan Tucholsky	*Continuation from March 2, 2023*

Request: Request to demolish three historic resources and build a new five-story hotel with ground floor commercial, programmed roof deck and underground parking structure.

Docket: **AP 1-23 (HL 6-22),** (Certificate of Approval for Demolition, 609 NE Third Street) Property Owner –Oregon Lithoprint Inc, represented by Jon Bladine.

AP 2-23 (HL 7-22), (Certificate of Approval for Demolition, 611 NE Third Street) Property Owner – Bladine Family Limited Partnership, represented by Jon Bladine,

AP 3-23 (HL 8-22), (Certificate of Approval for Demolition, 619 NE Third Street) Property Owner - Wild Haven LLC, represented by Philip Frischmuth,

AP 4-23 (DDR 2-22), (Downtown Design Review – New Construction – Gwendolyn Hotel, 609, 611 and 619 NE Third Street)

Location: 609 NE Third St. (TL 4500, Sec. 21BC, T.4S., R.4 W., W.M.), 611 NE Third St. (TL 4300, Sec. 21BC, T.4S., R.4 W., W.M.), 619 NE Third St. (TL 4201, Sec. 21BC, T.4S., R.4 W., W.M).

Applicant: Mark Vuong, HD McMinnville LLC

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No Earlier than 6:30 PM

B. <u>**Legislative Hearing (Docket G 1-23): Proposed amendments to the McMinnville Zoning Ordinance, adopting amended standards for Short-Term Rentals**</u> *(Exhibit 3)*

Request: The proposed amendment would amend the standards for Short-Term Rentals in the R-1, R-2, R-3, R-4, R-5, and O-R zones. Short-Term Rentals are listed as a permitted use in these zoning districts, subject to the standards provided in Section 17.12.010(P) of the Zoning Ordinance. The proposed amendment would amend the standards in Section 17.12.010(P). The proposed amendment would also amend the off-street parking provisions for Short-Term Rentals in Chapter 17.60 of the Zoning Ordinance to provide internal consistency with the amended standards.

Docket: G 1-23

Location: N/A. This is a proposed Zoning Ordinance Text Amendment

Applicant: City of McMinnville

C. <u>**Quasi-Judicial Hearing (Docket ZC 3-22): Application for an amendment to the Zone Map to apply the Flood Area Zone (FP) to 28.25 acres and the 9000 Minimum Lot Size Residential Zone (R1) to 1.65 acres of tax lots R4421 00900 and R4421 01200 upon annexation into the city limits.**</u> *(Exhibit 4)*

Request: Amend the Zone Map

Docket: ZC 3-22.

Location: Tax Lots, R4421 00900 and 01200

Applicant: Steve Kay, Cascadia Planning, on behalf of Anders Johansen, property owner

5. **Commissioner Comments**

6. **Staff Comments**

7. **Adjournment**

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