



# City of McMinnville

## PLANNING

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

### Planning Commission Thursday, December 7, 2023 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/84808603865?pwd=WE03Ukt3bDU5VkUwRUhla1Jnb2w0QT0>

9

**Meeting ID: 848 0860 3865**

**Meeting Password: 166748**

---

#### 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.

\*Please note that these documents are also on the City's website, [www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov). You may also request a copy from the Planning Department.

Commission Members	Agenda Items
<p>Sidonie Winfield, Chair</p> <p>Gary Langenwalter Vice - Chair</p> <p>Matthew Deppe</p> <p>Rachel Flores</p> <p>Sylla McClellan</p> <p>Meg Murray</p> <p>Brian Randall</p> <p>Beth Rankin</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> <ul style="list-style-type: none"> <li>• August 3, 2023 (<i>Exhibit 1</i>)</li> </ul> </li> <li><b>4. Public Hearings:</b> <ol style="list-style-type: none"> <li><b>A. <u>Quasi - Judicial Hearing: Planned Development Amendment (PDA 1-23), Subdivision (S 1-23 and Three Mile Lane Review (TML 5-23), for a Town Home Housing Development at 235 NE Dunn Place) – (<i>Exhibit 2</i>)</u></b> <p>Requests: The applicant is requesting concurrent review and approval of three applications for the Dunn Place 21-Lot Subdivision Townhouse Development: a Planned Development Amendment for an amended Master Plan (PDA 1-23), Subdivision Tentative Plan approval for the 21-lot subdivision (S 1-23), Three Mile Lane Review (TML 5-23). (VR 3-23). Tax Lot R44CD 01700</p> <p>Applicant: Andrey Chernishov, HBH Consulting, on behalf of, property owner Evergreen Court Townhomes LLC, c/o Jason Flores</p> </li> <li><b>B. <u>Legislative Hearing: Zoning Ordinance Amendment (Docket G 3-23) – (<i>Exhibit 3</i>)</u></b> <p><i>(Continued from June 15, 2023)</i></p> <p>Proposal: <b>THE CITY OF MCMINNVILLE IS PROPOSING AMENDMENTS TO CHAPTER 17.57 OF THE ZONING ORDINANCE REGARDING LANDSCAPING AND LANDSCAPE PLANS AND AMENDMENTS TO CHAPTER 17.58 REGARDING STREET TREE REMOVAL PERMITS, AS FOLLOWS:</b> The proposal would amend various provisions of Chapter 17.57 regarding landscape plans and landscaping standards. The proposal would also amend provisions of Chapter 17.58 to create categories for “simple” and “complex” permits for major pruning or removal of trees which are subject to Chapter 17.58. Applications for simple permits would now be reviewed by staff, while applications for complex permits would continue to be reviewed by the Landscape Review Committee.</p> <p>Applicant: City of McMinnville</p> </li> </ol> </li> </ol>

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](http://www.mcminnvilleoregon.gov). You may also request a copy from the Planning Department.

**5. Commissioner Comments**

**6. Staff Comments**

**7. Adjournment**

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](http://www.mcminnvilleoregon.gov). You may also request a copy from the Planning Department.