



# 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, January 4, 2024 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=WE03Ukt3bDU5VkUwRUhla1Jnb2w0QT09>

**Meeting ID: 848 0860 3865**

**Meeting Password: 166748**

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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) **Written testimony in advance of the meeting** – Email written testimony 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) **In person at the meeting** – Sign up in advance to provide testimony at the meeting by emailing [heather.richards@mcminnvilleoregon.gov](mailto:heather.richards@mcminnvilleoregon.gov), or sign up at the meeting by filling out a testimony form found at the entry to the hearing chambers.
- 3) **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.
- 4) **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>Elena Mudrak</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. Swearing in of New Commissioner Elena Mudrak</b></li> <li><b>3. Selection of Chair and Vice-Chair - (<i>Exhibit 1</i>)</b></li> <li><b>4. Citizen Comments</b></li> <li><b>5. 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><i>(Continued from December 7, 2023)</i></p> <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: Comprehensive Plan Amendment (Docket G 1-22) - (<i>Exhibit 3</i>)</u></b> <p>Proposal: <b>THE CITY OF MCMINNVILLE IS PROPOSING AN AMENDMENT TO THE MCMINNVILLE COMPREHENSIVE PLAN AS FOLLOWS:</b> A proposal to adopt the Fox Ridge Road Area Plan as a supplemental document to the McMinnville Comprehensive Plan.</p> <p>Applicant: City of McMinnville</p> </li> <li><b>C. <u>Legislative Hearing: Comprehensive Plan Amendment and Zoning Ordinance Amendment (Docket G 3-22) – (<i>Exhibit 4</i>)</u></b> <p><i>(Continued from November 16, 2023)</i></p> <p>Proposal: <b>THE CITY OF MCMINNVILLE IS PROPOSING AMENDMENTS TO THE MCMINNVILLE COMPREHENSIVE PLAN AND ZONING ORDINANCE FOR A NATURAL HAZARDS INVENTORY AND MANAGEMENT PROGRAM,</b></p> </li> </ol> </li> </ol>

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**AS FOLLOWS:** Amendment to the McMinnville Comprehensive Plan, Volume I - Background Element, adopting the Natural Hazards Inventory and Management Program Options and Recommendations; amendment to the McMinnville Comprehensive Plan, Volume II – Goals and Policies, adding a new Chapter XI, entitled Natural Features; amendments to the McMinnville Municipal Code, Chapters 17.48, Flood Area Zone, and Chapter 17.49, Natural Hazard Overlay Subdistricts; and the adoption of the Natural Hazard Mitigation Zone (NH-M) and Natural Hazard Protection Zone (NH-P)

Applicant: City of McMinnville

**6. Commissioner Comments**

**7. Staff Comments**

**8. Adjournment**

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