

MINUTES

January 16, 2025
Planning Commission
Regular Meeting

6:30 pm
Hybrid Meeting
McMinnville, Oregon

Members Present: Sidonie Winfield, Brian Everest, Beth Rankin, Rachel Flores, Matt Jones, Meg Murray, Elena Mudrak, Sylla McClellan, and Brian Randall

Members Absent:

Staff Present: Heather Richards – Community Development Director, Tom Schauer – Senior Planner, and Evan Hietpas, Associate Housing Planner

1. Call to Order

Chair Winfield called the meeting to order at 6:30 p.m.

2. Citizen Comments

None

3. Swearing in of New Commissioner Brian Everest

Chair Winfield swore in new Planning Commissioner Brian Everest.

4. Selection of Chair and Vice-Chair

Sidonie Winfield was selected as Chair and Elena Mudrak as Vice Chair for 2025.

5. Minutes

- April 4, 2024

Commissioner Mudrak moved to approve the April 4, 2024, minutes. The motion was seconded by Commissioner Rankin and passed unanimously with Commissioner Everest abstaining.

- September 19, 2024

Commissioner Rankin moved to approve the September 19, 2024, minutes. The motion was seconded by Commissioner Jones and passed unanimously with Commissioner Everest abstaining.

- November 21, 2024

Commissioner Mudrak moved to approve the November 21, 2024, minutes. The motion was seconded by Commissioner Rankin and passed unanimously with Commissioner Everest abstaining.

6. Public Hearings

A. Quasi-Judicial Hearing: Comprehensive Plan Map Amendment (CPA 1-24) and Zone Change (ZC 4-24) for property at 2320 SE Stratus Avenue, Tax Lots R4427 600 and 604)

Request: The applicant is requesting concurrent review and approval of a Comprehensive Plan Map Amendment from Industrial to Residential (CPA 1-24) and a Zone Change from M-1 to R-4 for property at 2320 SE Stratus Avenue, Tax Lots R4427 600 and 604, approximately 5.8 acres

Applicant: Commonwealth Development Corporation c/o Daniel DeFrancesco on behalf of property owners Jodi Devonshire, Andrea Feero, and Jennifer Feero

Chair Winfield opened the public hearing and read the hearing statement. She asked if there was any objection to the jurisdiction of the Commission to hear this matter. There was none. She asked if any Commissioner wished to make a disclosure or abstain from participating or voting on this application.

Commissioner Murray knew the Feero family personally but had not discussed the application with them.

Commissioner McClellan also knew the Feero family, but she could make an impartial decision.

Chair Winfield asked if any Commissioners had visited the site. Many Commissioners had visited the site. Chair Winfield asked if any Commissioner needed to declare any contact prior to the hearing with the applicant or any party involved in the hearing or any other source of information outside of staff regarding the subject of this hearing. There was none.

Staff Report: Associate Housing Planner Hietpas presented the staff report. This was a request to change the Comprehensive Plan designation of two parcels on SE Stratus Avenue, approximately 5.8 acres, from Industrial to Residential and the zoning from M-1 to R-4. No official development proposal had been made at this time. He discussed the subject property, Comprehensive Plan proposal, zone change proposal, additional information entered into the record, review process and procedures, review criteria, and staff recommendation to continue the hearing to February 6 due to a clerical error in the mailed notice to property owners. Two written letters were received by the City on January 14 and members of the public wished to testify tonight. He then reviewed the Three Mile Lane Area Plan, land use concept, subject site, and staff findings for how the application met the zone change criteria and Comprehensive Plan goals and policies. He addressed the public testimony issues raised regarding the future transportation system impacts, on-site vehicular access and circulation, and wildfire hazard area. He explained the conditions of approval.

Applicant's Testimony: Steve Kay, Cascadia Planning and Development Services, was representing the applicant. He thought the application was consistent with the

Comprehensive Plan and Three Mile Lane Area Plan. The subject property was currently served by an access easement that connected to Stratus Avenue. The applicant and owner of NW Logging Supply were discussing how the easement should be used to minimize impacts to the businesses located there. The applicant agreed with staff's findings in showing all the approval criteria had been met. The conditions ensured when a development plan was submitted, a comprehensive analysis of the public facilities would be done by the applicant and the applicant knew improvements would be required.

There was discussion regarding the location of the easement and citizen engagement.

Proponents: Mike Morris, resident of McMinnville, was representing the Feero family and gave a background on the marketing and positioning of this property as M-1 with a potential R-4 multi-family zoning. It was clear from the beginning that there were challenges with the easement and accessibility, which was why both of the properties were being purchased to address those easement concerns. They planned to do everything they could to accommodate the needs of NW Logging.

Jennifer Feero, applicant, said they were local residents and had a history with this property. They planned to be cooperative and come to a good conclusion with NW Logging. The highest and best use for the property was housing, which would also help serve a need in the City.

Opponents: Jason Bizon, resident of McMinnville, was opposed to changing the zoning from industrial to residential. The property was next to EFU farmland and was intended to be used for industry. It was outside the Three Mile Lane Plan and the application should not be included in its vision. They did not know how Stratus Village would affect the transportation network yet and the entrance to this property ran through multiple businesses. He thought Stratus Avenue, the businesses, Stratus Village, and emergency services would be greatly impacted. He thought the application should be denied.

Amy Bizon, resident of McMinnville, said she lived in the neighborhood and drove Stratus Avenue daily. Having two high density developments off of Stratus Avenue brought more attention to the unfulfilled planning opportunities outlined in City Ordinance 5126. Stratus Avenue was not able to adequately support the growth of a third development. There were a number of safety and public health issues that needed to be addressed, including pedestrian and bicycle safety, limited bus routes, lack of safe bus stops, speeding, ineffective stop signs, and not following the key elements in the Three Mile Lane Area Plan and Great Neighborhood Principles.

Susan Ackerman, resident of McMinnville, spoke about concerns regarding traffic and speeding in the area, blind spots, and pedestrian safety.

Korey Knutz, resident of McMinnville, said the access to the property would negatively impact the businesses, especially for safety and negotiating a truck and trailer through there with the added vehicles and narrow access. There was a shortage of light industrial zoned property for small businesses, and he did not think the zoning should be changed. Pedestrian safety was another issue, and there was no park nearby for the kids.

Randy Yates, resident of McMinnville, submitted over 40 signatures of neighbors against the application. He agreed with the concerns that had been raised already. He asked about staff's statement that there was little to no impact noted by the Engineers for the access.

Community Development Director Richards said the code allowed an access easement to serve three individual properties and the application met that regulation. The traffic engineering analysis also showed it could accommodate the number of trips anticipated for the development. There was a condition that required a dedicated access that mitigated the conflict of turning movements for the businesses.

Mr. Yates gave a history of the property and NW Logging Supply. This application would hamper NW Logging's customers, deliveries, sales of goods and services, and parking where it had been located for over 50 years.

Alex Botten, resident of McMinnville, was the owner of NW Logging Supply. He was in opposition to the application due to the access and how it would cause a thoroughfare through his business operations as well as the neighboring business and he would lose a large amount of his property through eminent domain. The light industrial zoning would have significantly lower number of trips. The higher density would overburden the easement and would create a hardship on two long-standing businesses. He was also concerned about natural hazards including wildfires and ground liquefaction, and emergency access and fire hydrants to the site. He had a brief conversation with the applicant that the easement solution was to leave it the way it was. He did not think with the number of vehicles that multi-family would work with his business. He suggested bilingual requirements for notices to the neighbors since the majority of them did not speak English.

Nicholas Helstrom, resident of McMinnville, currently lived on the subject site. He discussed traffic and safety concerns. He thought the daily trips in the traffic study were incorrect. He thought there would be many more trips, which would cause degradation of the facility, and the cumulative effect of two other apartment complexes should be taken seriously. Congestion would be a major issue as well as safety due to no sidewalks or bike lanes and speeding. The intersections were also an issue and there was no worse place for congestion than the entrance to the community's only hospital. There were no shopping or services nearby.

Mark Davis, resident of McMinnville, had been in favor of the two apartment complexes that had been referenced tonight. However, when he spoke in favor he had pointed out that they were in a bad location for apartments. He had supported them because they needed the housing. However, he was in opposition to this application because four years ago the City added 600 acres of land designated for residential development. There was land available and taking land out of M-1 for R-4 was not a good idea. He pointed out that the Housing Needs Analysis had not been acknowledged by the state and had been appealed to DLCD. They could not rely on the information in that document. He then discussed how this application did not meet the Great Neighborhood Principles.

Richard Drew, resident of Dundee, was the owner of Ed's Transmissions. He thought the application should be denied due to the traffic and easement issues. He thought his business would close if it was approved because of the delivery trucks not being able to turn around. There were already employees and customers that used the easement. There needed to be a better plan for the traffic.

Rebuttal: Mr. Kay said changing the property from industrial to residential was in compliance with the Comprehensive Plan and Three Mile Lane Area Plan. There was a condition that required a transportation impact analysis which would be a cumulative look at

the transportation in the area. It would also look at the impact to Stratus Avenue and would provide recommended mitigation measures. As new development occurred, there would be modifications to services and there might be an increase in transit service and bus stops. The access point would also be analyzed for site distance based on speeds in the area and the driveway approach would accommodate those conditions as well as the traffic. There would be more truck traffic if this was an industrial use. He clarified the numbers for the traffic generated by the future project. The worst case scenario was generating an additional 622 trips if it was changed from M-1 to R-4. Regarding an area for kids to play, the conceptual plan for the site included a common open space area with a play structure and community building. Regarding the natural hazards, there was not currently an adopted hazards map at this time. If one was adopted, there would be mitigation measures that any development would need to include. They would need to have a 26 foot access for aerial apparatus and adjacent to fire hydrants. He hoped that the development application would be submitted this summer or fall.

Commissioner Mudrak MOVED to CONTINUE the hearing for Comprehensive Plan Map Amendment (CPA 1-24) and Zone Change (ZC 4-24) for property at 2320 SE Stratus Avenue, Tax Lots R4427 600 and 604) to February 6, 2025. SECONDED by Commissioner Flores. The motion PASSED 9-0.

B. Legislative Hearing: Comprehensive Plan Amendment (Docket G7-24) Water System Element of Public Facility Plan

Request: **THE CITY OF MCMINNVILLE IS PROPOSING AN AMENDMENT TO THE MCMINNVILLE COMPREHENSIVE PLAN AS FOLLOWS:** (1) adopt portions of the 2011 Water Master Plan as amended by the 2024 Water Master Plan Addendum as part of the Public Facility Plan, a supporting document to the McMinnville Comprehensive Plan; (2) amend Volume I of the Comprehensive Plan to update data consistent with the updated Water System element of the Public Facility Plan; and (3) amend Volume II of the Comprehensive Plan to update policies consistent with the updated Water System element of the Public Facility Plan.

Applicant: City of McMinnville

Chair Winfield opened the public hearing and read the hearing statement. She asked if there was any objection to the jurisdiction of the Commission to hear this matter. There was none. She asked if any Commissioner wished to make a disclosure or abstain from participating or voting on this application. There was none.

Staff Report: Senior Planner Schauer presented the staff report. This was a request for a Comprehensive Plan amendment to update the water system element of the Public Facility Plan. He discussed the additional materials received after the packet, applicable criteria, purpose of the Public Facility Plan, terminology changes, background on the amendment, water system elements, compliance with the Statewide Planning Goals and OAR Division 11, land uses in the MGMUP Comprehensive Plan Map and Framework Plan map, provisions in OAR Division 11, Planning Commission action for a legislative land use decision, and staff's recommendation to continue the hearing to February for staff to prepare information in response to issues raised in the January 12, 2025 letter.

Shad Roundy, Jacobs Engineering, reviewed the McMinnville Water & Light Water System Plan addendum including the plan addendum objectives, water distribution system evaluation, capital improvement plan and costs, plan edits draft to final, and the Water System Plan and City Comprehensive Plan amendment.

Proponents: None

Opponents: None

Commissioner Jones MOVED to CONTINUE the hearing for Comprehensive Plan Amendment (Docket G7-24) Water System Element of Public Facility Plan to February 20, 2025. SECONDED by Commissioner Mudrak. The motion PASSED 9-0.

7. Commissioner Comments

None

8. Staff Comments

Community Development Director Richards said the new Planning Manager would start on February 3.

Commissioner Everest introduced himself.

9. Adjournment

Chair Winfield adjourned the meeting at 9:24 p.m.