



Planning Commission

ZOOM Online Meeting:

Thursday, June 16, 2022

*Please Note that this meeting will be conducted via
ZOOM meeting software.*

6:30 PM Regular Meeting

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

<https://mcminnvilleoregon.zoom.us/j/81425027098?pwd=aHNCeXYwZjY2VmZsY0ZlV0VlU2pyQT09>

Meeting ID: 814 2502 7098

Meeting Password: 185828

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

ID: 814 2502 7098

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
<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>6:30 PM – REGULAR MEETING</p> <ol style="list-style-type: none"> 1. Call to Order 2. Citizen Comments 3. Minutes: <i>None.</i> 4. Public Hearings: <ol style="list-style-type: none"> A. <u>Quasi-Judicial Hearing: Comprehensive Plan Map Amendment (CPA 1-20) and Zone Change (ZC 1-20)</u> – (<i>Exhibit 1</i>) <p>(Continued from May 19, 2022 Meeting).</p> <p><i>Applicant has requested a continuance to July 21, 2022</i></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 change the Comprehensive Plan designation or county zoning of this unincorporated portion of the parcel.</p>

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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

5. Commissioner/Committee Member Comments

6. Staff Comments

7. Adjournment

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EXHIBIT 1 - STAFF REPORT

DATE: June 16, 2022
TO: Planning Commission Members
FROM: Tom Schauer, Senior Planner
SUBJECT: Public Hearing (Docket CPA 1-20/ZC 1-20) – Cascade Steel Map Amendment, Request for Continuance

STRATEGIC PRIORITY & GOAL:



GROWTH & DEVELOPMENT CHARACTER

Guide growth & development strategically, responsively & responsibly to enhance our unique character.

OBJECTIVE/S: Strategically plan for short and long-term growth and development that will create enduring value for the community

Report in Brief:

This agenda item is the Comprehensive Plan Map Amendment and Zone Change (CPA 1-20/ZC 1-20) by applicant Cascade Steel Rolling Mills for the property owned by White Top Properties LLC located at 3225 NE Highway 99 West. The applicant has requested a continuance to the July 21, 2022 Planning Commission meeting.

Background and Discussion:

The applicant has requested a continuance to the July 21, 2022 Planning Commission meeting. Staff supports this request.

Attachments:

N/A

Recommendation:

Staff recommends that the Planning Commission continue the public hearing to the July 21, 2022 Planning Commission meeting.

“I MOVE THAT THE PLANNING COMMISSION CONTINUE THE PUBLIC HEARING FOR DOCKET CPA 1-20/ZC 1-20 TO THE JULY 21, 2022 PLANNING COMMISSION MEETING.”