

CITY OF McMinnville
MINUTES OF CITY COUNCIL WORK SESSION
Held via Zoom Video Conference and at the Kent L. Taylor Civic Hall on Gormley Plaza
McMinnville, Oregon

Tuesday, October 18, 2023 at 6:00 p.m.

Presiding: Remy Drabkin, Mayor

Recording Secretary: Claudia Cisneros

Councilors:	<u>Present</u>	<u>Excused Absence</u>
	Adam Garvin, Council President	
	Zack Geary	
	Kellie Menke	
	Sal Peralta	
	Chris Chenoweth	
	Jessica Payne	

Planning Commission:	Sidonie Winfield, Chair	Sylla McClellan
	Gary Langenwalter	
	Matthew Deppe	
	Rachel Flores	
	Brian Randall	
	Beth Rankin	
	Dan Tucholsky	
	Meg Murray	

Also present were City Manager Jeff Towery, Community Development Director Heather Richards, Senior Planner Tom Schauer, and *members of the News Media Phil Guzzo, McMinnville Community Media, and Scott Unger, News-Register.*

1. CALL TO ORDER: Mayor Drabkin called the meeting to order at 6:00 p.m. and welcomed all in attendance.
2. FOX RIDGE ROAD AREA PLAN:

Senior Planner Schauer gave a background on the project.

Consultant Brad Bilby and Thuy Cao, Assistant Planners from Harper Houf Peterson Righellis, Inc. (HHPR), gave an update on the Fox Ridge Road Area Plan. They discussed the project area, framework plan, upcoming phases, key meetings and events, existing conditions and context, and study area analysis.

There was discussion regarding protection areas and what that meant for development, potential road in the middle of School District property, what part of the greenway and parkland the City owned, timeframe for development, zoning districts, lot sizes, and density transfers.

Ms. Cao then discussed community engagement, key themes, potential features for neighborhood parks, greenways and shared use paths, trails and natural areas, connecting open spaces, and relating land uses. She reviewed the draft land use concepts, concept evaluation, regulatory and planning framework, and preferred concept.

There was discussion regarding the Neighborhood Activity Center, preservation of trees, safety of trails, meeting HB 2001, access, and buffer between the neighborhood park and cemetery.

Ms. Cao discussed the goals and policies of the plan as well as next steps. She asked for feedback to take to the Project Advisory Committee.

There was discussion regarding adequate commercial land for the area, how the School District expansion would not happen in the near future but the district did not want to relinquish the land, equity assessment of the plan, presenting the plan to the DEI Committee, stronger language for resource protection, better clarification on what a Neighborhood Activity Center was, density and variety of housing, types of trails, concern about annexations being contiguous, reality that some parcels would likely not be annexed in the near future and how that affected the community park, phasing and feasibility of the plan, use of the quarry pond and clarifying trail lines, required easement for the Hill Crest area, increasing the width of sidewalks, adding a daycare center to the list of uses, stormwater runoff, change of high-density residential location, land for a community center, and public hearing process.

3. ADJOURMENT: Mayor Drabkin adjourned the meeting at 7:57 pm.

Claudia Cisneros

Claudia Cisneros, City Recorder