



**Joint City Council & Planning Commission Work Session Meeting  
Agenda**

**Tuesday, July 08, 2028  
6:00 p.m. – Joint Work Session Meeting**

*Welcome! The public is strongly encouraged to participate remotely but there is seating at Civic Hall for those who are not able to participate remotely. However, if you are not feeling well, please stay home and take care of yourself.*

---

*You can live broadcast the City Council Meeting on cable channels Xfinity 11 and 331,  
Frontier 29 or webstream here:*

[mcm11.org/live](http://mcm11.org/live)

**JOINT WORK SESSION:**

*You may join online via Zoom Webinar Meeting:*

<https://mcminnvilleoregon.zoom.us/j/84329037395?pwd=G8WDucaL1BsnuqR8U3ks2GO7QZyQ5t.1>

*Or you can call in and listen via Zoom: 1-253- 215- 8782*

*Webinar ID: 843 2903 7395*

**6:00 PM – JOINT CITY COUNCIL & PLANNING COMMISSION WORK SESSION – VIA ZOOM AND SEATING AT CIVIC HALL**

1. MAYOR MORRIS CALLS JOINT MEETING TO ORDER
2. INNOVATION CAMPUS PROJECT
3. MAYOR MORRIS ADJOURNMENT OF JOINT MEETING

# STAFF REPORT

**DATE:** July 8, 2025  
**TO** Mayor and City Councilors / Planning Commission Members  
**FROM:** Jody Christensen, Special Projects Manager  
**SUBJECT:** Joint City Council and Planning Commission Work Session: Innovation Campus

## STRATEGIC PRIORITY & GOAL:



### ECONOMIC PROSPERITY

Provide economic opportunity for all residents through sustainable growth across a balanced array of traditional and innovative industry sectors.

---

## Report in Brief:

This is a work session on the Innovation Campus Master Planning and Public Infrastructure Feasibility Analysis Project.

This work session is a presentation and discussion on the preferred growth scenario, considerations for the design and development standards, and the branding work.

## Background:

The Innovation Campus concept was identified in the Mac Town 2032 Economic Development Strategic Plan, adopted by Resolution No. 2019-16, and the Three Mile Lane Area Plan (3MLAP) adopted by Ordinance No. 5126 on November 8, 2022.

With almost 200 acres, it is one of Oregon's largest industrial sites and is strategically located on HWY 18 near the McMinnville Municipal Airport. The site has three property owner groups who have been engaged in Innovation Campus discussions and 3MLAP.

The 3MLAP identified a community vision of a Retail Center and Innovation Campus on this acreage to serve the community's future needs of commercial development and high density, upwardly mobile employment opportunities.

This project will look at both the Retail Center and the Innovation Campus. The scope of work has four components:

- Master planning the site to determine a preferred growth scenario (i.e., low-, mid-, or high-density development),
- Public infrastructure feasibility analysis, which will include wastewater, water, transportation, electricity, broadband, etc.,
- Design standards and code development, and
- Professional marketing for the site, which will include branding, communications tools, and a website.

A Project Advisory Committee was established to work with city staff on the draft materials for this planning effort. The Project Advisory Committee is comprised of property owner representatives, community stakeholders and staff from partner agencies such as McMinnville Water and Light, Business Oregon, and Oregon Department of Transportation (ODOT).

The committee started meeting in September 2024.

In March 2025, there was also an in-person community forum with over 100 people in attendance and an online survey that had 435 participants. Another online survey is planned for mid-July focused on the overall project update and the design and development standards.

The project is expected to be completed by December 2025.

### **Discussion:**

The project consultants, Ken Pirie and Saumya Kini with Walker Macy, and Jet Planning's Elizabeth Decker, will be presenting the project work to date, which includes the preferred growth scenario development, considerations for the design and development standards, and the branding work.

The staff and consultants are seeking input from the City Council and Planning Commission on the preferred growth scenario and any areas that might need to be considered moving forward.

### **Attachments:**

1. Attachment A: Site Map
2. Attachment B: Preferred Growth Scenario

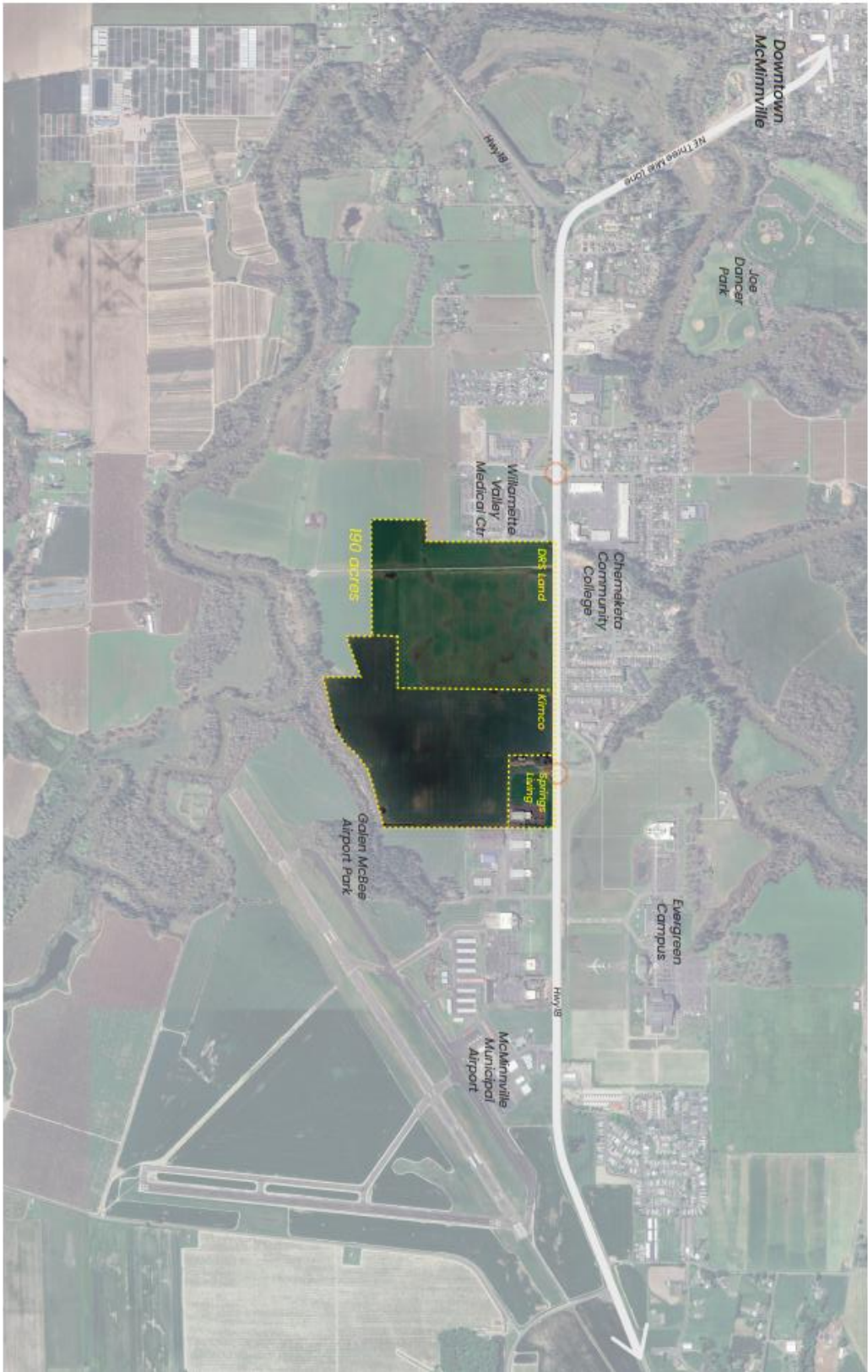
### **Fiscal Impact:**

This work is funded entirely through grants from ARPA and Oregon Business Development Department (OBDD).

### **Future Discussion:**

On September 23, 2025, there will be a joint City Council/Planning Commission work session.

SITE ORIENTATION





PREFERRED SCENARIO

