



City of McMinnville
Planning Department
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MINUTES

October 13, 2020
McMinnville Economic Vitality Leadership Council
Regular Meeting

4:00 pm
Zoom Meeting
McMinnville, Oregon

Members Present: Carson Benner, Kellie Menke, Walt Gowell, Mike Morris, Dani Chisholm, John Deitz, Deven Paolo, Gerardo Ochoa, and Robert Banagay

Members Absent: Jodi Christensen, Steve Patterson, Ellen Brittan, Nancy Carlton, and Ty Rollins

Staff Present: Heather Richards, Scott Cooper, Gioia Goodrum, Jeff Knapp, Dave Rucklos, and Scott Kelso

Others Present Scott Hill – Mayor and Jeff Towery – City Manager

1. Call to Order

Chair Benner called the meeting to order at 4:00 p.m.

2. Emergency Business Assistance Grant Discussion

Planning Director Richards recommended awarding \$57,000 in grants to businesses. There were 27 businesses who applied and five already received PPL funds that exceeded the amount that was allowed. The eligible businesses were small businesses that did not access federal funds. There was not a lot of discretion in the decision making. The remaining 22 applications that were submitted all met the criteria.

Councilor Morris moved to approve the grant awards as presented. The motion was seconded by Councilor Menke and passed unanimously.

There was discussion regarding the need to send back the unspent funds to the State, Round 4 of funding from the State that would go to Willamette Workforce Partnership to distribute, how the City's allocation of funds were to be disbursed by the end of December, and qualifications for Round 4.

Planning Director Richards said they were sharing the final UGB map with the City Council tonight and Chamber members tomorrow. She asked if it was appropriate to share it with EVLC now.

City Manager Towery thought it would be acceptable to share the map, especially to get an economic development perspective.

Planning Director Richards shared the map showing the areas recommended to be brought into the City's Urban Growth Boundary. She discussed how the areas were determined. The planning horizon was 2003-2023 with a population forecast in 2023 of 44,055. The increase in population in the planning horizon was 15,545. The housing needed to accommodate the population growth was 6,014 dwelling units. The housing supply target was 60% single family and 40% multi-family. The housing density target was 5.7 dwelling units per gross buildable residential acre. The employment forecast in 2023 was 22,161 employees. The increase in employees in the planning horizon was 7,240 employees. The City needed 665 more acres total to accommodate the growth. The City proposed to bring in 921.20 acres. She explained the rezoning that would occur for efficiencies and to help develop industrial land. The UGB amendment absorbed 0.4% of all the Yamhill County acreage and urbanized three-tenths of 1% of Exclusive Farm Use land. Public hearings on the amendment would be held in December. They were also setting up information sessions in October and November.

There was discussion regarding the court process, properties that were proposed to be brought in, future area and master planning, how long this expansion would last, and land needs for the School District.

3. Council Member Comments

There was discussion regarding extending the emergency business assistance grants.

Planning Director Richards noted they would not be able to change the criteria. She would have to request the extension.

There was consensus for staff to request the extension and if there was opportunity to do something with the remaining funds, the Council would meet in November.

4. Staff Comments

None

5. Rumor Mill

None

6. Adjournment

Chair Benner adjourned the meeting at 4:42 p.m.