



City of McMinnville
Planning Department
231 NE Fifth Street
McMinnville, OR 97128
(503) 434-7311

www.mcminnvilleoregon.gov

MINUTES

May 3, 2017

4:00 p.m.

McMinnville Urban Renewal Advisory Committee
Regular Meeting

Community Development Center
McMinnville, Oregon

Members Present: Chair Walt Gowell, Cassie Sollars and Wendy Stassens
Members Absent: Ed Gormley, Kyle Faulk, Kelly McDonald, and Marilyn Worrix
Ex-Officios Present: Scott Hill
Ex-Officios Absent: Kem Carr and Rebecca Quandt
Staff Present: Heather Richards – Planning Director
Guests Present: Kellie Menke and David Sanguinetti

1. Call to Order/Introductions

Chair Gowell called the meeting to order at 4:00 p.m. It was noted that a quorum of the Committee was not present.

2. Citizen Comments

None

3. Action Items

- 777 NE 4th Street - Façade Improvement Grant Request

David Sanguinetti, applicant, was requesting a grant to remove dated single-paned windows on the front patio area and to replace them with a full roll up door for customers to come into the tasting room and a half roll up door for customers to have a tasting experience either inside or outside. They would be glass sliding doors which would allow more light in the building. He would also be painting the building, finishing the patio, and adding signage. He planned to put in a steel English garden arbor in a later phase. He then explained the phases of the project. He would like to have the work completed by the end of June. The total investment would be half a million dollars. He described the staff that would be employed at the brewery. The maximum would be 12 employees. He wanted this to be a destination business. He explained how Allegory Brewery would be different from the Bitter Monk and Wild Ride. A food truck would be coming in from a

local catering company and he would have input on the menu. He planned to hold events and to do outside marketing as well. Due to lack of a quorum, this item would be brought back to the next meeting.

- 226 NE 3rd Street - Façade Improvement Grant Request

This item would be discussed at the next meeting.

4. Discussion Item(s)

- Parking Study Kick-Off – April 24

Planning Director Heather Richards reported on the Parking Study Kick-Off meeting. The core area was identified which included downtown along 3rd Street and extending two blocks on either side of 3rd. A utilization study would be done of on-street and off-street parking and the off-street would be separated by public and private use. They would track hourly usage for all on-street public parking. For off-street parking they would track how it was being used during the day, whether or not private lots were being used effectively, and if there were opportunities for shared parking agreements. They would also be studying Alpine Avenue and doing an inventory of existing private lots and what public parking might look like. The consultants would come out on two days to see the normal weekday and weekend operations downtown.

- Atticus Hotel Property Assistance Program Request

Planning Director Richards said the Council would be considering this request on May 9. This was a five year forgivable loan plus interest to pay the majority of the SDCs for the project. Approval would allow the City Manager to enter into a development agreement that had all the terms that were being recommended. There was a public records request by JW Millegan for the application materials and he had expressed concerns to the Council about this request.

5. Committee Member Comments

None

6. Staff Comments

None

7. Adjournment

Chair Gowell adjourned the meeting at 4:40 p.m.