

looked for her knife to protect herself. She was a citizen and wanted to feel safe in this town.

Mayor Hill called a recess at 8:20 p.m.

The meeting resumed at 8:30 p.m.

6. Department Head Reports

Planning Director Richards announced tomorrow there was a public open house at Chemeketa College from 4:30 to 6:30 p.m. on the Three Mile Lane area plan.

City Manager Towery stated that City Attorney Koch was out because his first grandchild was born. Regarding SB 595, there was a fair amount of work already done by the Affordable Housing Task Force on this issue and if Council wanted to go on record supporting the legislative concepts, they could do so by motion.

Councilor Geary **MOVED** to direct staff to write a letter of support for SB 595; **SECONDED** by Council President Menke. **Motion PASSED** unanimously.

7. CONSENT AGENDA

- a. Consider the minutes of the Joint Meeting of the City Council and the Buildable Lands Inventory, Housing Needs Analysis and Housing Strategy Project Advisory Committee and Regular Meeting of the City Council on January 16<sup>th</sup>, 2019, minutes of the February 12<sup>th</sup> City Council Work Session and Regular Meeting, minutes of the February 26<sup>th</sup>, 2019 City Council Work Session and Regular Meeting and minutes of the March 26<sup>th</sup> Work Session and Regular Meeting.
- b. Consider request from DHF Holdings, Inc. for a OLCC license - Winery 2<sup>nd</sup> location, located at 829 NE 5<sup>th</sup> Street #700.

Council President Menke **MOVED** to adopt the consent agenda as presented; **SECONDED** by Councilor Stassens. **Motion PASSED** unanimously.

8. ORDINANCES

- 8.a. **Ordinance No. 5066:** An Ordinance amending the Comprehensive Plan, specific to Chapter IX (Urbanization) And Chapter X (Citizen Involvement and Plan Amendment), to incorporate Great Neighborhood Principles into the City's Land Use Planning Program.

No Councilor present requested that the Ordinance be read in full.

Deputy City Attorney Levine read by title only Ordinance No. 5066 amending the Comprehensive Plan, specific to Chapter IX (Urbanization) And Chapter X (Citizen Involvement and Plan Amendment), to incorporate Great Neighborhood Principles into the City's Land Use Planning Program.

Senior Planner Darnell presented the staff report. This was a land use application for legislative amendments to the Comprehensive Plan to incorporate the Great Neighborhood Principles. A legislative hearing was held at the Planning Commission in March and they recommended approval. This was a project completed by the Planning Department to decide what elements made a great neighborhood in McMinnville. The purpose was to develop Great Neighborhood Principles that identified specific elements to be included in any neighborhood in McMinnville. These principles would guide future development to ensure that all places and neighborhoods were livable, healthy, social, safe, and vibrant for all residents of McMinnville.

Senior Planner Darnell reviewed the project timeline and the public outreach methods that were used. The project began in September 2018 and the Project Advisory Committee met monthly. There was a public open house, school outreach and service club presentations, and an online survey and weekly social media posts. The Project Advisory Committee reviewed and recommended the Comprehensive Plan text amendments to incorporate the principles into the City's Comprehensive Plan on January 15, 2019. On February 21, 2019 The Planning Commission reviewed the PAC's recommendations and supported the concept and advised staff to schedule a public hearing. On March 21, 2019, the proposed Comprehensive Plan text amendments were reviewed by the Planning Commission during a public hearing and the Commission recommended the City Council approve them.

The proposed Comprehensive Plan text amendments were recommended to be added to the Urbanization Chapter (Chapter IX) under a new section titled, "Great Neighborhood Principles." The principles would be included as policies. Some proposals were also proposed to support and assist in the implementation of the principles.

He summarized the policies to be added to the Comprehensive Plan. Policy 187.10 stated the principles would guide the land use patterns, design, and development of the places that citizens lived, worked, and played. They would ensure that all developed places included characteristics and elements that created a livable, egalitarian, healthy, social, inclusive, safe, and vibrant neighborhood. Policy 187.20 said the principles would encompass a wide range of characteristics and elements, but those characteristics would not function independently. It would support today's technology and infrastructure and could accommodate future technology

and infrastructure. Policy 187.30 stated the principles would be applied in all areas of the city equitably. Policy 187.40 stated the principles would guide long range planning efforts to master plans, small area plans, and annexation requests and would also guide applicable current land use and development applications. Policy 187.50 identified each principle and was followed by more specific direction on how to achieve each individual principle.

Mr. Darnell reviewed the 13 Great Neighborhood Principles which were:

1. National Feature Preservation
2. Scenic Views
3. Parks and Open Spaces
4. Pedestrian Friendly
5. Bike Friendly
6. Connected Streets
7. Accessibility
8. Human Scale Design
9. Mix of Activities
10. Urban-Rural Interface
11. Housing for Diverse Incomes and Generations
12. Housing Variety
13. Unique and Integrated Design Elements

Mr. Darnell summarized the ten Great Neighborhood Principle Proposals.

40.00 The City shall complete an inventory of the applicable natural resources listed in Goal 5 of the Oregon Statewide Planning Goals and Guidelines. The resources to be included in the inventory include, but are not limited to, riparian corridors, wetlands, wildlife habitat, open space, and scenic views. The City shall coordinate with the Department of Land Conservation and Development to determine which Goal 5 resources to include in the inventory.

41.00 The City shall complete an inventory of landmark trees that are of significance or value to the City's environment or history.

42.00 The City shall develop specific park and open space requirements for different types of neighborhoods and developments, such as multiple family residential uses or single family residential subdivisions. The park and open space requirements for individual developments shall be based on the size or scale of the proposed development and on the number of dwelling units within the proposed development and shall incorporate both active and passive parks, open spaces, and opportunities to connect with nature.

43.00 The City shall complete a Bicycle Plan to guide the planning, implementation, and growth of a city-wide bicycle network throughout McMinnville. The Bicycle Plan may be adopted as an appendix to the Transportation System Plan and may identify projects that can be implemented or planned to create a city-wide bicycle network.

44.00 The City shall complete a Pedestrian Plan to guide the planning, implementation, and growth of a city-wide pedestrian network throughout McMinnville. The Pedestrian Plan may be adopted as an appendix to the Transportation System Plan and may identify projects that can be implemented or planned to create a city-wide pedestrian network.

45.00 The City shall develop site and design requirements for commercial and industrial uses.

Mayor Hill asked if the City currently had a requirement for the development of a site.

Senior Planner Darnell said no, there were some design and development standards for certain areas of town but this would be for all commercial and industrial uses. There would also be site and design requirements for different housing types to be compatible with the existing built environment.

46.00 The City shall develop development codes that allow for a variety of housing types and forms, and shall develop site and design requirements for those housing types and forms.

47.00 The City shall evaluate the impact of future technology on neighborhood design and develop development codes that support today's technology and infrastructure but can accommodate future technology and infrastructure as well, including but not limited to data infrastructure, artificial intelligence, ride-share, and autonomous vehicles.

48.00 The City shall develop design and development standards and processes that allow for the discreet and coordinated incorporation of existing and future infrastructure into neighborhoods.

Senior Planner Darnell stated that no public testimony was received. The public hearing notice was published in the News Register on March 12, and the DLCDD Notice was provided on February 6. The Engineering Department responded with "no comments." McMinnville Water and Light provided suggested amendments to the Great Neighborhood Principles language. The scale and scope of the proposed amendments from McMinnville Water and Light were found to be more detailed than other policy-level Great Neighborhood Principles. The proposed amendments

were not vetted by the Project Advisory Committee during the public process. The Planning Commission recommended some potential additions to the policies and a new proposal in response to McMinnville Water and Light's comments. Staff recommended approval of the Comprehensive Plan text amendments as presented in Ordinance No. 5066.

Councilor Stassens asked how the principles would be integrated into the processes for new development.

Senior Planner Darnell said if approved, they would become policies in the Comprehensive Plan and would be applicable when making a land use decision. They would need to be addressed in a land use application through findings. Applicants would be providing an argument on how they would be achieving the principles in their proposal.

Council President Menke stated that this provided a road map to make the community livable even if they did add density.

Senior Planner Darnell stated that was the intent for doing this process now as they were going through the buildable lands inventory and housing needs analysis. They wanted to have community buy in on how the growth might occur.

Councilor Peralta asked if there were any current requirements for adding trees.

Senior Planner Darnell stated that there was an entire chapter in the Zoning Code on trees. The City required street trees for new residential developments. There were also landscaping requirements in place for incorporation of trees and shrubs in developments.

Councilor Peralta asked if there would be an appropriate place to include climate change strategies, one of which was planting more trees.

Planning Director Richards said part of the Landscape Review Committee's work plan was looking at this issue and being more proactive rather than reactive for landscaping. It had been from an aesthetic viewpoint, but with Associate Planner Fleckenstein they were working on getting them to the next level.

Councilor Geary MOVED to pass Ordinance No. 5066 to a second reading; SECONDED by Councilor Peralta. Motion PASSED unanimously.

Deputy City Attorney Levine read by title only for a second time Ordinance No. 5066.

Council President Menke MOVED to approve Ordinance No. 5066 amending the Comprehensive Plan, specific to Chapter IX (Urbanization) And Chapter X (Citizen Involvement and Plan Amendment), to incorporate Great Neighborhood Principles into the City's Land Use Planning Program; SECONDED by Councilor Peralta. PASSED by a unanimous roll-call vote.

7.b.

**Ordinance No. 5067:** An Ordinance amending Chapter 3.18 of the McMinnville City Code to add sections providing supplemental standards for Small Wireless Facilities Within The Public Right-Of-Way And Declaring An Emergency.

No Councilor present requested that the Ordinance be read in full.

Deputy City Attorney Levine read by title only Ordinance No. 5067 amending Chapter 3.18 of the McMinnville City Code to add sections providing supplemental standards for Small Wireless Facilities Within The Public Right-Of-Way And Declaring An Emergency.

Senior Planner Schauer presented the staff report. This would amend Chapter 3.18 of the City Code (Telecommunications Infrastructure) to add a section providing supplemental standards for small wireless facilities within the public rights-of-way. The declaration of an emergency would make the ordinance effective upon passage. He explained the definition of small wireless facility which was: mounted on structures greater than or equal to 50 feet including the antenna, no more than 10% taller than other adjacent structures, and did not extend existing structures to less than 50 feet or 10%. The maximum antenna size was 3 cubic feet and the maximum size of other equipment enclosures was 28 cubic feet. He provided images that compared macro and micro installations. These facilities would be on streetlight poles and he showed what the antennas and equipment boxes might look like if they were installed on a pole. There were poles that were designed to incorporate the antennas where all the wiring could be hidden behind the enclosures and incorporated internally and the equipment cabinet was incorporated into the base of the pole so there was not a free standing cabinet.

The FCC had a declaratory ruling regarding small wireless facilities in the right-of-way. The major topics were standards, procedures and timelines, and fees. By April 15, cities may only enforce aesthetic, undergrounding, and spacing standards that are:

- Reasonable
- No more burdensome than those applied to other types of infrastructure deployments
- Objective and published in advance