



**City of McMinnville**  
**Planning Department**  
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## **EXHIBIT 3 - STAFF REPORT**

**DATE:** March 21, 2019  
**TO:** McMinnville Planning Commission  
**FROM:** Chuck Darnell, Senior Planner  
**SUBJECT:** G 1-19: Comprehensive Plan Text Amendments – Great Neighborhood Principles

### **STRATEGIC PRIORITY & GOAL:**



### **GROWTH & DEVELOPMENT CHARACTER**

Guide growth & development strategically, responsibly & responsibly to enhance our unique character.

**OBJECTIVE/S:** Strategically plan for short and long-term growth and development that will create enduring value for the community

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### **Report in Brief:**

This is a legislative hearing to consider proposed text amendments to the McMinnville Comprehensive Plan pertaining to the incorporation of Great Neighborhood Principles into the City's land use planning program.

The City of McMinnville is proposing to amend Chapter IX (Urbanization) of the Comprehensive Plan by adding a new section titled "Great Neighborhood Principles" to the chapter, which would be inserted under the overarching Goal IX 2, which is "To establish a land use planning framework for application of the goals, policies, and proposals of the McMinnville Comprehensive Plan". This new section of Chapter IX (Urbanization) would include policies and proposals related to the Great Neighborhood Principles.

### **Background:**

The McMinnville Planning Commission's 2017-2019 Work Plan included the Great Neighborhood Principles (GNP) project as a long-range planning work product. Staff initiated the GNP project in August 2018 by forming a Project Advisory Committee (PAC) and Technical Advisory Committee (TAC) to provide guidance for staff and to oversee the completion of the project. Four PAC meetings were held between September 2018 and January 2019 to oversee the project process. The first meeting was a kick-off meeting in September 2018, introducing the PAC members to the project and providing an opportunity for small-group discussion and idea sharing on potential GNPs. The second meeting was held in October 2018 and focused on the PAC review and approval of the public engagement plan for the GNP project.

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*Attachments:*

*Attachment A: Decision Document*

The public engagement portion of the project was then completed during October and November of 2018. In order to solicit as much public input as possible, staff and the PAC decided on a variety of formats for information sharing and public engagement, including social media posts, social media polls, an online survey, placement of hard copies of the survey in various locations around the city, a public open house, and presentations to service organizations in McMinnville. The survey was the most successful method in generating public input and feedback on the project. Overall, 334 survey responses were provided. Of those responses, 292 were provided online in English, 5 were provided online in Spanish, and 37 were provided as hard copies in English.

Following the public engagement process, the PAC met for their third meeting in December 2018 to review the survey results and other public engagement results, and identified key takeaways from the survey results to incorporate into the GNPs. The PAC then directed staff to draft Comprehensive Plan text amendments that would incorporate the GNPs into the Comprehensive Plan, and to bring those draft text amendments back to the PAC for review.

Staff prepared and presented draft Comprehensive Plan text amendments to the PAC at their January 2019 meeting. The PAC reviewed the draft amendments, and with a few minor edits, recommended that they be forwarded on to the Planning Commission for review and consideration.

The Planning Commission held a work session on February 21, 2019, and reviewed the draft amendments recommended by the PAC. The Planning Commission was supportive of the recommended language from the PAC, so staff initiated the formal review process for the Comprehensive Plan Text Amendments.

Notice of the proposal was published in the newspaper and circulated for agency comment. No comments were received.

### **Discussion:**

The proposal is substantially the same as the draft amendments discussed at the Planning Commission work session. However, there are a few changes based on discussions and recommendations from the Planning Commission during the work session discussion. One additional policy was added to the introductory policies, which is identified as Policy 187.30, to include language on how the Great Neighborhood Principles would be applied in all areas of the city to ensure equitable access to a livable, egalitarian, healthy, social, inclusive, safe, and vibrant neighborhood for all McMinnville citizens. The Planning Commission may note that the terms egalitarian and inclusive were also added to the description of neighborhoods to better include equity as a desired outcome of the Great Neighborhood Principles. Also, there was a change to Policy 187.20 from the version of the text amendments reviewed at the work session to state that the Great Neighborhood Principles, when applied together as an integrated and assembled approach to neighborhood design and development, would create a neighborhood that supports today's technology and can accommodate future technology. A new Proposal (Proposal 47.00) was also added to this effect, to include an action for the City to continue to evaluate future technology and its impacts on neighborhood design.

Finally, a couple of amendments were made to Principle 6 (Connected Streets) to state that streets would be designed to connect with the "existing and future street network", and also that streets shall be designed to encourage more bicycle, pedestrian, and transit mobility with a goal of less reliance on vehicular mobility. This amendment was included in response to the Planning Commission's desire to include language related to neighborhoods being designed in a manner which allows for vehicle ownership to be optional and not necessary for transportation.

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### *Attachments:*

*Attachment A: Decision Document*

The full version of the proposed text amendments are attached to this staff report in the draft decision document. However, a brief summary of the proposed text amendments is provided below.

The Great Neighborhood Principles (GNP) have been drafted as a set of policies and proposals to fit within the existing format of the McMinnville Comprehensive Plan. These include proposed Policies 187.10, 187.20, 187.30, and 187.40, which introduce and describe the purpose and function of the GNPs. Proposed Policy 187.50 then lists the GNPs, which are proposed to be as follows:

1. Natural Feature Preservation. Great Neighborhoods are sensitive to the natural conditions and features of the land.
2. Scenic Views. Great Neighborhoods preserve scenic views in areas that everyone can access.
3. Parks and Open Spaces. Great Neighborhoods have open and recreational spaces to walk, play, gather, and commune as a neighborhood.
4. Pedestrian Friendly. Great Neighborhoods are pedestrian friendly for people of all ages and abilities.
5. Bike Friendly. Great Neighborhoods are bike friendly for people of all ages and abilities.
6. Connected Streets. Great Neighborhoods have interconnected streets that provide safe travel route options, increased connectivity between places and destinations, and easy pedestrian and bike use.
7. Accessibility. Great Neighborhoods are designed to be accessible and allow for ease of use for people of all ages and abilities.
8. Human Scale Design. Great Neighborhoods have buildings and spaces that are designed to be comfortable at a human scale and that foster human interaction within the built environment.
9. Mix of Activities. Great Neighborhoods provide easy and convenient access to many of the destinations, activities, and local services that residents use on a daily basis.
10. Urban-Rural Interface. Great Neighborhoods complement adjacent rural areas and transition between urban and rural uses.
11. Housing for Diverse Incomes and Generations. Great Neighborhoods provide housing opportunities for people and families with a wide range of incomes, and for people and families in all stages of life.
12. Housing Variety. Great Neighborhoods have a variety of building forms and architectural variety to avoid monoculture design.
13. Unique and Integrated Design Elements. Great Neighborhoods have unique features, designs, and focal points to create neighborhood character and identity. Neighborhoods shall be encouraged to have: [...]

Each GNP is followed by language that is intended to provide more specific direction on how to achieve each individual principle. This language that provides direction on achieving each principle was drafted largely out of feedback provided throughout the public outreach process, and during dialogues and discussions with the Project Advisory Committee.

**Fiscal Impact:**

None.

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*Attachments:*

*Attachment A: Decision Document*

**Commission Options:**

- 1) Close the public hearing and forward a recommendation of **APPROVAL** to the McMinnville City Council, per the decision document provided which includes the findings of fact.
- 2) **CONTINUE** the public hearing to a specific date and time.
- 3) Close the public hearing, but **KEEP THE RECORD OPEN** for the receipt of additional written testimony until a specific date and time.
- 4) Close the public hearing and **DENY** the application, providing findings of fact for the denial in the motion to deny.

**Recommendation/Suggested Motion:**

**“THAT BASED ON THE FINDINGS OF FACT, THE CONCLUSIONARY FINDINGS FOR APPROVAL, AND THE MATERIALS SUBMITTED BY STAFF, THE PLANNING COMMISSION RECOMMENDS THAT THE CITY COUNCIL APPROVE THE PROPOSED COMPREHENSIVE PLAN TEXT AMENDMENTS PRESENTED IN DOCKET G 1-19.”**

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*Attachments:*

*Attachment A: Decision Document*