



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

www.mcminnvilleoregon.gov

STAFF REPORT

DATE: April 9, 2019
TO: Mayor and City Councilors
FROM: Chuck Darnell, Senior Planner
SUBJECT: Ordinance No. 5066 - 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

Report in Brief:

This action is the consideration of Ordinance No. 5066, an ordinance approving Comprehensive Plan Text Amendments to incorporate the 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.

Attachments:

Ordinance No. 5066 including:

Exhibit A – G 1-19 Decision Document

McMinnville Water and Light Comments and Suggested Amendments

Planning Commission Minutes – March 21, 2019

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. A public hearing was held by the Planning Commission on March 21, 2019. The public hearing was closed at the same meeting, following which the Planning Commission deliberated and then voted to recommend that the Council consider and approve the Comprehensive Plan Text Amendments as outlined in Ordinance No. 5066.

Discussion:

The full version of the proposed text amendments are attached to this staff report in the decision document that is included as Exhibit A in Ordinance No. 5066. 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.

Attachments:

Ordinance No. 5066 including:

Exhibit A – G 1-19 Decision Document

McMinnville Water and Light Comments and Suggested Amendments

Planning Commission Minutes – March 21, 2019

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.

As discussed above, the Planning Commission held a public hearing at their regular meeting on March 21, 2019. Notice of the proposed Comprehensive Plan text amendments was published in the newspaper and circulated for agency comment. No public comments were received prior the public hearing, and no public testimony was provided during the public hearing. One set of comments was received by the Planning Department from McMinnville Water and Light, who provided suggested amendments to the City's proposed Comprehensive Plan text amendments. Those comments and suggested amendments are attached to this staff report.

The Planning Commission reviewed the McMinnville Water and Light comments and suggestions, but did not support inclusion of all of the suggested amendments. The Planning Commission found that the scale and scope of the McMinnville Water and Light suggested amendments were more detailed and specific than the higher policy-level intent of the other GNPs. The Planning Commission also expressed concern that the suggested amendments were not vetted by the Project Advisory Committee (PAC) during the public process, and that some of the suggested amendments undermined the intent of some of the GNP language as it was drafted by the PAC. However, the Planning Commission did acknowledge the suggested amendments and voted to include some amendments to respond to them. These amendments included the addition of the term "infrastructure" to Policy 187.20, specifically to add it in the end of the Policy as follows: "[...] and to create a neighborhood that supports today's technology **and infrastructure**, and can accommodate future technology **and infrastructure**." Similarly, the Planning Commission voted to add the term "infrastructure" in Policy 47.00. Also, the Planning Commission voted to include Proposal 48.00, which was an entirely new proposal to respond to the McMinnville Water and Light suggestions, which is as follows: "The City shall develop design and development standards and

Attachments:

Ordinance No. 5066 including:

Exhibit A – G 1-19 Decision Document

McMinnville Water and Light Comments and Suggested Amendments

Planning Commission Minutes – March 21, 2019

processes that allow for the discreet and coordinated incorporation of existing and future infrastructure into neighborhoods”.

One additional amendment was proposed by a Planning Commissioner, and was voted to be included as an amendment to the Comprehensive Plan Text Amendments recommended for approval by the City Council. This final amendment was to better acknowledge that an anticipated outcome of the use of the application of the Great Neighborhood Principles would result in a neighborhood that was more supportive of the ability to travel and conduct daily life and activities without reliance on a motor vehicle. Specifically, the following language was added to Great Neighborhood Principle 9 (Mix of Activities) in Policy 187.50: “Neighborhoods are designed such that owning a vehicle can be optional”.

Fiscal Impact:

None.

Alternative Courses of Action:

- 1) **ADOPT** Ordinance No. 5066, approving G 1-19 and adopting the Decision, Findings of Fact, and Conclusionary Findings provided in Ordinance No. 5066.
- 2) **ELECT TO HOLD A PUBLIC HEARING** date specific to a future City Council meeting.
- 3) **DO NOT ADOPT** Ordinance No. 5066, providing findings of fact based upon specific code criteria to deny the application in the motion to not approve Ordinance No. 5066.

Recommendation/Suggested Motion:

Staff recommends that the Council adopt Ordinance No. 5066 which would approve G 1-19, as recommended by the Planning Commission.

“THAT BASED ON THE FINDINGS OF FACT, THE CONCLUSIONARY FINDINGS FOR APPROVAL, AND THE MATERIALS SUBMITTED BY STAFF AND RECOMMENDED BY THE PLANNING COMMISSION, I MOVE TO ADOPT ORDINANCE NO. 5066.”

Attachments:

Ordinance No. 5066 including:

Exhibit A – G 1-19 Decision Document

McMinnville Water and Light Comments and Suggested Amendments

Planning Commission Minutes – March 21, 2019