



City of McMinnville
Planning Department
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MINUTES

February 21, 2019
Planning Commission
Work Session Meeting

5:30 pm
McMinnville Civic Hall, 200 NE 2nd Street
McMinnville, Oregon

Members Present: Chair Roger Hall, Commissioners: Erin Butler, Martin Chroust-Masin, Susan Dirks, Christopher Knapp, Gary Langenwalter, Roger Lizut, Amanda Perron, and Lori Schanche

Members Absent:

Staff Present: Chuck Darnell – Senior Planner, Jamie Fleckenstein, Associate Planner, and Heather Richards – Planning Director

1. Call to Order

Chair Hall called the meeting to order at 5:30 p.m.

2. Discussion Items

A. Work Session: Great Neighborhood Principles Project Update

Senior Planner Darnell provided an update on the Great Neighborhood Principles Project. He gave an overview of the project including the purpose, timeline, community outreach, and Project Advisory Committee work. He then discussed the Comprehensive Plan text amendments that were proposed by the Project Advisory Committee. A new section would be added to the Urbanization Chapter in the Comprehensive Plan titled Great Neighborhood Principles. The principles themselves would be policies and there would be action items for the City Council and Planning Commission to further implement the intent of the principles. He then read the draft policies that were being proposed. The Great Neighborhood Principles were: natural feature preservation, scenic views, parks and open spaces, pedestrian friendly, bike friendly, connected streets, accessibility, human scale design, mix of activities, urban/rural interface, housing for diverse incomes and generations, housing variety, and unique and integrated design elements.

There was discussion regarding adding a great neighborhood principle that would intentionally reduce the requirement to own a car. There was further discussion regarding the need to define neighborhood and how smaller scale developments could be required to meet some, but not all, of the principles but larger scale developments would have to meet all of the principles. There was concern that some of the principles might raise the cost of the development and there was a need to work the design around the landscape. Staff stated that there could be further discussions with the Planning Commission to more specifically define the types of projects that the great neighborhood principles would apply to.

Senior Planner Darnell explained the proposals that called for the City to complete inventories of the City's natural features and landmark trees. The inventory for landmark trees would more specifically define what constitutes a landmark tree. Other proposals were that the City develop park and open space requirements for different types of neighborhoods, further planning for bicycle and pedestrian networks in the City, and that the City develop site and design requirements for commercial and industrial uses, and for different types of housing. These text amendments would come back to the Planning Commission next month in a public hearing.

Planning Director Richards said these principles would be used in the housing strategy process. There was also a statewide discussion on inclusive neighborhoods and she was working with the Speaker's office on how the house bill could be achievable in local communities.

There was discussion regarding how for rezoning applications, applicants were not required to have binding site plans and the need for site and design review standards for subdivisions of ten lots or less and for multifamily.

3. Adjournment

Chair Hall adjourned the meeting at 6:20 p.m.

A handwritten signature in black ink, appearing to read 'Heather Richards', is written over a horizontal line.

Heather Richards
Secretary