



**City of McMinnville**  
**Planning Department**  
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# MINUTES

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**March 21, 2019**  
**Planning Commission**  
**Work Session Meeting**

**5:30 pm**  
**McMinnville Civic Hall, 200 NE 2<sup>nd</sup> Street**  
**McMinnville, Oregon**

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

**Members Absent:** Amanda Perron

**Staff Present:** Chuck Darnell – Senior Planner, Heather Richards – Planning Director, and Tom Schauer – Senior Planner

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## 1. Call to Order

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

## 2. Discussion Items

- **BLI/HNA Update – Work Session Memo**
  - **Housing Strategy Guidance Memo** (*Work Session Exhibit 1*)
  - **Draft Housing Needs Analysis** (*Work Session Exhibit 2*)
  - **Memo from ECONorthwest on Housing Needs Analysis Decision Milestones** (*Work Session Exhibit 3*)

Senior Planner Schauer gave an overview of the buildable lands inventory and housing needs analysis. They were trying to address housing needs in the City and to achieve the great neighborhood principles through the housing strategy. He also discussed presumptions and needed housing types. The buildable lands inventory would help with this work by inventorying what had already been built and what was available for development. He then reviewed what took place at the last Project Advisory Committee meeting. The housing mix that was recommended was 55% single family and 45% would be single family attached and multi-family types. That would influence the density calculations. For the infill and redevelopment assumptions, they recommended an assumption of 8% of all new housing units would be occurring through redevelopment and infill.

Commissioner Langenwaller asked with the new legislation regarding ADUs, if the assumption should be higher.

Senior Planner Schauer explained not every lot would be putting in an ADU and this work was planning for the next 20 years. He then discussed the map of the land that was left after deducting the lots that were available for residential development. He pointed out some of the

lots that were currently outside the Urban Growth Boundary and those that remained in the Urban Growth Boundary after the Court of Appeals decision as well as lots that were in the process to be developed and properties that had constraints. There were about 721 buildable acres, however some of the land would not be available in the short term. The current housing mix according to census data was 68% detached single family homes, 9% attached single family homes, and 23% multi-family. The historic mix from 2000-2018 was a bit more multi-family than single family detached and comparable attached single family. They also looked at two other scenarios with more multi-family than single family. This was for new housing to be built and whatever mix the City ended up with would influence how much acreage was needed for housing. There was a 20-year deficit of approximately 460 acres when comparing the land supply to the needed housing, before accounting for additional land use deductions.

There was discussion regarding the assumptions for the mix of development.

Senior Planner Schauer said the Committee recommended a mix of 55% detached single family, 12% attached single family, and 33% multi-family. The density numbers would be calculated based on that mix. Infill and redevelopment would be about 8 units per year assuming 6% infill and redevelopment, so slightly higher at the recommended 8%.

Planning Director Richards said the housing strategy would help the City decide how housing would develop in McMinnville. The Committee had recommended looking into a high density residential zone that would not allow single family residential and would be located in strategic places around the City and to look into another catch-all residential zone that allowed single family residential development all the way up to some higher density development like cottage clusters, duplexes, triplexes, and quads and the great neighborhood principles would be used for creating a mix of housing types.

Senior Planner Schauer said the strategic categories would be brought back to the Planning Commission and an action plan would be created.

There was discussion regarding manufactured home parks which depreciated in value and how they would be replaced by cottage clusters that appreciated in value.

### **3. Adjournment**

Chair Hall adjourned the meeting at 6:10 p.m.



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Heather Richards  
Secretary