



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

www.mcminnvilleoregon.gov

MINUTES

September 19, 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, Roger Lizut, and Lori Schanche

Members Absent: Susan Dirks, Christopher Knapp, Gary Langenwalter, and Amanda Perron

Staff Present: Heather Richards – Planning Director and Chuck Darnell – Senior Planner

1. Call to Order

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

2. Discussion Items

- **3MLAP (Three Mile Lane Area Plan) Update**

Planning Director Richards gave an update on the Three Mile Lane plan. There would be Development Code work that the Planning Commission would need to do as well as potentially Comprehensive Plan and zoning work. She discussed the plan area on Highway 18, project goals, existing traditional and historic plans, project schedule, public meetings, 200 acre case study, economic market analysis, zoning and land uses of the properties in the area, current transportation, pedestrian and bicycle system, current transit system, intersections, capacity, and safety of the corridor. She explained the market area was bigger than McMinnville and commute patterns showed a lot of people leaving the City to go to work. She discussed where the commuters lived as well as how there had been rent growth, low average rent, and a demand for more residential. There was also a need for more office space and industrial land in McMinnville. There was a good tourism market in the City.

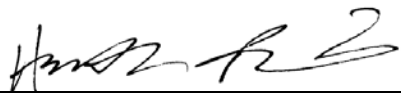
Planning Director Richards then discussed the anticipated development mix, existing conditions on the 200 acre case study properties, and public outreach charrettes. There was a preferred option for the area, and the next steps would be modeling the preferred option to see if the transportation system could support it for the next 20 years. Then the Development Code and recommended rezones would be addressed. There needed to be complete streets, Three Mile Lane Bridge would need to be improved, bicycle and pedestrian connections were a priority, and the architectural design should reflect the agricultural historic farm use. This was a gateway to the City and they needed to preserve views, access to the river, and have a better trail system. She described the land use concepts and the preferred alternative with tourism/commercial north of Highway 18, a business park south of Highway 18, and the two large properties on the south would be mixed retail and corporate campus. They wanted it to be specialized to

McMinnville but something that did not detract from downtown and did not look like a big box retail center. There would be residential near the hospital and on the north side of Highway 18 there would be a mixed use neighborhood with higher density housing and ground floor commercial. There would be a pedestrian bridge over the river as well as a trail network on the south side too. For transportation there were options of building new interchanges, improving the current interchanges, or putting in roundabouts. The preferred design was fiscally prudent with managed traffic flow. It suggested signaling some intersections and putting in a roundabout at Sears. They would be modeling the preferred option to see if it would work. That information would be brought back in the fall and a public open house would be held.

There was not support for roundabouts on the high speed highway.

3. Adjournment

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



Heather Richards
Secretary