



City of McMinnville
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MINUTES

October 17, 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, Susan Dirks, Christopher Knapp, Gary Langenwaller, Roger Lizut, and Amanda Perron

Members Absent: Martin Chroust-Masin and Lori Schanche

Staff Present: David Koch – City Attorney, Heather Richards – Planning Director, and Tom Schauer – Senior Planner

1. Call to Order

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

2. Discussion Items

Growing McMinnville Mindfully

Planning Director Richards introduced the new campaign for the next two years, which was Growing McMinnville Mindfully. She showed and explained the new logo. The goal was to show that growth was not a bad thing and that they were planning for future generations to be able to live in McMinnville. Part of the campaign was having decision making points, such as being mindful of preserving farm land vs. the need for the City to grow and expand the Urban Growth Boundary or mindful of economic development opportunities when looking at the future of economic development or mindful of planning great neighborhoods, etc. She described the colors and graphics that would be used for the campaign as well as the future growth chart for 2041 and 2067.

There was discussion regarding how the growth numbers had been calculated.

To help illustrate what the magnitude of the growth that the city needed to plan for, Planning Director Richards compared the growth to Newberg. By 2041 they would be adding half of the current city of Newberg population and by 2067 they would be adding the whole population of Newberg. In this way, she is hoping that people start thinking about all of the amenities needed associated with growth and not just the number of people and homes. She then explained the housing needs for 2041. The data showed that 2,000 of the 5,000 new homes needed to be affordable or subsidized which was 100 homes per year. On the other side of the spectrum, they needed 2,000 homes that were high income homes. Over the next 12 months, staff would be taking the information from the Housing Needs Analysis and Economic Opportunities Analysis to the public. She explained where staff planned to put promotional materials and the ways the public could give input. The analysis would be done by the end of December, the public input process would continue until November 2020, and then it would go through the McMinnville Urban Area Management Committee, Planning Commission, and City Council. She discussed

the next steps in the process which included evaluating efficiency measures, urban reserve area boundary analysis, choosing a preferred urban reserve area, Urban Growth Boundary analysis, and a preferred scenario for the Urban Growth Boundary. The Buildable Lands Inventory showed the land within the existing Urban Growth Boundary that was buildable for residential and employment lands. The Housing Needs Analysis was being completed and based on the analysis, they would discuss how they would meet the needs. Per City Council direction, the next step for the City was to identify a fifty year Urban Reserve Area and then to identify the twenty-year Urban Growth Boundary from within that Urban Reserve Area. This would allow the city to really be thoughtful about leveraging resources for infrastructure and growth planning. A study area would need to be established which was two miles outside of the existing UGB. That land would be evaluated within the priority land structure outlined in state regulations, constrained land, infrastructure resources and growth needs. Staff had applied for a grant from DLCD to do the work, and they would hire consultants to help.

There was discussion regarding how they could make this process successful since the last attempt had failed. Citizen Mark Davis commented that he thought the City should go through the whole process, sort out issues, get to the end, and Council will make a decision. Then, for people who still have disagreements he suggested that they sit down with City leaders and talk about it, and see if something can be worked out. He felt that was the step that was missing in the former process to try and avoid the appeals.

In reply, City Attorney Koch commented that Statewide Planning Goal 1, Public Involvement, means that there is a level playing field and everyone is equal in their participation in the process. Negotiating after the public had weighed in with a small group of stakeholders behind closed doors would undermine the entire process.

The efficiency measures included changes to plan designations, zoning designations, and development code standards. The idea was to allow and encourage more efficient use within the City's existing UGB. A lot of this work had already been done, but there would be further analysis. After that, they would have a solid number for what could be done in the existing UGB and then they could look at the urban reserve area. They would look at six different alternatives for the boundary of the urban reserve area and then they would pick their preferred scenario. Once the preferred boundary was set, they would do the same work for the UGB expansion in the urban reserve area with six alternatives and choosing a preferred scenario. A framework plan would need to be done for the preferred scenario.

There was discussion regarding efficiency measure examples and how the Planning Commission was encouraged to talk to people about these processes.

Planning Director Richards said they would be sending out media releases and do a School District distribution as well.

Planning Director Richards commented on last night's City Council Work Session on de facto public hearings. After some discussion, the Council elected to keep the process as it was currently. The Council had asked for quasi-judicial land use training and she would invite the Historic Landmarks Committee and Planning Commission to join them for the training.

3. Adjournment

Chair Hall adjourned the meeting at 6:13 p.m.



Heather Richards
Secretary