

MINUTES

May 4, 2023
Planning Commission
Regular Meeting

6:30 pm
Hybrid Meeting
McMinnville, Oregon

Members Present: Sidonie Winfield, Dan Tucholsky, Gary Langenwalter, Megan Murray, Sylla McClellan, and Brian Randall

Members Absent: Beth Rankin and Matt Deppe

Staff Present: Heather Richards – Community Development Director, Tom Schauer – Senior Planner, John Swanson – Senior Planner, and Bill Kabeiseman – Bateman Seidel Legal Counsel

1. Call to Order

Chair Winfield called the meeting to order at 6:30 p.m.

2. Citizen Comments

None

3. Minutes

None

4. Public Hearings

- A. **Legislative Hearing (Docket G 3-22): Amendment to the McMinnville Comprehensive Plan, Volume I – Background Element, adopting the Natural Hazards Inventory and Management Program Options and Recommendations; amendment to the McMinnville Comprehensive Plan, Volume II – Goals and Policies, adding a new Chapter XI, entitled Natural Features; amendments to the McMinnville Municipal Code, Chapters 17.48, Flood Area Zone, and Chapter 17.49, Natural Hazard Overlay Subdistricts; and the adoption of the Natural Hazard Mitigation Zone (NH-M) and Natural Hazard Protection Zone (NH-P).**

Docket: G 3-22

Applicant: City of McMinnville

Chair Winfield opened the public hearing and read the hearing statement. She asked if there was any objection to the jurisdiction of the Commission to hear this matter. There was none. She asked if any Commissioner wished to make a disclosure or abstain from participating or voting on this application. There was none.

Staff Report: Community Development Director Richards discussed the Natural Hazard Overlay zones, NH-M which would create a mitigation subdistrict and NH-P, which would create a protection subdistrict. She reviewed the conformance and exemptions, new construction requirements, transfer of development rights, partner agency review, public outreach, property owner concerns, Planning Commission's direction from the first public hearing, meeting with DOGAMI and DLCD staff, and next steps. Staff recommended continuing the hearing.

There was discussion regarding the meaning of habitable industrial building, updating the 100 and 500 year floodplain maps, residential density transfer options, reducing lot sizes by 20%, intent for the transfers, direction that one property owner would go to one property owner, and what would trigger transfer of development rights.

Proponent: Mark Davis, McMinnville resident, was in support. However, the declaration that this was the best data available did not mean it was accurate. There was testimony that the data should not be used for this purpose. He encouraged them to ask this question of the state representatives coming to the next meeting. He was concerned about the accuracy of the maps and calculations.

Opponents: None

Commissioner Langenwaller MOVED to CONTINUE the hearing for G 3-22 to the June 15, 2023 meeting. SECONDED by Commissioner McClellan. The motion PASSED 6-0.

5. Work Session/Update – Fox Ridge Road Area Plan

Senior Planner Schauer introduced Chris Green, project manager. He gave a background on the project area, process for new areas, Framework Plan, potential assignment of land need in area plans, project team, project phases, key meetings and events, and community engagement.

There was discussion regarding what was included in the Framework Plan.

Mr. Green shared the results of the preliminary outreach including the online survey and maps of the existing conditions and context, natural hazards overlay, Oregon Department of Fish and Wildlife species of concern, landforms, and opportunities and constraints. He then discussed the community design workshop and key themes, and draft land use concepts.

Senior Planner Schauer compared the three concepts. They presented a range of options given the existing conditions and assumptions for acreages defined in the Fox Ridge Road Framework Plan. He explained the next steps.

There was discussion regarding parks and open space, green street principles, and school district plans for their property.

6. Commissioner Comments

None

7. Staff Comments

Community Development Director Richards gave an update on significant planning efforts that were underway, the Diversity, Equity, and Inclusion Public Facility Plan and the Housing Needs Analysis and Economic Opportunities Analysis.

8. Adjournment

Chair Winfield adjourned the meeting at 8:39 p.m.