

MINUTES

August 3, 2023
Planning Commission
Regular Meeting

6:30 pm
Hybrid Meeting
McMinnville, Oregon

Members Present: Sidonie Winfield, Dan Tucholsky, Gary Langenwalter, Beth Rankin, and Megan Murray

Members Absent: Brian Randall, Sylla McClellan, and Matt Deppe

Staff Present: Heather Richards – Community Development Director

1. Call to Order

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

2. Work Session – Growing McMinnville Mindfully, Part II

Community Development Director Richards gave a background and history of long-range planning in the City. She discussed the 2016 needs assessment that was done, five-year work plan, draft HNA/EOA and Urbanization Study, how there was a need for additional land supply, composite hazard map and URA study boundary, potential paths forward to meet the need, and how City Council directed staff to respond to the 2013 remand of the 2003 MGMUP. She explained the recent UGB amendment process which added 662 acres to serve a future population of 44,055 people. The state required adoption of a new HNA and BLI by December 2023. They decided to preserve the draft work recently completed and use it for compliance with HB 2003. However, more land was needed, and they were moving forward with a sequential UGB program. This allowed two years to do efficiency measures and a UGB amendment.

She then reviewed the document updates to the Housing Needs Analysis, Economic Opportunities Analysis, and Public Lands Need Analysis which would come to the Commission in September. The HNA was an analysis of national, state, and local trends, historical density and mix, and needed housing by price and type. There needed to be a 20 year supply of buildable land. She explained the components of the HNA, population forecast, steps in the Buildable Lands Inventory, vacant and partially vacant land and zoning, rural residential reduced capacity, Great Neighborhood Principles, housing choice, importance of open space as lots got smaller, and mix of housing types.

There was discussion regarding working with the School District on open spaces, ways to encourage higher density development, and planned developments.

Community Development Director Richards discussed existing housing conditions where most McMinnville homeowners lived in single family detached homes. McMinnville had a larger share of renters than both the county and state, and 26.5% of McMinnville households were severely cost burdened. She compared McMinnville to other cities that were severely rent burdened and those that were not. Affordability was critical and an increasing problem in McMinnville. She then explained the trends for home sale prices, household incomes, housing supply, and building permits. To serve a population of 47,498 in 2041, they needed an additional 202 gross buildable acres dedicated to housing.

Community Development Director Richards then reviewed the EOA which was meant to support a local Economic Development Strategy. She discussed the main steps for the analysis, history of the dialogue, Mac-Town 2032 Plan process, income and wages, average annual pay, strategic framework, employment forecast, vacant and partially vacant commercial and industrial land, employment capacity, other land needs not in the forecast, and exogenous land need. To serve a population of 47,498 in 2041, they needed an additional 188 gross buildable acres of employment land. She then discussed the estimated public land needs through 2041, which was a deficit of 94 acres.

There was discussion regarding need for higher wage jobs and strategic plan projects.

Community Development Director Richards said to meet the needs, they would be working on land use efficiencies to be done by December 2024 and a UGB amendment to be done by December 2025. She then described the next steps for land needs analysis.

There was discussion regarding land analysis and hazard areas, impacts of Covid, population forecast, density and multi-story buildings, lack of staffing, and different opinions on growth in the community. This item would be brought back as a public hearing to the Planning Commission meeting on September 7.

3. Adjournment

Chair Winfield adjourned the meeting at 8:16 p.m.