

MINUTES

December 19, 2024
Planning Commission
Regular Meeting

6:30 pm
Hybrid Meeting
McMinnville, Oregon

Members Present: Sidonie Winfield, Sylla McClellan, Matt Jones, Beth Rankin, Brian Randall, Rachel Flores, Meg Murray, and Elena Mudrak

Members Absent: Dan Tucholsky

Staff Present: Heather Richards – Community Development Director and Tom Schauer – Senior Planner

1. Call to Order

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

2. Citizen Comments

None.

3. Minutes

- December 5, 2024

Commissioner McClellan moved to approve the December 5, 2024, meeting minutes as presented. The motion was seconded by Commissioner Mudrak and passed 7-0-1 with Chair Winfield abstaining.

4. Work Session

- Innovation Campus Master Planning

Community Development Director Richards introduced the topic and the consultant team that was leading the work.

Ken Pirie, Walker Macy, gave a presentation on the Innovation Campus Master Plan. He discussed the scope and schedule for the project, project team, deliverables, project vision, goals, Project Advisory Committee input, existing conditions on the site, regional context, and demographics.

Saumya Kini, Walker Macy, shared information about the physical conditions of the site and its history, site essence, environmental conditions, and circulation.

Mr. Pirie explained the transportation plan analysis and upcoming study, jug handle concept, zoning and land use context, Three Mile Lane Area Plan concept, public parks and greenways, Great Neighborhood Principles, McMinnville Airport Master Plan, and infrastructure update for water, storm, sanitary, power, gas, and fiber.

Ms. Kini gave case studies for the innovation campus concept. She discussed common elements, design innovation, and examples.

Mr. Pirie gave case studies of town centers including common elements and examples.

There was discussion regarding opportunities for mixed use on the site, jug handle concept, reducing the amount of asphalt, expansive parking and pedestrian safety, potential partnerships, connectivity, how there would not be a competition with downtown, pedestrian crossing over Highway 18, and allowable height for the FAA.

Mr. Pirie discussed the next steps and Three Mile Lane development review requirements.

There was discussion regarding developing the draft design standards, limitations to the zoning for mixed use and housing and options available, need for a grocery store in this area, making the innovation center truly innovative, plan proposed by Commissioner Rankin addressing issues of the Project Advisory Committee, commercial land on the frontage to help pay for infrastructure costs, making sure the retail would not conflict with the innovation center, connection to the airport, and river access.

5. Commissioner Comments

None.

6. Staff Comments

Community Development Director Richards said they were interviewing for a Planning Manager position. She reported on the NW Rubber community design workshop last week. She noted Dan Tucholsky was moving onto the City Council, but everyone else whose terms were expiring had been reappointed. There would be a new Commissioner as well, Brian Everest, who would start in January.

7. Adjournment

Chair Winfield adjourned the meeting at 8:05 p.m.