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MINUTES

July 19, 2018
Planning Commission
Work Session Meeting

5:30 pm
McMinnville Civic Hall, 200 NE 2nd Street
McMinnville, Oregon

Members Present: Chair Roger Hall, Commissioners: Martin Chroust-Masin, Gary Langenwalter, Lori Schanche, and Erica Thomas

Members Absent: Erin Butler, Susan Dirks, Zack Geary, and Roger Lizut

Staff Present: Chuck Darnell – Senior Planner

1. Call to Order

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

2. Discussion Items

- **Office Residential Zone Discussion**

Senior Planner Darnell was bringing back an update to the discussion that the Commission had in February on the potential expanded use of the Office-Residential (O-R) zone. It originally came before the Commission because a resident identified that single family homes in the C-3 zone, General Commercial, were not permitted uses and the resident had issues with securing financing to purchase a single family home in this zone. This led to houses sitting on the market for a long time and becoming dilapidated. He showed maps of single family homes currently in this zone. The Commission had previously discussed the potential to expand the O-R zone in these areas in close proximity to downtown. The purpose of the zone was to provide a transition and buffer between commercial and residential and to provide an incentive to preserve old and historic structures. It would allow all the residential uses in the zone as well as less intensive commercial uses.

Senior Planner Darnell stated that some owners of short term rental uses in the current commercial zone had contacted the City and discussed how the change of the zone would impact the existing legal permitted status of the rentals if the spacing standard was not met. The short term rental code had been changed so that when ownership changed, they would have to re-apply and be subject to the new spacing and other development standards. Another thing to consider was where the O-R zone would be applied, such as only in C-3 and downtown or including other areas. There had been comments from residentially zoned property owners near downtown about the office residential zone allowing them to expand their opportunities. This is a more complicated analysis, as the City's acknowledged buildable lands inventory identifies a

lack of residential land in the City which also needed to be considered if any changes were proposed to existing residentially zoned land.

Senior Planner Darnell explained where the office residential was currently located in the City. There were a number of single homes in the C-3 commercial zone that were historic and protected under the City's inventory and he showed some examples. The Historic Preservation Plan had recently been completed and the plan had looked at this issue and made some recommendations for areas to be evaluated for potential zoning modifications. He showed maps of where these areas were located.

There was discussion regarding possible locations for office residential and how office residential was still considered a commercial use and would not affect the residential land numbers.

Senior Planner Darnell said there were multiple studies going on currently which could lead to code change recommendations, including the buildable lands inventory, housing needs analysis, housing strategy, city center housing strategy, and Great Neighborhood Principles. He asked if this discussion should wait until those studies were done which would provide more data. Another option he presented would be to explore other code modifications that did not result in zone changes, such as looking at creating an overlay zone for these areas, or looking into amending the uses in the C-3 zone to allow single family homes and historic resources.

There was discussion regarding how long the studies would take, the urgency of this decision, and whether or not to wait for the studies to be done.

There was consensus to wait until the other studies were complete before undertaking any further analysis or action on the office residential zone or other code changes.

3. Adjournment

Chair Hall adjourned the meeting at 6:15 p.m.



Heather Richards
Secretary