



City of McMinnville
Planning Department
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MINUTES

December 20, 2018
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, Martin Chroust-Masin, Susan Dirks, Gary Langenwalter, Roger Lizut, Zach Geary, Lori Schanche, and Erica Thomas

Members Absent: None

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

1. Call to Order

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

2. Discussion Items

A. Project Update:

Buildable Lands Inventory, Housing Needs Analysis, Housing Strategy

Senior Planner Schauer explained the Buildable Lands Inventory would show the remaining supply of land inside the Urban Growth Boundary and the Housing Needs Analysis would show what the housing needs were in the City. He discussed what went into the Buildable Lands Inventory in terms of looking at available land and constraints and then identifying the capacity of the available land. The Housing Strategy would address the needs that came out of all of the analysis. He showed where the information on this project was located on the City's website. He stated the Buildable Lands Inventory was looking at the 20 year supply needs as well as short and long term needs. He explained how the land was classified and what was exempted and the safe harbor assumptions and constraints that were reviewed. The analysis showed that most of the land in the City had been developed. He listed the areas that still had some vacant or partially vacant land and the constraints and hazards on those lands. The next steps were refining the assumptions about in fill and redevelopment, to assign capacity for the different types of housing that could go on the available lands, and what areas could possibly be up-zoned. Regarding the Housing Needs Analysis, there was data that gave a snapshot of where they were today. When they talked about affordable housing, they meant what was affordable to people of all incomes and not spending more than a third of a person's income on housing costs. He gave a breakdown of low, moderate, and workforce housing, median income, and what rents and housing prices were and the gaps they had today. In some cases there was not enough available housing for the

businesses that were trying to recruit employees. He discussed the historic trends for demands on future housing, population forecasts for 11,000 new residents in McMinnville, current housing mix and average density, and how the City needed to accommodate for 4,200 new households in the next 20 years. They would be using this information to formulate a Housing Strategy and develop tools to help meet the needs and create great neighborhoods in the City. They would also be working closely with the Affordable Housing Task Force and would have more public engagement.

There was discussion regarding not only growing out, but growing up. Planning Director Richards discussed how they would also be working on a City Center Housing Strategy.

B. Project Update:


Great Neighborhood Principles

Senior Planner Darnell gave an update on the public outreach process for the Great Neighborhood Principles project. There had been an online survey and a written survey available in some locations around the City. They received about 340 responses. They also did weekly blog and social media posts and held a public open house. He then discussed the input that was received on the preferred principles. Staff also made presentations to various City groups and increased followers of McMinnville Matters. He also discussed the survey questions and results, comments that were received, and the areas that were chosen as good examples.

There was discussion regarding the survey results and how this was the beginning of the process.

3. Adjournment

Chair Hall adjourned the meeting at 6:27 p.m.



Heather Richards
Secretary