



*Growing McMinnville*  
**MINDFULLY**

**Planning Horizon = 2003 – 2023**

**Population Forecast in 2023 = 44,055**

**Increase in Population in Planning Horizon = 15,545**

**Housing Needed to Accommodate Population Growth = 6,014 Dwelling Units**

**Housing Supply Target = 60% single-family, 40% multi-family**

**Housing Density Target = 5.7 dwelling units/gross buildable residential acre**

**Employment Forecast in 2023 = 22,161 Employees**

**Increase in Employees in Planning Horizon = 7,240 Employees**

**Table 1. Total additional acres needed in the McMinnville UGB, 2003-2023**

<b>Category of Land Need</b>	<b>Needed Gross Buildable Acres</b>
<b>Residential</b>	<b>818.00</b>
<b>Commercial</b>	<b>106.00</b>
<b>Industrial<sup>1</sup></b>	<b>(46.0)</b>
<b>Total</b>	<b>924.00</b>

<sup>1</sup> The City of McMinnville will retain its surplus in Industrial Land to achieve its economic development strategy.

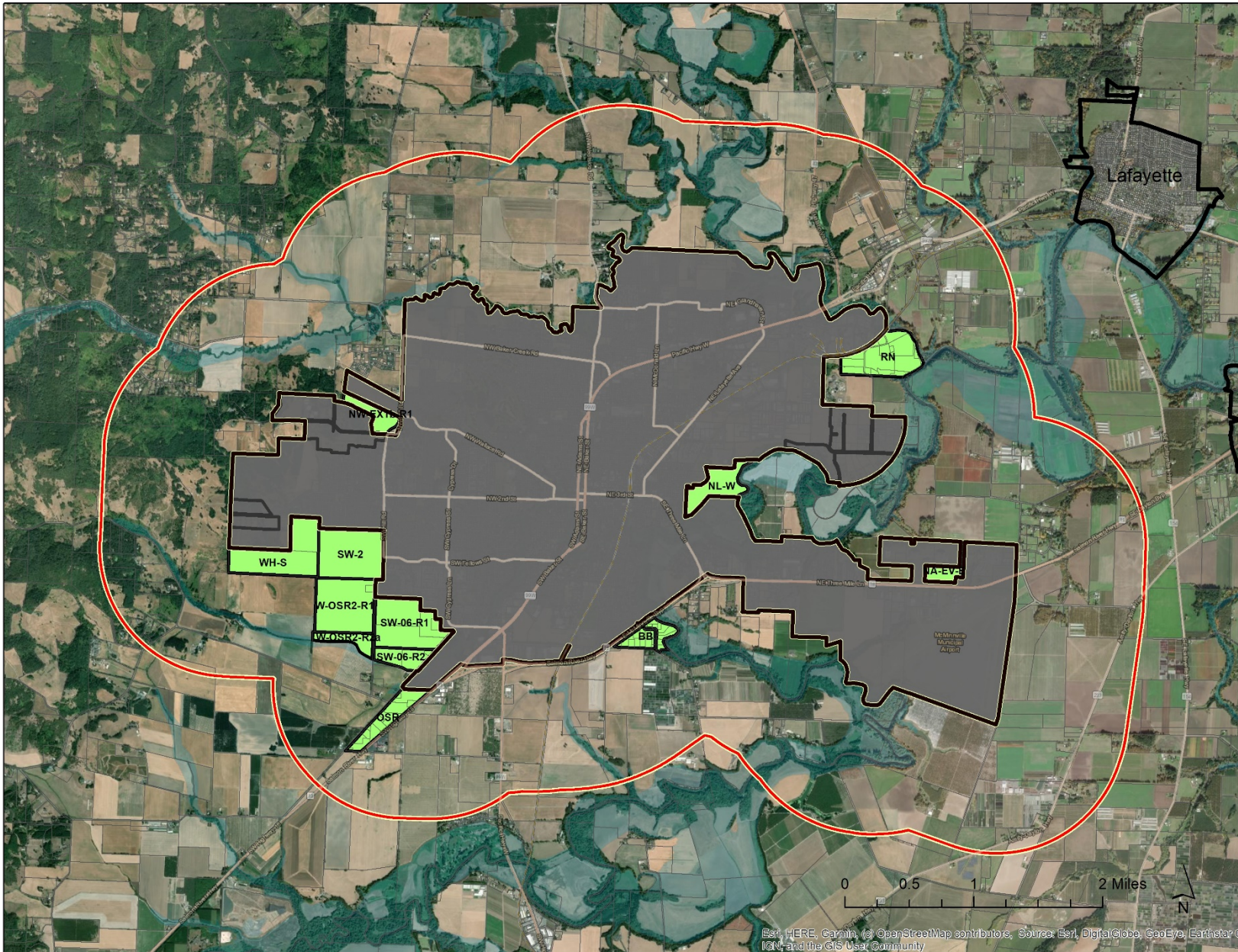
**Table 2. Phase II total additional acres needed in the McMinnville UGB, 2003-2023**

<b>Category of Land Need</b>	<b>Phase I Amendment (Gross Buildable Acres)</b>	<b>Phase II Amendment Need (Gross Buildable Acres)</b>
<b>Residential</b>	<b>259.00</b>	<b>559.00</b>
<b>Commercial</b>		<b>106.00</b>
<b>Industrial<sup>1</sup></b>		<b>(46.0)</b>
<b>Total</b>	<b>259.00</b>	<b>665.00</b>

<sup>1</sup> The City of McMinnville will retain its surplus in Industrial Land to achieve its economic development strategy.

# City of McMinnville UGB Evaluation

Draft UGB  
Proposal



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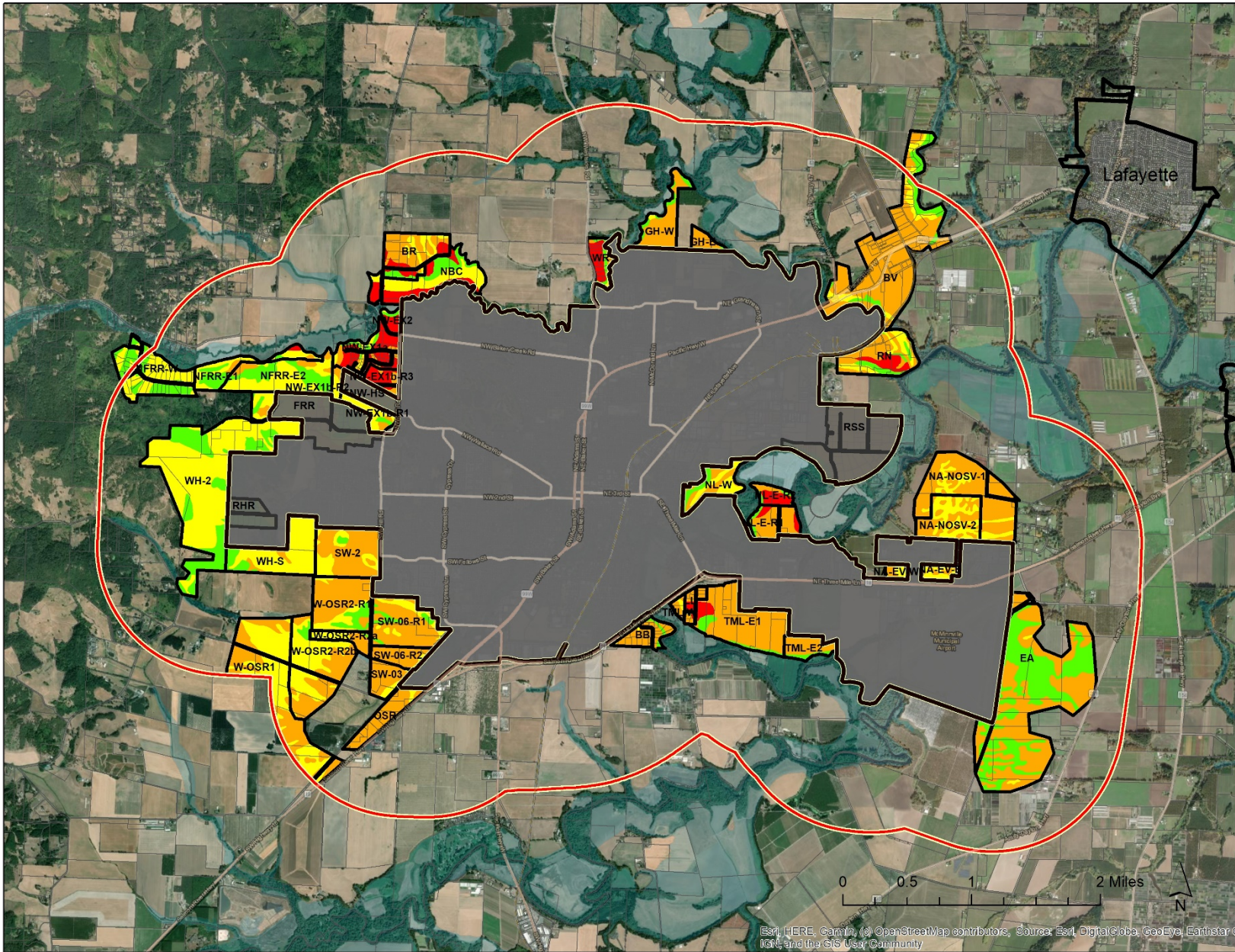


# City of McMinnville UGB Evaluation

## Study Areas

### Soils:

- Non-Irrigated Soil Capability Class
- 1
  - 2
  - 3
  - 4-8



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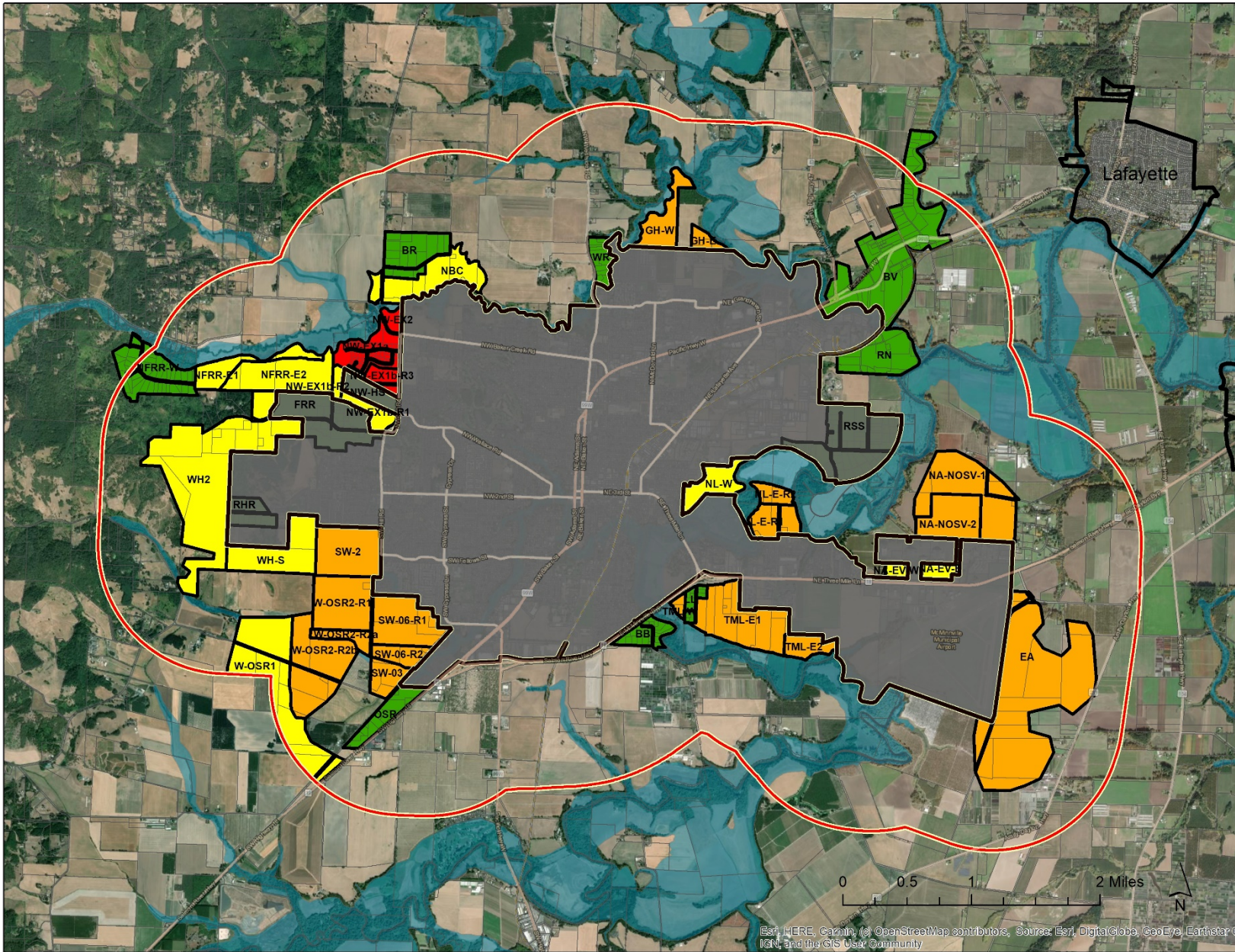


# City of McMinnville UGB Evaluation

## Study Areas

### Soils:

- Predominant Nonirr. Soil Cap. Class
- N/A (Exception Area)
  - 1
  - 2
  - 3 or 3+4

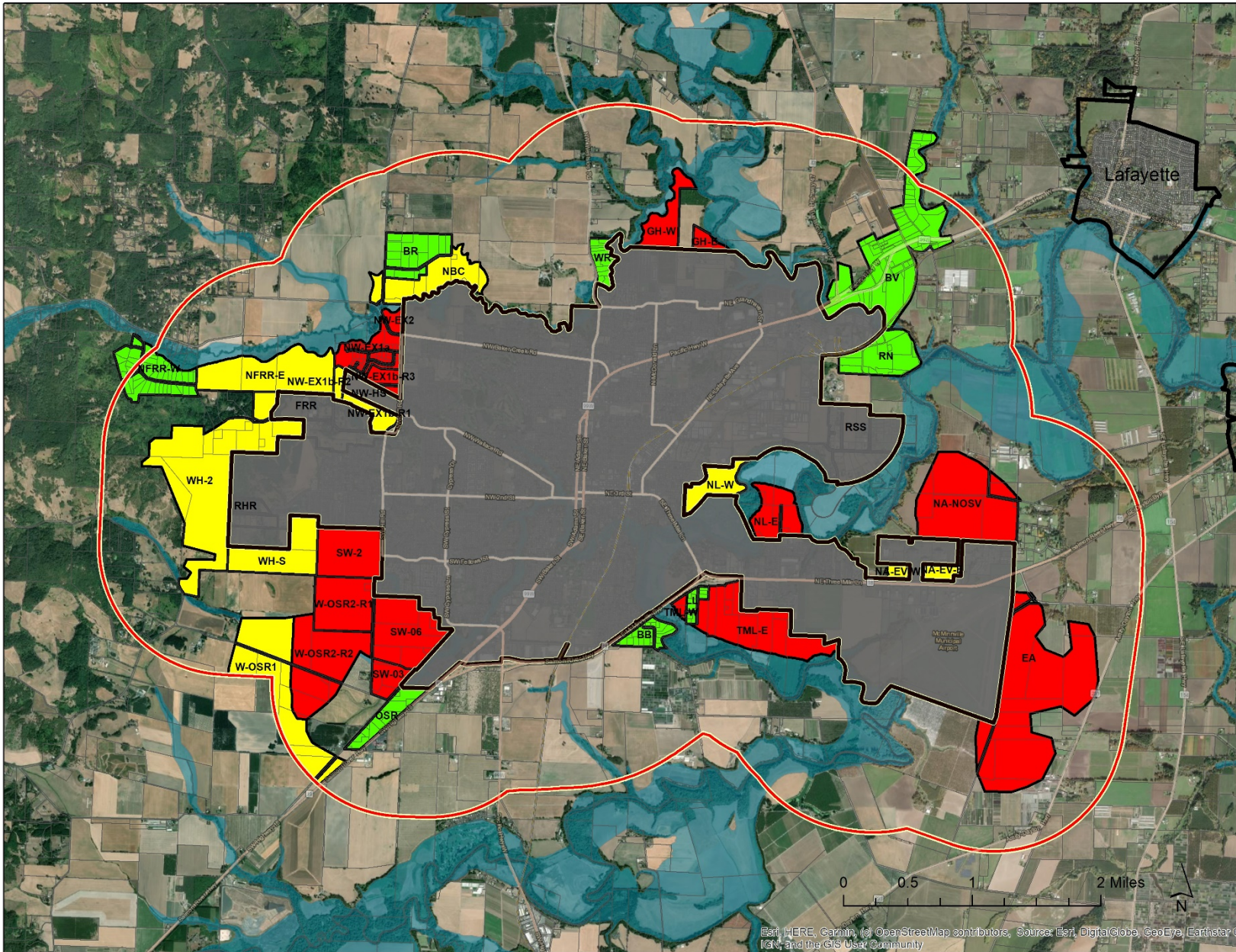


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# City of McMinnville UGB Evaluation

## Study Areas

- Priority Category
- Exception
  - Resource-Higher Priority (<=3)
  - Resource-Lower Priority (12)



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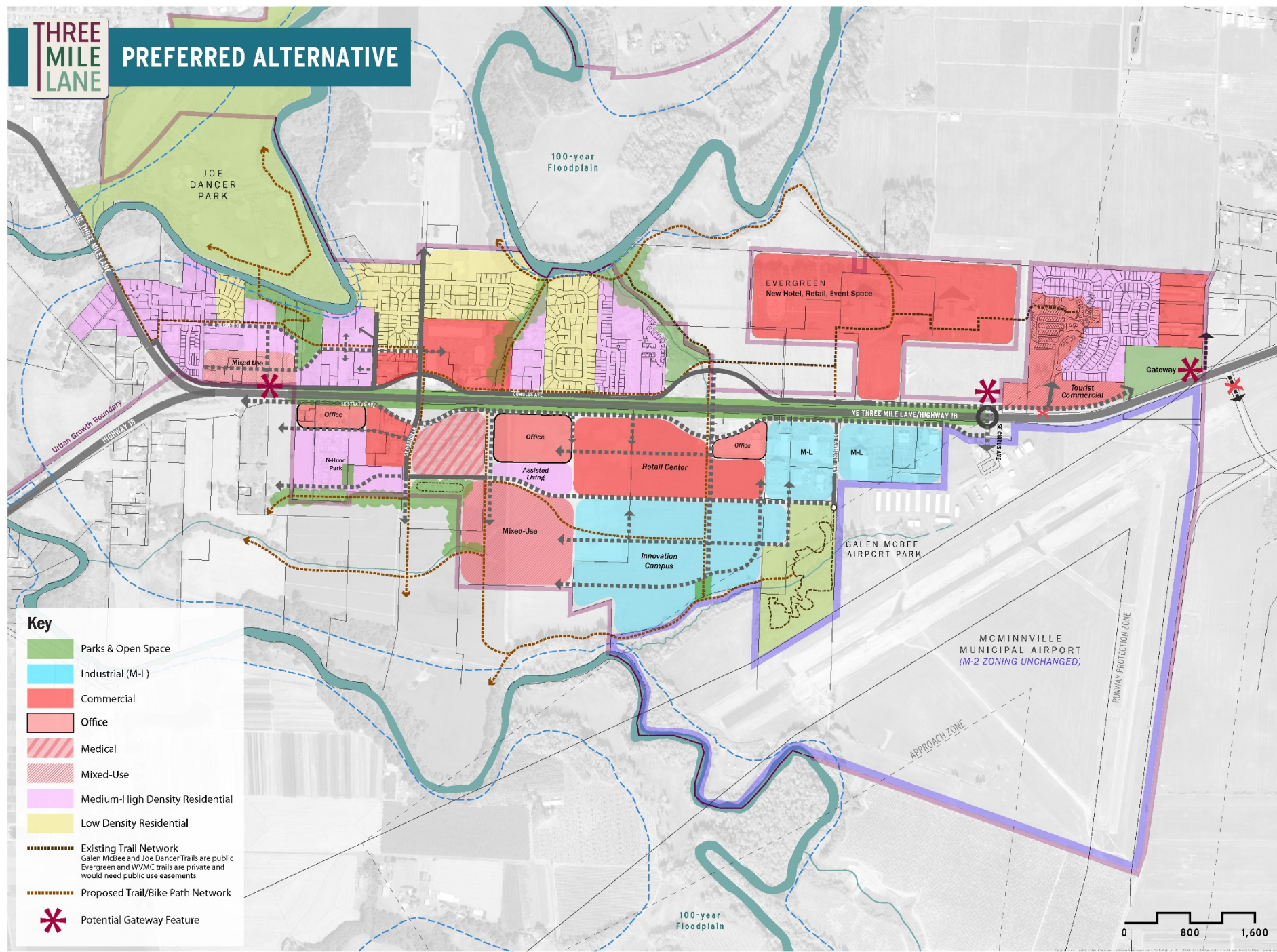
**Table 3. Total final land designations in McMinnville UGB Amendment, 2003-2023**

<b>Category of Land Need</b>	<b>Needed Gross Buildable Acres</b>
<b>Residential</b>	<b>854.20</b>
<b>Commercial</b>	<b>26.7</b>
<b>Industrial<sup>1</sup></b>	<b>40.3</b>
<b>Total</b>	<b>921.20</b>

<sup>1</sup> As a land-use efficiency, the City of McMinnville will rezone 46 acres of industrially zoned property within the existing UGB to a commercial zone, and amend its UGB with an exception area that will be designated industrial to preserve more higher value, higher priority farmland within the UGB expansion study area.

# THREE MILE LANE

## PREFERRED ALTERNATIVE



**Key**

- Parks & Open Space
- Industrial (M-L)
- Commercial
- Office
- Medical
- Mixed-Use
- Medium-High Density Residential
- Low Density Residential
- Existing Trail Network  
Galen McBee and Joe Dancer Trails are public  
Evergreen and WVMC trails are private and  
would need public use easements
- Proposed Trail/Bike Path Network
- ✱ Potential Gateway Feature

**Table 4. Comprehensive Plan designations in the McMinnville UGB, 2003-2023**

<b>Comprehensive Plan Designation</b>	<b>Needed Gross Buildable Acres</b>
<b>Urban Holding</b>	<b>854.20</b>
<b>Residential</b>	<b>0.00</b>
<b>Commercial</b>	<b>26.7</b>
<b>Industrial<sup>1</sup></b>	<b>40.3</b>
<b>Total</b>	<b>921.20</b>

<sup>1</sup> As a land-use efficiency, the City of McMinnville will rezone 46 acres of industrially zoned property within the existing UGB to a commercial zone, and amend its UGB with an exception area that will be designated industrial to preserve more higher value, higher priority farmland within the UGB expansion study area.

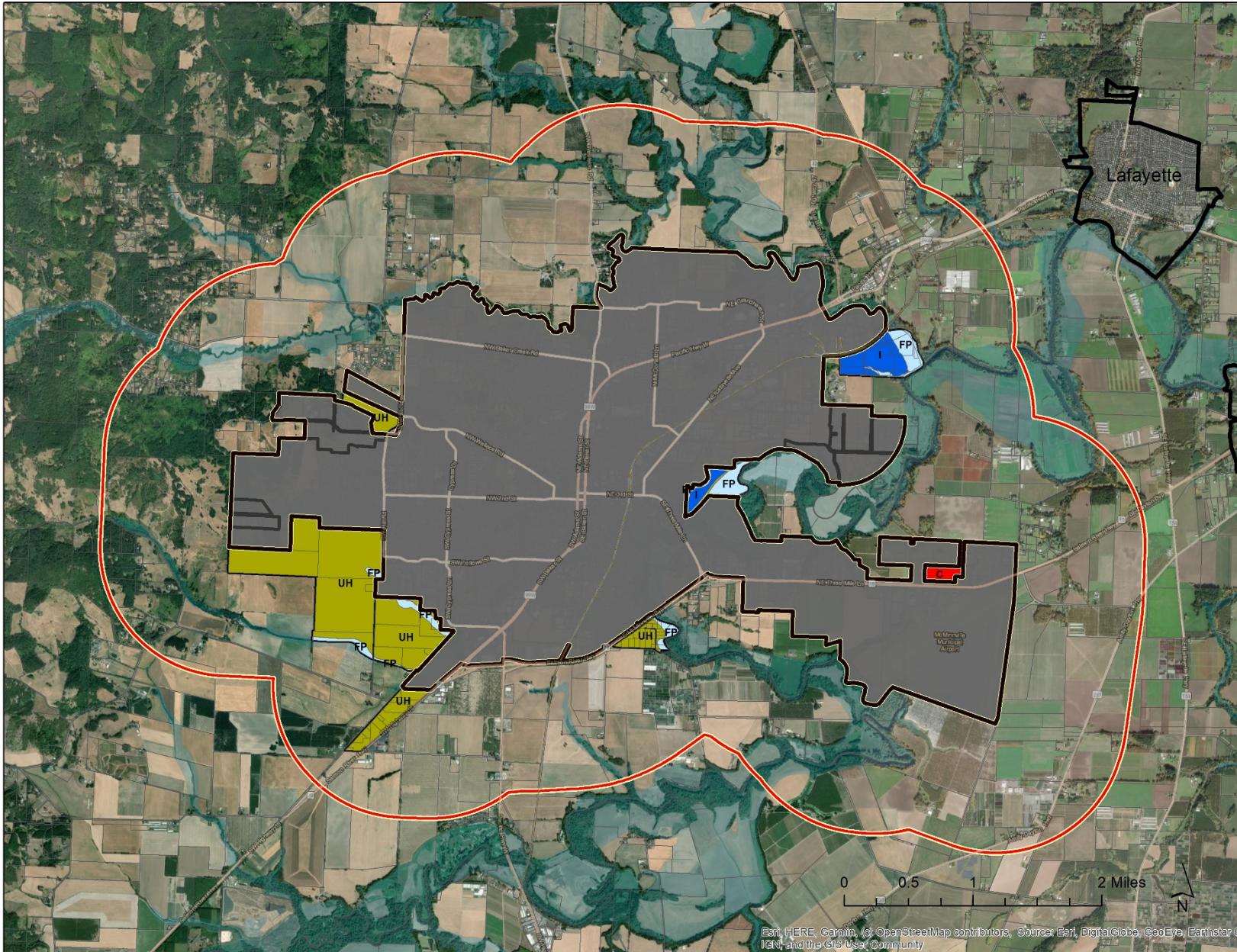
# City of McMinnville UGB Evaluation

Draft UGB  
Proposal

Comprehensive  
Plan Map

Comprehensive Plan Map Designation

- C-Commercial
- FP-Floodplain
- I-Industrial
- UH-Urban Holding



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**Table 5. Make-up of the McMinnville UGB Amendment, 2003-2023 per ORS 197.298(1)**

<b>Priority Lands Classification</b>	<b>% of Overall UGB Area</b>
<b>Exception Areas</b>	<b>44.4 %</b>
<b>Class IV – VI Soils</b>	<b>8.1%</b>
<b>Class III Soils</b>	<b>19.4%</b>
<b>Class II Soils</b>	<b>28%</b>

- This McMinnville UGB amendment increases the overall acreage of the McMinnville urban growth boundary by 17.6% (assumes existing McMinnville urban growth boundary is 7,293 acres) and accommodates a 35% increase in population.
- This McMinnville UGB Amendment accounts for 0.2% (2/10 of 1%) of Yamhill County’s acreage (assumes 458,240 acres).
- This McMinnville UGB amendment will urbanize 0.4% (4/10 of 1%) of Yamhill County’s exclusive farm use land (assumes 192,351 acres of EFU land in Yamhill County).