



Growing McMinnville
MINDFULLY



Growing McMinnville
MINDFULLY
PART 2

Tonight's Work Session

Review Draft Results of:

- ❖ **Housing Needs Analysis**
- ❖ **Economic Opportunities Analysis**
- ❖ **Public Lands Need Analysis**

Discuss Next Steps

**Updates of
2019/2020
Drafts**

Tonight's Work Session

Review Draft Results of:

- ❖ **Housing Needs Analysis**
- ❖ **Economic Opportunities Analysis**
- ❖ **Public Lands Need Analysis**

Discuss Next Steps

**Updates of
2019/2020
Drafts**

State Mandate – HB 2003 (2019 Legislative Session), McMinnville needs to submit a Housing Needs Analysis and updated Buildable Lands Inventory prior to December 31, 2023.

City Council Strategies

GOAL: HOUSING – Create diverse housing opportunities that support great neighborhoods.

OBJECTIVE: Conduct thorough and timely planning and forecasting to ensure that regulatory frameworks and land supply align with market-driven housing needs.

GOAL: GROWTH AND DEVELOPMENT CHARACTER – Guide growth and development strategically, responsively, and responsibly to enhance our unique character.

OBJECTIVE: Define the unique character through a community process that articulates our core principles.

OBJECTIVE: Strategically plan for short and long-term growth and development that will create enduring value for the community.

Background and History

2016 - LONG RANGE PLANNING NEEDS ASSESSMENT

PLANNING DEPARTMENT: REVIEW/STATUS OF LONG RANGE PLANNING PROGRAM

TYPE OF PLAN	PLAN	ADOPTED	UPDATED	PRIORITY (H, M, L)	RISK (H, M, L)	Tax Base ROI	Quality of Life	CASH RESOURCE	STAFF RESOURCE
COMPREHENSIVE PLAN	Community Vision	1981	2001: 15 Years Past Due	H		X	X	\$225,000	1.25 FTE for 2 Years
	Comprehensive Comp Plan Update	1981	2001: 15 Years Past Due	H		X	X	\$75,000	.5 FTE for 1 Year
	Transportation System Plan	2010	2020	L		X	X	\$150,000	.5 FTE for 1 Year
	Public Facility Plan	1995	2005: 10 Years Past Due	M		X	X	\$150,000	.5 FTE for 1 Year
	Parks Master Plan	1999	2009: 6 Years Past Due	M		X	X	\$75,000	.5 FTE for 1 Year
	Historic Preservation Plan	1987	1997: 20 Years Past Due	H			X	\$15,000	.25 FTE for 6 months
	BLI – Housing	2001	2005: 10 Years Past Due	H		X	X	In-House	.5 FTE for 6 months
	BLI – Economic	2012 (2001)	2017	H		X	X	In-House	.5 FTE for 6 months
	Housing Needs Analysis	1998	2008: 8 Years Past Due	H		X	X	\$50,000	.5 FTE for 1 Year
	Economic Opportunity Analysis	2014 (2001)	2024	M		X	X	\$25,000	.25 FTE for 1 Year
	Urban Reserve Area	NEVER DONE		H		X	X	\$500,000	2 FTES for 2 Years
	UGB Amendment	1998 – Never Final	2003: 13 Years Past Due	H		X	X	\$500,000	2 FTES for 2 Years
	Add Zones to Comp Plan – Airport, Park, Public Facility	NEVER DONE		H				In-House	.25 FTE for 1 Year

State Law Mandates

Federal Law Mandates

Strategic Planning

Foundational

Documents

- Comprehensive Plan
- Development Code

Slide from January 2017 City Council Meeting



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	Public Facility Plan							000	.5 FTE for 1 Year
									.5 FTE for 1 Year
									.25 FTE for 6 months
								In-House	.5 FTE for 6 months
						X	X	In-House	.5 FTE for 6 months
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	Add Zones to Comp Plan – Airport, Park, Public Facility	NEVER DONE		H				In-House	.25 FTE for 1 Year

**Comp Plan - 1981
BLI/ Housing - 1999
HNA - 2001
Parks - 1999**

State Law Mandates

Federal Law Mandates

Strategic Planning

Foundational

Documents

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- Development Code

**\$1,700,000
+ 2 FTES**

Slide from January 2017 City Council Meeting



WORK SESSION DISCUSSION

Long Range Strategic Planning

PLANNING DEPARTMENT: REVIEW/STATUS OF LONG RANGE PLANNING PROGRAM

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THE CITY OF MCMINNVILLE MISSION:

The City of McMinnville is primarily responsible for maintaining a safe and livable environment within the community. This is achieved by providing open governance and efficient delivery of services.

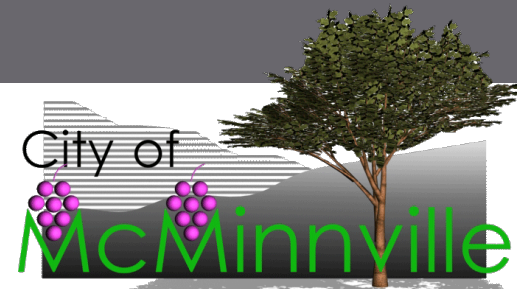
THE PLANNING DEPARTMENT ACHIEVES THIS BY:

Providing excellent customer service, public engagement, and proactive planning programs to promote McMinnville as the most livable and prosperous city in the state of Oregon now and into the future.



Work Product	June 30, 2017	FY 2017-18	FY 2018 – 19	FY 2019 – 2020
Long-Range Plans	<ul style="list-style-type: none"> Three Mile Lane Great Neighborhood Principles Annexation BLI – Housing and Economic 	<ul style="list-style-type: none"> Community Vision Historic Preservation Plan Housing Needs Analysis Economic Development Strategy 	<ul style="list-style-type: none"> City Center Housing Strategy Downtown Plan Urban Reserve Area Airport Ec Dev Strategy 	<ul style="list-style-type: none"> UGB Amendment Parks Master Plan
Comprehensive Plan Amendments	<ul style="list-style-type: none"> Citizen Advisory Committee Airport Zone Park Zone 	<ul style="list-style-type: none"> Airport Zone University Zone Public Facility Zone 	<ul style="list-style-type: none"> Housing Economic Development 	<ul style="list-style-type: none"> Livability
Zoning Ordinance Amendments	<ul style="list-style-type: none"> Travel Commercial Zone Wireless Facilities Landscape Trees Historic Preservation 	<ul style="list-style-type: none"> General Procedures Multi Family Residential Zone Amendments 	<ul style="list-style-type: none"> Commercial Zone Amendments Industrial Zones Site/Design Review 	<ul style="list-style-type: none"> Planned Development Land Division Standards
BUDGET NEEDS		\$200,000 Contractual Services	Add One FTE \$300,000 Contractual Services	Add One FTE \$300,000 Contractual Services

Slide from January 2017 City Council Meeting



FIVE YEAR WORK PLAN

Work Product	2017-19	2019-21	2021-23
Long-Range Plans	<ul style="list-style-type: none"> • Three Mile Lane • Great Neighborhood Principles • Annexation • BLI – Housing • Historic Preservation Plan • Housing Needs Analysis / Strategy • Economic Development Strategy 	<ul style="list-style-type: none"> • City Center Housing Strategy • Downtown Plan • Urban Reserve Area • Airport Ec Dev Strategy 	<ul style="list-style-type: none"> • UGB Amendment • Parks Master Plan • Highway 99 Corridor Study
Comprehensive Plan Amendments	<ul style="list-style-type: none"> • Citizen Involvement • Park Zone • Public Facility Zone 	<ul style="list-style-type: none"> • Airport Zone • University Zone 	
Zoning Ordinance Amendments	<ul style="list-style-type: none"> • Travel Commercial Zone • Wireless Facilities • Steep Streets • Landscape • Trees • Historic Preservation • Multi-Family Site Design Review • Residential Zone Amendments • Neighborhood Meetings • Accessory Dwelling Units • Cottage Code Developments • Sign Code Enforcement 	<ul style="list-style-type: none"> • Commercial Zone Amendments • Industrial Zones • Site/Design Review 	<ul style="list-style-type: none"> • Planned Development • Land Division Standards

Slide from January 2017 City Council Meeting



NEXT SIX MONTHS

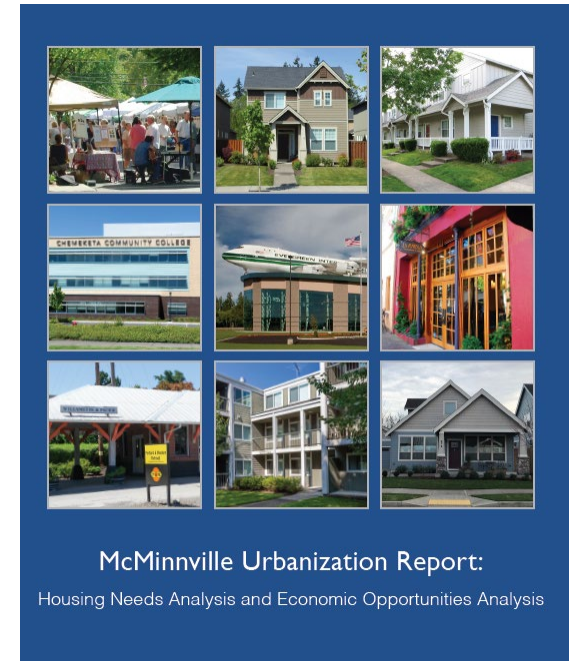
Long Range Plans	Comp Plan Amendments	Zoning Ordinance Amendments
Great Neighborhood Principles	Citizen Advisory Committee	Landscape and Tree
Annexation	Airport Zone	Wireless Facilities
BLI – Housing and Employment Lands	Park Zone	Historic Preservation
Three Mile Lane		Travel Commercial Zone

Slide from January 2017 City Council Meeting



DRAFT HNA/EOA AND URBANIZATION STUDY

- **Applied for Grants - 2017**
- **Appointed a Project Advisory Committee – 2017/18**
- **Developed draft documents - 2018/19/20**
 - ❖ **Housing Needs Analysis**
 - ❖ **Economic Opportunity Analysis**
 - ❖ **Public Lands Analysis**



DRAFT



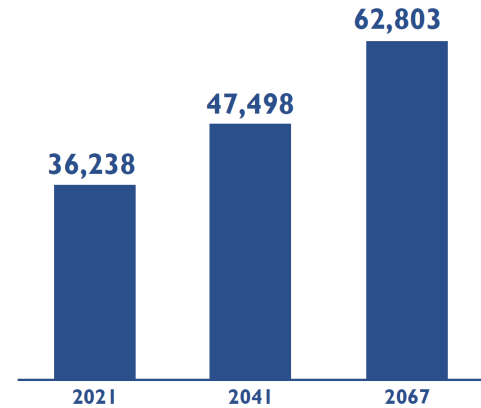
McMinnville Urbanization Report:

Housing Needs Analysis and Economic Opportunities Analysis

JUNE 2020

ECONorthwest
ECONOMICS • FINANCE • PLANNING

FORECASTED TOTAL POPULATION, MCMINNVILLE UGB



Population Increase 11,260 (2021-2041) and 15,305 (2041-2067)



**SINGLE-FAMILY
DETACHED**



**SINGLE-FAMILY
ATTACHED**



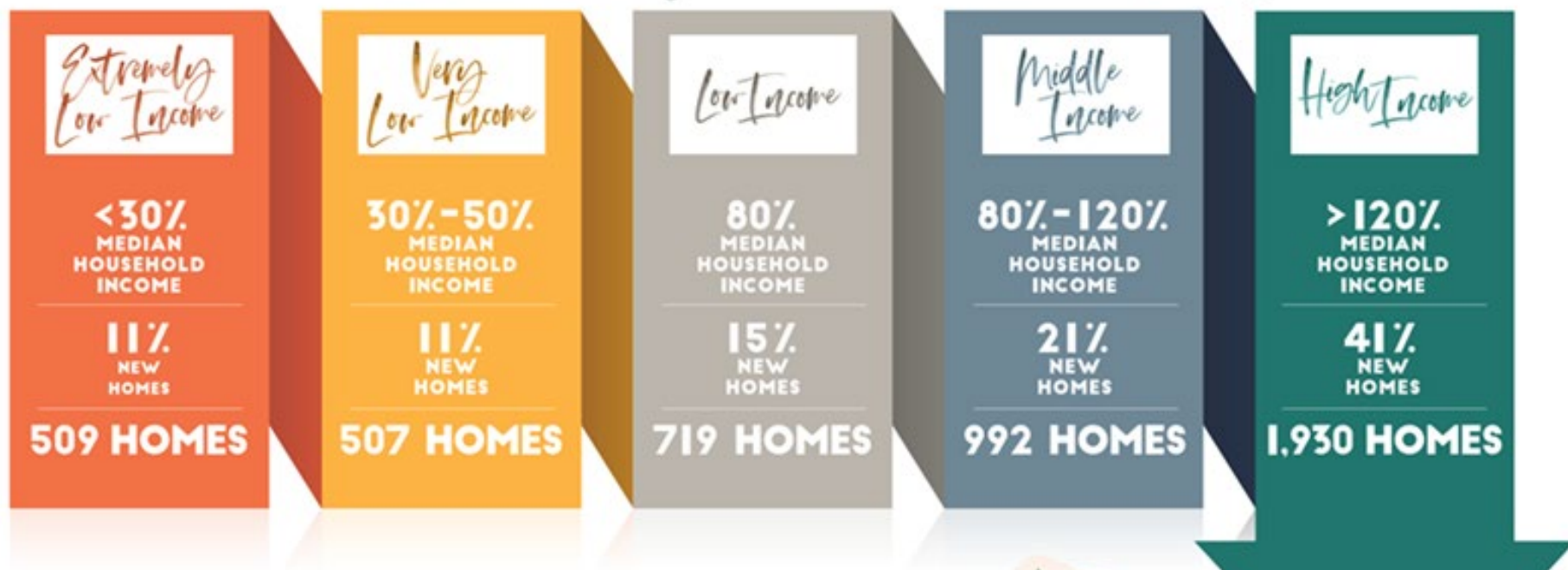
MULTIFAMILY

	SINGLE-FAMILY DETACHED	SINGLE-FAMILY ATTACHED	MULTIFAMILY
2021-2041	2,561 new dwelling units	559 new dwelling units	1,537 new dwelling units
2021-2067	6,042 new dwelling units	1,318 new dwelling units	3,626 new dwelling units

**McMINNVILLE'S
FUTURE GROWTH**



Housing Needs



Growing McMinnville
MINDFULLY

CONCLUSION:

MCMINNVILLE HAS NEED FOR ADDITIONAL LAND SUPPLY

MCMINNVILLE NEEDS 1,399 ACRES TO ACCOMMODATE GROWTH THROUGH 2041

The land needs analysis indicates the City will need an additional 576 acres for housing in the 2021 to 2041 period. The City also needs about 280 acres for commercial employment and 70 acres for industrial employment during the 2021 to 2041 period.

LAND USE TYPE	SURPLUS (DEFICIT)	
	20-YEAR (2021-2041)	46-YEAR (2021-2067)
Residential	(576)	(1,481)
Public or Institutional	(473)	(780)
Industrial	(70)	(70)
Commercial	(280)	(494)
Total	(1,399)	(2,825)

Source: ECONorthwest

SHOULD McMINNVILLE GROW...

Up?



**HIGHER DENSITY
RESIDENTIAL DEVELOPMENT**
(apartment complexes, smaller lots, duplexes & triplexes)

**NO URBAN GROWTH
BOUNDARY EXPANSION**

Out?



**MAINTAIN THE EXISTING
MIX OF HOUSING TYPES**
**LARGE URBAN GROWTH
BOUNDARY EXPANSION**

Both?



**ADDITION OF HIGHER DENSITY
RESIDENTIAL DEVELOPMENTS
AND SINGLE FAMILY HOMES**
**SMALL URBAN GROWTH
BOUNDARY EXPANSION**



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SHOULD McMINNVILLE GROW...

Up?



**HIGHER DENSITY
RESIDENTIAL DEVELOPMENT**

(apartment complexes, smaller lots, duplexes & triplexes)

**NO URBAN GROWTH
BOUNDARY EXPANSION**

Out?



**MAINTAIN THE EXISTING
MIX OF HOUSING TYPES**

**LARGE URBAN GROWTH
BOUNDARY EXPANSION**

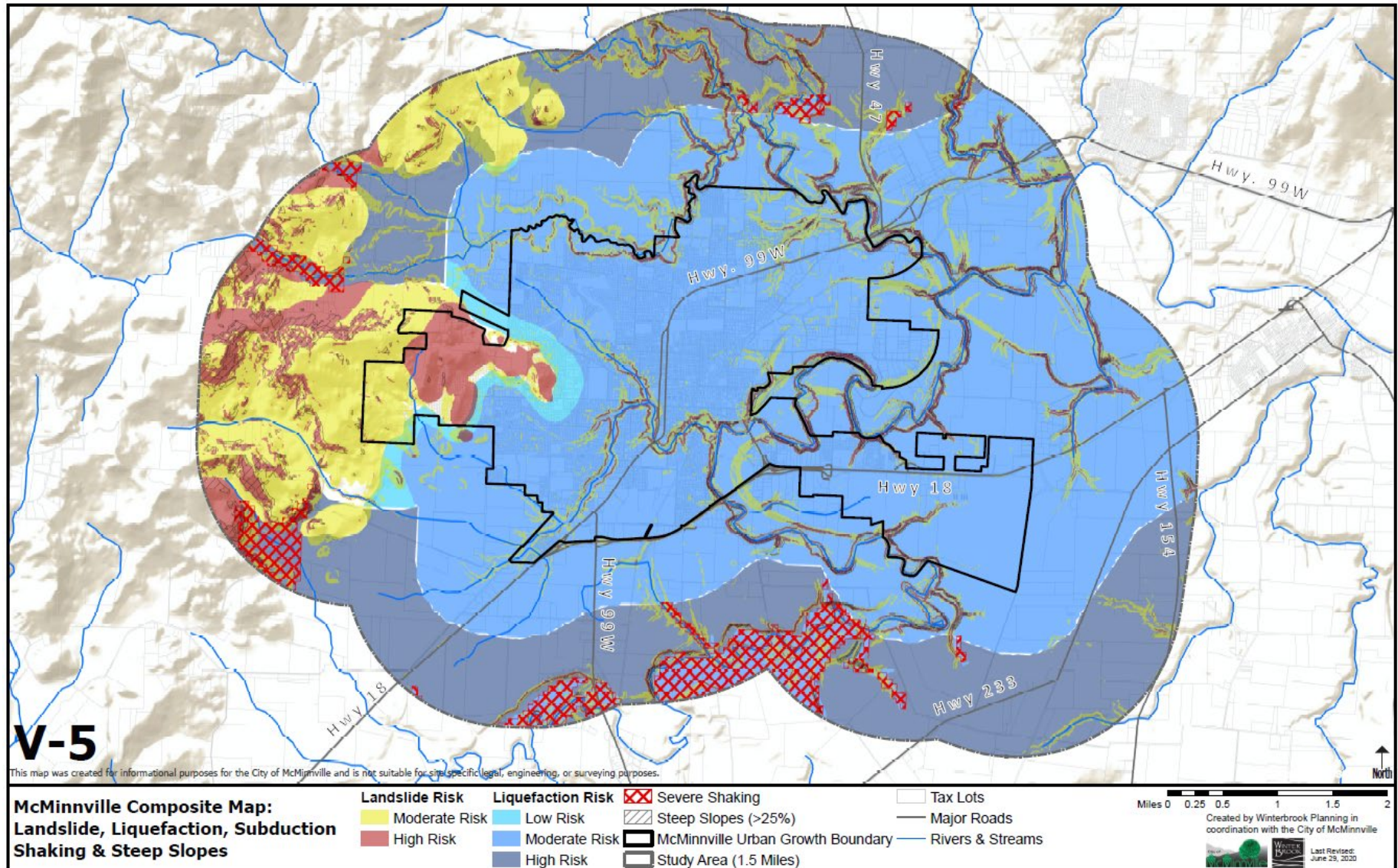
Both?



**ADDITION OF HIGHER DENSITY
RESIDENTIAL DEVELOPMENTS
AND SINGLE FAMILY HOMES**

**SMALL URBAN GROWTH
BOUNDARY EXPANSION**

COMPOSITE HAZARD MAP – URA STUDY BOUNDARY



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Source: ECONorthwest

Land supply was quickly dwindling and the PAC conversations were demonstrating opposition, so went back to City Council

January 21, 2020 CC Discussion

How do we move forward?

Is there a path for
McMinnville that makes
sense?

City Council Direction



City Council Work Session, 07.11.23



POTENTIAL PATHS FORWARD

1. URA/UGB
2. UGB
 - a. Dust off 2003 Submittal, resubmit with revised findings
 - b. New alternatives analysis
 - c. Concurrent with URA
3. REGIONAL PROBLEM SOLVING
 - a. RPS – 2003 UGB Plan
 - b. RPS – URA/UGB
4. LEGISLATIVE BILL
5. QUASI-JUDICIAL UGB AMENDMENTS
6. DO NOTHING (Wait for a state-wide fix)
7. NEGOTIATE A DEAL

City Council Work Session, 07.11.23



DECISION MAKING FILTER

1. DOES IT ACHIEVE SUCCESS – Reality not Monopoly

- Housing
- Economy
- Parks
- Livability
- Infrastructure
- Master planning
- Local Control

2. ACHIEVEMENT OF GOALS

3. COSTS

4. TIME

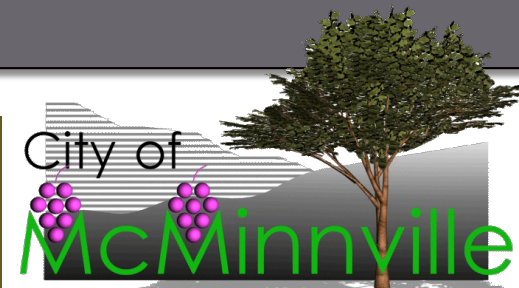
OPTION	DESCRIPTION	POTENTIAL COSTS	POTENTIAL TIMEFRAME	POTENTIAL RESULT	RISK ANALYSIS	Does it Actually Solve Need?	Costs	Time
URA/USB	Establish a 10 year Urban Reserve Area (URA) and then a 20 year Urban Growth Boundary (UGB)	\$1,000,000	2 - 10 years (depending upon appeal)	Be your first supply with a combination of exception lands and vacant lands. 20 year land supply that is based upon: • Cohesive area planning • Real infrastructure planning • Could address need	Existed appeal successfully undertaken in these other communities, Sandy (07), Beaverton (15), Medford (15) with no exceptions. There are nothing that it will be approved in Medford or not approved by DECD/ODC. No case for establishment yet. Also, successfully undertaken in Ashland, Corvallis, Eugene, Medford, Phoenix, Salem or general in Marion County (2015)	Planning - Yes Economic - Yes Public - Yes Livability - Yes Infrastructure - Yes Masterplanning - Yes Local Control - Yes	\$100	Appeal?
UGB - Short off 2000 adjustment	Establish a 20 year Urban Growth Boundary Review with revised findings.	\$100,000	2 - 10 years (depending upon appeal)	20 year land supply with a combination of exception lands and vacant lands. Could address need.	Existed appeal - URBAL or has a combination of exception lands and vacant lands.	Planning - Yes Economic - Yes Public - Yes Livability - Yes Infrastructure - Yes Masterplanning - Yes Local Control - Yes	\$55	Appeal?
UGB - New alternatives analysis	Conduct a new alternatives analysis, also planning effort and infrastructure planning.	\$1,000,000	2 - 10 years (depending upon appeal)	TOP, WW, Water Infrastructure Plans in place for 2000 UGB Proposed, not ready to be updated. 20 year land supply with most if not all exception lands. Likely will not address need due to unlikely redevelopment of exception lands. Monopoly solution - needs needs with a work.	Existed appeal	Planning - Yes Economic - Yes Public - Yes Livability - Yes Infrastructure - Yes Masterplanning - Yes Local Control - Yes	\$100	No appeal
UGB - Consistent with URA	Establish a 20 year Urban Growth Boundary and then a 20 year Urban Reserve Area	\$1,000,000	2 - 10 years (depending upon appeal)	20 year land supply with most if not all exception lands. Additional 20 year land supply with some exception lands. Can request into URA when 20 year land supply to get back to 20 year supply. However must use some of appeal 20 year land supply to request into URA. Likely will not address need due to unlikely redevelopment of exception lands. Monopoly solution - needs needs with a work.	Existed appeal	Planning - Yes Economic - Yes Public - Yes Livability - Yes Infrastructure - Yes Masterplanning - Yes Local Control - Yes	\$100	No appeal
REGIONAL PROBLEM SOLUTION (RPS) - 2000 UGB Plan	Collaboration Regional Problem Solving in alignment to UGB - requires the Regional Goals without strictly following the administrative Rules, advised as an alternative process. Manager to UGB. Need county as a partner.	\$100,000	2 - 10 years	20 year land supply with a combination of exception lands and vacant lands. Could address need. TOP, WW, Water Infrastructure Plans in place for 2000 UGB Proposed, not ready to be updated.	Appealed Agreement DECD/ODC authority over decision-making. Needs to be approved as a process by DECD. Not the same level of appeal that approved 2000 plan. Needs to be led by the county. Potential opportunity for greater flexibility, but also potential opportunity for greater flexibility, but also	Planning - Yes Economic - Yes Public - Yes Livability - Yes Infrastructure - Yes Masterplanning - Yes Local Control - Yes	\$55	10 - 15 years
RPS - URA/UGB	Regional Problem Solving to establish 20 year URA, and then a 20 year UGB.	\$1,000,000	10 years	20 year land supply with a combination of exception lands and vacant lands. Could address need.	Appealed Agreement DECD/ODC authority over decision-making. Needs to be approved as a process by DECD. Not the same level of appeal that approved 2000 plan. Needs to be led by the county. Potential opportunity for greater flexibility, but also potential opportunity for greater flexibility, but also	Planning - Yes Economic - Yes Public - Yes Livability - Yes Infrastructure - Yes Masterplanning - Yes Local Control - Yes	\$100	10 - 15 years

OPTION	DESCRIPTION	POTENTIAL COSTS	POTENTIAL TIMEFRAME	POTENTIAL RESULT	RISK ANALYSIS	Does it Actually Solve Need?	Costs	Time
SUBSISTENCE BILL	Sponsor a bill for a URA/UGB boundary, meet in person and reach a general purpose.	\$0	2 years	20 year land supply with a combination of exception lands and vacant lands. Could address need.	Expect corrected approach - WB need to demonstrate to a majority of legislators the need with the current system. Could open up a state-wide debate.	Planning - Yes Economic - Yes Public - Yes Livability - Yes Infrastructure - Yes Masterplanning - Yes Local Control - Yes	\$0	1 year
QUAD JUDICIAL URB	Adopt need analysis and then use a quad-judicial process for property owners to request individual.	\$100,000	2 years	Incremental amendments that would already come into the UGB and address some need that require a lot of fragmented land use planning and coordination. No land use plan, and no regional planning at all. Only potentially (possibly) infrastructure needs, both "Monopoly" and a single request, unless City goes up. Partners for and don't plan.	Not sure if it is supported by UGB and UGB. ODC already supporting.	Planning - Yes Economic - Yes Public - Yes Livability - Yes Infrastructure - Yes Masterplanning - Yes Local Control - Yes	\$10	0.5 years
DO NOTHING (Just for a state-wide bill)	Choose not to move forward	\$0	Immediate	Displacement of unimproved homes for new development. Property owner-driven process. No private city role. City promotes applications that are potential if they come in.	Expect gentrification. Need for additional loans School district contribution	Planning - Yes Economic - Yes Public - Yes Livability - Yes Infrastructure - Yes Masterplanning - Yes Local Control - Yes	\$0	Immediate
NEGOTIATE A DEAL	Meet with UGB, URA, and UGB and negotiate a deal.	\$100,000	2 - 3 years	Will need to give something up - most likely land to serve need. URA is regional need and private land to provide future URA amendments for a certain period of time. Disincentivize Citizen Involvement and Engagement	Supportive case could appeal.	Planning - Yes Economic - Yes Public - Yes Livability - Yes Infrastructure - Yes Masterplanning - Yes Local Control - Yes	\$10	Unknown

The Coordinated Population Forecast which was scheduled to be re-evaluated June, 2022, is an evaluated time frame and will be re-evaluated June, 2020. All analysis (URAB and UGB), representing \$12,000 of work is based on the existing data on all information. The city was not advised of the evaluated timeframe until fall, 2020.

- NOTES:
- All UGB amendments and urban reserve must be adopted by the City and the County.
 - For UGB amendments (UGB area or urban reserve must be approved by DECD/ODC. Their decision is appealable to the Court of Appeals.
 - For a UGB amendment (UGB area, the local decision is final unless appealed to UGBA. There is no formal DECD/ODC "appeal", although they can comment and/or appeal to UGBA. UGBA's decision is appealable to the Court of Appeals.
 - All others require action by the Permitting System Plan, Infrastructure Plan, and "Local" URA/UGB plan, each at various and specific times for action to be reviewed and approved. However, the prior UGBA decision already complete one of these infrastructure plans.

City Council Work Session, 07.11.23



CITY COUNCIL DIRECTED STAFF TO:

**EVALUATE RESPONDING TO THE
2013 REMAND OF THE 2003 MGMUP**

City Council Work Session, 07.11.23



MCMINNVILLE'S UGB REMAND RESPONSE:

We responded to the LCDC remand to the City of McMinnville for the MGMUP 2003-2023, first submitted in 2003 and modified in 2005.

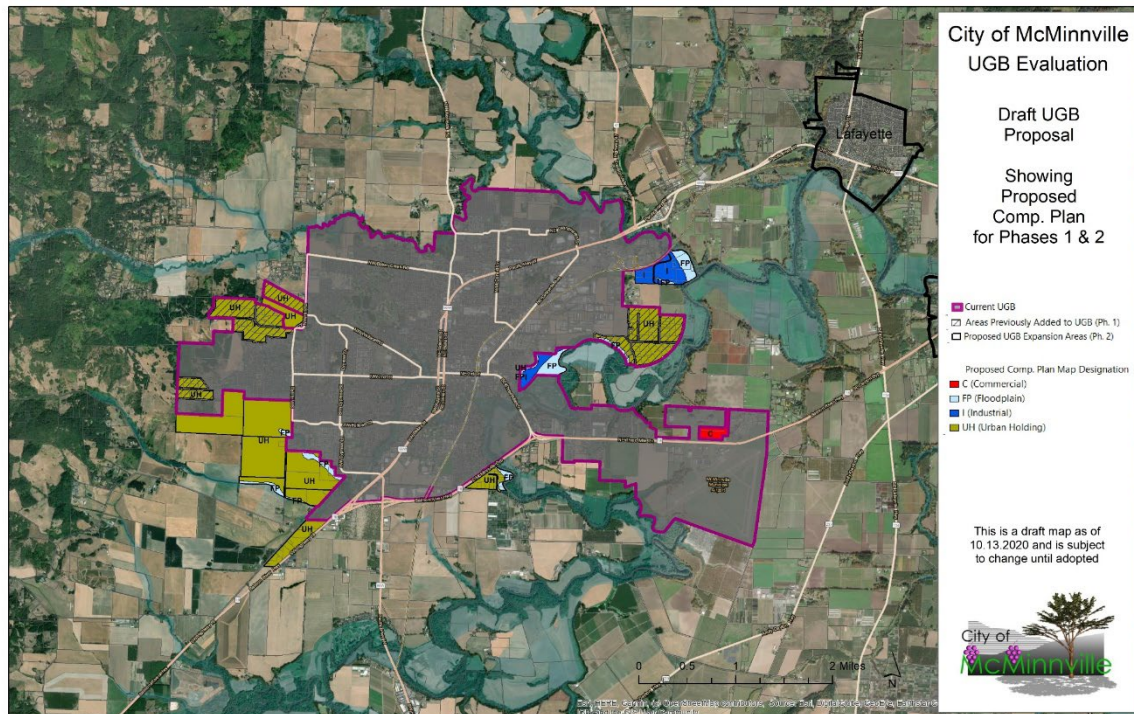


HNA/EOA UPDATE PAC MEETING, 05.08.23



MCMINNVILLE UGB AMENDMENT

Comprehensive Plan Designation	Phase I (2003)	Phase II (2020)	Gross Buildable Acres (to satisfy land need)
Urban Holding	259.00	595.40	854.40
Commercial		26.70	26.70
Industrial ¹		40.30	40.30
Total	259.00	662.40	921.40



921.40 gross buildable acres

To serve a future population of 44,055 people.

Approximately 2,511 dwelling units, 254 acres of park land, 106 acres of employment land, and 121 acres of other public and semi-public uses.

UGB Amendment
and
Comprehensive
Plan Map Designations
for Phase 2 Areas
Added to the UGB

☒ Current UGB
☐ Proposed UGB Expansion Areas (Ph. 2)

Proposed Comp. Plan Map Designation

■ C (Commercial)
■ FP (Floodplain)
■ I (Industrial)
■ UH (Urban Holding)

Adopted 12.8.2020,
Ordinance No. 5098

Submitted to DLCD December 11, 2020
Decision provided April 9, 2021
No appeals.



Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, DigitalGlobe, GeoEye, Earthstar
IGN, and the GIS User Community

OAR 660-008-0045

Housing Capacity Analysis Update Schedule for Oregon Cities with a population above 10,000 (Required by ORS 197.296)

OAR 660, Division 8 – Exhibit A

Adopted by the Land Conservation and Development Commission November 12, 2020.

Updated November 23, 2020.

Cities to adopt updated Housing Capacity Analyses (HNA) by December 31st of the listed year.

	2022	2023	2024	2025	2026	2027
1	Grants Pass	Ashland	Bend	Springfield	Eugene	Central Point
2	Newport	Beaverton	Hermiston	The Dalles	Troutdale	Corvallis
3		Forest Grove	Sandy			Cottage Grove
4		Gresham				St. Helens
5		Happy Valley				
6		Hillsboro				
7		Lake Oswego				
8		McMinnville				
9		Medford				
10		Milwaukie				
11		Portland				
12		Tigard				
13		West Linn				
14		Wilsonville				

**Adopt a new HNA and BLI by
December, 2023**

If we need more land

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Source: ECONorthwest

662.40

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**We might have to
do another UGB?!!?**



OPTION #1 – HB 2003 COMPLIANCE

OPTION	TIMEFRAME	COSTS	NOTES
1. Adopt draft HNA/EOA and BLI, and submit UGB Amendment by December, 2023 2 – 3 Years \$440,000	TOTAL = 2 – 3 Years 18 Months for 660-008-0045 compliance 12 months for URA	\$15,000 FY 20/21 HNA Refresh \$175,000 FY 21/22 Efficiency Measures and UGB Analysis \$175,000 FY 22/23 UGB Development FY 23/24 \$75,000 URA	Gets it done. Can use data from most recent UGB. Likely to be contested in appeals. However probably resolved by the time that the current UGB runs out of land. URA – can start on URA immediately afterwards using the same data and documents. Will need to invest in consultants due to timeframe and other workload issues associated with the UGB Remand entitlement work.

OPTION #2 – AMEND OAR TO EXTEND DEADLINE TO 2027

OPTION	TIMEFRAME	COSTS	NOTES
<p>2. Request that the LCDC amend the Exhibit in 660-008-0045 to put McMinnville in 2027</p> <p>7 Years</p> <p>\$825,000</p>	<p>TOTAL = 7 Years</p> <p>Would need to start the work in 2023.</p>	<p>\$200,000 in FY 23/24 HNA/EOA</p> <p>\$300,000 in FY 25/26 Efficiency Measures and UGB Data</p> <p>\$250,000 in FY 26/27 UGB Development</p> <p>FY 27/28 \$75,000 URA</p>	<p>Defers the work but the city loses all of the work that it has done to this point and will need to reinvest.</p> <p>Can use new population forecast and new census data.</p> <p>Likely contested in court. Land supply would become constrained again as City fights the proposal in court, creating a similar scenario to today.</p> <p>URA – can start on URA immediately afterwards using the same data and documents.</p>

OPTION #3 – SEQUENTIAL UGB

OPTION	TIMEFRAME	COSTS	NOTES
<p>3. Adopt existing draft HNA/EOA and BLI in 2021, but ask to participate in the sequential UGB program (OAR 660-025-0040).</p> <p>Work with DLCD to put together a work program that would allow for two years to do efficiency measures and two years to UGB amendment.</p> <p>5-6 Years \$390,000</p>	<p>6 months for first step.</p> <p>Seq UGB – try to negotiate for five years for two additional steps – efficiency measures and UGB amendment</p> <p>TOTAL = 5 – 6 Years</p>	<p>FY 20/21 \$15,000 to refresh the document – in current budget.</p> <p>FY 22/23 \$50,000 for efficiency measures</p> <p>FY 23/24 \$150,000 UGB Amendment</p> <p>FY 24/25 \$100,000 UGB Amendment</p> <p>FY 25/26 \$75,000 URA</p> <p>TOTAL = \$390,000</p>	<p>Allows City to use existing investment in data for HNA/EOA and BLI, conduct the efficiency measures and then defer work for a UGB amendment if necessitated over the following 2 - 3 years, spreading out costs and workload.</p> <p>Would satisfy HB 2003 requirement.</p> <p>UGB submittal prior to absorption of current buildable land.</p> <p>8 year sequence in HB 2003 would start from 2023.</p> <p>Likely contested in court.</p> <p>URA – can start on URA immediately afterwards using the same data and documents that we have in existing draft information.</p>

SEQUENTIAL UGB

OPTION	TIMEFRAME	COSTS	NOTES
<p>3. Adopt existing draft HNA/EOA and BLI in 2021, but ask to participate in the sequential UGB program (OAR 660-025-0040).</p> <p>Work with DLCD to put together a work program that would allow for two years to do efficiency measures and two years to UGB amendment.</p> <p>5-6 Years \$390,000</p>	<p>6 months for first step.</p> <p>Seq UGB – try to negotiate for five years for two additional steps – efficiency measures and UGB amendment</p> <p>TOTAL = 5 – 6 Years</p>	<p>FY 20/21 \$15,000 to refresh the document – in current budget.</p> <p>FY 22/23 \$50,000 for efficiency measures</p> <p>FY 23/24 \$150,000 UGB Amendment</p> <p>FY 24/25 \$100,000 UGB Amendment</p> <p>FY 25/26 \$75,000 URA</p> <p>TOTAL = \$390,000</p>	<p>Allows City to use existing investment in data for HNA/EOA and BLI, conduct the efficiency measures and then defer work for a UGB amendment if necessitated over the following 2 - 3 years, spreading out costs and workload.</p> <p>Would satisfy HB 2003 requirement.</p> <p>UGB submittal prior to absorption of current buildable land.</p> <p>8 year sequence in HB 2003 would start from 2023.</p> <p>Likely contested in court.</p> <p>URA – can start on URA immediately afterwards using the same data and documents that we have in existing draft information.</p>

Picking Up Where We Left Off

DOCUMENT UPDATES

- ❖ **Housing Needs Analysis**
- ❖ **Economic Opportunities Analysis**
- ❖ **Public Lands Need Analysis**



**Updates of
2019/2020
Drafts**

Update Buildable Lands Inventory:

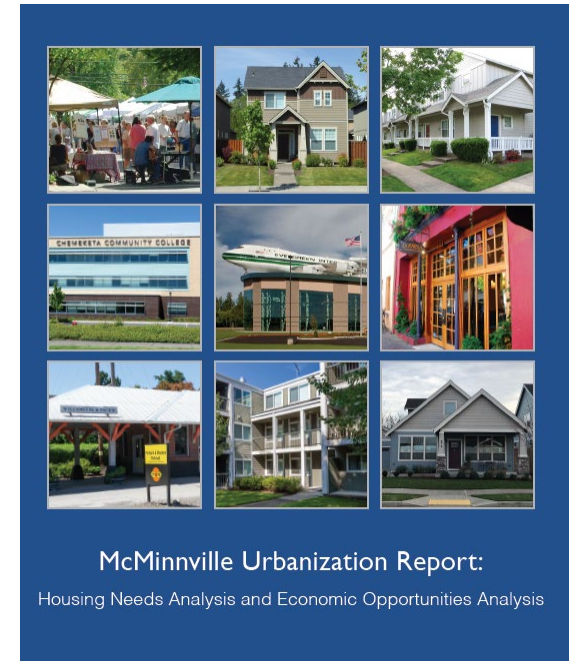
- **Include new UGB amendment (662.40 acres)**
- **Include development through 12/31/21**

Update Housing Capacity:

- **HB 2001 – Missing Middle (Increase density assumptions)**
- **Rural Residential (Decrease density assumptions)**

UPDATE HNA/EOA AND URBANIZATION STUDY

- **Applied for Grants - 2022**
- **Appointed a Project Advisory Committee – 2023**
- **Hired ECONorthwest**
- **Updated draft documents - 2023**
 - ❖ **Housing Needs Analysis**
 - ❖ **Economic Opportunity Analysis**
 - ❖ **Public Lands Analysis**



Housing Needs Analysis

GOAL 10 – HOUSING

Goal 10, ORS 197.296, and OAR 660-008 require:

Housing needs analysis

Analysis of national, state and local trends

Historical density and mix

Needed housing by price and type

20-year supply of buildable land

COMPONENTS OF HOUSING NEEDS ANALYSIS

- **Determining Planning Horizon (2021 – 2041, 2041 – 2067, plus a five and ten-year look)**
- **Determining Population Forecast**
- **Buildable Lands Inventory – what is available**
- **Housing Capacity – how much housing can be built on current land inventory.**
- **Housing Need – how much more land is needed to meet housing supply for planning horizon and project population growth.**

POPULATION FORECAST

Population Forecast Used:

McMinnville's 5-, 10-, 20-, and 46-Year Population Forecast, McMinnville UGB, 2021, 2026, 2031, and 2067

Source: Population Research Center, Portland State University, June 30, 2017.

36,238	38,985	41,813	47,498	62,803
2021	2026 (5-year)	2031 (10-year)	2041 (20-year)	2067 (46-year)

Buildable Lands Inventory

STEPS IN THE BUILDABLE LANDS INVENTORY

1. Gather and Assemble Data
2. Classify Land
3. Identify Constraints
4. Identify Redevelopment Potential
5. Verification
6. Summarize Results

Figure 1. Framework for land and constraint classification in a buildable land inventory.

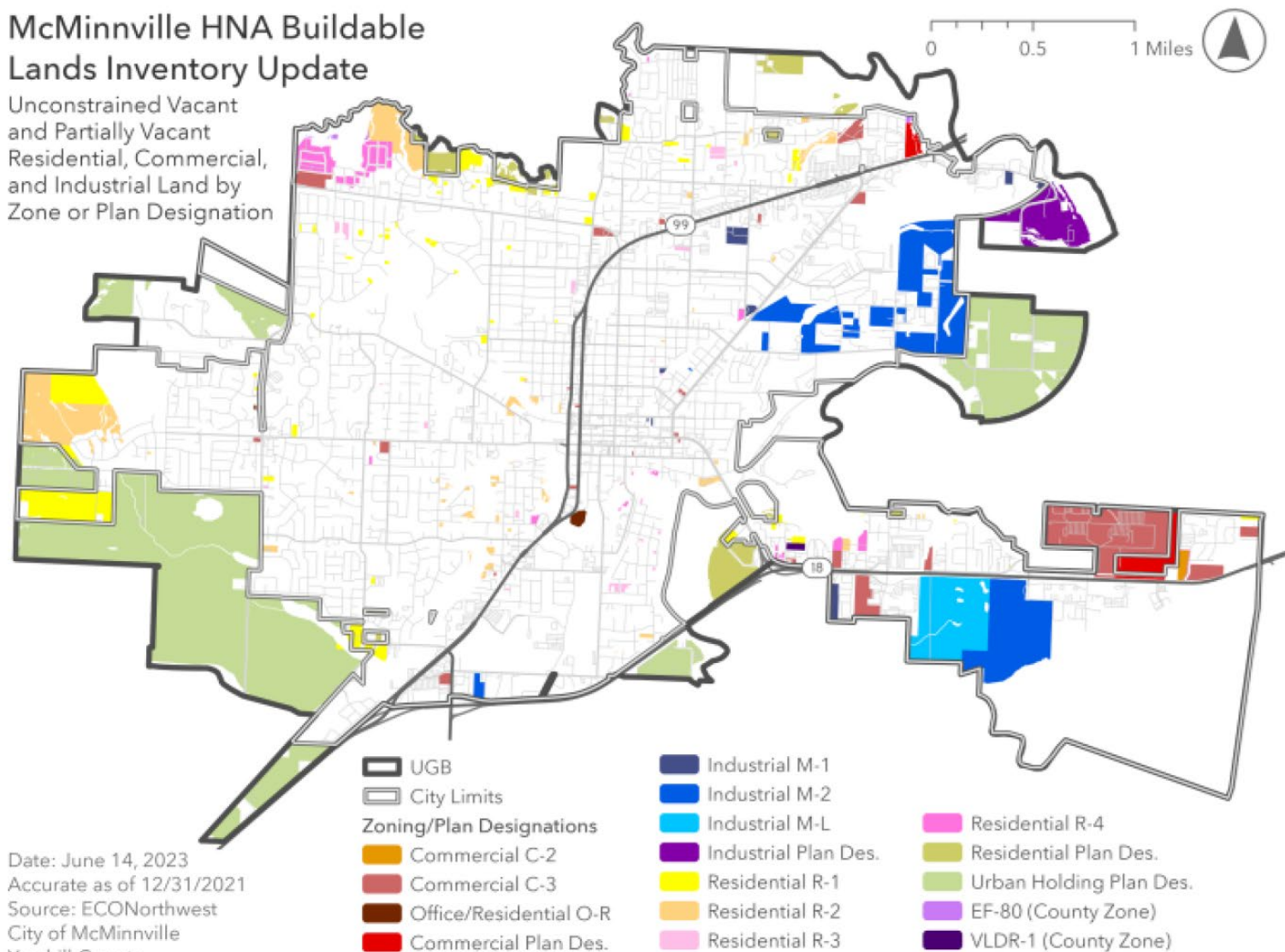
			Presence of Improvements	
			Developable	Developed
Constraining Conditions	Prohibitively constrained	Committed	No Capacity	
		Protected	No Capacity	
	Partially Constrained		Partial Capacity	Potential Infill/ Redevelopment Capacity
	Unconstrained		Full Capacity	

McMinnville Buildable Lands Inventory

Vacant and Partially Vacant Residential, Commercial, and Industrial Land by Zone (or Plan Designation)

McMinnville HNA Buildable Lands Inventory Update

Unconstrained Vacant and Partially Vacant Residential, Commercial, and Industrial Land by Zone or Plan Designation



MCMINNVILLE'S BUILDABLE VACANT AND PARTIALLY VACANT RESIDENTIAL LAND, BY ZONING DISTRICT, 2023

763 total acres

1 square represents 16 acres



448 acres, County Zoning

108 acres, R-1 Zoning

113 acres, R-2 Zoning

11 acres, R-3 Zoning

34 acres, R-4 Zoning

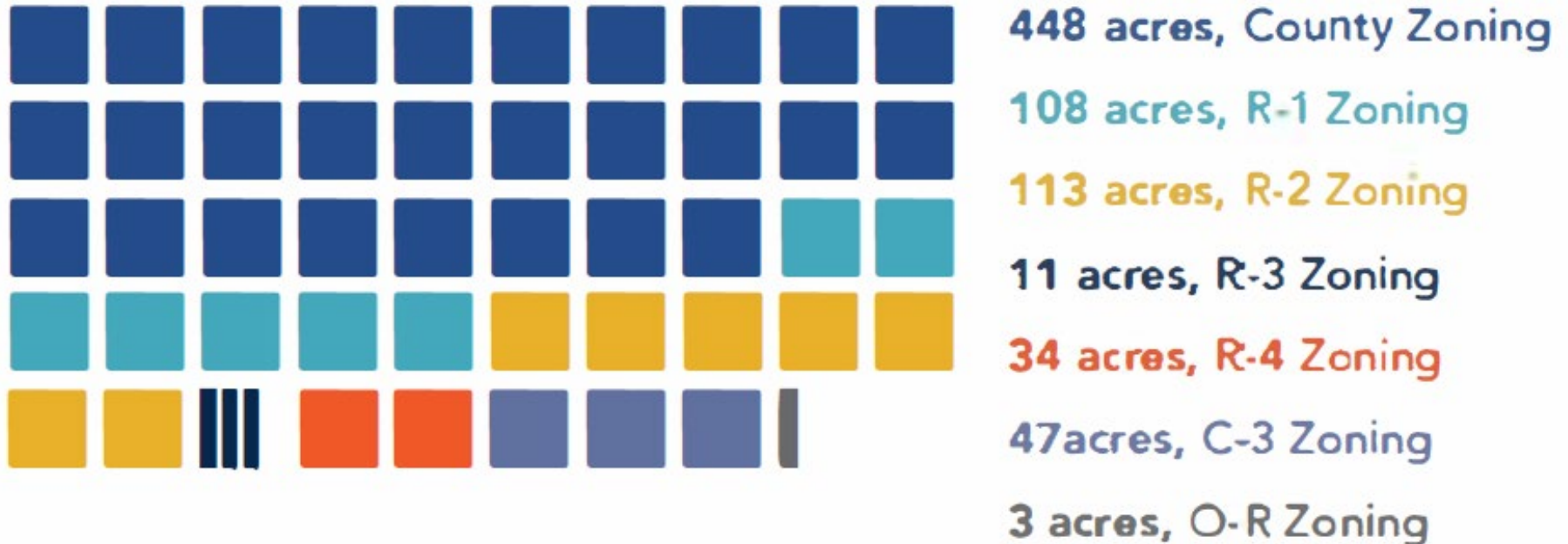
47 acres, C-3 Zoning

3 acres, O-R Zoning

MCMINNVILLE'S BUILDABLE VACANT AND PARTIALLY VACANT RESIDENTIAL LAND, BY ZONING DISTRICT, 2023

763 total acres

1 square represents 16 acres

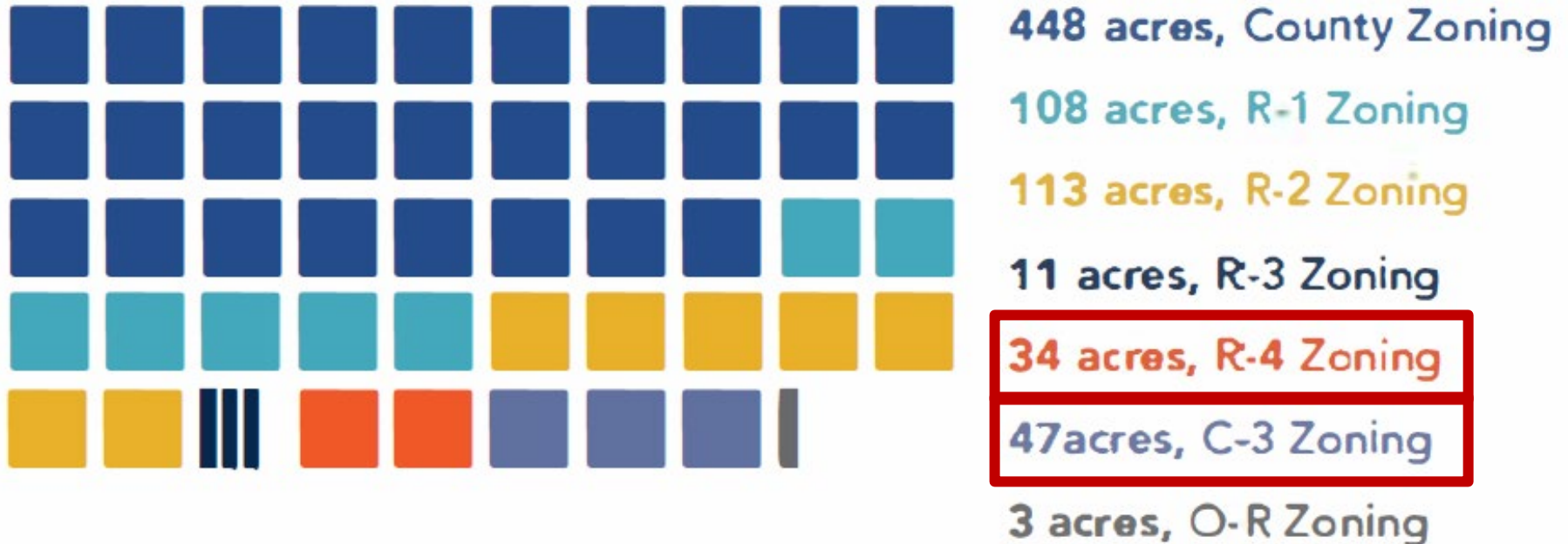


763 acres of vacant or partially vacant land. 448 acres (59%) are in county zoning. 131 acres (17%) are in Water Zone 2. 184 acres (24%) are in city zoning and have water service.

MCMINNVILLE'S BUILDABLE VACANT AND PARTIALLY VACANT RESIDENTIAL LAND, BY ZONING DISTRICT, 2023

763 total acres

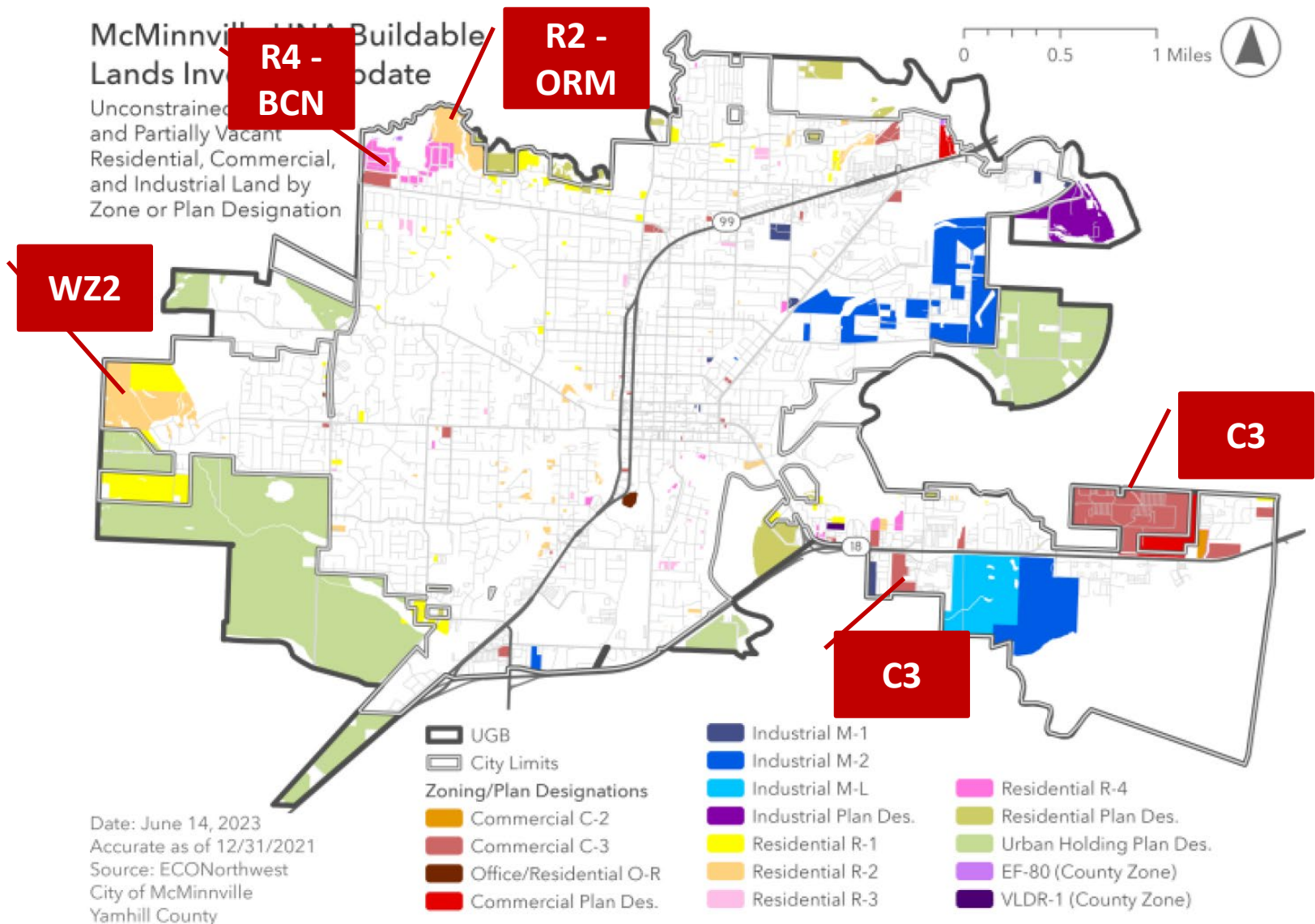
1 square represents 16 acres



763 acres of vacant or partially vacant land. 448 acres (59%) are in county zoning. 131 acres (17%) are in Water Zone 2. 184 acres (24%) are in city zoning and have water service.

McMinnville Buildable Lands Inventory

Vacant and Partially Vacant Residential, Commercial, and Industrial Land by Zone (or Plan Designation)



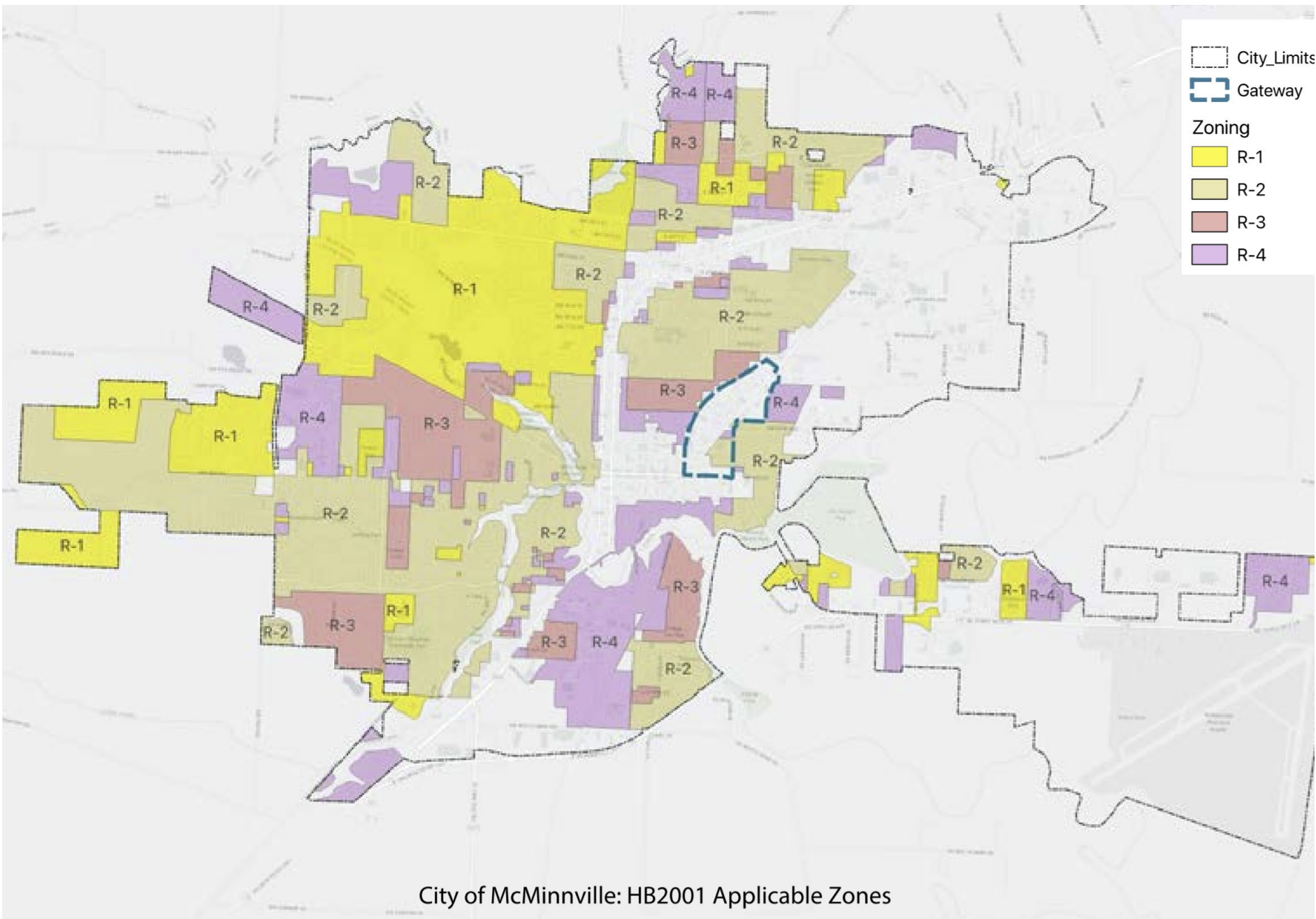
HOUSING CAPACITY

HB 2001 Code Amendments – 3% More Capacity

Shaping Up

**Missing Middle Housing &
Residential Standards**





City of McMinnville: HB2001 Applicable Zones

The map displays the proposed City Limits of San Antonio, Texas. The city limits are shown in yellow, with the existing city limits in blue. The map includes the San Antonio River, the San Antonio Expressway, and the San Antonio International Airport. The map is labeled with 'F-P' and 'FP' in various locations, indicating different types of land use or zoning. The map also shows the proposed city limits, which are outlined in green. The map is a detailed representation of the city's geography and infrastructure.

VALUES THAT SHAPE OUR HOUSING STRATEGIES



EVERYBODY DESERVES TO LIVE IN A GREAT NEIGHBORHOOD

Great Neighborhood Principles:

Great neighborhoods must have .

-
- Variety of housing types serving a variety of household incomes.
- Variety of housing types attractive to a variety of generations.
- Human Scale Design
- Unique and Integrated Design Elements



WE DON'T LIKE SPRAWL BUT WE DON'T LIKE HIGH DENSITY



WE SHOULD NOT ASSUME THAT ALL MULTI-FAMILY HOUSING IS LOW INCOME



WE SHOULD NOT PUSH ALL LOWER INCOME HOUSEHOLDS INTO MULTI-FAMILY HOUSING



HOUSING CHOICE IS IMPORTANT

Figure 2:

	<u>Extremely Low Income</u> (≤ 30% of MHI) 483 HH in 20 Year Forecast 11% of total units	<u>Very Low Income</u> (30 – 50% of MHI) 482 HH in 20 Year Forecast 11% of total units	<u>Low Income</u> (50-80% of MHI) 683 HH in 20 Year Forecast 15% of total units	<u>Middle Income</u> (80 - 120% of MHI) 943 HH in 20 Year Forecast 21% of total units	<u>High Income</u> (≥ 120% of MHI) 1,833 HH in 20 Year Forecast 41% of total units
Single Family Detached	Tiny Home Villages Mobile Homes	Tiny Home Villages Mobile Homes Manufactured Homes Single Family Detached – Habitat and CHB, Section 8	Tiny Home Villages Mobile Homes Manufactured Homes Cottage Clusters Small Lot Subdivisions Single Family Detached – Habitat and CHB, Section 8	Single Family Detached Cottage Clusters Small Lot Subdivisions	Single Family Detached Cottage Clusters Small Lot Subdivisions
Single Family Attached		Common Wall Duplexes – Section 8 Townhomes – Section 8	Common Wall Duplexes – Section 8 Townhomes – Section 8	Common Wall Duplexes Townhomes	Common Wall Duplexes Townhomes
Multi-Family	Duplexes – Section 8 Triplexes – Section 8 Quadplexes – Section 8 Apartments – Section 8 Apartments - Subsidized	Duplexes – Section 8 Triplexes – Section 8 Quadplexes – Section 8 Apartments – Section 8 Apartments - Subsidized	Duplexes – Section 8 Triplexes – Section 8 Quadplexes – Section 8 Apartments – Section 8 Apartments - Subsidized	Duplexes Triplexes Quadplexes Apartments Condos	High End Duplexes High End Triplexes High End Quadplexes Apartments Condos

AS LOTS GET SMALLER, ACCESS TO OPEN SPACE IS MORE IMPORTANT



MIX OF HOUSING TYPES, 2017



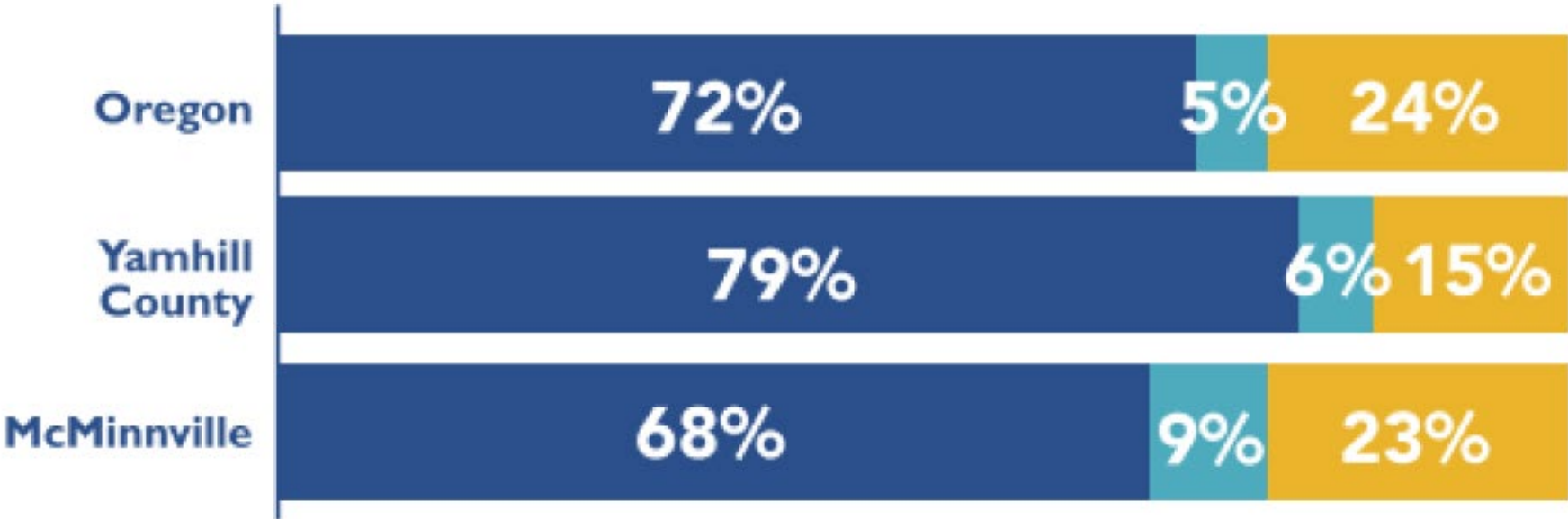
Single-family Detached



Single-family Attached



Multifamily



MIX OF HOUSING TYPES, 2017



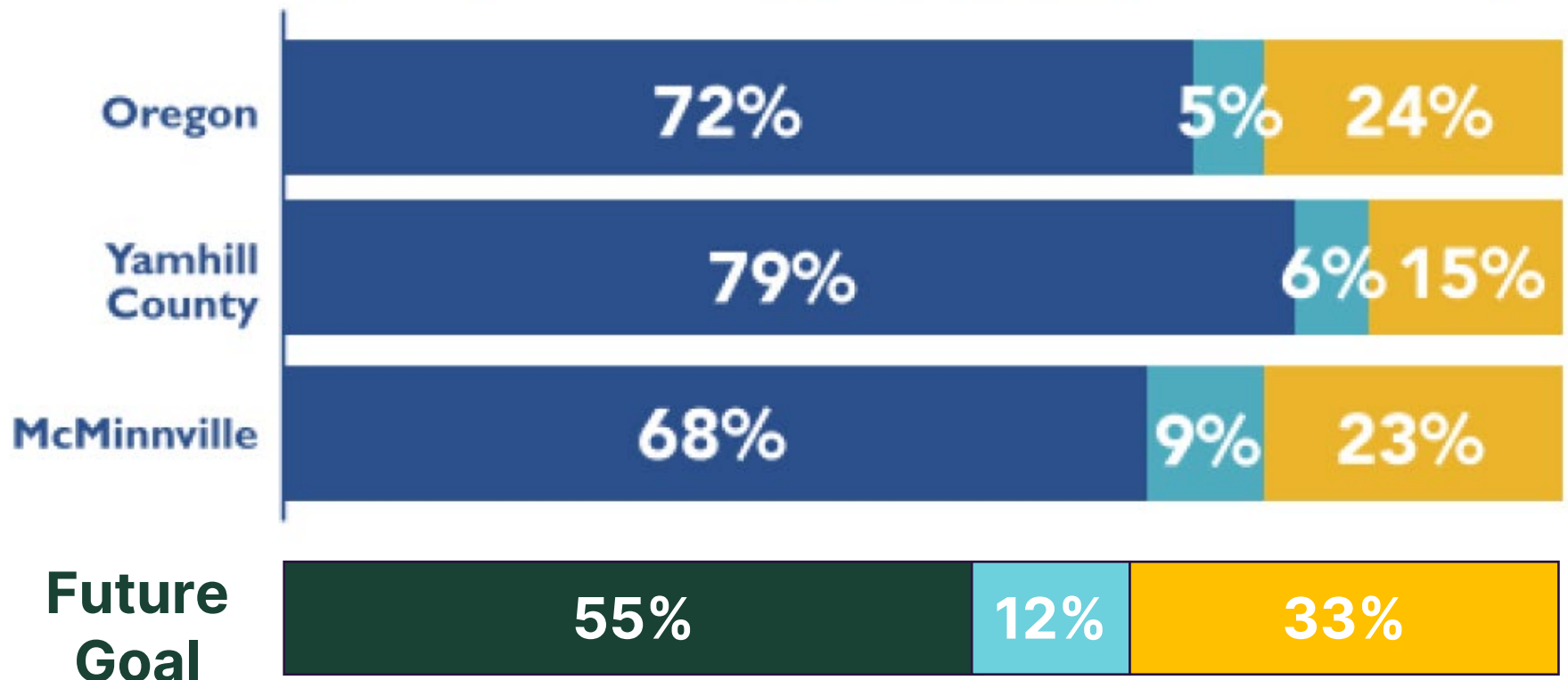
Single-family Detached



Single-family Attached



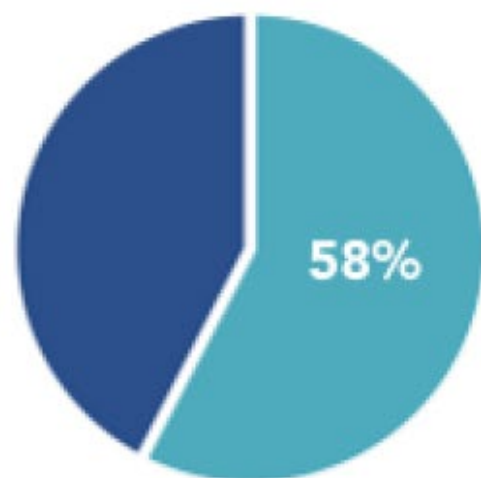
Multifamily



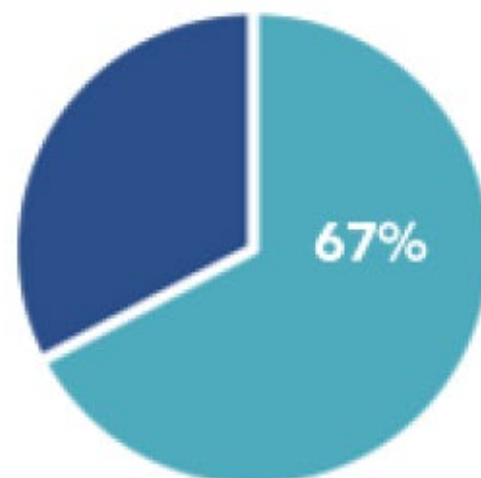
EXISTING HOUSING CONDITIONS



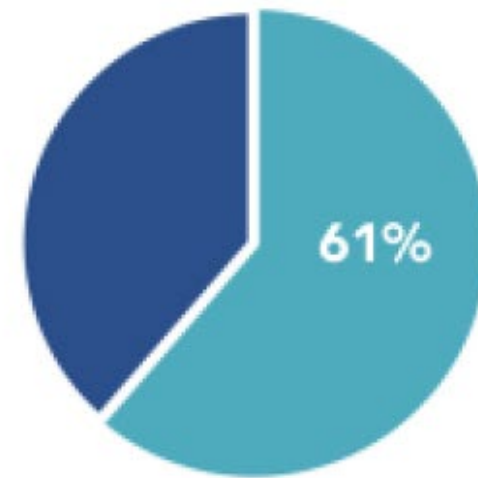
PERCENT OF HOUSING UNITS THAT ARE OWNER-OCCUPIED, 2016



MCMINNVILLE



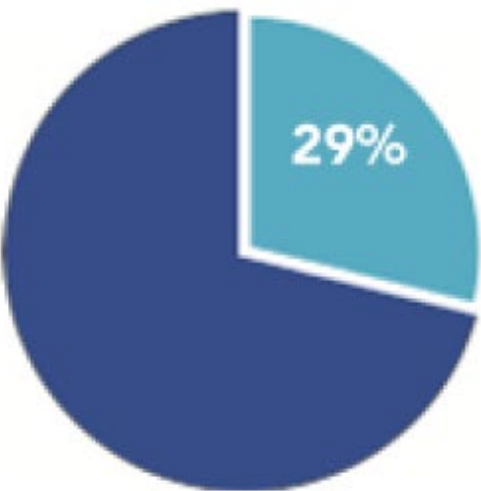
YAMHILL COUNTY



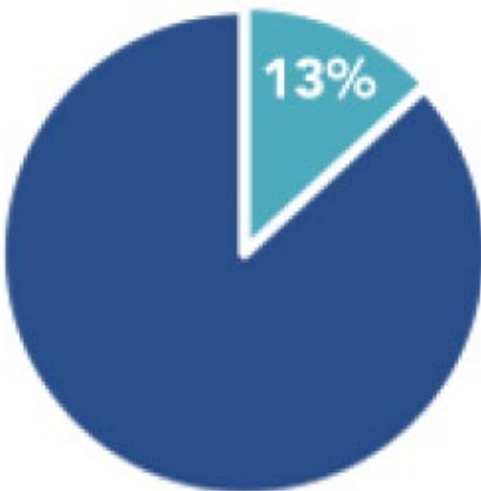
OREGON

A majority of McMinnville's housing is owner-occupied. Most of McMinnville's homeowners (95%) live in single-family detached housing.

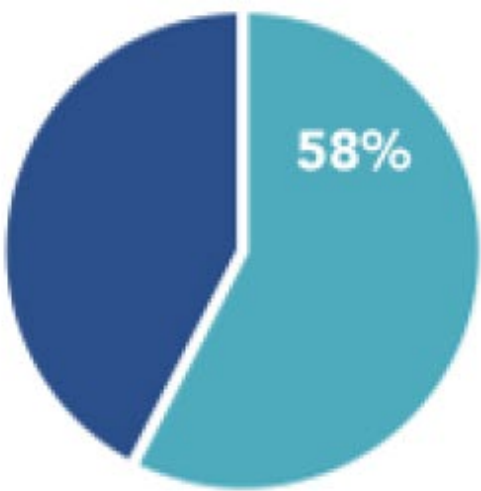
**PERCENT OF MCMINNVILLE'S HOUSING UNITS
THAT ARE RENTER-OCCUPIED BY TYPE OF HOUSING, 2016**



**SINGLE-FAMILY
DETACHED**



**SINGLE-FAMILY
ATTACHED**

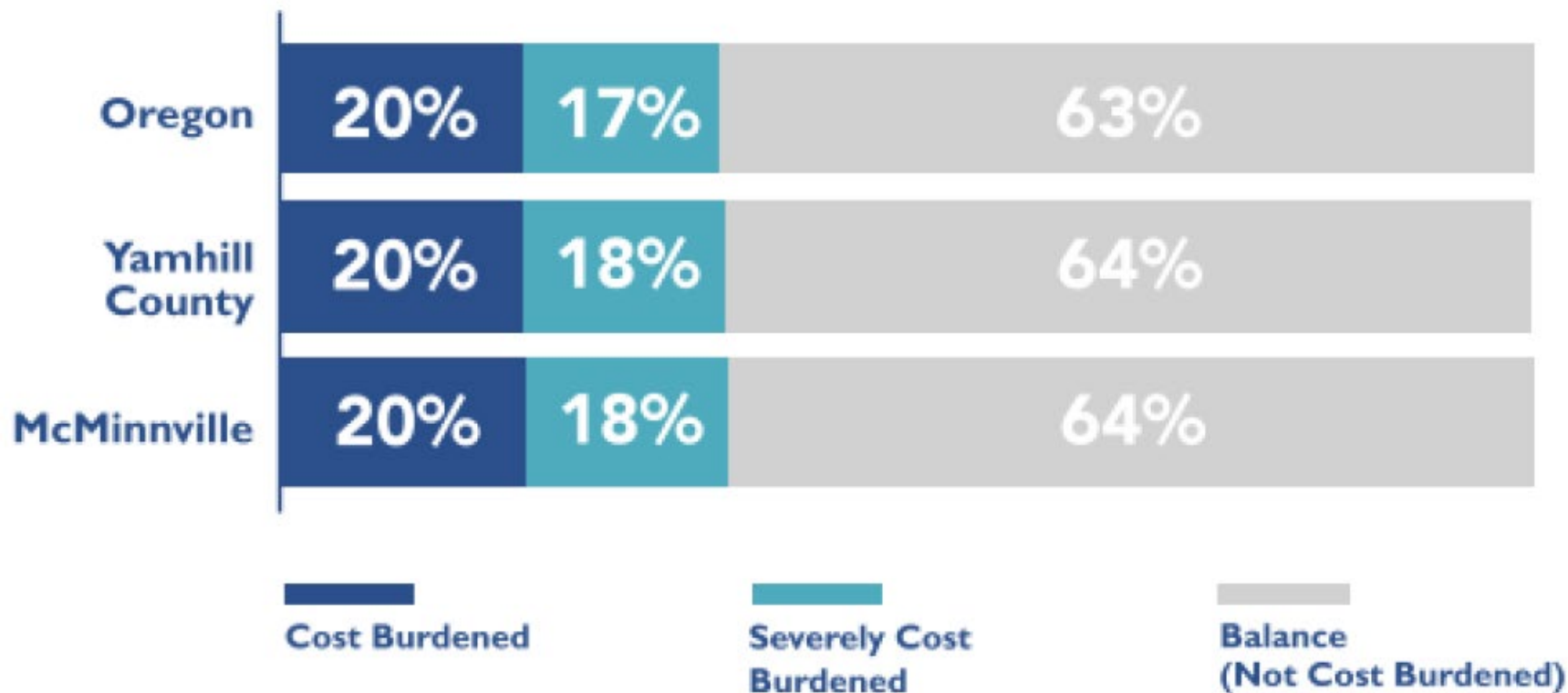


MULTIFAMILY

**A majority of renters
in McMinnville live in
multifamily housing.**

McMinnville has a larger share
of renters than both the county
and state.

PERCENT OF HOUSEHOLDS THAT ARE COST BURDENED OR SEVERELY COST BURDENED, 2016



2021 ACS shows that 26.5% of McMinnville households (1,184) are severely cost burdened, putting McMinnville in a new category of housing distress statewide.

Other Cities that are Severely Rent Burdened		Cities that are not Severely Rent Burdened	
Corvallis	37.7%	Springfield	24.8%
Happy Valley	35.8%	Silverton	24.6%
Klamath Falls	32.3%	Redmond	24.7%
Monmouth	33.2%	Astoria	24.6%
Gresham	33.1%	Lincoln City	23.9%
Baker City	31.5%	Albany	23.7%
Ashland	31.0%	Milwaukie	23.6%
Cottage Grove	31.0%	Molalla	23.5%
Troutdale	30.5%	Oregon City	23.5%
Eugene	30.5%	Canby	23.4%
Sandy	30.3%	Keizer	23.3%
Forest Grove	29.9%	Newport	23.2%
Grants Pass	28.6%	Sweet Home	21.0%
Lake Oswego	28.5%	Coos Bay	22.7%
The Dalles	27.4%	Coos Bay	22.7%
Medford	27.2%	Independence	22.6%
Wilsonville	27.2%	Beaverton	22.3%
Salem	27.1%	Newberg	21.9%
McMinnville	26.5%	Prineville	20.5%
West Linn	26.0%	Roseburg	19.3%
Tigard	25.8%	Cornelius	19.1%
Tualatin	25.8%	Fairview	18.2%
Woodburn	25.8%	Central Point	17.1%
La Grande	25.6%	Ontario	17.7%
Bend	25.5%	Hillsboro	15.0%
Gladstone	25.5%	North Bend	15.0%
Lebanon	25.3%	St Helens	13.8%
Pendleton	25.3%	Sherwood	13.7%
Portland	25.2%	Hermiston	10.6%

Affordability is critical and an increasing problem in McMinnville

\$55,400

If your household earns....

\$15,000

(30% of MFI)

\$25,150

(50% of MFI)

\$40,240

(80% of MFI)

\$50,300

(100% of MFI)

\$60,400

(120% of MFI)

Then you can afford....

\$375

monthly rent

\$630

monthly rent

OR

\$1,000

monthly rent

OR

\$1,260

monthly rent

OR

\$1,510

monthly rent

OR

**\$45,000-
\$53,000**

home sales price

**\$75,000-
\$88,000**

home sales price

**\$141,000-
\$161,000**

home sales price

**\$176,000-
\$201,000**

home sales price

**\$211,000-
\$242,000**

home sales price



.5 FTE,
earning minimum wage
\$13,000



Food Processor
\$25,490



Healthcare Support
\$36,705



Real Estate Broker
\$52,287



Firefighter
\$65,904

\$55,400

If your household earns....

\$15,000

(30% of MFI)

\$25,150

(50% of MFI)

\$40,240

(80% of MFI)

\$50,300

(100% of MFI)

\$60,400

(120% of MFI)

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home sales price

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home sales price

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\$201,000**

home sales price

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home sales price



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Food Processor
\$25,490



Healthcare Support
\$36,705



Real Estate Broker
\$52,287

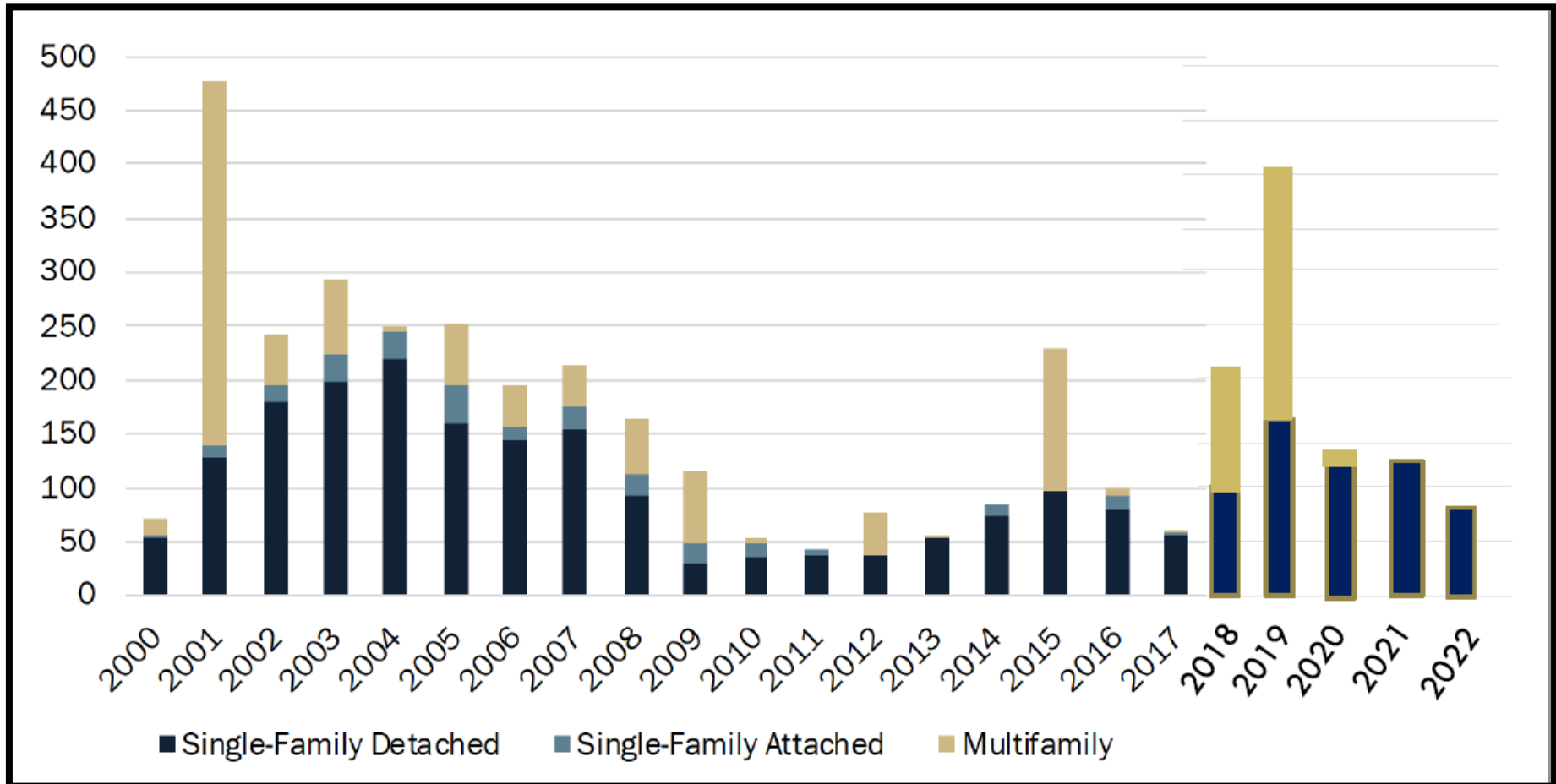


Firefighter
\$65,904

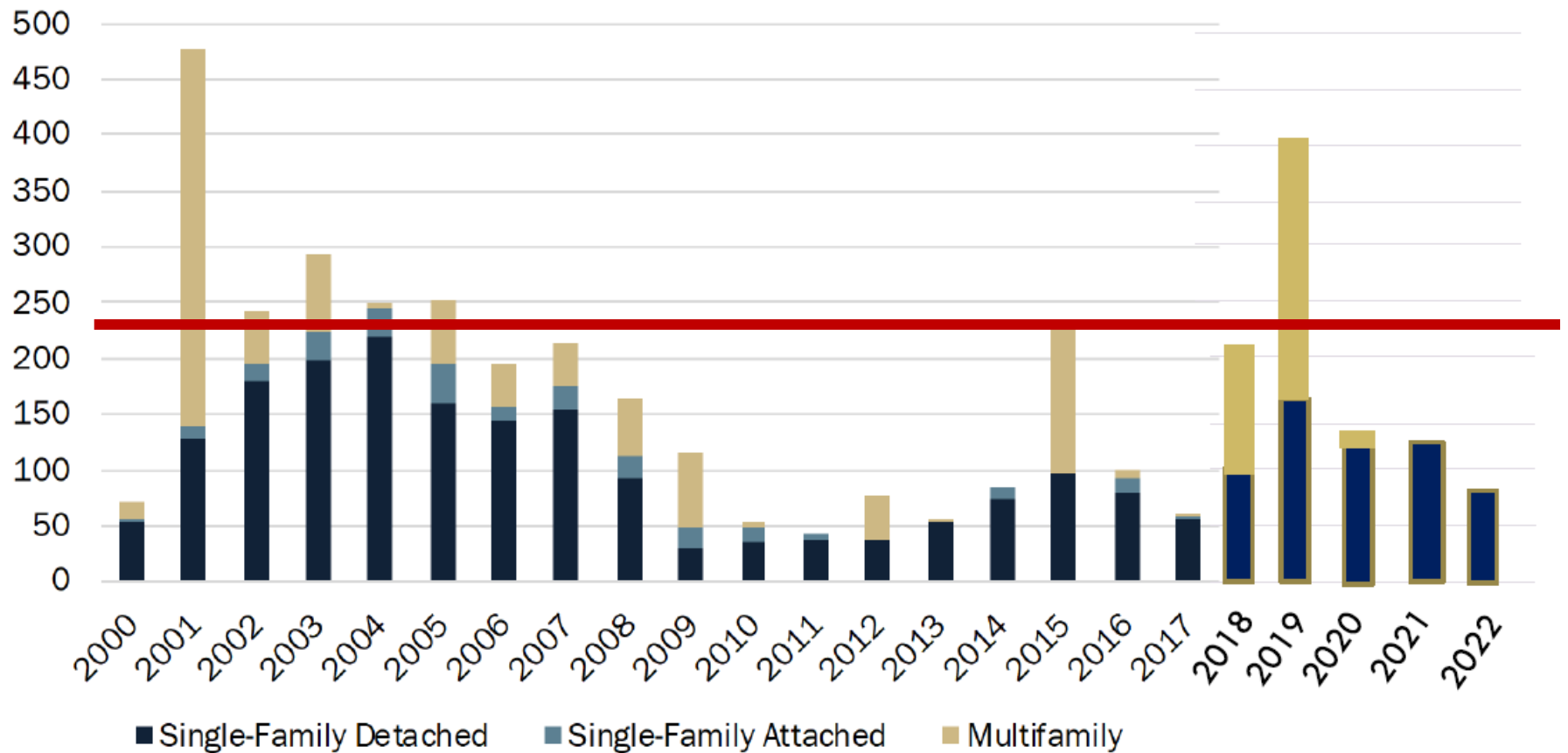
**Average Home Sales Price =
\$398,200**

**Housing supply contributes to affordability
and supply is an increasing problem**

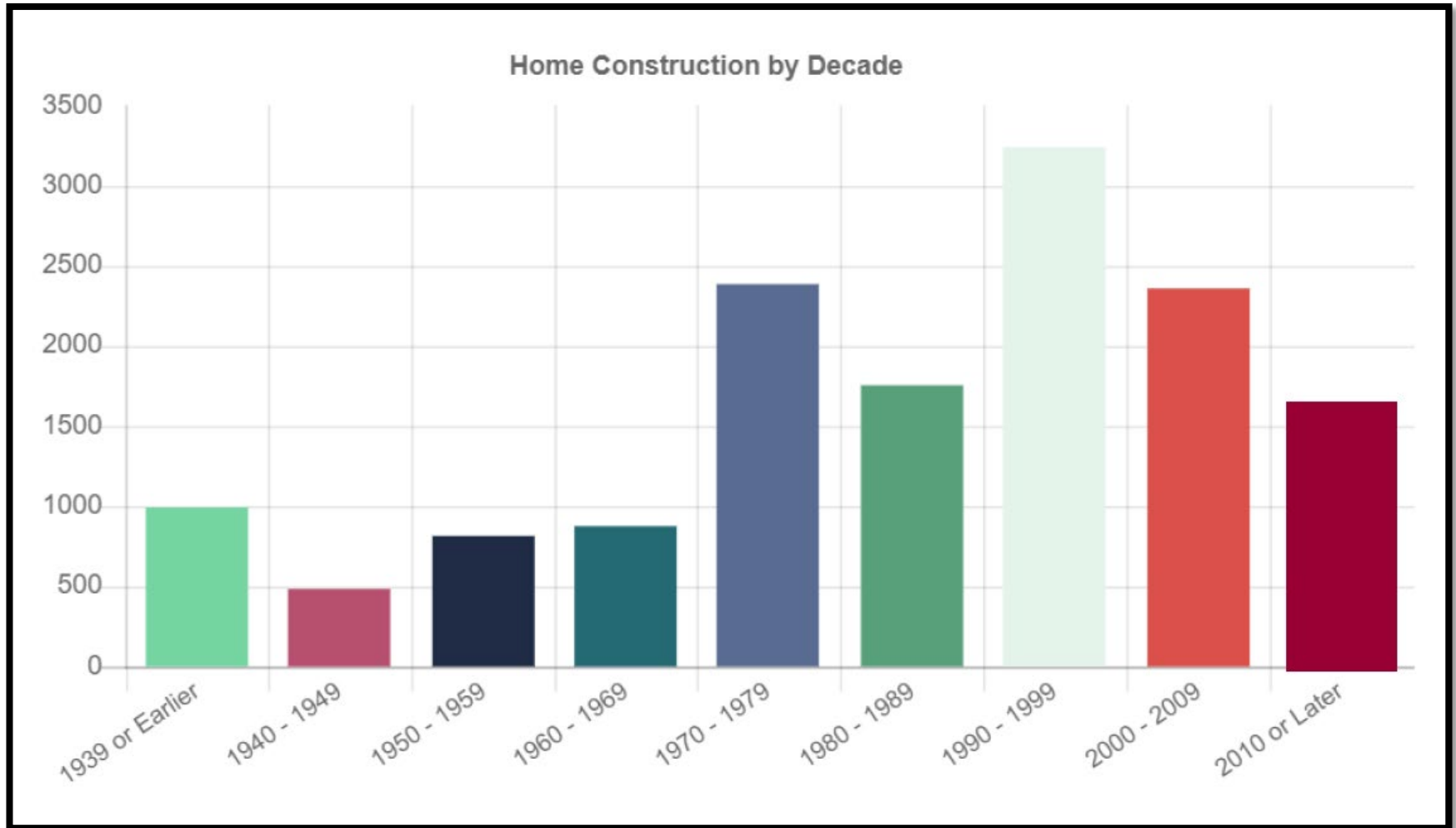
Building Permits – Housing



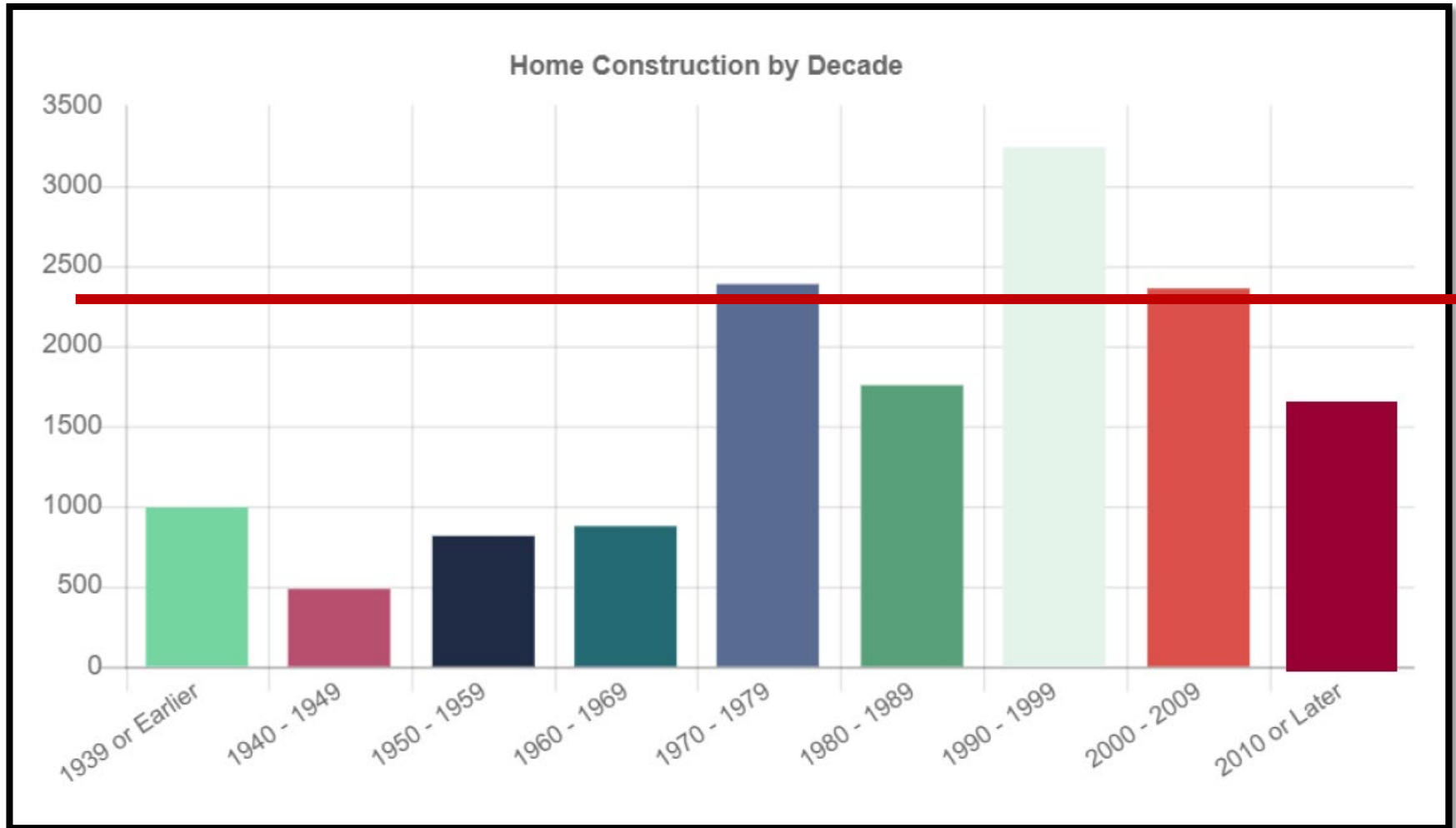
Building Permits – Housing (Goal = 233/Year)



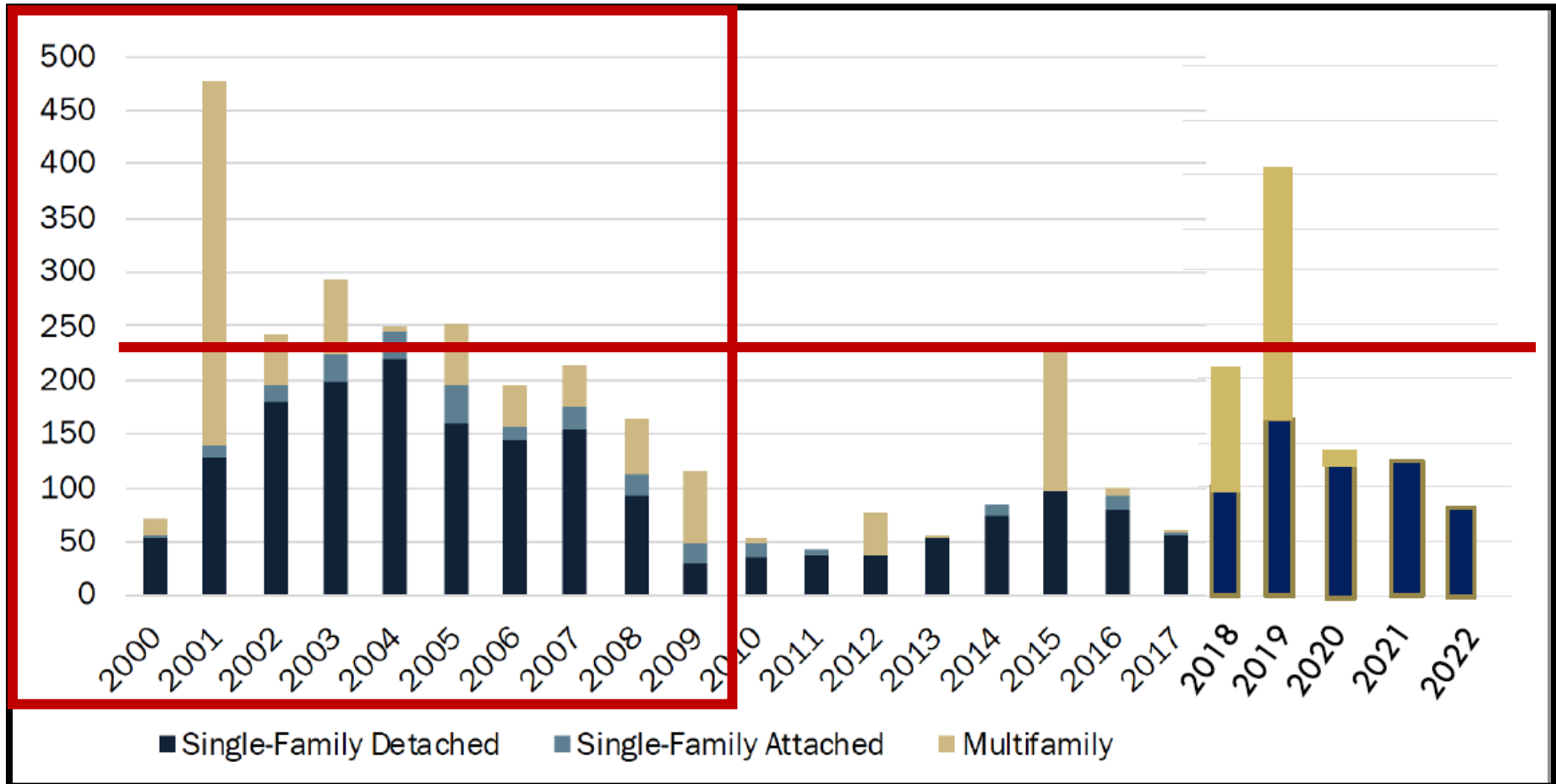
Building Permits – Housing (by decade)



Building Permits – Housing (by decade)



Building Permits – Housing (Goal = 233/Year)



Building Permits - Housing

2022 – Issued Building Permit Recap

January 1st – December 31, 2022

88

Single
Family
Dwelling
Units

0

Multi
Family
Dwelling
Units

5

New Commercial
Buildings

43

Commercial
Additions/
Remodels

2021 – Issued Building Permit Recap

January 1st – December 31, 2021

143

Single
Family
Dwelling
Units

0

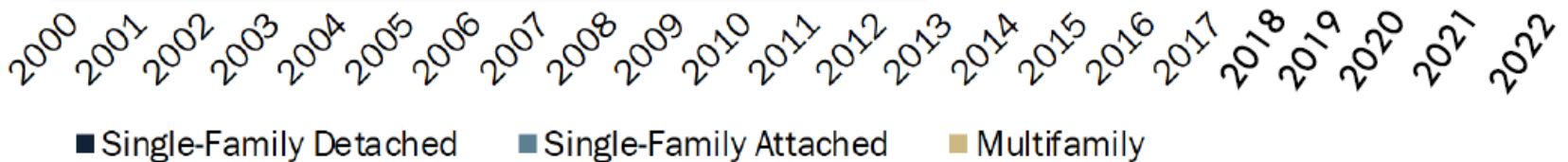
Multi
Family
Dwelling
Units

15

New Commercial
Buildings

35

Commercial
Additions/
Remodels



RESULTS

DEFICIT OF LAND FOR NEW HOUSING, MCMINNVILLE UGB, 2021-2041

A deficit of 1,101 dwelling units results in a deficit of:

218 GROSS ACRES
at historic densities
(5.05 units per gross acre)



202 GROSS ACRES
at proposed densities
(5.46 units per gross acre)

LAND NEED FOR HOUSING

To serve a population of 47,498 in 2041, the City of McMinnville needs an additional 202 gross buildable acres dedicated to housing.

Planning Horizon	Land Need
2021 – 2041 (UGB)	202 Acres
2041 – 2067 (Urban Reserve Area)	1066 Acres

ECONOMIC OPPORTUNITY ANALYSIS

A man with a beard and a brown hat is seated at a restaurant table, smiling and looking towards a woman. He is wearing a blue patterned shirt and has a ring on his finger. The woman, with long dark hair and glasses, is seen from the side, looking at her plate. The table is set with white plates of food, including what appears to be a steak and some vegetables, and several glasses of wine and water. The background is a dimly lit restaurant interior with a bar and shelves of bottles visible.

Developing an Economic Opportunity Analysis to Support a Local Economic Development Strategy

MC MINNVILLE
— oregon —

Economic Opportunity Analysis (660-009-0015)

Five main steps

1

Review
national,
state, and
local trends

2

Identification
of Required
Site Types

3

Inventory of
Industrial and
other
Employment
Land Needs

4

Assessment
of Community
Economic
Development
Potential

5

Visioning
through
Citizen
Involvement

Reordering the steps

Customize it to your local needs.

1

Review
national,
state, and
local trends

5

Visioning
through
Citizen
Involvement

4

Assessment
of Community
Economic
Development
Potential

3

Inventory of
Industrial and
other
Employment
Land Needs

2

Identification
of Required
Site Types

OAR 660-009-0015

- 1) Review of National , State, Regional, County and Local Trends.
- 2) Identification of Required Site Types
- 3) Inventory of Industrial and Other Employment Lands
- 4) Assessment of Community Economic Development Potential
- 5) Community Economic Development Visioning



OAR 660-009-0015 (5)

(5) Cities and counties are strongly encouraged to assess community economic development potential through a VISIONING or SOME OTHER PUBLIC INPUT based process in conjunction with state agencies. Cities and counties are strongly encouraged to use the assessment of community economic development potential to form the community economic development objectives pursuant to OAR 660-009-0020(1)(a).g



OAR 660-009-0020(1)

- 1) Comprehensive plans subject to this division must include policies stating the economic development objectives for the planning area. These policies must be based on the community economic opportunities analysis prepared pursuant to OAR 660-009-0015 and must provide the following:**
- (a) Community Economic Development Objectives.**
 - (b) Commitment to Provide a Competitive Short-Term Supply.**
 - (c) Commitment to Provide Adequate Sites and Facilities.**



HISTORY OF DIALOGUE

2001 – Adopted EOA

2013 – Adopted Updated EOA

2020 – Drafting Updated EOA



HISTORY OF DIALOGUE

2001 – Adopted EOA

2013 – Adopted Updated EOA

2017 – New ED Goals

**2018 – New Economic Development
Strategic Plan**

2020 – Drafted Updated EOA

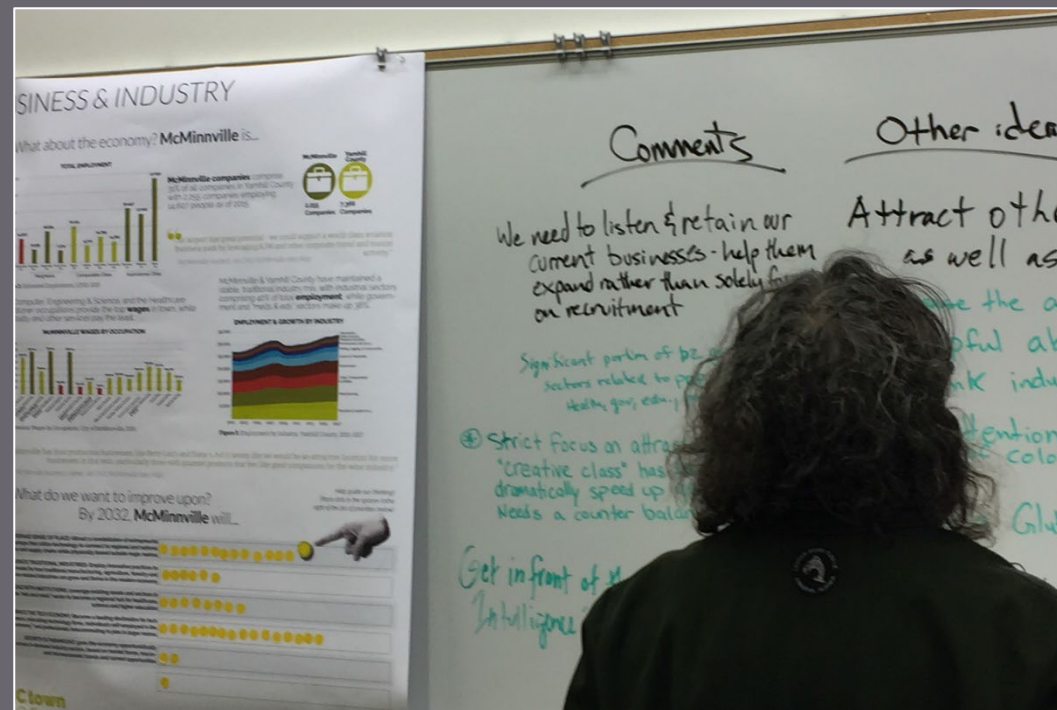




MAC-Town 2032

Economic Development Strategic Plan



[illegible]

87

STRENGTHS

- High quality of life to boast about and attract investment
- Strong, widely-recognized downtown
- Robust wine and tourism economy, as well as amenities that bring visitors
- Well known regionally and nationally as a destination
- Balanced employment across industry sectors
- Presence and involvement of postsecondary education (McMinnville Community College)
- Location advantages:
 - Good location in proximity to major roads
 - High quality soils in surrounding areas, climate suited for agriculture
 - Natural environment assets nearby, including Yamhill River, access to the ocean and mountains

WEAKNESSES

- Relatively low educational attainment
- A limited labor pool for local companies and those looking to relocate
- Difficult access to and from I-5 and no near-term possibility of a more direct connection
- End-of-the-line location for wine country visitors coming from the Portland area
- Lack of housing options
- Low levels of professional and office-using employment
- Comparatively high poverty rates and low median household income

OPPORTUNITIES

- Proximity to Portland allows McMinnville to capitalize on urban infrastructure and amenities
- Local airport has comparative advantages over other regional airports
- Highway 99 bypass: future completion will improve access to McMinnville
- A stronger framework for regional collaboration, improved opportunity in surrounding communities
- Opportunity sites for new downtown development
 - New housing development – higher density, diversity of types, live-work units
- Improved connections to the University of Oregon and Oregon State University
- Stronger branding and improved gateways into McMinnville
- Innovation in agriculture and food systems,
 - Wine-oriented makerspace
 - Food hub
 - \$6M gift to Linfield College's wine program
 - Expanded culinary and craft beverage retail offerings
- Better use of recreational assets
 - Creating new trails
 - Hosting tournaments and events
 - Improvements to the Community Center and pool
 - Bike tourism, improved and expanded bike routes

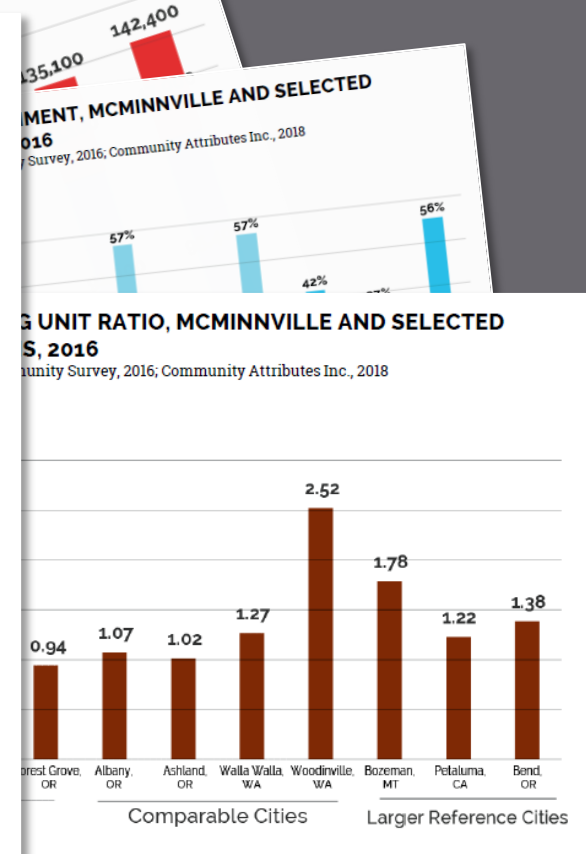
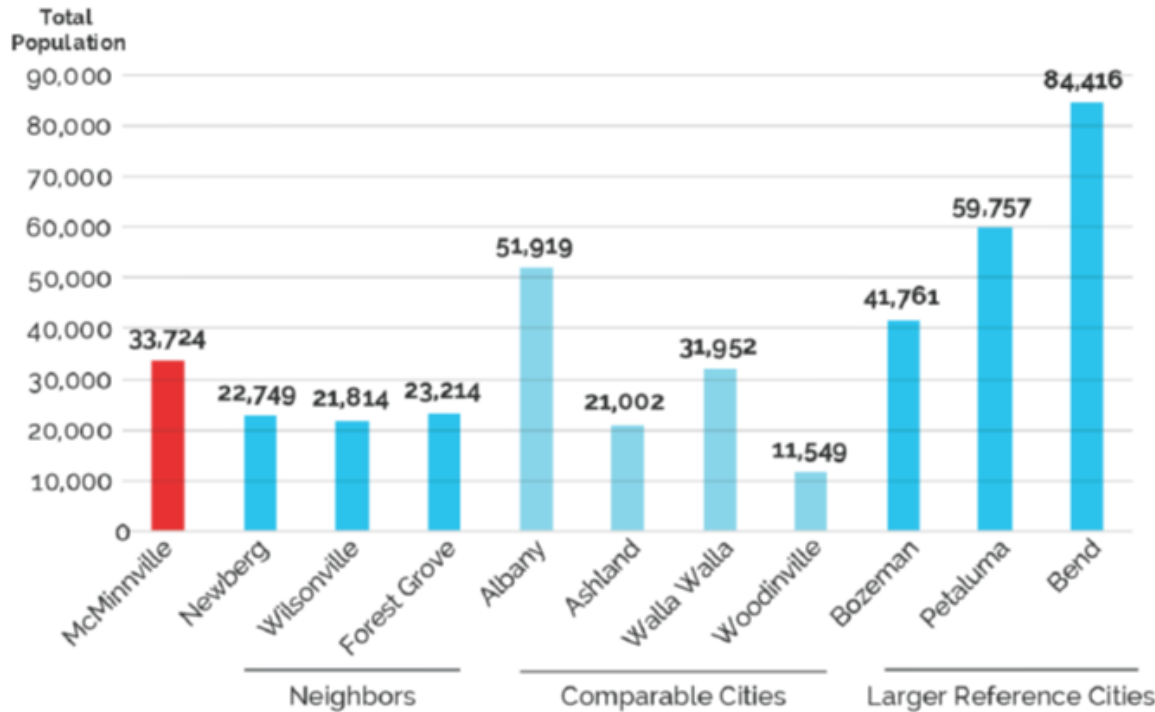
THREATS

- Limited land availability for residential, commercial and industrial development
- Regulatory challenges associated with UGB expansion
- Worsening housing affordability
- Brain drain due to local graduates leaving for other job markets
- Absorption of projected growth without detrimental impacts to character, congestion, affordability
- Future oversaturation of wine/tourism and increasing concentration of low-wage service industry jobs
- Need to find a sustainable solution to homelessness
- Future impacts of climate change on agriculture and related industries, including tourism

DATA PROFILE – KEY FINDINGS

FIGURE 1. ESTIMATED TOTAL POPULATION, MCMINNVILLE AND SELECTED COMPARISON JURISDICTIONS, 2016

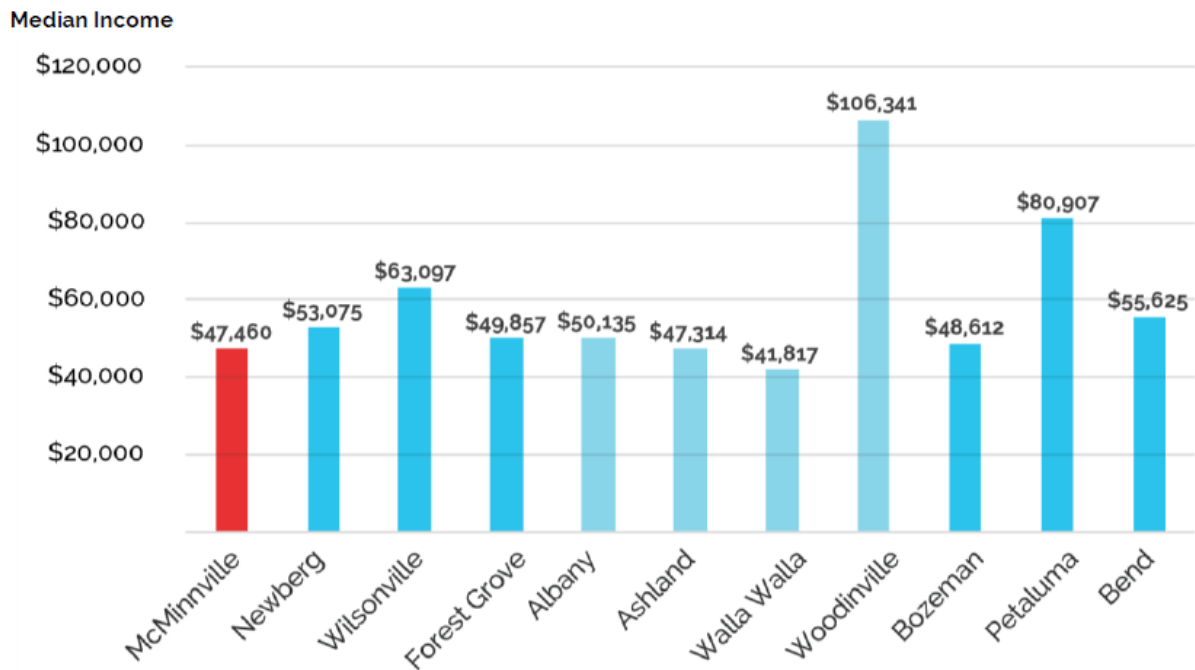
Source: U.S. Census Bureau Longitudinal Employer-Household Dynamics, 2016; Community Attributes Inc., 2018



Income and Wages

FIGURE 30. MEDIAN HOUSEHOLD INCOME, CITY OF MCMINNVILLE AND SELECTED COMPARISON JURISDICTIONS, 2016

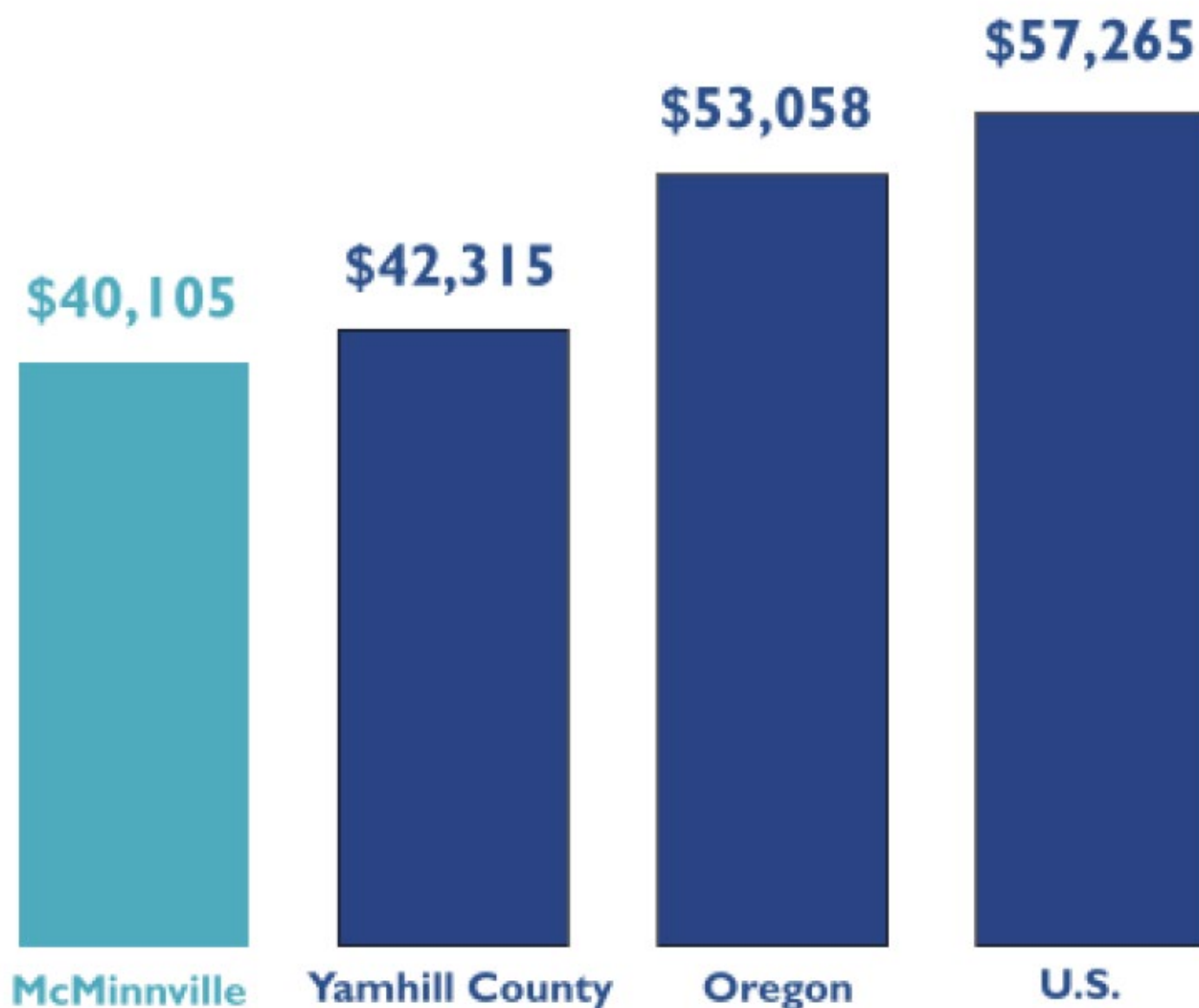
Source: U.S. Census Bureau American Community Survey, 2016; Community Attributes Inc., 2018



- McMinnville's median household income is lower than most selected comparison cities; Ashland and Walla Walla are lower.
- McMinnville's median household income is lowest among the selected neighboring cities.
- Among selected comparison cities, Woodinville and Wilsonville are closest to major metro areas and have comparatively higher median household incomes.

AVERAGE ANNUAL PAY

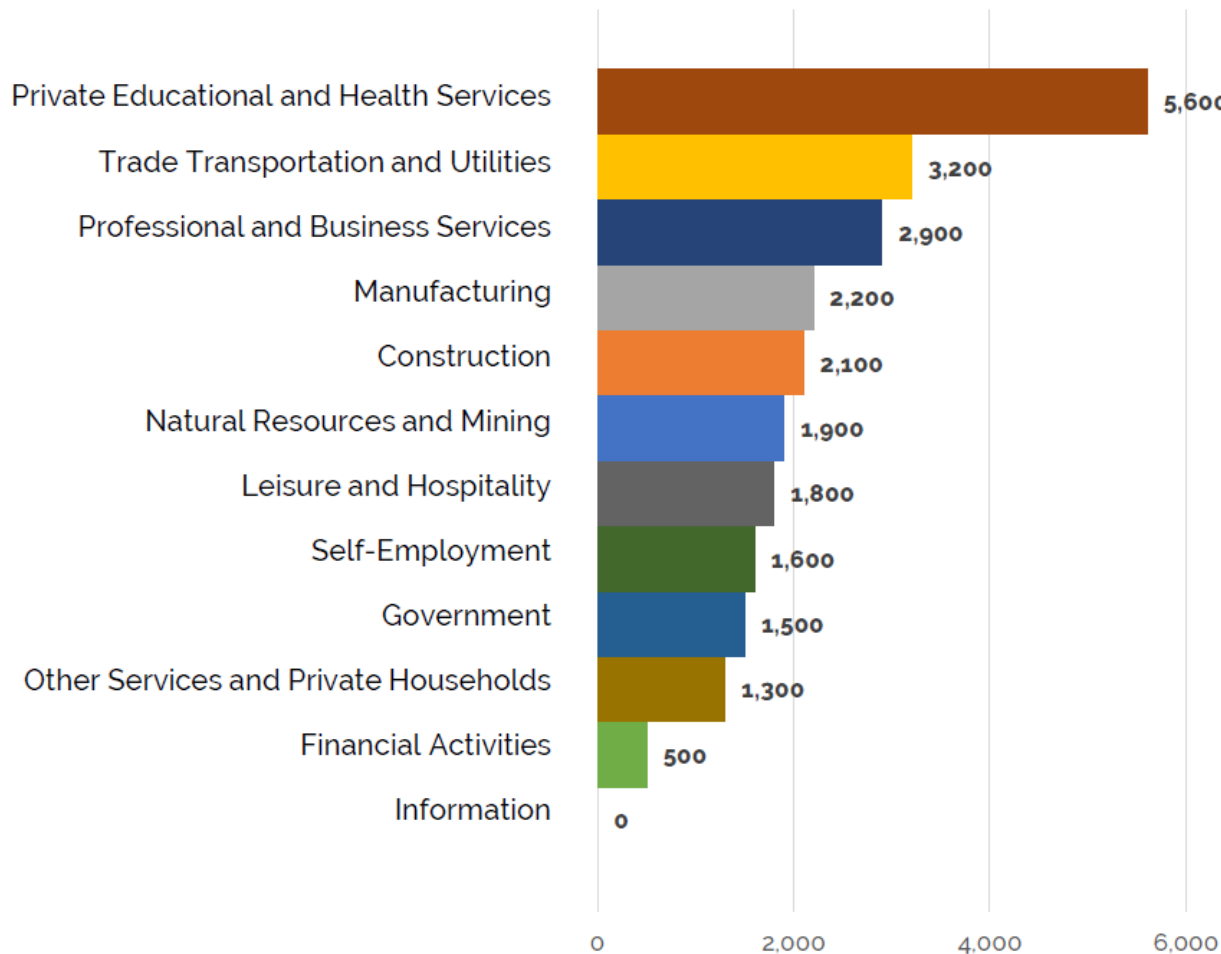
Oregon Employment Department: Oregon Labor Market Information System,
U.S. Bureau of Labor Statistics



Employment

FIGURE 27. FORECASTED EMPLOYMENT GROWTH (JOBS) BY INDUSTRY, MID-VALLEY REGION, 2014-2024

Source: Oregon Employment Department, 2016; Community Attributes Inc., 2018



- Educational and Health Services, the largest industry sector in Yamhill County, is expected to add 5,600 jobs in the Mid-Valley Region, more than other industry sector.
- Trade, Transportation and Utilities and Manufacturing are drivers of demand for industrial space; these sectors together are expected to add 5,400 jobs in the Mid-Valley Region by 2024.

JOBS BY SECTOR, MCMINNVILLE, 2017

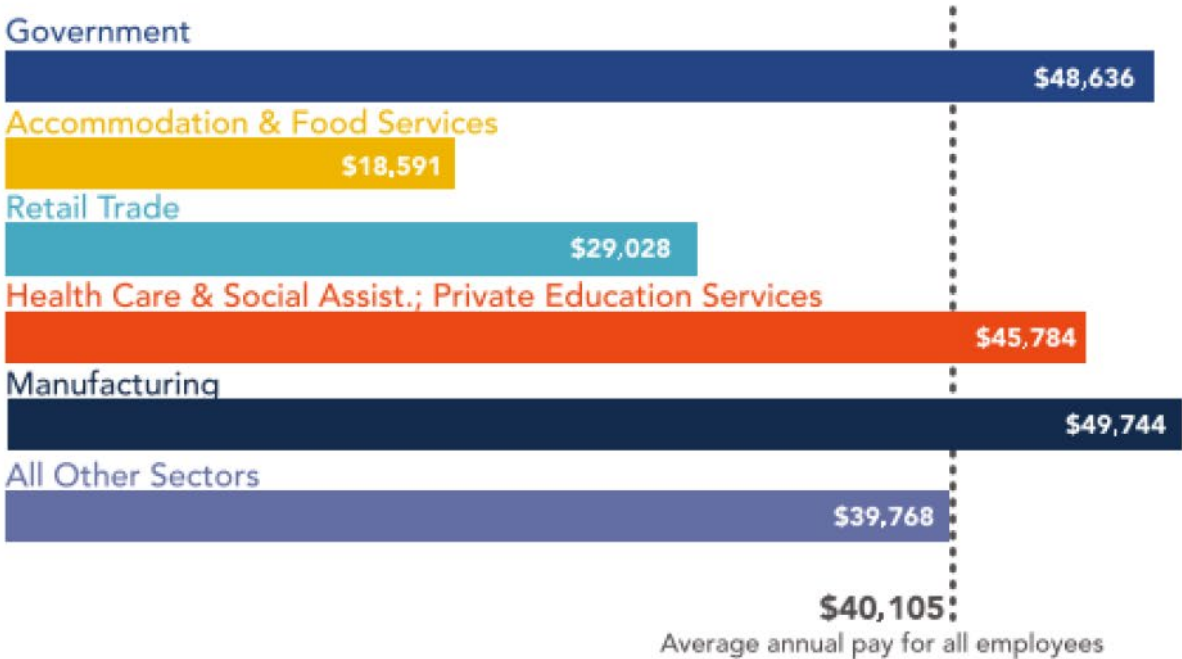
Source: Oregon Employment Department, Quarterly Census of Employment and Wages

1 square represents 500 jobs



Food and Beverage manufacturing accounts for about one quarter of McMinnville's employment in the manufacturing sector.

AVERAGE PAY BY SECTOR, MCMINNVILLE, 2017



McMinnville's employment in Healthcare, Social Assistance, and Private Education has the largest share of employment and higher-than-average wages.

FOUNDATIONAL GOALS AND STRATEGIES...

are meant to be broadly beneficial across multiple industry sectors.

1. **Accelerate Growth in Living-Wage Jobs** Across a Balanced Array of Industry Sectors
2. Improve Systems for **Economic Mobility and Inclusion**
3. Maintain and Enhance our **High Quality of Life**

TARGET SECTOR GOALS AND STRATEGIES...

are intended to pursue opportunities and improve outcomes within clusters or sectors of related industries.

4. Sustain and Innovate within **Traditional Industry and Advanced Manufacturing**
5. Foster Opportunity in **Technology and Entrepreneurship**
6. Be a Leader in **Hospitality and Place-Based Tourism**
7. Align and Cultivate Opportunities in **Craft Beverages and Food Systems**
8. Proactively Assist Growth in **Education, Medicine and Other Sciences**

COMPONENTS OF ECONOMIC OPPORTUNITY ANALYSIS

- **Determining Job Growth in Planning Horizon (2021 – 2041, 2041 – 2067, based on population growth)**
- **Determine Jobs/Acre for Industrial and Commercial Uses**
- **Buildable Lands Inventory – what is available**
- **Capacity – how many new jobs will be developed on current land inventory.**
- **Need – how much more land is needed to meet employment needs for planning horizon and project population growth.**

EMPLOYMENT FORECAST

Exhibit 1. Population and employment forecasts, McMinnville UGB, 2021-2041, 2021-2067

Year	Population	Total Employment
2021	36,238	22,157
2041	47,498	29,042
2067	62,803	38,158
<i>Change 2021-2041</i>		
Number	11,260	6,885
Percent	31%	31%
AAGR	1.36%	1.36%
<i>Change 2021-2067</i>		
Number	26,565	16,001
Percent	73%	72%
AAGR	1.20%	1.19%

Source: ECONorthwest

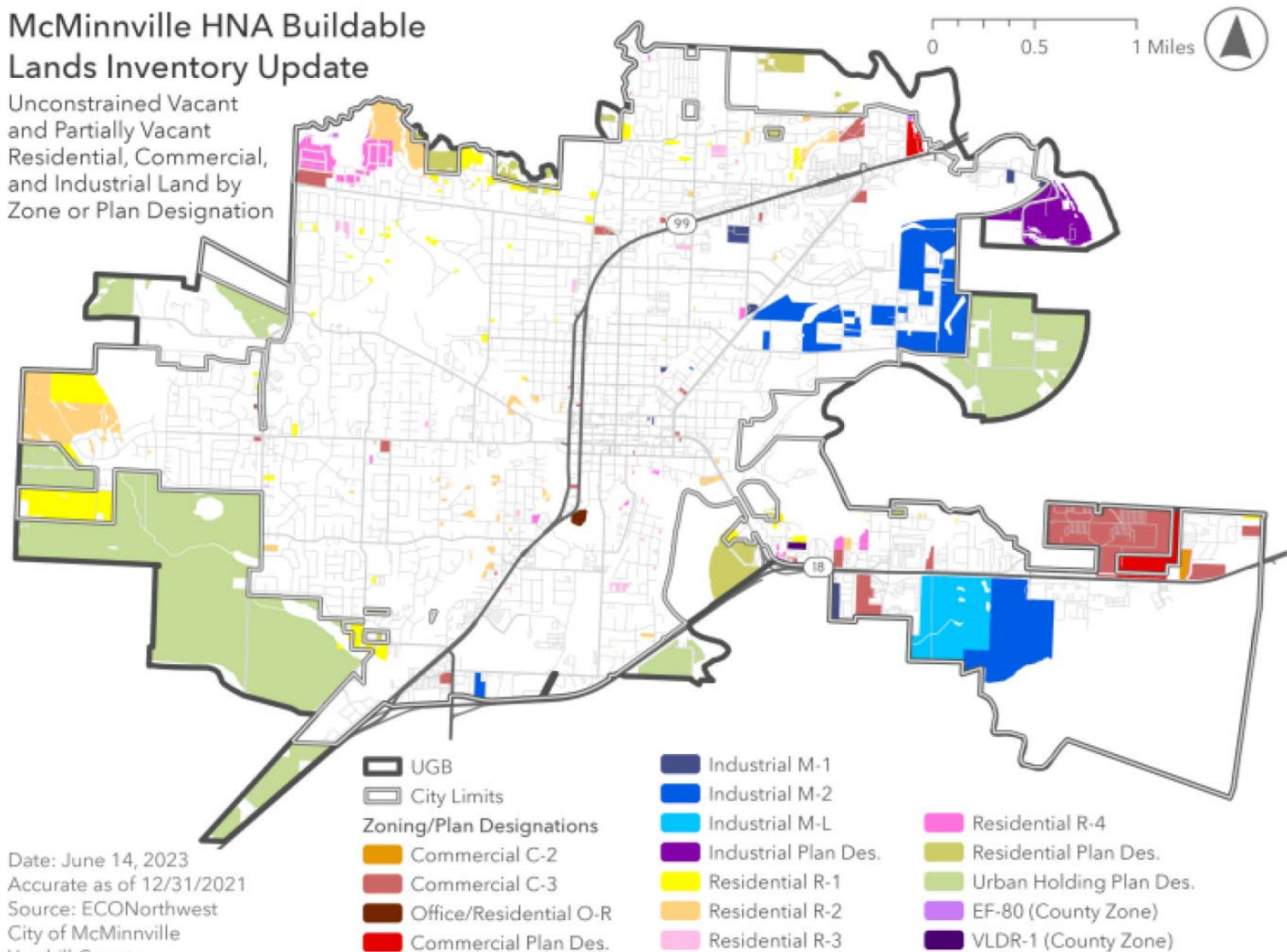
Buildable Lands Inventory

McMinnville Buildable Lands Inventory

Vacant and Partially Vacant Residential, Commercial, and Industrial Land by Zone (or Plan Designation)

McMinnville HNA Buildable Lands Inventory Update

Unconstrained Vacant and Partially Vacant Residential, Commercial, and Industrial Land by Zone or Plan Designation



MCMINNVILLE'S BUILDABLE VACANT & PARTIALLY VACANT COMMERCIAL & INDUSTRIAL LAND, BY ZONING DISTRICT, 2023

508 total acres

1 square represents 15 acres



384 acres, Industrial

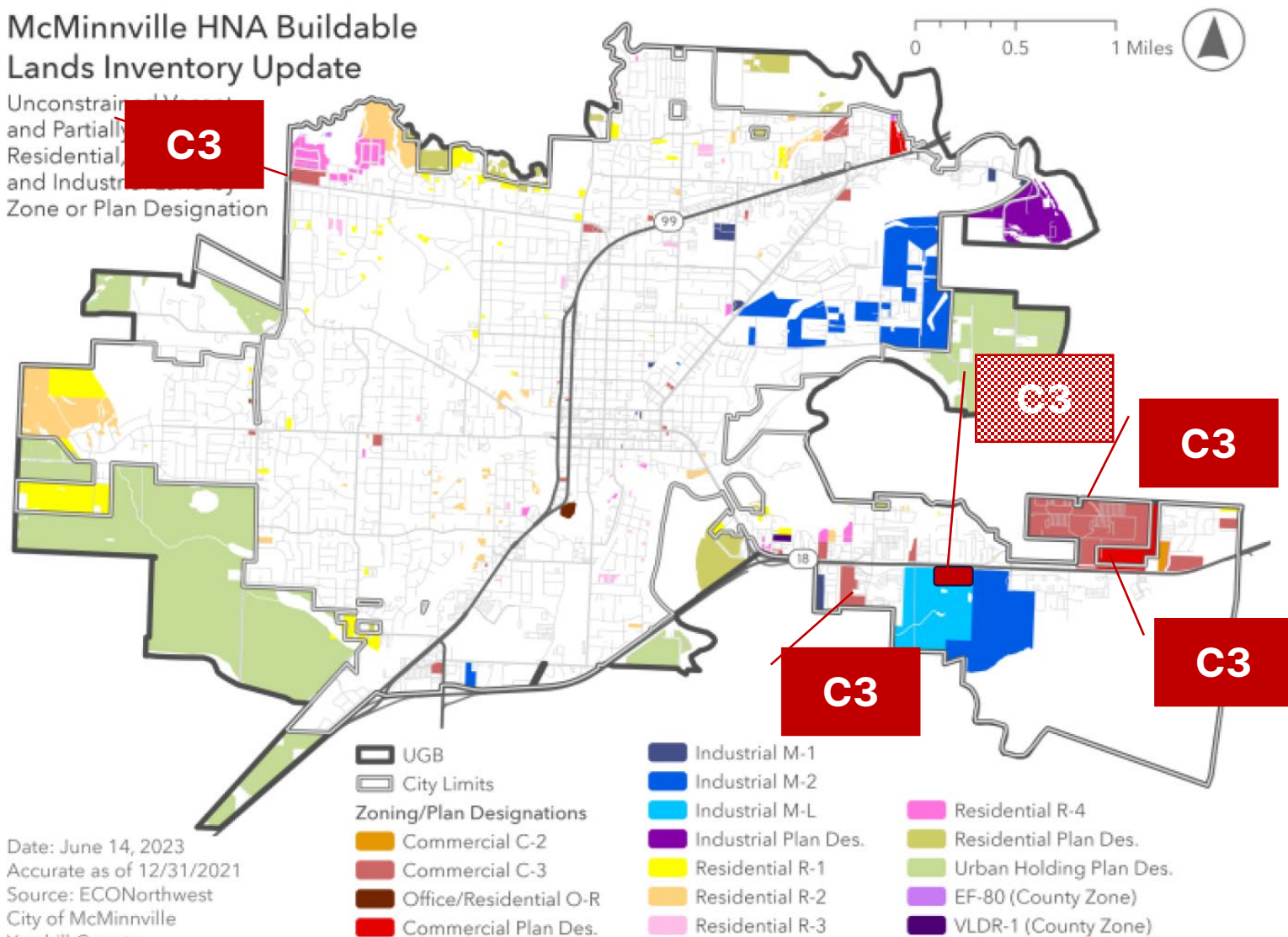
154 acres, Commercial

McMinnville Buildable Lands Inventory

Vacant and Partially Vacant Residential, Commercial, and Industrial Land by Zone (or Plan Designation)

McMinnville HNA Buildable Lands Inventory Update

Unconstrained
and Partially
Residential
and Industrial
Zone or Plan Designation



Date: June 14, 2023
Accurate as of 12/31/2021
Source: ECONorthwest
City of McMinnville
Yamhill County

EMPLOYMENT CAPACITY

**Exhibit 52. Forecast of employment growth by land use type,
McMinnville UGB, 2021-2026, 2021-2031, 2021-2041, and 2021-2067**

Land Use Type	New Employment Growth			
	5-year (2021-2026)	10-year (2021-2031)	20-year (2021-2041)	46-year (2021-2067)
Industrial	417	834	1,667	3,582
Retail Commercial	96	192	383	1,477
Office & Commercial Services	864	1,729	3,458	7,742
Tourism Services	317	635	1,269	2,363
Government	27	54	108	837
Total	1,721	3,443	6,885	16,001

Source: ECONorthwest

**Exhibit 55. Demand for vacant land to accommodate employment growth,
McMinnville UGB, 2021-2041**

Land Use Type	New Emp. on Vacant Land	Employees per		
		Acre (Net Acres)	Land Demand (Net Acres)	Land Demand (Gross Acres)
Industrial	1,584	11	144	153
Commercial	4,749	23	206	252
Total	6,333		351	405

Source: ECONorthwest

Other Land Needs not in the Forecast

See Exhibit 57 in the EOA document

§ Community Center/Recreation Center

§ Outdoor Stage/Amphitheater

~~§ See Ya Later Foundation –
Champions Center~~

§ Arts and Culture Event Center

§ Evergreen Aviation & Space Museum

§ Wings and Waves

§ Conference Center

~~§ Equestrian Center~~

§ Food Hub & Public Market

§ Makerspace/Innovation Hub

Total of 104 acres

Decreased to 49 acres land need

EXOGENOUS LAND NEED



PLANNERS NETWORK MEETING, 01.30.20



EXOGENOUS SITE NEEDS

Economic Development Strategic Plan:

- 8 Goals
- 57 Strategies
- ~180 Potential Tasks or Projects
 - 57 with land-use or site-related needs
 - 47 addressed within employment forecast
 - 10 with unique additional “exogenous” land needs

PLANNERS NETWORK MEETING, 01.30.20



Summary of Exogenous Land Needs

Use	Land Need	EDSP
1. Community Center/Recreation Facility	10 acres	3.2.2
2. Outdoor Stage/ Amphitheater	5 acres plus parking	3.2.1.
3. State/Regional Recreational Facility	28 acres (4 acres for buildings, 6 acres for parking, 12 acres for 6 athletic fields, 6 acres for associated facilities)	3.2
4. Arts and culture focused event center	3.5 acres	3.3
5. Evergreen Aviation and Space Museum	27 acres	
6. Wings and Waves	Location-specific land need at existing partially vacant site	6.3.
7. Conference Center:	5 acres	6.4
8. Equestrian center with supporting commercial activity inside UGB	20 acres in UGB, larger footprint outside	6.3
9. Food hub and public market	3.5 acres	3.2.2.
10. Makerspace/innovation hub/ fabrication center	2 acres	6.3.
TOTAL	104 acres	



RESULTS

LAND NEED FOR EMPLOYMENT

To serve a population of 47,498 in 2041, the City of McMinnville needs an additional 188 gross buildable acres dedicated to housing.

Planning Horizon	Land Need
2021 – 2041 (UGB)	29 Industrial 159 Commercial
2041 – 2067 (Urban Reserve Area)	176 Industrial 237 Commercial

FORECASTED DEMAND FOR LAND TO ACCOMMODATE EMPLOYMENT, 2021-2041

McMinnville does not have enough land to accommodate commercial and industrial employment growth over the next 20 years. The City has a deficit of about 29 acres of industrial land and 159 acres of commercial land.



LAND ADDED TO THE UGB IN 2020 FOR PUBLIC USES COMPARED WITH ESTIMATED PUBLIC LAND NEEDS THROUGH 2041

CATEGORY OF LAND NEED	ADDITIONAL LAND NEED (ACRES)		
	UGB EXPANSION FOR 2003-2023 PHASE 2	PUBLIC LAND NEED THROUGH 2041	SURPLUS OR (DEFICIT)
Parks	254	392	(138)
Schools (McMinnville SD)	54	10	44
Private Schools (colleges)	2	0	2
Religious (churches)	48	38	9
Government (City, County, State, Federal)	1	16	(15)
Semi-public Services (Water & Light)	25	21	4
Total	383	477	(94)

LAND NEED FOR EMPLOYMENT

Land Deficiency Identified (gross buildable acres):

<i>Planning Period</i>	<i>Housing Land Need</i>	<i>Employment Land Need</i>	<i>Public / Institutional Land Need</i>	<i>Total</i>
2021 – 2041 <i>(Urban Growth Boundary)</i>	202 Acres	<i>29 Industrial</i> <i>159 Commercial</i> 188 Acres	94 Acres	484 Acres
2041 – 2067 <i>(Urban Reserves Area)</i>	1066 Acres	<i>176 Industrial</i> <i>237 Commercial</i> 413 Acres	298 Acres	1626 Acres

How are we going to meet the need?

HOW ARE WE GOING TO MEET THE NEED

Land Use Efficiencies, (December 31, 2024)

Higher Density Housing

Higher Density Jobs/Acre – Innovation Center

Commercial Rezone on Highway 18

UGB Amendment (December 31, 2025)

NEXT STEPS FOR LAND NEEDS ANALYSIS

**September 7, 2023 – Planning Commission
Public Hearing**

City Council Public Hearing and Adoption

Submittal to the State, December 31, 2023

Product	Consultant Expenses	In-Kind Staff Support	Total (Consultant + In-Kind Staff Support)
<u>Housing Production Strategy</u> (Required by HB 2003 (2019)) Deadline: December 31, 2024	\$35,000	\$15,000 (.15 FTE)	\$50,000
<u>Land-Use Efficiencies</u> (Required by HB 2003 (2019)) Deadline: December 31, 2024	\$50,000	\$50,000 (.50 FTE)	\$100,000
<u>UGB Amendment</u> (Required by HB 2003 (2019)) Deadline: December 31, 2025	\$250,000	\$100,000 (.75 fte)	\$350,000
TOTAL	\$335,000	\$165,000	\$500,000
<u>URBAN RESERVE AREA</u> Deadline: December 31, 2027	\$250,000	\$100,000 (.75 fte)	\$350,000

Start work for HB 2003 requirements for HNA and Concurrency	July 1, 2027	???	
HB 2003 Compliance	December 31, 2031	???	

QUESTIONS?

