



*Growing McMinnville*

**MINDFULLY**

**G 1-20, G 3-20**

# Tonight's Consideration – Needs Analysis Adoption

## City of McMinnville Housing Needs Analysis

September 2023

Prepared for:  
City of McMinnville

**FINAL DRAFT REPORT**

**ECONorthwest**  
ECONOMICS • FINANCE • PLANNING

KOIN Center  
222 SW Columbia Street  
Suite 1600  
Portland, OR 97201  
503.222.6060

## City of McMinnville Economic Opportunities Analysis

September 2023

Prepared for:  
City of McMinnville

**FINAL REPORT**

**ECONorthwest**  
ECONOMICS • FINANCE • PLANNING

KOIN Center  
222 SW Columbia Street  
Suite 1600  
Portland, OR 97201  
503.222.6060



Updated McMinnville Urbanization Report:  
Housing Needs Analysis and Economic Opportunities Analysis

JUNE 2023

**ECONorthwest**  
ECONOMICS • FINANCE • PLANNING

# Tonight's Consideration

**Per ORS 197.296, we need to submit a Housing Capacity Analysis and Buildable Lands Inventory by December 31, 2023.**

## 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 31<sup>st</sup> of the listed year.**

	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>
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				

# Tonight's Consideration

**Per ORS 197.296, we need to submit a Housing Capacity Analysis and Buildable Lands Inventory by December 31, 2023.**

## 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 31<sup>st</sup> of the listed year.**

	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>
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				

**We also worked on an updated Economic Opportunity Analysis (which includes a Public Land Needs Analysis), that are also ready to submit.**

# 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.

# Tonight's Consideration

---

**Two Ordinances: City Council will be choosing one to approve.**

**Ordinance No. 5139 and Ordinance No. 5141**

**Each Ordinance:**

**1. Adopts the following documents:**

- Urbanization Study, November 2023**
- Housing Needs Analysis, November 2023**
- Economic Opportunities Analysis, November 2023**
- Findings and Decision Document (G 1-20 and G 3-20)**

**2. Amends the Comprehensive Plan, Volume I**

**3. Repeals Ordinances No. 4746 and 4976**

# Tonight's Consideration

---

**Two Ordinances: City Council will be choosing one to approve.**

**Ordinance No. 5139 and Ordinance No. 5141**

**Where they are different:**

*The Urbanization Study, Economic Opportunities Analysis and Findings and Decision Document* are different in the following way.

<b>Ordinance</b>	<b>Housing Land Need</b>	<b>Employment Land Need</b>	<b>Public / Institutional Land Need</b>	<b>Total</b>
<b>5139</b>	<b>202 Acres</b>	29 Industrial 98 Commercial <b>127 Acres</b>	<b>32 Acres</b>	<b>361 Acres</b>
<b>5141</b>	<b>202 Acres</b>	29 Industrial 159 Commercial <b>188 Acres</b>	<b>32 Acres</b>	<b>422 Acres</b>

# Tonight's Consideration

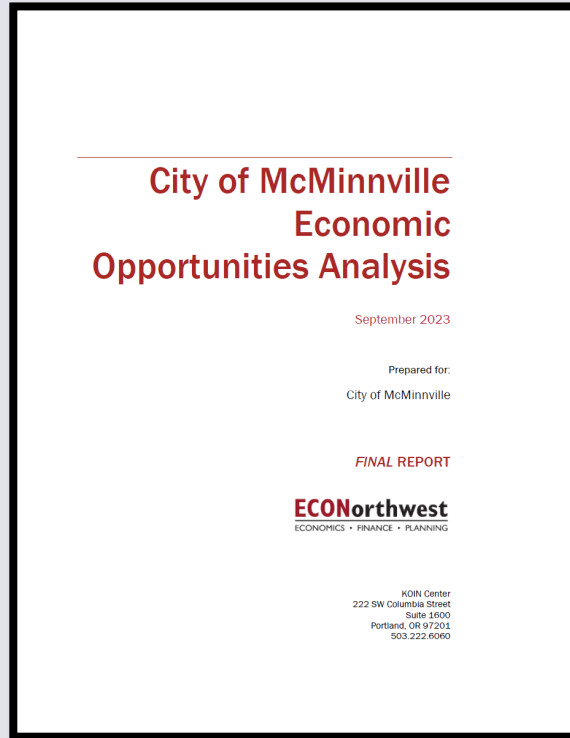
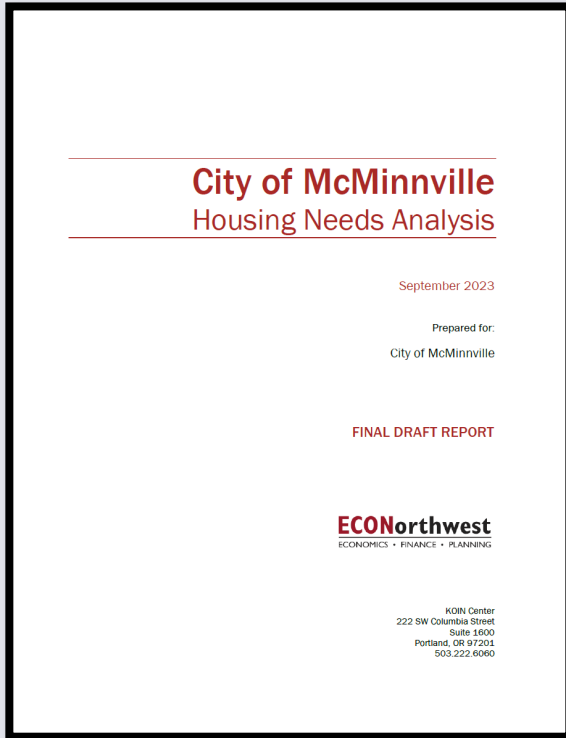
Ordinance	Housing Land Need	Employment Land Need	Public / Institutional Land Need	Total
<b>5139</b>	<b>202 Acres</b>	29 Industrial 98 Commercial <b>127 Acres</b>	<b>32 Acres</b>	<b>361 Acres</b>
<b>5141</b>	<b>202 Acres</b>	29 Industrial 159 Commercial <b>188 Acres</b>	<b>32 Acres</b>	<b>422 Acres</b>

**Ordinance No. 5139** – Removes commercial acreage land need associated with the “Retail Leakage” and “Other Needed Sites Calculated Separately from Average Employment Densities” = Commercial Land Need = Reduced by 61 Acres

**Ordinance No. 5141** – Retains commercial acreage land need associated with the “Retail Leakage” and “Other Needed Sites Calculated Separately from Average Employment Densities”



# Tonight's Consideration

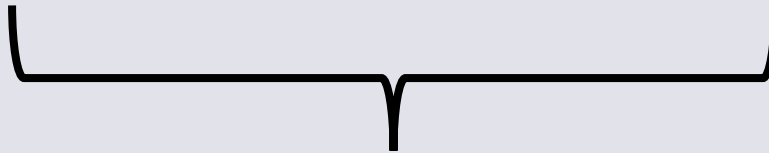


## McMinnville's Comp Plan

Vol I = Background Information

Vol II = Goals and Policies

Vol III – Implementing Ordinances



## McMinnville Comprehensive Plan, Volume I

# Tonight's Consideration

## City of McMinnville Housing Needs Analysis

September 2023

Prepared for:  
City of McMinnville

FINAL DRAFT REPORT

**ECONorthwest**  
ECONOMICS • FINANCE • PLANNING

KOIN Center  
222 SW Columbia Street  
Suite 1600  
Portland, OR 97201  
503.222.6060

## City of McMinnville Economic Opportunities Analysis

September 2023

Prepared for:  
City of McMinnville

FINAL REPORT


**ECONorthwest**  
ECONOMICS • FINANCE • PLANNING

KOIN Center  
222 SW Columbia Street  
Suite 1600  
Portland, OR 97201  
503.222.6060

**Repeal Ordinances  
No. 4746 and 4976.**

**McMinnville Comprehensive Plan, Volume I**


# Tonight's Consideration



Updated McMinnville Urbanization Report:  
Housing Needs Analysis and Economic Opportunities Analysis

JUNE 2023

**ECONorthwest**  
ECONOMICS • FINANCE • PLANNING



**City of McMinnville**  
PLANNING

**CITY OF MCMINNVILLE**  
**PLANNING DEPARTMENT**  
231 NE FIFTH STREET  
MCMINNVILLE, OR 97128  
503-434-7311  
[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

**DECISION, CONDITIONS OF APPROVAL, FINDINGS OF FACT AND CONCLUSIONARY FINDINGS FOR THE APPROVAL OF LEGISLATIVE AMENDMENTS TO THE MCMINNVILLE COMPREHENSIVE PLAN, VOLUME I, BY ADOPTING THE NOVEMBER 2023 "MCMINNVILLE HOUSING NEEDS ANALYSIS" AND THE NOVEMBER 23 "MCMINNVILLE ECONOMIC OPPORTUNITIES ANALYSIS".**

**DOCKETS:** G 1-20 and G 3-20

**REQUEST:** The City of McMinnville is proposing amendments to the McMinnville Comprehensive Plan, Volume I, adopting the analysis and conclusion of a housing, economic development, public and institutional land needs analysis to serve a planning horizon of 2021-2041, and a future population of 47,498 people.

**LOCATION:** N/A

**ZONING:** N/A

**APPLICANT:** City of McMinnville

**STAFF:** Heather Richards, Community Development Director

**HEARINGS BODY:** McMinnville Planning Commission

**DATE & TIME:** May 20, 2021, 6:30 PM.  
May 18, 2023, 6:30 PM  
September 7, 2023 PM  
September 21, 2023 PM

**DECISION-MAKING BODY:** McMinnville City Council

**DATE & TIME:** October 10, 2023, 7:00 PM  
November 28, 2023, 7:00 PM

**PROCEDURE:** The application is subject to the legislative land use procedures specified in Sections 17.72.120 - 17.72.160 of the McMinnville Municipal Code.

**CRITERIA:** Amendments to the McMinnville Comprehensive Plan to fulfill statutory requirements for growth planning, such as ORS 197.626, OAR 660 Division 8, OAR 660, Division 9 must be consistent with the applicable portions of OAR 660-046-0000 through 660-046-0235, Oregon State Land-Use Goals, the Goals and Policies in Volume II of the Comprehensive Plan and the Purpose of the Zoning Ordinance.

# October 10, 2023: Determining What Action to Pursue

---

## Per Section 17.72.130(B) of the McMinnville Municipal Code:

Legislative hearings: Within 45 days following the public hearing on a comprehensive plan text amendment or other legislative matter, unless a continuance is announced, *the Planning Commission shall render a decision* which shall recommend either that the amendment be *approved, denied, or modified*:

1. Upon reaching a decision the Planning Commission shall transmit to the City Council a copy of the proposed amendment, the minutes of the public hearing, the decision of the Planning Commission, and any other materials deemed necessary for a decision by the City Council:
2. Upon receipt of the decision of the Planning Commission, the City Council shall:
  - a. *Adopt an ordinance* effecting the proposed change as *submitted by the Planning Commission*, or
  - b. *Adopt an ordinance* effecting the proposed change *in an amended form*, or
  - c. *Refuse to adopt the amendment* through a vote to deny, or
  - d. *Call for a public hearing on the proposal*, subject to the notice requirements stated in Section 17.72.120(D).

# Planning Commission Recommendation

---

**Recommended approval of both documents with the following amendment(s) in the Economic Opportunity Analysis:**

- 1) Reduce parkland need by 62 acres in Appendix E of the Economic Opportunity Analysis**
- 2) Consider the removal of approximately 49 acres of commercial land need associated with the site-specific needs identified in the MAC Town 2032 Economic Development Strategic Plan**
- 3) Consider the removal of approximately 12 acres of commercial land need associated with the retail leakage analysis of the Economic Opportunity Analysis.**

# The Details

# POPULATION FORECAST AND PLANNING HORIZON

---

## *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.

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

# DOCUMENT REVIEW

---

- ❖ **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)**



## Buildable Lands Inventory

Identifies buildable residential and employment land within existing urban growth boundary

## Housing Needs Analysis

Identifies future housing needs and types to accommodate projected growth per community values in twenty and fifty years.

## Economic Opportunities Analysis

Identifies future employment needs and types to accommodate strategic economic development goals and resulting growth in twenty and fifty

## Growth Analysis

Analysis of where and how future housing and employment growth will be accommodated in twenty and fifty years.

## Three Steps:

Identification of Need  
Land-use Efficiencies  
UGB Alternatives Analysis



**City of  
McMinnville**

**Buildable Lands Inventory**

Identifies buildable residential and employment land within existing urban growth boundary

**Housing Needs Analysis**

Identifies future housing needs and types to accommodate projected growth per community values in twenty and fifty years.

**Economic Opportunities Analysis**

Identifies future employment needs and types to accommodate strategic economic development goals and resulting growth in twenty and fifty

**Growth Analysis**

Analysis of where and how future housing and employment growth will be accommodated in twenty and fifty years.

**Sequential UGB:**

**Land Use Efficiencies (2024)**

**Alternatives Analysis (2025)**

**Land Use Efficiencies UGB Alternatives Analysis**



**City of McMinnville**

# DECISION – MAKING PROCESS

## ❖ **Hired a Consultant – ECONorthwest**

- **Data Review and Development**
- **Scenario Analysis**

## ❖ **Appointed a Project Advisory Committee**

- **Housing Needs Analysis**
- **Economic Opportunity Analysis**
- **Public Land Need**
- **2023 Update**

**Reviewed Data (Census and Permit)**

**Evaluated Scenarios**

**Engaged Public**

**Voted on Recommendations**

### **PROJECT ADVISORY COMMITTEE MEMBERS (54)**

Kellie Menke	Paul Davis	Marilyn Worrix
Roger Lizut	Susan Muir	Zack Geary
Susan Dirks	Mike Bisset	Roger Hall
Sid Friedman	John Dietz	Sal Peralta
Mark Davis	Mary Ann Rodriguez	Alan Ruden
Andrew Burton	Matt Johnson	Danielle Hoffman
Beth Cater	Laura Seyring	Brad Bassitt
Michael Jester	Peter Keenan	Angela Carnahan
Robert J. Banagay	Ryan McIrvine	Kevin Young
Amanda Perron	Steve Ganzer	Chuck Darnell
Matt Deppe	Justin Hogue	Heather Richards
Patty O'Leary	Abigail Neilan	Tom Schauer
Doug Hurl	Christopher Anderson	Melissa Ahrens
Scott Cooper	Ellen Hogg	Jody Christensen
Alan Amerson	Judith Pasch	
Kelly McDonald	Katie Russ	
Mike Morris	Katie Wennerstrom	
Jeff Knapp	Rob Hallyburton	
Gioia Goodrum	Scott Green	
Ed Gormley	Kyle Faulk	

# DECISION – MAKING PROCESS

- ❖ **Hired a Consultant – ECONorthwest**
  - **Data Review and Development**
  - **Scenario Analysis**
- ❖ **Appointed a Project Advisory Committee**
  - **Reviewed data and scenarios developed**

## Decisions made by the PAC based on three factors

- **Legal Framework**
- **Local Adopted Policies**
- **Discretion of what is Best for McMinnville (data informed)**

### PROJECT ADVISORY COMMITTEE MEMBERS (54)

Kellie Menke	Paul Davis	Marilyn Worrix
Roger Lizut	Susan Muir	Zack Geary
Susan Dirks	Mike Bisset	Roger Hall
Sid Friedman	John Dietz	Sal Peralta
Mark Davis	Mary Ann Rodriguez	Alan Ruden
Andrew Burton	Matt Johnson	Danielle Hoffman
Beth Cater	Laura Seyring	Brad Bassitt
Michael Jester	Peter Keenan	Angela Carnahan
Robert J. Banagay	Ryan McIrvine	Kevin Young
Amanda Perron	Steve Ganzer	Chuck Darnell
Matt Deppe	Justin Hogue	Heather Richards
Patty O'Leary	Abigail Neilan	Tom Schauer
Doug Hurl	Christopher Anderson	Melissa Ahrens
Scott Cooper	Ellen Hogg	Jody Christensen
Alan Amerson	Judith Pasch	
Kelly McDonald	Katie Russ	
Mike Morris	Katie Wennerstrom	
Jeff Knapp	Rob Hallyburton	
Gioia Goodrum	Scott Green	
Ed Gormley	Kyle Faulk	

# PUBLIC ENGAGEMENT

---

- ❖ **13 PAC Meetings (7 HNA, 6 EOA)**
- ❖ **2 PAC Meetings (Update)**
- ❖ **2 City Council Work Sessions**
- ❖ **1 Joint City Council / BOC Work Session**
- ❖ **1 Focus Group**
- ❖ **3 Open Houses**
- ❖ **4 Events**
- ❖ **Poster Display – Library and Community Center**

## **PROJECT ADVISORY COMMITTEE MEMBERS (54)**

Kellie Menke	Paul Davis	Marilyn Worrix
Roger Lizut	Susan Muir	Zack Geary
Susan Dirks	Mike Bisset	Roger Hall
Sid Friedman	John Dietz	Sal Peralta
Mark Davis	Mary Ann Rodriguez	Alan Ruden
Andrew Burton	Matt Johnson	Danielle Hoffman
Beth Cater	Laura Seyring	Brad Bassitt
Michael Jester	Peter Keenan	Angela Carnahan
Robert J. Banagay	Ryan McIrvine	Kevin Young
Amanda Perron	Steve Ganzer	Chuck Darnell
Matt Deppe	Justin Hogue	Heather Richards
Patty O'Leary	Abigail Neilan	Tom Schauer
Doug Hurl	Christopher Anderson	Melissa Ahrens
Scott Cooper	Ellen Hogg	Jody Christensen
Alan Amerson	Judith Pasch	
Kelly McDonald	Katie Russ	
Mike Morris	Katie Wennerstrom	
Jeff Knapp	Rob Hallyburton	
Gioia Goodrum	Scott Green	
Ed Gormley	Kyle Faulk	

# Planning Commission Public Hearing and Decision

# PUBLIC HEARING

---

## Public Hearing: September 7, and September 21, 2023

- **Written testimony received from Mark Davis, Friends of Yamhill County and Thousand Friends.**
- **Oral testimony received from Mark Davis, and Sid Friedman and Rob Hallyburton representing Friends of Yamhill County.**

**After hearing testimony, considering the public record and deliberation, the Planning Commission voted unanimously to recommend adoption of the HNA and the EOA with the following amendments:**

- **Remove 62 acres of park land need.**

# PUBLIC HEARING

---

## Public Hearing: September 7, and September 21, 2023

- **Written testimony received from Mark Davis, Friends of Yamhill County and Thousand Friends.**
- **Oral testimony received from Mark Davis, and Sid Friedman and Rob Hallyburton representing Friends of Yamhill County.**

**After hearing testimony, considering the public record and deliberation, the Planning Commission voted unanimously to recommend adoption of the HNA and the EOA with the following amendments:**

- **Remove 62 acres of park land need.**

**Reduces current overall land need to 422 acres.**



# TWO ADDITIONAL ITEMS FOR CONSIDERATION

- 1) Consider the removal of approximately 49 acres of commercial land need associated with the site-specific needs identified in the MAC Town 2032 Economic Development Strategic Plan
- 2) Consider the removal of approximately 12 acres of commercial land need associated with the retail leakage analysis of the Economic Opportunity Analysis.

This was based on testimony received from Friends of Yamhill County and Thousand Friends of Oregon outlining 13 issues that they had with the recommended documents:

Product	Friends # of Issues Raised
Housing Needs Analysis	7 Issues
Economic Opportunity Analysis	3 Issues
Buildable Lands Inventory	3 Issues

# RESPONSE TO TESTIMONY

---

**FRIENDS** alleged that **some of the components of the documents are not compliant with state law, and for other components they urged the Planning Commission to reject the Project Advisory Committee's recommendations and use the state "Safe Harbors" instead.**

- ❖ **Bill Kabeiseman, contracted legal counsel from Bateman Seidel, provided a memorandum with his legal evaluation of the public testimony's allegations relative to legal compliance**
- ❖ **Beth Goodman with ECONorthwest, provided a memorandum detailing the background data that they used for the local attributes and their experience with developing dozens of HNAs and EOAs throughout the state.**
- ❖ **Staff then synthesized those comments, provided options for the Planning Commission to consider, the costs associated with any new directions to pursue and the staff recommendation.**

# FRIENDS TESTIMONY

Issue	Argument	PC Recommendation
HNA – Park Land	<b>Use the Safe Harbor</b> (25% for streets, parks, and schools)	<b>Keep PAC Recommendation:</b> LOS in Comp Plan for Parks, use local data for streets and schools
HNA – Residential Density	<b>Use the Safe Harbor</b> (8 units/acre)	<b>Keep PAC Recommendation:</b> Use local permit data with HB 2003 escalator
HNA – Housing Needs for All Residents	<b>Use the Safe Harbor</b> (8 units/acre)	<b>Keep PAC Recommendation:</b> Housing Production Strategy
HNA – C3 Land Allocation to MF	<b>Use density calculations in C3 for housing.</b>	<b>Keep PAC Recommendation:</b> Loss of C3 land for housing adds need for C3 land for employment.
HNA – Group Quarters	<b>Use updated data (2020 Census Data)</b>	<b>Keep PAC Recommendation:</b> PSU Forecast and local data showed little growth
HNA – Right of Way	<b>Use the Safe Harbor</b> (25% for streets, parks, and schools)	<b>Keep PAC Recommendation:</b> Based on local data showing 25% for public right-of-way
HNA – Safe Harbors	<b>Use the Safe Harbors</b>	<b>Keep PAC Recommendation</b> based on local data

# FRIENDS TESTIMONY

Issue	Argument	PC Recommendation
<b>EOA – Refill, Redevelopment and Employment on non-employment lands</b>	5% is considerably less than the 17% of the 2013 EOA	<b>Keep PAC Recommendation:</b> 2013 was aspirational and has not been achieved.
<b>EOA – Other Needed Employment Sites (Table 58)</b>	This is adding to the safe harbor of utilizing population forecast for employment forecast. Demonstrated deficit does not equate to need.	<b>CC Should Consider Risk:</b> Legal consultation – it appears legal under the law but there is no precedent, equates to some risk.
<b>EOA – Retail Leakage</b>	This is adding to the safe harbor of utilizing population forecast for employment forecast. Demonstrated deficit does not equate to need.	<b>CC Should Consider Risk:</b> Legal consultation – it appears legal under the law but there is no precedent, equates to some risk.
<b>BLI – Removal of vacant and partially vacant land based on ownership (Churches and Linfield University)</b>	Partially vacant land owned by churches and Linfield University should be accounted for in HNA and EOA for uses other than institutional use.	<b>Keep PAC Recommendation:</b> Letter in the record from Linfield. Staff provided additional information into the record re churches.
<b>BLI – EOA fails to meet legal standards</b>	Inventory all industrial sites	<b>Not demonstrated to be legally needed beyond what was done.</b>
<b>BLI – Population Forecast</b>	Need to use new population forecast issued June 30, 2020.	<b>Current effort is considered legal. Not work the \$200,000 and six months of staff time to update.</b>

# FRIENDS TESTIMONY

Issue	Argument	PC Recommendation
EOA – Refill, Redevelopment and Employment on non-employment lands	5% is considerably less than the 17% of the 2013 EOA	<b>Keep PAC Recommendation:</b> 2013 was aspirational and has not been achieved.
<b>EOA – Other Needed Employment Sites (Table 58)</b>  <b>(Approx 49 Acres)</b>	This is adding to the safe harbor of utilizing population forecast for employment forecast. Demonstrated deficit does not equate to need.	<b>CC Should Consider Risk:</b> Legal consultation – it appears legal under the law but there is no precedent, equates to some risk.
<b>EOA – Retail Leakage</b>  <b>(Approx 12 Acres)</b>	This is adding to the safe harbor of utilizing population forecast for employment forecast. Demonstrated deficit does not equate to need.	<b>CC Should Consider Risk:</b> Legal consultation – it appears legal under the law but there is no precedent, equates to some risk.
<b>BLI – Removal of vacant and partially vacant land based on ownership (Churches and Linfield University)</b>	Partially vacant land owned by churches and Linfield University should be accounted for in HNA and EOA for uses other than institutional use.	<b>Keep PAC Recommendation:</b> Letter in the record from Linfield. Staff provided additional information into the record re churches.
<b>BLI – EOA fails to meet legal standards</b>	Inventory all industrial sites	<b>Not demonstrated to be legally needed beyond what was done.</b>
<b>BLI – Population Forecast</b>	Need to use new population forecast issued June 30, 2020.	<b>Current effort is considered legal. Not work the \$200,000 and six months of staff time to update.</b>

# PC DELIBERATION

---

- ❖ Based on legal consultation, nothing is legally non-compliant.
- ❖ Maintain PAC Recommendations based on local data and scenarios as it was representative of what the community wanted for its future build-out.
- ❖ The Safe Harbors did not reflect the built environment of McMinnville and were substantially different. 8 units/acre versus the current 5.05 units/acre. 25% of land dedicated to parks, streets, and schools versus 25% of land dedicated just to public right-of-way.
- ❖ This is not the time to make decisions about land-use efficiencies.
- ❖ A forecast is not an exact science. Consequences of too much versus too little. OAR 660-024-0040(1), ***“the 20-year need determinations are estimates which, although based on the best available information and methodologies, should not be held to an unreasonably high level of precision.”***
- ❖ Moving the goal posts is costly in terms of \$ and time (updating the draft documents to reflect the most recent data) It does not get us to an end product in an efficient manner. And prevents us from doing the planning that needs to get done.

# DECISION – MAKING

---

- ❖ **Submit documents to DLCD. Anyone who participated locally can submit objections to DLCD within 21 days of the city’s submittal.**
- ❖ **DLCD’s decision to approve or remand can be appealed to LCDC for review.**
- ❖ **DLCD can also refer to LCDC without a decision which is also treated as an appeal.**
- ❖ **LCDC must then hold a public hearing within 90 days.**
- ❖ **LCDC’s decision then can be appealed to the Court of Appeals.**

## **Potential Costs of Defending an Appeal:**

**\$50,000 - \$100,000 of legal costs depending upon the complexity.**

**\$15,000 - \$25,000 of staff support depending upon the complexity.**

# ORDINANCES

---

## ORDINANCE NO. 5139

- Adopts *Urbanization Study*
- Adopts *Housing Needs Analysis* and amends Volume I of the McMinnville Comprehensive Plan
- Adopts *Economic Opportunities Analysis* and amends Volume I of the McMinnville Comprehensive Plan
- Adopts *Findings of Fact, Conclusionary Findings and Decision for Dockets G 1-20 and G 3-20*
- Repeals Ordinances No. 4746 and 4976

Total Land Need: 361 Acres (202 Housing, 29 Industrial, 98 Commercial and 32 Public)

## ORDINANCE NO. 5141

- Adopts *Urbanization Study*
- Adopts *Housing Needs Analysis* and amends Volume I of the McMinnville Comprehensive Plan
- Adopts *Economic Opportunities Analysis* and amends Volume I of the McMinnville Comprehensive Plan
- Adopts *Findings of Fact, Conclusionary Findings and Decision for Dockets G 1-20 and G 3-20*
- Repeals Ordinances No. 4746 and 4976

Total Land Need: 422 Acres (202 Housing, 29 Industrial, 159 Commercial and 32 Public)



# QUESTIONS?

